



Mayfield Avenue

North Finchley, N12



Mayfield Avenue

A smart and beautifully maintained four-bedroom end-of-terrace family home, superbly positioned backing directly onto North Middlesex Golf Club, enjoying stunning tree-lined views and exceptional privacy. The property offers bright, well-balanced accommodation arranged over three floors, with a clean, stylish feel throughout, enormous potential to further enhance and extend, subject to the usual consents, and has fantastic connections to some outstanding schools.

The ground floor provides generous living space overlooking the stunning mature rear garden, which in turn opens onto the peaceful greenery of the golf course beyond, creating a rare and tranquil outlook. The house is perfectly comfortable as it stands, yet offers exciting scope to open up the rear and create a substantial kitchen/family extension, making it an ideal long-term family home with flexibility to grow. For outdoor enthusiasts, the Dollis Valley Greenwalk—a 10-mile walking and cycling route through the green corridors of Barnet—is close by, while sports facilities include Ravens Tennis Club just a five-minute walk away and Friary Park with its own Tennis Courts, being one of North Finchley's finest parks.

Upstairs, three large and well-proportioned bedrooms are complemented by two bathrooms. One of which includes a fabulous bright and spacious loft conversion forming an impressive principal suite with elevated views across the fairways from its own Juliet balcony. A further fourth bedroom and three WC's across each floor makes up this gorgeous family home. Mayfield Avenue also benefits from excellent connections and routes providing easy access to Totteridge & Whetstone Underground Station and Oakleigh Park Overground Station making commuting straightforward. With its unique position, private outlook, and clear potential to add further value, this is a wonderful opportunity to acquire a home that combines immediate comfort with future possibilities.

LOCAL AUTHORITY: Barnet

BAND: E

TENURE: Freehold

























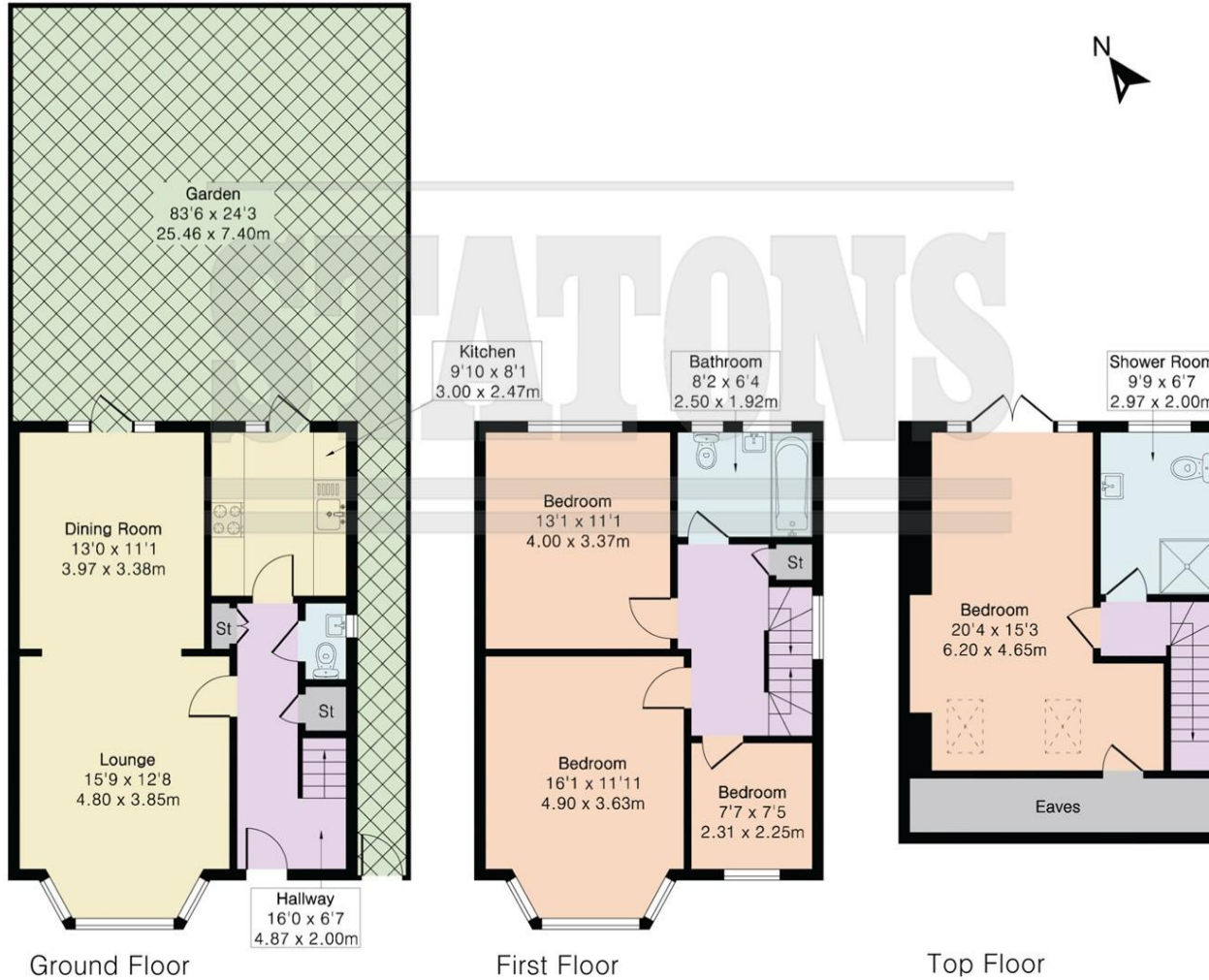


Approximate Gross Internal Area 1448 sq ft - 135 sq m

Ground Floor Area 538 sq ft – 50 sq m

First Floor Area 538 sq ft – 50 sq m

Top Floor Area 372 sq ft – 35 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.

