



Boleyn Way, New Barnet, EN5

Offers in excess of: £450,000

Freehold

Boleyn Way, Barnet, EN5

A well-presented two bedroom house with 34ft garden and allocated parking pleasantly positioned overlooking a quiet green located with easy access to public transport into Central London.

Accommodation comprises a front aspect reception room with views over the green, fitted kitchen and adjacent dining area providing access to the rear garden, two bedrooms and three piece bathroom.

High Barnet Town Centre is close by, offering a wide selection of high street shops, The Spires shopping precinct, and an excellent choice of bars and restaurants. Transport links include New Barnet Mainline Station with direct services to London King's Cross and Moorgate, as well as High Barnet Underground Station (Zone 5, Northern Line).

Local schools nearby include Cromer Road primary together with Queen Elizabeth school for girls.

- **TWO BEDROOM HOUSE**
- **RECEPTION ROOM**
- **DINING AREA**
- **FITTED KITCHEN**
- **THREE PIECE BATHROOM**
- **34ft GARDEN**
- **ALLOCATED PARKING**
- **GAS CENTRAL HEATING & DOUBLE GLAZING**

29 Boleyn Way

Approximate Gross Internal Area = 58.35 sq m / 628 sq ft



 = Reduced headroom below 1.5m / 5'0

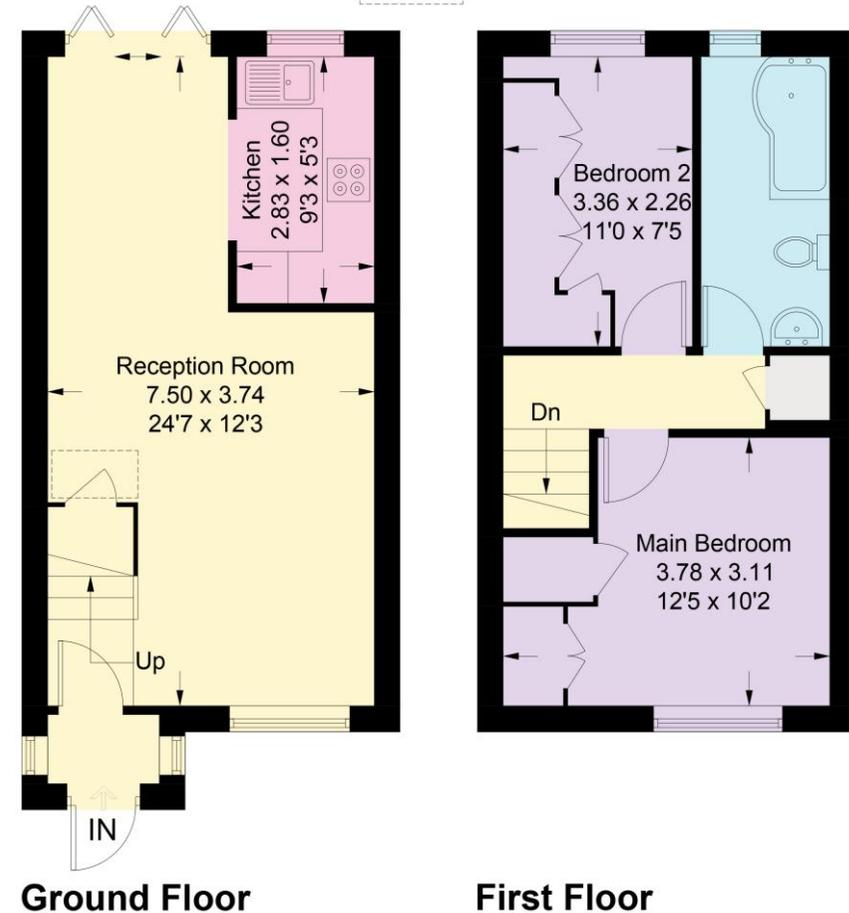
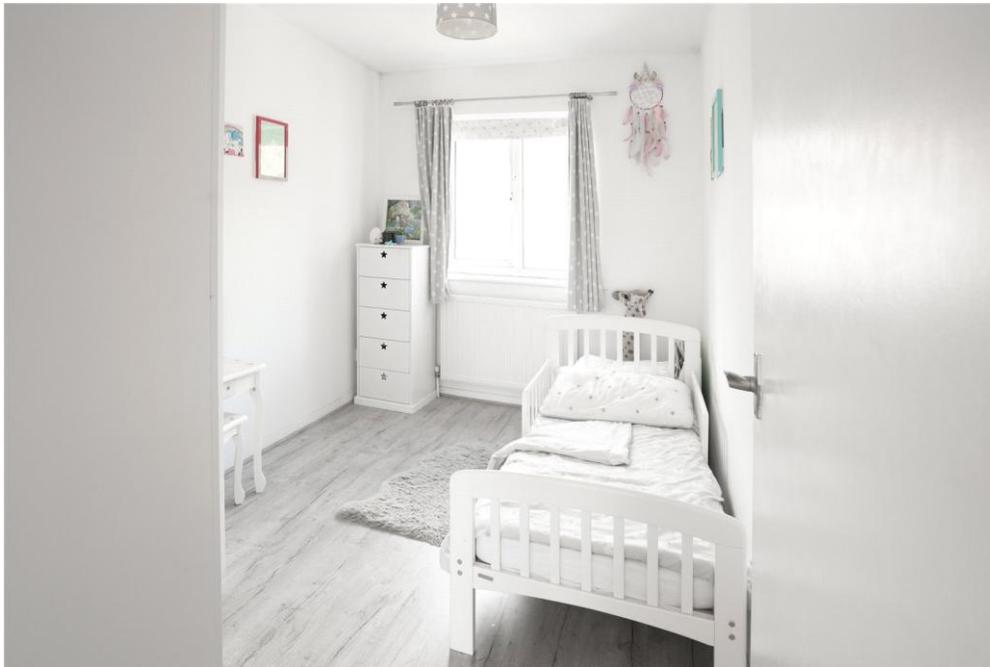


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1057369)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C	72	
(55-68) D		
(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: **BRN240117**