

# oakheart



**£400,000**

Guide Price

Old Forge Road, Layer-De-La-Haye



Guide Price: £400,000 - £425,000.

Nestled in the charming and highly desirable village of Layer-de-la-Haye, just south of Colchester, this extended four-bedroom, two bathroom semi-detached residence presents an ideal opportunity for families seeking both space and convenience. This picturesque village offers a strong sense of community, complete with a well-regarded local primary school, a fully serviced doctors' surgery, and two welcoming public houses. For broader amenities, Colchester's vibrant city centre is only a short drive away, providing an extensive array of retail outlets, leisure facilities, and Colchester railway station with direct links to London Liverpool Street—perfect for commuters.

This well-maintained home offers generously proportioned and flexible living accommodation across two floors. Upon entering, you are welcomed by a spacious entrance hall that sets the tone for the rest of the property. The ground floor features a comfortable lounge, a bright and open-plan kitchen/dining area perfect for family meals and entertaining, a practical utility room, and a versatile ground floor bedroom complete with an adjoining wet room—ideal for guests or multi-generational living.

Upstairs, the first floor hosts three additional well-proportioned bedrooms along with a modern family bathroom, all tastefully decorated and ready to move into.

Externally, the property continues to impress. The rear garden is fully enclosed and designed for low-maintenance living, offering a safe space for children to play or for enjoying outdoor relaxation. To the front, there is a driveway providing off-road parking and featuring an electric Ohme car charging point.

This home successfully combines village lifestyle with modern convenience, offering space, comfort, and practical features in a prime location.



























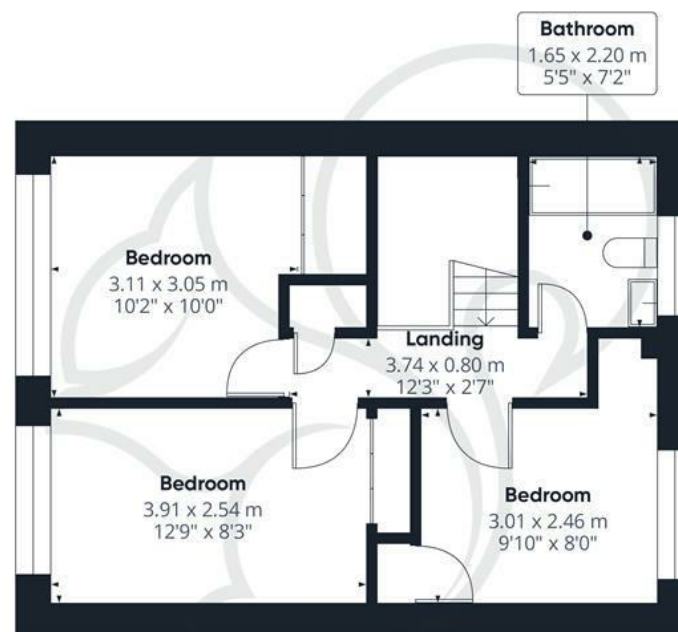








Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

106.5 m<sup>2</sup>

1145 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360




Local Authority:  
Colchester

Tenure:  
Freehold

Council Tax Band:  
C



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.



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