



Layfield Road, NW4

£550,000 *Freehold*



Situated on the sought-after Layfield Road in Hendon, this attractive three-bedroom semi-detached family home offers well-proportioned accommodation arranged over two floors. The ground floor comprises a welcoming entrance hall, a bright and spacious living room, a separate dining room ideal for family meals and entertaining, and a fitted kitchen with access to the rear garden. The first-floor features two generous double bedrooms, a single bedroom, a family bathroom, and a separate cloakroom. Externally, the property benefits from a driveway to the front providing off-street parking for up to two vehicles, while to the rear there is a well-maintained private garden,

KEY FEATURES

- SEMI-DETACHED HOUSE
- REQUIRES MODERNISATION
- SEPARATE DINING ROOM
- FITTED KITCHEN WITH ACCESS TO GARDEN
- THREE BEDROOMS
- FAMILY BATHROOM WITH SEPARATE W/C



Hendon

020 8202 1031 | hendon@winkworth.co.uk

Winkworth

for every step...



offering an excellent space for outdoor relaxation, gardening, and family enjoyment. The garden further benefits from a useful storage shed with an additional W/C, providing practical storage and convenience for outdoor activities and entertaining.

Layfield Road is conveniently located in the heart of Hendon, a popular residential area renowned for its excellent amenities and strong transport connections. Residents enjoy easy access to a variety of local shops, supermarkets, cafés, restaurants, and leisure facilities, with Brent Cross Shopping Centre and the wider amenities of Hendon Central and Finchley close by. The area is particularly well regarded for families, with a selection of highly rated primary and secondary schools nearby. Commuters benefit from excellent transport links, including Hendon Central Underground Station (Northern Line), Hendon Railway Station, and numerous bus routes providing convenient access to Central London and surrounding areas. The property is also well positioned for access to the A41, North Circular Road, and M1 motorway. For recreation, residents can enjoy the extensive open spaces of Sunny Hill Park, Hendon Park,





MATERIAL INFO

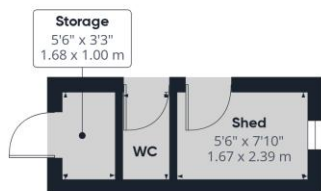
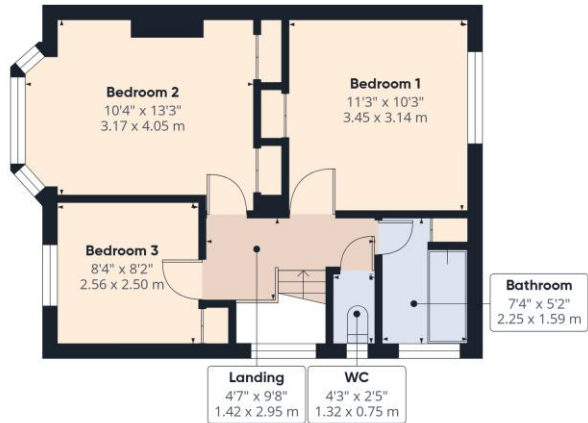
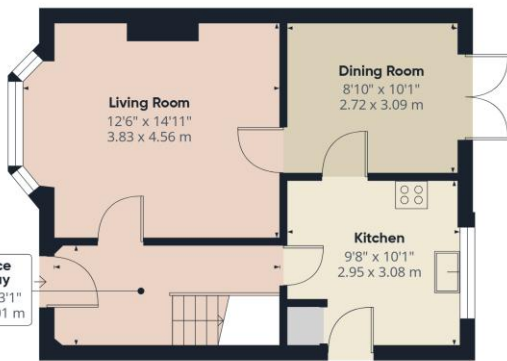
Tenure: Freehold
Council Tax Band: D
EPC rating: C

Approximate total area⁽¹⁾
949 ft²
88.3 m²

(1) Excluding balconies and terraces

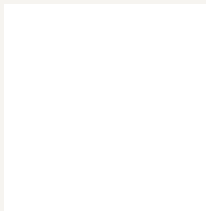
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	70 C	
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/HEN250208>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Hendon

020 8202 1031 | hendon@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.