



Bosworth Road, Barnet, EN5

Asking Price: £725,000
Freehold

Bosworth Road, Barnet, EN5

An attractive bay fronted semi-detached family house with garage to side and 67ft South-West facing rear garden situated in a popular residential neighbourhood, well placed for a number of highly regarded state primary and secondary schools to include, Cromer Road primary, Queen Elizabeth girls secondary and Barnet's brand new Ark Pioneer Academy together with Queen Elizabeth's Boys Grammar and well placed for underground and Mainline Stations.

Accommodation comprises, entrance hall with ground floor wc, an extended through reception room with access to terrace, kitchen with access to garden, three bedroom and four-piece family bathroom. Externally the property features a mature well-tended South-West facing garden, basement storage and front garden with block paved drive and garage.

Bosworth Road sits within a short distance to High Barnet Town Centre providing an array of High Street shops, The Spires shopping precinct, a number of bars restaurants and close to Tudor Park and Hadley Common. Both High Barnet Underground (Zone 5 Northern Line) and New Barnet Mainline sit nearby providing trains to London's Kings Cross & Moorgate Stations.

- **SEMI DETACHED HOUSE**
- **THREE BEDROOMS**
- **EXTENDED THROUGH RECEPTION ROOM**
- **KITCHEN**
- **GROUND FLOOR WC**
- **FOUR PIECE BATHROOM**
- **67ft SOUTHWEST FACING GARDEN**
- **DRIVE AND GARAGE**
- **BASEMENT STORAGE**
- **COUNCIL TAX BAND E**



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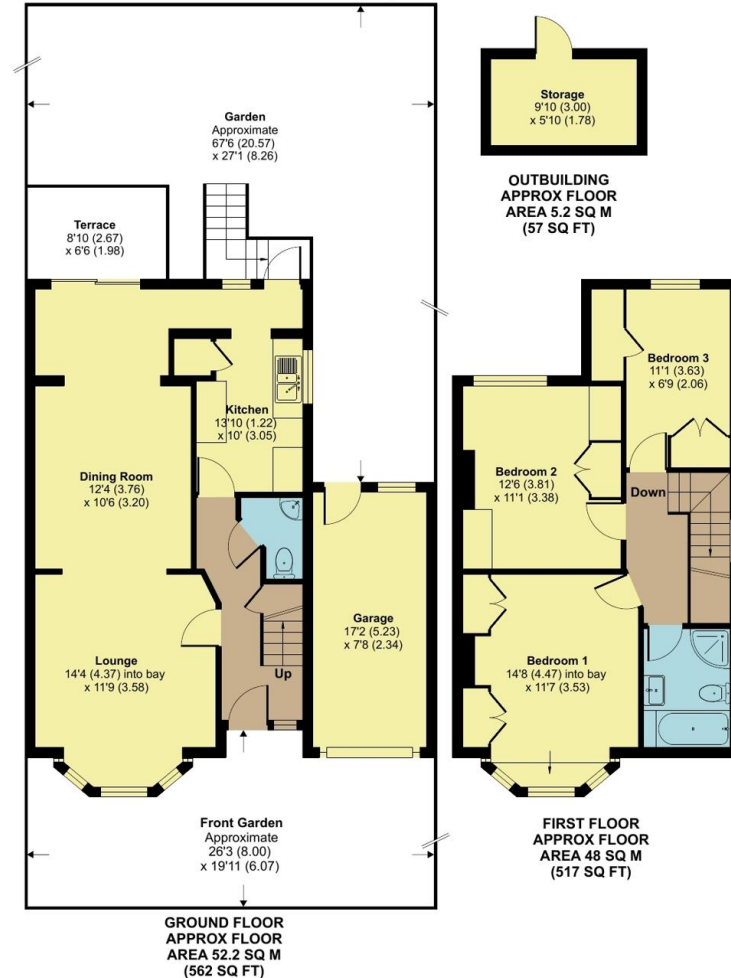
Approximate Area = 1079 sq ft / 100.2 sq m

Garage = 132 sq ft / 12.2 sq m

Outbuilding = 57 sq ft / 5.2 sq m

Total = 1268 sq ft / 117.6 sq m

For identification only - Not to scale

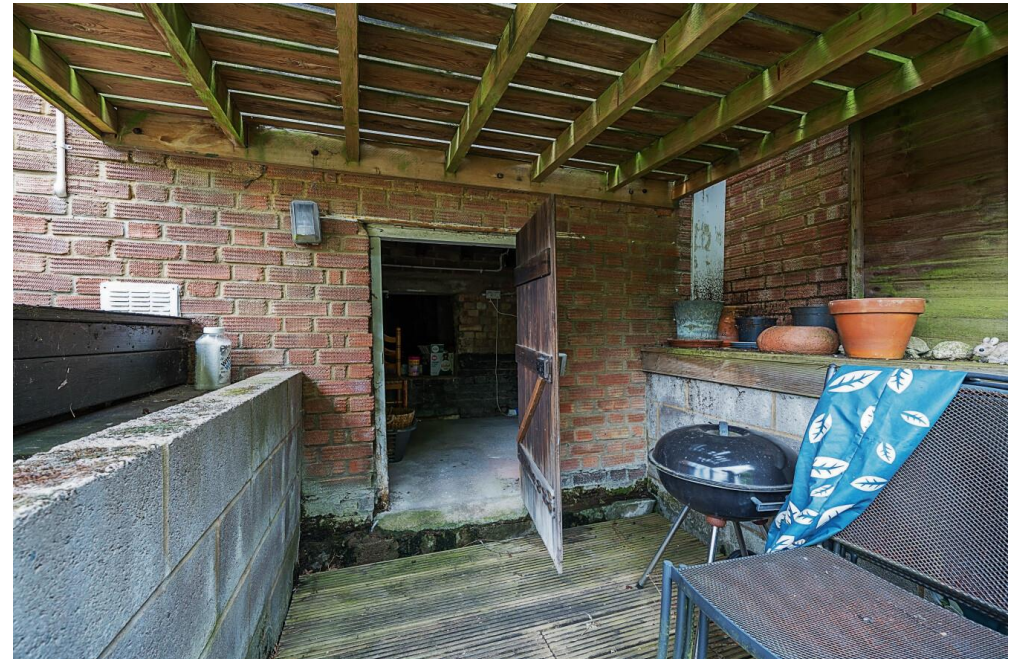



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hunters Property Group. REF: 1144912









| Energy Efficiency Rating | | |
|---|----------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 70 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 29 | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC |  |

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Disclaimer

The agent has not checked any apparatus, fixtures or fittings or services and cannot verify they are in working order or fit for their purpose. Neither has the agent checked the legal documentation to verify the Freehold / Leasehold status of the property. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.

Reference: BRN220067