

FOR SALE



Wentworth Gardens, Palmers Green, London, N13
Offers In Excess Of £710,000 Freehold

Anthony Webb
ESTATE AGENTS

Wentworth Gardens, Palmers Green, London, N13

Double fronted 1930s built four bedroom house with a spacious through lounge, morning room, off street parking and garage to the side. This property has great potential to increase the living space subject to planning by extending to rear and into the loft space.

Wentworth Gardens is a quiet residential cul-de-sac turning located between Hedge Lane and Hazelwood recreation park with tennis courts, play area and access to The New River. The property is a short walk for both Palmers Green and Winchmore Hills shops, restaurants, bus routes and mainline station into Moorgate. Southgate underground station and shopping facilities are a short ride away via the W6 bus route.

Impressive frontage/kerb appeal • Entrance hallway with a tiled floor and original front double doors with stain glass inserts • Spacious through lounge with round front bay and French doors to garden • Morning room opening to kitchen with further door to garden • Ground floor w.c • First floor landing with access to loft space • Three double bedrooms and one single bedroom • Family bathroom and separate w.c • Gas central heating • Roof replaced in 2020 • West facing rear garden with paved patio and lawn area measuring 70ft x 31ft • Two timber sheds with power and light • Garage to side with power and light measuring 18ft x 8ft • Off street parking to front for two vehicles.

- 1930s built semi-detached house
- Four bedrooms
- Through Lounge
- Morning room opening to kitchen
- Ground floor w.c
- Cul-de-sac location
- Garage to side/off street parking
- Large west facing garden





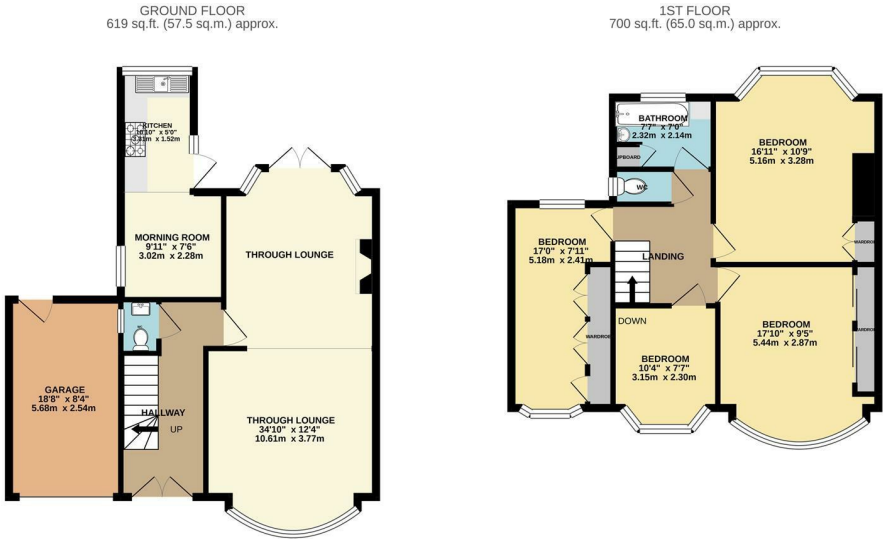
Wentworth Gardens
Palmers Green
London
N13 5SN

Tenure: Freehold
Gross Internal Area: 1319.00 sq ft



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(61-81) B		
(59-80) C		
(54-58) D		
(50-54) E		
(47-49) F		
(1-46) 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		
(82 plus) A		
(61-81) B		
(59-80) C		
(54-58) D		
(50-54) E		
(47-49) F		
(1-46) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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