







About the property

♥ What the owner loves:

After many wonderful years in our home on Mayfield Avenue, it's time for us to move on – but not without sharing what makes this place so special.

From the moment we stepped through the door, we knew this house was perfect for us. The light, warmth, and spacious rooms instantly made it feel like home. When we first walked into the kitchen/diner—a perfect entertaining space—we were completely sold!

We had the garden landscaped a few years ago with a new lawn and flower beds, and it's been our peaceful retreat – ideal for summer barbecues and lazy Sunday afternoons.

Mayfield Avenue is a quiet, tree-lined street with lovely neighbours. Northfields has everything you need – excellent schools, a great variety of independent shops and cafés on Northfield Avenue, and even a farmers' market just a short walk away on Saturday mornings. Walking the dog is a joy, with beautiful parks like Lammas, Elthorne and Blondin all within easy reach.

Key features

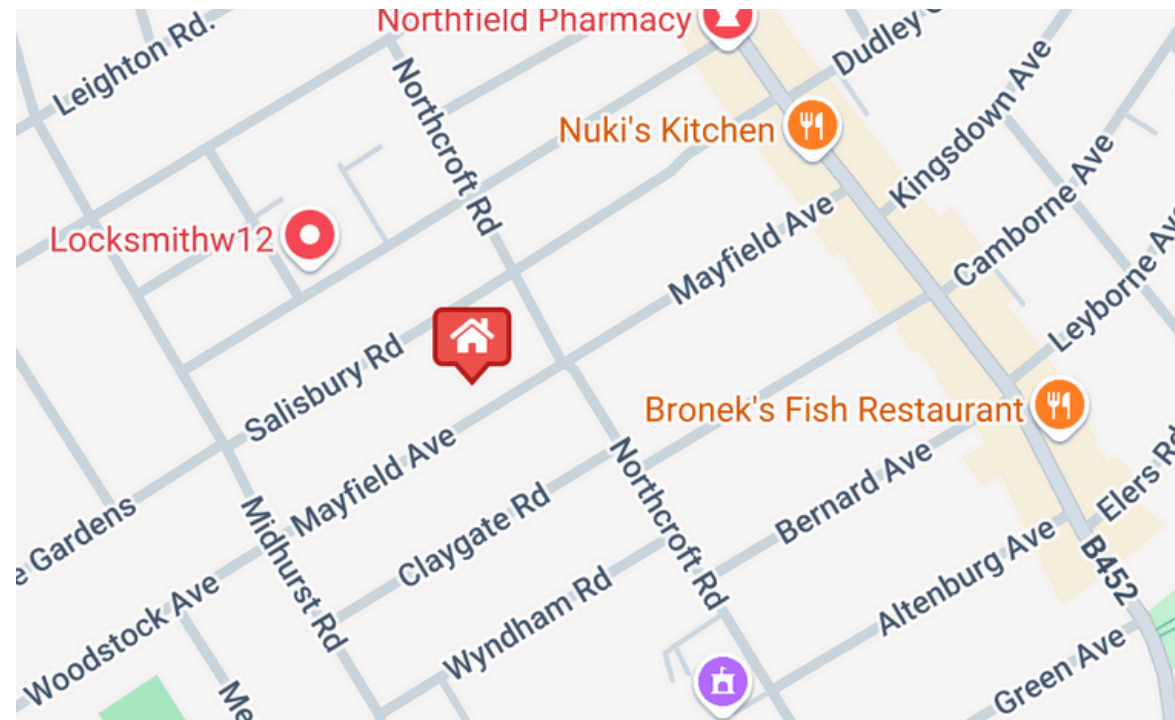
- Substantially wider than typical Edwardian houses on the street
- Four bedrooms and two bathrooms
- Additional downstairs WC
- Extended to the rear and into the loft
- Beautifully presented and maintained throughout
- Bright open-plan kitchen and dining area
- Landscaped rear garden with new lawn and flower beds
- Prime location for Fielding Primary School (0.2 miles)
- Quiet, tree-lined residential street with friendly neighbours
- Excellent access to Piccadilly and Elizabeth Line stations
- Close to Northfield Avenue's cafés, shops, and farmers' market

Material information

- Tenure - **Freehold**
- Council Tax - **Band F**
- Guide Price - **£1,100,000**



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	86
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

