



**Westmoor Gardens, EN3**

£415,000

Freehold

**Castles**



## Westmoor Gardens, EN3 7LQ

A bay fronted three bedroom mid terrace family house located in a cul de sac off Westmoor Road within approx 0.5m of Brimsdown BR station (serving London Liverpool Street) and close to a selection of schools, bus routes, shops and parks. The property requires cosmetic updating and is offered for sale on chain free basis. Viewing is recommended. Features include: double glazing, through lounge, gas central heating, 1<sup>st</sup> floor modern shower room, garage to rear via gated service road, quiet cul de sac location, chain free sale.

EPC Rating: D  
Current: 65 Potential: 88

Council Tax Band: D

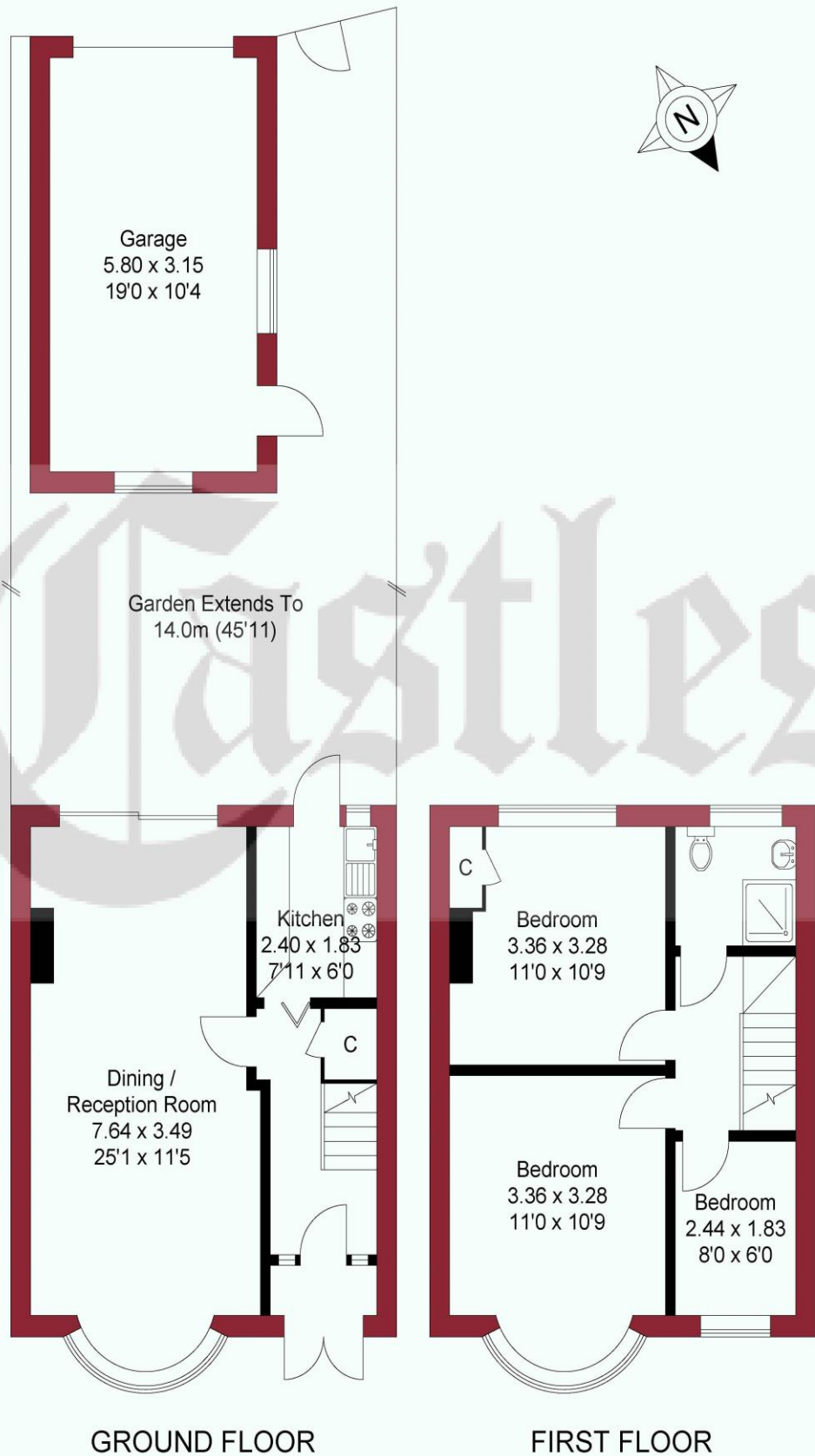
£415,000 Freehold

# Castles

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APPROXIMATE GROSS INTERNAL AREA  
 74.50 sqm / 801.91 sqft (Excluding Garage)  
 92.77 sqm / 998.56 sqft (Including Garage)



THIS PLAN IS FOR ILLUSTRATION ONLY AND MAY NOT BE REPRESENTATIVE OF THE PROPERTY

### An overview of Enfield

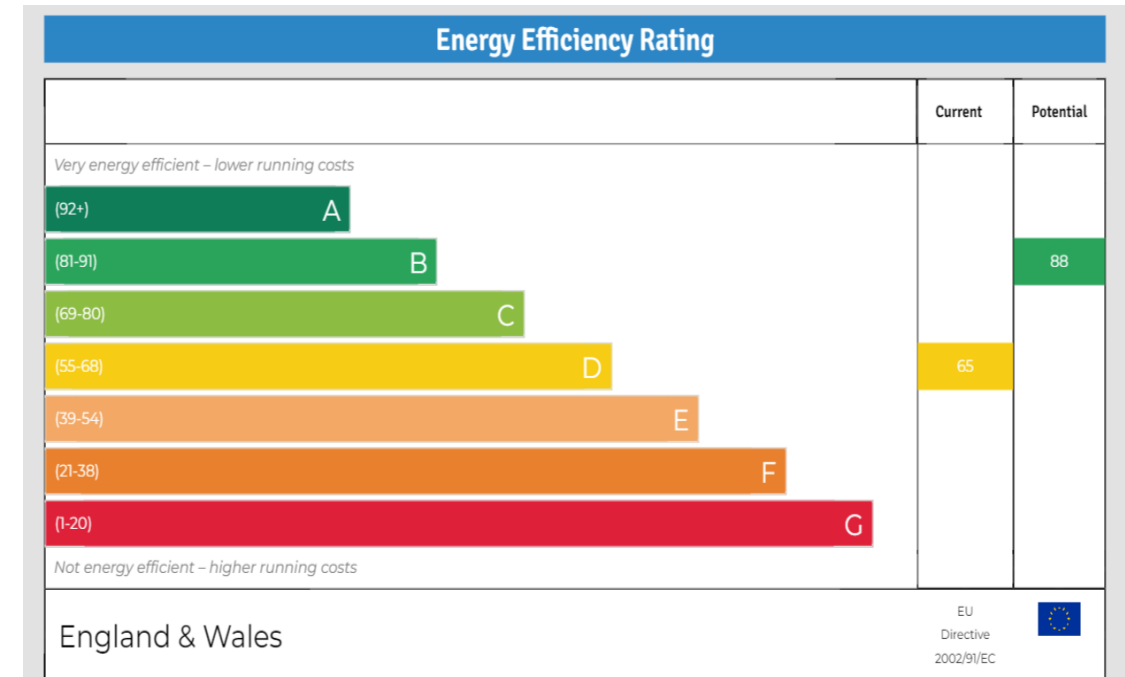
Enfield boasts a proud and distinguished history, home to several country houses and ancient monuments, the area also hosts a notable contingent of famous residents both past and present.

With affordable homes and a safe, green environment, Enfield attracts many buyers pleasantly surprised by the good value of property compared to some of the more pricey neighbouring boroughs.

On the lush, green perimeter of London, Enfield has excellent transport links with a quick and easy train journey into the City and West End.

There are a range of activities to keep residents busy in the borough with seven bustling shopping areas, 900 hectares of parks, three golf clubs, and numerous cinemas, theatres and museums. There is a diverse community residing in the area.

Notable for its range of great schools, vast green spaces and bustling retail centres, as well as good transport links to the rest of the city, Enfield is undoubtedly a thriving place to live and work and proves an excellent choice for first time buyers, families, young professionals and property investors alike."



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