

Westwood Court, Village Road, Enfield, EN1 2HQ

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welcome to

Westwood Court, Village Road, Enfield

Barnfields are delighted to offer for sale this bright and spacious one bedroom first floor retirement property with views over the communal garden to the rear. Ideally located with bus stops along Village Road with routes to Enfield Town and Winchmore Hill/Palmers Green plus Bush Hill Park Overground Station close by.

This chain free property is offered in very good condition throughout and benefits from a pleasant communal lounge and utility room.









Communal Entrance
With access to the communal lounge, utility room and wardens office, lift to all floors.

First Floor

Flat Door
Opens to:-

Hallway
Fitted carpet, storage cupboard housing hot water tank.

Lounge
15' 4" x 10' 6" (4.67m x 3.20m)
Fitted carpet, double glazed window to rear, fireplace with electric heater, wall mounted electric radiator, doorway to:-



Kitchen
7' 4" x 5' 6" (2.24m x 1.68m)
With white fitted wall and base units with toning worktops and undercounter lighting, electric induction hob with extractor above and built-in oven below, sink and drainer, space for fridge/freezer, tiled splashbacks, vinyl flooring.

Bedroom
13' 11" x 8' 9" (4.24m x 2.67m)
Fitted carpet, double glazed windows to rear, built-in wardrobes, wall mounted electric radiator.



Shower Room
Fully tiled step in shower unit, hand basin with drawers beneath, low level WC, chrome heated towel rail, vinyl flooring, spotlights.

Communal Facilities
This development benefits from a large communal lounge, utility room and a family room that can be pre booked for visitors to stay.

Communal Gardens
There is a pleasant communal garden to the rear of the block with a patio area and benches, central lawn and mature tree and shrub borders.



Parking
The development benefits from off-street parking spaces for residents and visitors to the front of the block.

view this property online barnfields.co.uk/Property/ENF105447

welcome to

Westwood Court, Village Road

- One Bedroom Retirement Flat
- First Floor
- Very Good Condition Throughout
- Lift Service To All Floors
- Communal Garden To Rear

Tenure: Leasehold EPC Rating: C
Council Tax Band: C Service Charge: 4349.03
Ground Rent: 536.06

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Please note the marker reflects the postcode not the actual property

£165,000





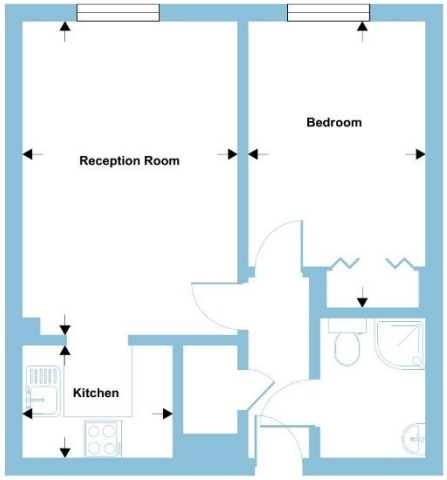
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Westwood Court, Village Road, Enfield, EN1

Approximate Area = 420 sq ft / 39 sq m

For identification only - Not to scale





FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Barnard Marcus. REF: 1368641

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The Property Ombudsman

Property Ref:
ENF105447 - 0004

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