



Mayfield Avenue, London, N14

Addison Townsend are delighted to offer this stunning four bedroom, semi-detached property. Located in this highly desirable and quiet residential location backing onto Walker Playing Fields, offering an exquisite outlook, the property is within 0.25 miles (5 minutes walk) of Southgate Underground Station, High Street with its wealth of amenities and within excellent school catchments including both Ashmole and Walker School catchments. The house has been immaculately renovated throughout with top of the range fixtures and fittings and very high attention to detail in all the modifications. The property offers a spacious front reception, beautiful extended open plan kitchen/dining/family room with bi-folding doors to the rear and extended porch to provide downstairs cloakroom; the first floor accommodation provides three well-proportioned bedrooms all immaculately presented, a three piece family bathroom and utility room; the loft has been professionally extended with a gable ended extension and full length rear dormer to provide a master bedroom suite with en-suite shower room and Juliet balcony providing stunning views over Walker Playing Fields and towards Central London. Externally the property offers a beautifully maintained South facing garden with direct access to the playing fields and aforementioned superb outlook over the playing fields. To the front is a driveway providing off street parking for 2 cars.



2 4 2

Tenure : Freehold

Council Tax Banding : E

EPC D

Sq.Ft : 1494



Approximate Gross Internal Area 1494 sq ft - 139 sq m

Ground Floor Area 709 sq ft – 66 sq m

First Floor Area 500 sq ft – 46 sq m

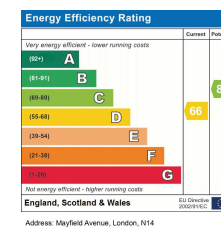
Second Floor Area 285 sq ft – 27 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only. Whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/ternants are advised to recheck the measurements



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