



Clyfton Close, EN10 6NY  
Broxbourne







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# Clyfton Close, EN10 6NY

Kings Group - Cheshunt are proud to offer this SPACIOUS CHAIN FREE, THREE BEDROOM END OF TERRACED HOUSE LOCATED IN THE EVER POPULAR BROXBOURNE AREA

This stunning three/four bedroom house is the ideal purchase for any residential buyer looking for a spacious family home that offers everything a property needs to grow in value and make day to day life easy. One of the many benefits this property offers is that access to the A10 and M25 is under 5 minutes and with easy to reach bus stops travelling to London and the surrounding areas is very easy. The property also gains from being located near local shops and amenities with Brookfield Shopping Centre being under one mile away there is a wide choice of supermarkets and retail shops to choose from just a stones throw away. Clyfton Close also benefits from being located near some of the areas most popular primary and secondary schools such as Broxbourne School, Wormley Primary School, Hertford Regional College, Longlands Primary School and many more all within walking distance.

The accommodation comprises of spacious lounge, separate dining room that has in the past been used as a fourth bedroom and kitchen. On the first floor you will find a large master bedroom with a built in shower, another double bedroom and a third single room along with the family bathroom. Externally the property offers a spacious rear and side garden and a garage en-block. Internal viewings are highly recommended to avoid disappointment please contact us on 01992 635 735.

£425,000



- THREE BEDROOM END OF TERRACED HOUSE
- EXTENDED
- 29FT LOUNGE
- LARGE MASTER BEDROOM
- CLOSE TO BROXBORNE SCHOOL

- CHAIN FREE
- SCOPE FOR FUTHER EXTENSION (STPP)
- SEPERATE DINGING ROOM / BEDROOM FOUR
- GARAGE EN-BLOCK
- EASY ACCESS TO LOCAL SHOPS AND AMENITIES

**Entrance Hall 12 x 7'1 (3.66m x 2.16m)**

Coved ceiling, single radiator, carpeted flooring, power point.

**Lounge 29 x 15'3 (8.84m x 4.65m)**

Double glazed window, coved ceiling, single radiator, carpeted flooring, phone point, TV aerial point, power points, sliding doors leading to garden.

**Dining Room 13'7 x 9'7 (4.14m x 2.92m)**

Double glazed window, coved ceiling, single radiator, carpeted flooring, phone point, TV aerial point, power points.

**Kitchen 10'7 x 10'4 (3.23m x 3.15m)**

Double glazed window, tiled splash backs, marble effect work tops, electric oven and hob, sink with drainer unit, integrated fridge freezer, plumbing for washing machine, textured ceiling, phone point, power points.

**First Floor Landing 9'9 x 8'6 (2.97m x 2.59m)**

Carpeted flooring, textured ceiling.

**Bedroom One 16'6 x 12'6 (5.03m x 3.81m)**

Double glazed window textured ceiling, carpeted flooring, built in wardrobe, built in shower and vanity unit, phone point, TV aerial point, power points.

**Bedroom Two 8 x 9'4 (2.44m x 2.84m)**

Double glazed window, textured ceiling, single radiator, carpeted flooring, built in wardrobe, phone point, TV aerial point, power points.

**Bedroom Three 8 x 6'6 (2.44m x 1.98m)**

Double glazed window, textured ceiling, single radiator, carpeted flooring, fitted wardrobe, phone point, TV aerial, power points.

**Bathroom 6'6 x 5'7 (1.98m x 1.70m)**

Double glazed window, textured ceiling, single radiator, bath with shower attachment, wash basin with mixer tap.

**Garden**

Fence panels, raised patio, decking, shed, pond.







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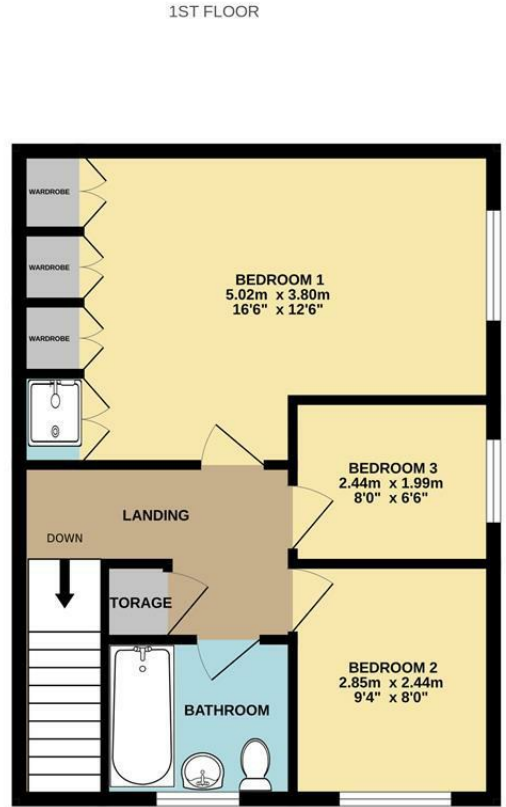
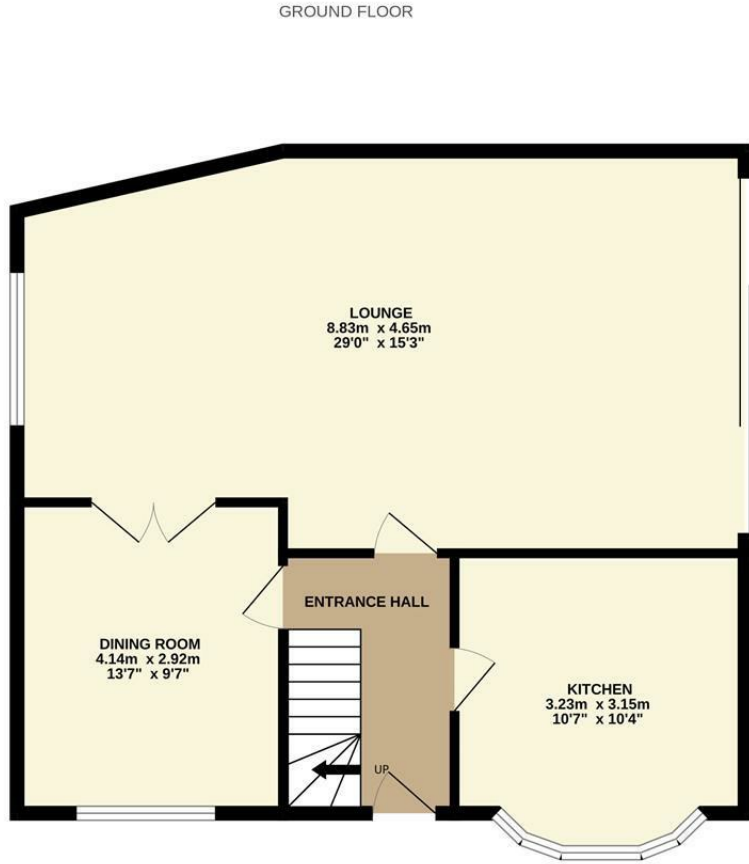
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs [92 plus] <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions [92 plus] <b>A</b>	
[81-91] <b>B</b>		[81-91] <b>B</b>	
[69-80] <b>C</b>		[69-80] <b>C</b>	
[55-68] <b>D</b>		[55-68] <b>D</b>	
[39-54] <b>E</b>		[39-54] <b>E</b>	
[21-38] <b>F</b>		[21-38] <b>F</b>	
[1-20] <b>G</b>		[1-20] <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC



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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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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