



24 Greystoke Gardens, Enfield, EN2 7NX
£925,000



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Lanes Estate Agents are pleased to present this rarely available FOUR BEDROOM SEMI DETACHED FAMILY HOME situated in the affluent suburb of Oakwood. A sought-after location, close to many popular amenities such as Trent Park, Cafes/Shops along Bramley Road N14, Oakwood Underground Station for the Piccadilly Line and a 5 minute drive into Enfield Town centre. Nearby schools include Grange Park Primary, Merryhills Primary and Highlands Secondary School.

The property comprises of TWO RECEPTION ROOMS as well as a spacious EXTENDED KITCHEN/DINER, a guest cloakroom, GARAGE, FOUR GENEROUS BEDROOMS, family bathroom and additional Jack & Jill Shower Room. Further benefits include a beautifully maintained mature EAST FACING rear garden measuring over 100ft with a patio and separate decking area. This lovely accommodation also offers OFF STREET PARKING for two cars and the potential for further extensions (STPP).



Hallway

Antico flooring, radiator, stairs leading to first floor landing, under stair storage cupboard, doors leading to reception one, reception two, W.C and kitchen.

Reception One

14'9" (into bay) x 12'6" (4.50m (into bay) x 3.81m)

Double glazed bay window to front aspect, radiator, decorative feature fireplace with surround.

Reception Two

18'2" x 12'1" (5.54m x 3.68m)

Double glazed bay window to rear aspect with double glazed sliding door leading to rear garden, radiator, feature gas fireplace with stone surround.

Kitchen/Diner

15'2" x 11'8" (4.62m x 3.56m)

Double glazed window to rear aspect, double glazed door leading to rear garden, eye and base level units with roll top work surfaces, breakfast bar, 'Karndean' flooring, fitted oven with induction hob and extractor hood, stainless steel one and a half bowl sink with mixer tap and drainer, spotlights, space for washing machine, dish washer and fridge/freezer.

W.C

Frosted double glazed window to side aspect, laminate flooring, vanity sink with mixer tap, concealed low flush W.C, radiator and spotlights.

First Floor Landing

Doors leading to all rooms and loft access.

Bedroom One

17'0" (into bay) x 10'8" (into f/wardrobe) (5.18m (into bay) x 3.25m (into f/wardrobe))

Double glazed bay window to rear aspect, fitted wardrobes, radiator and door leading to shower room.

Shower Room

Double glazed window to rear aspect, airing cupboard, vanity sink with mixer tap, low flush W.C, shower cubicle, heated towel rail, tiled floor and tiled walls.

Bedroom Two

16'8" (into bay) x 10'7" (5.08m (into bay) x 3.23m)

Double glazed bay window to front aspect and radiator.

Bedroom Three

14'4" x 9'0" (4.37m x 2.74m)

Dual aspect double glazed windows, wood flooring and radiator.

Bedroom Four

8'8" x 6'7" (2.64m x 2.01m)

Double glazed window to front aspect, wood flooring and radiator.

Bathroom

Frosted double glazed window to side aspect, panel enclosed bath with bespoke taps and wall mounted shower, vanity sink with mixer tap, low flush W.C, spotlights, heated towel rail, tiled floor and tiled walls.

Exterior - Front

Patio paved driveway, shingled area, raised flower bed, gate leading to rear garden and up and over door leading to garage.

Garage

14'2" x 9'1" (4.32m x 2.77m)

Up and over door, power and lighting.

Exterior - Rear

Mature rear garden, 100ft+, Easterly facing, flower beds to either side with various plants, shrubs, trees and bushes, raised patio area, rest mainly laid to lawn, pond, raised decking area with pergola, gate leading to front garden, timber shed, metal shed and greenhouse.

Lanes Estate Agents Enfield Reference Number

ET5156/AX/AX/AX/100524





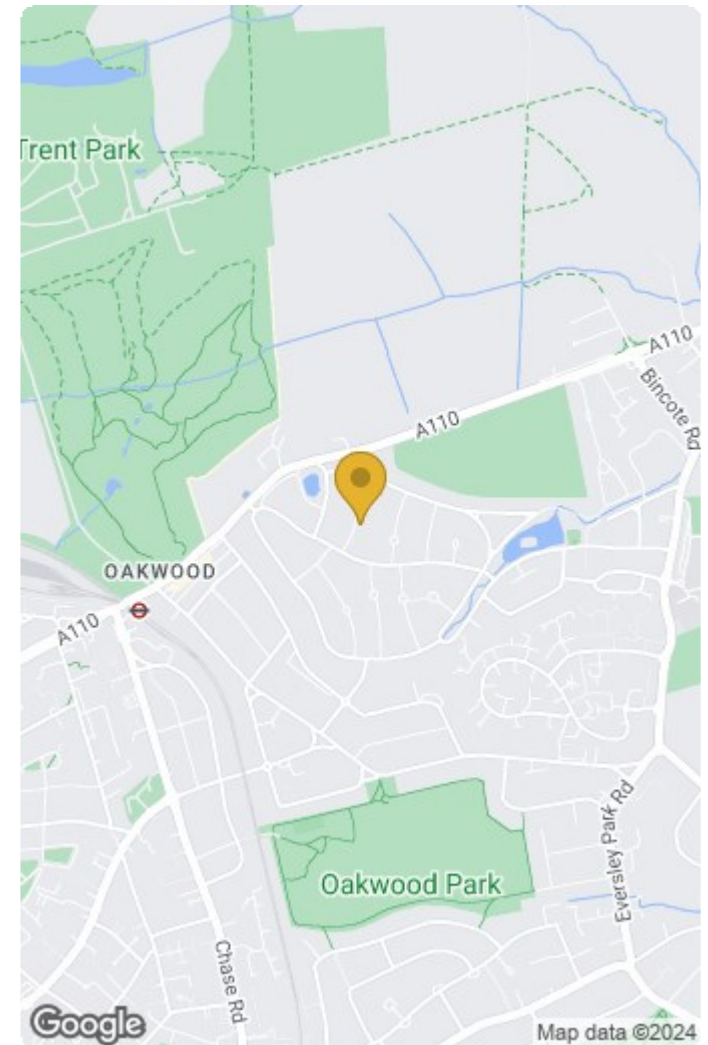
GROUND FLOOR
824 sq.ft. (76.6 sq.m.) approx.

1ST FLOOR
720 sq.ft. (66.9 sq.m.) approx.



TOTAL FLOOR AREA : 1545 sq.ft. (143.5 sq.m.) 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		61	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

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