



**WENTWORTH AVENUE, FINCHLEY, LONDON, N3  
OFFERS IN THE REGION OF £830,000 FREEHOLD**

**A WELL PRESENTED THREE/FOUR BEDROOM  
SEMI-DETACHED FAMILY HOME WITH FURTHER  
POTENTIAL TO EXTEND (STPP)**

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## DESCRIPTION:

We are delighted to bring to market this three/four bedroom semi-detached family home, ideally located for shopping amenities, transport links, including West Finchley underground station, recreational parkland and Outstanding Ofsted Rated Schools. The property comprises two interconnecting reception rooms, modern fitted kitchen/ conservatory, study/office with en suite, downstairs wc, three bedrooms, family bathroom, separate wc and approx 70ft rear garden. Further benefits include off street parking, potential to extend (stpp) and being offered on a chain free basis. An internal viewing is highly recommended!

## AT A GLANCE

- Semi-detached family home
- Three reception rooms
- Three/Four bedrooms
- Rear garden
- Off street parking
- Potential to extend (stpp)
- Offered chain free

## COUNCIL TAX:

Band F - £2456.99 per annum





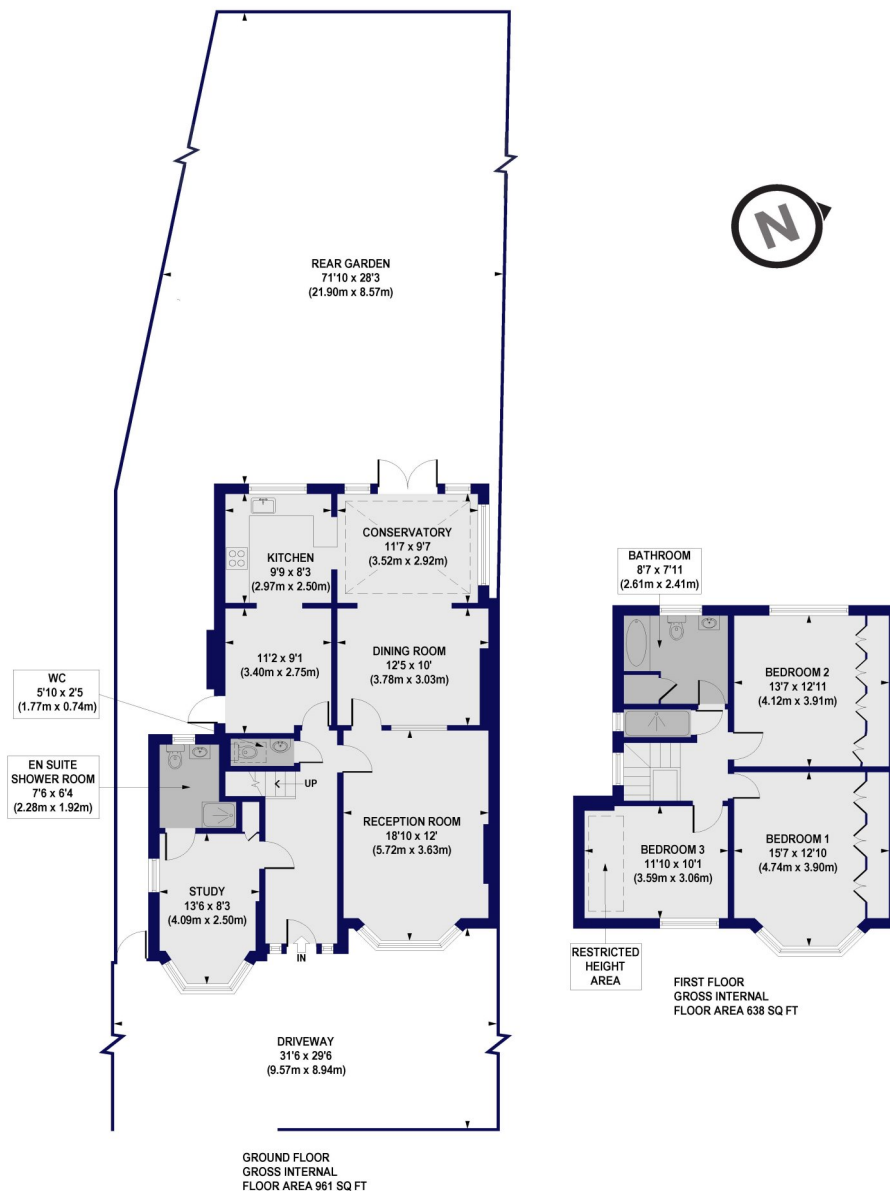




## Wentworth Avenue, N3

Approx. Gross Internal Floor Area 1599 sq. ft / 148.56 sq. m (Including Restricted Height Area)

Approx. Gross Internal Floor Area 1568 sq. ft / 145.63 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. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

**Winkworth**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			80
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	