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**Cat Hill
Barnet**



Cat Hill, Barnet, EN4 8HX

£1,250,000

This impeccable six bedroom semi-detached residence boasts circa 2750 sq ft of modern, versatile and well-designed living accommodation arranged over three floors. With many features including air conditioning, fibre broadband, fabulous kitchen with Grohe Red Boiling hot water tap, electric vehicle charger as well as many more. Early viewing is essential to fully appreciate the standard of accommodation on offer.

The ground floor comprises welcoming reception hallway, elegant sitting room, spacious dining/family room, beautifully appointed kitchen, utility room(garage) and guest cloakroom. On the first floor there are five bedrooms with one having en-suite facilities and a family bathroom. On the second floor there is a further large bedroom, study and a further bathroom.

The stunning and secluded landscaped rear garden has a seating area to the immediate rear ideal for outdoor entertaining and al fresco dining with steps up to the remainder which is laid mainly to lawn, large heated summer house to the rear as well as lovely playhouse, side access. The frontage is laid mainly to paving providing off street parking, electric car charger.

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.































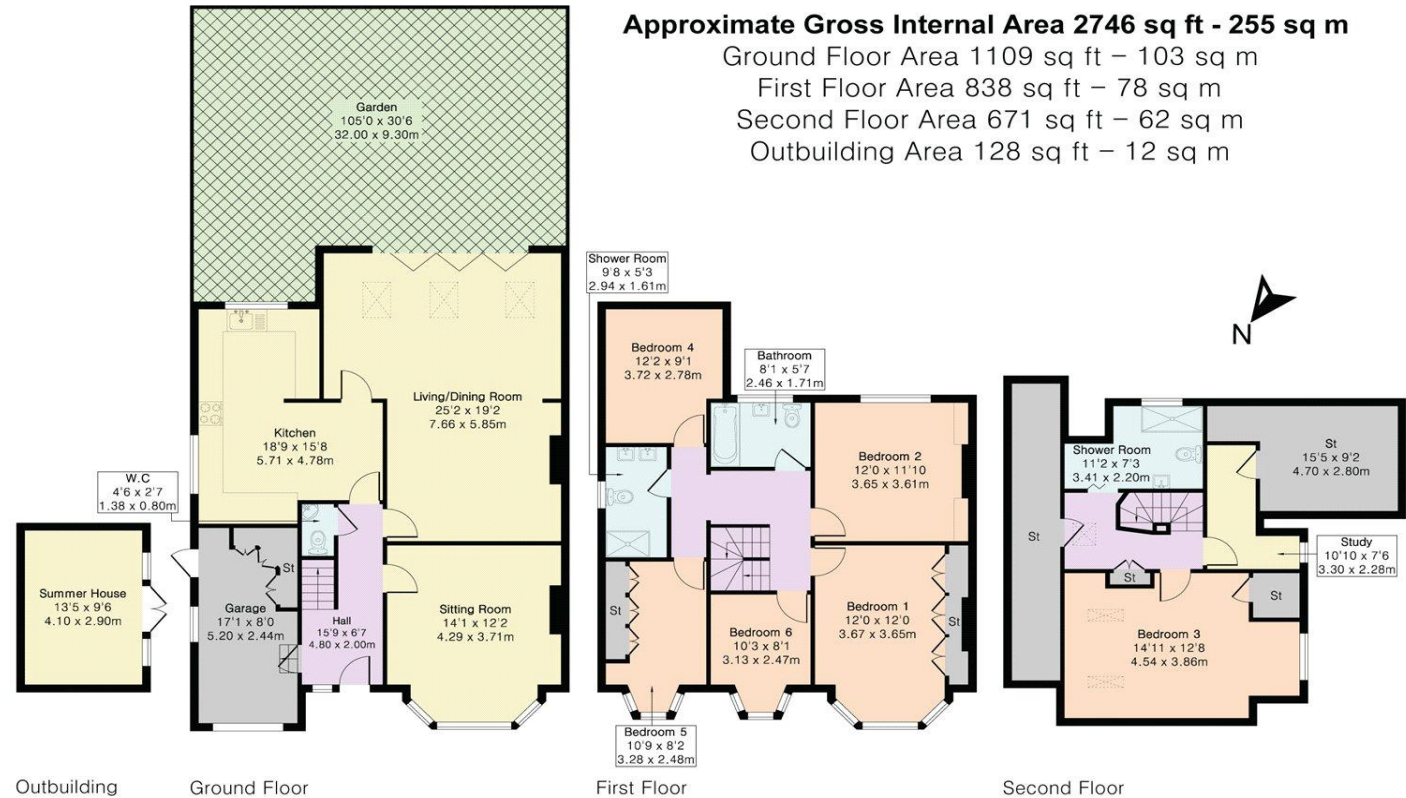








Local Authority: Barnet
Council Tax band: F
Tenure: Freehold



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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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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