



Penton Drive, EN8 9RT  
Waltham Cross









# Penton Drive, EN8 9RT

Kings Group are delighted to present this BEAUTIFUL THREE BEDROOM, SEMI DETACHED FAMILY HOME, located just walking distance from Cheshunt Train Station.

Welcome to this beautifully presented three-bedroom semi-detached home, offering generous living space, modern open-plan design, and excellent external features — perfect for families and first-time buyers alike.

To the front of the property, a spacious driveway provides off-road parking for up to two vehicles, alongside access to a detached garage positioned to the side of the home. A welcoming porch entrance leads you into the central hallway, setting the tone for the well-laid-out accommodation throughout.

Situated to the right of the hallway is the bright and comfortable front lounge, featuring an open access layout that flows seamlessly through to the rear of the property. This opens into an impressive open-plan kitchen diner, thoughtfully extended to create a substantial family and entertaining space. The extension enhances both the footprint and natural light, providing ample room for dining, cooking, and socialising, with views and access onto the rear garden.

To the first floor, the property offers three well-proportioned bedrooms, including two generous double rooms and a larger-than-average single bedroom, ideal for a child's room, guest accommodation, or home office. Completing the upper level is a modern family bathroom, fitted to serve the household comfortably.

Externally, the home continues to impress. The landscaped rear garden provides a private and attractive outdoor retreat, perfect for entertaining or relaxing, with convenient side

## Offers In Excess Of £500,000





- **THREE BEDROOM SEMI DETACHED HOUSE**
- **EXTENDED**
- **OPEN PLAN KITCHEN / DINER**
- **IDEAL FAMILY HOME**
- **WALKING DISTANCE TO CHESHUNT STATION**

- **FREEHOLD**
- **DRIVEWAY AND GARAGE**
- **LANDSCAPED REAR GARDEN**
- **CLOSE TO POPULAR SCHOOLS**
- **EASY ACCESS TO A10 AND M25**

### Location

Located near the town centre, this family home is surrounded by everything a home owner needs in a new home, with the added bonus of being in a peaceful secluded road. The property benefits from having local high street shops, popular restaurants, Tesco Supermarket, banks, cafes any many more high street shops and business all just a short walk away, a new owner would struggle to find a better situated proeprty for day to day life needs. With the property being in the Town centre not only does it have local shops near by, you will also benefit from being walking distance to Laura Trott Leisure Centre, Cheshunt Community Hospital and Lea Valley Park.

### Travel Links

Penton Drive also offers fantastic commute links, with Cheshunt Station being under a 10 minute walk away there are regular services to London Liverpool Street via Tottenham Hale, in under 30 minutes and Greater Anglia Service trains to destinations like Cambridge, Stansted Airport, and Hertford East. Alternatively you can use Theobalds Grove Station which is also just a 20 minute walk away which serves the route between Liverpool Street and Cheshunt (via Seven Sisters). In addition to the public transport links the A10 and M25 are also accessible in under 5 minutes.

### Local Schools

With the property being ideal home for families local schools may be an important criteria in your search which in addition the above that Penton Drive offers, you also have some of the areas most sought after and popular schools such as Arlesdene Nursery School and Pre-School, Burleigh Primary School, Downfield Primary School and Goffs - Churchgate Academy, with many more within a mile radius offering a huge choice of schools to choose from.

Council Tax Band - E

Construction Type - Standard (Brick, Tile)

Flood Risk - Rivers & Seas: Low, Surface Water: Very Low  
EPC - E







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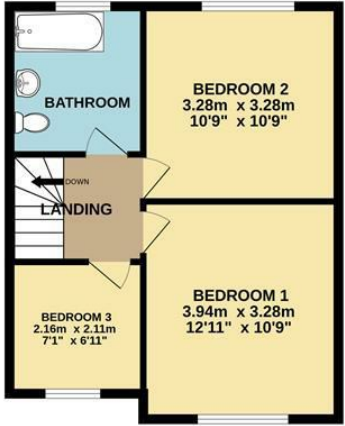
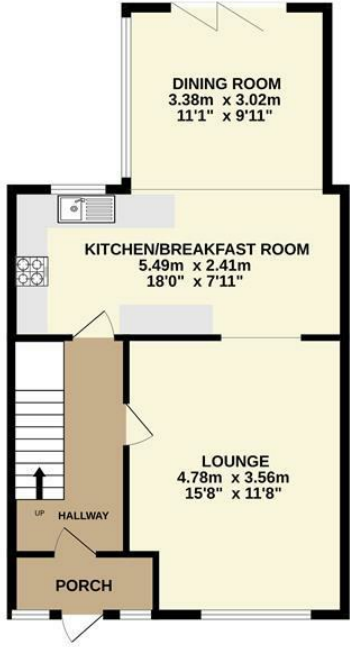
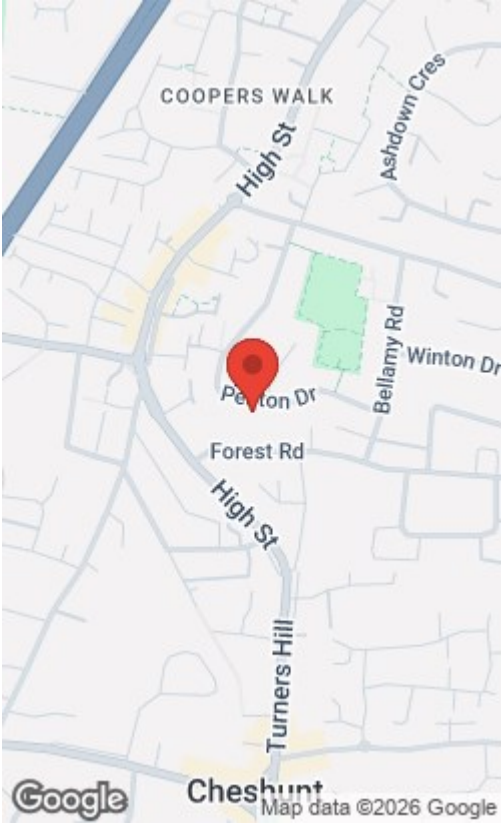








Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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