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**104 Park Road
New Barnet**

Park Road, New Barnet, EN4 9QS £1,250,000

*** CHAIN FREE *** A charming detached 4 bedroom house offering bright and spacious versatile accommodation. The property comprises a welcoming entrance hall, a large double length reception room, a fabulous open plan kitchen/family room with a sleek kitchen area and central island, a ground floor double bedroom with en suite shower room, a study, a utility room and a guest w.c. On the first floor there are 3 generous bedrooms, an en suite shower room, a stylish family bathroom, an additional w.c. and ample eaves storage. Externally there is a west facing rear garden with large terrace, access to the basement area and side access. At the front of the property there is a carriage driveway offering off street parking for several cars.

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.



































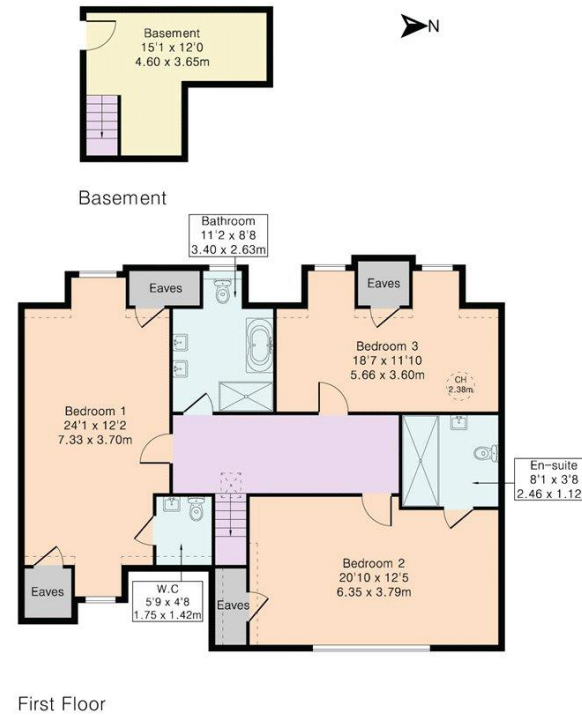
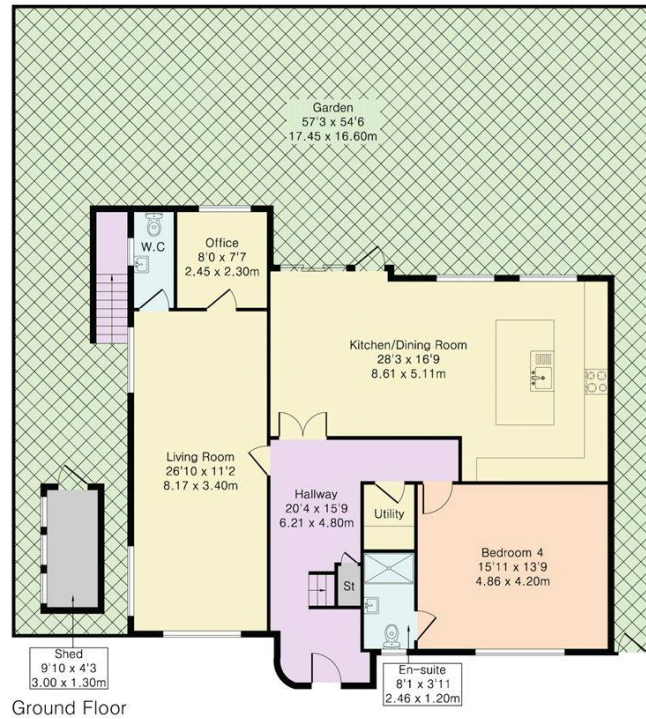




Approximate Gross Internal Area 2559 sq ft - 238 sq m

Basement Area 136 sq ft – 13 sq m
 Ground Floor Area 1374 sq ft – 128 sq m
 First Floor Area 1049 sq ft – 97 sq m

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



| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) | A | |
| (81-91) | B | |
| (72-80) | C | |
| (65-68) | D | |
| (55-64) | E | |
| (45-54) | F | |
| (35-44) | G | |
| Not energy efficient - higher running costs | | |
| | 78 | 84 |
| England, Scotland & Wales | | EU Directive 2002/91/EC |



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 as defined by RICS code of measuring practise. No guarantee is given on 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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