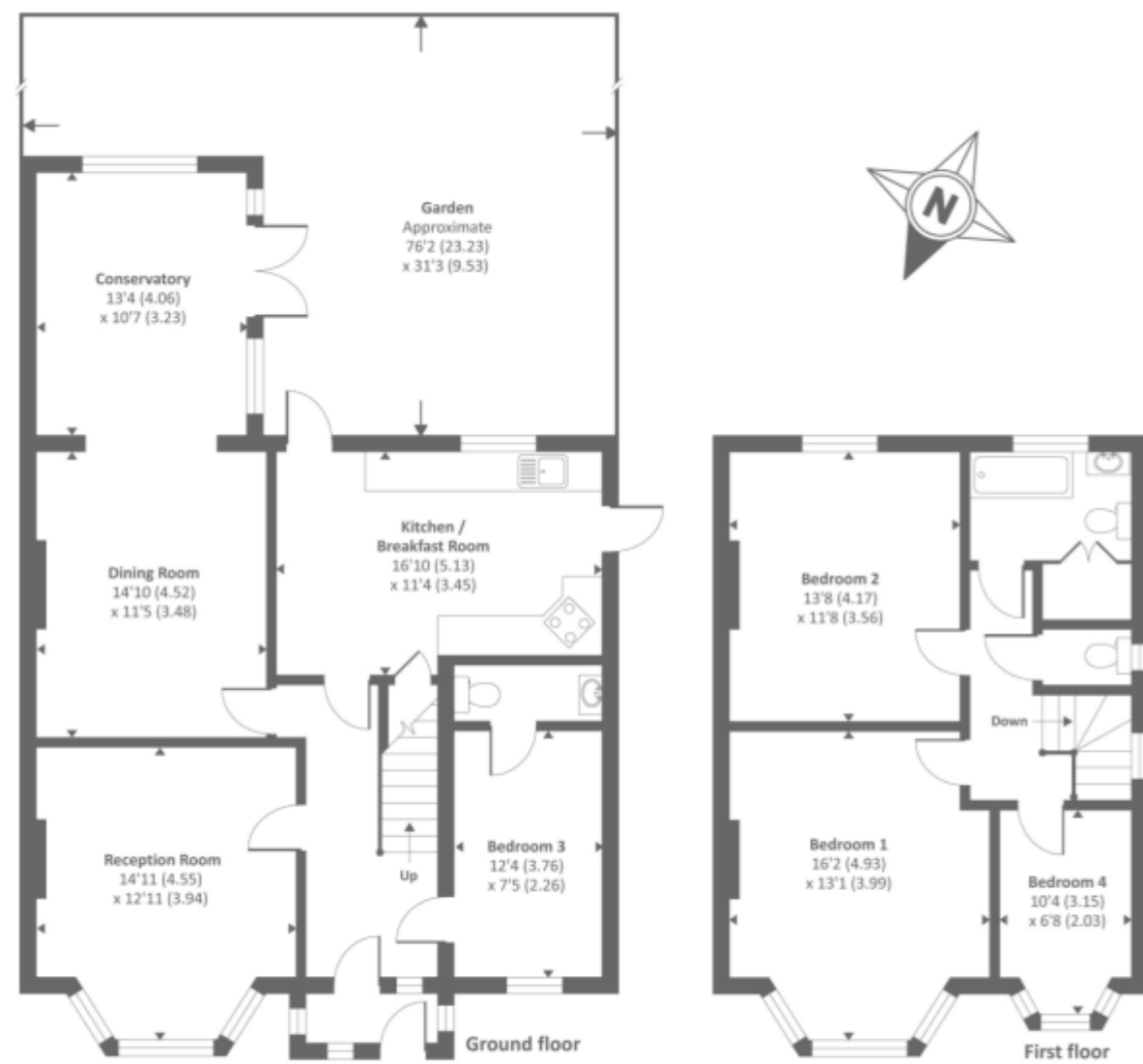
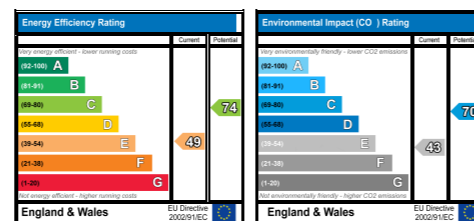


Cat Hill, Cockfosters, EN4



Jason Oliver Properties presents this 1930s four bedroom semi-detached house situated within walking distance to local amenities presented by Cockfosters and East Barnet Village, Cockfosters Tube Station (Piccadilly Line) and Trent Park. The property benefits from hallway, two reception rooms, conservatory, kitchen/breakfast room, downstairs w.c., two bathrooms (one en-suite), separate toilet, south facing rear garden, drive providing off street parking, double glazing throughout. The property is also within a catchment of Trent Primary School and Southgate Secondary School. Viewing highly recommended.



£660,000 Freehold

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER JASON OLIVER PROPERTIES LTD NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.

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Cat Hill, Cockfosters, EN4

APPROACH

Approached via paved drive providing off street parking surrounded by low brick wall stepping up to front door.

PORCH

HALLWAY

Wooden flooring, radiator, coving to ceiling.

RECEPTION ONE

14'11" x 12'11" (4.55m x 3.94m)

Double glazed bay window to front, gas fireplace, wooden flooring, two radiators, coving to ceiling.

RECEPTION TWO

14'10" x 11'5" (4.52m x 3.48m)

Wooden flooring, radiator, coving to ceiling.

CONSERVATORY

13'4" x 10'7" (4.06m x 3.23m)

Double glazed windows and doors to rear garden. Glass roof with blinds.

KITCHEN / BREAKFAST

16'10" x 11'4" (5.13m x 3.45m)

Range of wall and base units, stainless steel sink with mixer tap, gas hob with extractor above, integrated oven, plumbing for dishwasher & washing machine, fridge/freezer, double glazed windows and doors to rear, tiled floor, partly tiled walls, radiator, spotlights & coving to ceiling.

BERDOOM FOUR

10'4" x 6'8" (3.15m x 2.03m)

Double glazed window to front, radiator, tiled floor, spotlights to ceiling.



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EN-SUITE W.C.

Comprising hand wash basin with mixer tap, low flush w.c., tiled floor, partly tiled walls, spotlights to ceiling.

STAIRS & FIRST FLOOR LANDING

Double glazed obscure window to side, carpeted stairs and landing, loft access.

BEDROOM ONE

16'2" x 13'1" (4.93m x 3.99m)

Double glazed bay window to front, radiator, carpeted floor, coving to ceiling.

BEROOM TWO

13'8" x 11'8" (4.17m x 3.56m)

Double glazed window to rear, radiator, carpeted floor, coving to ceiling.

BEDROOM THREE

12'4" x 7'5" (3.76m x 2.26m)

Double glazed window to front, radiator, carpeted floor, coving to ceiling.

FAMILY BATHROOM

Suite comprising panelled Jacuzzi bath with mixer tap and showerer attachment, hand wash basin with mixer tap, low flush w.c., tiled floor and walls, heated radiator, spotlights to ceiling, double glazed obscure window to rear.

SEPARATE TOILET

Double glazed window to side, low flush w.c., tiled floor, partly tiled walls.

REAR GARDEN

76'2" x 31'3" (23.22m x 9.53m)

Paved patio area leading to lawn surrounded by paved path and plant, shrub and tree boarder, two wooden sheds.

