

STATONS

www.statons.com

**Park Road
Barnet**

Park Road, New Barnet, EN4 9QN

£1,250,000

*** CHAIN FREE ***

We are delighted to offer for sale this 6 bedroom period detached family home with scope to extend, subject to pp.

The property requires modernisation and offers bright and spacious accommodation throughout. Comprising a welcoming entrance hall, 2 reception rooms, a kitchen that leads through to a breakfast room, a conservatory and a ground floor shower room.

On the first floor there are 4 generous bedrooms, a family bathroom and an additional first floor w.c. The top floor has 2 further bedrooms and ample eaves storage.

Externally there are good size rear and side gardens, a garage, which is dilapidated and requires rebuilding, and driveway parking for several vehicles.

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.





























Park Road, New Barnet, Barnet, EN4

Approximate Area = 2996 sq ft / 278.3 sq m (excludes garage)

Limited Use Area(s) = 389 sq ft / 36.1 sq m

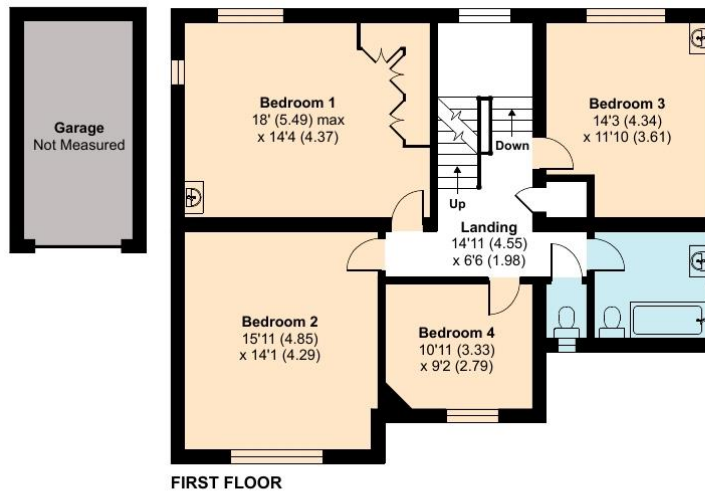
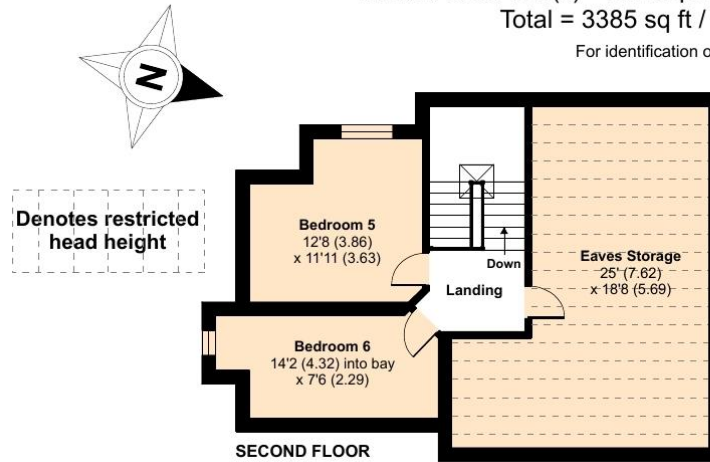
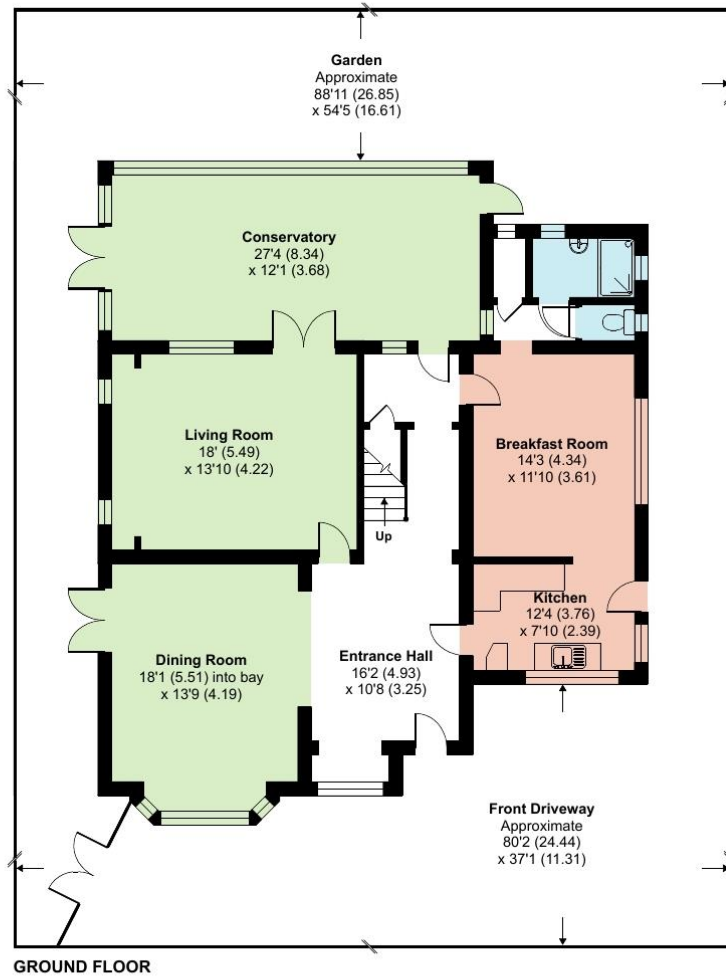
Total = 3385 sq ft / 314.4 sq m

For identification only - Not to scale

Local Authority: Barnet

Council Tax band: G

Tenure: Freehold



Denotes restricted head height

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E		
(21-38)	F	35	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

STATONS

www.statons.com

STATONS BARNET

1 HADLEY PARADE
HIGH STREET
BARNET
HERTS
EN5 5SX
020 8449 3383
barnet@statons.com

