



WENTWORTH ROAD, NW11
£1,075,000 FREEHOLD

A CHARMING DETACHED HOUSE IN TEMPLE FORTUNE

3 Bedrooms/ 2 Bathrooms (1 en-suite)/
Through Reception Room/ Kitchen Diner/ Storage Cellar/
Guest WC/Off Street Parking for 2 Cars/ Southerly Facing Garden/
EPC Rating: D



DESCRIPTION:

We are delighted to offer this charming 3 bedroom detached family house located on Wentworth Road, near the junction with St Andrews Road and close to all shops and transport facilities both at Golders Green and Temple Fortune.

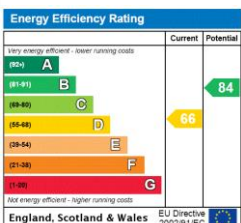
The house has been cleverly extended both at the front and rear to provide an additional guest wc and cloak cupboard (at the front) and a larger than normal kitchen/dining area (to the rear). Both the kitchen and the rear living room open onto a sunny southerly facing raised deck area with steps down to a secluded lawned garden.

The living room area is made up of 2 separate reception rooms now opened up and used as a separate sitting room and dining room. The kitchen is fully fitted with modern units and a feature ceiling dome which provides considerable extra daylight. There is also a sizeable cellar/utility area which is accessed from the kitchen/ dining area and here is a further door to the side passageway. On the 1st floor there are 3 double bedrooms, with the main bedroom having its own ensuite shower room with sink and wc. The family bathroom is located on the half landing between the ground and first floors.

The front elevation of the house is partly rendered and partly in brick where the porch area has been brought forward to create the guest wc and coat cupboard. To the front and right hand boundaries of the house is a well maintained privet hedge adding additional privacy. The front of the house is paved and provides off street parking for 2 cars.

Both internally and externally this is a very attractive house that has been well maintained and is a delightful home.

The house is offered chain free and viewing is highly recommended.

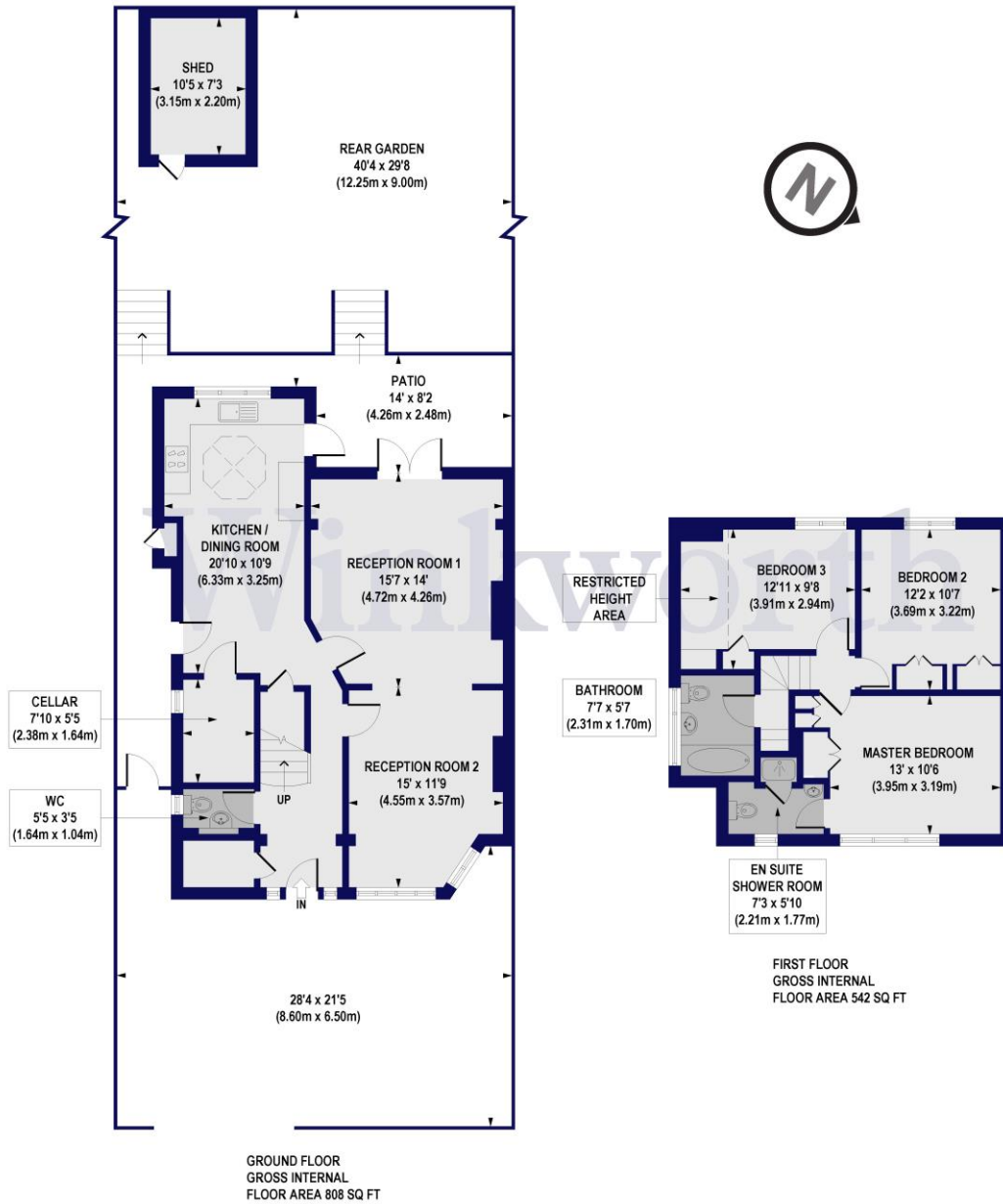




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Approx. Gross Internal Floor Area 1350 sq. ft / 125.45 sq. m (Including Restricted Height Area)

Approx. Gross Internal Floor Area 1315 sq. ft / 122.20 sq. m (Excluding Restricted Height Area)



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans.