



Mayfield Crescent, N9 7NL
London





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- Kings Are Proud To Present This
- Recently Refurbished & Extended Luxury Family Home
- Four Bedroom Terraced House
- Gated Off Street Parking For Two Vehicles
- Two Reception Rooms
- Modern Kitchen/Diner With Bi-Fold Doors & Skylight
- Two Luxury Bathrooms & Ground Floor WC/Utility
- 32ft Garden With Brick Built Outbuilding & Rear Access
- Excellent Condition Throughout With High Specification
- Council Tax Band D

£625,000



KINGS are proud to present this STUNNING RECENTLY REFURBISHED AND EXTENDED LUXURY FAMILY HOME completed to a high standard throughout, with GATED OFF STREET PARKING ensuring convenience and security. This 1930's style FOUR BEDROOM terraced house offers the perfect blend of comfort and modern living, with virtually everything in the property being renewed along with an extension to the rear and loft, the addition of a porch and a BRICK-BUILT OUTBUILDING providing 1400SQFT OF SPACE.

Upon entering, you are greeted by an elegant entrance porch with a bespoke solid wood front door, setting the tone for the entire property. The ground floor offers TWO RECEPTION ROOMS, perfect for family gatherings or relaxation. The SPACIOUS KITCHEN/DINER is a true highlight, featuring high-end fittings, bi-fold doors, and a skylight that fills the space with natural light. A convenient GROUND FLOOR WC/UTILITY ROOM adds to the functionality of the home.

Upstairs, the first floor is home to three well-proportioned bedrooms and a LUXURIOUS SHOWER ROOM. The fourth master bedroom occupies the second floor, with an impressive ENSUITE SHOWER ROOM. Enjoy the benefits of eaves storage space and a Juliet balcony, offering views over the rear garden.

Refitted double glazed windows and gas central heating ensures energy efficiency and comfort throughout the year. The outdoor space is equally impressive, with a 32ft garden that includes REAR ACCESS and a versatile brick-built outbuilding ideal as a home office or storage space.

Located in the SOUGHT-AFTER GALLIARD AREA, this property is ideally positioned for easy access to a range of local shops, schools, and the close by Jubilee Park. Transport links are excellent, with Edmonton Green Station providing access to Central London, while the nearby A406 and A10 offer convenient routes for motorists.

This exceptional property is in excellent condition throughout, combining luxury, style, and practicality in a prime location.

ADDITIONAL INFORMATION

Council Tax Band D
Construction Type - Standard (Brick, Tile)
Flood Risk - Rivers & Seas: Very low, Surface Water: Very low

PORCH/ENTRANCE HALL

RECEPTION ROOM ONE 13'2 x 12'2 (4.01m x 3.71m)

RECEPTION ROOM TWO 13'3 x 10'3 (4.04m x 3.12m)

KITCHEN/DINER 15'7 x 10'2 (4.75m x 3.10m)

WC/UTILITY ROOM 7'5 x 6'9 (2.26m x 2.06m)

FIRST FLOOR LANDING

BEDROOM TWO 13'4 x 10'7 (4.06m x 3.23m)

BEDROOM THREE 10'9 x 10'7 (3.28m x 3.23m)

BEDROOM FOUR 7'2 x 6'9 (2.18m x 2.06m)

SHOWER ROOM 6'9 x 5'6 (2.06m x 1.68m)

SECOND FLOOR LANDING

MASTER BEDROOM 16'6 x 15'7 (5.03m x 4.75m)

ENSUITE 5'9 x 5'5 (1.75m x 1.65m)

GARDEN 32'0 approx (9.75m approx)

OUTBUILDING 11'3 x 7'6 (3.43m x 2.29m)





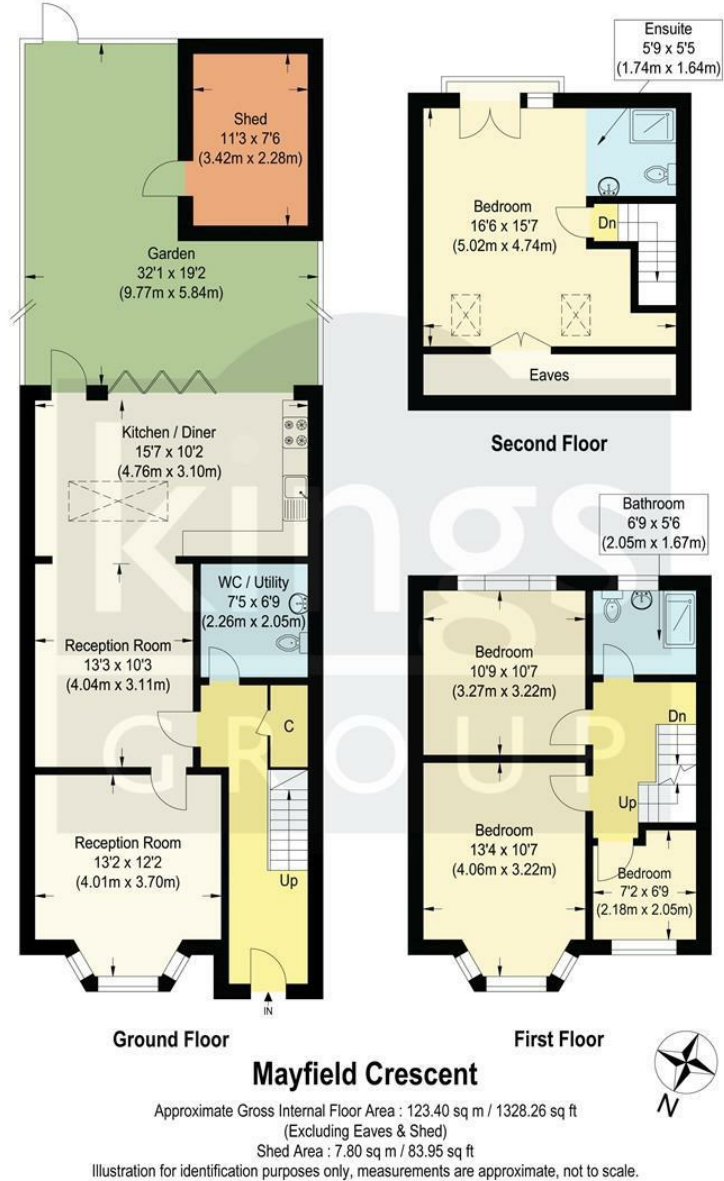
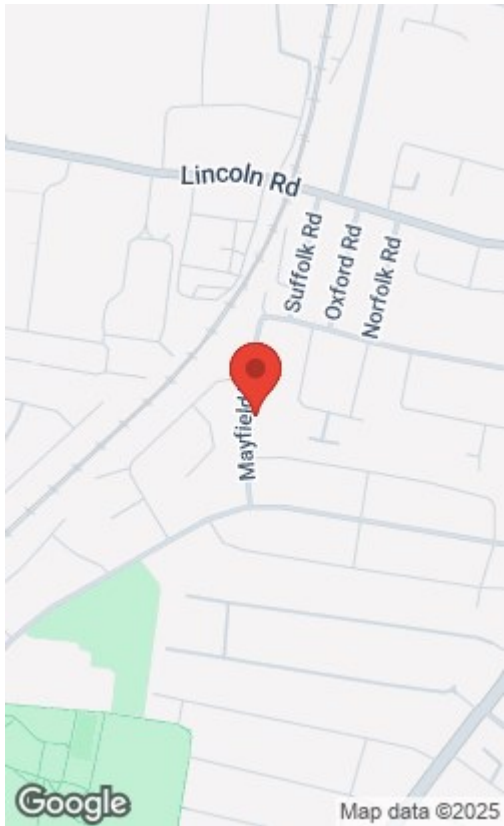
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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