



**Clyfton Close, Broxbourne EN10 6NU**



**welcome to**

## **Clyfton Close, Broxbourne**

William H Brown are thrilled to bring to the market this lovely three bedroom family home situated in a popular residential location with a garage. An early viewing is a must!

### **Accommodation Comprises Of: Entrance Hall**

Laminate floor, radiator.

### **Cloakroom**

Double glazed window to front aspect, wash hand basin, tiled floor, tiled walls, wc.

### **Lounge**

17' 10" Max x 15' 3" Max ( 5.44m Max x 4.65m Max )  
Double glazed window to rear aspect, laminate floor, patio doors.

### **Kitchen**

10' 6" max x 8' 10" max ( 3.20m max x 2.69m max )  
Double glazed window to front aspect, part tiled walls, a range of wall and base units with complimenting worktops, space for oven, laminate floor, plumbing for washing machine, sink unit.

### **Landing**

Radiator, access to the loft.

### **Bedroom 1**

12' 6" x 7' 10" ( 3.81m x 2.39m )  
Double glazed window to rear aspect, radiator.

### **Bedroom 2**

12' 6" x 9' 9" ( 3.81m x 2.97m )  
Double glazed window to rear aspect, radiator.

### **Bedroom 3**

11' 11" max x 7' 10" max ( 3.63m max x 2.39m max )  
Double glazed window to front aspect, radiator.

### **Bathroom**

Double glazed window to front aspect, chrome heated radiator, tiled floor, tiled walls, paneled bath, wc, wash hand basin.

### **Exterior Front Garden**

To the front of the property is a garage en bloc.

### **Rear Garden**

To the rear of the property is a patio area, summer house, artificial grass, rear access.





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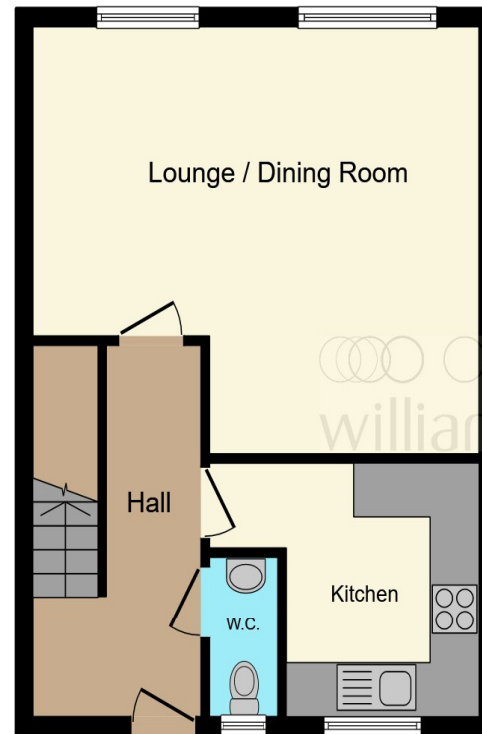
## Clyfton Close, Broxbourne

- Three bedrooms
- Lovely open plan lounge/dining area
- Garage en-bloc
- Well maintained rear garden
- Close to local schools and transport links

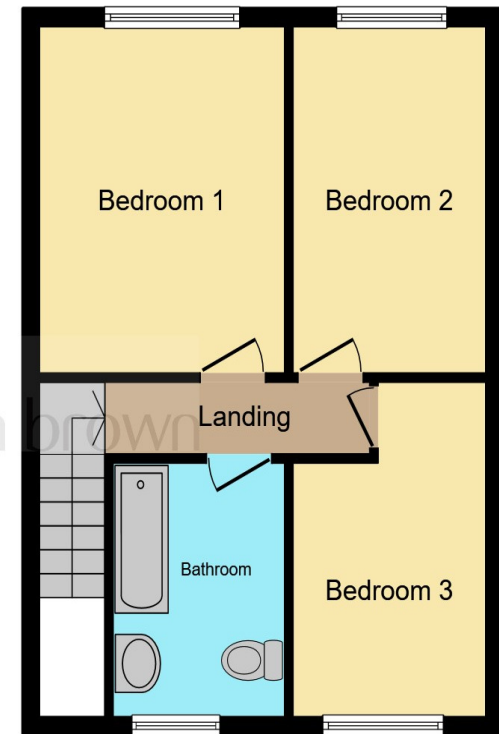
Tenure: Freehold EPC Rating: C

offers in excess of

**£415,000**



**Ground Floor**



**First Floor**

Total floor area 84.1 m<sup>2</sup> (905 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
BRX108834 - 0005

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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