



Mayfield Crescent, London, N9 7NL



welcome to
Mayfield Crescent, London

Barnfields are delighted to offer for sale this extended end of terraced, three bedroom family house in a quiet location, close to Galliard Primary School plus a short walk from Southbury Overground Station and the A10 with its abundance of retail parks.

The property benefits from a newly fitted kitchen and off-street parking for 2/3 cars.



Hallway

Laminate flooring, door to:-

Through Lounge

22' 2" at widest x 14' 5" at widest (6.76m at widest x 4.39m at widest)

Laminate flooring, double glazed bay window to front, dado rails, understairs cupboard, two radiators, double glazed French doors to garden, door to:-

Kitchen

11' 9" at widest x 7' 10" at widest (3.58m at widest x 2.39m at widest)

Newly fitted Wren kitchen with range of white wall and base units with a toning grey Quartz worktops with matching splashbacks, single drainer sink unit, ceramic hob with extractor above and glass splashback, built-in eye level oven and microwave, integrated washing machine, dishwasher and fridge/freezer, cupboard housing the central heating boiler, laminate flooring, double glazed window and door to garden, spotlights.

First Floor

Landing

A good space with fitted carpet, double glazed window to rear, loft hatch opening to loft storage space.

Bedroom One

14' 4" at widest x 13' 6" at widest (4.37m at widest x 4.11m at widest)

Fitted carpet, double glazed bay window to front, radiator, deep built-in wardrobe.

Bedroom Two

12' at widest x 7' 11" at widest (3.66m at widest x 2.41m at widest)

Laminate flooring, double glazed window to front, radiator.

Bedroom Three

8' 11" at widest x 8' at widest (2.72m at widest x 2.44m at widest)

Laminate flooring, double glazed window to rear, radiator.

Bathroom

Panelled bath with shower attachment and tiled splashbacks, pedestal wash hand basin, low level WC, double glazed window to rear, part panelled part tiled walls, vinyl flooring, radiator.

Outside

Garden

A pretty rear garden with patio area to front, rest laid to lawn with tree and shrub borders, garden shed and side access.

Workshop

Converted from the original garage is a good sized workshop accessed from the front.

Off-Street Parking

Brick paved off-street parking to the front for 2/3 cars.



view this property online barnfields.co.uk/Property/ENF104323







welcome to

Mayfield Crescent, London

- Three Good Sized Bedrooms
- Through Lounge
- Newly Fitted Wren Kitchen
- Off-Street Parking For 2/3 Cars
- Pretty Rear Garden

Tenure: Freehold EPC Rating: D

£535,000



Please note the marker reflects the postcode not the actual property

check out more properties at [barnfields.co.uk](https://www.barnfields.co.uk)



Property Ref:
ENF104323 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnfields is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

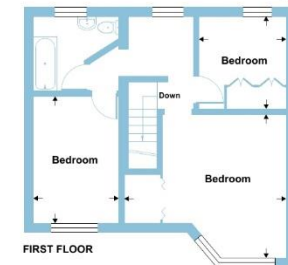
Mayfield Crescent, London, N9

Approximate Area = 864 sq ft / 80.3 sq m

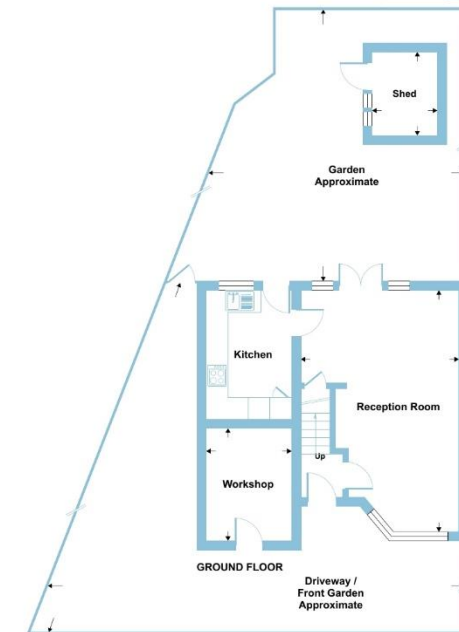
Outbuilding = 127 sq ft / 11.8 sq m

Total = 991 sq ft / 92.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rnichecom 2024. Produced for Barnard Marcus. REF: 1108955



barnfields



020 8363 3394



info@barnfields.com



1a Windmill Hill, Enfield, Middlesex, EN2 6SE



[barnfields.co.uk](https://www.barnfields.co.uk)