



PARK ROAD,  
High Barnet, EN5 5SQ



# 30 Park Road

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This stunning 4-bedroom, 4-bathroom new build home is located in a quiet turning in the highly desirable Barnet area, offering the perfect combination of luxury and convenience. Just a short walk from High Barnet Station and High Street, this property provides excellent transport links and access to local amenities while being tucked away in a peaceful, residential location.

Inside, the home boasts four generously sized bedrooms, each designed with comfort in mind. The bespoke Premier wardrobes provide ample storage, blending seamlessly with the modern design. The house features underfloor heating throughout, ensuring a comfortable and cozy environment all year round.

The property's four bathrooms are elegantly designed and include modern fittings, with one bathroom featuring a smart toilet for the ultimate in convenience and luxury. The contemporary kitchen is equipped with premium appliances, including a Quooker boiling tap, an InSinkErator food waste disposer, and a water softener, making daily tasks easy and efficient.

Step outside to a beautifully landscaped 35-meter rear garden, offering the perfect space for relaxation or entertaining guests. Security is a top priority with the installation of CCTV cameras, giving you peace of mind. Additionally, the property offers an abundance of storage space, ensuring that everything has its place.

This new build home in Barnet offers the perfect blend of modern living, luxury, and convenience in a prime location.



Local Authority: Barnet  
Tax Band: TBC  
Tenure: Freehold











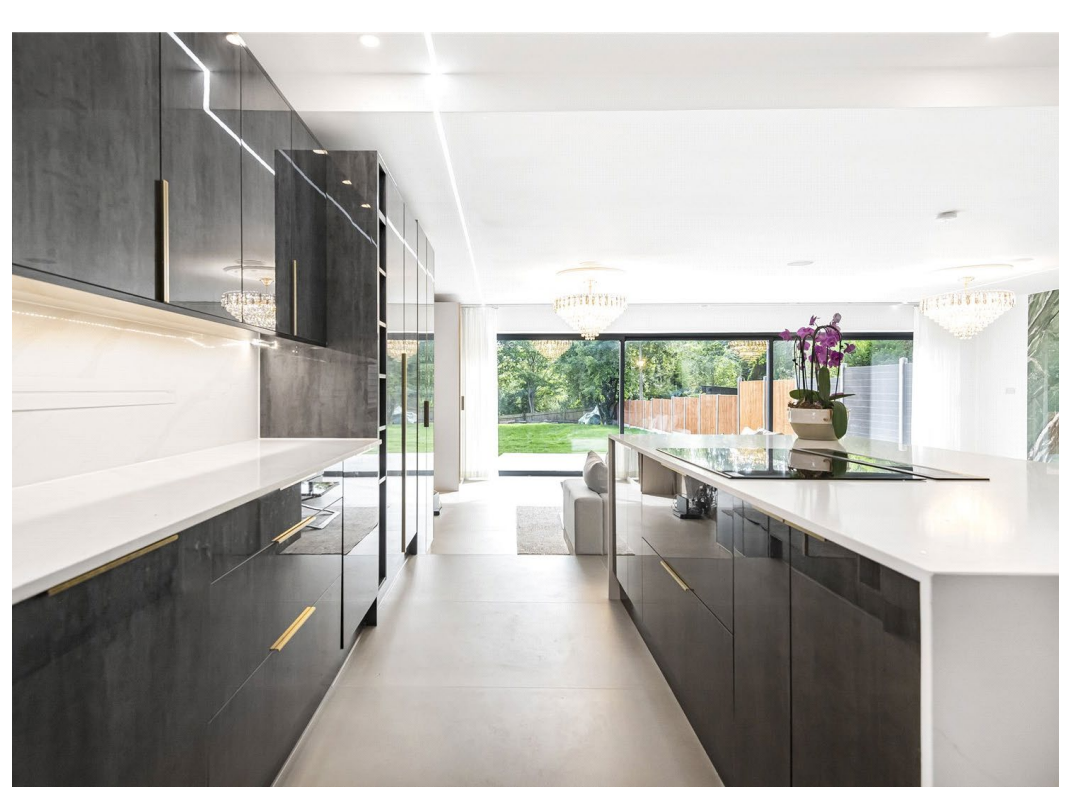








































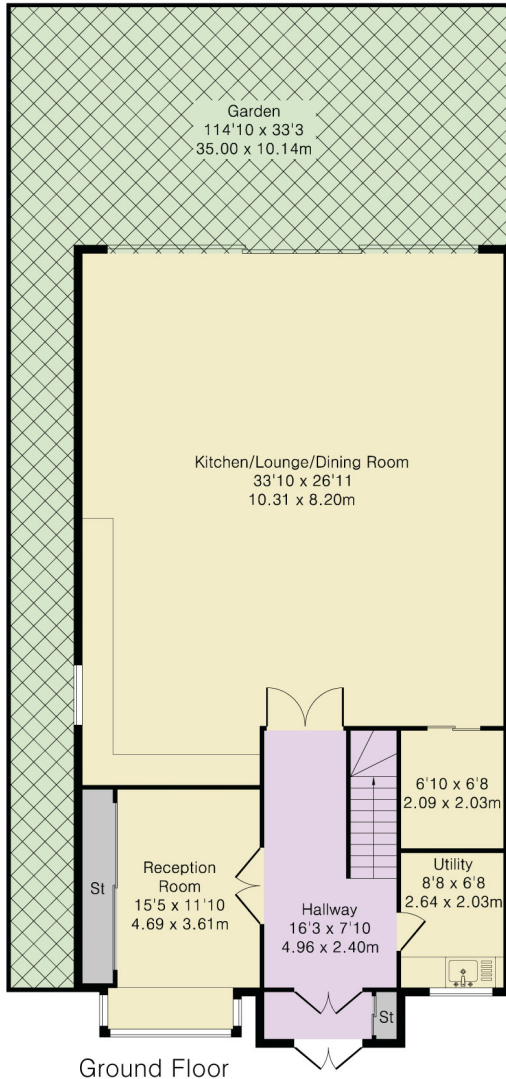










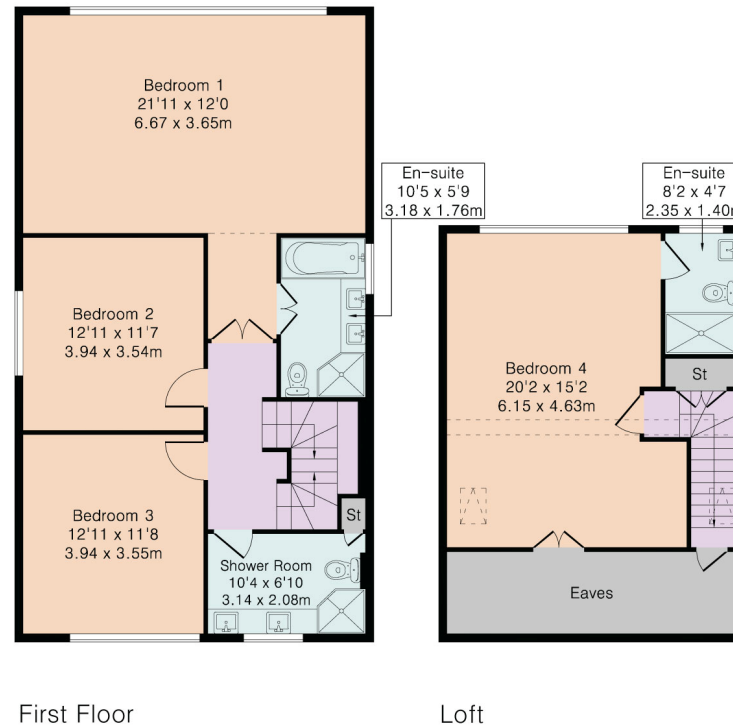


**Approximate Gross Internal Area 3114 sq ft - 290 sq m**

Ground Floor Area 1485 sq ft – 138 sq m

First Floor Area 1026 sq ft – 96 sq m

Loft Area 603 sq ft – 56 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	79	84
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		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.



