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Cat Hill, Barnet, EN4 8HS

Offers In Excess Of £1,300,000 Freehold



**KEY FEATURES:**

As you step through the porch, a grand entrance hall with a bespoke staircase and striking feature walls sets the tone for this exceptional home. The open yet well-zoned layout seamlessly connects the elegant formal dining room, light-filled living space, and inviting family room, which extends onto an expansive patio through full-width bifolding doors. The well-appointed kitchen, with granite worktops and ample storage, flows into a charming breakfast room, while a covered lean-to and separate utility room provide added practicality. A ground-floor shower room and guest WC complete the level.

Upstairs, the principal bedroom boasts a bay window and bespoke wardrobes, while an adjacent double bedroom enjoys a private en-suite. Two further bedrooms and a stylish family bathroom complete the first floor. The top floor offers a spacious fifth bedroom with an en-suite WC and extensive eaves storage—ideal as a guest suite or home office.

Set back from the road, the property features a generous driveway with space for at least three vehicles, enhanced by security bollards. Solar panels installed by the current owners contribute to significant energy savings. The beautifully landscaped rear garden includes a large outbuilding with a kitchenette, a garden room, and a covered terrace—perfect for alfresco dining. A secondary patio offers an ideal BBQ or outdoor stove space, with the remaining garden laid to lawn and benefitting from side access.

Ideally located in Cockfosters, this home is moments from vibrant shops, restaurants, and excellent transport links, including Cockfosters Tube Station for direct access to Central London. Families will appreciate proximity to outstanding schools, while nature lovers can enjoy Trent Park and Hadley Woods. With a perfect balance of everyday comfort and superb entertaining spaces, this home offers the best of city and suburban living.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>89</b>	
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

Whilst every effort is made to give a fair description, the accuracy of these particulars is not guaranteed, neither do they constitute an offer or contract.

**HARROW NORTHWOOD & PINNER** have not tested any apparatus, equipment, fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements are correct to within +/- 6 A sonic tape is used. None of the statements contained in these particulars or any of our properties are to be relied upon as a representation of fact.