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**Park Road  
New Barnet**



# Park Road, New Barnet EN4 9QS

## £1,200,000



\*\*\* CHAIN FREE \*\*\* A beautifully presented 3 - 4 bedroom detached bungalow set behind a large gated carriage driveway. The property offers bright and spacious, versatile accommodation throughout and comprises a welcoming entrance hall, a large open plan reception/dining room with double doors to the terrace, a generous eat in kitchen with separate utility room and bi folding doors onto a covered terrace and a study/bedroom 4. There are 2 double bedrooms along with 2 bathrooms and a self contained annexe with its own entrance that comprises another double bedroom and a fully tiled wet room.

Externally there is a wonderful south west facing rear garden with fabulous far reaching views, a large patio with covered area and a storage shed.

Further benefits include potential for a loft conversion to add further bedrooms and bathrooms.

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.

































MUM  
1951

































Approximate Gross Internal Area  
167.0 sq m / 1797.57 sq ft



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



Ground Floor

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		69	80
EU Directive 2002/91/EC			

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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