

## Wentworth Gardens, Palmers Green, N13

*A completely refurbished and chain free 1930's style property extended to a 4 bedroom & 2 bathroom family residence situated in this popular cul-de-sac position just off Hedge Lane close to shopping and transport facilities as well as Hazelwood Park.*



## Offers over £760,000 - Freehold

- \* FRONT RECEPTION 15'6 x 12'10
- \* LOUNGE/KITCHEN/DINER 23'6 x
- \* MODERN FITTED KITCHEN
- \* UPVC DOUBLE GLAZING
- \* GAS CENTRAL HEATING
- \* FAMILY BATHROOM/ W.C.
- \* VIDEO ENTRY PHONE
- \* MASTER BEDROOM 20'1 x 14'0  
with en-suite shower room / wc
- \* BEDROOM 2 15'2 x 12'2
- \* BEDROOM 3 13'6 x 11'6
- \* BEDROOM 4 7'8 x 6'6
- \* LAMINATED FLOORING
- \* 60ft REAR GARDEN
- \* OFF STREET PARKING

**Wentorth Gardens, Palmers Green, London, N13**

**THE ACCOMMODATION WITH APPROXIMATE ROOM SIZES :**

***Upvc double glazed door with leaded lights leading to :-***

**ENTRANCE HALLWAY** *Laminated flooring, radiator, inset spotlighting, coved ceiling understairs storage cupboard with gas and electric meters and door to:-*

**GUEST CLOAKROOM** *Low flush w.c., wash hand basin, extractor fan, ceramic tiled walls and flooring.*

**FRONT RECEPTION 15'6 x 12'10** *Large upvc double glazed bay window to front with leaded fan lights, contoured radiator below, coved ceiling with inset spotlighting, laminated flooring.*

**LOUNGE / KITCHEN / DINER 23'6 x 19'0** *Most spacious reception with ample wall and base kitchen units to one wall incorporating; built-in eye level electric oven inset halogen hob and filter above, space for built-in fridge freezer and washing machine, , generous living accommodation with laminated flooring and full length double glazed folding doors leading to large decked patio and garden, concealed gas central heating combination boiler, two radiators, coved ceiling and inset spotlighting.*

***Carpeted staircase to first floor landing with inset spotlighting***

**BEDROOM 2 15'2 x 12'2** *Large upvc double glazed window to front with leaded lights, contoured radiator below, inset spotlighting, laminated flooring.*

**BEDROOM 3 13'6 x 11'6** *Upvc double glazed window to rear aspect, coved ceiling with inset spotlighting, radiator, laminated flooring.*

**BEDROOM 4 7'8 x 6'6** *Front aspect with upvc double glazed window, coved ceiling and inset spotlighting.*

**FAMILY BATHROOM / WC** *Large modern fully tiled bathroom suite comprising of :- corner fitted bath with mixer taps, vanity unit with mixer tap and cupboards below, low flush w.c., upvc double glazed frosted window, inset spotlighting, extractor fan.*

***Carpeted staircase to:-***

**MASTER BEDROOM 21'1 x 14'0 narrowing to 10'8 with en-suite shower room / w.c.**

*Two Vellux type tilt and turn action windows to front aspect, upvc double glazed double opening French windows with Juliette balcony to rear aspect with panoramic views, two radiators, coved ceiling with inset spotlighting, laminated flooring, door to:-*

**EN-SUITE SHOWER ROOM/WC** *Shower cubicle with thermostatic shower, vanity units with cupboards below, fully tiled walls, low flush w.c., extractor fan, double glazed window.*

**REAR GARDEN** *Approximately 60ft in length with large decked patio area.*

***Consumer Protection from unfair trading Regulations 2008 (CPRs) & Business Protection from Marketing Regulations 2008 (BPRs)***

***The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitors or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The Agent has not had sight of title documents. A Buyer is advised to obtain verification from their Solicitor.***

*NB: Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.*



