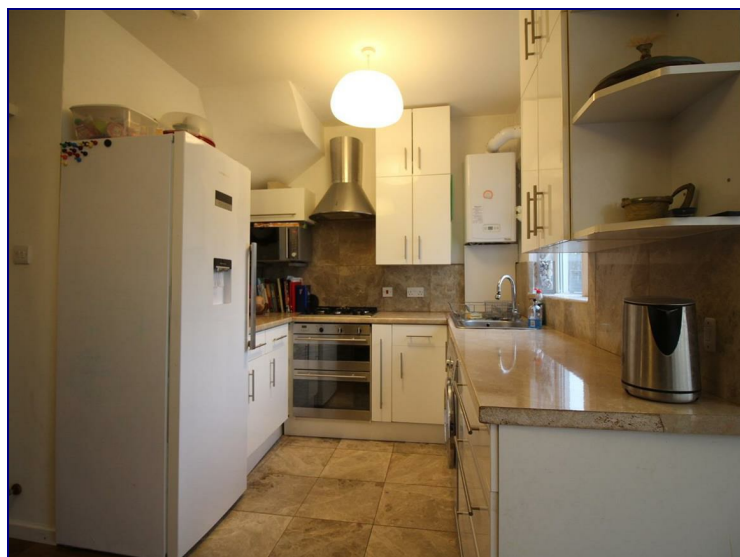




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186 Hertford Road  
Enfield Highway EN3 5AZ  
Tel: 020 8805 5959

## Westmoor Gardens, Enfield, EN3 7LQ



**£1,900**

\*\*\* BEST FOUR BEDROOM HOUSE ON THE MARKET \*\*\* Kings Lettings are pleased to present to the market, this spacious 4 bedroom family home located just off Green Street EN3. The ground floor of this property benefits from a large through lounge with dining space, open fully fitted modern kitchen,spacious conservatory, downstairs toilet and large easy maintenance garden. To the first floor of the property are a further two double bedrooms and a good sized single bedroom as well as the modern family bathroom with a separate shower cubicle. The third floor consists of a large double bedroom with an en-suite bathroom.

The property is offered unfurnished and is available start of December!  
Perfect for a family.

Call our experienced lettings team on 02088055959 to avoid disappointment.

AVAILABLE START OF DECEMBER!!!!



| 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 |                            |                                                                                     |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                            |                                                                                       |
|-----------------------------------------------------------------|----------------------------|---------------------------------------------------------------------------------------|
|                                                                 | Current                    | Potential                                                                             |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                            |                                                                                       |
| <b>England &amp; Wales</b>                                      | EU Directive<br>2002/91/EC |  |

