



Boleyn Way, Barnet, EN5

Asking Price: £460,000

Freehold

Boleyn Way, Barnet, EN5

A two bedroom purpose built house situated in the middle of a modern development opposite a small open green close to Cromer Road primary school and Tudor park.

The property comes with full double glazing and gas central heating, comprises of a through lounge/diner room, adjacent kitchen to rear, two bedrooms and three piece bathroom to first floor. The property also benefits with communal gardens to front and to the rear a south facing garden together with allocated parking space.

High Barnet underground & New Barnet mainline stations are well placed providing direct links to London's West End & City with local shops nearby together with an 'Everyman' cinema, Barnet's new leisure centre in Victoria Park and within a mile of High Barnet town centre.

- **STARTER HOME**
- **TWO DOUBLE BEDROOMS**
- **OPEN PLAN LOUNGE/DINER**
- **KITCHEN**
- **THREE PIECE BATHROOM**
- **SOUTH FACING REAR GARDEN**
- **ALLOCATED PARKING**
- **GAS CENTRAL HEATING & DOUBLE GLAZING**
- **COUNCIL TAX BAND D**



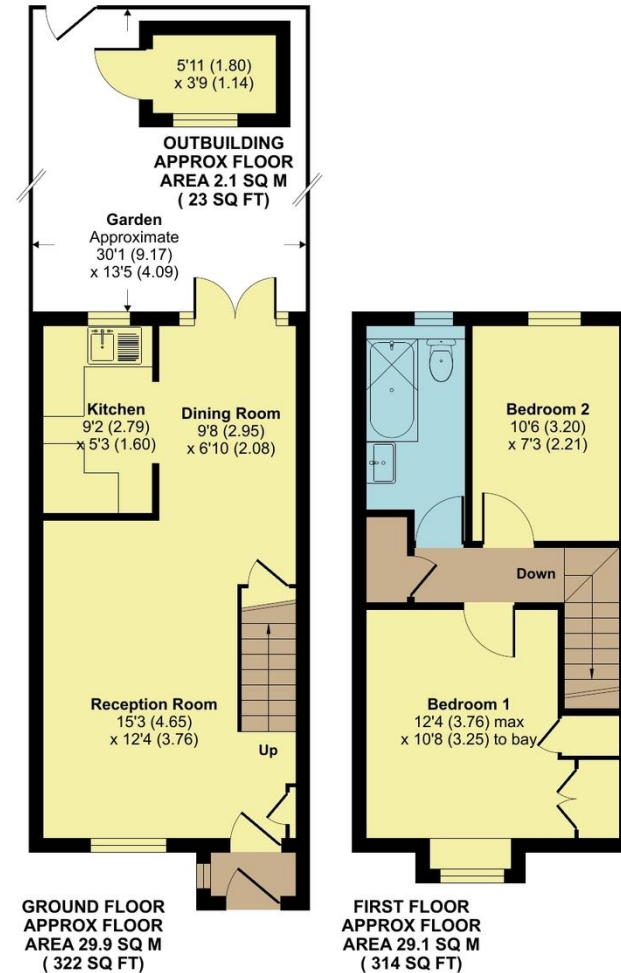
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Approximate Area = 636 sq ft / 59 sq m

Outbuilding = 23 sq ft / 2.1 sq m

Total = 659 sq ft / 61.1 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). © n2cbecon 2024. Produced for Hunters Property Group. REF: 1078019









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	

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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: BRN240028