

STATONS

www.statons.com

**Park Road
New Barnet**

STATONS



Park Road, New Barnet, EN4 9QR

This 5/6 bedroom gated detached residence offers circa 2500 sq ft of versatile living accommodation arranged over three floors.

The ground floor comprises large impressive reception hallway, lounge, kitchen/breakfast room, utility, guest cloakroom and a playroom/bedroom 6. On the first floor there are four bedrooms with en-suite to principal bedroom and a family bathroom. The second floor houses a fabulous bedroom with en-suite facilities.

The rear garden has a paved seating area to the immediate rear ideal for outdoor entertaining and al fresco dining, with steps up to the remainder which is laid mainly to lawn, covered bbq area, side access gate, garden shed. The impressive frontage is approached via eclectic security gates and is laid mainly to paving providing off street parking for several cars.

Park Road, 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



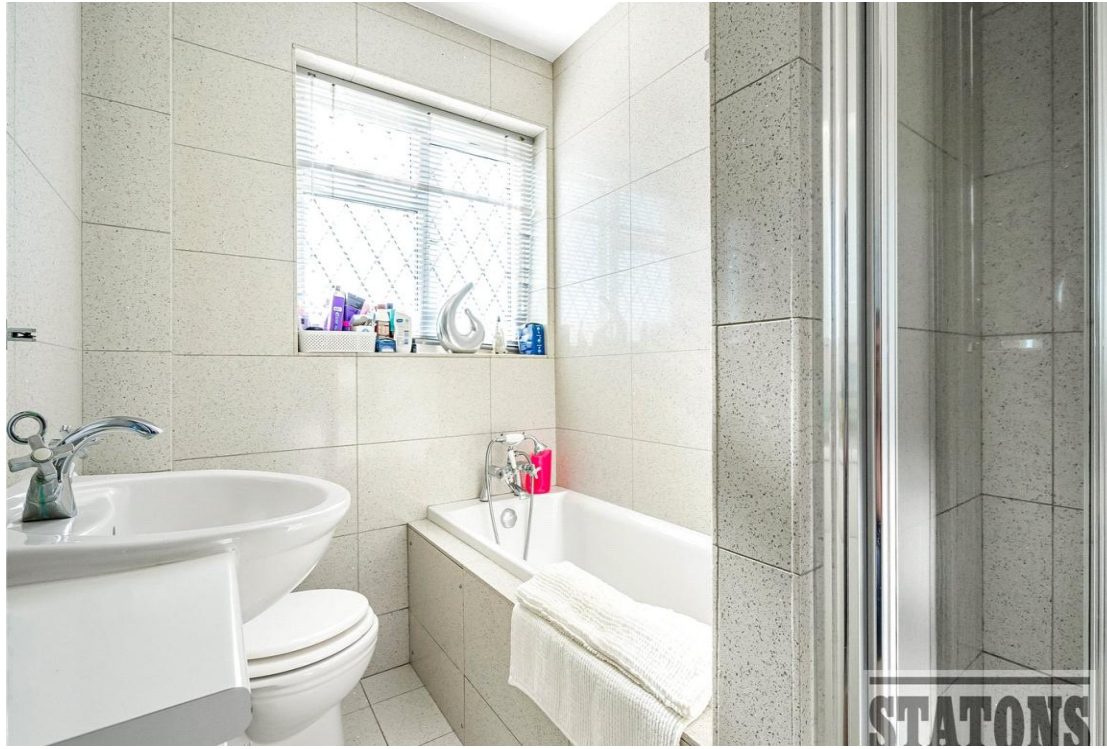


















STATON

**Approximate Gross Internal Area 2471 sq ft - 230 sq m
(Including Garage)**

Ground Floor Area 1222 sq ft – 114 sq m

First Floor Area 833 sq ft – 77 sq m

Second Floor Area 416 sq ft – 39 sq m



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.

STATONS

www.statons.com

STATONS BARNET

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



STATONS