



Allan Howard & Co.

ESTATE AGENTS • RESIDENTIAL LETTINGS & SALES

£875,000

Mayfield Avenue, Kenton, HA3



- SEMI DETACHED HOUSE
- FIVE BEDROOMS
- TWO BATHROOMS
- DOUBLE GLAZED WINDOWS
- GAS CENTRAL HEATING
- 90' REAR GARDEN
- OFF STREET PARKING
- STUNNING KITCHEN/BREAKFAST ROOM
- OUT BUILDING

ALLAN HOWARD & CO. ARE DELIGHTED TO OFFER FOR SALE THIS EXTREMELY SPACIOUS AND WELL PRESENTED EXTENDED 5 BEDROOM, 2 BATHROOM SEMI DETACHED FAMILY HOUSE. SITUATED IN THIS SOUGHT-AFTER RESIDENTIAL ROAD WITHIN CLOSE PROXIMITY TO ALL OF KENTON'S AMENITIES.

BENEFITS INCLUDE DOUBLE GLAZED WINDOWS, GAS CENTRAL HEATING, STUNNING FITTED KITCHEN/BREAKFAST ROOM WITH GRANITE WORKTOPS, APPROX. 90'FT REAR GARDEN & OUT BUILDING, OFF STREET PARKING FOR SEVERAL CARS.

CALL NOW FOR AN IMMEDIATE APPOINTMENT TO VIEW THIS EXCEPTIONAL PROPERTY.

Mayfield Avenue, Kenton, HA3





DOUBLE GLAZED DOORS LEADING TO ENTRANCE

HALLWAY

Under stairs storage cupboard, radiator, ceramic tiled floor, dado rail, coving.

GUEST WC

Low level WC, towel radiator, wash hand basin, tiled walls, spot lights, extractor fan.

RECEPTION ONE

16'3" x 13'6" (4.95m x 4.11m)

Double glazed bay window to front, radiator, feature fireplace, Antico style flooring, glazed double doors leading to reception two.

RECEPTION TWO

26'2" x 11'7" (7.98m x 3.53m)

Radiator, feature fireplace with cast iron inset fire, spot lights, Antico style flooring, opening onto additional area with spot lights, ceiling lights, corncing, double glazed patio doors leading to garden, open plan leading to the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

19'5" x 15'8" (5.92m x 4.78m)

A stunning modern fitted kitchen comprising of eye and base level units with granite worktop surfaces over, one and a half bowl drainer with mixer taps, plumbed for dishwasher, space for American style fridge freezer, Neff double oven, 6 ring gas hob with over head extractor, integrated microwave, granite splash backs, spot lights, breakfast bar, plumbed for washing machine, space for tumble dryer, radiator, double glazed windows to rear and double glazed doors leading to garden.

BEDROOM FIVE (DOWNSTAIRS)

17'6" x 6'9" (5.33m x 2.06m)

Double glazed window to front, radiator, doors leading to walk-in fitted wardrobe.

FIRST FLOOR HALLWAY

Access to loft space.

BEDROOM ONE

17'4" x 10'8" (5.28m x 3.25m)

Double glazed windows to front, radiator, fully fitted wardrobes, power points.

BEDROOM TWO

13'8" x 9'7" (4.17m x 2.92m)

Double glazed window to rear, radiator, fully fitted wardrobes, power points.

BEDROOM THREE

9'6" x 7'2" (2.90m x 2.18m)

Double glazed windows to front, radiator, built in wardrobe.

BEDROOM FOUR

15'8" x 6'10" (4.78m x 2.08m)

Double glazed window to front, radiator, built in wardrobe, power points. Leading to ensuite shower room.

ENSUITE SHOWER ROOM

Low level WC, pedestal wash hand basin, spot lights, double glazed window to rear, enclosed shower cubicle.

FAMILY BATHROOM

Victorian style bath, pedestal wash hand basin, low level WC, tiled floor, spot lights, double glazed window to rear.

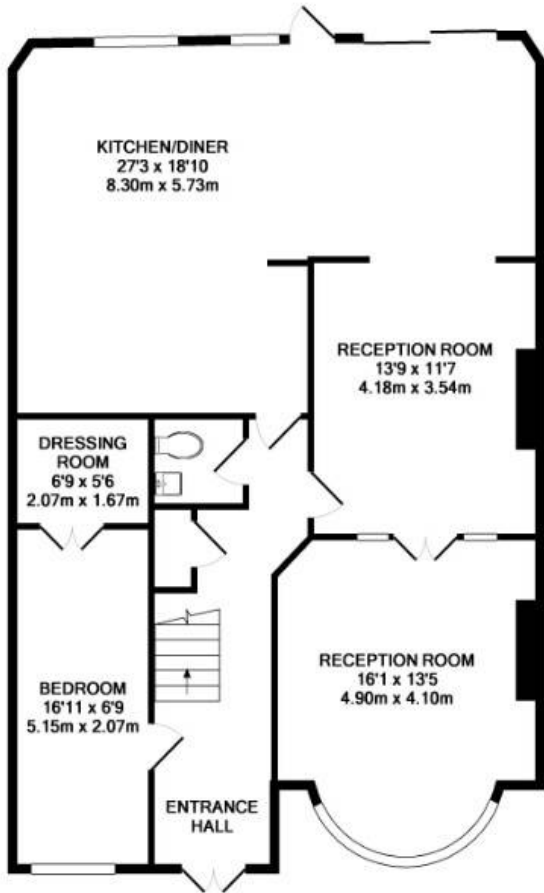
REAR GARDEN

APPROX. 90'

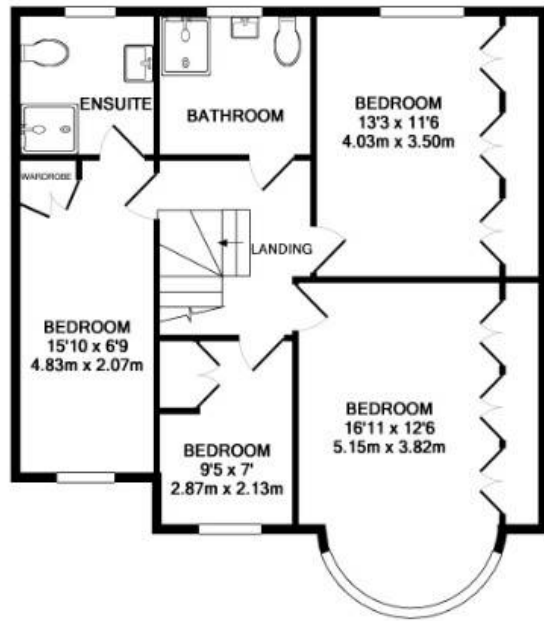
Laid to lawn with large patio area and out building.

OUTSIDE FRONT

Hard standing providing off street parking for several cars.

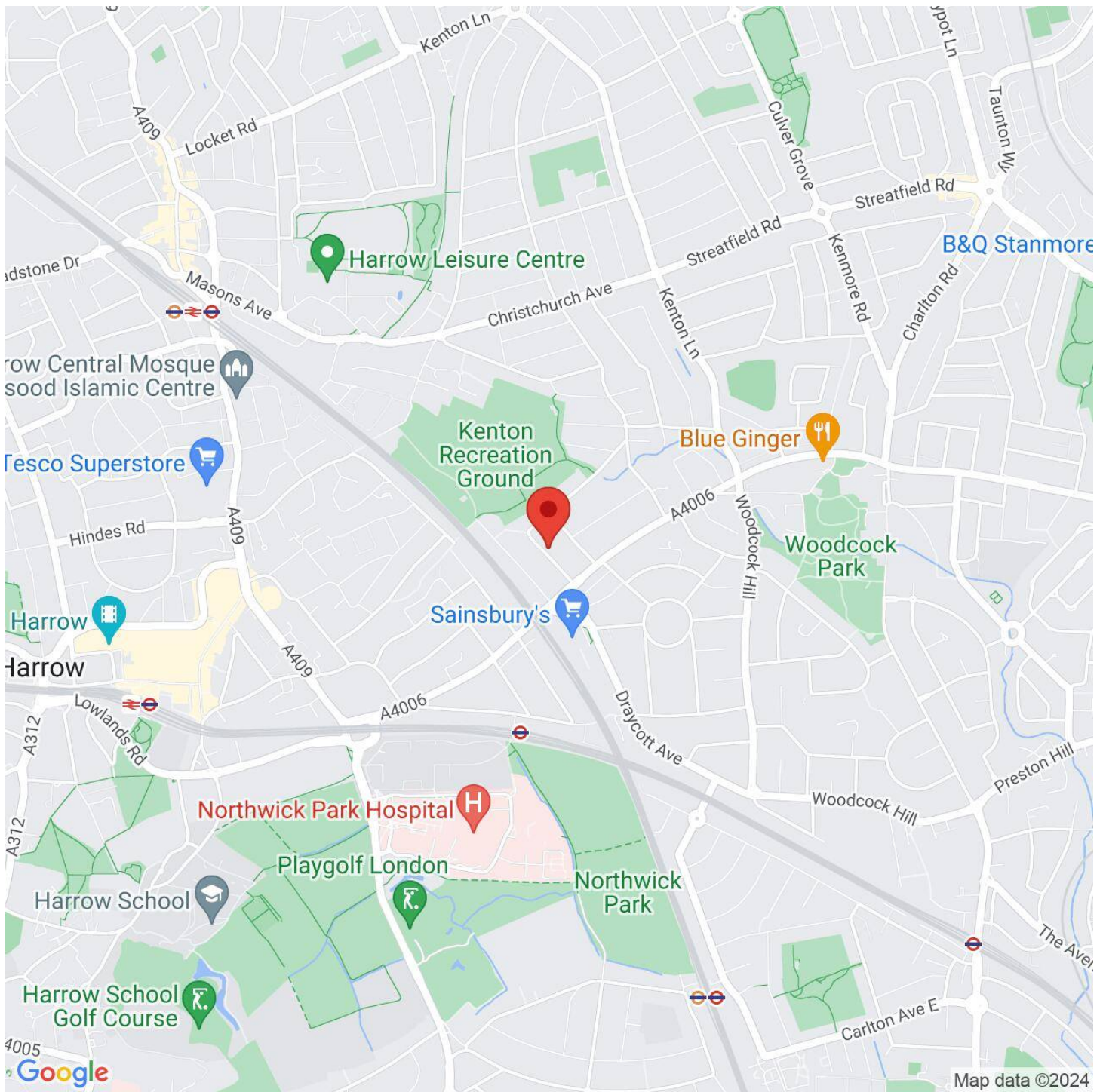


GROUND FLOOR
APPROX. FLOOR
AREA 1296 SQ.FT.
(120.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 694 SQ.FT.
(64.5 SQ.M.)

MAYFIELD AVENUE, KENTON, HA3 8EX
TOTAL APPROX. FLOOR AREA 1991 SQ.FT. (184.9 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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VIEWING BY APPOINTMENT WITH AGENTS ALLAN HOWARD

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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Written quotations available on request. All loans secured on property. Life assurance is usually required.