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Cat Hill
Barnet





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



Local Authority: Barnet
Council Tax band: F
Tenure: Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	63 E	
21-38	F		
1-20	G		



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 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.



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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