

Bosworth Road, Barnet, EN5 5LP

Price: £735,000
Freehold



Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
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A rarely available 3 bedroom semi-detached family home situated in this sought after cul-de-sac location within New Barnet. The property benefits from a modern kitchen, shower room, 2 reception rooms, garage and a 65ft pretty rear garden. An early viewing should be booked to avoid disappointment.

- 3 BEDROOM SEMI DETACHED FAMILY HOME
- SOUGHT AFTER CUL-DE-SAC WITHIN NEW BARNET
- 2 RECEPTION ROOMS
- MODERN KITCHEN
- GARAGE
- 65FT PRETTY REAR GARDEN

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
LOUNGE
DINING ROOM
GROUND FLOOR CLOAKROOM
KITCHEN
3 BEDROOMS
SHOWER ROOM
GARAGE 65FT
PRETTY REAR GARDEN

LOCATION

Bosworth Road is a quiet cul-de-sac turning off Woodville Road which in turn is off Potters Road. High Barnet Underground Station (Northern Line) is a short walk away as well as the shops in High Barnet and a variety of school's including Queen Elizabeth's Girls School and Cromer Road Primary School.

LOCAL AUTHORITY

London Borough of Barnet.

SERVICES

Gas Central Heating and Mains Drainage.
Council Tax Band E.

VIEWING

STRICTLY BY APPOINTMENT VIA VANESSA MCCALLUM ESTATES.

IMPORTANT INFORMATION CONCERNING THESE PARTICULARS

None of the statements contained in these particulars are to be relied on as statements of fact. Any areas, measurements or distances are approximate and are only a guide. We have not tested any equipment, appliances or services to the property. Applicants must satisfy themselves by inspection or otherwise. These particulars do not form part of any contract.

ANTI MONEY LAUNDERING

Due to Money Laundering Regulations, all purchasers and vendors are now legally obliged to provide formal identification from any person(s) wishing to purchase/sell a property through Vanessa McCallum Estates Ltd. You need to provide us with the following documents: * One form of photographic identification (i.e. Passport, Photocard Driving Licence, National Identity Card) * A recent document identifying your postal address (eg. Utility Bill, Bank Statement, Mortgage Statement, Council Tax Bill).

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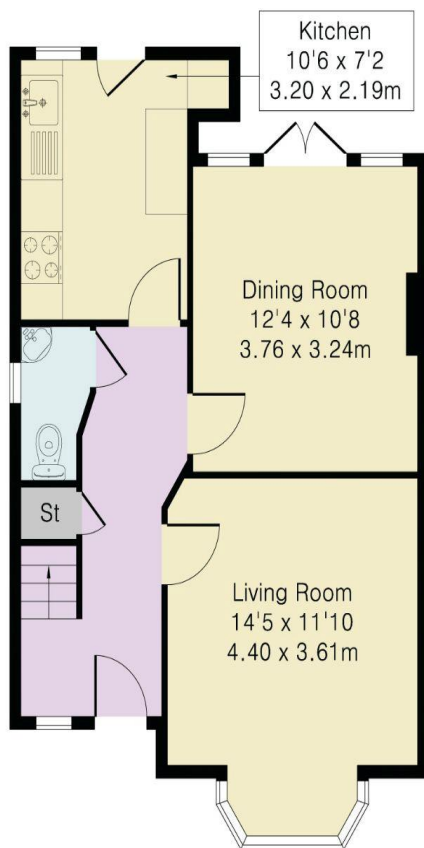
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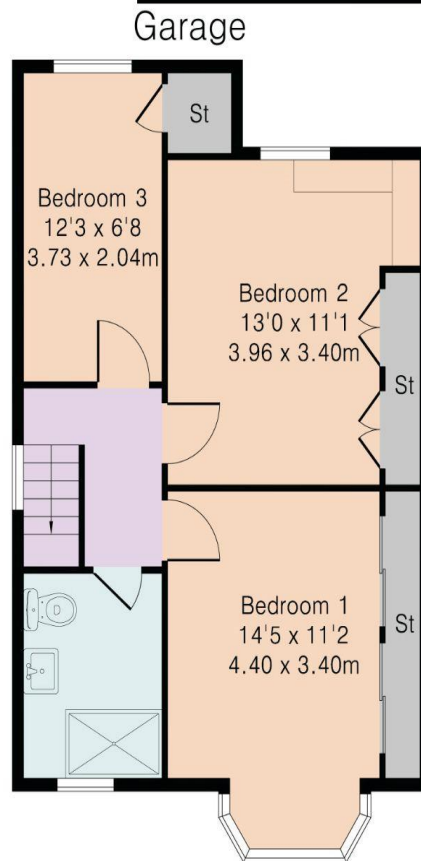
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Approximate Gross Internal Area 1135 sq ft – 105 sq m
Ground Floor Area 494 sq ft – 46 sq m
First Floor Area 519 sq ft – 48 sq m
Garage Area 121 sq ft – 11 sq m



Ground Floor



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

