



CAT HILL, COCKFOSTERS, EN4

WE ARE PLEASED TO OFFER THIS WELL-PROPORTIONED SEMI-DETACHED HOUSE, SET ON THE CORNER OF CAT HILL & DANELAND, CURRENTLY SET UP AS 2 INDEPENDENT FLATS AND WITH A LARGE 20FT PLOT TO THE SIDE, OFFERING SUBSTANTIAL SCOPE FOR EXTENSION TO THE SIDE & INTO THE LOFT (stpp).

The ground floor benefits from a front reception, rear bedroom with ensuite shower room and separate WC, a breakfast room and fitted kitchen, with direct access to the side & rear gardens.

To the first floor, there is reception room to the front, open-plan to the dining room (which could be closed to make a 2nd bedroom), a double bedroom, bathroom & fitted kitchen.

Each unit has an independent gas supply, heating system and electrics.

Situated on Cat Hill, with a Bus Route on the Doorstep and Within Walking Distance of Cockfosters Tube Station & Local Amenities, as well as being in the Catchment for Danegrove Junior School & East Barnet Secondary School.

Viewings Highly Recommended. OFFERED CHAIN FREE.



ACCOMMODATION

* SEMI-DETACHED HOUSE SET ON A CORNER PLOT * CURRENTLY SET UP AS 2 INDEPENDENT FLATS * CAN BE RECONFIGURED INTO A 4 BEDROOM HOUSE * PLENTY SCOPE & POTENTIAL TO EXTEND (STPP) * GROUND FLOOR 1 BEDROOM FLAT * FIRST FLOOR 1-2 BEDROOM FLAT * EACH FLAT WITH SEPARATE GAS, ELECTRICS & HEATING SYSTEM * 20FT PLOT TO SIDE + REAR GARDEN * GARAGE TO REAR WITH OWN DRIVEWAY *

PRICE: £725,000 FREEHOLD GUIDE PRICE

FRONT RECEPTION (ground floor) 15'6 x 13'3 (4.72m x 4.04m)



BREAKFAST ROOM (ground floor) 9'0 x 8'11 (2.74m x 2.72m)



KITCHEN (ground floor) 10'0 x 9'1 (3.05m x 2.77m)



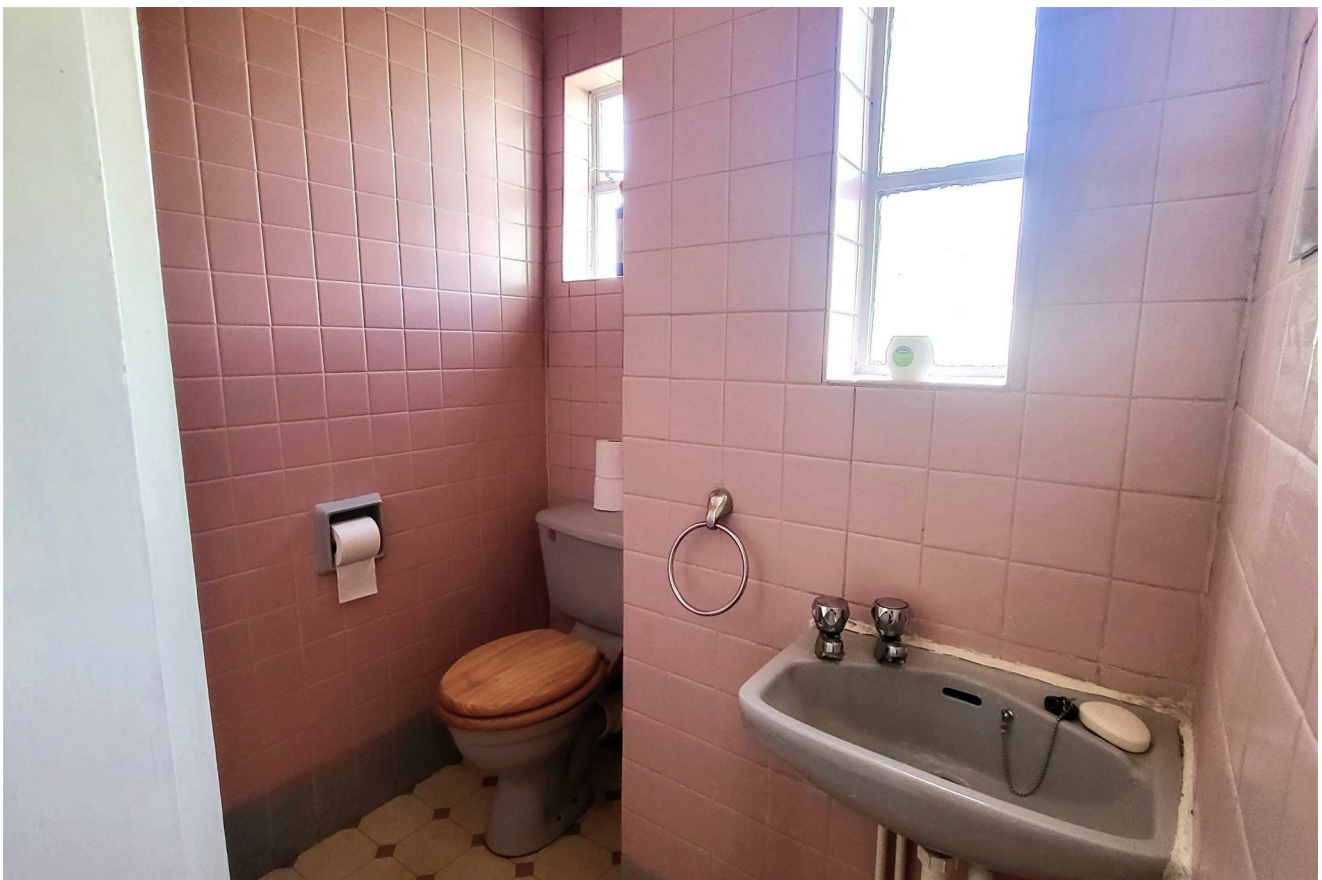
REAR BEDROOM (ground floor) 12'4 x 12'2 (3.76m x 3.71m)



ENSUITE SHOWER ROOM (ground floor)



SEPARATE WC (ground floor)



ENTRANCE LOBBY



FRONT RECEPTION (first floor) 15'7 x 12'7 (4.75m x 3.84m)



OPEN PLAN TO DINING ROOM



DINING ROOM (first floor) 10'9 x 6'7 (3.28m x 2.01m)



REAR BEDROOM (first floor) 12'9 x 12'5 (3.89m x 3.78m)



BATHROOM (first floor) 7'8 x 5'5 (2.34m x 1.65m)



KITCHEN (first floor) 10'1 x 9'1 (3.07m x 2.77m)



SIDE & REAR GARDEN



GARAGE TO REAR WITH SIDE ACCESS



AERIAL VIEW



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Approximate Gross Internal Area 1437 sq ft - 133 sq m

Ground Floor Area 629 sq ft - 58 sq m

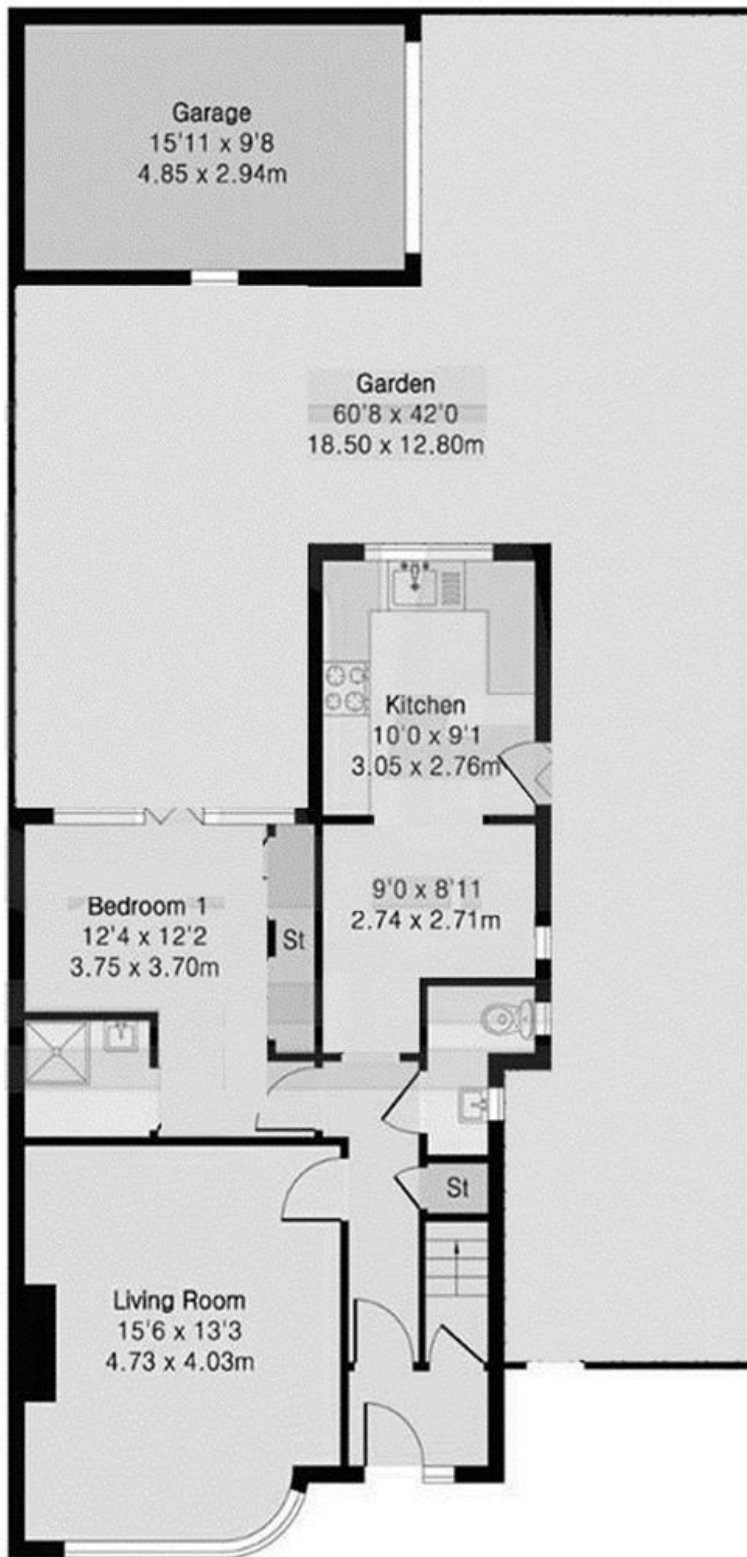
First Floor Area 655 sq ft - 61 sq m

Garage Area 153 sq ft - 14 sq m

Michael
Wright
Estate
Agents



All measurements are approximate and are for illustrative purposes only.



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	64	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-90) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	



The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purposes. 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 purposes only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.

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