



Clyfton Close, Broxbourne

£425,000 Freehold

CHAIN FREE • Quiet cul-de-sac location • Excellent refurbishment potential • Open-plan living and dining area • Private rear garden with patio • Garage and driveway • Ideal investment or project opportunity • 3 Bedroom end-of-terrace



Accommodation Comprises:

Lounge/Diner

18' 5" x 15' 5" (5.61m x 4.71m)

A bright and spacious open-plan area featuring a fireplace and sliding doors leading to the rear garden.

Kitchen

8' 10" x 7' 2" (2.69m x 2.18m)

Fitted with a range of units and offering good workspace.

w/c

Bedroom 1

12' 8" x 10' 10" (3.86m x 3.30m)

A generous double bedroom with built-in storage and ample natural light.

Bedroom 2

12' 8" x 7' 0" (3.86m x 2.13m)

A well-sized second bedroom overlooking the rear aspect.

Bedroom 3

11' 8" x 7' 9" (3.56m x 2.36m)

A comfortable single bedroom, ideal as a home office or nursery.

Shower Room

Anti-Money Laundering (AML) Notice

In accordance with the Money Laundering Regulations 2017, all prospective purchasers must complete identity and verification checks before an offer can be progressed. A £10 non-refundable AML verification fee per buyer is payable before checks are undertaken.







Keith Ian are pleased to present this **chain-free** three-bedroom end-of-terrace home, ideally situated within a quiet cul-de-sac location. Offering excellent potential, the property would benefit from refurbishment, making it a fantastic opportunity for buyers looking to modernise and add value.

The ground floor provides a spacious open-plan living and dining area, enhanced by sliding doors that lead directly onto the rear garden, allowing for plenty of natural light throughout the space. A feature fireplace adds character to the main reception area. The kitchen offers a practical layout with ample cabinetry, providing a blank canvas for redesign. Upstairs, the property comprises three well-proportioned bedrooms, all benefiting from good natural light and built-in storage options. The family bathroom includes a walk-in shower, tiled walls, and a window for ventilation, though updating may be desired.

Externally, the home features a private rear garden with a patio area and mature planting, offering excellent outdoor potential. To the front, there is a low-maintenance garden, along with the added benefit of a garage and off-road parking.

Broxbourne is a desirable Hertfordshire town, offering an excellent balance of countryside surroundings and commuter convenience. With easy access to Lee Valley Regional Park, the area is ideal for outdoor activities including walking and cycling. The town provides a good range of local amenities, well-regarded schools, and nearby shopping and leisure facilities in neighbouring areas. Broxbourne railway station offers fast and direct services into London Liverpool Street, while the A10 and M25 ensure excellent road connectivity. Combining a peaceful setting with strong transport links, Broxbourne remains a popular choice for families and commuters alike.

Council Tax band: D

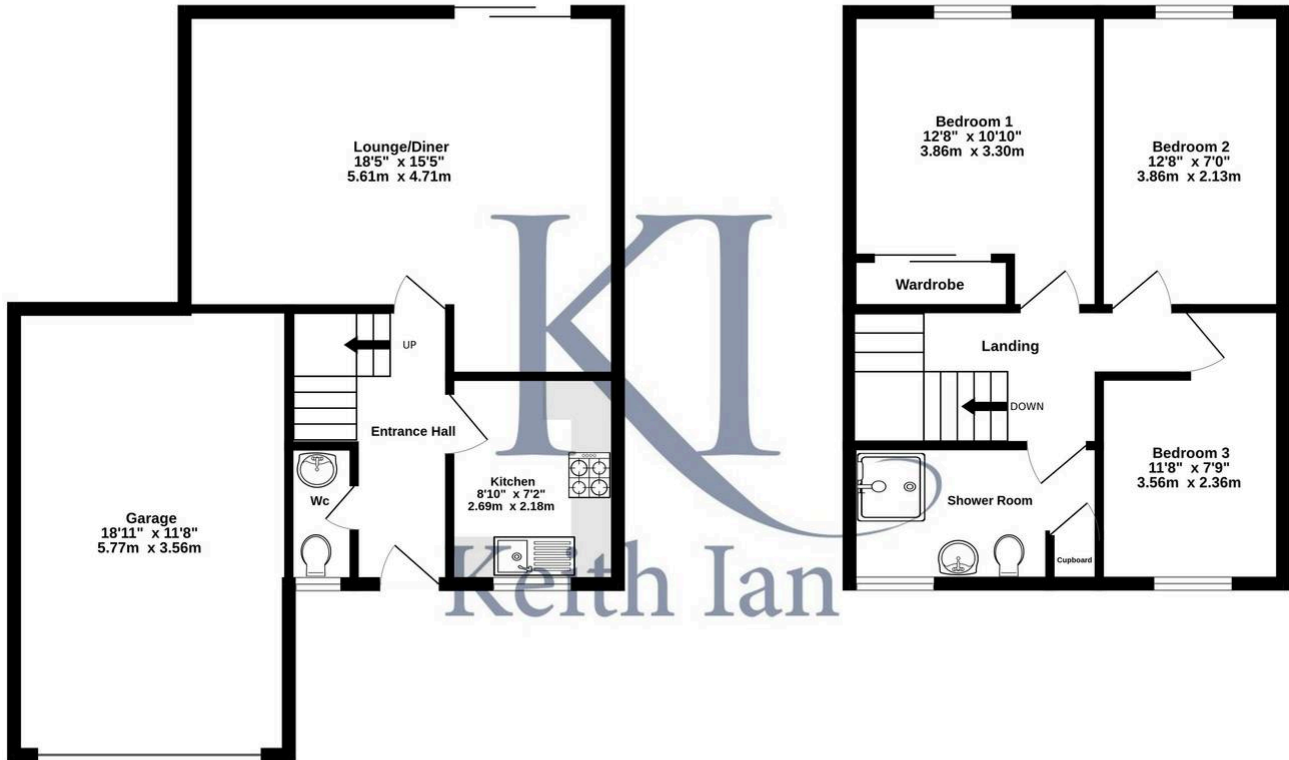
Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

Ground Floor
616 sq.ft. (57.2 sq.m.) approx.

1st Floor
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 1062 sq.ft. (98.7 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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