



80 Leaforis Road, Cheshunt, EN7 6NF

£375,000





## 80 Leaforis Road, Cheshunt, EN7 6NF

Welcome to Leaforis Road, Cheshunt - a charming end of terraced house that could be your next dream home! This delightful property boasts two bedrooms, perfect for a small family or those looking for a spare room or home office.

The house features a well-maintained bathroom, ensuring your comfort and convenience. With a west-facing garden, you can enjoy the afternoon sun and create your own little oasis for relaxation or entertaining guests.

Nestled in a quiet cul-de-sac, this home offers a peaceful retreat from the hustle and bustle of everyday life. The location is ideal for families as it is close to good schools, providing easy access for children to receive a quality education.

'Leaforis Road' is also in close proximity to 'Brookfield Retail Park' with a vast array of shops, clothing stores, restaurants and eateries.

Don't miss out on the opportunity to make this lovely house your own. Book a viewing today and envision the possibilities of living in this wonderful property on Leaforis Road!



### **Entrance Hall**

Place for shoes and coats. Door to Lounge.

### **Lounge** 14'10" x 12'9" (4.52m x 3.89m)

Window to front aspect, stairs to First Floor Landing and door to Kitchen/Diner.

### **Kitchen/Diner** 12'9" x 9'7" (3.89m x 2.92m)

Eye and base level units with granite worktops. Fitted cooker with gas hob and extractor, sink with mixer tap, integrated washing machine. Space for Tall Fridge/Freezer and dining table. Window to rear aspect and French doors to Rear Garden.

### **First Floor Landing**

Loft access and doors leading to all rooms.

### **Bedroom One** 12'9" x 8'7" (3.89m x 2.62m)

Window to front aspect.

### **Bedroom Two** 12'9" x 8'5" (3.89m x 2.57m)

Window to rear aspect.

### **Bathroom**

Panel enclosed bath with shower over, closed coupled WC with pedestal hand basin and mixer tap.

### **Rear Garden**

West facing private garden. Patio area leading to artificial lawn. Space for timber shed and access to side gate.

### **Parking**

Allocated parking space.

### **Reference**

EB/EB/PL CH6478 LANES CHESHUNT ESTATE AGENTS



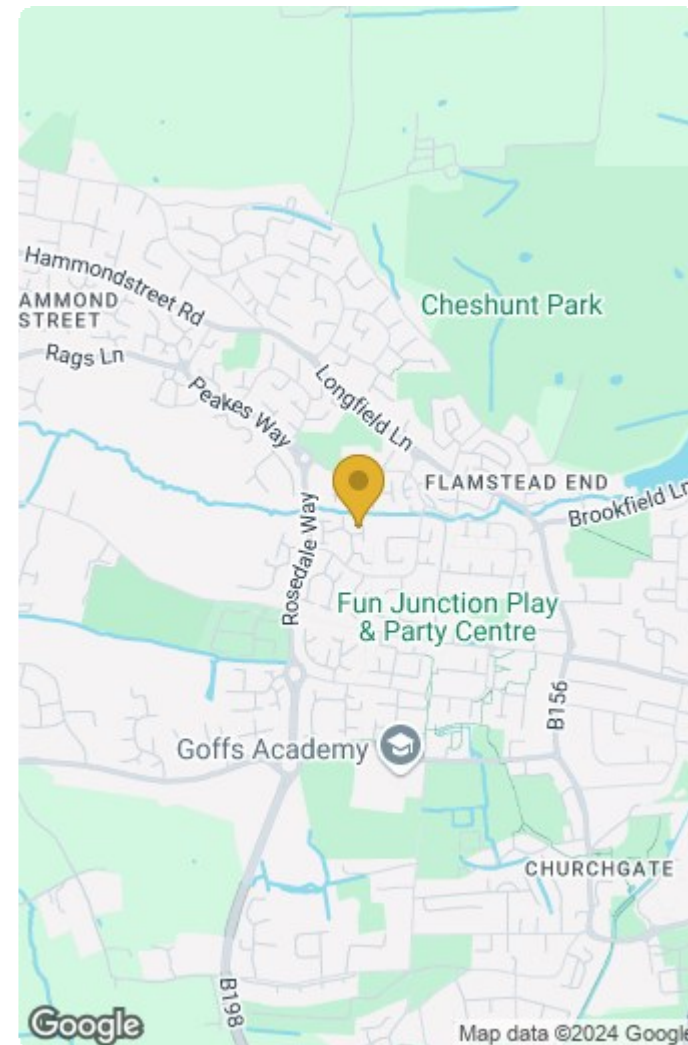
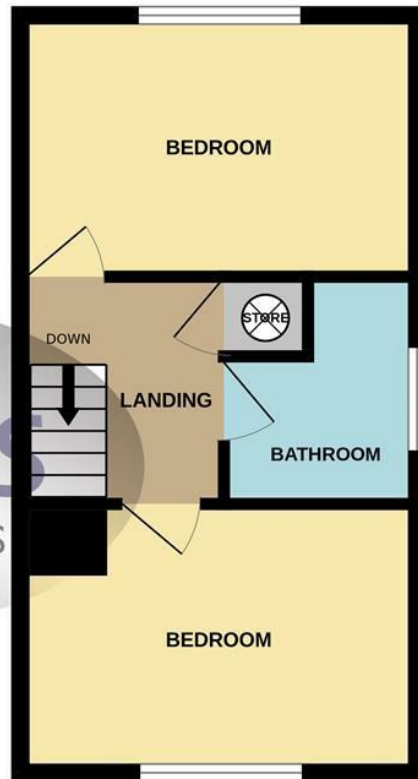
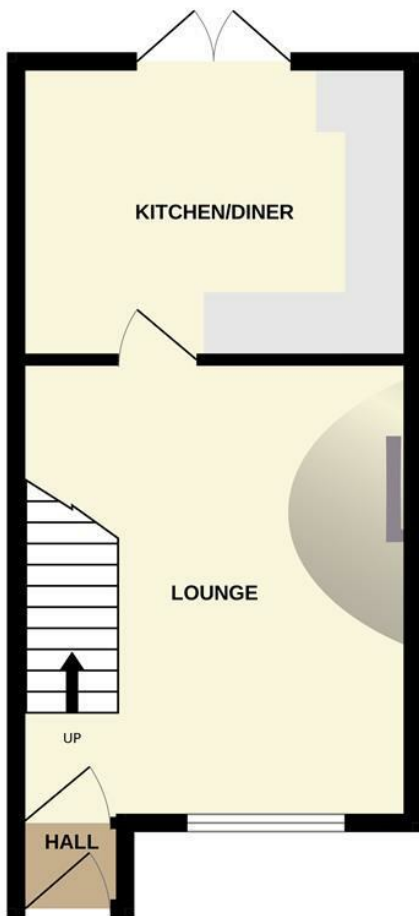






GROUND FLOOR

1ST FLOOR



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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**IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS**

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			70
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

