



Clyfton Close | BROXBOURNE | EN10 6NT

Offers In Excess Of £210,000

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This purpose-built ground floor residence, constructed in 1977, offers a comfortable living space of 526 square feet, making it an ideal choice for first-time buyers, small families, or those looking to downsize.

As you enter the flat, you are greeted by a modern kitchen that is both functional and stylish, perfect for preparing meals and entertaining guests. The spacious living /dining room provides a welcoming atmosphere, ideal for relaxation or hosting friends and family. The flat features two well-proportioned bedrooms, ensuring ample space for rest and privacy. The bathroom is conveniently located, catering to the needs of the household.

This property benefits from UPVC double glazing, which not only enhances energy efficiency but also contributes to a peaceful living environment. With a C-rated Energy Performance Certificate, you can enjoy lower energy bills while being mindful of your carbon footprint.

One of the standout features of this flat is that it has an EXTENDED LEASE and is chain-free, allowing for a smooth and hassle-free purchase process. The location in Broxbourne offers a pleasant community feel, with local amenities, parks, and transport links nearby, making it a convenient place to call home.

In summary, this two-bedroom flat on Clyfton Close presents a wonderful opportunity for those seeking a modern and comfortable living space in a sought-after area. Don't miss your chance to view this delightful property.

Mains electricity, water and sewage connected. No Gas. Leasehold 175 yrs from 2014 (163 years remaining) Maintenance £1370 Per Year, Ground Rent £200 Per Year



Shepherd's
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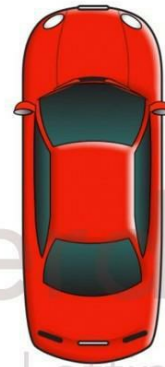
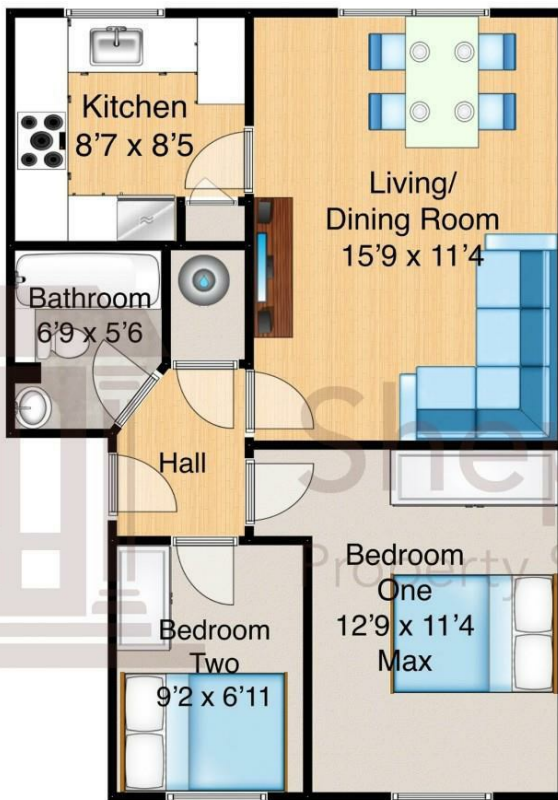
HODDESDON

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Clyfton Close Broxbourne



Parking Permit
For 1 Car

This floor plan is for guidance only and may not be accurate. Shepherds have added furnishings as a visual guide only and will not be included in any contract. The floor plan is covered by the Copyright Act 1988 and can not be reused or edited without the consent of Shepherds Estate Agents Ltd.



Communal Entrance Door

Communal Hallway

Entrance Door

Entrance Hall

Living/ Dining Room
15'9 x 11'4

Modern Kitchen
8'7 x 8'5

Bedroom One
12'9 x 11'4 max

Bedroom Two
9'2 x 6'11

Family Bathroom
6'9 x 5'6

Exterior

Communal Garden

Parking Permit for 1 Car

- Extended Lease
- 2 Bedroom Flat
- 1 Bathroom
- Modern Kitchen
- Spacious Living Room
- Chain Free
- Ground Floor
- Parking for One Car
- Electric Heating