



Sean Heaney
HOMES & PROPERTY

Boleyn Way

New Barnet, Barnet, EN5 5LH

Guide Price £575,000



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* CHAIN FREE *

Located in a peaceful setting and highly desirable neighbourhood, this charming **THREE BEDROOM** property is just moments from cafes, restaurants, **MANY LOCAL SHOPPING FACILITIES**, **GOOD & OUTSTANDING SCHOOLS**, Parks and excellent transport links.

This immaculately maintained residence offers the ideal surroundings for **FAMILY LIVING** within **Cromer Road School** catchment area and **NEW BARNET MAINLINE** (Kings Cross & Moorgate) situated within easy reach, perfect for the **COMMUTER**.

The property has a spacious reception room, open-plan fully fitted kitchen, light-filled conservatory, 2 double bedrooms, a stylish family bathroom; recently refurbished with lavish fixtures to a high specification, and a further principal bedroom and en-suite loft conversion.

The well-planned living space presents a welcoming lifestyle and the **PRIVATE GARDEN** with rear access and a **SHED** seamlessly combines outdoor living via French doors.

Overlooking the green and in this prime location the extended and remodelled **TERRACED FAMILY HOME** benefits further from **ALLOCATED PARKING** and plenty of built-in storage.

EPC : C

BARNET COUNCIL TAX BAND : D

TENURE : Freehold





GROUND FLOOR

Kitchen / Front Reception
24'9 x 12'4 (7.54m x 3.76m)

Conservatory
11'11 x 10'10 (3.63m x 3.30m)

FIRST FLOOR

Bedroom Two
12'4 x 10'8 (3.76m x 3.25m)

Built-in Wardrobe

Bedroom Three
10'7 x 7'3 (3.23m x 2.21m)

Family Bathroom
10'7 x 4'9 (3.23m x 1.45m)

Storage Cupboard

SECOND FLOOR

Bedroom One
10'8 x 9'1 (3.25m x 2.77m)

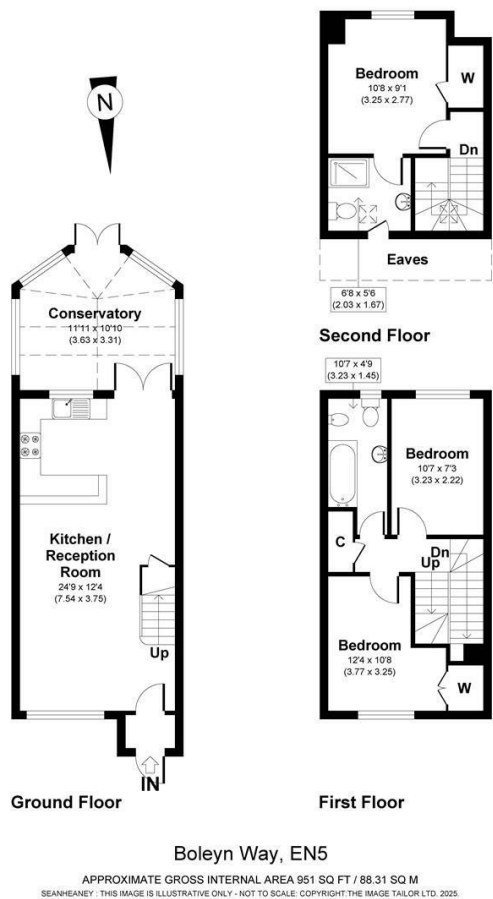
En-Suite
6'8 x 5'6 (2.03m x 1.68m)

Built-in Wardrobe

Eaves



Floor Plan

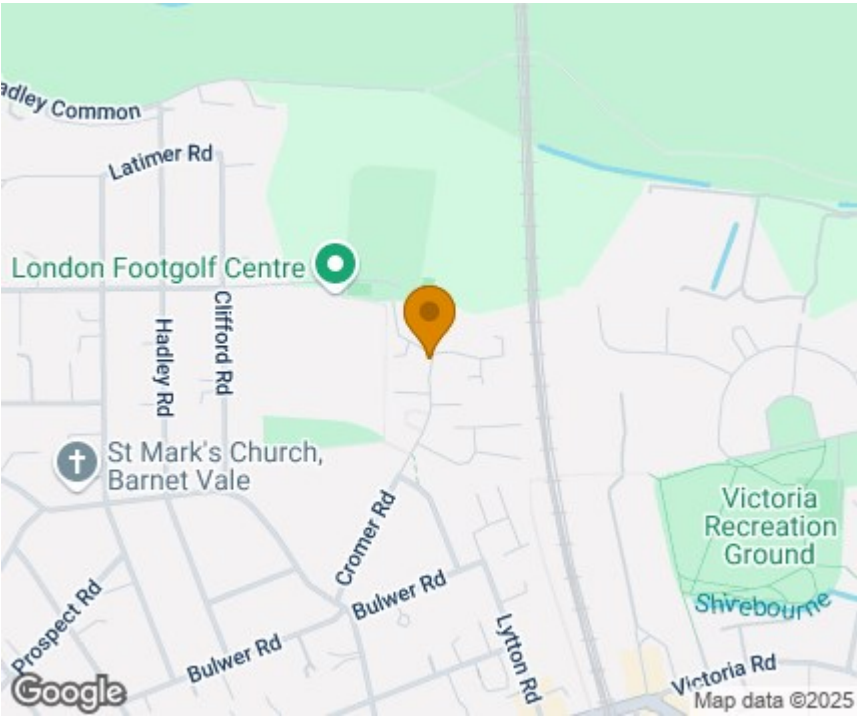


Viewing

Please contact our Barnet Office on 020 8441 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

