



Boleyn Way, Barnet, EN5

Asking Price: £460,000

Freehold

Boleyn Way, Barnet, EN5

A chain free two bedroom starter home with 26ft rear garden and allocated parking within a modern residential development well placed for New Barnet Station, Cromer Road primary school and within a short distance to Tudor Park.

The well presented property comes with gas central heating and full double glazing and comprises a front aspect reception room, open plan dining with adjacent fitted kitchen and access to garden, two bedrooms and three piece bathroom to first floor. Externally a 26ft south facing garden with gate to rear gives access to an allocated parking space.

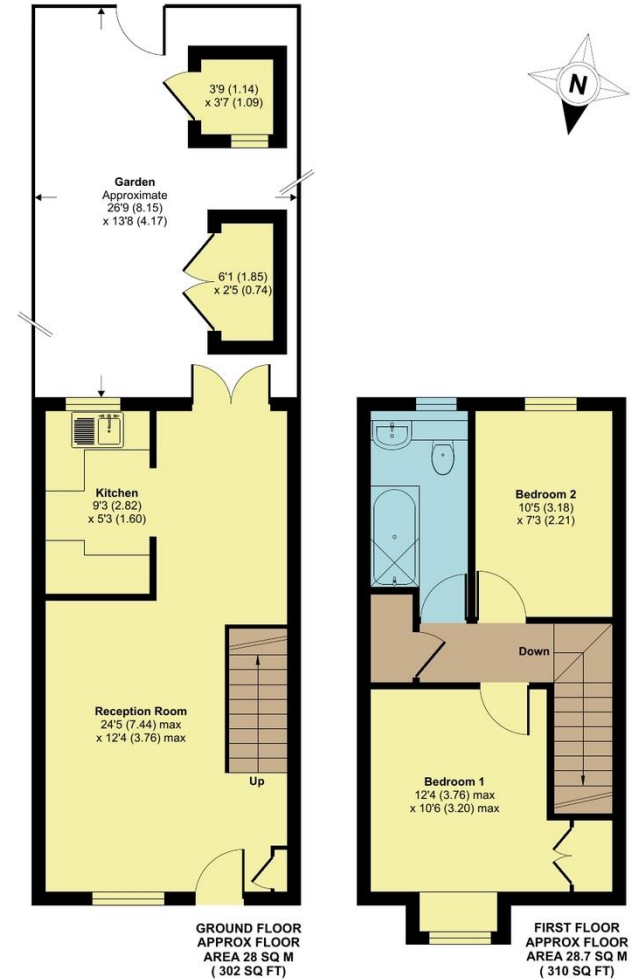
High Barnet Town Centre sits nearby providing an array of High street shops, The Spires shopping precinct, a number of bars and restaurants and Anytime fitness gym. Transport links include New Barnet Mainline providing trains to London's Kings Cross & Moorgate Stations and High Barnet Underground (Zone 5 Northern Line)

- **TWO BEDROOM STARTER HOME**
- **CHAIN FREE**
- **RECEPTION ROOM**
- **DINING AREA**
- **FITTED KITCHEN**
- **THREE PIECE BATHROM**
- **26ft GARDEN**
- **ALLOCATED PARKING**
- **GAS CENTRAL HEATING & DOUBLE GLAZING**
- **COUNCIL TAX BAND D**



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Approximate Area = 612 sq ft / 56.8 sq m
Outbuilding = 30 sq ft / 2.7 sq m
Total = 642 sq ft / 59.5 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). © n2cheom 2024. Produced for Hunters Property Group. REF: 1075382











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Hunters Barnet

41 High Street
High Barnet
Barnet
Hertfordshire
EN5 5UW

T: 020 8441 3377 (sales) | 8441 6969 (lettings)

E: info@hunters-barnet.co.uk

www.hunters-barnet.co.uk

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: BRN210360