



www.kings-group.net

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Westmoor Gardens, Enfield, EN3 7LN
Offers In The Region Of £375,000

KINGS GROUP are pleased to offer for sale this THREE BEDROOM END OF TERRACED House located in a Cul-De Sac location, within 1/4 mile of Brimsdown Train Station with direct links to LONDON LIVERPOOL STREET. This House also benefits from a Spacious Reception Room, Ground Floor Cloakroom, First Floor Family Bathroom, Double Glazing, Gas Central Heating & Front/ Rear Gardens. In our opinion this would make an ideal First Time Buy or Buy To Let Opportunity with rental income of £19,800PA.

FRONT DOOR TO

ENTRANCE PORCH

Door to:-

RECEPTION ROOM

23'0 x 14'0 (7.01m x 4.27m)

With UPVC double glazed window to front, stairs to first floor landing, coved ceiling, single radiator, TV points, telephone points, power points, laminated wood style flooring.

DOWNSTAIRS CLOAKROOM

4'0 x 4'0 (1.22m x 1.22m)

With window to rear, tiled walls, wash hand basin with vanity unit, low level W.C, tiled flooring.

KITCHEN

13'0 x 9'0 (3.96m x 2.74m)

With UPVC double glazed window and patio door to rear gardens, range of base and wall units with roll top work surfaces, stainless steel sink and drainer unit, integrated gas hob/ electric oven, chimney style extractor, space for fridge freezer, power points, tiled flooring,

FIRST FLOOR LANDING

Loft access, laminated wood style flooring, doors to:-

BEDROOM ONE

With UPVC double glazed window to front, coved ceiling, single radiator, TV point, phone point, power points, laminated wood style flooring.

BEDROOM TWO

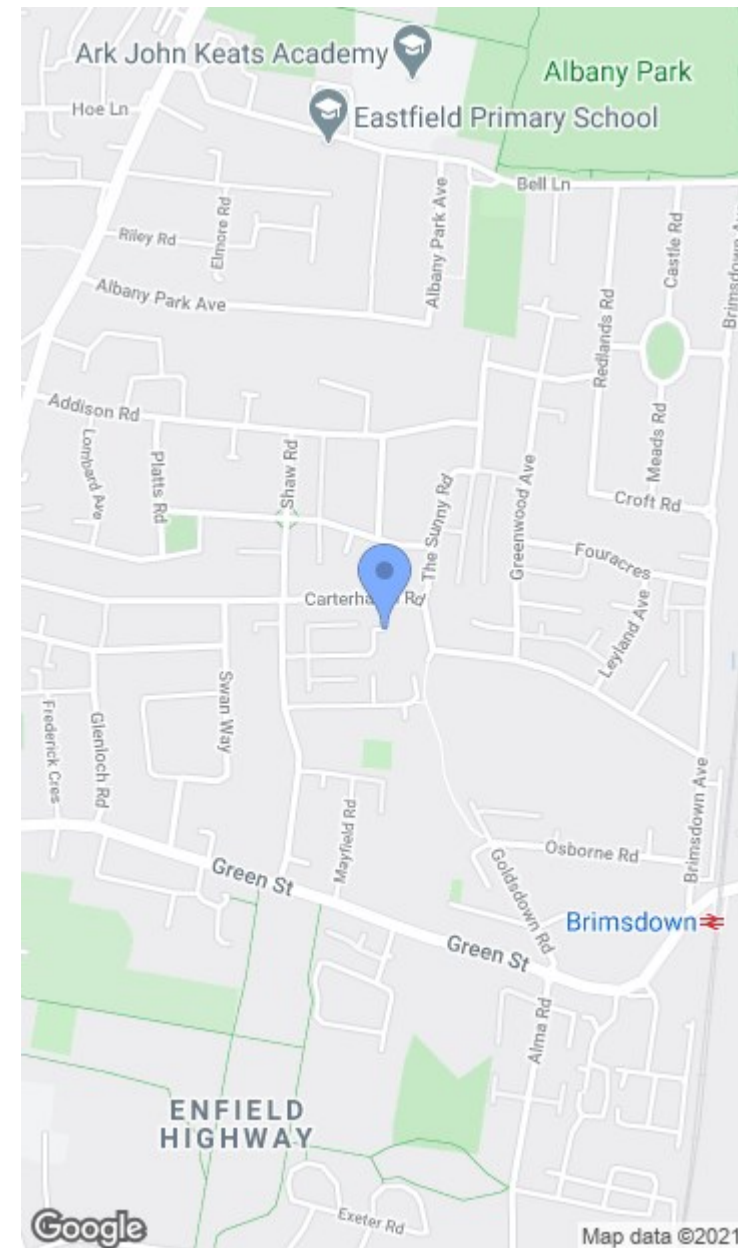
With UPVC double glazed window to front, coved ceiling, single radiator, laminated wood style flooring.

BATHROOM

With skylight, part tiled walls, shower cubicle, panel enclosed bath with mixer tap and shower attached, pedestal wash hand basin, low level W.C, heated towel rail, spotlights, tiled flooring.

GARDEN

25'0 (7.62m)





GROUND FLOOR
505 sq.ft. (46.9 sq.m.) approx.



1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA - 969 sq.ft. (90.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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