



5 Greencroft Gardens, Enfield, EN1 3AS

£580,000

Lanes
ESTATE AGENTS

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Located in the sought-after Willow Estate, this charming three-bedroom semi-detached house on Greencroft Gardens presents an excellent opportunity for those looking to create their dream home.

With three bedrooms, this residence is ideal for families or those seeking extra space. One of the standout features of this property is the off-street parking, providing convenience and peace of mind. Additionally, there is significant potential to extend the house, subject to planning permission, which could further enhance its value and living space.

Although the property is in need of modernisation, it's full of potential and offers a blank canvas for creative minds. The popular Willow Estate area is known for proximity to local amenities including schools, shopping centre and transport links making it a desirable place to live.

This semi-detached house is not just a property; it is an opportunity to invest in a home that you can truly make your own. Whether you are a first-time buyer or looking to upsize, this residence is well worth considering.

This property has the added incentive of being sold with no onward chain. Chain Free, Keys Held, Call Now!



Hallway

Frosted double glazed window to side aspect, laminate wood flooring, radiator, stairs leading to first floor landing, doors leading to lounge and kitchen.

Lounge

26'9" (into bay) x 11'6" (max) (8.15m (into bay) x 3.51m (max))

Double glazed window to front aspect, laminate wood flooring, radiator, glazed window to rear aspect and glazed patio doors leading to conservatory/lean-to.

Kitchen

9'8" x 7'9" (2.95m x 2.36m)

Frosted double glazed window to side aspect, eye and base level units with roll top worksurfaces, sink with mixer tap, fitted oven with separate hob and extractor hood, space for washing machine and slimline dishwasher, tiled floor, part tiled walls and door leading to conservatory/lean-to.

Conservatory/Lean-To

16'0" x 10'0" (4.88m x 3.05m)

Double glazed windows to rear aspect, double glazed sliding doors leading to rear garden, tiled floor and door leading to W.C.

W.C

Frosted window to rear aspect, low flush W.C, sink with pillar tap, tiled floor and part tiled walls.

First Floor Landing

Double glazed window to side aspect and doors leading to all rooms.

Bedroom One

15'1" (into bay) x 11'4" (4.60m (into bay) x 3.45m)

Double glazed window to front aspect, radiator and fitted wardrobe.

Bedroom Two

11'4" x 10'9" (3.45m x 3.28m)

Double glazed window to rear aspect, radiator and fitted wardrobe.

Bedroom Three

7'4" x 6'4" (2.24m x 1.93m)

Double glazed window to front aspect.

Bathroom

Frosted double glazed window to rear aspect, low flush W.C, sunken bath with mixer tap, sink with mixer tap and part tiled walls.

Exterior - Front

Patio paved driveway, side gate leading to rear garden.

Exterior - Rear

In need of cultivation, Patio area, mainly laid to lawn, flower bed borders, gate leading to front garden.

Lanes Estate Agents Enfield Reference Number

ET5232/AX/AX/AX/140325





GROUND FLOOR
614 sq.ft. (57.1 sq.m.) approx.

1ST FLOOR
443 sq.ft. (41.2 sq.m.) approx.

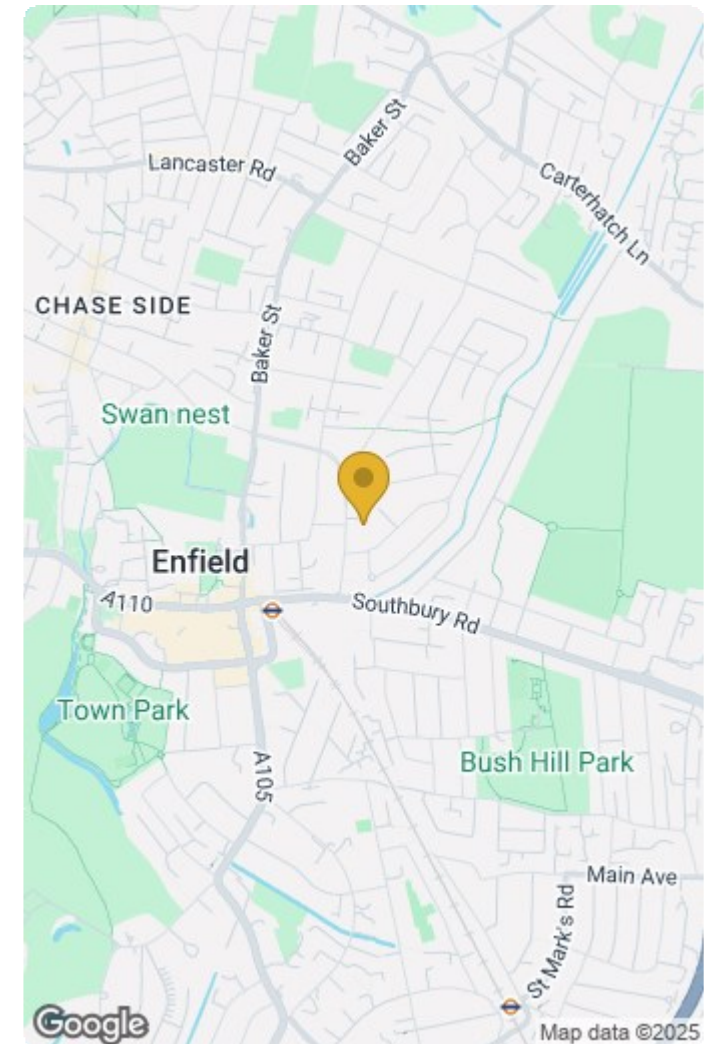


TOTAL FLOOR AREA : 1058 sq.ft. (98.3 sq.m.) approx.

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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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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		65	
(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	

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