



**WENTWORTH GARDENS, N13**  
**£875,000 FREEHOLD**

**STUNNING SEMI-DETACHED FAMILY HOME WITH  
CONTEMPORARY OPEN-PLAN LIVING, LOFT CONVERSION, IN A  
POPULAR LOCATION NEAR PARKS AND AMENITIES.**

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## DESCRIPTION:

A beautifully extended semi-detached family home situated on a popular no-through road, with access to Hazlewood Recreation Ground at the end. The property is also in easy reach of Palmers Green shopping precinct and overground station, as well as bus links to Southgate and Wood Green.

The property has been significantly updated and offers just over 1,880 sq. ft. of light and spacious living accommodation, arranged over three floors. The ground floor features an impressive open-plan space at the rear of the house with exposed iron beams, showcasing a contemporary kitchen with sleek dark cabinetry, integrated appliances, and a large central island with a breakfast bar and pendant lighting overhead. There is also a spacious dining section and a cosy living area. The space is enhanced with under floor heating and plenty of natural light flooding in through floor-to-ceiling bi-fold doors and skylights, offering seamless indoor-outdoor flow to the garden—perfect for entertaining. Modern finishes, clean lines, and a neutral colour palette add a sophisticated touch, making the space both functional and inviting. Just off the kitchen is a utility room, and a door beyond provides additional storage. You will also find a more formal living room at the front of the property, along with a guest WC at the end of the entrance hall. The first floor offers three generously sized bedrooms and an attractive family bathroom with a four-piece suite. The loft has been converted into a superb fourth bedroom with a Juliet balcony and a luxurious en-suite. An adjoining room could easily be used as a dressing room, walk-in wardrobe, or a nursery.

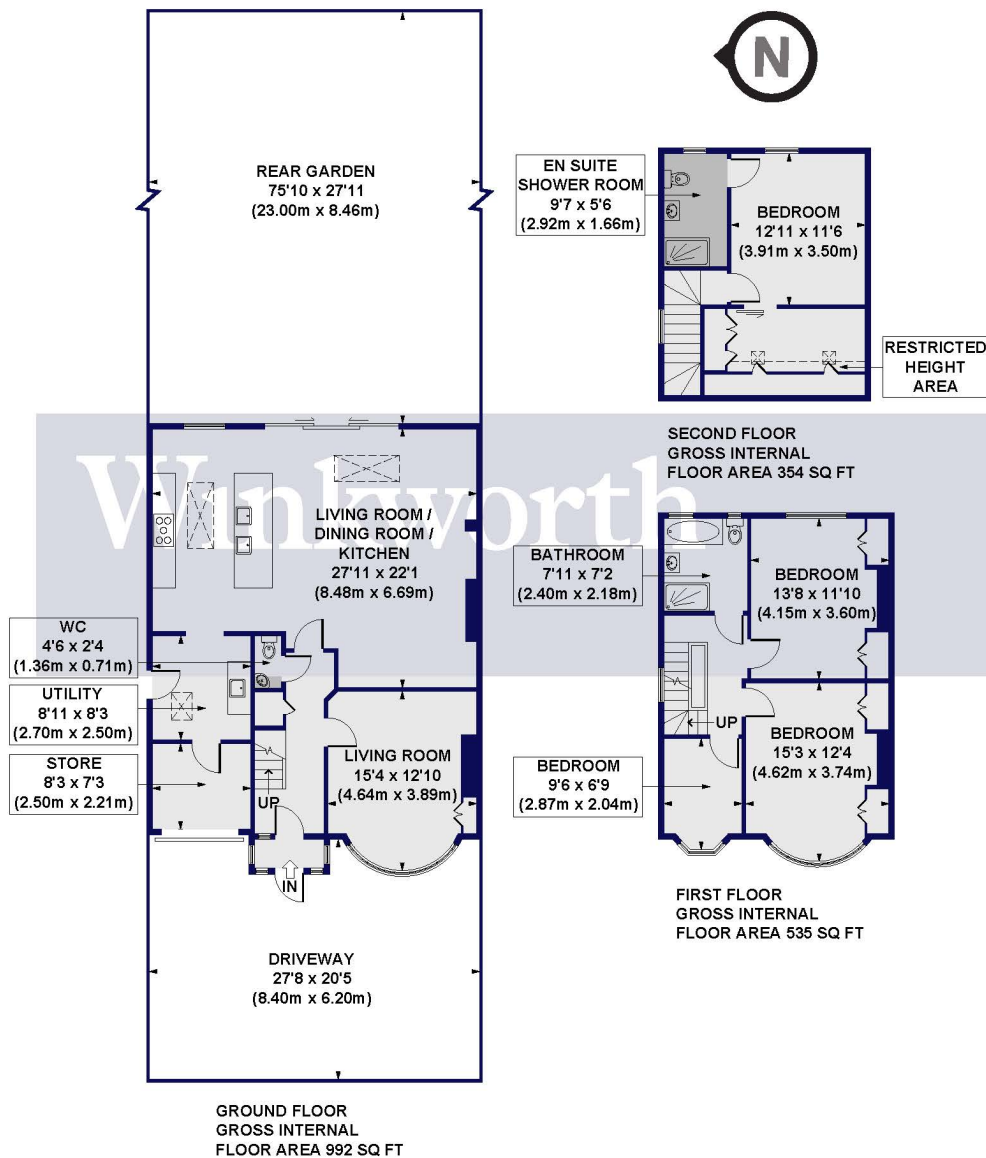
Outside, the property enjoys a well-stocked 75'10" rear garden with two sundecks at either end, ideal for enjoying the sun all day long, while the front of the property features a spacious block-paved driveway.

We highly recommend a viewing to fully appreciate the light and space this wonderful property has to offer.



## Wentworth Gardens, N13

Approx. Gross Internal Floor Area 1882 sq. ft / 174.81 sq. m (Including Restricted Height Area & Store)  
 Approx. Gross Internal Floor Area 1776 sq. ft / 165.00 sq. m (Excluding Restricted Height Area & Store)



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 floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

EPC to follow

Tenure: Freehold

Council Tax: London Borough of Enfield – Band E

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