

Mayfield Avenue, North Finchley, N12

3 Bedrooms 1 Bathroom 2 Receptions

Guide Price £775,000









Adam Hayes - North Finchley Office - Sales 365 Ballards Lane, North Finchley, London, N12 8LL

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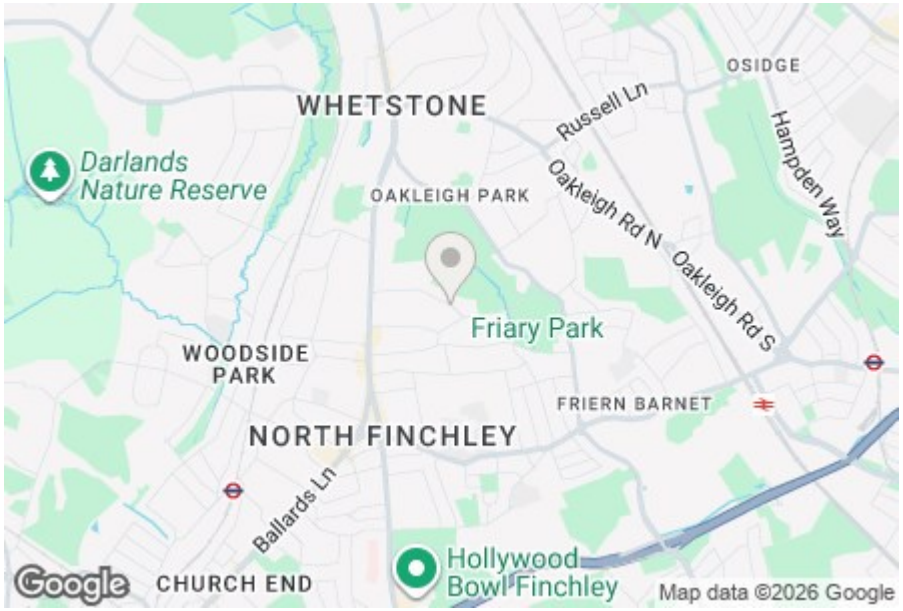
Key Features

- Three Bedrooms
- End of Terraced House
- Open Plan Kitchen/Dining Area
- Stunning Garden
- Potential To Extend (STPP)
- Garage

Other Information

Tenure: Freehold

Council Tax Band: E



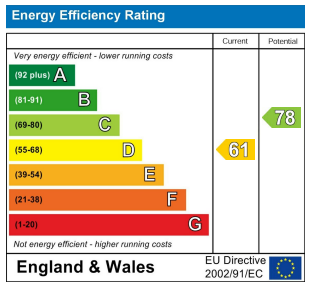
Nearest Stations

Woodside Park Station	0.7 miles
Totteridge & Whetstone Station	0.8 miles
West Finchley Station	1.1 miles

Property Description

Situated on a highly sought-after tree-lined road just off North Finchley High Road, and only moments from Friary Park, this well-presented three-bedroom end-of-terrace family home offers both charm and convenience. Ideally located within walking distance of North Middlesex Golf Course and Ravens Tennis Club, the property is perfectly positioned for families and outdoor enthusiasts alike. The home features an impressive approx. 15ft main reception room, leading through to a bright open-plan kitchen and dining area, with doors opening onto a beautifully maintained rear garden. A garage to the rear further enhances the practicality of the space.

Additional highlights include three generously sized bedrooms, a modern four-piece family bathroom, side access to the garden, and an abundance of natural light throughout. The property also offers excellent potential to extend further or convert the loft (STPP), making it an ideal long-term family home. To fully appreciate the size, character, and superb location of this property, an internal viewing is highly recommended via the vendor's sole agents, Adam Hayes Estate Agents.



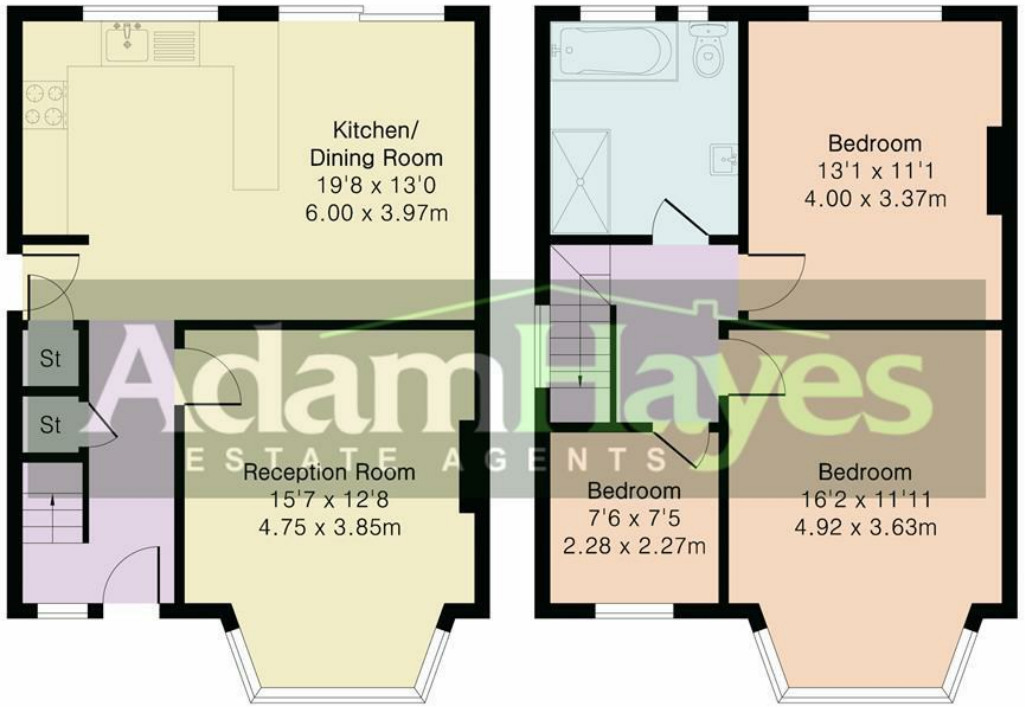
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Approximate Gross Internal Area 1058 sq ft - 98 sq m

Ground Floor Area 529 sq ft – 49 sq m

First Floor Area 529 sq ft – 49 sq m



Adam Hayes ESTATE AGENTS

PINK PLAN

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.

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.