www.kings-group.net

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

Westmoor Gardens, Enfield, EN3 7LQ

Offers In Excess Of £475,000

- 1930s Character: Classic period build blending vintage charm with modern style;
- Through Lounge: Bright, open area filled with natural lighting;
- Upstairs Bathroom: Conveniently serves all three bedrooms;
- Spacious Driveway: Off-street parking for up to two cars;
- Dual Access Garage: Reachable via a service road or the garden; and
- Three Bedrooms: Comfortable upstairs spaces for family or guests;
- Conservatory Extension: Extra space ideal for relaxing or hosting;
- Potential Downstairs WC: Room to add extra downstairs convenience;
- Private Outbuilding: Handy storage and potential to convert into workshop;
- Desirable Cul-de-sac Road: Quiet suburban setting on Westmoor Gardens

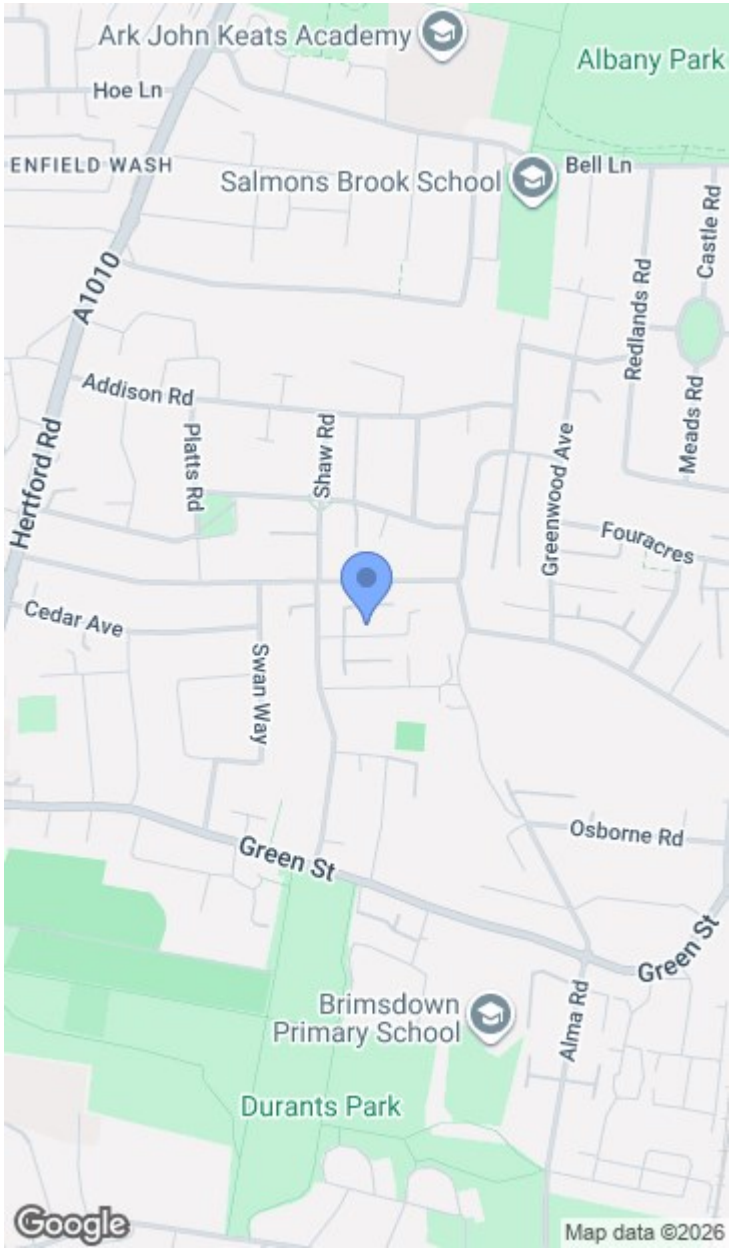
KINGS GROUP welcome on the charming Westmoor Gardens of Enfield, this delightful three-bedroom terraced house, built in the 1930s, which offers a perfect blend of character and modern living. The property boasts a spacious driveway accommodating two cars, along with a outbuilding that can be accessed via a service road or through the garden, providing both convenience and practicality.

Inside, the home features a well-designed through lounge that invites an abundance of natural light, creating a warm and welcoming atmosphere. The conservatory extension further enhances the living space, making it an ideal spot for relaxation or entertaining guests. The upstairs bathroom serves the three comfortable bedrooms, and there is potential to create a downstairs WC, adding to the home's functionality.

The property is situated in a desirable location, with easy access to Brimsdown, Enfield Lock, and Ponders End stations, which provide excellent transport links to City Airport and central London. This makes it an ideal choice for commuters seeking a balance between suburban tranquillity and city accessibility.

With a Council Tax Band D and an Energy Performance Certificate (EPC) rating of D (67), this home presents a wonderful opportunity for families or individuals looking to settle in a vibrant community. Whether you are a first-time buyer or seeking a new family home, this property is sure to impress with its charm and potential.

BUYERS INFORMATION
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Simplify, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £54 for this (for the transaction not per person), payable direct to Simplify. Please note, we are unable to issue a memorandum of sale until the checks are complete.



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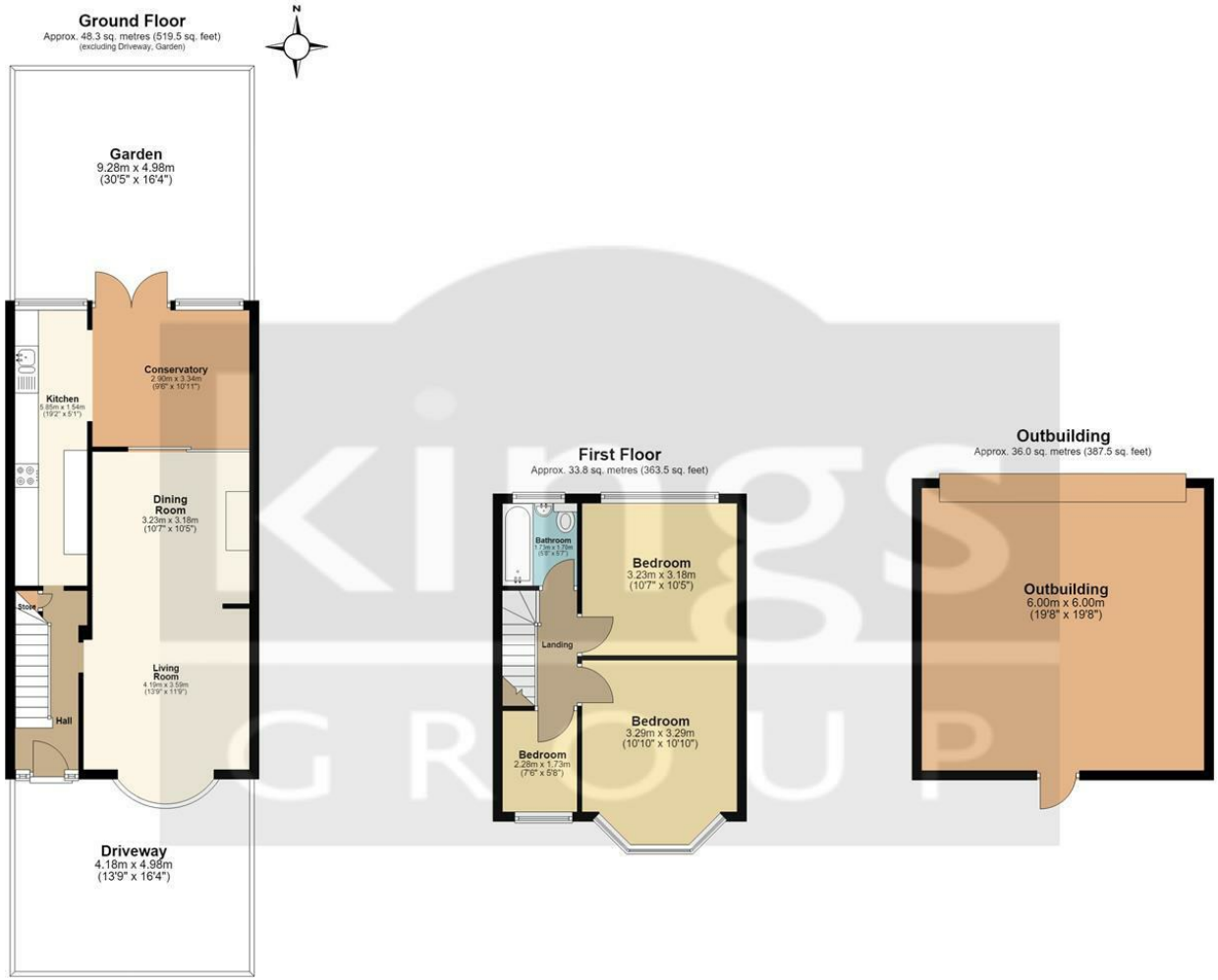
Ground Floor

Approx. 48.3 sq. metres (519.5 sq. feet)
(excluding Driveway, Garden)



Total area: approx. 118.0 sq. metres (1270.4 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative purposes only and no responsibility for any error, ommison or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
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Westmoor Garden