



Crofton Way, EN2 8HR  
Enfield





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# Crofton Way, EN2 8HR

Kings Group are pleased to offer this three-bedroom mid-terraced family home to the market, available with no onward chain and situated in a popular residential turning just off Enfield Ridgeway. Offering generous living space, a south-facing rear garden and a garage, the property presents an exciting opportunity for buyers looking to put their own stamp on a home in a well-connected and family-friendly location.

Inside, the accommodation is well laid out and includes three comfortable bedrooms, a fitted kitchen, spacious living accommodation and the added practicality of a downstairs WC. While the property would benefit from modernisation, it has been realistically priced to reflect the work required, giving purchasers the chance to create a home tailored to their own style and requirements.

The south-facing rear garden provides a wonderful outdoor space to enjoy throughout the year, whether relaxing with family or entertaining guests, while the garage offers valuable storage or secure parking. The overall layout and room sizes make this a fantastic option for growing families, first-time buyers looking for a long-term home, or investors seeking a property with excellent potential.

The location is one of the property's standout features. Gordon Hill Station is within easy reach, offering convenient links into Central London, while a variety of local shops, cafés, parks and everyday amenities are all close by. Families will also benefit from being within reach of highly regarded schools, including Wren Academy and One Degree Academy, making this a superb setting for family life.

Combining a sought-after location, generous accommodation, excellent outside space and the advantage of being offered chain free, this is a fantastic opportunity to acquire a home with genuine potential. Early viewing is strongly recommended.

## Asking Price £480,000



- Chain Free Family Home
- Three Spacious Bedrooms
- Garage Providing Secure Parking or Storage
- Downstairs WC
- Close to Wren Academy & One Degree Academy

- Highly Sought-After Enfield Ridgeway Location
- South-Facing Rear Garden
- Excellent Potential to Modernise & Add Value
- Walking Distance to Gordon Hill Station
- Ideal for Families, First-Time Buyers & Investors





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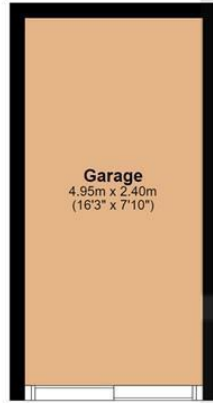


Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



### Outbuilding

Approx. 11.9 sq. metres (127.9 sq. feet)



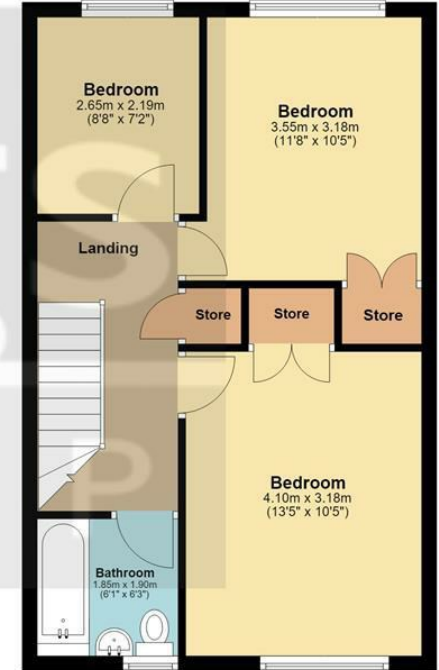
### Ground Floor

Approx. 44.5 sq. metres (479.5 sq. feet) (excluding Garden)



### First Floor

Approx. 44.5 sq. metres (479.5 sq. feet)



Total area: approx. 101.0 sq. metres (1086.9 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

### Crofton Way

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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