

WESTMOOR GARDENS, ENFIELD EN3



FOR SALE THIS Realistically Priced THREE BEDROOM MID TERRACE PROPERTY In Opinion An IDEAL FIRST TIME FAMILY HOME or PROPERTY LANDLORDS, Featuring GROUND FLOOR CLOAKROOM & FIRST FLOOR BATHROOM, KITCHEN-DINER, GAS CENTRAL HEATING, DOUBLE GLAZING, GARDENS. The Property Offers Generous Accommodation For Family Living For Growing Families. The Property is Offered Chain Free with No Upward Chain. Viewing Recommended..!

The Property is Located within This RESIDENTIAL TURNING being Accessible to LOCAL AMENITIES, RAIL STATION LEADING to TOTTENHAM HALE with Tube Connection For The Victoria Line Also Leading to London's LIVERPOOL STREET STATION & Local Bus Routes Leading to Edmonton, Enfield Town & Waltham Cross. In Our Opinion Offering Great Package.

PRICE: £350,000 FREEHOLD

PROPERTY DETAILS:

ENTRANCE:

Via partly glazed double glazed upvc door leading into the reception hallway.

RECEPTION HALLWAY:

5' 5" x 4' 8" (1.65m x 1.42m)

Tiled flooring, radiator, spot lighting and door leading to lounge.

LOUNGE:

14' 5" x 14' 10" (4.39m x 4.52m)

Laminated flooring, radiator, stairs to first floor landing, upvc double glazed windows to front aspect and access to inner lobby.

INNER LOBBY RECESS:

5' 0" x 4' 8" (1.52m x 1.42m)

Laminated flooring, doors to grounds floor toilet and kitchen-breakfast room.

KITCHEN-BREAKFAST ROOM:

13' 10" x 9' 5" (4.22m x 2.87m)

Range of units to base & eye level with worktop surfaces, stainless steel sink unit with mixer taps, plumbed for washing machine-dishwasher, built-in gas hobs, built-in electric oven-grill, concealed wall mounted Valliant gas boiler, built-in fridge freezer, spot lighting tiled flooring, radiator, upvc double glazed window to rear aspect & upvc double glazed door leading into the rear gardens.

GROUND FLOOR TOILET-WC:

Low flush wc, wash basin with mixer taps & cupboard under, tiled flooring, partly tiled walls & heated towel rail.

FIRST FLOOR LANDING:

Laminated flooring, doors to bedrooms and bathroom.

BEDROOM ONE:

14' 0" x 8' 0" (4.27m x 2.44m)

To fitted wardrobes -Radiator, laminated flooring and upvc double glazed window to front aspect.

BEDROOM TWO:

14' 0" x 8' 5" (4.27m x 2.57m)

Laminated flooring, radiator and upvc double glazed window to rear aspect.

BEDROOM THREE:

9' 5" x 5' 10" (2.87m x 1.78m)

Laminated flooring, radiator and upvc double glazed window to front aspect.

BATHROOM:

11' 0" x 5' 5" (3.35m x 1.65m)

Corner panelled bath with mixer taps & additional shower mixer, low wc, pedestal wash basin, tiled flooring, tiled walls, heated towel rail, built-in cupboard and spot lighting.

EXTERIOR:

FRONT:

Front hard standing, brick wall and block paved.

REAR:

Block paved, wooden shed, brick built storage, exterior tap and rear gated access via communal areas.

ADDITIONAL NOTES:

In Our opinion The Property would Ideally suite First Time Property Buyers looking for their First Home or Property Landlords. In our opinion the Current Local Rental Market which Church's are experiencing high demand for 2-3 bedroom properties within the area (Inclusive of The London Housing Allowance LHA & Universal Credit-Housing Allowance & subject to Activity Demands) Achieving in the region of £2000.00-£2100.00.

IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, fixtures and fittings or services so cannot verify that they are in working order or fit for their intended purpose. Furthermore we do not usually have access to property deeds or lease documents when preparing these property particulars and prospective purchasers should reply only on information given by their solicitors on relevant matters. Measurements are intended to provide a guide as to whether or not a property is likely to be suitable to view and should not be relied upon for the purposes of fit or calculating area.

Viewing is strictly by appointment via the Enfield Office on 020 8805 8533

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Please Note the property is being marketed with offers in the region of and in excess of £350,000.00.

ADDITIONAL INFORMATION:

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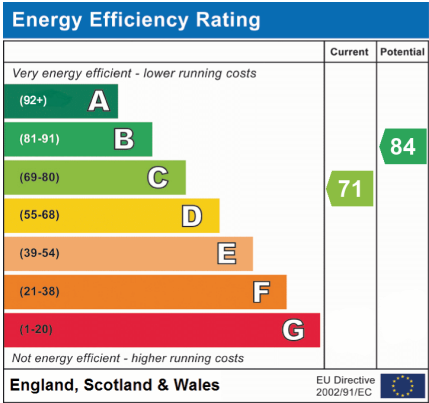
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Approximate Gross Internal Floor Area : 98.90 sq m / 1064.55 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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