



# Greystoke Gardens, Enfield

Guide Price £865,000

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- Three Bedroom Semi-Detached House
- Off-Street Parking
- Garage
- Downstairs WC
- Potential to Extend (STPP)
- Oakwood Location
- Within Catchment of Eversley, Merryhills & Grange Park Primary Schools
- Within Catchment of Highlands School
- Walking Distance to Oakwood Underground Station (Piccadilly)
- Trent Park, Oakwood Park & Grovelands Park Nearby



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For more images of this property please visit [havilands.co.uk](http://havilands.co.uk)



\*Guide Price: £865,000 - £900,000\*

Havilands are pleased to offer for sale this charming THREE BEDROOM SEMI-DETACHED HOUSE on Greystoke Gardens, EN2, located in the sought-after Oakwood area of Enfield. This spacious family home offers over 1,400 sqft of living space and comprises two double bedrooms, one single bedroom, a family bathroom, two reception rooms, kitchen, conservatory, and a downstairs WC. Additionally, the property benefits from off-street parking, an adjoining garage, and a rear garden extending to approximately 85ft. The house is within the catchment area of several excellent schools, including Merryhills, Eversley & Grange Park Primary Schools, and Highlands School. Independent schools such as Keble & Palmers Green High School are also nearby. For commuters, Oakwood Underground Station (Piccadilly Line) is within walking distance, offering direct rail links to central London and connections to Overground, Thameslink & National Rail services. This property is ideally located for access to green spaces, with Trent, Oakwood, and Grovelands Parks nearby, providing a variety of leisure and social activities. Local shops and amenities, including a Sainsbury's supermarket at Highlands Village, are within easy reach, as are the wider shopping areas of Southgate and Enfield. Viewing is highly recommended—please contact us to arrange yours.

#### Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band E (£2524.48 24/25)

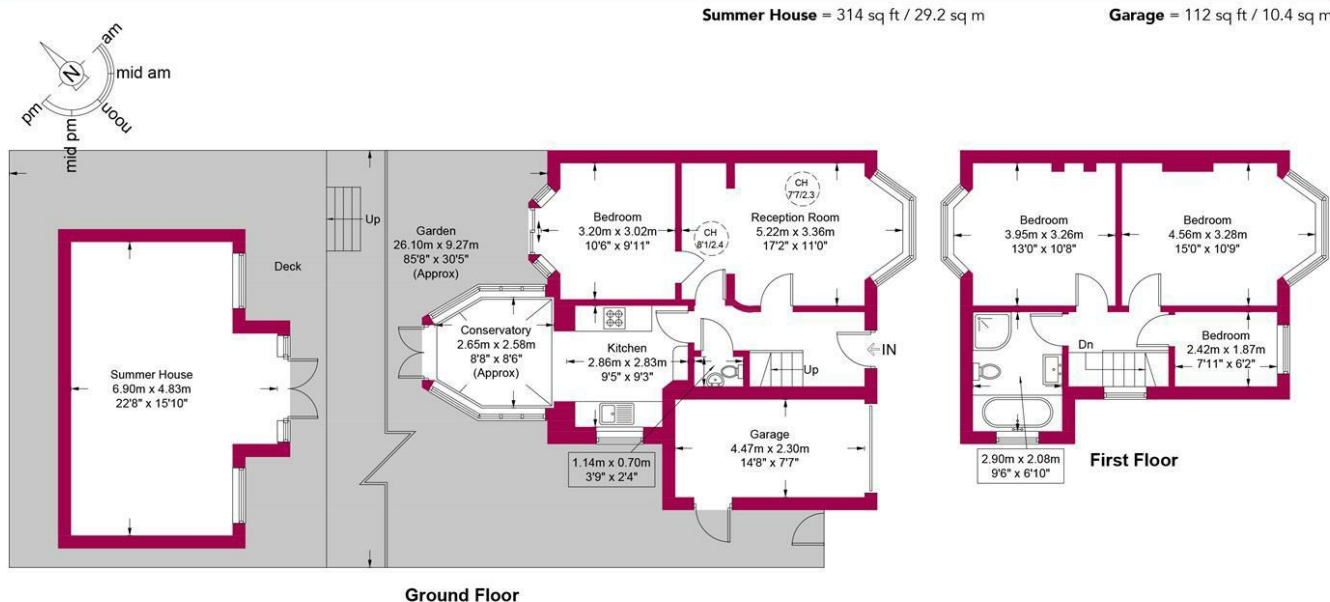
EPC Rating: Current 56(E); Potential 76(C)

For more images of this property please visit [havilands.co.uk](https://havilands.co.uk)



## Greystoke Gardens, EN2

Approximate Gross Internal Area = 1409 sq ft / 130.9 sq m



## Energy Efficiency Rating

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

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This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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come by and meet the team

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