Wentworth Gardens, Palmers Green, London, N13

Offers In Excess Of £675,000 Freehold

Anthony Webb
ESTATE AGENTS

Wentworth Gardens, Palmers Green, London, N13

An extended CHAIN FREE 1930s built three bedroom semi-detached house with fantastic potential to modernise and create a a lovely family home. This well presented property offers a spacious through lounge, a study/playroom, fitted kitchen, ground floor w.c, first floor shower room, off street parking, garage to side and well maintained rear garden.

Wentworth Gardens is a quiet residential cul-de-sac located off Hedge Lane within easy walking distance of Palmers Greens shops, restaurants, bus routes and mainline station into Moorgate. Southgate underground station is a short ride away via the W6 bus route. There are various green spaces within easy walking distance including Hazelwood recreation ground, The New River and Broomfield Park.

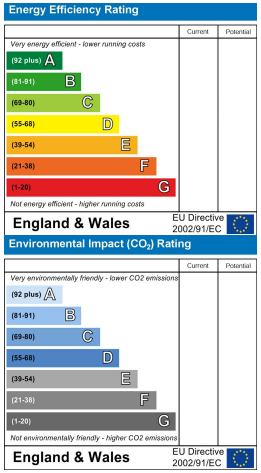
Good size entrance hallway • Through lounge with fireplace and large bay window • Study/play room with door to garden • Extended fitted kitchen with appliances and door to garden • Ground floor guest w.c • First floor landing with access to insulated loft space (potential to convert with usual consents) • Two double bedrooms both with fitted wardrobes • Good size single bedroom with fitted wardrobes • Shower room • Double glazing • Gas central heating with modern combination boiler • Off street parking to front for several cars • Garage to side with power and light • Well maintained rear garden measuring 90ft x 29ft.

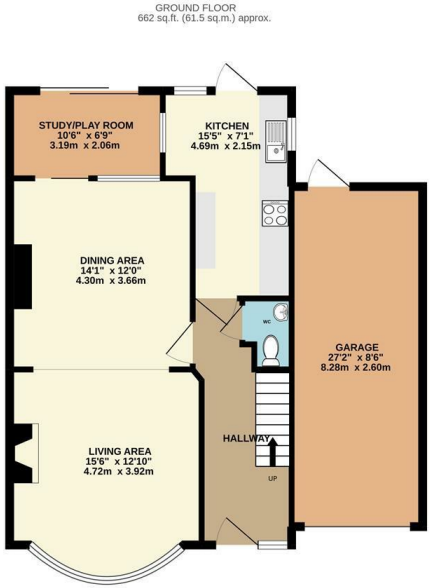
- Three bedrooms
- 1930s built semi-detached house
- Through lounge
- Extended to rear
- Fitted galley kitchen
- Ground floor w.c
- Off street parking + garage to side
- Rear garden

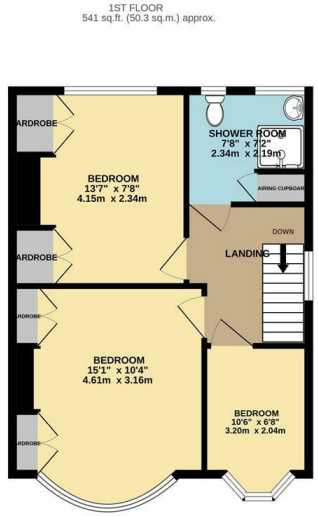
Wentworth Gardens
Palmers Green
London
N13 5SW

Tenure: Freehold

Gross Internal Area: 1203.00 sq ft







TOTAL FLOOR AREA : 1203 sq.ft. (111.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022

Property particulars as supplied by Anthony Webb Estate Agents are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers of lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures statements or representations of fact, but must satisfy themselves by or of fittings. gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. no person in the employment of Anthony Webb has any authority to make any representation or warranty whatever in relation to this property.

348 Green Lanes, Palmers Green, London N13 5TJ
020 8882 7888
palmersgreen@anthonywebb.co.uk
anthonywebb.co.uk

Anthony Webb ESTATE AGENTS