



Bosworth Road

New Barnet, Barnet, EN5 5LP

£645,000



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A very well presented THREE BEDROOM SEMI-DETACHED FAMILY HOME occupying a GENEROUS, ELEVATED PLOT within a POPULAR RESIDENTIAL CUL-DE-SAC SETTING. The property benefits from light and airy accommodation with an 'OPEN PLAN' living/dining room, a MODERN FITTED KITCHEN and bathroom, gas central heating, double glazing, PERIOD FEATURES and WOODEN FLOORING. The rear garden is a particular feature extending approximately 75' and is mature and private. The property is conveniently placed for local schools, NEW BARNET STATION and HIGH BARNET UNDERGROUND.

EPC: D

GROUND FLOOR

Porch

Entrance Hall

Lounge

11'11 x 15'1 (3.63m x 4.60m)

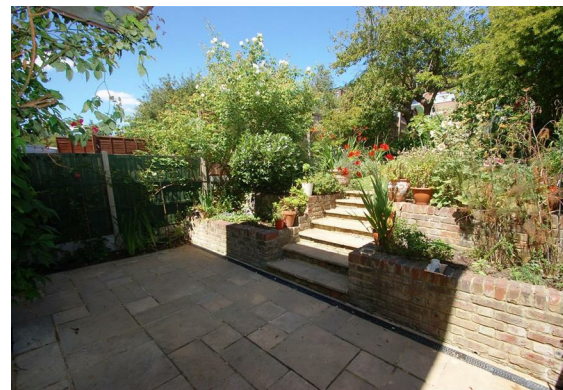
Dining Room

11'0 x 12'6 (3.35m x 3.81m)

Kitchen

6'8 x 10'4 (2.03m x 3.15m)





Guest Cloakroom
6'8 x 5'3 (2.03m x 1.60m)

FIRST FLOOR

Landing

Bedroom
11'0 x 15'1 (3.35m x 4.60m)

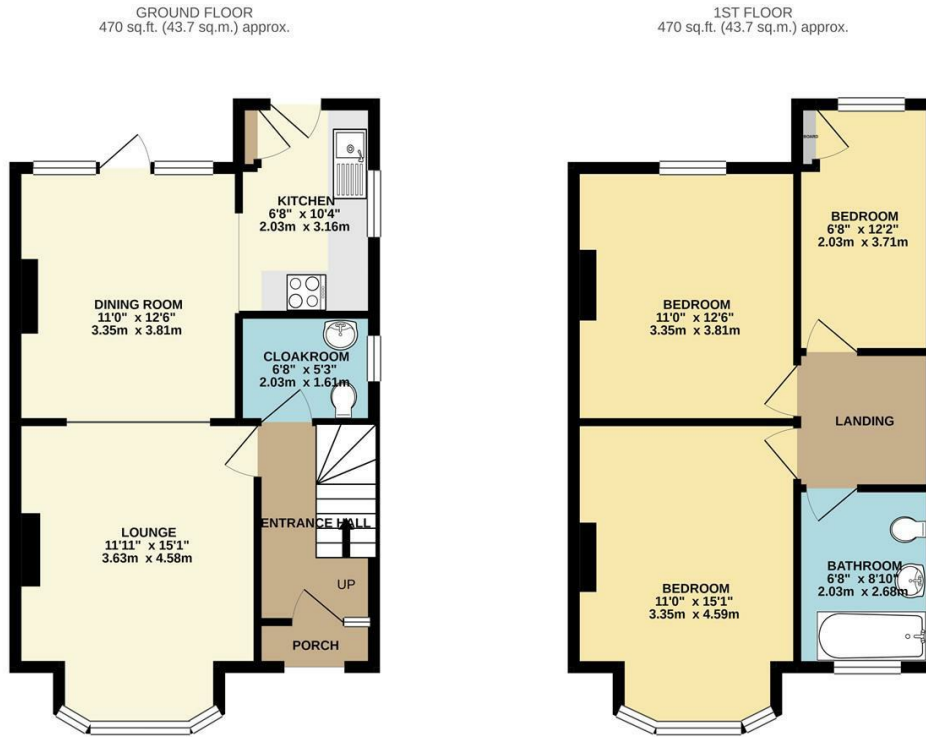
Bedroom
11'0 x 12'6 (3.35m x 3.81m)

Bedroom
6'8 x 12'2 (2.03m x 3.71m)

Family Bathroom
6'8 x 8'10 (2.03m x 2.69m)



Floor Plan



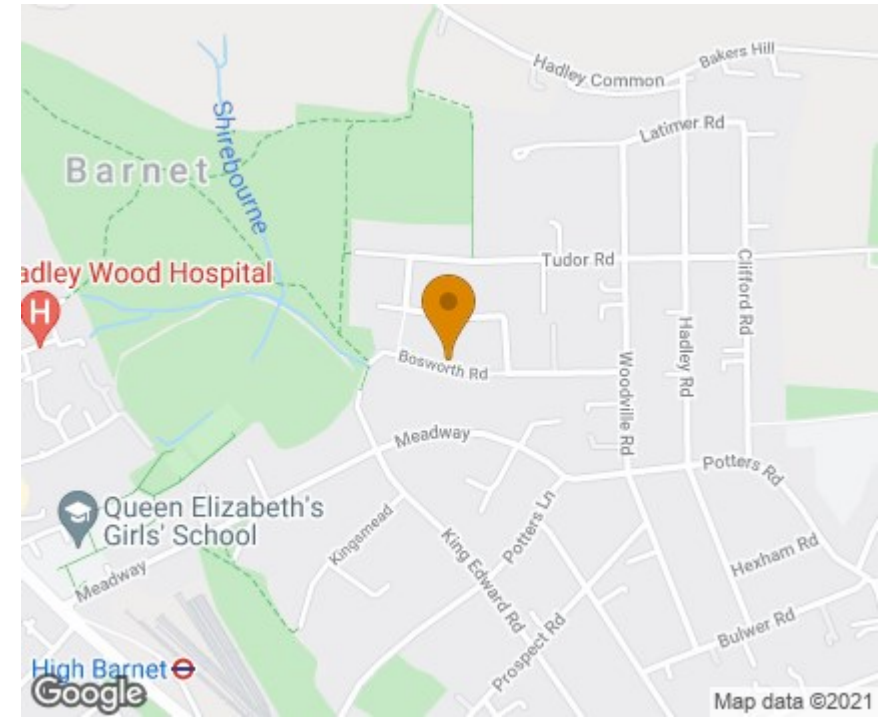
TOTAL FLOOR AREA: 941 sq.ft. (87.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

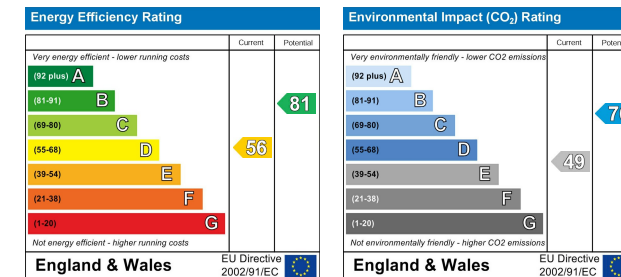
Please contact our Barnet Office on 0208 441 7173 if you wish to arrange a viewing appointment for this property or require further information.

1. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order, or fit for their purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.
2. References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.
3. Room measurements have been made using a Laser Meter. Complete accuracy cannot be guaranteed and therefore the room sizes given should be regarded as being approximate.
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Area Map



Energy Efficiency Graph



Highstone House, 165 High Street, Barnet, Hertfordshire, EN5 5SU

T: 0208 441 7173 E: sales@seanheaney.co.uk W: www.seanheaney.co.uk