



**TARGET**  
RESIDENTIAL SALES & LETTINGS

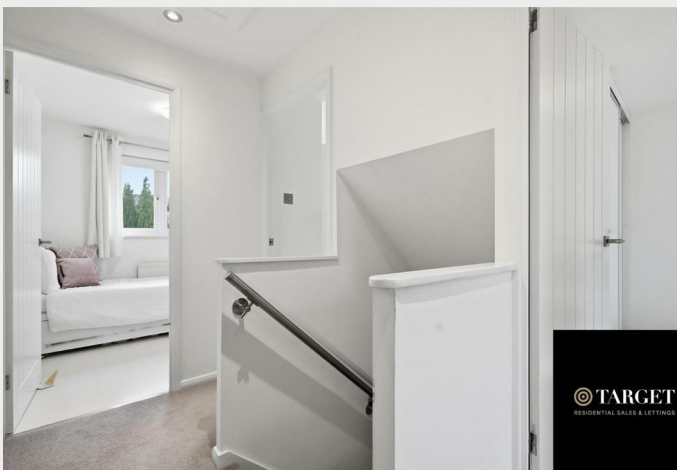
## Westfield Close, Enfield EN3 7RU

Offers In The Region Of **£465,000**

House - End Terrace | Freehold  
Council: Enfield | Council Tax Band: C

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Nestled within the highly desirable residential enclave of Westfield Close in Enfield, this attractive end-of-terrace family home presents a wonderful opportunity for those seeking space, comfort, and everyday practicality. Offering approximately 971 square feet of well-planned accommodation, the property has been thoughtfully arranged to suit modern living while retaining a warm and welcoming feel throughout.

The ground floor boasts two well-proportioned reception rooms, providing excellent flexibility for both relaxing evenings and entertaining guests. Whether used as a formal lounge, dining room, or family living space, each room benefits from good natural light and a comfortable layout. An additional conservatory further enhances the living accommodation, offering a bright and versatile space that can be enjoyed year-round—ideal as a garden room, playroom, or home office overlooking the garden.

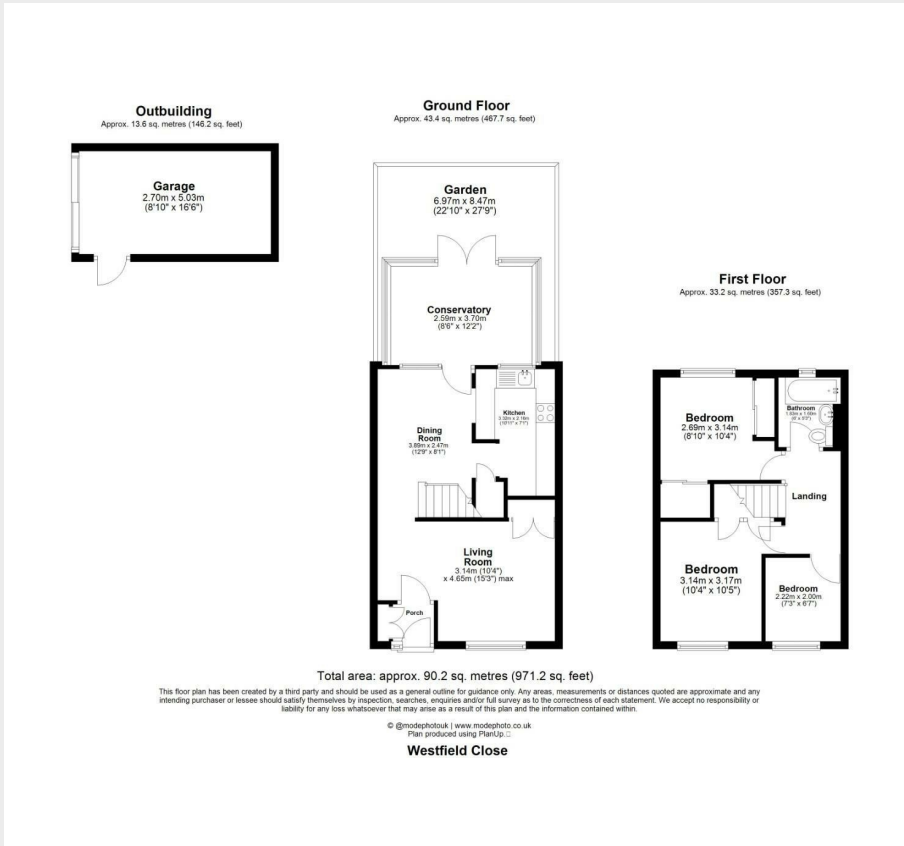
Upstairs, the property offers three generously sized bedrooms, each designed to provide a calm and restful retreat. The layout is well suited to families, professionals, or those requiring additional space for home working. A neatly presented family bathroom completes the first floor, fitted to comfortably meet the demands of everyday living.

Externally, the home continues to impress. The rear and side gardens are mainly laid to lawn, creating a pleasant and low-maintenance outdoor space ideal for children, entertaining, or simply relaxing. The property also benefits from a garage and a driveway entrance, allowing for off-street parking for up to two vehicles—an increasingly sought-after feature in this location.

Constructed circa 1998, the house combines modern build quality with scope for personalisation. Westfield Close itself is a quiet and community-focused residential area, conveniently positioned close to local amenities, well-regarded schools, parks, and transport links.

Viewing highly recommended!





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### How to Make an Offer

To submit an offer, please email [theo@targetproperty.co.uk](mailto:theo@targetproperty.co.uk) with the following details (We reserve the right to request further info if required by law).

**Offer Amount (£)** – Confirm the amount you wish to offer.

**Buyer Type** – Confirm whether you are purchasing in your personal name/s or through a company and provide full details

**Mortgage Agreement** – Provide your Agreement in Principle or Mortgage Offer. If you need a mortgage broker, we can recommend one at no charge.

**Deposit Confirmation** – Submit the last three months' bank statements showing the full deposit amount, whether in one or multiple accounts. We reserve the right to request further in if required.

**Identification** – Include your full name as listed on a valid photographic ID (passport, driving license, or other official document).

**Proof of Address** – Supply a document verifying your current address.

**Solicitor Details** – Provide your solicitor's full details, including name, firm address, direct contact number, and email. If you need a solicitor, we can recommend one at no charge.

**Mortgage Broker Details** – Submit your mortgage broker's full details, including name, firm address, direct contact number, and email. If you need a mortgage broker, we can recommend one at no charge.

**AML & Identity Checks** – Confirm when Lifetime Legal can contact you to process a £75.00 payment and complete electronic identity and Anti-Money Laundering (AML) checks.

### What Are ID & Anti Money Laundering Checks

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £75 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

### Proof of Funds

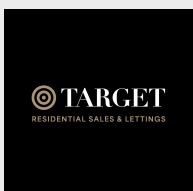
An estate agent may ask for proof of funds at two different stages and for two different reasons. If an estate agent asks for proof of funds before you put an offer in, it may be because they want to make sure you have a genuine interest in the property to avoid any disappointment for the seller. However, you don't have to provide proof of funds before putting an offer in.

### Source of Funds (SOF)

(SOF) is the process of verifying the origin of a customer's money for a specific transaction. The goal is to ensure that the funds are not from illegal activities.

### Evidence of Property Sale:

If you intend to use proceeds from an ongoing property sale, you will be required to provide supporting documentation. Acceptable evidence includes a letter from your solicitor, confirmation from your broker, a detailed breakdown of the funds being allocated, and an Agreement in Principle (AIP) covering the remaining balance. Additionally, please provide either written confirmation of the agreed sale price from your estate agent or a copy of the completion statement.



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