



Wentworth Close, Finchley, N3

£875,000

 4 Bedrooms  2 Bathrooms  2 Receptions



Adam Hayes - Finchley Central Office - Sales 348 Regents Park Road, Finchley Central, London, N3 2LJ

Tel: 0208 189 6333 **Email:** info@adam-hayes.co.uk **Web:** www.adam-hayes.co.uk

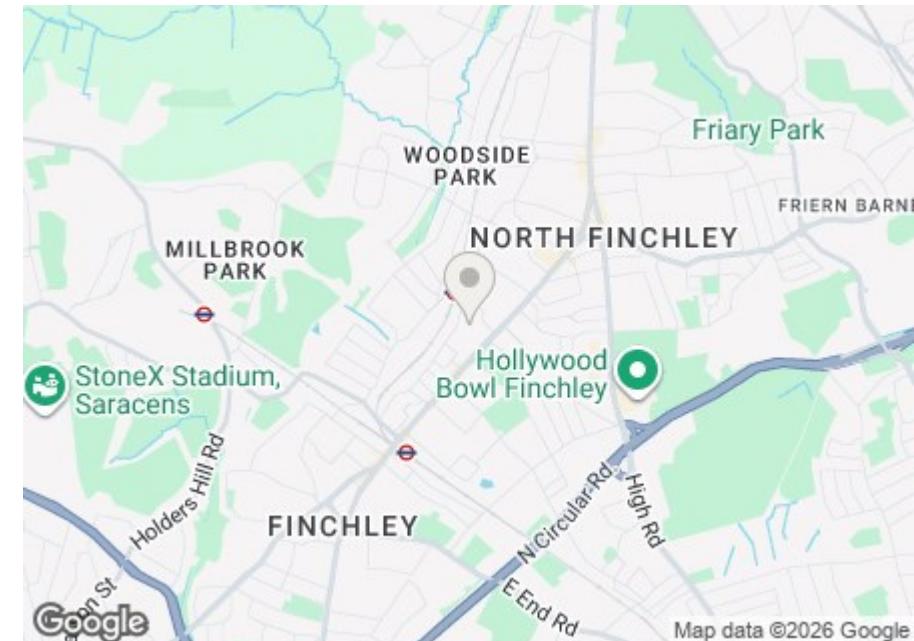
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Key Features

- Four Bedrooms
- Semi Detached
- Fitted Kitchen
- Family Bathroom & Two Additional WC's
- Southerly Facing Garden
- Garden Office With Guest Suite & Shower Room
- Off Street Parking

Other Information

Tenure: Freehold
Council Tax Band: F



Nearest Stations

West Finchley Station	0.1 miles
Finchley Central Station	0.5 miles
Woodside Park Station	0.7 miles

Property Description

Situated in a quiet cul-de-sac off Wentworth Avenue and within walking distance of West Finchley Underground Station (Northern Line) is this well-presented four bedroom semi-detached family home. The ground floor offers an impressive 24ft reception room and a separate kitchen leading to a dining area with direct access to the garden, along with a guest WC. The first floor comprises two double bedrooms, a single bedroom, a family bathroom and separate WC, while the loft has been converted to provide a fourth bedroom with additional WC and storage.

Externally, the property benefits from a detached garden office incorporating a guest suite and shower room, off-street parking, side access and gas central heating. Located within the catchment for Moss Hall School and close to local amenities and green spaces, this is an ideal home for families and commuters alike. To really appreciate the location, size and condition, an internal viewing is highly recommended via the vendors main agents, Adam Hayes Estate Agents.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		59
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Approximate Gross Internal Area
1457 sq ft - 135 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or prospective tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey, not tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.