



Greencroft Gardens, Enfield, EN1 3AS

welcome to
Greencroft Gardens, Enfield

Barnfields are delighted to offer for sale this deceptively spacious and extended, four bedroom family house located in a quiet cul-de-sac location close to Enfield Town Station, Enfield Town Shopping Centre and good local primary and secondary schools.

The property offers further potential to extend into the garage area and must be viewed to be fully appreciated and will be chain free.



Double Glazed Entrance Porch

Opens to:-

Hallway

Fitted carpet, radiator, understairs cupboard.

Reception Room One

13' x 11' 9" (3.96m x 3.58m)

Fitted carpet, double glazed windows to front, radiator, tiled fireplace with inset gas fire, open to:-

Reception Room Two

12' 10" x 11' 10" (3.91m x 3.61m)

Fitted carpet, double glazed sliding patio doors to rear, radiator.

Kitchen / Breakfast Room

18' 3" x 16' 8" to extremes (5.56m x 5.08m to extremes)

Range of fitted wall and base units with toning worktops, sink and drainer, space for a cooker, radiator, two double glazed windows to rear, part tiled walls, tiled floor, double glazed door to garden.

Downstairs WC

Low level WC, wall mounted hand basin, part tiled walls, tiled floor.

Utility Room

Sink and drainer, plumbing for washing machine, part tiled walls, vinyl flooring, double glazed window and door to front, door to garage.

First Floor

Landing

Fitted carpet, loft hatch opening to loft storage space.

Bedroom One

15' x 11' 5" (4.57m x 3.48m)

Fitted carpet, double glazed windows to front, radiator.

Bedroom Two

17' 2" x 13' 5" (5.23m x 4.09m)

Dual aspect room with double glazed windows to front and rear, fitted carpet, radiator.

Bedroom Three

11' 4" x 10' 11" (3.45m x 3.33m)

Fitted carpet, double glazed windows to rear, radiator.

Bedroom Four

7' 4" x 6' 7" (2.24m x 2.01m)

Fitted carpet, double glazed windows to front, radiator.

Bathroom / WC

Tiled panelled bath with shower above, bidet, low level WC, pedestal wash hand basin, vinyl flooring, double glazed windows to rear, built-in cupboard.

Outside

Rear Garden

A pretty secluded rear garden with central lawn, patio and shrub borders.

Garage

14' x 8' 6" (4.27m x 2.59m)

A good space with further potential to extend into (subject to relevant planning consents and building regulations).

Front Garden

A well stocked front garden with plenty of plants and shrubs.

Off-Street Parking

Paved off-street parking for 2/3 cars.



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welcome to

Greencroft Gardens, Enfield

- Walking Distance Of Enfield Town Centre And Station
- Located In A Quiet Cul-De-Sac Off Willow Road
- Close To Good Primary & Secondary Schools Including St. Andrews & St. Georges
- 2 Reception Rooms & Kitchen/Breakfast Room
- Utility Room, Garage & Own Large Drive For 2/3 Cars
- 1st Floor Bathroom And Ground floor WC
- No Chain

Tenure: Freehold EPC Rating: E

Council Tax Band: E

£730,000



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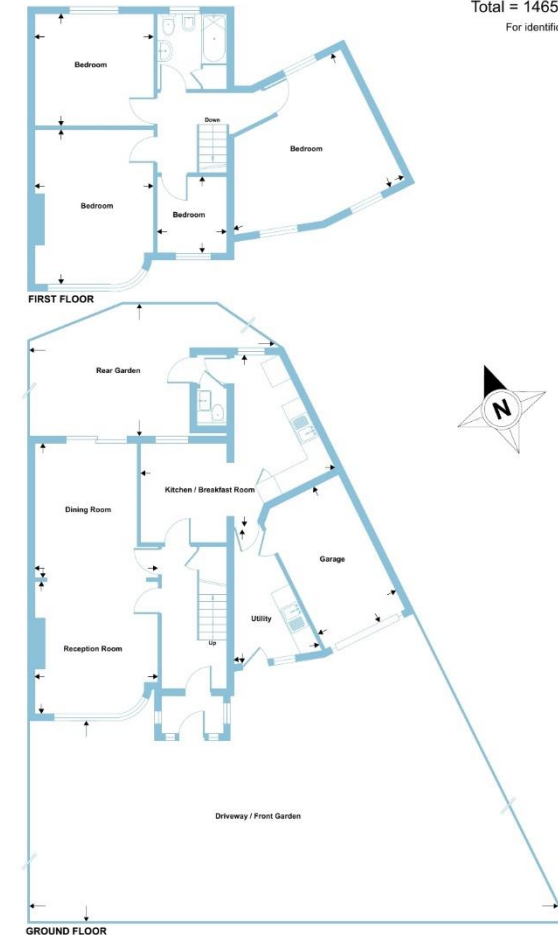
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Approximate Area = 1343 sq ft / 124.7 sq m
Garage = 122 sq ft / 11.3 sq m
Total = 1465 sq ft / 136 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Barnard Marcus. REF: 1295590

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