



## 13 Leaforis Road

Cheshunt, EN7 6NB

**Price £385,000**



KIRBY COLLETTI are delighted to market this superb TWO DOUBLE BEDROOM TERRACED HOUSE, which would make an excellent First Time Buy!! Situated in this sought after residential location, which is within walking distance to local shops, schools and bus routes. Also a short drive to A10/M25 Road Links, Cheshunt Railway Station and Brookfield Farm Retail Park.

Some of the features include Lounge, Kitchen/ Diner, Conservatory, uPVC Double Glazing, Gas Heating To Radiators, Bathroom/W.C. West Facing Rear Garden and Allocated Parking To Front.

- IDEAL FIRST TIME BUY
- KITCHEN/DINER
- ALLOCATED PARKING
- SOUGHT AFTER LOCATION
- TWO DOUBLE BEDROOMS
- CONSERVATORY
- 27ft WEST FACING REAR GARDEN
- LOUNGE
- uPVC DOUBLE GLAZING
- GAS HEATING TO RADIATORS



## ACCOMMODATION

Entrance door to:

## PORCH

Meter cupboard. Door to:

## LOUNGE

15 x 12'11 (4.57m x 3.94m)

Front aspect uPVC double glazed window. Laminated wood flooring. Stairs up to first floor. Door to:

## KITCHEN/DINER

12'11 x 9'8 (3.94m x 2.95m)

Rear aspect window and door to Conservatory. Range of wall and base unit's with worksurface's over. Stainless steel single drainer sink unit. Gas cooker point. Plumbing for washing machine. Cupboard housing wall mounted gas boiler. Laminated wood flooring.

## CONSERVATORY

9'1 x 6'1 (2.77m x 1.85m )

Double glazed windows and door to garden.

## LANDING

Access to loft. Airing cupboard..

## BEDROOM 1

12'11 into wardrobes x 8'7 (3.94m into wardrobes x 2.62m)

Rear aspect uPVC double glazed window. Fitted wardrobes to one wall. Laminated wood flooring. Radiator.

## BEDROOM 2

12'11 x 8'6 (3.94m x 2.59m)

Front aspect uPVC double glazed window. Laminated wood flooring. Radiator.

## BATHROOM/W.C

7'5 x 6'3 at widest points (2.26m x 1.91m at widest points)

Panel enclosed bath with mixer tap, shower attachment and tiled surround. Pedestal wash hand basin. Low level W.C. Tiled floor.

## OUTSIDE

### FRONT GARDEN

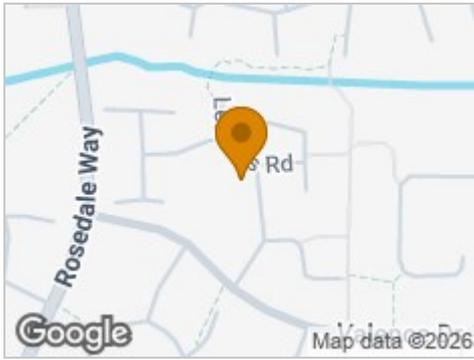
Allocated parking for one car and small lawned area to front.

### REAR GARDEN

27ft deep. West facing. Laid to lawn with flower bed to side. Paved and pebbled path leading to rear patio area with Timber shed.



## Road Map



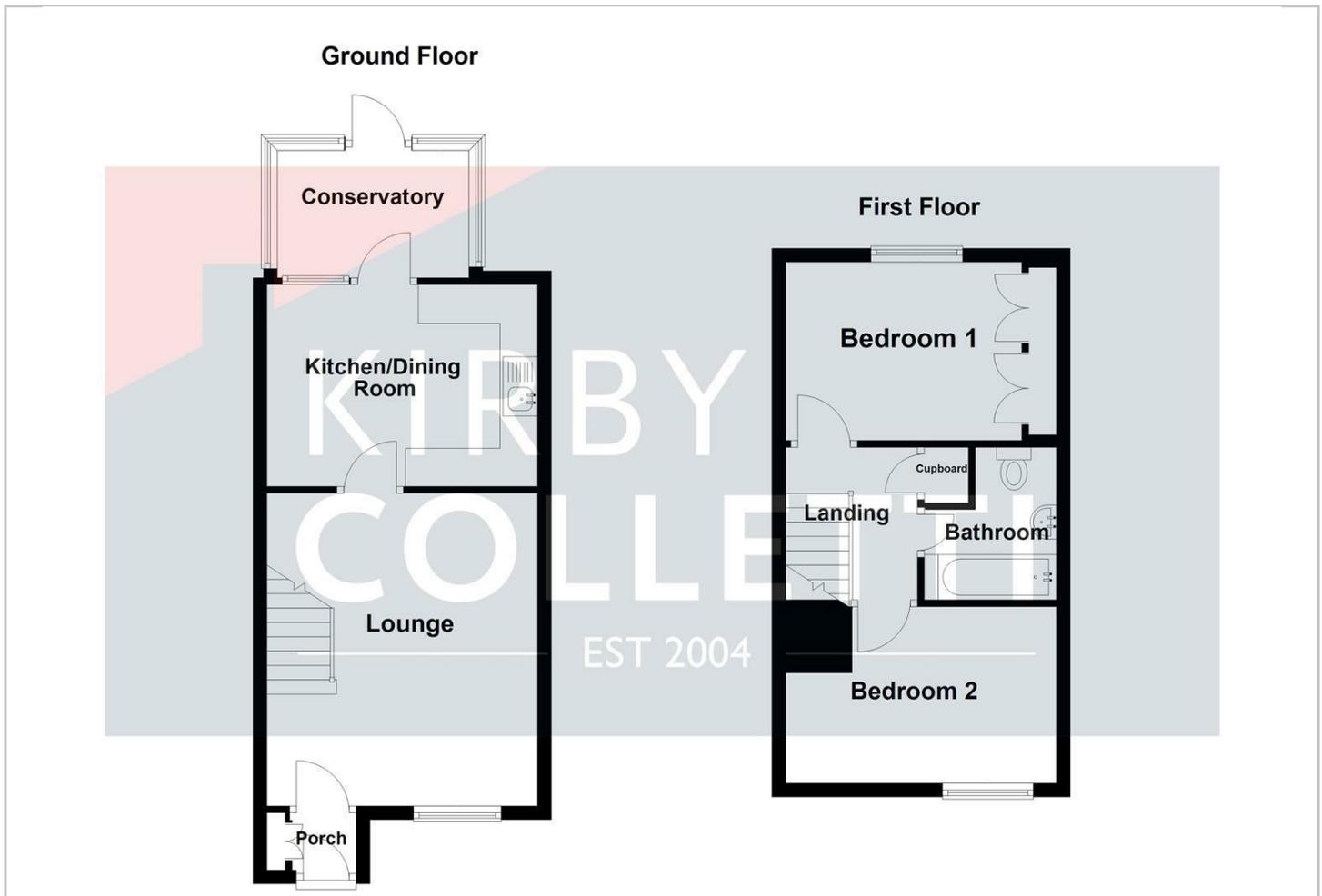
## Hybrid Map



## Terrain Map



## Floor Plan

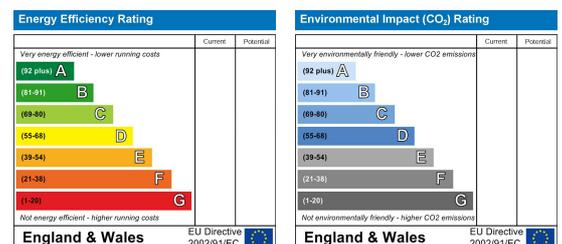


## Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph



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