



Cat Hill

East Barnet, EN4 8HX

£809,500



Welcome to Cat Hill

East Barnet, EN4 8HX

Aleco Estate Agents are pleased to present this delightful semi-detached house located in the sought-after area of East Barnet. This charming property offers a wonderful opportunity for families or professionals seeking a comfortable living space with potential for further enhancement, subject to planning permission to the side extension.

The house features two spacious reception rooms that provide a bright and inviting atmosphere, perfect for both relaxation and entertaining guests. With four bedrooms, there is ample room for everyone, along with two bathrooms to accommodate the needs of a busy household.

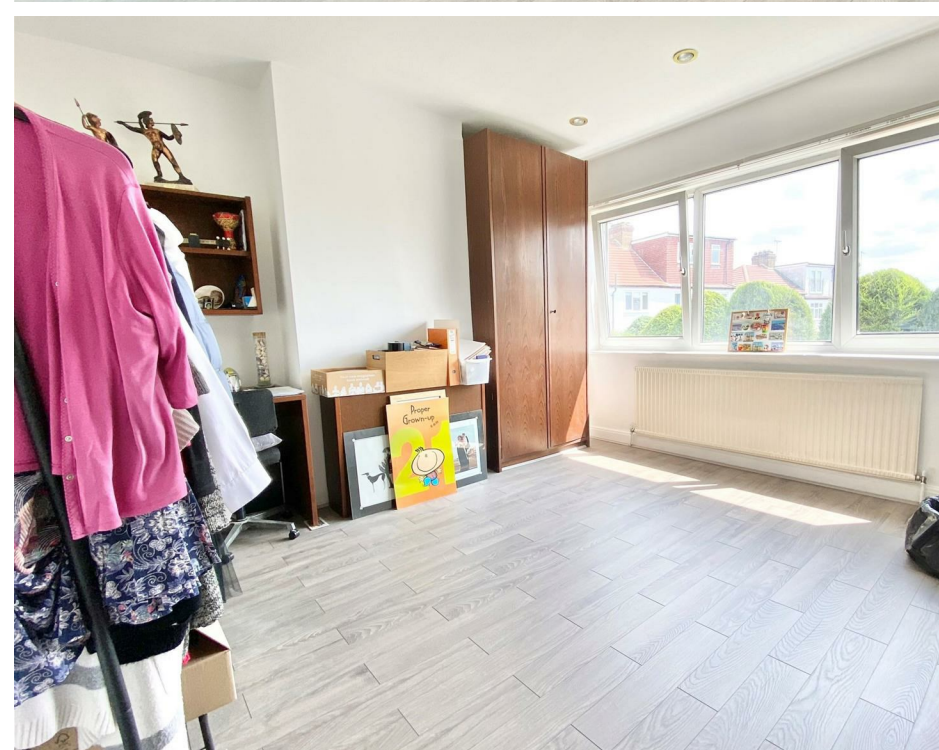
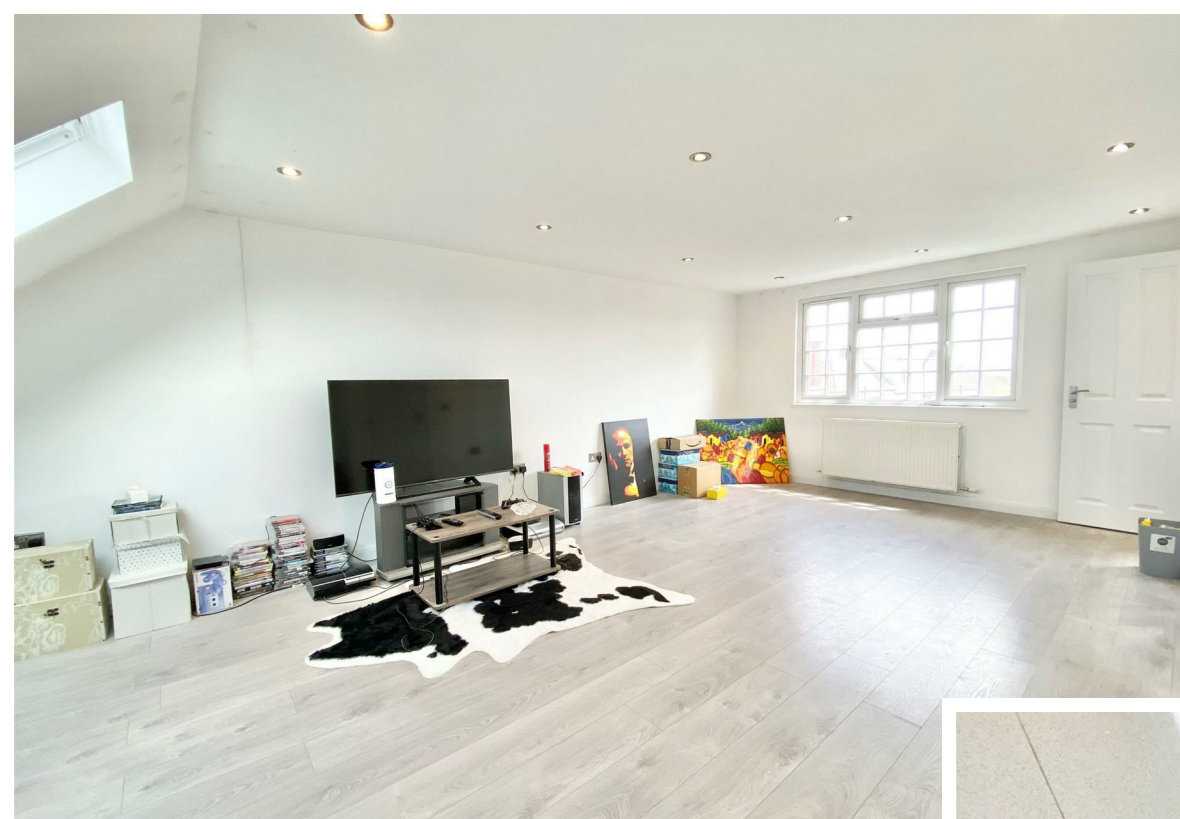
The property benefits from off street parking and a garage, ensuring that there is plenty of room for vehicles and storage.

Situated in a prime location, Cat Hill is renowned for its access to highly regarded local schools, making it an excellent choice for families. Commuters will appreciate the convenience of nearby transport links, with both Oakleigh Park overground station and Cockfosters underground station (Piccadilly Line) within easy reach.

This property presents a fantastic opportunity to create a lovely family home in a desirable area. With its bright interiors, spacious layout, and potential for further development, it is not to be missed.



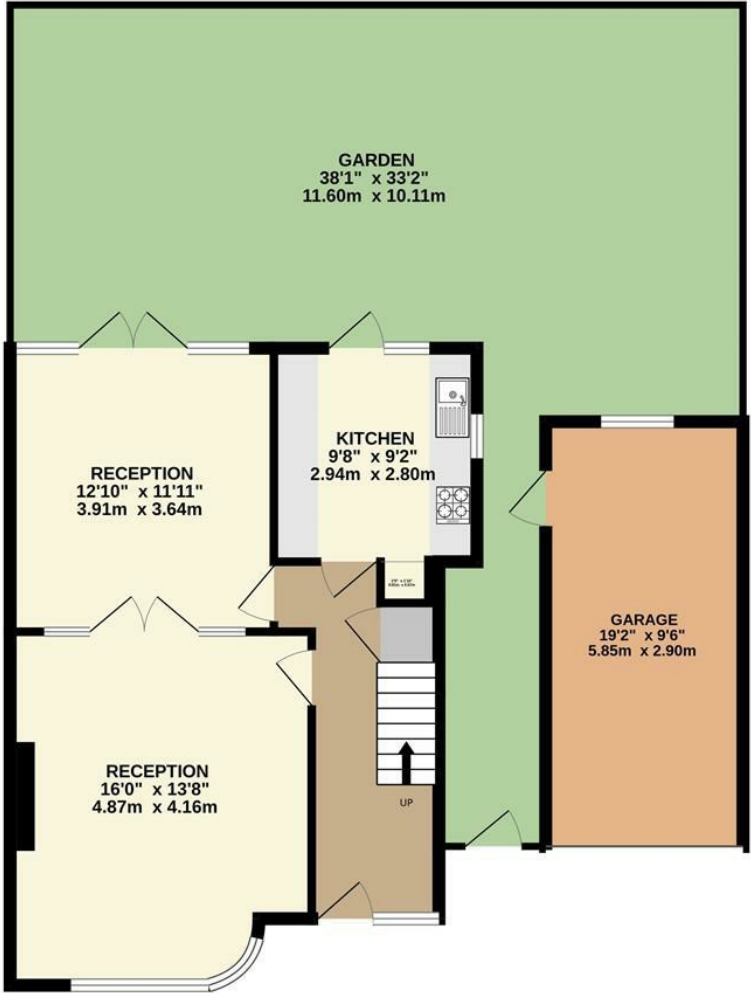






Floor Plan

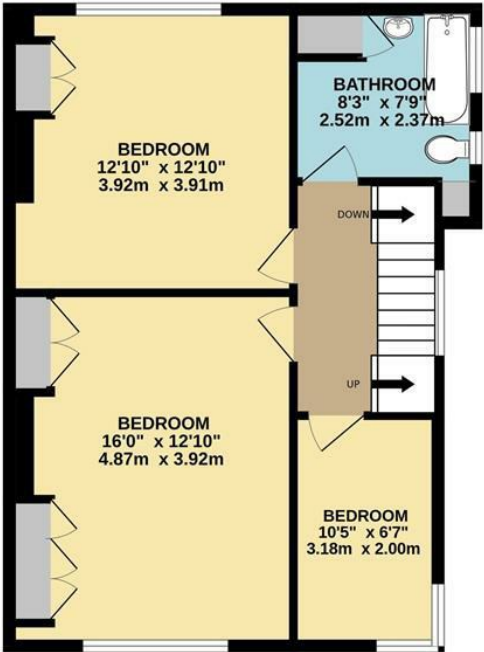
GROUND FLOOR
715 sq.ft. (66.5 sq.m.) approx.



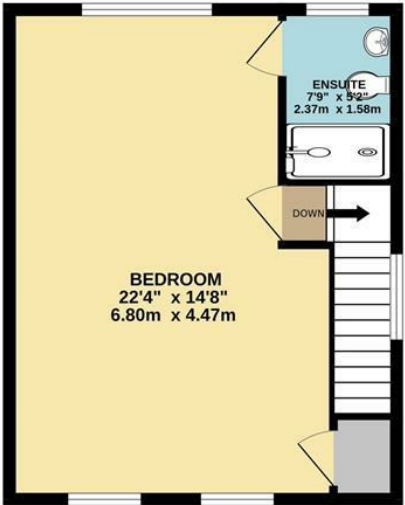
TOTAL FLOOR AREA : 1671 sq.ft. (155.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR
567 sq.ft. (52.7 sq.m.) approx.



2ND FLOOR
389 sq.ft. (36.1 sq.m.) approx.



Area Map



Viewing

Please contact our Aleco Estate Agents Office on **02084498808** if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

