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Park Road
Barnet

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Park Road, New Barnet, EN4 9QA

NO ONWARD CHAIN. A spacious and versatile family home offering well-proportioned accommodation arranged over two floors and located on a generous plot of circa 0.61 of an acre.

The ground floor comprises a welcoming entrance hallway with access to three reception rooms, providing excellent flexibility for family living, dining and entertaining. There is also a well-appointed kitchen with access to the rear garden, together with a useful utility room and WC.

To the first floor are five bedrooms, including a generous principal bedroom, along with a family bathroom. There is also a large loft, offering potential for further use, subject to the necessary consents.

Externally, the property benefits from a rear garden of circa 0.61 of an acre, offering a good degree of privacy, together with a driveway providing off-street parking, garage and additional storage.

The property is situated on Park Road in New Barnet, well placed for local shops, amenities and transport links. High Barnet and Whetstone are also within easy reach, with New Barnet railway station providing regular services into central London.



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HAPPY BIRTHDAY
PS KESTER
THANK YOU FOR
AN AMAZING YEAR

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Approximate Gross Internal Area 2062 sq ft - 192 sq m
(Excluding Garage & Loft)

Ground Floor Area 1105 sq ft – 103 sq m

First Floor Area 957 sq ft – 89 sq m

Loft Area 476 sq ft – 44 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

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.



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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