



Wentworth Gardens, Palmers Green, London, N13
£825,000 Freehold

Anthony Webb
ESTATE AGENTS

Wentworth Gardens, Palmers Green, London, N13

A beautifully presented and extended four bedroom 1930s built end of terrace house offering in the region of 1500sq ft of bright and airy living space over three floors.

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.

Original front door with stained glass • Hallway with wood floor and under stairs cupboard • Front reception room with large bay window and feature fireplace with decorative gas fire • Spacious open plan kitchen/diner space with bi-fold doors to garden, log burner and wood floor incorporating the original rear reception, kitchen and extension behind the garage • Modern kitchen with granite work surfaces and tiled floor • Ground floor w.c • First floor landing with stained glass window • Two good size double bedrooms • One good size single bedroom • Modern family bath/shower room • The loft conversion offers a spacious main bedroom with Juliette balcony, wood floor, walk in wardrobe and door to modern en-suite shower room • Gas central heating • Double glazing • Block paved drive to front • Garage to side • Impressive landscaped rear garden measuring approx 90ft.

- Four bedrooms
- 1930s built end of terrace house
- Two receptions
- Extended kitchen
- Two bath/shower rooms
- Ground floor w.c
- Garage to side/driveway
- Mature rear garden





Wentworth Gardens Palmers Green London N13 5SW

Tenure: Freehold
Gross Internal Area: 1496.00 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 | | | |
| (21-38) 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 | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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Approx Gross Internal Area = 140 sq m / 1506 sq ft
Garage = 13.4 sq m / 144 sq ft
Total = 153.4 sq m / 1650 sq ft



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

Anthony Webb
ESTATE AGENTS