



**Penton Drive, Cheshunt EN8 9RS**

**welcome to**

**Penton Drive, Cheshunt Waltham Cross**

William H Brown are delighted to market this lovely, chain free, three bedroom semi-detached family home in a popular Cheshunt location. An internal viewing is a must!



**Accommodation Comprises Of:  
Entrance Porch**

Double glazed window to side aspect, laminate floor, radiator.

**Entrance Hall**

Double glazed window to side aspect, radiator, storage cupboard.

**Shower Room**

Double glazed window to front aspect, wash hand basin, radiator, wc, tiled floor, part tiled walls, shower cubicle.

**Lounge**

15' 7" x 11' 8" ( 4.75m x 3.56m )

Double glazed window to front aspect, radiator, gas fire.

**Dining Room**

7' 11" x 6' 9" ( 2.41m x 2.06m )

Radiator

**Kitchen**

10' 11" x 7' 5" ( 3.33m x 2.26m )

Double glazed window to rear aspect, hob, sink unit, vinyl flooring, a range of wall and base units with complimenting worktops, integrated oven, integrated washing machine.

**Conservatory**

16' 1" x 7' 2" ( 4.90m x 2.18m )

Laminate floor, radiator, patio doors.

**Landing**

Access to the loft, double glazed window to side aspect.

**Bedroom 1**

12' 10" x 10' 8" ( 3.91m x 3.25m )

Double glazed window to front aspect, fitted wardrobe.

**Bedroom 2**

10' 9" x 10' 8" ( 3.28m x 3.25m )

Double glazed window to rear aspect, fitted wardrobe, radiator.

**Bedroom 3**

7' 1" x 6' 8" ( 2.16m x 2.03m )

Double glazed window to front aspect, radiator.

**Bathroom**

Double glazed window to rear aspect, wc, wash hand basin, tiled walls, panelled bath, radiator, tiled floor.

**Exterior**

**Front Garden**

To the front of the property is a shared driveway.

**Rear Garden**

To the rear of the property is a patio area, artificial grass, side access, double length garage with fitted alarm system.

**Agents Notes:**

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.



**view this property online** [williamhbrown.co.uk/Property/BRX108613](http://williamhbrown.co.uk/Property/BRX108613)



welcome to

## Penton Drive, Cheshunt Waltham Cross

- Chain free
- Three bedrooms
- Semi detached
- Garage and driveway
- Lovely rear garden

Tenure: Freehold EPC Rating: D

**£475,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/BRX108613](http://williamhbrown.co.uk/Property/BRX108613)



Property Ref:  
BRX108613 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01992 464174**



[Broxbourne@williamhbrown.co.uk](mailto:Broxbourne@williamhbrown.co.uk)



47 High Road, BROXBOURNE, Hertfordshire,  
EN10 7HX



[williamhbrown.co.uk](http://williamhbrown.co.uk)