



Boleyn Way, New Barnet, EN5

Asking Price: £485,000

Freehold

Boleyn Way, Barnet, EN5

This two-bedroom house offers an excellent opportunity to purchase and occupy a recently renovated home, complete with new gas central heating boiler, flooring, carpets and internal doors, along with a wonderfully stylish new kitchen featuring integral appliances and quartz topped work surfaces. There is also a new three-piece bathroom comprising a combined bath with overhead drench shower, wall-mounted taps and a hand-held shower.

The property is pleasantly positioned overlooking a quiet green and is conveniently located with easy access to public transport into Central London. It is also ideally situated within a short distance of Tudor Park, with its tennis court and Footgolf centre.

Accessed via an entrance porch, the accommodation comprises a front-aspect lounge and a fitted kitchen with an adjacent dining room, which provides access to the south-facing garden. The garden features an artificial lawn and a rear gate providing access to the allocated parking. To the first floor there are two bedrooms and a three piece bathroom.

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.

- **TURN KEY STARTER HOME**
- **RECEPTION ROOM**
- **DINING AREA**
- **NEWLY FITTED KITCHEN**
- **NEWLY FITTED THREE PIECE BATHROOM**
- **34ft SOUTH FACING GARDEN**
- **ALLOCATED PARKING**
- **NEW GCH BOILER INSTALLED 2024**

53 Boleyn Way

Approximate Gross Internal Area = 59.0 sq m / 636 sq ft
Outbuilding = 2.1 sq m / 23 sq ft
Total = 61.1 sq m / 659 sq ft

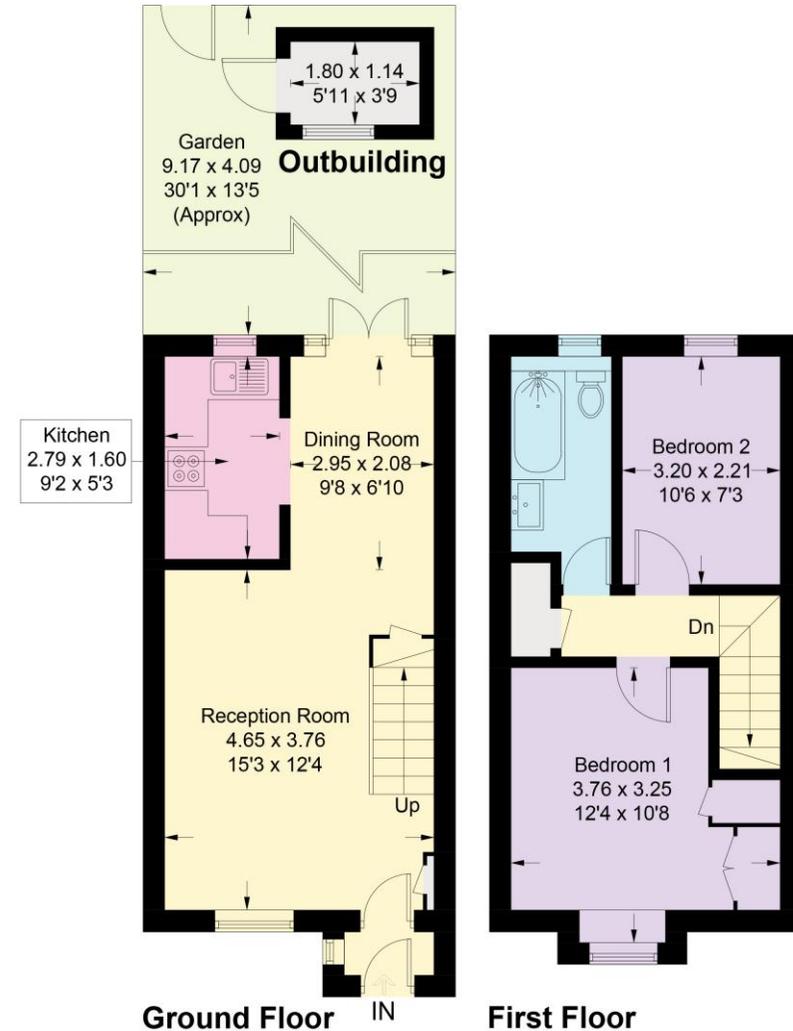


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1283482)











Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	67 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: BRN260084