



**Boleyn Way, New Barnet, EN5**

**Asking Price: £540,000**

*Freehold*

A well-presented three bedroom family home offering spacious open plan living, with a loft conversion forming the third bedroom complete with an en-suite bathroom. The property is pleasantly positioned overlooking a quiet green and is conveniently located with easy access to public transport into Central London and Ideally situated within a short distance of Tudor Park with tennis court and its Footgolf centre.

Accessed via entrance porch with glass block feature wall accommodation comprises a front aspect reception room with views over the green, a modern open plan kitchen/diner, conservatory providing access to the rear garden and modern refitted high quality bathroom with combined bath/shower, wash basin, wc & bidet. The property further benefits from having an extensive roof overhaul and allocated parking.

High Barnet Town Centre is also 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.

- **FAMILY HOUSE**
- **THREE BEDROOMS**
- **OPEN PLAN KITCHEN DINER**
- **RECEPTION ROOM**
- **CONSERVATORY**
- **ARRANGED OVER THREE FLOORS**
- **FAMILY BATHROOM & EN-SUITE SHOWER**
- **GARDEN**
- **ALLOCATED PARKING**
- **GAS CENTRAL HEATING & DOUBLE GLAZING**



## 75 Boleyn way

Approximate Gross Internal Area = 87.8 sq m / 946 sq ft

Shed = 3.2 sq m / 35 sq ft

Total = 91.0 sq m / 981 sq ft

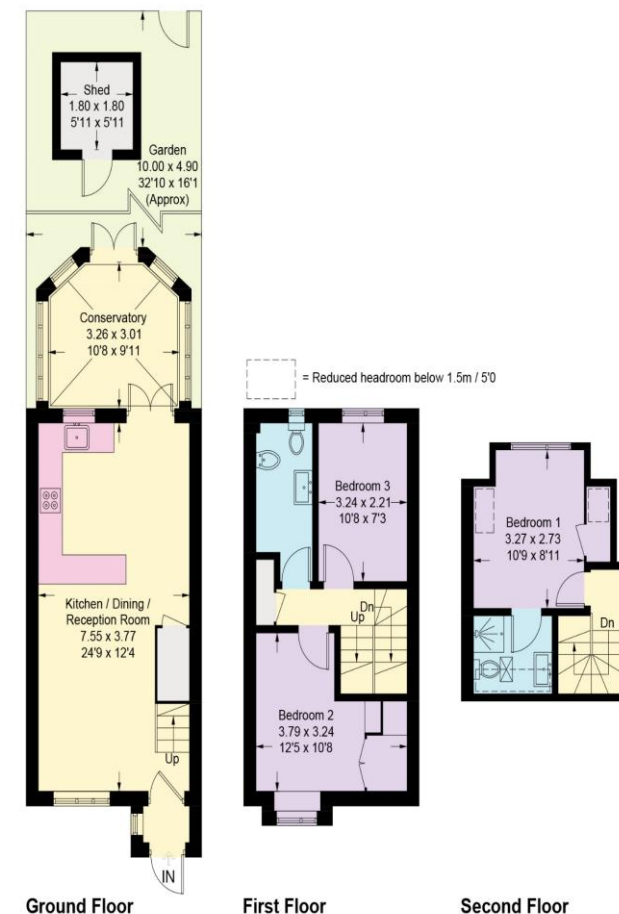


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1279339)











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		

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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: BRN250359