



Shepherds
Property Sales & Lettings

Clyfton Close | Broxbourne | EN10 6NX

£229,995

2 1 1 D



Nestled in the charming area of Clyfton Close, Broxbourne, this delightful two-bedroom flat offers a perfect blend of comfort and convenience. Situated on the first floor, the property spans an inviting 520 square feet, providing ample space for modern living. Built in 1974, this flat retains a sense of character while offering the practicality required for today's lifestyle.

The first floor flat features a well-proportioned reception room, ideal for relaxation or entertaining guests. The two bedrooms are thoughtfully designed, providing a peaceful retreat at the end of the day. The bathroom is functional and well-maintained, catering to all your daily needs.

One of the standout features of this property is its prime location. It is within walking distance of Broxbourne BR Station, making it an excellent choice for commuters. The scenic towpath nearby offers a lovely route for leisurely walks, enhancing the overall appeal of the area.

This flat presents a blank canvas, allowing you to personalise the space to your taste and style. Whether you are a first-time buyer or looking to invest, this property is a fantastic opportunity to secure a home in a desirable location. With its combination of space, convenience, and charm, this flat is sure to attract interest. Don't miss the chance to make it your own.

Lease is 157 years from 2012 with 143 remaining, Service Charge is £139.73 per month. No Ground Rent
Mains Gas, Water, Electricity Connected. No Gas Connected.



Shepherds
Property Sales & Lettings

CHESHUNT
1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351
Lettings: 01992 640824

cheshunt@shepherdsestates.co.uk

HODDESDON
37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044
Lettings: 01992 449501

enquiries@shepherdsestates.co.uk

Clyfton Close, Broxbourne



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 and can not be reused or edited without the consent of Shepherds Estate Agents Ltd.



Communal Entrance Door

Stairs to First Floor

Entrance Door

Hallway

Living/ Dining Room
15'8 x 11'4

Modern Kitchen
8'7 x 8'4

Bedroom One
12'9 x 11'2

Modern Bathroom

Bedroom Two
9'2 x 7'

Communal Garden

Unallocated Parking Area

- Two Bedrooms
- Security Entryphone System
- Double Glazing
- Communal Gardens
- Bright Spacious Living Room
- Modern Kitchen
- 143 Year Lease
- Modern Bathroom
- Electric Heating