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**Park Road
New Barnet**



Park Road, New Barnet, EN4 9QN £1,150,000

Set behind a large frontage, this architect designed, charming detached house boasts a bright and homely ambiance throughout. The property offers plenty of scope for improvement and extending and currently features three well-proportioned bedrooms, a study space and a part boarded loft with a velux window, ideal for a growing family. The ground floor comprises a welcoming hallway, a shower room, a double length reception room overlooking the rear garden, a further reception room/tv room and a large kitchen/breakfast room.

The clean and well-lit interior is complemented by a well maintained, spacious garden, perfect for outdoor entertaining or simply relaxing in the sunshine. Additionally, a detached garage and large outbuilding provide ample storage space for bikes, tools, or other items.

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.























Approximate Gross Internal Area
164.87 sq m / 1774.64 sq ft
(Excludes Outbuilding & Shed)
Outbuilding Area : 32.91 sq m / 354.24 sq ft

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



Illustration for identification purposes only, measurements are approximate, not to scale.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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