



**Greystoke Gardens, Enfield, EN2 7NU**



**welcome to**  
**Greystoke Gardens, Enfield**

An excellent opportunity to acquire this chain free three bedroom detached house requiring modernisation, close to Oakwood Tube Station (Piccadilly Line), Trent Park Country Park and within easy access of Merryhills and Grange Park Primary Schools and Highlands Secondary School. Enfield Town multiple shopping centre and Cockfosters shopping parades are also within easy reach.

The property has scope for further extension (STPP) and is offered on a chain free basis.





### Entrance Hall

Fitted carpet, stairs to first floor, fitted cupboard, picture rail, double glazed AWM door to front.

### Lounge

12' 8" x 11' 3" ( 3.86m x 3.43m )

Fitted carpet, gas fire and feature fireplace, double glazed aluminium bay window to front,

### Dining Room

15' 2" into bay x 10' 9" ( 4.62m into bay x 3.28m )

Fitted carpet, gas fire and feature fireplace, coving to ceiling, double glazed bay window to rear with door to garden.

### Dual Aspect Kitchen / Diner

21' x 6' 2" ( 6.40m x 1.88m )

Wall and base units with stainless steel sink and drainer inset to worksurface, electric heater, two double glazed windows to side, double glazed aluminium door to rear.

### First Floor

#### Bedroom One

15' 2" x 11' ( 4.62m x 3.35m )

Fitted carpet, picture rail, tiled fireplace with gas fire, double glazed aluminium bay window to front.

#### Bedroom Two

13' 6" x 11' ( 4.11m x 3.35m )

Fitted carpet, airing cupboard, picture rail, double glazed aluminium bay window to rear.

#### Bedroom Three

8' x 6' ( 2.44m x 1.83m )

Fitted carpet, aluminium double glazed window to front.

### Bathroom

Comprising panelled bath with low flush WC, wash hand basin, part tiled walls, double glazed window to side.

### Outside

#### Front Garden

Partly paved, laid to lawn, shrubs and bushes, pedestrian gate to rear garden. Garage approached via own front driveway with up and over door.

#### Rear Garden

Approximately 100' of rear garden, laid to lawn with tree and shrub borders.

### Agents Note

The sale of this Property will be subject to Grant of Probate. We ask that interested parties seek guidance as to the potential timeframes involved for this purchase with their Conveyancer.



**view this property online** [barnfields.co.uk/Property/ENF104615](http://barnfields.co.uk/Property/ENF104615)









welcome to

## Greystoke Gardens, Enfield

- Chain Free
- Approximately 100' Rear Garden
- Two Reception Rooms
- Garage
- Off-Street Parking

Tenure: Freehold EPC Rating: E

Offers In Excess Of

**£760,000**



Please  
note the  
marker  
reflects  
the  
postcode  
not the  
actual  
property

check out more properties at [barnfields.co.uk](https://barnfields.co.uk)



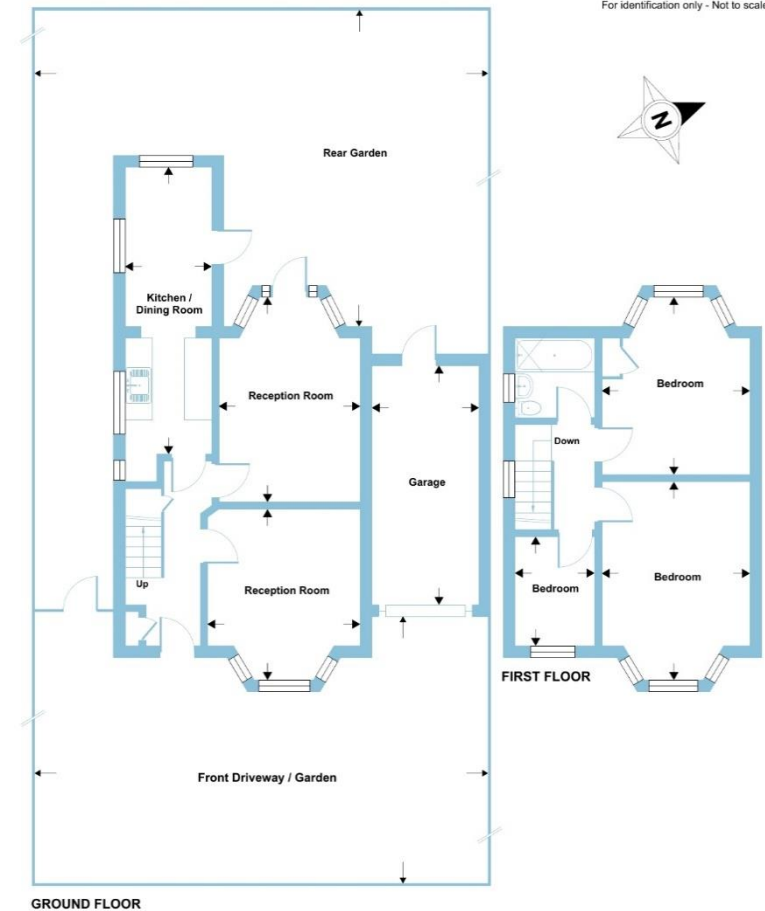
Property Ref:  
ENF104615 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnfields is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

## Greystoke Gardens, EN2

Approximate Area = 916 sq ft / 85 sq m  
Garage = 137 sq ft / 12.7 sq m  
Total = 1053 sq ft / 97.8 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richicom 2024. Produced for Barnard Marcus. REF: 1205058



**barnfields**



**020 8363 3394**



[info@barnfields.com](mailto:info@barnfields.com)



1a Windmill Hill, Enfield, Middlesex, EN2 6SE



[barnfields.co.uk](https://barnfields.co.uk)