



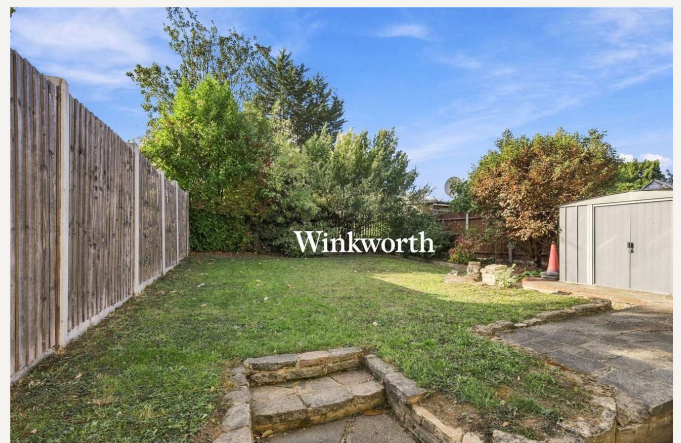
Wentworth Gardens, N13

£835,000 *Freehold*

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A spacious five-bedroom, double-fronted end-of-terrace house, offered for sale chain-free and situated on a desirable no-through road, just a short stroll from Hazelwood Recreation Ground. The property is also within easy reach of Palmers Green's shops, cafés and restaurants, as well as the popular Hazelwood Primary School, all of which can be accessed via a nearby shortcut across the New River.

The property has been extended to provide just over 1,500 sq. ft. of spacious and flexible living accommodation. The ground floor features a welcoming entrance hall with tiled flooring, leading to a spacious living room at the front of the house, featuring a wide, rounded bay window and an attractive fireplace. At the rear is a generous lounge/dining room, providing an ideal space for relaxing and entertaining, whilst the open-plan kitchen offers an extensive range of modern units, integrated appliances and a central island/breakfast bar. Both the kitchen and dining



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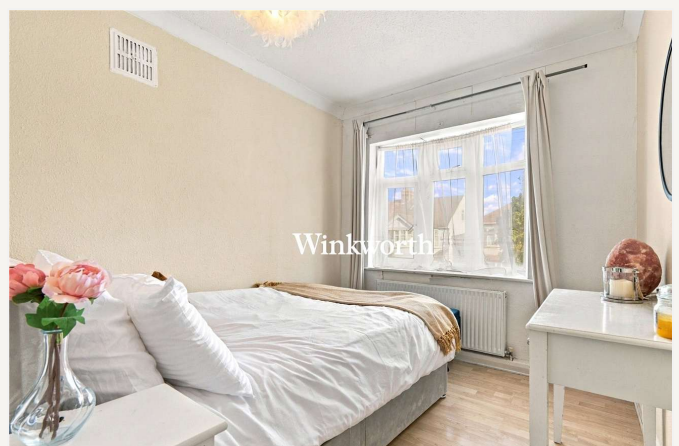


area provide direct access to the rear garden. A door from the entrance hall leads to a versatile studio, which could be used as a home office, playroom, gym or guest room. The studio also provides access to a shower room, utility room and the rear garden.

On the first floor are five well-proportioned bedrooms, two of which benefit from fitted wardrobes, together with a family bathroom and separate WC.

Externally, the property enjoys a west-facing rear garden extending to 62' 7" in length and backing onto the New River, whilst the front provides a wide, block-paved driveway offering off-street parking.

An internal viewing is highly recommended to fully appreciate the space, versatility and location this property has to offer.





MATERIAL INFO

Tenure: Freehold

Council Tax: London Borough of Enfield – Band F

EPC rating: D

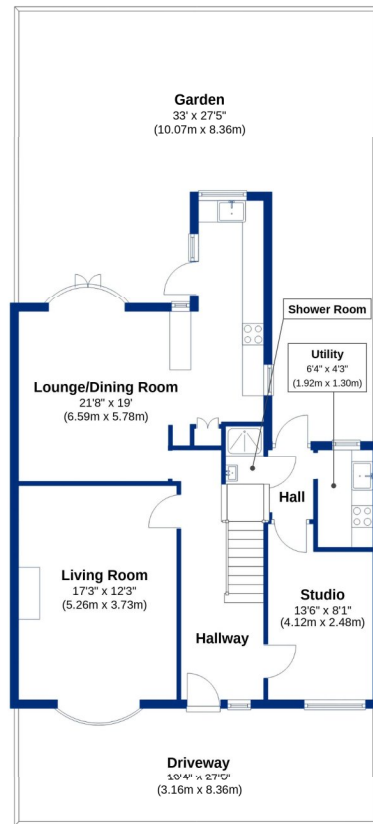
Wentworth Gardens

Total area: approx. 1541.3 sq. feet (143.2 sq. metres)



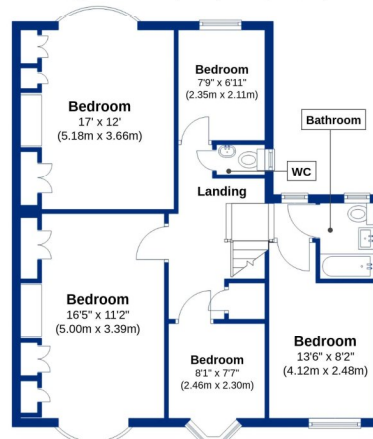
Ground Floor

Approx. 771.6 sq. feet (71.7 sq. metres)
(excluding Driveway, Garden)



First Floor

Approx. 769.7 sq. feet (71.5 sq. metres)



All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
• @modephotouk | www.modephoto.co.uk
Plan produced using PlanUp.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/PGN180380>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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