



SIMPLY HOMES

Greencroft Gardens

Enfield EN1 3AS

Price Guide £675,000





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A rarely available 3-bedroom family home, with three large reception rooms, 100ft private rear garden, integral garage, large 3-car driveway and located within a quiet cul-de-sac. It is also worth noting that the property provides further extension potential to the rear and side (STPP).

Enter via the initial entrance porch with space for coats and boots, leading through to a spacious hallway and into the living room with large front aspect window. Returning to the hallway leads to the kitchen, comprising of a range of base and eye level units with integrated and freestanding appliances. The kitchen is served by a separate dining and utility room. The ground floor is completed by a downstairs shower room and integral garage.

To the first-floor landing, leading to three good sized bedrooms, including the 15'3ft principal bedroom with fitted wardrobes. The first-floor bedrooms are served by a fully tiled 4-piece family bathroom.

To the exterior of the property is a large 100ft private rear garden, comprising of an initial raised paved entertainment area, mature trees, flower beds and being mostly laid to lawn. The end of the garden also benefits from a purpose-built workshop. Returning to the front of the property is the driveway, with enough space for multiple parked cars.

The property is located on the extremely popular Willow Estate, within easy reach (0.3miles/6min) of Enfield Town station that offers direct links into London Liverpool St. Is also conveniently located a short walk to the various local amenities and popular primary/secondary schools.







- Ground Floor -

Entrance Porch

Hallway

Living Room

16'8" x 11'8" (5.09m x 3.56m)

Dining Room

9'11" x 9'8" (3.04m x 2.96m)

Kitchen

9'11" x 7'10" (3.04m x 2.41m)

Family Room

10'11" x 12'11" (3.35m x 3.95m)

Utility Room

14'11" x 6'8" (4.57m x 2.05m)

Shower Room

Garage

22'11" x 8'10" (7.01m x 2.70m)

- First Floor -

Landing

Bedroom One

15'3" x 11'4" (4.66m x 3.46m)

Bedroom Two

10'11" x 11'5" (3.33m x 3.50m)

Bedroom Three

7'6" x 6'3" (2.31m x 1.91)

Family Bathroom

7'4" x 6'5" (2.25m x 1.96m)

- Exterior -

Rear Garden

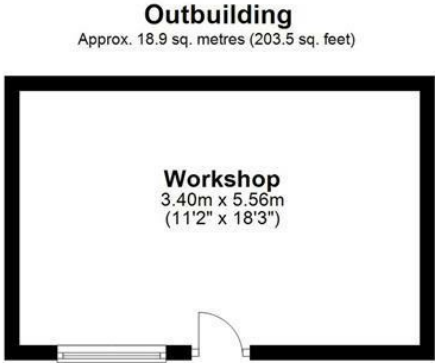
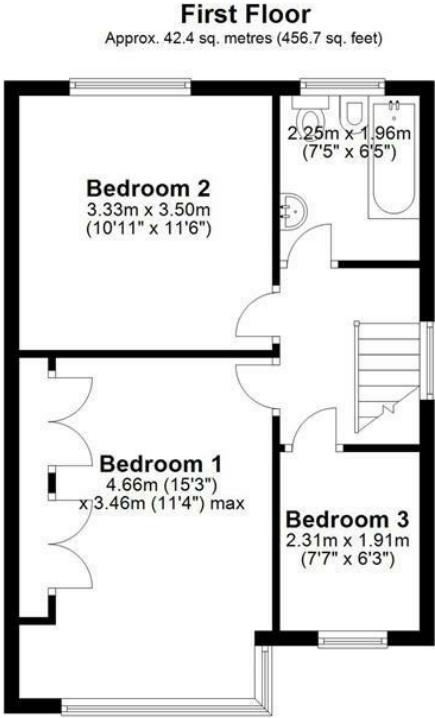
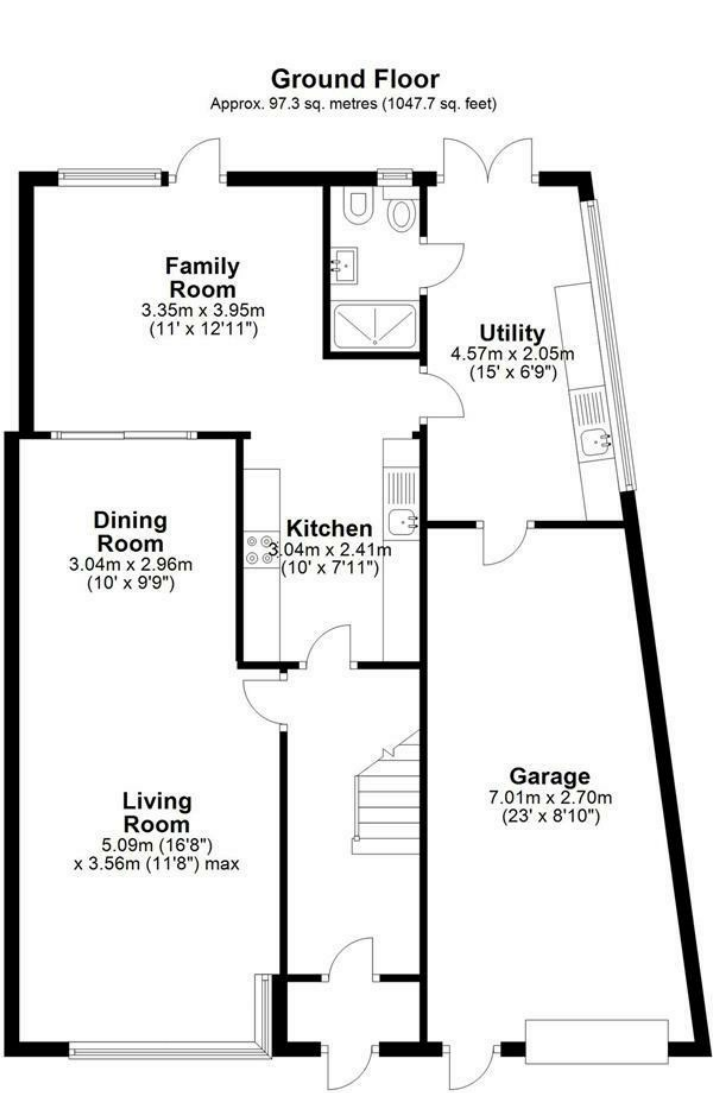
Workshop

11'1" x 18'2" (3.40m x 5.56m)

Driveway







Total area: approx. 158.7 sq. metres (1707.9 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.





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