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**Park Road
New Barnet**

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BARNET
T: 020 8449 3383**

Park Road, New Barnet, EN4 9QR

£1,900,000

*** CHAIN FREE *** Situated on this popular residential road, a well presented 5 bedroom detached family home with garage. The property offers bright and spacious accommodation throughout and comprises a welcoming entrance hall, a stunning full width super room with a sleek, modern fitted kitchen area with island and 2 sets of bi folding doors onto the rear garden, 2 large reception rooms and a 3rd reception room which can be used as a downstairs bedroom with en suite shower room, a separate utility room, an office area, an integral garage and a boiler room. On the first floor there are 4 good size bedrooms, 2 of which have en suite shower rooms and a modern family bathroom. The top floor offers a large principal bedroom with en suite shower room. Externally there is a well tended rear garden with a large terrace and a driveway which provides off street parking for several cars and access to the garage. The back of the garden has an entrance and potential of building another house subject to planning.

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.























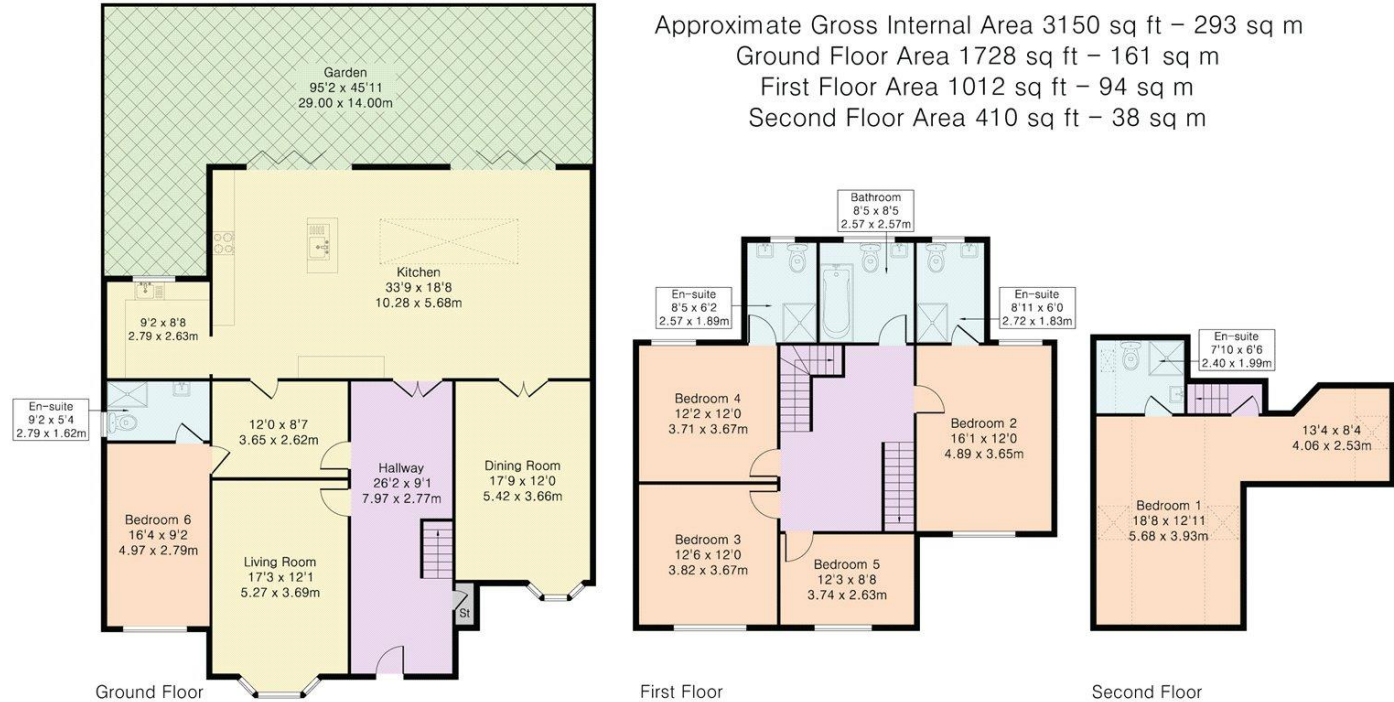






Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Local Authority: Barnet
 Council Tax Band: G
 Tenure: Freehold



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.



DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings, or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property, All sizes are approximate. All dimensions include wardrobe spaces where applicable.



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