



Bosworth Road
New Barnet, Barnet, EN5 5LZ
£725,000

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A 1930's SEMI DETACHED FIVE BEDROOM home arranged over three floors situated in this SOUGHT AFTER RESIDENTIAL ROAD conveniently placed for HIGHLY REGARDED SCHOOLS, shopping and transport links including HIGH BARNET UNDERGROUND. The property has been much improved and extended offering TWO RECEPTION ROOMS, modern fitted kitchen, UTILITY ROOM, five bedrooms, family bathroom and a LARGE OUTBUILDING perfect for a home office or gym. The property also benefits from a SOUTH FACING GARDEN with elevated decking area and OFF STREET PARKING.

EPC : D

GROUND FLOOR

Porch

Dining Room

13'2" x 14'0" (4.02 x 4.28)

Living Room

13'3" x 16'4" (4.04 x 4.98)

Kitchen

9'6" x 16'6" (2.90 x 5.03)

Utility





Outbuilding

FIRST FLOOR

Bedroom

10'8" x 13'8" (3.26 x 4.18)

Bedroom

10'9" x 13'11" (3.28 x 4.25)

Bedroom

7'2" x 7'4" (2.19 x 2.26)

Family Bathroom

SECOND FLOOR

Bedroom

12'8" x 11'4" (3.87 x 3.46)

Bedroom

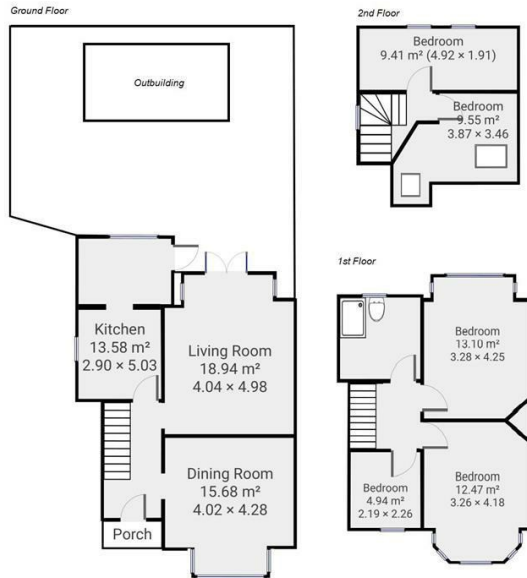
16'1" x 6'3" (4.92 x 1.91)



Floor Plan

Bosworth Road, EN5

Total Area: 110.7 sq metres / 1192 sq ft approx.
(excluding outbuilding)



Please note: Whilst every attempt has been made to ensure the accuracy of our floor plans please note that measurements are approximate and no responsibility is taken for any error, omission or misstatement. The floor plans we produce are for representation purposes only and should be used as such by any prospective purchaser. No guarantee is given on the total square footage of the property if quoted on our plans. Any figure given is for initial guidance only and should not be relied on as a basis for valuation purposes.

Viewing

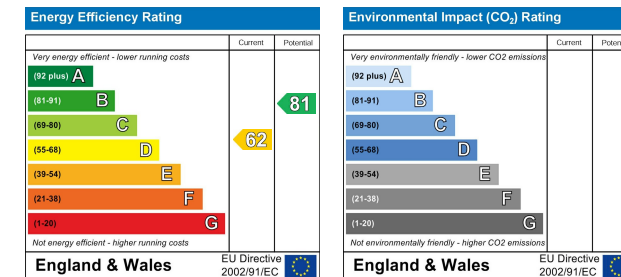
Please contact our Barnet Office on 0208 441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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.
4. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.
5. Floor plans remain copyright of Sean Heaney Estate Agents and are not to be copied in part or full without written consent, are provided for illustrative purposes only and are not to scale.

Area Map



Energy Efficiency Graph



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