

Leaforis Road, EN7 6ND
Waltham Cross

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Kings Group are delighted to present this THREE BEDROOM TERRACED HOUSE, located in the ever popular west cheshunt area and an IDEAL FAMILY HOME.

Upon entering the property, you are welcomed into a bright entrance hall which leads through to the spacious living room, enhanced by an attractive bay window to the front. To the rear, the modern kitchen/diner offers ample storage and worktop space, with direct access into the conservatory, an ideal additional reception area overlooking the garden.

The first floor comprises two well-proportioned double bedrooms, a further single bedroom, and a contemporary family bathroom.

Externally, the property boasts a beautifully landscaped rear garden with rear access and minimal overlooking, providing a high degree of privacy. To the front, there are two allocated parking spaces for added convenience.

An excellent opportunity for first-time buyers, families, or investors alike. Early viewing is highly recommended.

£425,000









- PRIVATE REAR GARDEN WITH REAR ACCESS
- TWO ALLOCATED PARKING SPACES TO FRONT
- THREE BEDROOM TERRACED HOUSE
- IDEAL FOR FIRST TIME BUYERS
- EASY ACCESS TO A10 AND M25
- CLOSE TO SOUGHT AFTER SCHOOLS
- CONSERVATORY
- SPACIOUS LOUNGE
- FREEHOLD
- CLOSE TO LOCAL SHOPS AND AMENITIES

Location

Located in the sought after West Cheshunt area, a new owner benefits from being surrounded by everything a home and family need for day to day life and future growth. Leaforis Road has easy access to local high street shops, popular restaurants, Tesco Supermarket, banks, cafes and many more high street shops and business, in addition to local high street shops. Leaforis Road is also a short drive away from Brookfield Shopping Centre. Not only does it have local shops near by, you will also benefit from being within a close distance to Laura Trott Leisure Centre, Cheshunt Community Hospital, Lea Valley Park and Cheshunt Community Sports Park.

Travel Links

Leaforis Road also offers fantastic commute links, with Cheshunt Station being under a 15 drive away there are regular services to London Liverpool Street via Tottenham Hale, in under 30 minutes and Greater Anglia Service trains to destinations like Cambridge, Stansted Airport, and Hertford East. Alternatively you have easy access to Theobalds Grove Station which is also just a 15 minute drive away which serves the route between Liverpool Street and Cheshunt (via Seven Sisters). The proeprty also beneifts from having a bus stop just a stones throw away offering an additional commute link to both Cheshunt and Cuffley Station and to the surrounding area. In addition to the public transport links the A10 and M25 are also accessible in under 5 minutes.

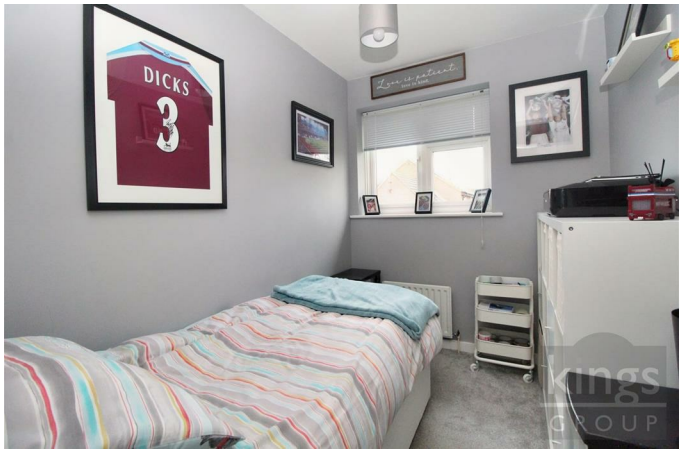
Local Schools

With the property being ideal for a family, local schools may be an important criteria in your search which in addition to the above that Leaforis Road offers, you also have some of the areas most sought after and popular schools such as St Paul's Catholic Primary School, Flamstead End School, Fairfields Primary School and Nursery, Goffs Academy, Dewhurst St Mary CofE Primary School and many more all within a short walk or drive away.

Council Tax Band - D
Construction Type - Standard (Brick, Tile)
Flood Risk - Rivers & Seas: Very Low, Surface Water: Very Low
EPC Rating - Awaiting Up to Date EPC





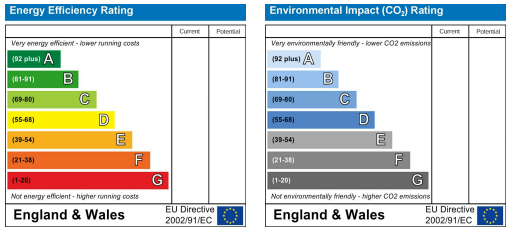


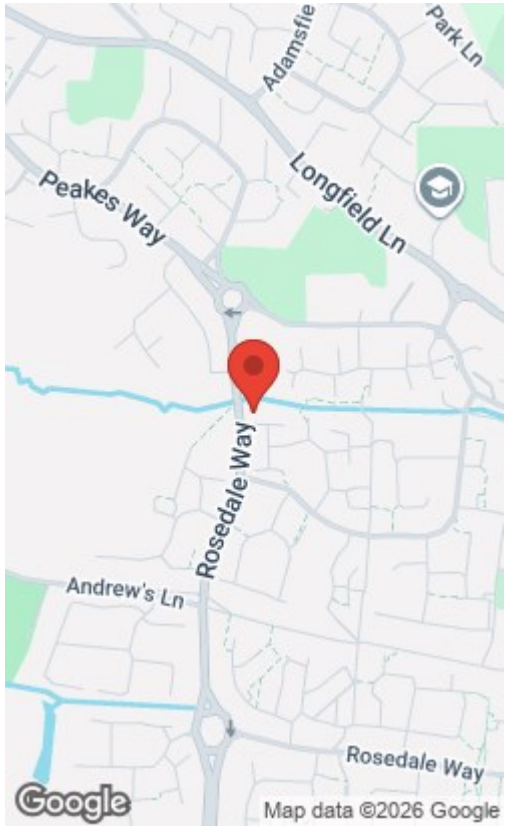

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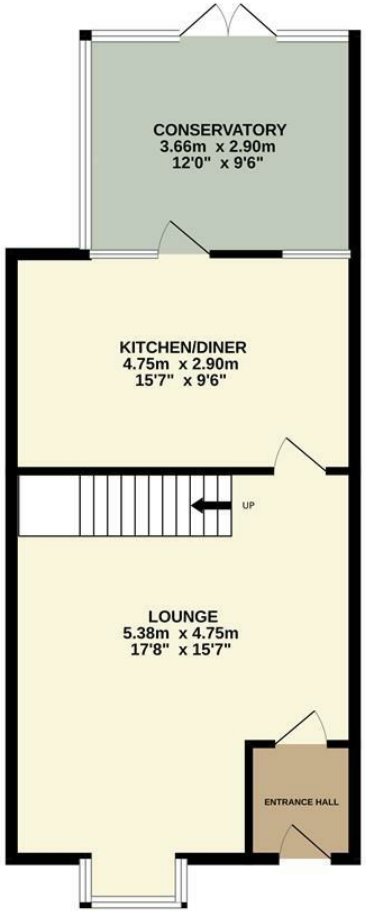

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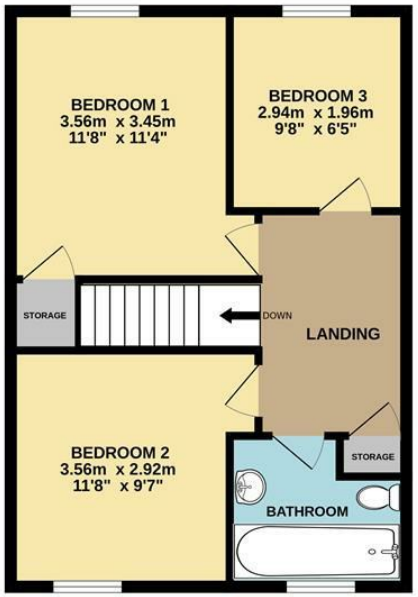




GROUND FLOOR



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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