

Cat Hill, Barnet, EN4 8HU

Asking Price: £1,040,000

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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 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 BATHROMS
- **OFF STREET PARKING * GARAGE**
- **CLOSE TO COCKFOSTERS**
- HIGHLY REGARDED SCHOOLS CLOSEBY
- **COUNCIL TAX BAND G**



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating Visionational Property Measurement Standards (IPMSE Residential). © rechecom 2025. Produced for Humann - Barret & Whitestone. REF. 1346562



































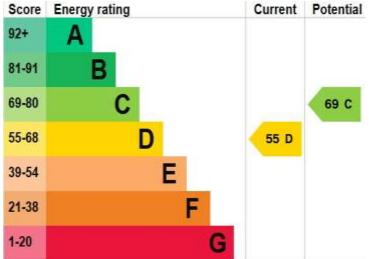












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