



£475,000  
Boleyn Way, Barnet, EN5



 **3**  
Bedrooms

 **1**  
Bathroom

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Mantlestates are pleased to advertise a perfectly positioned 3 bedroom terraced house arranged over 2 floors. Sits in front of a small green near to Tudor park and New Barnet Overground Station. The house has privately allocated parking and a beautiful south-easterly rear garden. The property is well placed for all local highly rated primary and secondary schools. Ideal for first time buyers, families and down sizers. Offered chain free.

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**ENTRANCE HALL** 5' 09" x 2' 10" (1.75m x 0.86m)

Double-glazed door.

**W/C** 5' 00" x 2' 09" (1.52m x 0.84m)

Double glazed window to the side aspect, low-level flush w/c, wash hand basin, radiator.

**LOUNGE AREA** 16' 05" x 14' 10" (5.00m x 4.52m)

Double-glazed window to the front aspect, double radiator, carpet, and stairs leading to the first floor.

**DINING AREA** 9' 06" x 9' 01" (2.90m x 2.77m)

Double glazed door to garden, carpet, radiator, under stairs cupboard.

**KITCHEN** 9' 04" x 5' 05" (2.84m x 1.65m)

Double glazed window to the rear aspect, wall & base units, electric oven & gas hob. extractor, plumbing for washing machine, stainless steel sink drainer with mixer taps, part tiled walls.

**LANDING** 9' 02" x 6' 01" (2.79m x 1.85m)

Carpet, loft access and storage cupboard.

**FRONT BEDROOM** 14' 10" x 9' 06" (4.52m x 2.90m)

Double-glazed window to the front aspect, carpet & radiator.

**BATHROOM** 7' 10" x 4' 10" (2.39m x 1.47m)

Wash hand basin in vanity unit with mixer taps, panel bath with mixer taps & shower attachment, low-level flush w/c, heated towel rail, tiled floor, tiled wall, extractor, storage cupboard.

**REAR BEDROOM** 10' 09" x 8' 07" (3.28m x 2.62m)

Double glazed window to the rear aspect, carpet, fitted wardrobes, radiator.

**REAR BEDROOM** 7' 08" x 6' 01" (2.34m x 1.85m)

Double-glazed window to the rear aspect, radiator, and carpet.

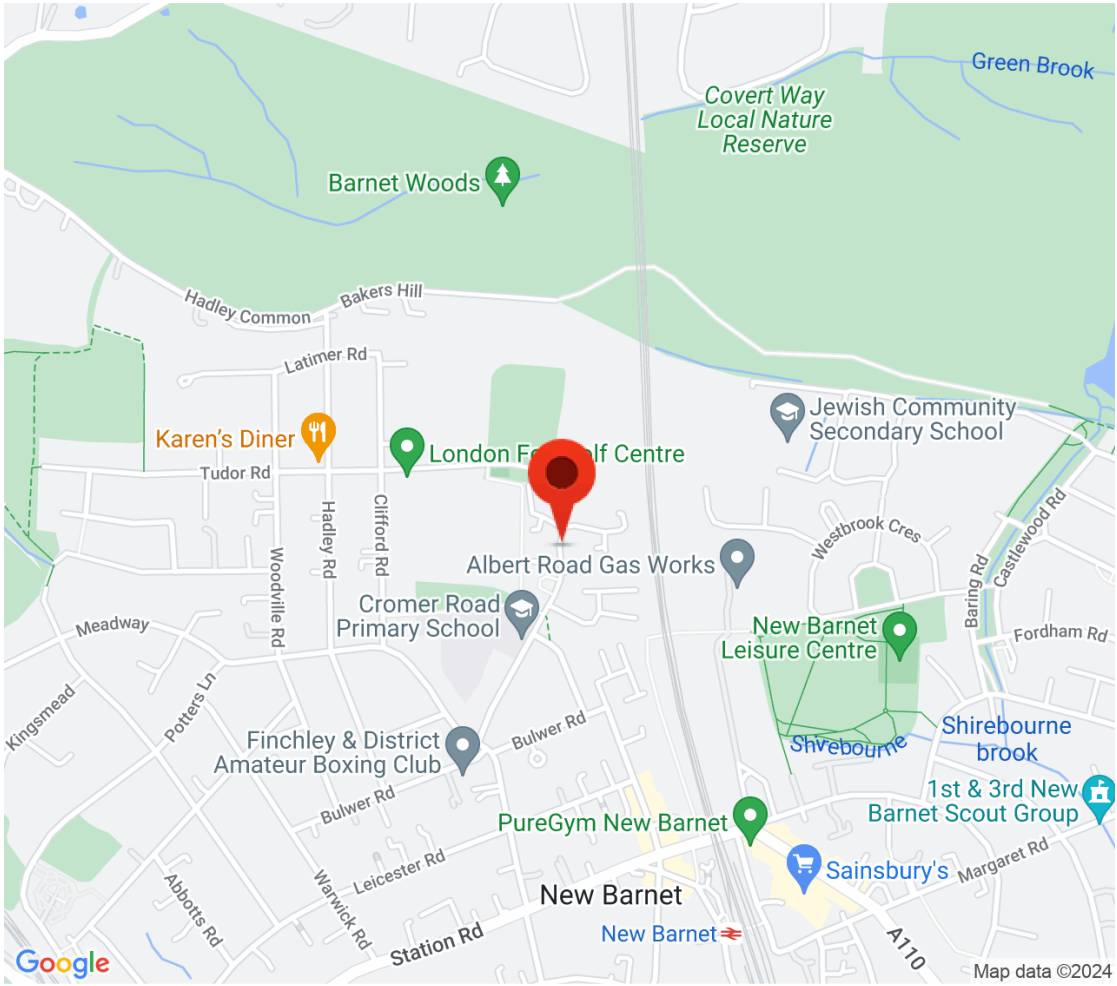
**REAR GARDEN** 28' 00" x 16' 00" (8.53m x 4.88m)

South easterly rear garden, patio area, garden shed, door to the parking area, shrubs.





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Energy Efficiency

A B C D E F G

**EPC**

Coming soon

