



Park Road, New Barnet, Barnet, EN4

Guide Price: £750,000

Freehold

Park Road, New Barnet, Barnet, EN4

A modern four-bedroom semi-detached house with 87' south facing rear garden and front off street parking and garage located in the heart of New Barnet, within a short distance of several highly regarded schools including Livingstone primary and nursery, Trent CofE primary school and JCoSS secondary school.

Well placed for New Barnet mainline station, East Barnet Village and local schools and an easy commute to London's Kings Cross or Moorgate Station. Additionally, High Barnet Northern Line Underground Station is within a mile.

A number of local amenities are within a short walk, these include Sainsbury's & Aldi supermarkets and New Barnet's leisure centre.

- SEMI-DETACHED
- SEPARATE KITCHEN
- LARGE RECEPTION ROOM
- FOUR BEDROOMS
- ENSUITE
- FAMILY BATHROOM
- GROUND FLOOR CLOAKROOM
- SOUTH FACING PATIO AND GARDEN
- GARAGE
- OFF-STREET PARKING FOR 1 WITH POTENTIAL FOR TWO (STPP)
- POTENTIAL For EXTENSION AND/OR LOFT CONVERSION (STPP)
- CHAIN FREE

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Approximate Area = 1160 sq ft / 107.7 sq m

Garage = 116 sq ft / 10.7 sq m

Total = 1276 sq ft / 118.4 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). © ricshecom 2024. Produced for Hunters Property Group. REF: 1110139









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C	68	
(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	

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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: BRN240086