

**Layard Road**

**Enfield, EN1 4BA**

**£629,950**



# Welcome to Layard Road

## Enfield, EN1 4BA

Nestled on the charming Layard Road in Enfield, this delightful four-bedroom DETACHED home presents an exceptional opportunity for families seeking comfort and convenience. The property is chain-free and boasts a well-maintained interior that is both bright and spacious.

As you enter, you are welcomed by two generous reception rooms that create a warm and inviting atmosphere, perfect for family gatherings or quiet evenings at home. The stylish stainless steel kitchen, which opens onto a lovely decked patio, is ideal for entertaining and enjoying dining.

The accommodation comprises three well-proportioned bedrooms on the upper floor, alongside a convenient single bedroom on the ground floor, making it perfect for guests or as a home office. The south-facing private garden offers a tranquil retreat, ideal for relaxation or outdoor activities with family and friends.

This property also benefits from ample off-street parking and excellent transport links, with two overground stations nearby providing swift access to central London in under 30 minutes. Families will appreciate being within the catchment area for the highly regarded Worcesters Primary School, ensuring quality education for young children.

The surrounding area is rich in amenities, including local shops, parks, and recreational facilities such as cricket, tennis, and golf clubs. With beautiful outdoor spaces like Forty Hall and Whitewebbs just a stone's throw away, this home truly combines the best of both comfort and convenience in a desirable setting.

Early viewing is highly recommended to fully appreciate the charm and potential of this wonderful family home.









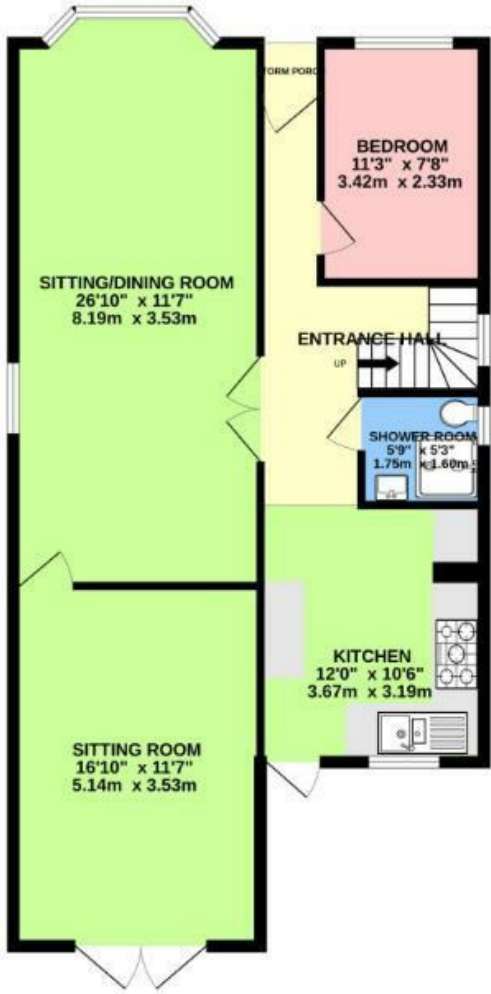




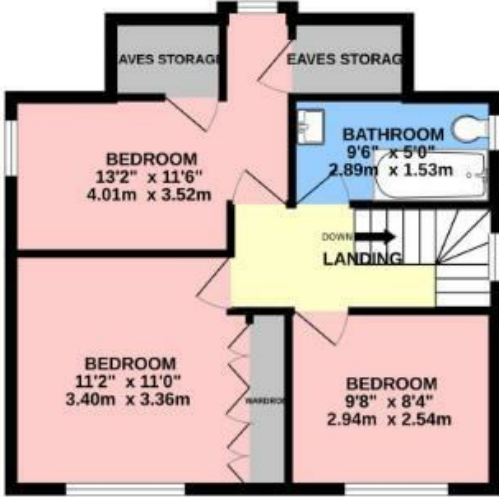


# Floor Plan

**GROUND FLOOR**  
850 sq.ft. (79.0 sq.m.) approx.



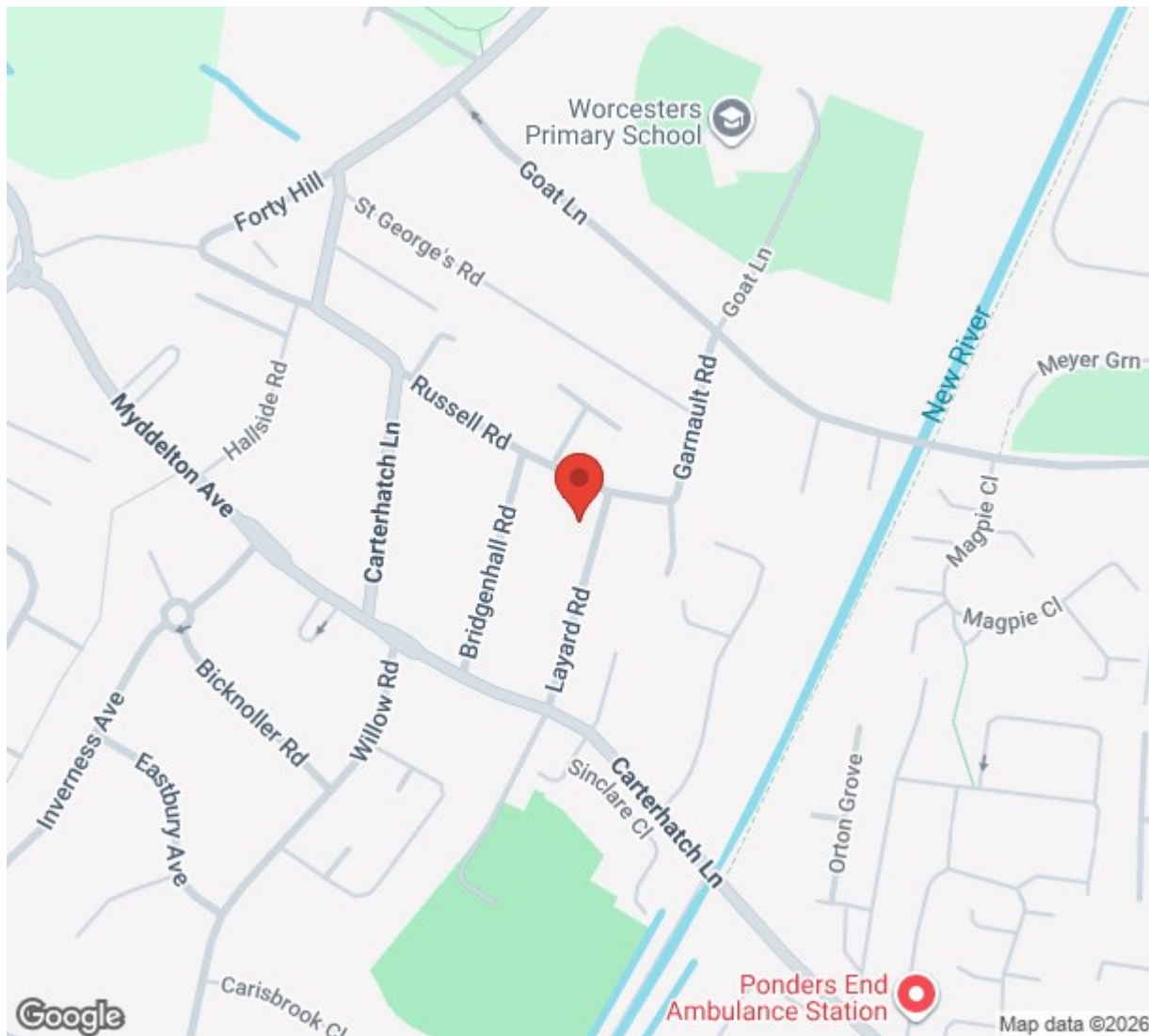
**1ST FLOOR**  
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA: 1318 sq.ft. (122.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Area Map



## Viewing

Please contact our Aleco Estate Agents Office on **02084498808** if you wish to arrange a viewing appointment for this property or require further information.

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## Aleco Estate Agents

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## Energy Efficiency Graph

