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25 Silver Street  
Enfield Town EN1 3EF  
Tel: 0208 364 4118

**Greystoke Gardens, Enfield, EN2 7NU**  
**Offers In Excess Of £850,000**



Kings Group – Enfield Town are delighted to present this sizeable three-bedroom 1930s home, situated in the highly sought-after residential street of Greystoke Gardens, EN2. Just 0.5 miles from Oakwood Tube Station, this well-positioned property offers excellent transport links while being within close reach of local shops, amenities, and a selection of expansive green spaces including Trent Park, Oakwood Park, and Grovelands Park. An ideal choice for families, the home falls within the catchment area of several highly regarded schools, including Eversley Primary School and Wolfsen Hillel Primary School boasting Outstanding Ofsted ratings.

The ground floor offers well-proportioned living space with a spacious through lounge that provides versatile zones for both living and dining, a fitted kitchen, and a conservatory leading out to the rear garden. Upstairs, you'll find three bedrooms and a four piece bathroom suite. Outside, the property continues to impress with a generous rear garden mainly laid to lawn, featuring a raised decking area ideal for outdoor dining or relaxation. At the end of the garden sits an impressive summer house—perfect for use as a home gym, office, or entertaining space.

Additional benefits include off-street parking for multiple vehicles, a garage to the side, and excellent potential for further expansion (STPP).

This charming property offers both space and flexibility in a desirable location, making it a wonderful opportunity for growing families or buyers looking to settle in a well-connected and family-friendly area.

Freehold  
Awaiting EPC Rating  
Council Tax Band: E  
Construction Type: Standard (Brick)  
Flood Risk- Rivers & Seas: Very Low, Surface Water: Very Low



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



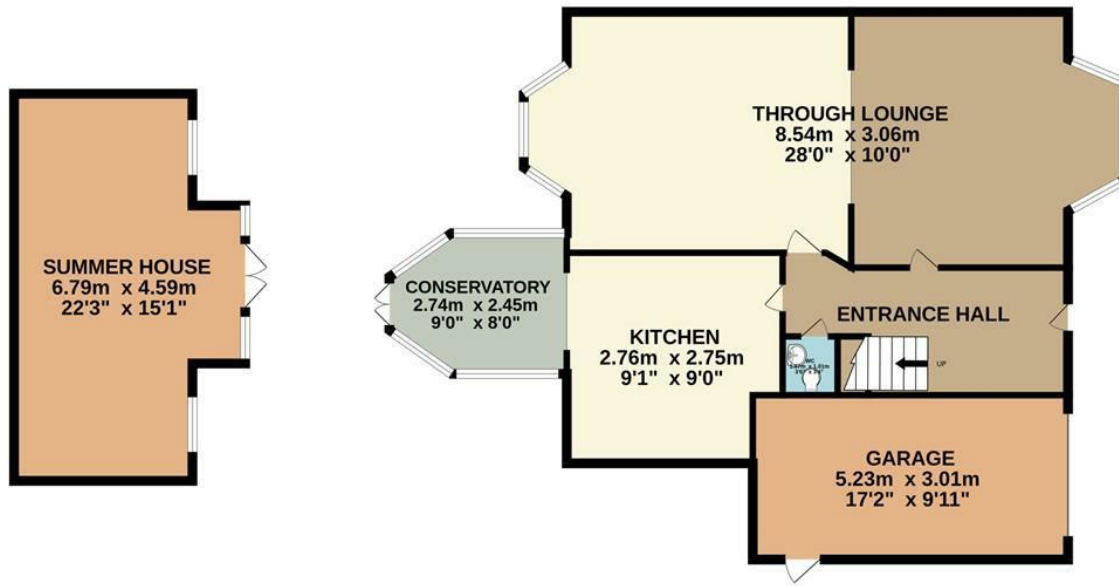






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GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 91.0 sq.m. (980 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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