

FOR SALE 3 BEDROOM HOUSE – CHAIN FREE



93, MAYFIELD AVENUE, NORTH FINCHLEY, N12 9HY

Opportunity to acquire a centre terrace, 3 bedroom, *Sir Frances Walker* built property, in an established residential turning, lying within easy reach of the local shopping and transport facilities of North Finchley.

Recreational facilities of Friary Park & North Middlesex Golf club are also close by.

Property benefits from a rear service access road – double gates on the rear boundary of the property, opening onto a concrete hard-standing, on which once stood a garage.

Offered to the market chain free – early viewing recommended.

All viewings are strictly by appointment only

SUMMARY OF ACCOMMODATION

3 BEDROOMS • INTERCOMMUNICATING RECEPTIONS • EXTENDED KITCHEN BREAKFAST ROOM
MODERN FAMILY BATHROOM • GUEST CLOAKROOM • FRONT & REAR GARDENS

GUIDE PRICE: £790,000 - FREEHOLD

NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.

1320 High Road, Whetstone, London N20 9HP - www.maunder-taylor.co.uk – 020 8446 0011



MAUNDER TAYLOR

Front door opening to;

Entrance Hallway

Radiator, stairs to first floor, under stair cupboard housing gas & electricity meters plus RCD fuse board. Doors to;

Guest cloakroom

Close-coupled WC, corner wall mounted wash basin with tiled splash back and air extractor.

Intercommunicating Reception with double aspect - front to rear, radiators, serve through to kitchen, decorative coving, double glazed bay window to front, double glazed sliding patio door to rear.

Extended Kitchen Breakfast Room

Fitted range of wall & base units with work top and tiled splash back, gas cooker point, space for upright fridge freezer, space & plumbing for dishwasher, cupboard housing new *Vaillant* combination boiler with space & plumbing for washing machine below. Tiled floor, double glazed window on to garden, casement doors to side - opening onto patio.

FIRST FLOOR

Landing with access to loft. Doors opening to;

Bedroom 1 Fitted wardrobes, radiators, decorative coving, double glazed bay window to front.

Bedroom 2 Wardrobes, radiator, double glazed window to rear.

Bedroom 3 Radiator, picture rail, double glazed window to front.

Bathroom Comprising tile enclosed bath with fixed shower head & hand held spray, with shower screen. Wash basin set on vanity unit with storage below, close-coupled WC, fully tiled walls, chrome towel radiator, obscure glass double glazed window to rear.

Rear Garden - approximately 60' (18.29m) plus patio,

With double gates from rear service road, leading to hard stand and large garden shed.

EPC Ratings: Current: 72 C Potential: 87B

Council Tax Band: E



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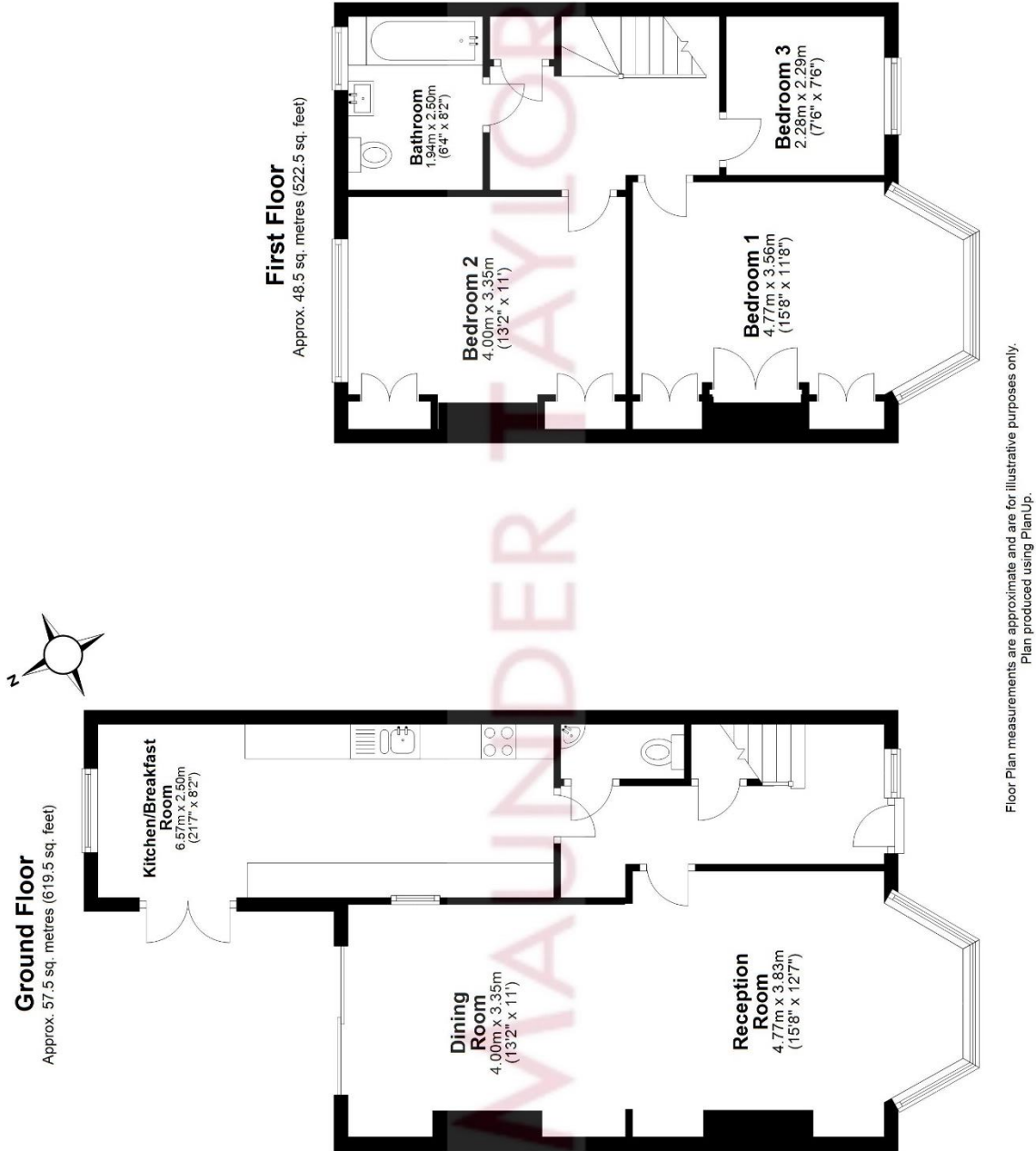
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FLOOR PLAN

93 Mayfield Avenue, North Finchley, N12 9HY



Floor Plan measurements are approximate and are for illustrative purposes only.
Plan produced using PlanUp.

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