

STATONS

www.statons.com

Park Road
New Barnet





Park Road, New Barnet, EN4 9QN

NO ONWARD CHAIN. Situated on the sought-after Park Road in EN4, this attractive detached residence offers generous and well-balanced accommodation arranged over two floors, complemented by a substantial rear garden and an integral garage. The property also presents excellent scope to extend, subject to the necessary planning permissions, making it an ideal long-term family home.

The welcoming entrance hall provides access to the principal reception spaces and includes a guest cloakroom. To the front, a bright and spacious lounge features a bay window, creating an inviting setting for both relaxing and entertaining. To the rear, a separate dining room overlooks the garden and connects conveniently to the kitchen, making it well suited to family meals and gatherings. The kitchen is positioned at the back of the house with direct access to a useful utility room, offering additional storage and workspace. From here, there is access to the rear garden. An integral garage is accessed internally, providing secure parking or excellent potential for conversion, subject to planning.

The first floor comprises four well-proportioned bedrooms arranged around a central landing. The principal bedroom benefits from a dedicated dressing room and an en-suite shower room, creating a comfortable and private retreat. Three further bedrooms are served by a family bathroom, making the layout ideal for growing families or those requiring home office space.

The property boasts a particularly generous rear garden MEASURING CIRCA 150' in length, mainly laid to lawn, offering a wonderful outdoor space for children, entertaining and gardening enthusiasts. The depth and width of the plot provide significant potential for extensions, subject to planning permission.

To the front, there is driveway laid mainly to paving, providing off street parking and gives access to the integral garage.

Park Road, EN4 9QN is a desirable residential turning in a well-regarded part of New Barnet, popular for its attractive detached homes and family-friendly setting. The property is conveniently located for local shops, cafés and everyday amenities, as well as highly regarded schools, with New Barnet station within easy reach providing regular services into Central London. Excellent road links and nearby green open spaces further enhance the appeal, making this an ideal location for families and commuters alike.



STATONS







STATONS



STATONS



STATONS





STATONS



STATONS



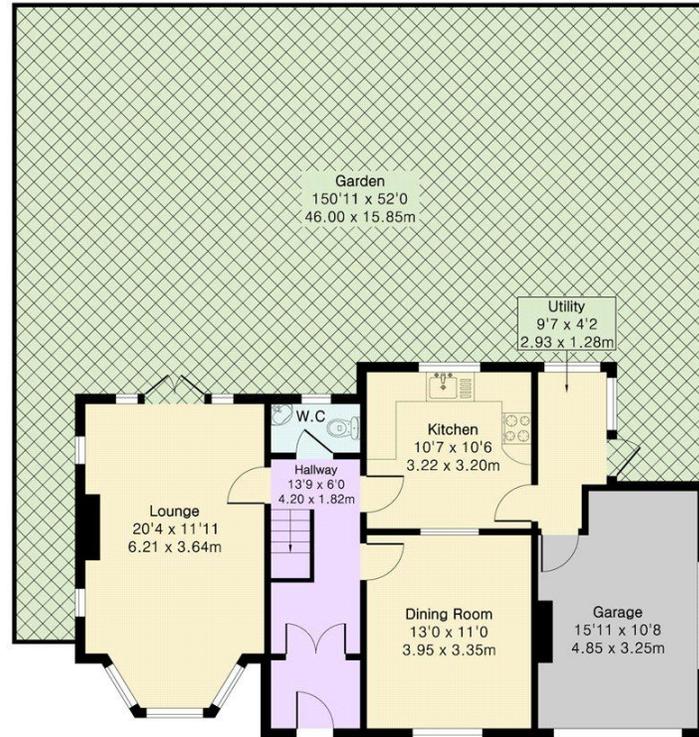
STATONS



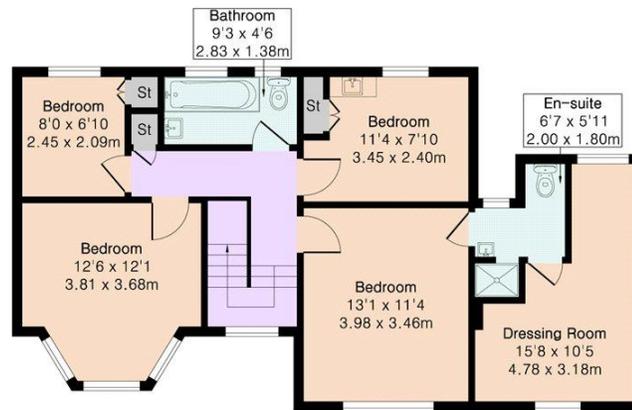
STATONS

**Approximate Gross Internal Area 1593 sq ft - 148 sq m
(Including Garage)**

Ground Floor Area 850 sq ft – 79 sq m
First Floor Area 743 sq ft – 69 sq m



Ground Floor



First Floor

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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.

STATONS

www.statons.com

STATONS BARNET

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



STATONS