



**For Sale
Freehold**

**Mayfield Avenue, N14
Asking price £899,950**

Nicholas James is excited to announce the sale of this wonderful home. Rare to the market is this four-bedroom house, located on a quiet residential street. The entrance level boasts a wonderful reception area that has a delightful feel and additional space leading to the rear of the property where there is a separate dining area/breakfast room adjacent to the kitchen, with access to the elegant garden. The upper floor boasts of two double bedrooms with a further two good sized bedrooms off a lovely square landing. There is further scope to modernise, to add a single-story extension and add a loft STPP.

The location is a short walking distance between the gorgeous Southgate green and Southgate station offering all shopping/amenity and commuting needs. The house is also conveniently located to the many good schools in the area including Walker & Ashmole primary school as well as Ashmole academy senior school.

Sold Chain free viewings are highly recommended.

PROPERTY MISDESCRIPTION ACT 1991

Nicholas James make every effort to ensure the accuracy of these details, it should be noted that the above measurements are approximate. Nicholas James has not tested any equipment, fixtures, fittings or services and so cannot confirm that they are in working order. We have not had a sight of the title documents and any reference to the tenure of a property based on the information supplied by the seller. Nicholas James are unable to confirm that the relevant planning permission and or building regulation approval has been obtained where any structural alterations have occurred. Photographs are provided for illustration only and do not depict what is included in the sale.

Nicholas James 34 High Street Southgate N14 6EE *Residential Sales – Lettings & Management Agents*
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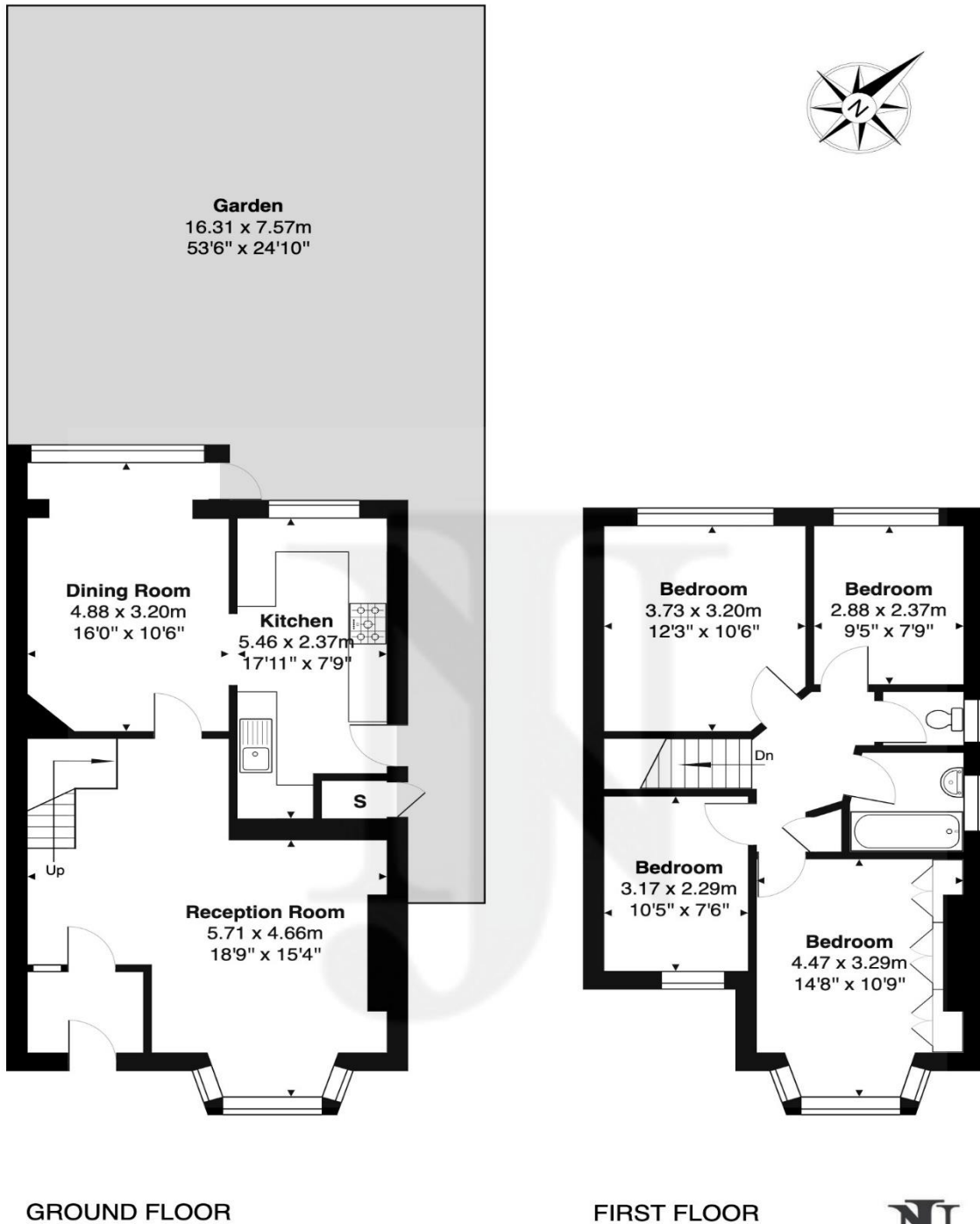
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Mayfield Avenue- N14

Approximate Gross Internal Area 112.0 m² ... 1205 ft² (excluding garden)



This Plan is for illustration purpose only and used as general indication of the proposed layout of the property. Dimensions are maximum and approximate and may vary.
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