



Boleyn Way, New Barnet, EN5

Offers in excess of: £500,000

Freehold

Boleyn Way, Barnet, EN5

A well-presented, modern three-bedroom home situated on a popular residential development.

The property enjoys a pleasant position overlooking a quiet green and is conveniently located with easy access to public transport links into Central London. It is also ideally positioned within close proximity to Tudor Park, which offers a tennis court and a Footgolf centre.

Accessed via an entrance porch, the accommodation comprises a front-aspect lounge, ground floor wc, an open-plan kitchen/dining area with doors leading out to the garden. The garden features both a lawn and patio area, along with a rear gate providing access to the allocated parking. To the first floor, there are three bedrooms and a contemporary three-piece bathroom.

High Barnet Town Centre is also nearby, offering a wide selection of high street shops, The Spires shopping precinct, and a variety of bars and restaurants. Excellent 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).

Well-regarded local schools include Cromer Road Primary School and Queen Elizabeth's School for Girls.

- **MODERN HOUSE**
- **THREE BEDROOMS**
- **LOUNGE/DINER**
- **KITCHEN**
- **GROUND FLOOR WC**
- **THREE PIECE BATHROOM**
- **30ft GARDEN**
- **PARKING**

38 Boleyn Way

Approximate Gross Internal Area = 73.7 sq m / 793 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1291425)









Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 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: BRN260113