

Cat Hill  
East Barnet, Hertfordshire, EN4 8HX  
Offers in excess of £1,000,000 Freehold

**STATONS**

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Bedrooms 7 | Bathrooms 3 | Receptions 2





94 Cat Hill  
East Barnet, Hertfordshire  
EN4 8HX



A beautifully presented substantial family home that has been thoughtfully extended and refurbished by the current vendors. The property offers bright and spacious accommodation throughout, perfect for modern family living and entertaining. Comprising a welcoming entrance hall, door to integral garage, guest w.c, front reception room, stunning open plan dining/family room with bi folding doors onto the rear garden, large kitchen/breakfast room with island, fabulous master bedroom suite with far reaching views and a luxurious en suite bathroom, 5 further generous bedrooms, dressing room/ bedroom 7, a contemporary family bathroom and an additional shower room. The property also benefits from air conditioning to 5 of the bedrooms and front and rear irrigation systems. Externally there is a well established rear garden of approx 110' with gym/summerhouse that has central heating and electricity and a wonderful sun terrace. To the front of the property is a driveway providing parking for several cars and a garage.

Cat Hill is well located for local highly regarded schools and is a popular choice for commuters as both Oakleigh Park overground station and Cockfosters underground station (Piccadilly Line) are within easy reach.

For more properties for sale in Barnet please call our [Barnet Estate Agents](#) on 0208 449 3383 .



## Cat Hill, Barnet, EN4

APPROX. GROSS INTERNAL FLOOR AREA 2335 SQ FT 216.9 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)  
GYM APPROX. GROSS INTERNAL FLOOR AREA 132 SQ FT 12.2 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Current	Potential		Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
A		80	A		73
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

## Features Include

### DISCLAIMER:

In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. 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 only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.

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