

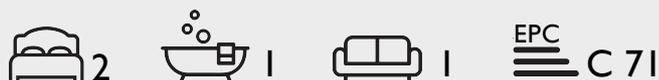


# Leaforis Road, Cheshunt, Waltham Cross EN7 6NE

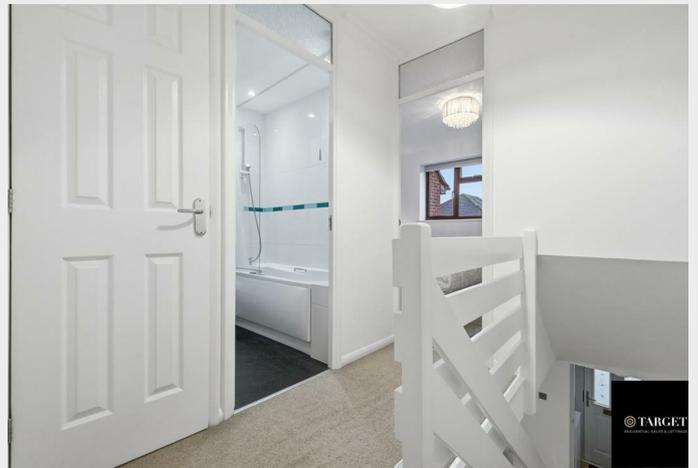
Price Guide **£365,000**

House - Terraced | Freehold

Council: Borough of Broxbourne | Council Tax Band: C



**TARGET**  
RESIDENTIAL SALES & LETTINGS



Situated on the highly sought-after Leaforis Road in Cheshunt, this attractive terraced home offers an excellent blend of comfort, functionality, and location. Extending to approximately 646 sq ft, the property is thoughtfully arranged and well suited to first-time buyers, professional investors, couples, or small families seeking a well-connected yet peaceful setting.

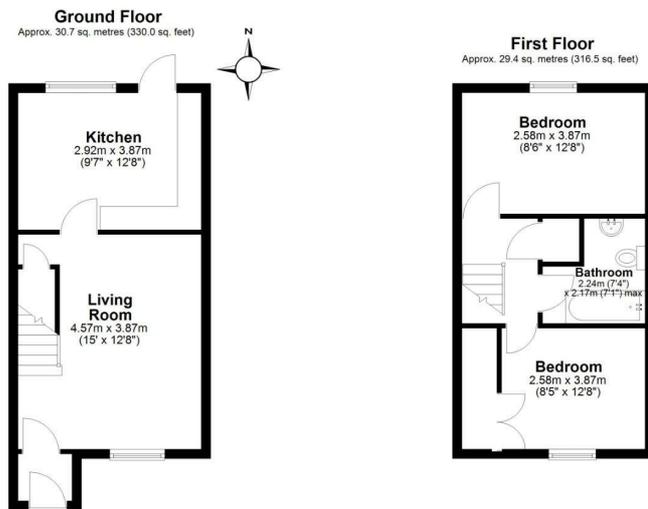
The ground floor features a welcoming reception room, filled with natural light and offering a versatile space for everyday living, dining, and entertaining. Its practical layout allows for flexible furniture arrangements, making it ideal for both quiet evenings at home and hosting guests. The kitchen is sensibly positioned to support modern living, with ample storage and worktop space to accommodate daily use.

To the first floor, the property offers two well-proportioned bedrooms, each providing comfortable and adaptable accommodation. The main bedroom benefits from generous floor space, while the second bedroom is ideal as a guest room, home office, or child's bedroom. A neatly appointed bathroom completes the upper level, designed to meet everyday needs with ease and efficiency.

Constructed between 1990 and 1999, the home benefits from a modern build standard while retaining a warm and inviting character throughout. Externally, the property further benefits from off-street parking on its own driveway for one vehicle, a valuable feature within this popular residential area. The house is EV-ready, allowing a prospective owner to install an electric vehicle charging point if desired.

To the rear, a public walkway provides direct access to Rags Brook Green and Cheshunt Park Golf Course, offering excellent opportunities for walking, outdoor recreation, and leisure. The property is also conveniently located a short drive from Brookfield Shopping Centre, while excellent transport links and local amenities ensure easy access to London and surrounding areas.





Total area: approx. 60.1 sq. metres (646.6 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Plan produced using PlanUp

Leaforis Road



| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            | <b>90</b> |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | <b>71</b>                  |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

### How to Make an Offer

To submit an offer, please email [theo@targetproperty.co.uk](mailto:theo@targetproperty.co.uk) with the following details (We reserve the right to request further info if required by law).

**Offer Amount (£)** – Confirm the amount you wish to offer.

**Buyer Type** – Confirm whether you are purchasing in your personal name/s or through a company and provide full details

**Mortgage Agreement** – Provide your Agreement in Principle or Mortgage Offer. If you need a mortgage broker, we can recommend one at no charge.

**Deposit Confirmation** – Submit the last three months' bank statements showing the full deposit amount, whether in one or multiple accounts. We reserve the right to request further in if required.

**Identification** – Include your full name as listed on a valid photographic ID (passport, driving license, or other official document).

**Proof of Address** – Supply a document verifying your current address.

**Solicitor Details** – Provide your solicitor's full details, including name, firm address, direct contact number, and email. If you need a solicitor, we can recommend one at no charge.

**Mortgage Broker Details** – Submit your mortgage broker's full details, including name, firm address, direct contact number, and email. If you need a mortgage broker, we can recommend one at no charge.

**AML & Identity Checks** – Confirm when Lifetime Legal can contact you to process a £75.00 payment and complete electronic identity and Anti-Money Laundering (AML) checks.

### What Are ID & Anti Money Laundering Checks

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £75 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

### Proof of Funds

An estate agent may ask for proof of funds at two different stages and for two different reasons. If an estate agent asks for proof of funds before you put an offer in, it may be because they want to make sure you have a genuine interest in the property to avoid any disappointment for the seller. However, you don't have to provide proof of funds before putting an offer in.

### Source of Funds (SOF)

(SOF) is the process of verifying the origin of a customer's money for a specific transaction. The goal is to ensure that the funds are not from illegal activities.

### Evidence of Property Sale:

If you intend to use proceeds from an ongoing property sale, you will be required to provide supporting documentation. Acceptable evidence includes a letter from your solicitor, confirmation from your broker, a detailed breakdown of the funds being allocated, and an Agreement in Principle (AIP) covering the remaining balance. Additionally, please provide either written confirmation of the agreed sale price from your estate agent or a copy of the completion statement.



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