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**Park Road**  
**High Barnet**

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# Park Road, High Barnet, EN5 5SQ

NO ONWARD CHAIN. This fabulous detached residence boasts circa 1753 sq ft of versatile accommodation arranged over two floors.

The ground floor comprises welcoming reception hallway, dining large, large lounge, kitchen/breakfast room, utility and guest wc. On the first floor there are four bedrooms with the principal benefitting from en-suite and walk in wardrobe. A family bathroom services the other bedrooms. The glorious rear garden measures circa 150' in length with a paved seating area to the immediate rear, remainder laid mainly to lawn and a vegetable patch located at the rear of the garden, side access. The frontage is laid mainly to paving providing off street parking with power point for electric car.

Situated within walking distance to the 'The Spires' with its large selection of shops, restaurants, boutiques and coffee shops. It is also just a few minutes walk from High Barnet tube station (Northern Line) for access into London. New Barnet overground station is also close by, and Buses provide access to neighbouring areas. Barnet also boasts an Everyman Cinema and has many renowned highly regarded schools such as Foulds, Christchurch and Queen Elizabeths Girls and Boys senior schools.







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Approximate Gross Internal Area 1753 sq ft - 163 sq m  
(Excluding Outbuilding)

Ground Floor Area 875 sq ft - 81 sq m  
First Floor Area 878 sq ft - 82 sq m  
Outbuilding Area 143 sq ft - 13 sq m



Local Authority: Barnet  
Council Tax band: F  
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.



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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## STATONS BARNET

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