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Eton Avenue, Barnet, EN4



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# Eton Avenue



This spacious four bedroom, two bathrooms, three reception rooms arranged over four floors, offers approximately 1,900 sq ft of practical and versatile living space. Ideally located on the quiet residential Eton Avenue in East Barnet, the property benefits from a utility room, a double garage and off-street parking complete with EV charging. Selling chain free.

Upon entering, you are greeted by a welcoming hallway with useful understairs storage. Leading off the hall are two generous reception rooms. One is currently arranged as a formal dining room. Whereas the other reception room is a cosy lounge with ambient lighting and patio doors opening directly onto a roof terrace overlooking the garden. Both reception rooms boast high ceilings, fitted shelving, and beautiful cast-iron fireplaces.

The contemporary kitchen completes the ground floor and includes integrated dishwasher and a convenient breakfast bar for casual dining.

The lower ground floor provides additional flexible living space, including a W/C and a well-equipped utility room housing the washing machine, dryer, Vaillant boiler, and water softener system. A third reception room can be found on this level which is currently being used as a working from home space; a second set of French doors leads directly to the south-west-facing garden.

Stretching approximately 60 ft, the garden is a haven for keen cooks and organic enthusiasts. There is a variety of planted herbs, fruit trees, and shrubs including bay leaf, rosemary, thyme, aloe vera, plums, grapes, apples, and olives. At the end of the garden sits the double garage, complete with power, an electric door, and can be accessed via the secure gated service road. The home also benefits from a CCTV and alarm system for added peace of mind.

Positioned in East Barnet Village, the property is moments from local shops, cafés, and highly regarded schools including Danegrove, St Mary's CofE Primary, and East Barnet Secondary. Oakleigh Park Station and Cockfosters Tube Station are both within easy walking distance, making this an ideal home for families and commuters alike.











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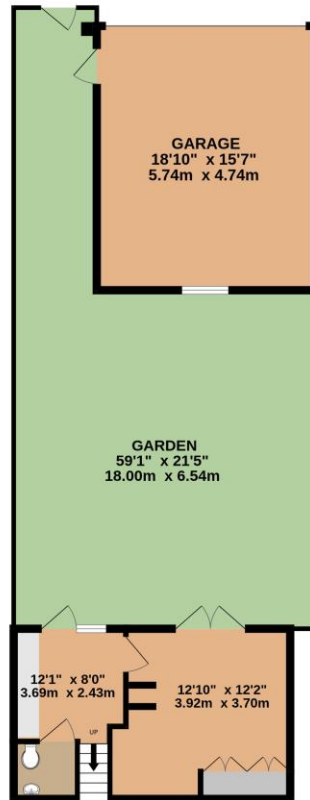




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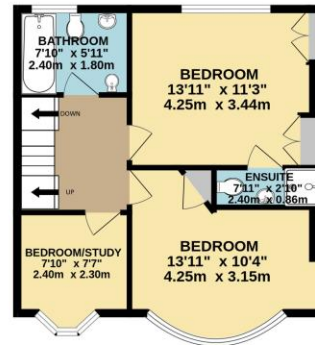
BASEMENT  
529 sq.ft. (49.2 sq.m.) approx.



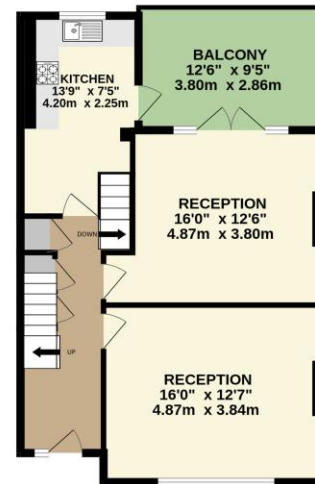
2ND FLOOR  
292 sq.ft. (27.1 sq.m.) approx.



1ST FLOOR  
486 sq.ft. (45.1 sq.m.) approx.



GROUND FLOOR  
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA : 1899 sq.ft. (176.4 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Council Tax - E

Local Authority – Barnet  
FREEHOLD

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