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Clyfton Close, Broxbourne, EN10 6NY |  
£535,000 | Freehold

## Clyfton Close, Broxbourne, EN10 6NY

This stunning four-bedroom semi-detached house boasts a range of desirable features, making it the perfect family home. The property benefits from a generous block paved off-street parking area and an integral garage that offers potential for conversion, providing additional living space if desired. The interior of the house is equally impressive, with an attractive kitchen, spacious lounge/diner, and a separate sitting room, creating plenty of room for entertaining or relaxing. The ground floor also includes a convenient cloakroom, while the unoverlooked rear garden provides a secluded outdoor space perfect. Additional benefits of the property include double glazed windows and gas central heating. The property is located within the catchment area of the highly regarded Broxbourne secondary school, and within walking distance of Broxbourne station, this property offers convenient commuter links.

### Key features

- Four bedrooms
- Integral garage with potential for conversion
- Generous block paved off-street parking
- Unoverlooked rear garden
- Located within catchment of Broxbourne secondary school
- Walking distance of Broxbourne station
- Attractive kitchen
- Double glazed windows & gas central heating

### Property Information

Tenure

Freehold

Council Tax

E

EPC Rating

C



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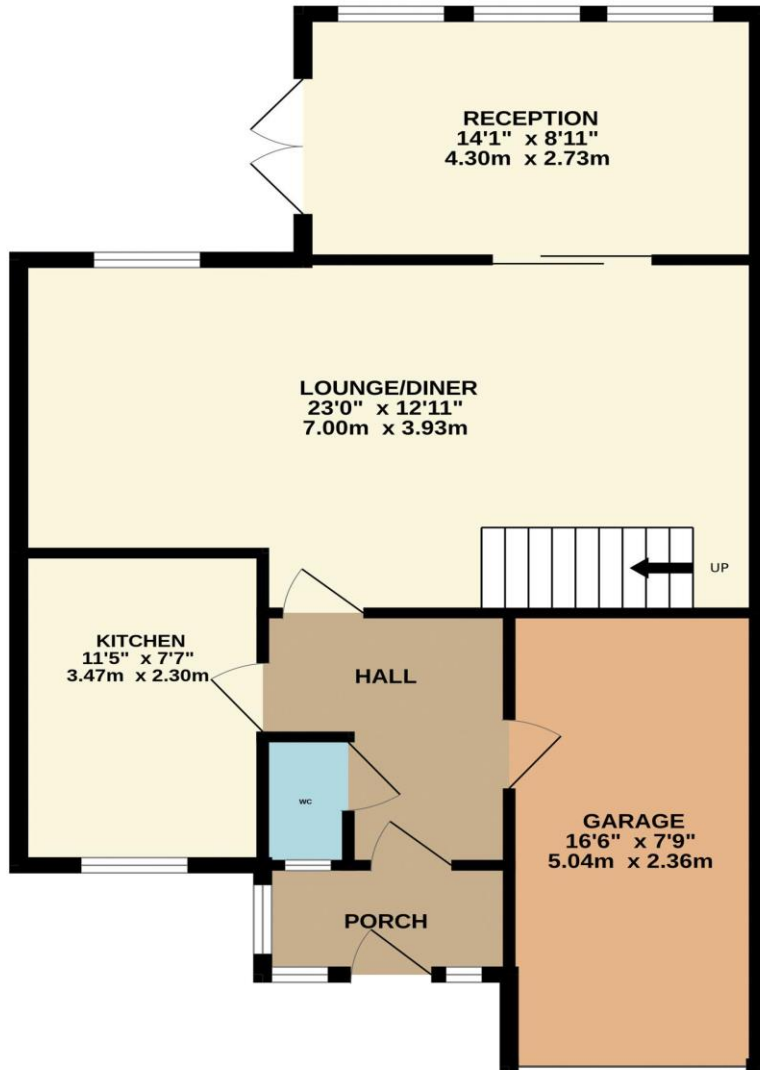
[hoddesdon@paulwallace.co.uk](mailto:hoddesdon@paulwallace.co.uk)

01992 466471

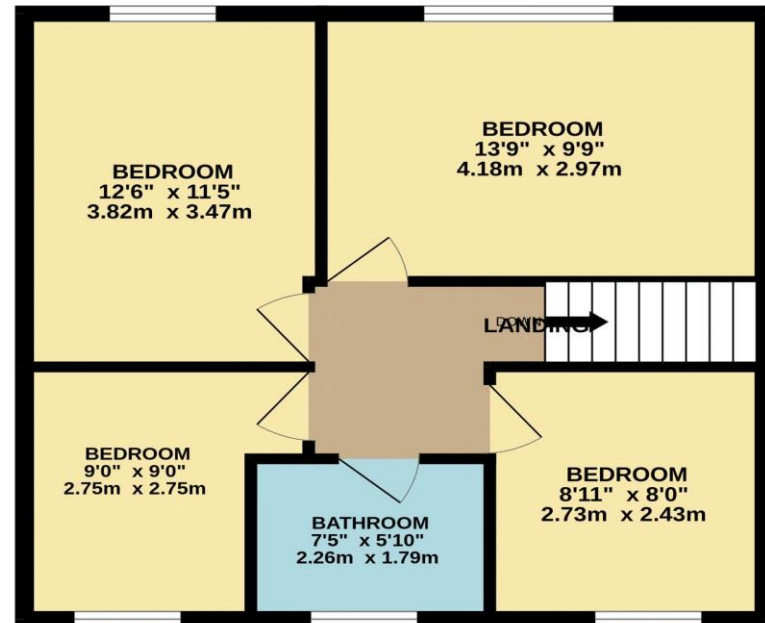




GROUND FLOOR  
721 sq.ft. (67.0 sq.m.) approx.



1ST FLOOR  
507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA : 1228 sq.ft. (114.1 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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### Opening Times

Mon	9am to 6.30pm
Tues	9am to 6.30pm
Wed	9am to 6.30pm
Thurs	9am to 6.30pm
Fri	9am to 6.30pm
Sat	9am to 5.00pm
Sun	Closed



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