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Clyfton Close, Broxbourne, EN10 6NY |  
£409,995 | Freehold

## Clyfton Close, Broxbourne, EN10 6NY

Presenting this charming extended three/four-bedroom end-terrace house located in a quiet cul-de-sac, offering a chain-free opportunity for potential buyers. Situated in a pretty location, this property boasts an attractive rear garden and a garage enbloc to the front. Upon entering, you are greeted by an impressive hallway leading to a spacious 29' lounge and a separate dining room which can also serve as a fourth bedroom. The property also features a good size kitchen, double glazed windows, and gas central heating for added convenience and comfort. Located within the catchment area of the highly regarded Broxbourne secondary school, this home is perfect for families with school-aged children. Additionally, it is within walking distance of Broxbourne station, offering convenient commuter links for those who work in the city.

### Key features

- Extended three/four bedroom end-terrace house
- Cul-de-sac location
- Attractive rear garden
- Within catchment area of Broxbourne secondary school
- Chain free
- Garage enbloc
- Impressive entrance hallway
- Walking distance to Broxbourne station

### Property Information

Tenure  
Freehold  
Council Tax  
D  
EPC Rating  
D



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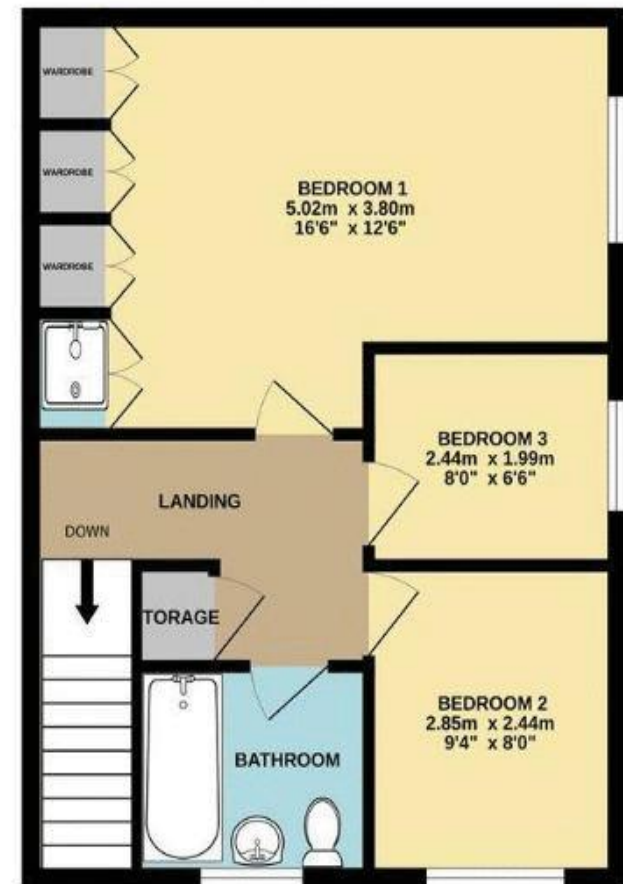
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GROUND FLOOR



1ST FLOOR



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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon. Potential buyers are advised to recheck the measurements.