

# Castles



ASKING PRICE

**£435,000**

**Westmoor Road**

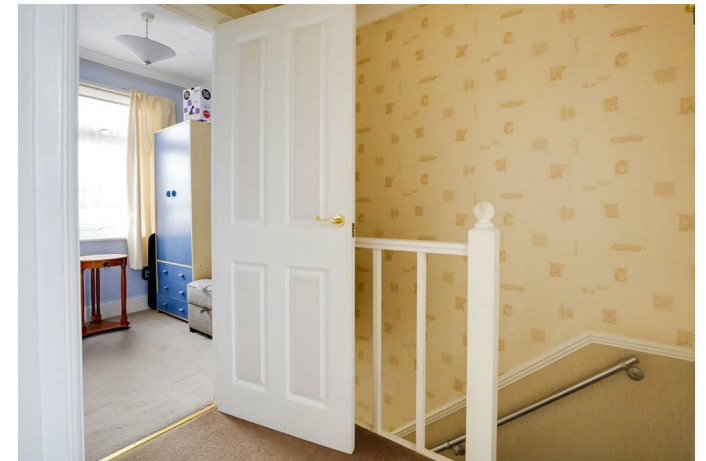
Enfield, EN3 7LF Freehold



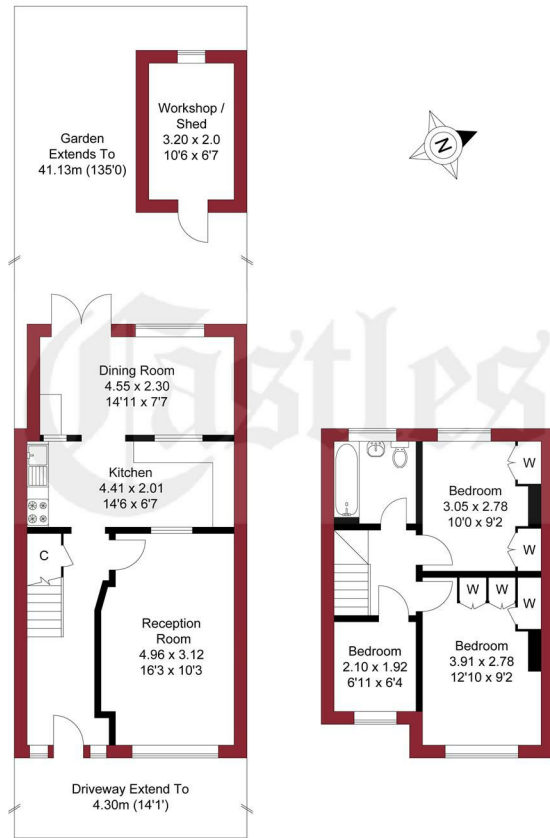
## PROPERTY SUMMARY

A well presented three bedroom mid terraced family home located off Green Street in Enfield Highway, close to local schools, shops and Durant's Park and approx 0.5m from Brimsdown Station (serving London Liverpool Street Station.) The property is offered for sale chain free and has the additional benefit of a large rear garden. Viewing is recommended. Features include living room, dining room, 1st floor family bathroom. 3 bedrooms, front off street parking, kitchen, over 100" rear garden, part gas central heating, double glazing and chain free.





APPROXIMATE GROSS INTERNAL AREA  
 78.58 sqm / 845.82 sqft (Excluding / Workshop / Shed)  
 84.98 sqm / 914.71 sqft (Including / Workshop / Shed)



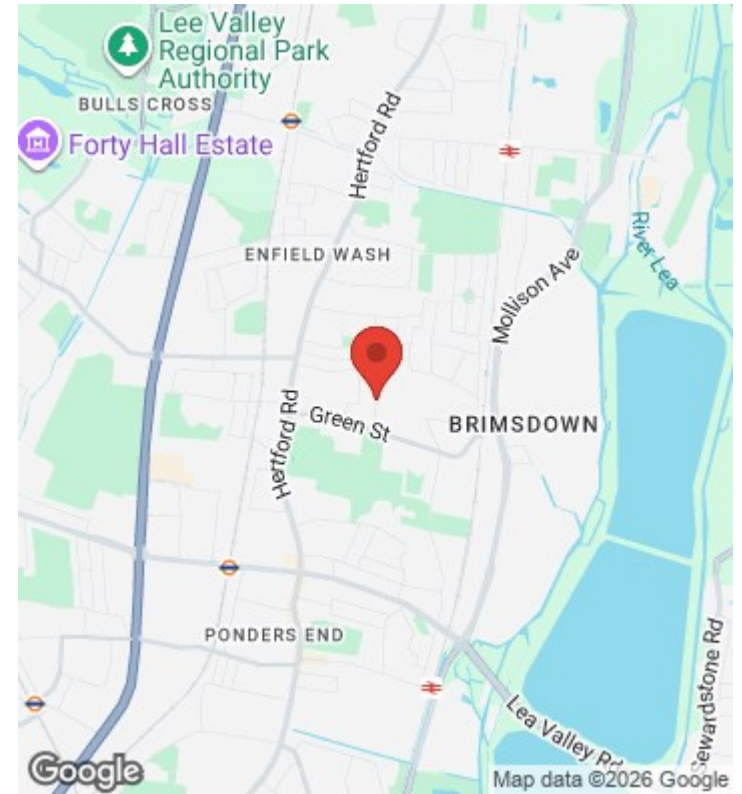
GROUND FLOOR

FIRST FLOOR

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

## A guide to the area

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."



House

Freehold

**Council:** Enfield Council

**Council Tax Band:** C

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



### OFFICE ADDRESS

243 - 245 Hertford Road  
 Enfield  
 London  
 EN3 5JJ

### OFFICE DETAILS

0208 804 8000  
 enfield@castles.london  
<https://www.castles.london>

| Energy Efficiency Rating                    |           | Current                 | Potential |
|---|-----------|-------------------------|-----------|
| Very energy efficient - lower running costs |           |                         |           |
| (92-100) A                                  | (81-91) B |                         | 89        |
| (69-80) C                                   | (55-68) D | 59                      |           |
| (39-54) E                                   | (21-38) F |                         |           |
| (1-10) G                                    |           |                         |           |
| Not energy efficient - higher running costs |           |                         |           |
| England & Wales                             |           | EU Directive 2002/91/EC |           |