



Park Road, High Barnet, Barnet, EN5

Asking Price: £950,000

Freehold

Park Road, High Barnet, Barnet, EN5

A four bedroom detached family house requiring updating with tremendous scope to extend and develop (stpp) featuring a 173ft South East facing rear garden and front garden with drive providing off street parking.

Accommodation is accessed over a lawned garden with drive to front and side leading to garage. Entered via oval porch into hall with wc and turning staircase to first floor. Living space comprises a rear aspect lounge, separate dining room to front and kitchen breakfast room to rear, four bedrooms and shower room with separate wc to first floor.

The property is situated on the south side of a residential road ideally placed for High Barnet town centre. High Street shops, bars and restaurants are all located within a short walk together with 'The Spires' shopping precinct housing Waitrose, H&M and the 'Anytime Fitness' gym. High Barnet underground (Northern Line Zone 5) is only moments away with direct links to London's West End & City. Highly regarded schooling nearby includes QE Boys Grammar, QE girls secondary and Barnet's new Ark Pioneer Academy.

- **DETACHED FAMILY HOUSE**
- **REQUIRING UPDATING WITH SCOPE TO DEVELOP**
- **FOUR BEDROOMS**
- **173ft SOUTH EAST FACING GARDEN**
- **TWO RECEPTION ROOMS**
- **KITCHEN**
- **GROUND FLOOR WC**
- **SHOWER ROOM AND SEPARATE WC**
- **DRIVE & GARAGE**
- **COUNCIL TAX BAND F**



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Approximate Area = 1326 sq ft / 123.2 sq m

Garage = 138 sq ft / 12.8 sq m

Total = 1464 sq ft / 136 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrcbecom 2024. Produced for Hunters Property Group. REF: 1078333











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Disclaimer

The agent has not checked any apparatus, fixtures or fittings or services and cannot verify they are in working order or fit for their purpose. Neither has the agent checked the legal documentation to verify the Freehold / Leasehold status of the property. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.

Reference: BRN210396