



Barrons are pleased to bring to market, this well presented and spacious THREE BEDROOM CHALET BUNGALOW. This charming home , occupies a generous corner plot providing plenty of outdoor space, complemented by bright and airy well presented interiors throughout. The versatile accommodation has been arranged over two floors and comprises of in brief: ENTRANCE HALLWAY, 18'0 x 10'9 LOUNGE, 19'7 x 9'9 KITCHEN / BREAKFAST ROOM, 11'6 x 9'5 DINING ROOM, 12'8 x 9'6 BEDROOM ONE and a FAMILY BATHROOM . On the FIRST FLOOR, there are two other bedrooms each measuring: 12'0 x 9'5 BEDROOM TWO and a 14'2 x 6'7 BEDROOM THREE with a 7'9 x 5'4 WALK-IN WARDROBE / STORE ROOM. Outside, the generous gardens enjoy a WEST FACING aspect and wrap around the property, providing plenty of space to home entertain. At the rear of the garden is a pedestrian gate, providing easy rear access to the property. ALLOCATED PARKING BAY.

LEAFORIS ROAD is situated in West Cheshunt and is ideally located to a excellent selection of PRIMARY and SECONDARY SCHOOLS, RECREATIONAL PARKLAND, COUNTRY WALKS and BROOKFIELD FARM SHOPPING CENTRE is only a short drive away.

Property Price £425,000





Ground Floor  
Area: Inc. Wardrobes 67.8 m<sup>2</sup> ... 730 ft<sup>2</sup>

**Leaforis Road, Hertfordshire EN7**  
Total Area: 97.9 m<sup>2</sup> ... 1054 ft<sup>2</sup> (excluding allocated parking space)  
All measurements are approximate and for display purposes only

- THREE BEDROOM CHALET BUNGALOW
- OCCUPYING A CORNER PLOT with WRAP AROUND REAR GARDEN
- BRIGHT AND AIRY SPACIOUS INTERIORS
- 18'7 x 10'9 LOUNGE
- 19'7 x 9'9 KITCHEN / BREAKFAST ROOM
- 11'6 x 9'5 DINING ROOM
- 12'8 x 9'6 BEDROOM ( GROUND FLOOR )
- BEDROOMS 2 & 3 ON THE FIRST FLOOR
- GROUND FLOOR BATHROOM
- ALLOCATED PARKING BAY



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Disclaimer: "these property particulars, including floor plans, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Please note that all measurements above have been taken with a sonic tape measure and therefore may be subject to a small margin of error. A buyer is advised to obtain verification from their solicitor or surveyor. The agent has not tested any apparatus, equipment, fixture and fittings or services and therefore cannot verify that they are in working order or fit for the purpose" All enquiries and negotiations must be carried out through Barrons Residential.