

50

CAT HILL



mihomes
property agents

*inviting & beautifully maintained
three-bedroom semi-detached residence*

*guide price
£750,000*

welcome to this charming 3-bedroom semi-detached house located on the desirable cat hill, en4. this inviting home offers approximately 1,395 sq ft of beautifully presented living space and potential to extend to the rear, above the garage and in to the loft space subject to planning permission.



description

featuring a large through lounge with the front reception room currently arranged as a cosy living area and the rear reception room serving as an elegant dining space. the ground floor boasts exquisite hardwood herringbone flooring, extending through the hallway and dining room, which seamlessly connects to the rear private garden.

the modern, well-appointed kitchen is equipped with high-end appliances, including a double oven, gas cooker, and space for a dishwasher. ample storage and the potential for a small dining table make this an ideal eat-in kitchen. the kitchen also provides direct access to the garden. additionally, the ground floor benefits from a convenient guest w/c and a single garage located to the side of the house.





step outside into the delightful garden, where you'll find a raised deck area perfect for outdoor entertaining, leading down to a lush, green lawn and a versatile shed/summerhouse at the bottom of the garden.



location

cat hill is ideally situated in the picturesque and highly sought-after area of east barnet, en4. this prime location offers the perfect blend of suburban tranquillity and urban convenience, making it an attractive spot for families, professionals, and anyone looking for a peaceful yet well-connected place to live.

residents of cat hill benefit from a range of convenient local amenities. just a short walk away is cockfosters high street, a vibrant hub offering a variety of shops, services, and dining options. here, you can find a sainsbury's local for all your grocery needs, as well as an array of independent boutiques and specialty stores. for dining out, the high street

boasts a selection of restaurants and cafes, catering to diverse tastes. whether you're in the mood for a casual coffee, a family-friendly meal, or a fine dining experience, you'll find plenty of options to choose from.

one of the key advantages of living on cat hill is its excellent transport links. cockfosters station, located on the piccadilly line, is just a short walk away. this provides direct access to central london, making commuting and exploring the city's attractions convenient and straightforward. additionally, several bus routes serve the area, further enhancing its connectivity.



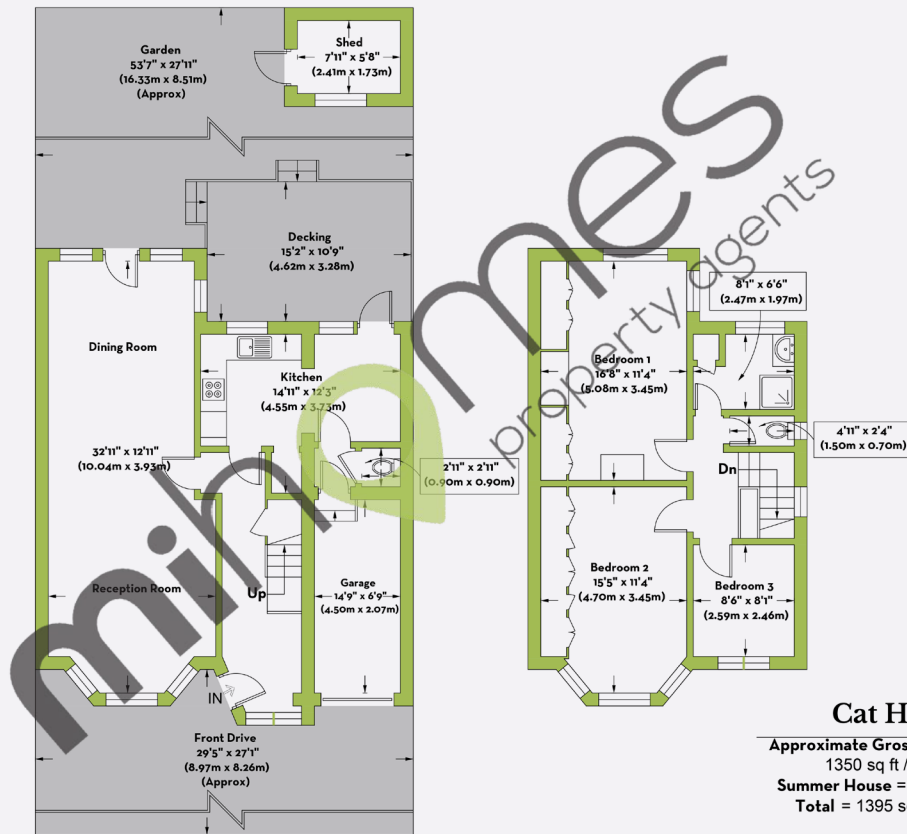
floorplan:

50 cat hill, barnet,
en4 8hy

council tax:
band f

epc rating:
d

this plan is for layout purposes only. not drawn to scale unless stated. window and door opening are approximate. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (id: 1096260)



Ground Floor = 791 sq ft / 73.5 sq m

First Floor = 559 sq ft / 51.9 sq m

Cat Hill, EN4

Approximate Gross Internal Floor Area

1350 sq ft / 125.4 sq m

Summer House = 45 sq ft / 4.2 sq m

Total = 1395 sq ft / 129.6 sq m

overview

herringbone flooring and contemporary interiors

trent park & oak hill park within walking distance

close to local amenities

a short walk to cockfosters station

potential to extend (stpp)

semi-detached

off street parking via large private driveway

garage

freehold

we would love to help you make this dream a reality. let's talk.



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