



**Cat Hill, Barnet, EN4 8HU**

**Asking Price: £1,075,000**

*Freehold*



# Cat Hill, Barnet, EN4 8HU

Set on this sought after road close to Cockfosters parade, this five bedroom semi-detached house with 216ft south facing garden and off street parking.

Ground floor accommodation comprises, spacious entrance hall, through lounge, reception room to rear with bay window, eat in kitchen with separate utility area, shower room and garage which could be converted STPP. Five bedrooms to first floor with four piece family bathroom. Neatly tended 216ft South facing rear garden and benefitting from off street parking to front and potential to extend loft STPP.

This home is well placed for Cockfosters High Street with its array of shops and local amenities and in the catchment area for several highly regarded schools such as Joss, Trent CofE Primary, along with Livingstone and East Barnet a short walk away. The property is also well-placed for transport links with underground stations at Cockfosters (Piccadilly Line) as well as National Rail from New Barnet station providing fast trains to London's Kings Cross and Moorgate stations.

- **FIVE BEDROOM HOUSE \* 1863SQFT**
- **SOUGHT AFTER LOCATION**
- **216FT SOUTH FACING GARDEN**
- **THREE RECEPTION ROOMS**
- **KITCHEN & UTILITY AREA**
- **TWO BATHROOMS**
- **OFF STREET PARKING \* GARAGE**
- **CLOSE TO COCKFOSTERS**
- **HIGHLY REGARDED SCHOOLS CLOSEBY**
- **COUNCIL TAX BAND G**



## Cat Hill, Barnet, EN4

Approximate Area = 1863 sq ft / 173 sq m

Garage = 127 sq ft / 11.7 sq m

Outbuilding = 79 sq ft / 7.3 sq m

Total = 2069 sq ft / 192 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nixhcom 2025. Produced for Hunters - Barnet & Whetstone. REF:1346562

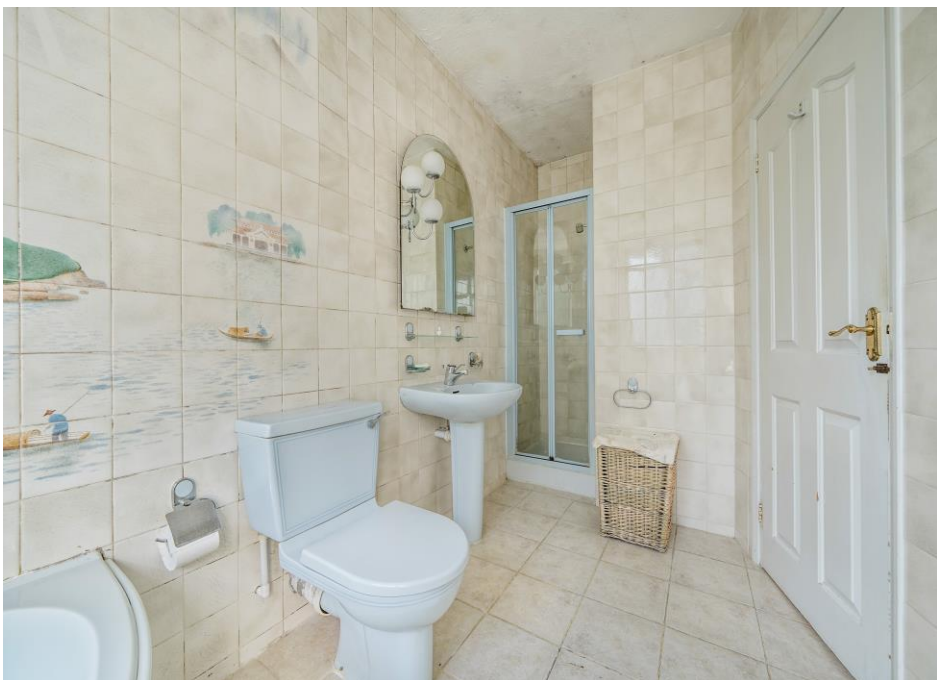




















Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

#### Disclaimer

The agent has not checked any apparatus, fixtures or fittings or services and cannot verify they are in working order or fit for their purpose. Neither has the agent checked the legal documentation to verify the Freehold / Leasehold status of the property. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.

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