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58 Leaforis Road, Cheshunt, Waltham Cross, EN7 6NE

Chain Free £350,000

Situated within a quiet cul-de-sac on the popular Leaforis Road in Cheshunt, this two-bedroom terraced home offers a great opportunity for a range of buyers, including first-time purchasers, investors, or those looking to downsize.

The accommodation comprises a lounge, kitchen/diner, two bedrooms, and a bathroom, arranged in a practical layout that provides a solid base for comfortable living.

Externally, the property benefits from an allocated parking space and is conveniently located close to local amenities, Brookfield Retail Park, well-regarded schooling, and transport links.

A well-positioned home in a popular residential area, offering excellent potential to personalise and make your own.



Entrance Hall

Lounge

14' 9 x 12'8 (4.27m 2.74m x 3.86m)

Kitchen/Diner

12'6 x 9'8 (3.81m x 2.95m)

Bedroom

12'6 x 8'7 (3.81m x 2.62m)

Bedroom

12'8 x 8'6 (3.86m x 2.59m)

Bathroom

Rear Garden

Allocated Parking

REFERENCE

CH6668 LANES CHESHUNT ESTATE AGENTS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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		70	77
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			



IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot confirm that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



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