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Boleyn Way, Barnet, EN5



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Boleyn Way

**** NO ONWARD CHAIN ****

This fabulous three bedroom home arranged over three floors offers circa 924 sq ft of living accommodation.

The ground floor comprises reception hallway, lounge, kitchen and lovely conservatory. On the first floor there are two bedrooms and a family bathroom. The second floor has a further bedroom with en-suite facilities.

The low maintenance rear garden is mainly laid to paving with a garden shed and rear access gate. There is one allocated parking space.

Situated in popular residential location within close proximity to both Cromer Road Primary and JCoSS Schools which are extremely popular with local residents.

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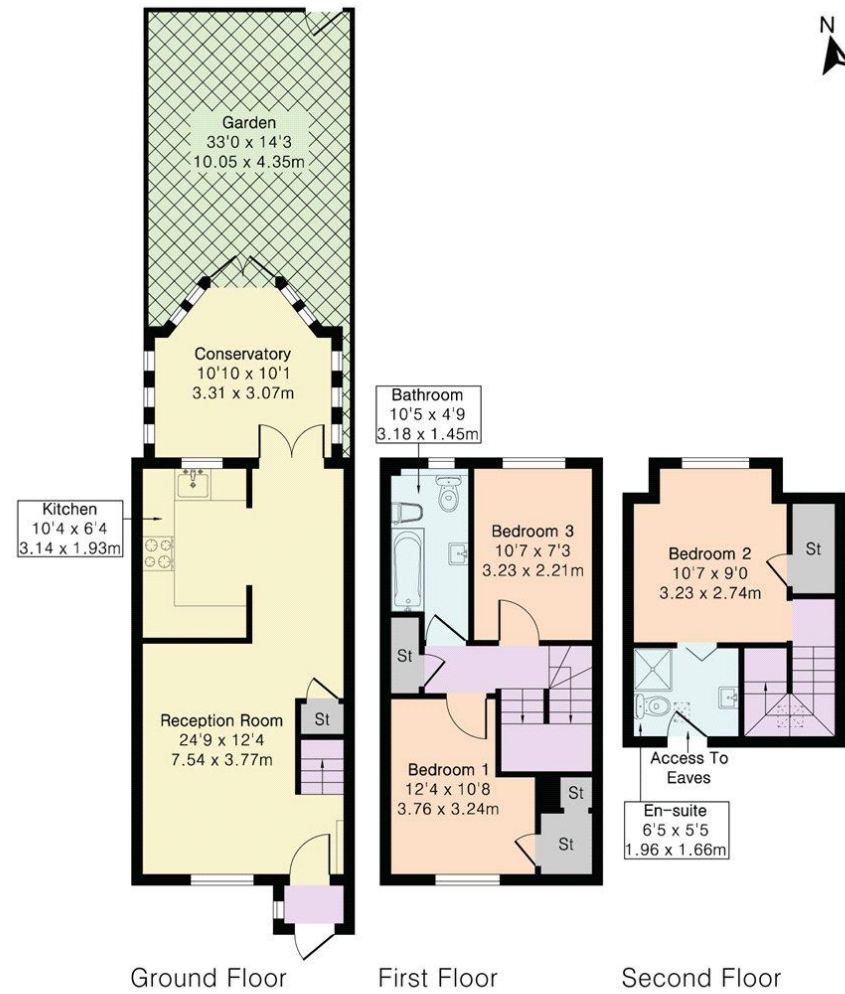
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Approximate Gross Internal Area 924 sq ft - 86 sq m

Ground Floor Area 426 sq ft – 40 sq m

First Floor Area 307 sq ft – 28 sq m

Second Floor Area 191 sq ft – 18 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Council Tax - D
Local Authority – Barnet
FREEHOLD

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