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Cat Hill
Barnet



Cat Hill

Barnet, EN4 8HS

£1,300,000

This exceptional five bedroom detached residence offers circa 2766 sq ft of bright, modern and luxurious accommodation arranged over three floors. Internal viewing is highly recommended to fully appreciate the size and standard of accommodation on offer.

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 2447 sq ft - 227 sq m
(Excluding Outbuilding)

Ground Floor Area 1325 sq ft – 123 sq m
First Floor Area 864 sq ft – 80 sq m
Second Floor Area 258 sq ft – 24 sq m
Outbuilding Area 319 sq ft – 30 sq m



Local Authority: Enfield
Council Tax band: G
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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	90 B
69-80	C		
55-68	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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