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Cat Hill
Barnet

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Cat Hill, Barnet, EN4 8HP

This wonderful five bedroom home arranged over three floors offers circa 2100 sq ft of versatile accommodation and benefits from fabulous high ceiling and beautiful fireplaces.

The ground floor comprises welcoming reception hallway, spacious lounge, open plan kitchen/dining/family room, utility and guest cloakroom. On the first floor there are three bedrooms one with en-suite facilities and a family bathroom. The second floor has two further bedrooms and a shower room.

The fabulous rear garden measures circa 115' in length and has a large paved seating area to the immediate rear, ideal for outdoor entertaining and al fresco dining. The remainder is laid mainly to lawn with a large outbuilding located at the rear of the garden. The frontage is laid to paving providing off street parking.

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.

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Approximate Gross Internal Area 2086 sq ft - 194 sq m

(Excluding Outbuilding)

Ground Floor Area 927 sq ft - 86 sq m

First Floor Area 685 sq ft - 64 sq m

Top Floor Area 474 sq ft - 44 sq m

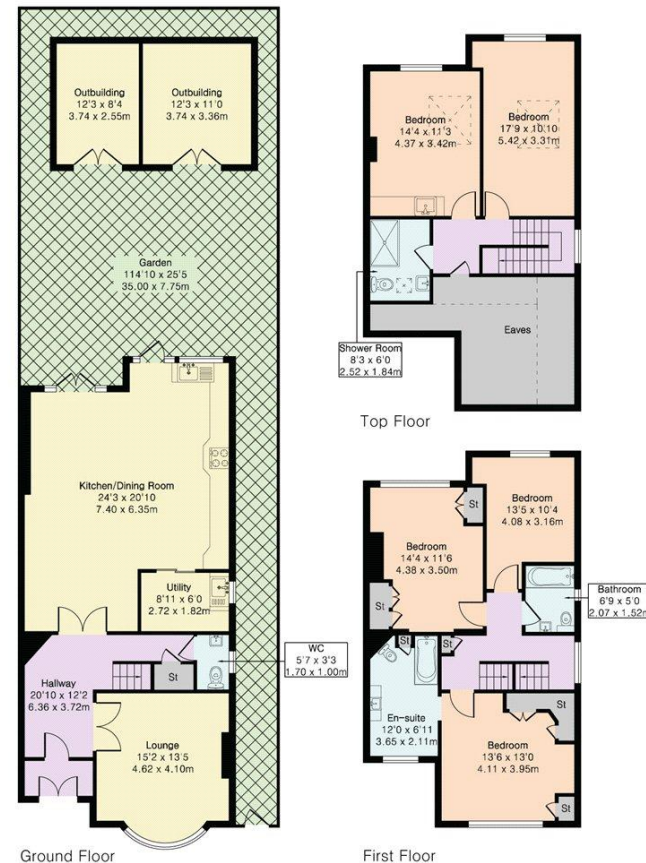
Outbuilding Area 242 sq ft - 22 sq m



Local Authority: Barnet

Council Tax band: F

Tenure: Freehold



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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