

oakheart



£450,000

Guide Price

Old Forge Road, Laver-De-La-Haye

GUIDE PRICE: £450,000 - £475,000.

Situated on Old Forge Road in the highly desirable village of Layer-de-la-Haye, this well-presented and spacious four-bedroom detached family home offers just under 1,600 sq ft of versatile living accommodation, two bathrooms, a dedicated home office and ample off-road parking for multiple vehicles.

The property enjoys an attractive village setting while remaining conveniently positioned for a range of local amenities, schooling and transport connections into Colchester, making it an excellent option for families seeking generous accommodation within a sought-after location.











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Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
D

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		89
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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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