



£425,000

Leaforis Road, Cheshunt

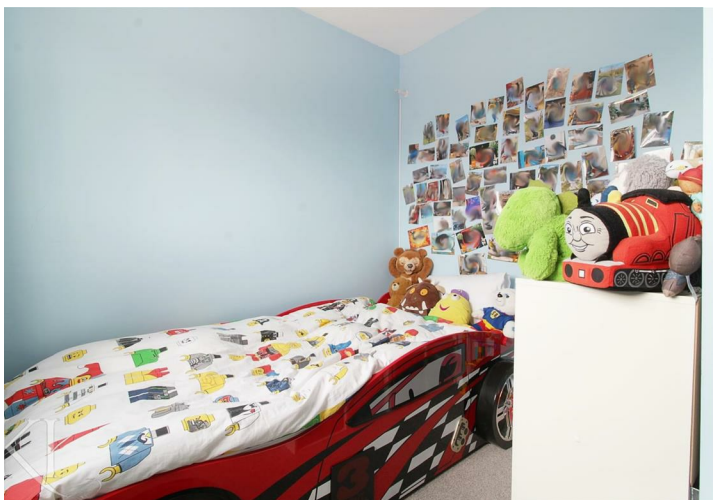
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Leaforis Road, Cheshunt, EN7 6NE

Keith Ian are pleased to offer this 3 bedroom family home. This property benefits from a completed loft conversion, gas central heating, full double glazing and one allocated parking space with visitor bays. Situated to the west of Cheshunt, this property is in a quiet location, close to local schools and is a short walk away from Cheshunt Park. It is also close to Brookfield Farm Shopping Center, and the A10 and M25 for great links into London.







Lounge

14'9 x 9'1

Kitchen/Diner

12'7 x 9'6

Bedroom 1 (Loft Conversion)

16'2 x 9'4

Bedroom 2

12'6 x 8'3

Bedroom 3

12'8 x 8'6

Bathroom

7'4 x 6'3

En-Suite

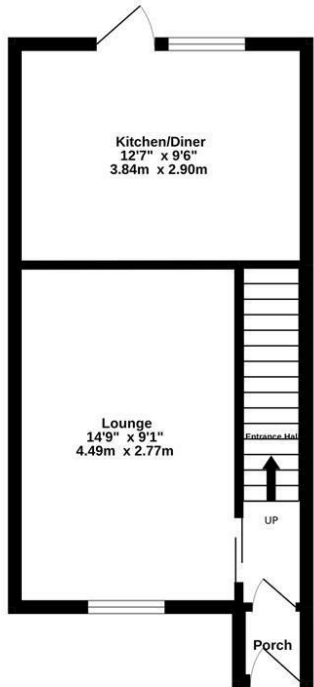
6'6 x 5'2

Summer House

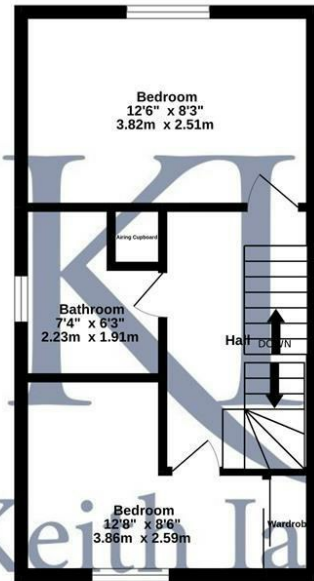
What3Words

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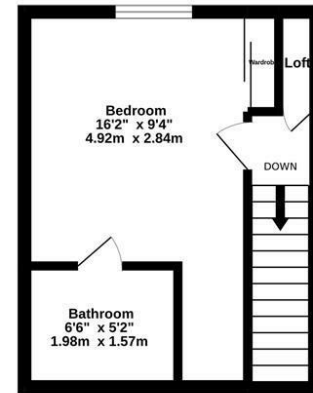
Ground Floor
313 sq.ft. (29.1 sq.m.) approx.



1st Floor
304 sq.ft. (28.2 sq.m.) approx.



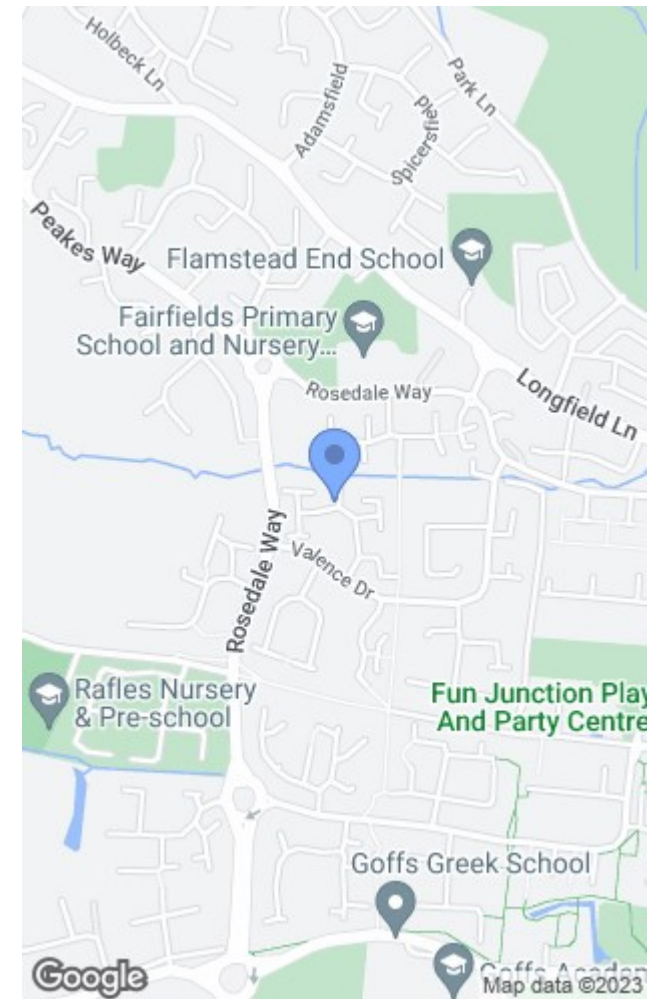
2nd Floor
203 sq.ft. (18.8 sq.m.) approx.



TOTAL FLOOR AREA : 819 sq.ft. (76.1 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			87
(81-91) B			
(69-80) C			
(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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