



**Mayfield Avenue, W13**

**£850,000**

\* Offers In Excess Of \*

A delightfully extended three bedroom family home set in this much sought after location attractively offered onto the market with no onward chain.



A spacious family home, offering over 1100 sq ft set over two floors. The ground floor offers a front reception room, kitchen/diner and extended conservatory leading to the secluded garden. The first floor accommodation comprises three double bedrooms and family bathroom. Potential to extend into the loft like many neighbouring properties have done (STPP).

Ideally located for many Ofsted outstanding schools including Fielding and Elthorne. Lammas, Walpole and Elthorne parks are all a short stroll from the property. Many shops and restaurants on Northfields avenue to enjoy. Excellent transport links with the option of both the Elizabeth line (West Ealing) and Northfields station (Piccadilly).

- No Onward Chain • Three Bedrooms • Potential To Extend (STPP) •
  - Ofsted Outstanding Schools • Local Parks • Well Presented •
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**Ground Floor**

**First Floor**

Total area (approx.): 103.6 sq. m (1115.1 sq. ft)

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