



## PARK ROAD, NEW BARNET, EN4

Welcome to this charming, fully detached and quadruple-fronted bungalow with its own carriage driveway, tucked behind security gates, and offering off-street parking for numerous cars.

The interior of the bungalow is equally impressive, starting with a large hallway, a through lounge, which was originally 2 rooms, and a luxurious kitchen/diner that is perfect for hosting dinner parties or enjoying family meals, both with bi-folding doors leading to 2 very large and connecting terraces, one with a canopy. There are 3 bedrooms and 3 bathrooms, plus a study/possible nursery, or a useful access if one wishes to convert the loft to add further bedrooms - spp. One of the bedrooms is a self-contained studio, but is also connected to the main property. Ideal as a guest suite, an elderly parent, or older child, or as professional practising area. This bungalow offers a sense of tranquillity and privacy, making it a peaceful retreat from the hustle and bustle of everyday life, and the south facing rear garden is a good size and enjoys seclusion and a pleasant outlook.

Situated in a desirable location, this bungalow provides easy access to local amenities, schools, and transport links, making it an ideal choice for those looking for both convenience and comfort. Don't miss the opportunity to make this lovely property your new home in Barnet.

Certainly worthy of an internal viewing, and offered chain free!



### ACCOMMODATION

- \* SPACIOUS ENTRANCE HALL \* THROUGH LOUNGE \* FITTED KITCHEN/DINER \* UTILITY ROOM \* SELF CONTAINED ANNEXE WITH COOKING FACILITIES & EN SUITE SHOWER ROOM \* 2 FURTHER BEDROOMS & 2 BATHROOMS \* STUDY/POSSIBLE NURSERY \* SUNNY ASPECT REAR GARDEN - MAINLY LAID TO LAWN & WITH 2 VERY LARGE PAVED TERRACES \* CARRIAGE DRIVEWAY \* WROUGHT IRON SECURITY GATES \* PAVED OFF STREET PARKING FOR SEVERAL CARS \*
- \* SERVICES: GAS CENTRAL HEATING \* FEATURES: DOUBLE GLAZING \* WOOD FLOORING & PORCELAIN FLOORING \*

**PRICE: £1,250,000 FREEHOLD**



**ENTRANCE HALL: PIC. 1 28'9 x 5' (8.76m x 1.52m)**

**An Inviting Hallway with Porcelain Flooring, Double Glazed Window to Side, Wooden Door, Cornicing and Spotlights.**



**ENTRANCE HALL: PIC. 2**

**Different Aspect as you come in from the Kitchen.**





**THROUGH LOUNGE:**

**A Very Comfortable Double Aspect Double Room, Double Doors to Hallway, Door to Lobby Area Accessing Bedroom 3 and Separate Shower Room/Guest WC.**



**RECEPTION ROOM: 17'4 x 13'7 (5.28m x 4.14m)**

**Double Glazed French Doors to Large Paved Terrace, Porcelain Flooring, 2 Double Radiators, Spotlights, Cornicing.**





**DINING ROOM/POSS. BEDROOM 5:: 12'4 x 12'2 (3.76m x 3.71m)**

**Originally a Bedroom, but now used as a Dining Room and Open Plan with the Reception Room, Double Glazed Window to Front, Cornicing, Spotlights, Double Radiator, Porcelain Flooring.**



**LUXURY FITTED KITCHEN/DINER: PIC. 1 22'6 x 13' (6.86m x 3.96m)**

**Well Planned & Fitted with Ample Floor & Wall Units with Quartz Worktops, Inset Sink with Mixer Taps, Miele Induction Hob with Extractor Over, Eye Level Miele Double Oven, Ample Dining Area, Double Glazed Window Overlooking Garden & Terrace. Spotlights. Door to Utility Room.**





**LUXURY FITTED KITCHEN/DINER: PIC. 2**

**Different Aspect Showing Dining Area and Folding double Glazed Bi-Fold Doors, Double Glazed Window to Side Overlooking the Lounge Terrace. Also, Door to UTILITY ROOM.**



**MASTER BEDROOM: 15'3 x 12'6 (4.65m x 3.81m)**

**Double Glazed Bay Window to Front, Laminate Flooring, Double Radiator. and Spotlights. Door to Lobby which has Fitted Wardrobes, and Leads to Large Family Bathroom. In the Current Layout, Could act as an En Suite.**





**SELF CONTAINED ANNEXE/BEDROOM 2: PIC. 1 15'7 x 14'8 (4.75m x 4.47m)**

**Double Glazed Window to Front, Double Radiator, Spotlights, Cornicing, Cooking Facilities, Door to En Suite Shower Room. Double Glazed Door to Side & Garden, Door Connecting to Lobby Leading to and Connecting to Hallway of Bungalow.**



**SELF CONTAINED ANNEXE/BEDROOM 2: PIC. 2**

**Different Aspect, Also Showing Fitted Kitchen Area with Single Drainer Stainless Steel Sink with Mixer Taps, Electric Hob, Built Under Oven, Worktops, Fitted Cupboard with Plumbing for Washer/Dryer.**





**EN SUITE SHOWER ROOM TO ANNEXE:**

**Modern and Fully Tiled, Walk in Shower, Low Flush WC., Wash Hand Basin with Mixer Taps. Double Glazed Window to Side, Chrome Heated Towel Rail. Ceramic Flooring with Underfloor Heating.**



**FAMILY BATHROOM: 11'6 x 6'2 (3.51m x 1.88m)**

**Modern Bathroom Suite Comprising Panelled Bath with Mixer Taps and Shower Attachment, Separate Walk in Shower, Low Flush WC., Wash Hand Basin with Mixer Taps & Cupboards Beneath, Porcelain Flooring, Fully Tiled Walls, Double Glazed Frosted Window to Side. Chrome Heated Towel Tail. Underfloor Heating.**





**BEDROOM 3: 12'7 x 8'3 (3.84m x 2.51m)**  
**Double Glazed Window to Front, Laminate Flooring, Cornicing, Spotlights, Radiator.**



**SEPARATE SHOWER ROOM/GUEST CLOAKROOM: 9'10 x 6'7 (3.00m x 2.01m)**  
**Double Glazed Frosted Window to Rear, Walk in Shower, Low Flush WC., Cornicing, Ceramic Flooring, Extractor Fan, Chrome Heated Towel Rail. Fully Tiled Walls. Underfloor Heating.**





**STUDY/POSSIBLE BEDROOM 4: 9'6 x 6'5 (2.90m x 1.96m)**

**Porcelain Flooring, Radiator, Double Glazed Skylight. This Would be the Ideal Area to Create a Staircase Leading to a Loft Conversion.**



**TERRACE 1: PIC. 1**

**Large Paved Terrace with Remote Controlled Awning - Immediately Outside the Reception Room. Glass Screens.**





**TERRACE 1: PIC. 2**  
**Different Aspect of Terrace 1.**



**TERRACE 2:**  
**Further Large Paved Terrace with Covered Area, that can also be Retracted - Accessed from the Luxury Fitted Kitchen/Diner, but also Connecting with Terrace 1. Ideal for Entertaining and Outdoor Dining. Glass Screens.**





**REAR GARDEN & VIEWS:**

**Good Sized Rear Garden - Mainly Laid to Lawn, with Mature Plants & Trees, plus Flower Borders. Shed. Sunny Aspect with Open Views.**



**REAR ELEVATION OF PROPERTY & GARDEN:**





**DETACHED BUNGALOW BEHIND SECURITY GATES:  
Enjoying a Wide Frontage to Park Road.**

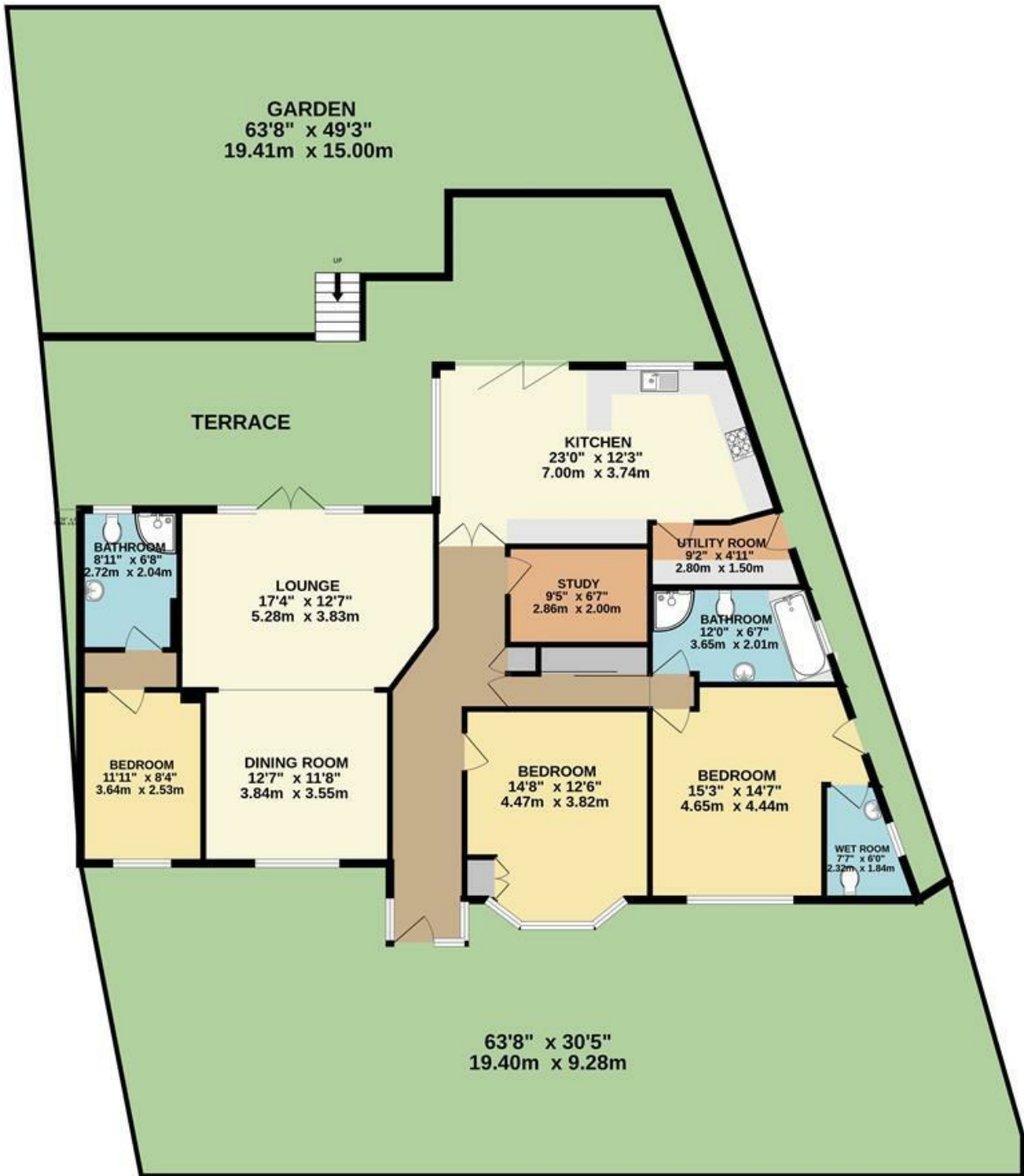


**PAVED OFF STREET PARKING & CARRIAGE DRIVEWAY:  
Paved Off Street Parking for Several Cars.**





GROUND FLOOR  
1798 sq.ft. (167.0 sq.m.) approx.



TOTAL FLOOR AREA : 1798 sq.ft. (167.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
69	80
EU Directive 2002/91/EC	EU Directive 2002/91/EC
England & Wales	England & Wales

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	EU Directive 2002/91/EC
England & Wales	England & Wales



The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purposes. 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 purposes only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.