



## Overton Drive, Wanstead

Asking Price £1,400,000 Freehold

- Four double bedrooms
- Dining room
- Utility area
- Family bathroom
- Attached garage
- Elegant sitting room
- Shaker style kitchen
- Downstairs WC
- En-suite shower room



# Overton Drive, Wanstead

Located just across from Wanstead golf course on the sought after Warren Estate and spread out over three floors, Petty Son & Prestwich are thrilled to offer this fine four double bedroom / two bathroom linked Semi-detached home with attached garage.



Council Tax Band: F



Overton Drive is a short walk from Wanstead Station and High Street (0.4 Miles) with its fantastic array of independent boutiques, bars and restaurants. The grounds of Wanstead Park and surrounding forest land are also a short 0.6 Miles from the home, meaning scenic walks and bike rides are just a short walk away throughout the year, the perfect balance of city and countryside on your doorstep.

On approach one can appreciate the pretty double bayed frontage as well as the gated paved driveway. Once inside the space on offer does not disappoint with well sized rooms and character features including picture rails, cornicing, original doors, giving a nod to the property's past.

A welcoming entrance hallway features a pulpit staircase with carved balustrading and polished wood handrail as well as wooden flooring which flows seamlessly throughout. To the front of the house, you will find an elegant sitting room with large bay window ensuring the room is flooded with natural light, whilst the fireplace gives the space a cosy feel.

To the rear the large dining room offers plenty of space for formal gatherings and features a fireplace. Opening into the kitchen the area is perfect for entertaining. The kitchen is fitted with a range of Shaker style cabinets complemented by granite work surfaces and splash backs. Integrated appliances include a range style cooker, dishwasher and wine cooler. A useful utility room provides plenty of cabinets for extra storage as well as a downstairs wc.

On the first floor you will find three double bedrooms, two with bespoke fitted wardrobes. There is also a modern family bathroom on this floor fitted with a white suite, underfloor heating and honed marble tiling. On the second floor is the principal dual aspect bedroom also with fitted cupboards. A modern en-suite shower room with underfloor heating and pretty tiled flooring completes the accommodation.

The garden commences with a patio area offering space for a table and chairs. The remainder is laid to lawn with a central apple tree and shrub borders whilst the block paved driveway serves the attached garage.

EPC Rating: C70

Council Tax Band: F

Reception Room

16'6" x 14'6"

Dining Room/Kitchen

22'4" x 15'10"

Bedroom

16'7" x 12'11"

Bedroom

15'8" x 12'0"

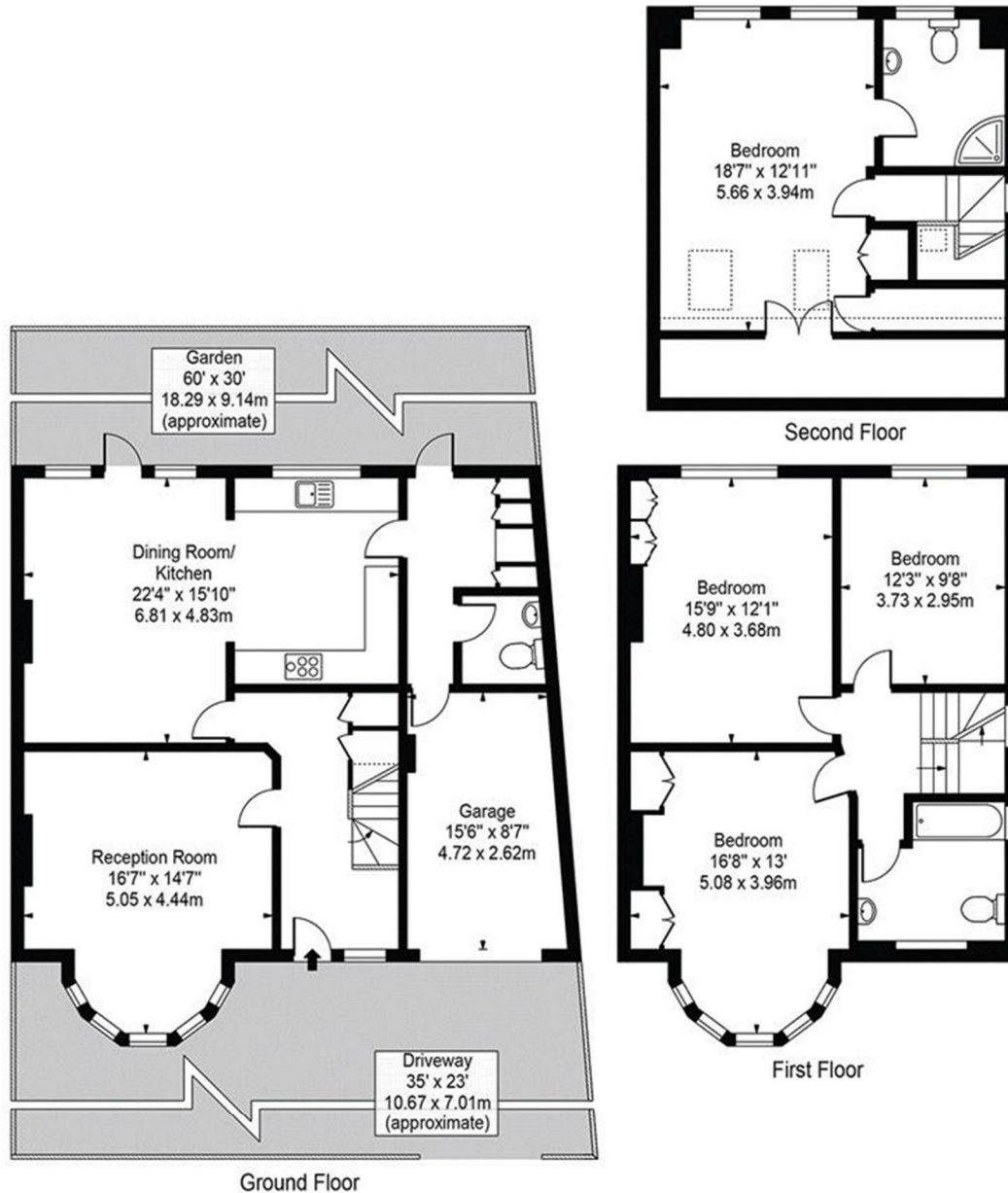
Bedroom

12'2" x 9'8"

Garage

15'5" x 8'7"

Approx. Total Internal Area 2018 Sq Ft - 187.48 Sq M  
 (Including Restricted Height Area & Garage)  
 Approx. Gross Internal Area 1785 Sq Ft - 165.83 Sq M  
 (Excluding Restricted Height Area & Garage)  
 Approx. Gross Internal Area Of Garage 136 Sq Ft - 12.63 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.  
 Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
 Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.