



## Cat Hill, Barnet, EN4 8HX OIEO £750,000

\*\*\* CHAIN FREE \*\*\* We are delighted to offer for sale this 3 bedroom semi-detached house with plenty of potential to extend subject to planning permission. This charming property does require some general updating and boasts a bright and homely feel, offering a comfortable living space for families or professionals. Conveniently located, the house is well-lit throughout and provides ample space for relaxation and entertainment and comprises 2 generous reception rooms, a kitchen/breakfast room, 3 well proportioned bedrooms and a bathroom with separate w.c.

The property features a south facing rear garden of approx 115' well-maintained length, perfect for outdoor activities and relaxation. With off-street parking and a garage, there is ample space for vehicles and storage.

Location:- 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.



















## Approximate Gross Internal Area 1371 sq ft - 127 sq m

Ground Floor Area 776 sq ft - 72 sq m First Floor Area 550 sq ft - 51 sq m Outbuilding Area 45 sq ft - 4 sq m

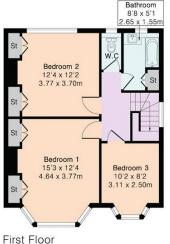




Garage 14'1 x 7'7

4.30 x 2.30m

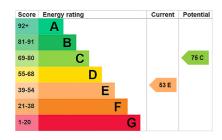
Hallway 15'9 x 7'6 4.80 x 2.29m





Local Authority: Barnet Council Tax band: F

Tenure: Freehold





Although Pink Plan Itd 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 as defined by RICS code of measuring practise. No guarantee is given on 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.

Reception Room

14'9 x 13'8

4.50 x 4.16m

Ground Floor







## STATONS BARNET

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