



Park Road

New Barnet, Barnet, EN4 9QA

Guide Price £1,100,000

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Arranged over four impressive floors, this elegant Edwardian residence (circa 1907) beautifully combines period charm with contemporary improvements for modern family living. Lovingly maintained by the current family for over 21 years, the home retains many original features including fireplaces and exposed floorboards, with modern enhancement.

This substantial property, approaching 2,000 sq ft, offers five generous double bedrooms, two modern family bathrooms, and a convenient guest cloakroom. A loft extension is already in place, and there remains significant potential for further expansion (stpp).

The ground floor provides exceptional entertaining space, featuring an extensive front reception room (formerly two separate rooms) and an appealing open-plan kitchen/family breakfast conservatory, providing natural light throughout the day. This space opens onto an attractive rear garden with a raised millboard terrace and practical under-decking storage.

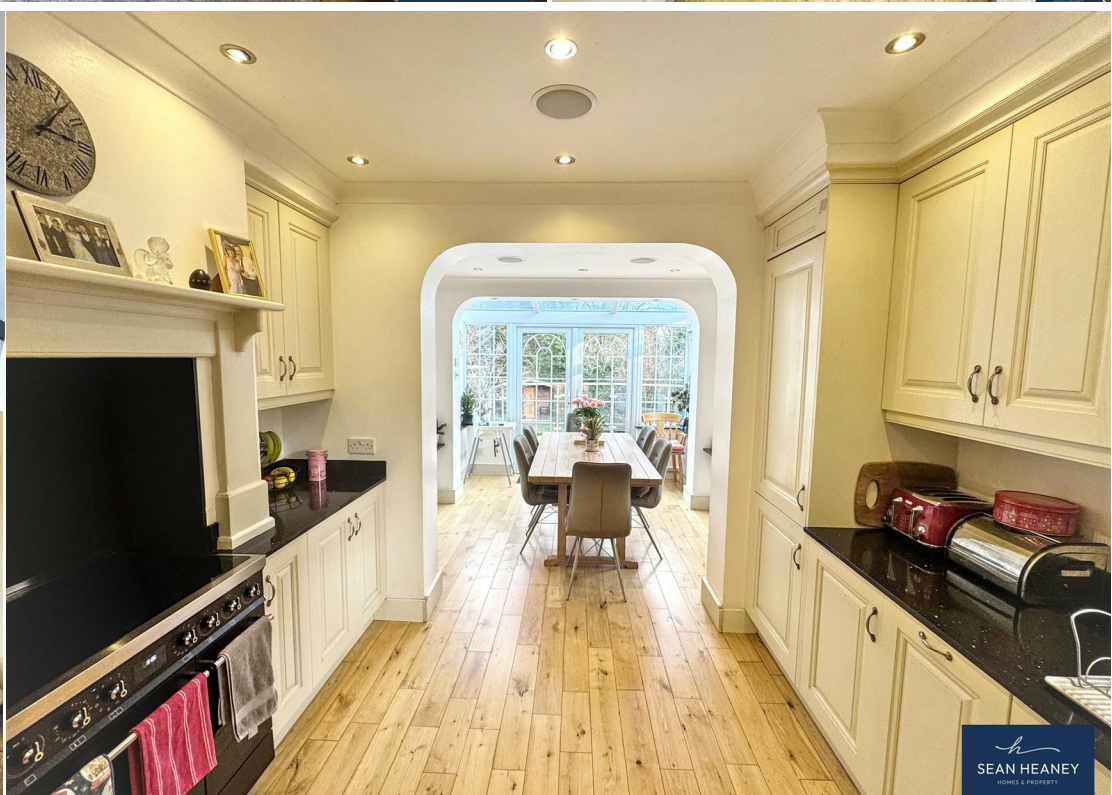
The mature, private garden with established shrubs and a secluded lawn, is complete with a bespoke Norwegian spruce sauna and outdoor shower - creating a peaceful retreat ideal for relaxation.

The property benefits further from a basement with laundry facilities and extensive storage, ample off-street parking, EV charging point, hot water solar panel and beautiful views from every aspect.

Situated in an outstanding family-friendly location, the property is surrounded by excellent amenities including highly regarded schools, green open spaces, woodlands, tennis courts, library & leisure centre and gym, directly opposite.

Transport connections are excellent, with New Barnet mainline station offering direct links to London Kings Cross and Moorgate, as well as nearby Underground access to the Piccadilly and Northern lines. A wide selection of cafés, restaurants and local shops are all within easy walking distance.

EPC : D
TENURE : Freehold
BARNET COUNCIL TAX BAND : E





GROUND FLOOR

Hallway

Front Reception

12'2 x 25'7 (3.71m x 7.80m)

Guest Cloakroom

Kitchen/Breakfast Room

10'10 x 23'2 (3.30m x 7.06m)

BASEMENT

Utility/Laundry Area

10'0 x 8'4 (3.05m x 2.54m)

Storage Room

12'6 x 14'4 (3.81m x 4.37m)

FIRST FLOOR

Landing

Principal Bedroom

15'11 x 12'1 (4.85m x 3.68m)

Bedroom Three

10'8 x 10'2 (3.25m x 3.10m)

Family Bathroom

5'2 x 6'7 (1.57m x 2.01m)

Bedroom Four

11'0 x 7'10 (3.35m x 2.39m)

SECOND FLOOR

Landing

Bedroom Suite

15'10 x 19'1 (4.83m x 5.82m)

Shower Room

5'9 x 5'9 (1.75m x 1.75m)

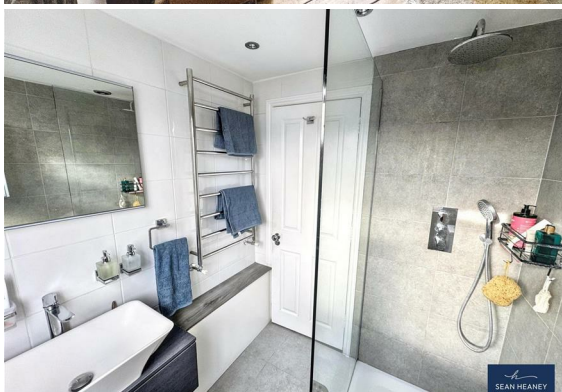
Bedroom Five

10'9 x 8'7 (3.28m x 2.62m)

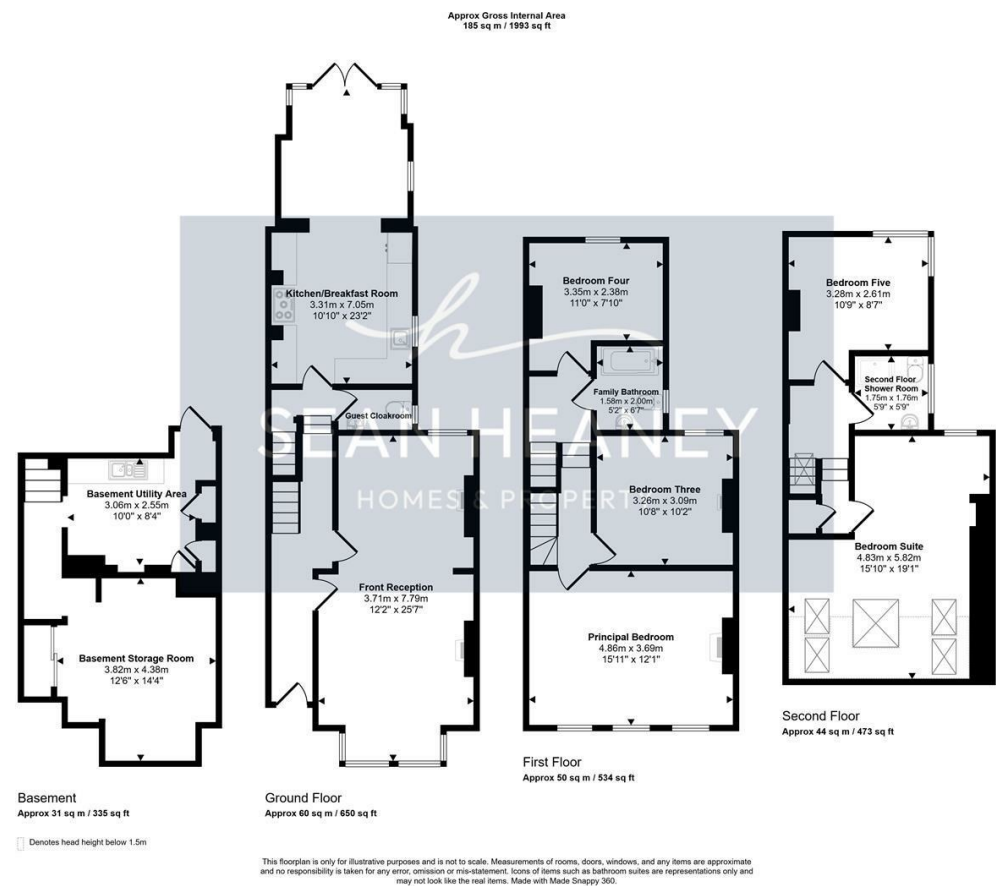
GARDEN (approximate)

115'8" x 23'7" (35.26 x 7.2)

SAUNA



Floor Plan

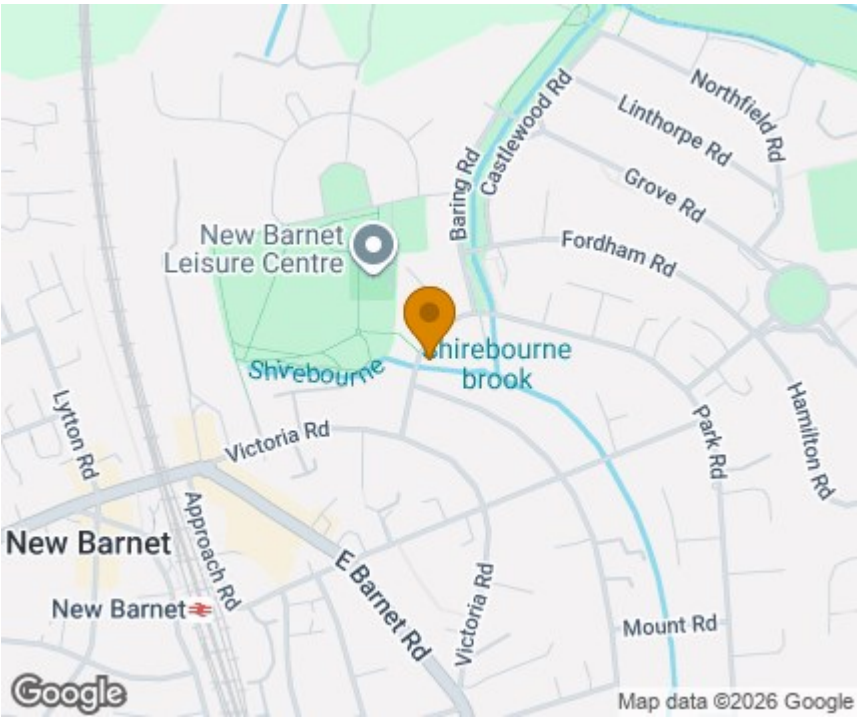


Viewing

Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

- 1. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order, or fit for their purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.
- 2. References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.
- 3. Room measurements have been made using a Laser Meter. Complete accuracy cannot be guaranteed and therefore the room sizes given should be regarded as being approximate.
- 4. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.
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Area Map



Energy Efficiency Graph

