

Park Road  
New Barnet







## 29 Park Road, New Barnet, EN4 9QD OIEO £1,250,000

**\*CHAIN FREE\*** This elegant four double bedroom Victorian semi-detached home in New Barnet seamlessly blends timeless character with practical living across three spacious floors. Retaining a wealth of original features, the property showcases high ceilings, ornate cornicing, and beautifully preserved fireplaces that reflect its period heritage.

The ground floor offers a welcoming entrance hallway leading to two reception rooms that can be used separately or opened up into a spacious through lounge, via concertina doors that allow flexible use of the space. The front reception features a large bay window and original fireplace, while the rear section provides additional living or entertaining space. To the rear, a generously sized open-plan kitchen and dining area creates a large, versatile space ideal for both everyday family life and hosting. The kitchen opens directly onto a beautifully landscaped private rear garden, extending to circa 160ft, offering a tranquil outdoor space perfect for relaxation, play, or summer gatherings. A guest WC and access to the separate garage are also provided on this floor, alongside off-street parking at the front of the property.

Upstairs, the first floor hosts three well-proportioned rooms, including two spacious double bedrooms and a versatile third room ideal as a study, nursery, or guest space. A stylish family bathroom serves this level. The second floor features a large loft-style bedroom with an en-suite bathroom, offering a peaceful retreat or ideal principal suite.

Further benefits include scope to extend the property, subject to planning permission (STPP), offering excellent potential to create additional space tailored to individual needs.

The property is located within reach of New Barnet Mainline station as well as popular local schools including, JCoss and East Barnet Secondary school. High Barnet (Northern Line) and Cockfosters (Piccadilly Line) are the nearest tube stations and the area is also served by numerous bus routes.





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**Approximate Gross Internal Area 2182 sq ft - 203 sq m**

Ground Floor Area 1036 sq ft – 96 sq m

First Floor Area 817 sq ft – 76 sq m

Second Floor Area 329 sq ft – 31 sq m



Local Authority: Barnet

Council Tax band: G

Tenure: Freehold



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.



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1 HADLEY PARADE  
HIGH STREET  
BARNET  
HERTS  
EN5 5SX  
020 8449 3383  
[barnet@statons.com](mailto:barnet@statons.com)



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