

dreampad-

97 Park Road



Barnet, Hertfordshire - A Well Presented Family Residence In Premier Location With Self Contained Annexe & Enormous Potential For Expansion.

97 Park Road, New Barnet, Barnet Hertfordshire, EN4 9QX

Offers in Excess of £1,100,000

We are delighted to offer for sale this spacious detached family home, located in a superb sought after position. In brief the accommodation on the ground floor includes entrance hall, cloakroom, large kitchen/ breakfast room, utility room, dining room and sitting room. There is also a bedroom, shower room and family room (that could easily be incorporated into a self contained annexe). On the first floor there are four good size bedrooms and a family bathroom.

Externally the property is approached via an in out brick paved driveway offering ample off street parking for several vehicles, leading to a large tandem garage. Gated access leads to the rear garden which is very private, mostly laid to lawn with mature flower and shrub borders, mature trees and patio area.















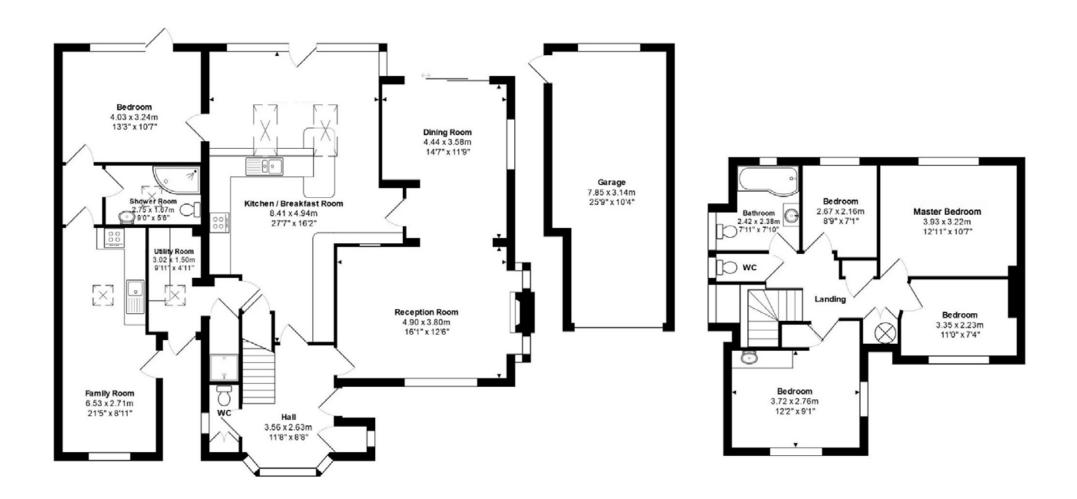














Transport: Cockfosters Tube Station (Piccadilly Line) - 0.8 miles

New Barnet Train Station (Moorgate) - 0.6 miles

M25(J24) - 3.5 miles

Services: Gas Heating, Mains Water Supply & Drainage

Council Tax: Band G

Local Authority: Barnet Council

Important Notice:

Dreampad, their clients and any joint agents give notice that:

- 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own b ehalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part or any offer or contracts and must not be relied upon as statements of representations of fact.
- 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and Dreampad have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

www.dreampad.com | info@dreampad.com

Tel: 0333 772 9775

Energy Performance Certificate

97, Park Road, New Barnet, BARNET, EN4 9QX

Dwelling type:Detached houseReference number:2208-3096-7202-5703-1940Date of assessment:20 February 2017Type of assessment:RdSAP, existing dwelling

Date of certificate: 05 April 2017 **Total floor area:** 188 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

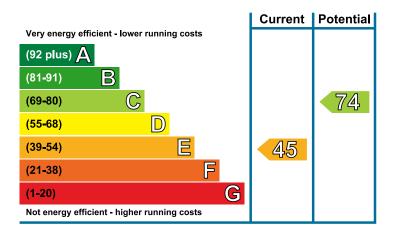
Estimated energy costs of dwelling for 3 years:	£ 6,942
Over 3 years you could save	£ 2,970

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 534 over 3 years	£ 291 over 3 years	You could save £ 2,970 over 3 years
Heating	£ 5,823 over 3 years	£ 3,297 over 3 years	
Hot Water	£ 585 over 3 years	£ 384 over 3 years	
Totals	£ 6,942	£ 3,972	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Room-in-roof insulation	£1,500 - £2,700	£ 1,281
2 Internal or external wall insulation	£4,000 - £14,000	£ 447
3 Floor insulation (suspended floor)	£800 - £1,200	£ 198

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call **0300 123 1234** (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.