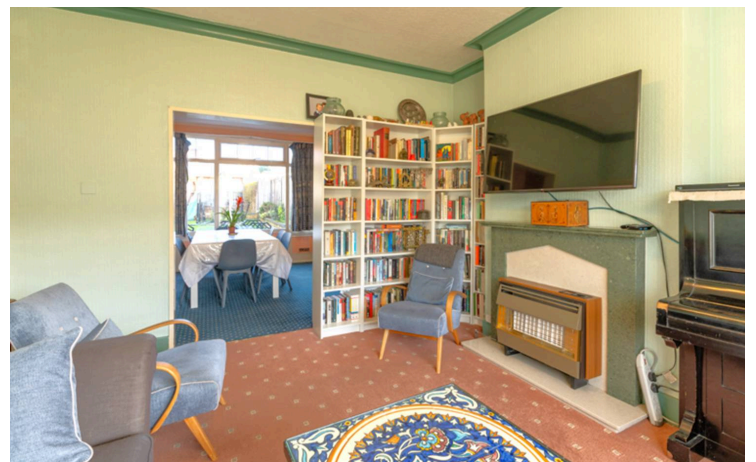


Chas R

LOWE

Est. 1876

**23 Eton Avenue, Barnet - EN4 8TU**  
£750,000 Freehold





A spacious four bedroom End of terraced family home with separate annex and shower room. Within easy reach of local schools and Oak Hill Park and East Barnet Village. Two Receptions, fitted kitchen, loft room, family Bathroom, shower room, Gas Central Heating, Double Glazing.

Porch: Double glazed porch with lighting and front door to

Entrance Hall: Under stairs storage cupboard, radiator, stairs to first floor landing

Reception:

Double glazed window to front, radiator, coved ceiling, TV point, folding doors too

Reception:

Double glazed windows overlooking garden, radiator.

Fitted Kitchen:

Range of base and wall mounted units with quartz work tops and splashback over with tiled walls above, inset sink unit with milled drainer and mixer tap, plumbing for washing machine and dishwasher, space for fridge freezer, space for free standing cooker, extractor fan, double glazed door to garden

First floor split landing:

Access to two loft areas, double glazed frosted window,

Bedroom:

Wardrobes, double glazed square bay windows to front, coved ceiling, two radiators,

Bedroom:

Double glazed window to rear, coved ceiling,

Bedroom:

Double glazed bay to front, radiator.

Family Bathroom:

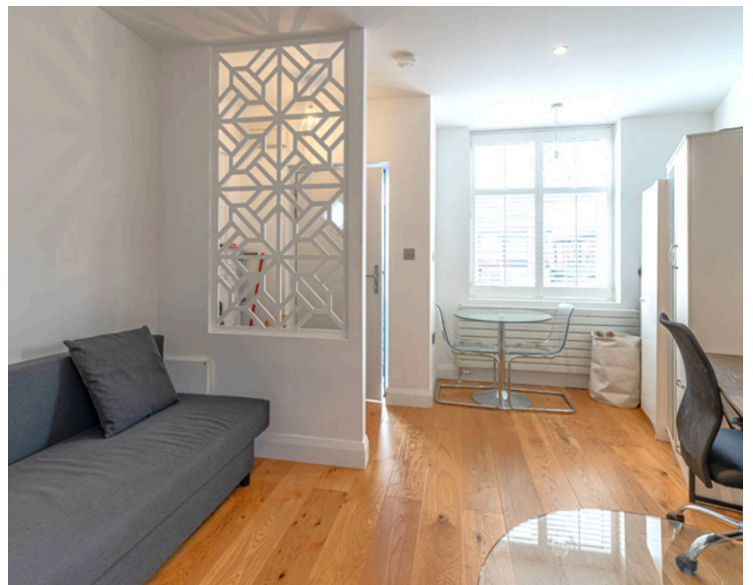
Low flush WC with cancelled cistern, Wash hand basin inset into vanity unit, panelled bath with mixer taps and shower attachment over, Full height tiled walls to two walls, double glazed frosted window.

Bedroom:

Double glazed bay window to front, radiator,

Shower Room:

Tiled corner shower with Mira shower, low flush WC, wall mounted wash hand basin, radiator, heated towel rail,



**Shower Room:**

Tiled corner shower with Mira shower, low flush WC, wall mounted wash hand basin, radiator, heated towel rail, double glazed frosted window

**Loft Room:**

Fully boarded, Velux window to rear, door to eaves storage, power and light.

**Rear Garden:**

Initial patio area, brick built BBQ, gate to side access, utility cupboard, lawned area, shed with power and light, shrub borders.

**Separate annex:**

With own front door, living area, shower room.

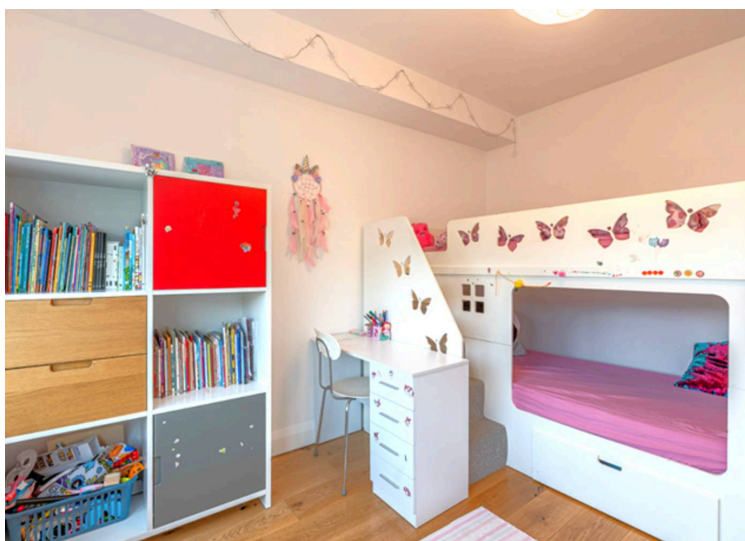
TENURE:FREEHOLD

LOCAL AUTHORITY BARNET

COUNCIL TAX BAND: E

Council Tax band: E

Tenure: Freehold







**Ground Floor**

Floor area 71.6 sq.m. (771 sq.ft.)



**First Floor**

Floor area 66.6 sq.m. (716 sq.ft.)

**Total floor area: 138.2 sq.m. (1,487 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	56	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**THE PROPERTY MISDESCRIPTIONS ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. 2/3/2028

- 1. Money Laundering Regulations:** Prospective purchasers will be required to provide identification documents at a later stage. We kindly request your cooperation to ensure there is no delay in progressing the sale.
- 2. General Information:** Whilst every effort is made to ensure these particulars are fair, accurate, and reliable, they are provided as a general guide only. If any aspect is of particular importance, please contact our office and we will be happy to verify the details for you, especially if you are planning to travel a significant distance to view the property.
- 3. Measurements:** All measurements are provided for guidance purposes only and should not be relied upon as exact.
- 4. Services:** We have not tested any services, systems, or appliances within the property. Prospective buyers are advised to obtain their own surveys or service reports prior to finalising any purchase.
- 5. Disclaimer:** These particulars are issued in good faith but do not constitute statements of fact or form part of any offer or contract. All information should be independently verified by prospective buyers or tenants. Neither the company nor its employees or agents are authorised to make or provide any warranties or representations regarding the property.

#### Anti-Money Laundering (AML)

Chas R Lowe Estates is required to carry out Anti-Money Laundering (AML) checks in accordance with regulations set by HM Revenue and Customs (HMRC) for all property transactions. It is a legal requirement for both buyers and sellers to complete these checks successfully before any transaction can proceed.

For buyers, where any part of the purchase funds are being provided as a gift, the individual(s) providing the gifted funds will also be required to undergo AML checks.

We utilise Coadjute's Assured Compliance service to undertake these AML checks. A fee of £27.00 plus VAT will be charged per individual for each AML check conducted.