



## 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



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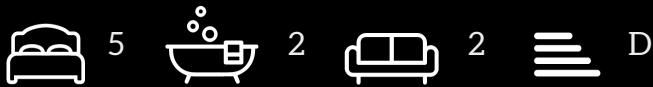
Caplen Estates are pleased to present to you this semi detached five bedroom house, "Chain Free" Nestled in the desirable area of Boleyn Way, this impressive house offers a generous living space of 2,629 square feet, making it an ideal family home.

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.



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")

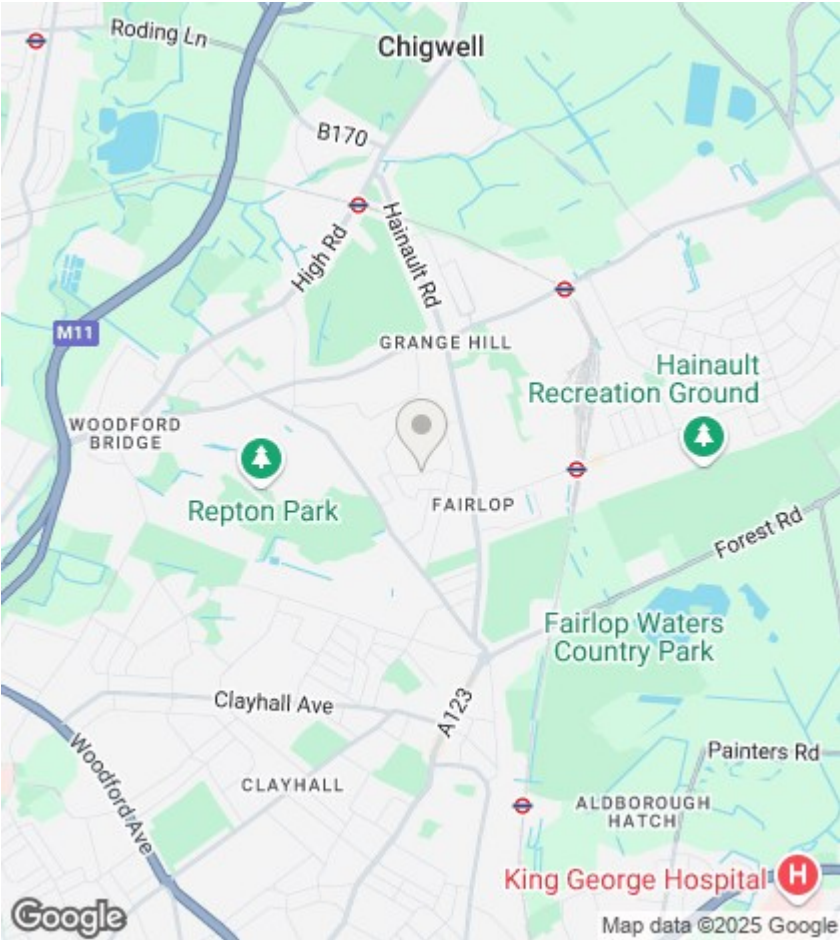
Bedroom Four  
3.39 x 3.33 (11'1" x 10'11")



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")



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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.

