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Penton Drive | Waltham Cross | EN8 9RT | £489,995





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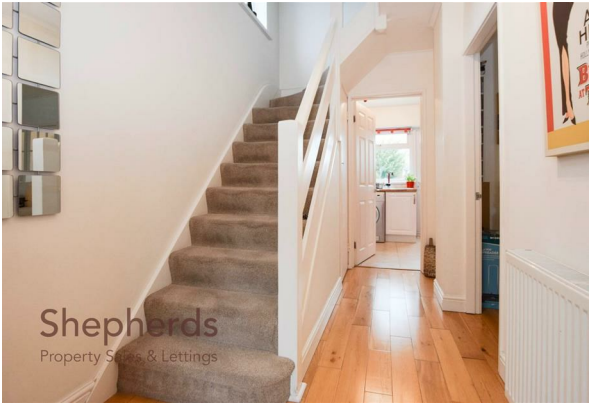
# Penton Drive | Waltham Cross | EN8 9RT

A three bedroom semi detached house, boasting a superb plot with potential for extensions to the side and rear, subject to the relevant permissions. The property currently comprises of a living room, a kitchen diner, three bedrooms and a bathroom. Outside, there is a front driveway providing ample parking, a garage and a landscaped rear garden. Penton Drive is a highly desirable location, with both Cheshunt Train Station and High Street within walking distance, as well as popular schooling within easy reach.

- Three Bedroom Semi Detached House
- Living Room
- Front Driveway & Garage
- Boasting A Superb Plot
- Kitchen Diner
- Landscaped Rear Garden
- Potential For Extensions To The Side & Rear (STPP)
- First Floor Bathroom
- Popular And Ideal Location



Porch Door	Bedroom Two
Entrance Porch	10'8 x 10'7
Front Door	Bedroom Three
Entrance Hall	7' x 6'9
Living Room	Bathroom
15'6 x 11'8	7'6 x 7'
Kitchen Diner	Outside
18' x 7'11	Front Driveway
First Floor Landing	Garage
Bedroom One	23' x 8'2
13'2 x 10'8	Rear Garden



**Disclaimers:** 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. The property - The agency has not tested; any apparatus, equipment, fixtures or services. It is in the buyer's interest to check the working condition of the aforementioned. Nothing concerning the type of construction or condition of the structure is implied from the agents' photographs. 5. EPC information - is available upon request. 6. We are not able to offer opinion, either written or verbal on the content of reports. This must be obtained from your legal representative, or relevant qualified professional. 7. Whilst care is taken in the preparation of our information, a buyer should ensure that their legal representative confirms as soon as possible all matters relating to; The title including the extent and boundaries of the property and other important matters before exchange of contracts. All interested party/parties should inspect the property prior to exchange of contracts.



**Tenure :** Freehold  
**Council:** Broxbourne Borough  
**Tax Band:** E

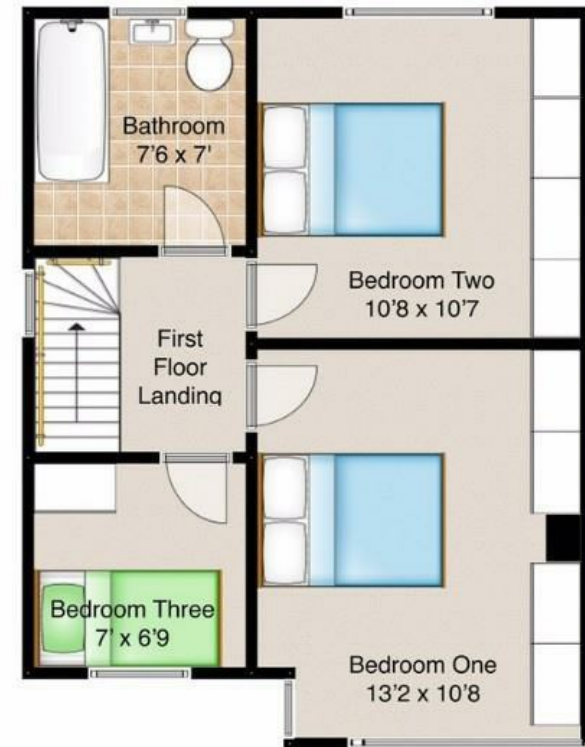
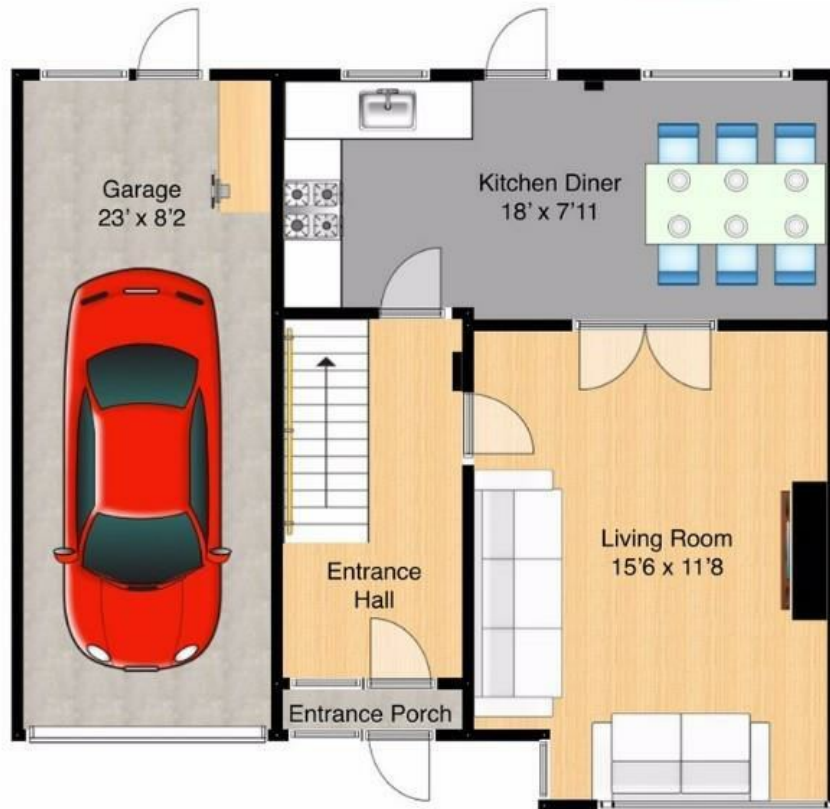




# Penton Drive, Cheshunt, Hertfordshire



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This floorplan is for guidance only and may not be accurate. Shepherds have added the floor coverings and furniture as a visual guide only and items shown will not be included. This floorplan is covered by the copyright act and must not be reused or edited without permission from Shepherds Estate Agents LTD.





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## CHESHUNT

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351  
Lettings: 01992 640824

[cheshunt@shepherdsestates.co.uk](mailto:cheshunt@shepherdsestates.co.uk)

## HODDESDON

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044  
Lettings: 01992 449501

[enquiries@shepherdsestates.co.uk](mailto:enquiries@shepherdsestates.co.uk)

**FINE & COUNTRY**

