



## Boleyn Way, Barkingside, IG6 2TW

Guide Price £899,995

- Offered Chain Free
- Arranged Over Three Floors, in excess of 2,629 square feet
- Fully Tiled Family Bathroom With Jacuzzi Bath
- Landscaped Rear Garden With Patio & Multi Use Garden Room
- Extended Five Bedroom Semi Detached House
- Bespoke Kitchen/Dining Room & Utility Room
- Main Bedroom With Ensuite Shower Room
- Gated Driveway Parking, Close To Local Amenities & School Catchments

# Boleyn Way, Barkingside, IG6 2TW

Caplen Estates are pleased to present to you this semi detached five bedroom house, "Chain Free" Nestled in the desirable area of Boleyn Way, this impressive house offers a generous living space of 2,629 square feet, making it an ideal family home.

When entering the property you are met by a large entrance hall giving access to a spacious lounge & family room ideal for hosting or entertaining guests. The extended rear boasts a large open plan kitchen/dining room benefitting from ample storage, granite worktops, integrated appliances, bi fold doors to the rear garden and access to a large utility room & downstairs W/C.

The first floor landing gives access to four double bedrooms, stylish fully tiled family bathroom with jacuzzi style tub. The second floor loft extension offers a spacious bedroom, eves storage, Juliet balcony and en suite shower room. The layout of the house is designed to maximise comfort and functionality, making it a wonderful place to create lasting memories.

Additionally, the rear garden is complete with a large patio area, lawn and path leading to a multi purpose outbuilding. Offered with gated parking for up to three vehicles, a valuable asset in this bustling area. Whether you are commuting to work or enjoying local amenities, this home offers both space and convenience.

Boleyn Way is a charming location, providing easy access to local shops, schools, and parks, making it an excellent choice for families and professionals alike. This house is not just a property; it is a place where you can truly feel at home. Don't miss the opportunity to make this splendid residence your own.



5



2



2



D

Council Tax Band: E



#### Lounge

9.53m x 5.46m (31'3" x 17'11")

#### Kitchen/Dining

6.96 x 3.11 (22'10" x 10'2")

#### Study/Family Room

4.50m x 2.41m (14'9" x 7'11")

#### Downstairs WC

2.41m x 1.83m (7'11" x 6'0")

#### Utility Room

2.41m x 1.40m (7'11" x 4'7")

#### Bedroom One

6.76m x 5.41m (22'2" x 17'9")

#### Ensuite Shower Room

1.98m x 1.70m (6'6" x 5'7")

#### Bedroom Two

5.09 x 3.33 (16'8" x 10'11")

#### Bedroom Three

4.80m x 4.37m (15'9" x 14'4")

#### Bedroom Four

3.39 x 3.33 (11'1" x 10'11")

#### Bedroom Five

4.22m x 2.44m (13'10" x 8')

#### Main Bathroom

3.18m x 2.59m (10'5" x 8'6")

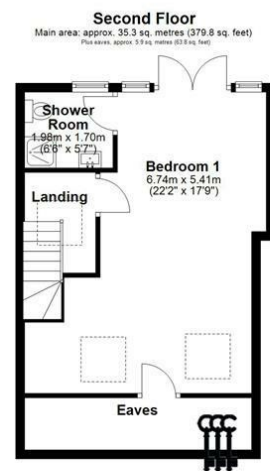
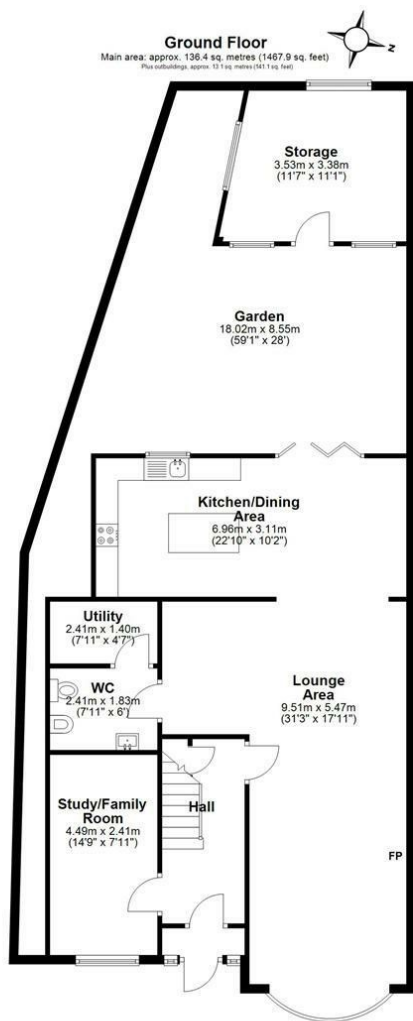
#### Garden Storage

3.53m x 3.38m (11'7" x 11'1")

#### Garden

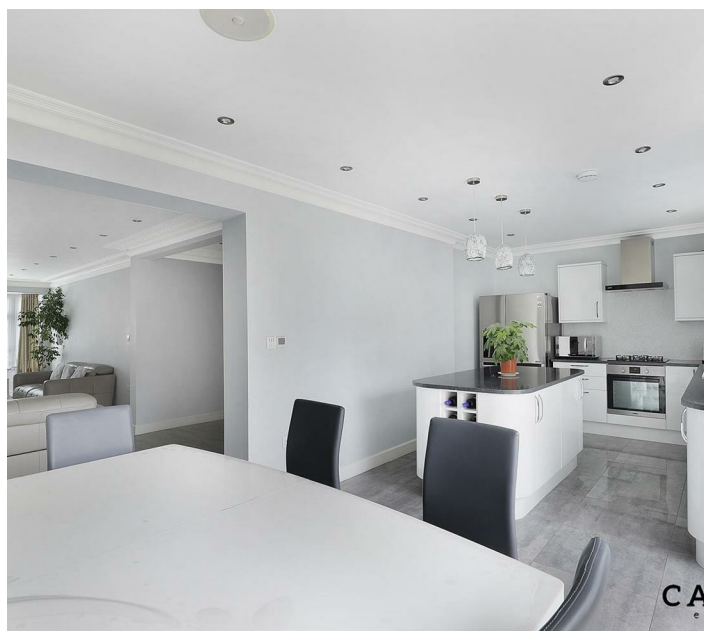
18.02 x 8.55 (59'1" x 28'0")





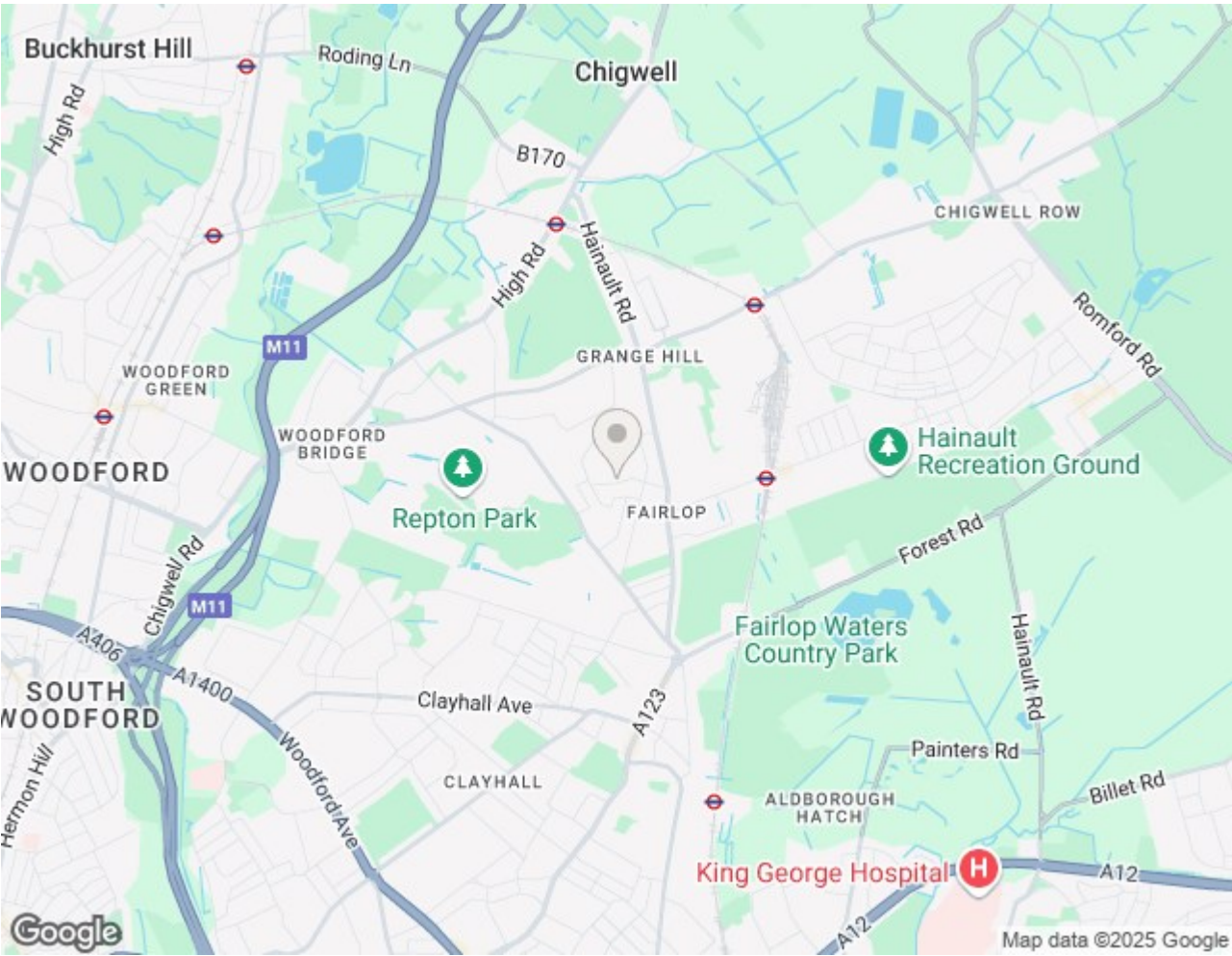
Total area: approx. 263.3 sq. metres (2834.3 sq. feet)  
Main area: Approx. 244.3 sq. metres (2629.4 sq. feet)  
Plus outbuildings: approx. 12.1 sq. metres (141.1 sq. feet)  
Plus eaves: approx. 5.9 sq. metres (63.9 sq. feet)


**CAPLEN**  
e s t a t e s









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

EPC Rating:

D

Council Tax Band

E

Viewings

Viewings by appointment only. Call 0203 937 7733 to make an appointment.