



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 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





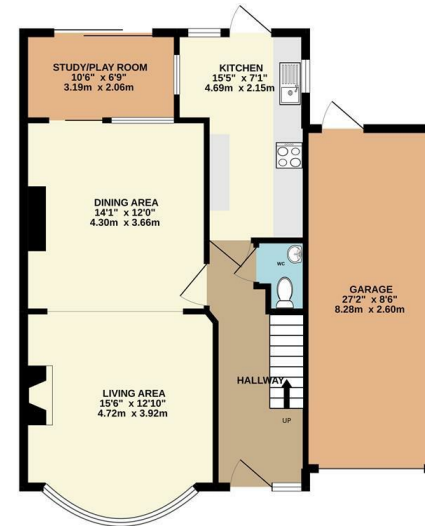
Wentworth Gardens Palmers Green London N13 5SW

Tenure: Freehold
Gross Internal Area: 1203.00 sq ft

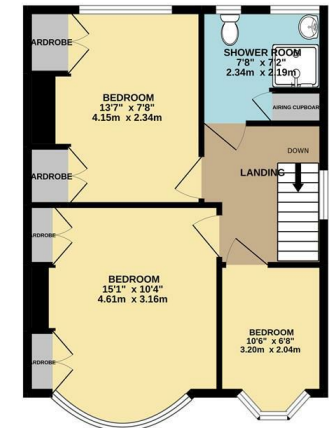


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(17-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(17-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales EU Directive 2002/91/EC			

GROUND FLOOR
662 sq.ft. (61.5 sq.m.) approx.



1ST FLOOR
541 sq.ft. (50.3 sq.m.) approx.



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.
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