



£375,000

Leaforis Road, Cheshunt

Leaforis Road, Cheshunt, EN7 6NB

Keith Ian are pleased to bring to market this well presented 2 bedroom house on Leaforis Road in West Cheshunt. The property on the ground floor comprises of a front porch, spacious lounge with the staircase leading to the first floor and a contemporary style kitchen/diner backing on to the well maintained rear garden with back access. Upstairs are two well proportioned bedrooms as well as the fully tiled family bathroom. Further benefits include full double glazing, gas central heating, a driveway as well as an allocated parking space and potential to extend STPP.

Cheshunt, in Hertfordshire, offers the best of both worlds - a suburban haven just 13 miles from central London. This vibrant town boasts excellent amenities, schools, and great transport links to the city. Plus, it's on the doorstep of the beautiful Lee Valley Regional Park for outdoor enthusiasts. Cheshunt's blend of history and modern convenience makes it a top choice for those seeking an ideal work-life balance.

ACCOMMODATION COMPRISES:

PORCH

LOUNGE

14'11 x 12'9 (4.55m x 3.89m)

KITCHEN/DINER

12'9 x 9'8 (3.89m x 2.95m)

LANDING

BEDROOM ONE

12'9 x 8'7 (3.89m x 2.62m)

BEDROOM TWO

12'9 x 8'5 (3.89m x 2.57m)

BATHROOM

REAR GARDEN

DRIVEWAY

WHAT3WORDS

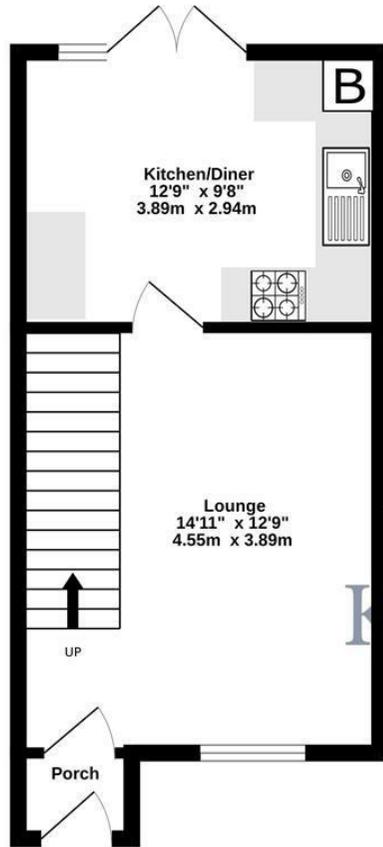
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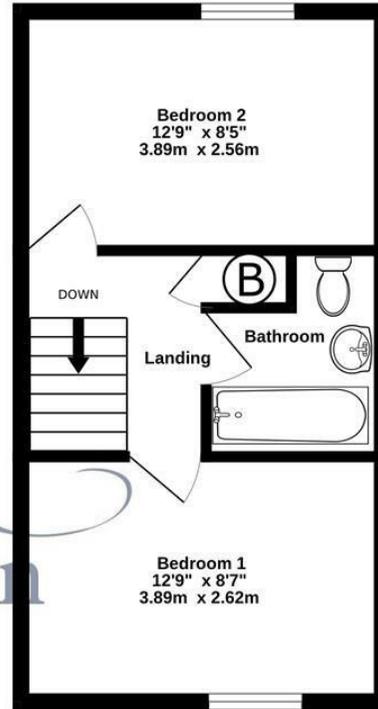




Ground Floor
326 sq.ft. (30.2 sq.m.) approx.



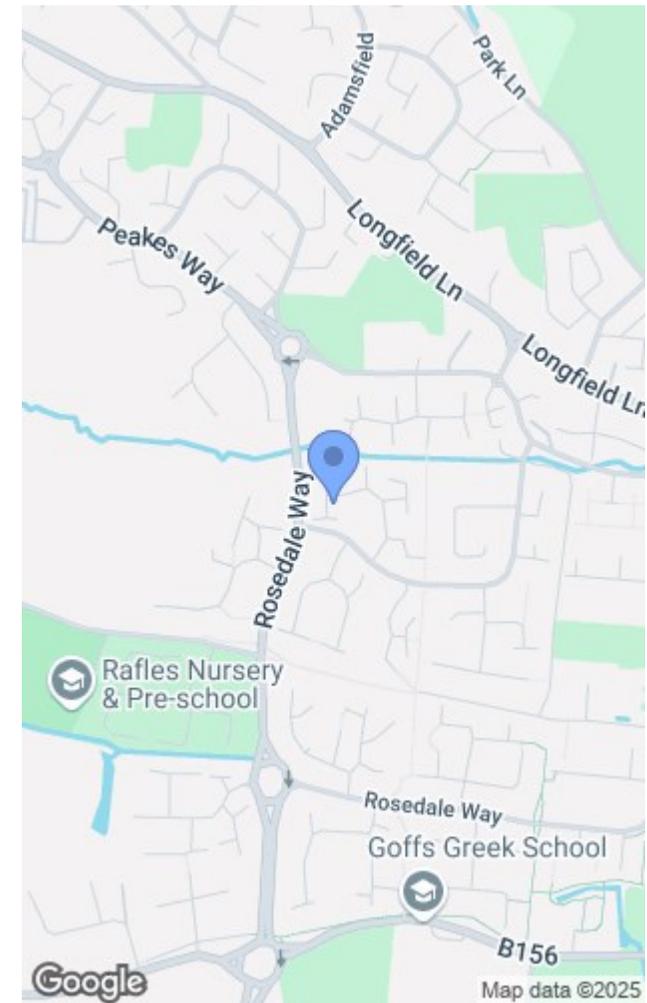
1st Floor
309 sq.ft. (28.7 sq.m.) approx.



TOTAL FLOOR AREA : 634 sq.ft. (58.9 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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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C		72	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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