



**Eton Avenue**

**East Barnet, EN4 8TU**

**£850,000**



# Welcome to Eton Avenue

East Barnet, EN4 8TU

Aleco Estate Agents are pleased to present this remarkable end-terraced house located on Eton Avenue in East Barnet. This exceptional property boasts four well-proportioned bedrooms and two modern bathrooms, making it an ideal family home. The current owners have taken great care to fully refurbish the house, ensuring it offers bright and spacious accommodation throughout.

Upon entering, you will find a generous through lounge that provides a welcoming space for relaxation and entertainment. The modern kitchen/diner is perfect for family meals and gatherings, while the ground floor utility room and w.c add to the convenience of daily living. Underfloor heating throughout the ground floor ensures a warm and comfortable environment during the colder months.

The property features good-sized bedrooms, with the loft room benefiting from an en-suite bathroom, providing a private retreat for the occupants. The attractive rear garden is beautifully landscaped, offering a tranquil outdoor space for leisure and enjoyment. Additionally, there is a detached garage at the rear and off-street parking available at the front, adding to the practicality of this home.

Situated within close proximity to both primary and secondary schools, this property is perfect for families. Furthermore, it is conveniently located within walking distance to Oakleigh Park railway station, providing easy access to central London and beyond. This delightful home is offered chain-free, making it an excellent opportunity for prospective buyers. Do not miss the chance to make this stunning property your own.









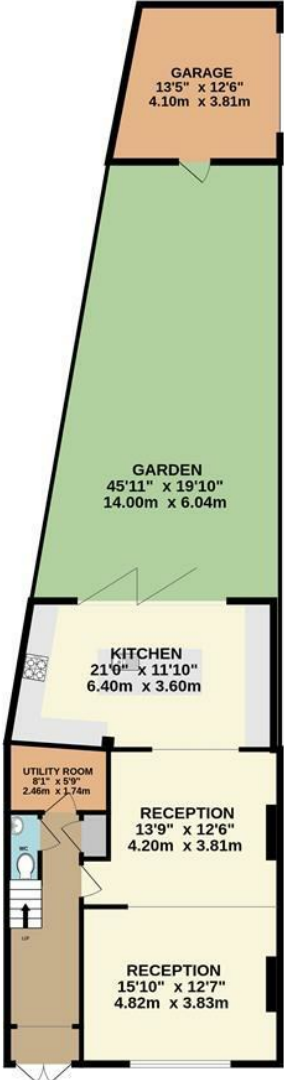




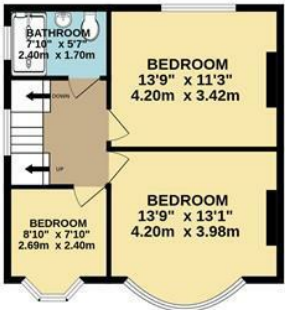


# Floor Plan

**GROUND FLOOR**  
929 sq.ft. (86.3 sq.m.) approx.



**1ST FLOOR**  
481 sq.ft. (44.7 sq.m.) approx.



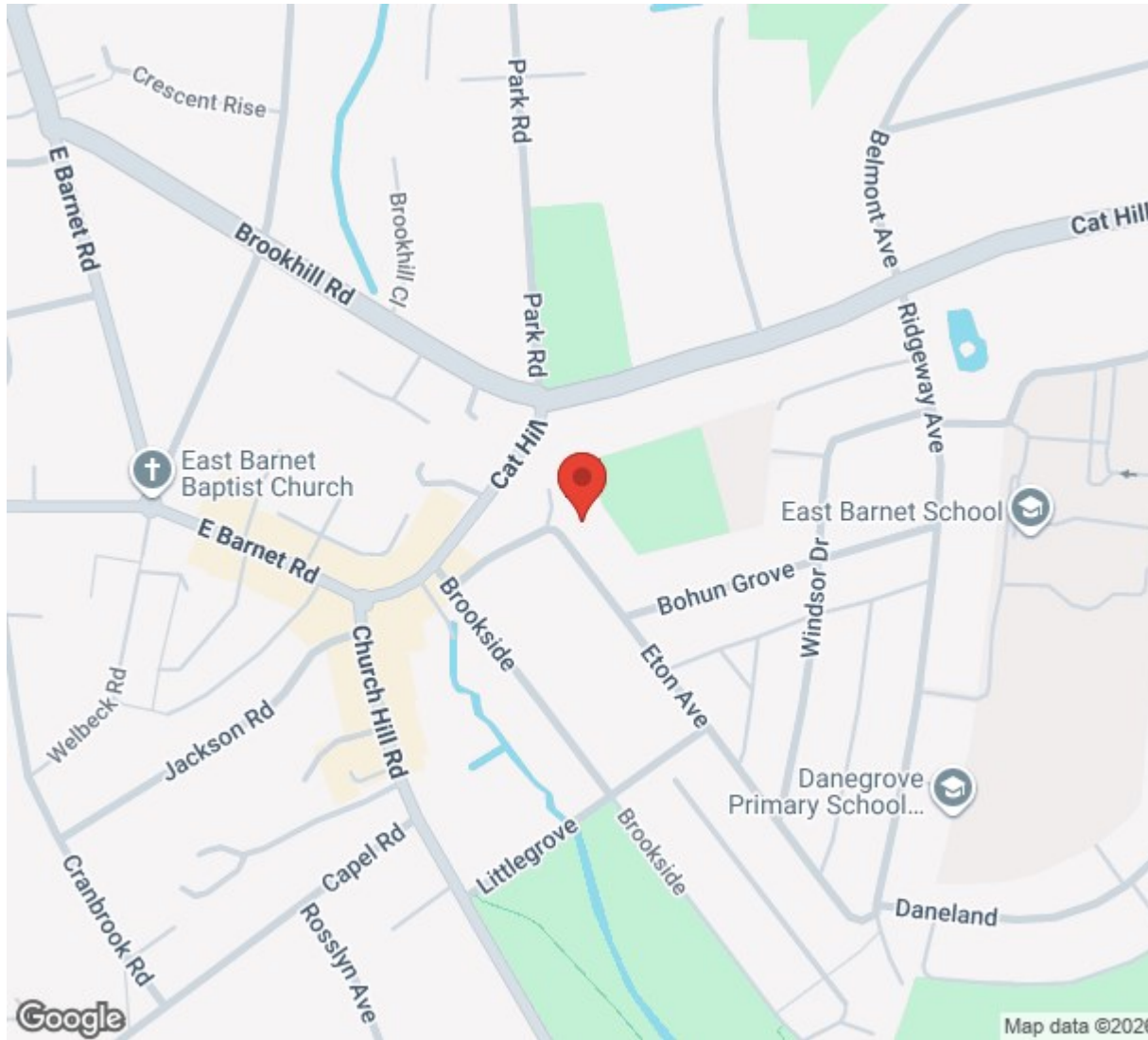
**2ND FLOOR**  
257 sq.ft. (23.8 sq.m.) approx.



**TOTAL FLOOR AREA: 1667 sq.ft. (154.9 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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## 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Aleco Estate Agents

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## Energy Efficiency Graph

