



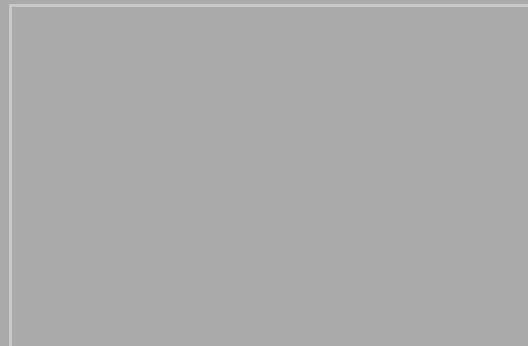
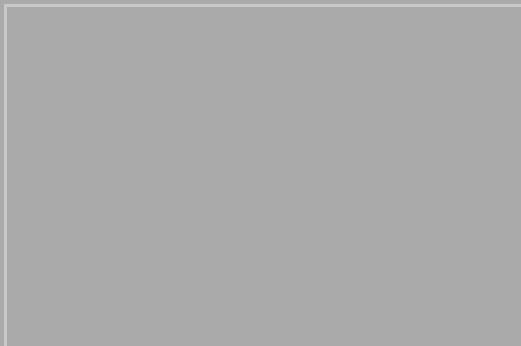
Estate Agents • Lettings • Land & New Homes



47 Westmoor Gardens, Enfield, EN3 7LN

£350,000

Lanes are pleased to offer For Sale this three bedroom mid terrace property in need of modernisation. The property is in easy reach of buses, train station and schools etc. Benefitting from gas central heating, ground floor W.C, first floor bathroom and more.



Porch
5" x 4" (1.52m x 1.22m)

Lounge/Diner
17" x 14" (5.18m x 4.27m)
Spacious Lounge/Diner with Window to front aspect, doors to Downstairs WC and Kitchen

Kitchen
13" x 9" (3.96m x 2.74m)
Eye and base level units with worksurfaces throughout, fitted oven and gas hob, space for appliances and table. Sliding door to Rear Garden.

Downstairs WC
Closed couple WC and vanity hand basin.

Landing
Doors leading to all rooms and airing cupboard.

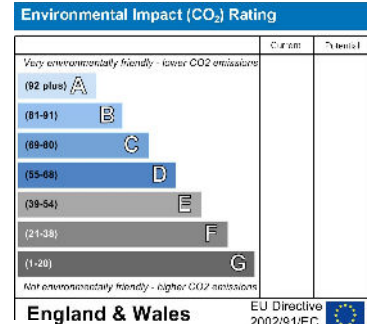
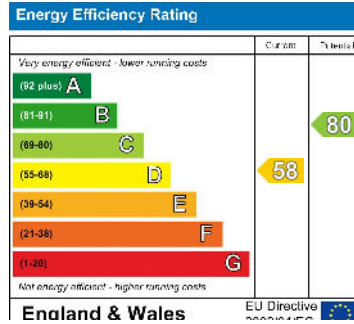
Bedroom One
14" x 11" (4.27m x 3.35m)
Window to front aspect and fitted cupboards.

Bedroom Two
14" x 11" (4.27m x 3.35m)
Window to rear aspect and fitted wardrobes.

Bedroom Three
11" x 5'11" (3.35m x 1.80m)
Window to front aspect and cupboard.

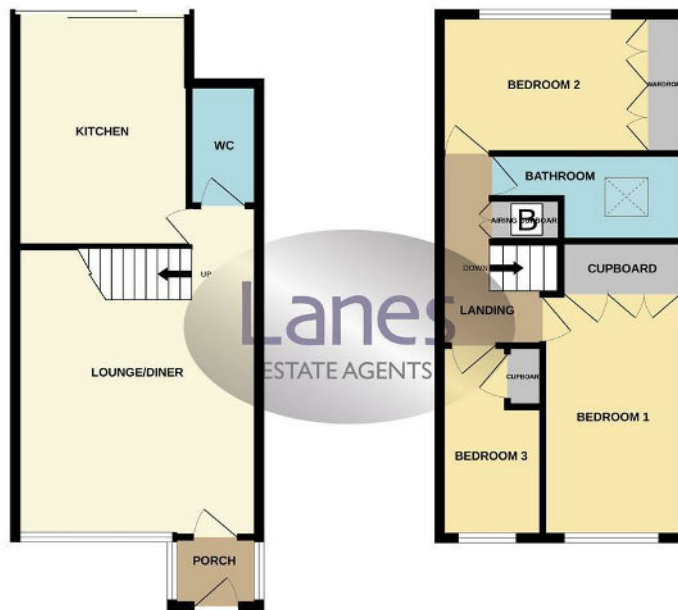
Bathroom
Panel enclosed bath with shower over, closed couple WC and pedestal hand basin.

Rear Garden
Patio paved rear garden and door storage unit.



GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of floors, walls, stairs and any other fixed or movable items are approximate and the responsibility is taken for any errors or misstatements. This plan is for information purposes only and should be used as such by any prospective purchaser. The purchaser agrees and warrants that they have read and understood the plan and the site to which it refers and that they are satisfied with the same. Made with MyPlan 2023

IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot confirm that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

