PETTY SON & PRESTWICH

EST.1908

Overton Drive, Wanstead

Offers In Excess Of £1,250,000 Freehold

- Four-bedroom house
- Beautifully extended to the rear
- Ensuite shower room
- 0.5 miles to Wanstead Underground Station
- Highly popular Warren Estate
- Modern kitchen and bathrooms
- Downstairs toilet

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Located opposite Wanstead Golf Course, within the highly sought-after Warren Estate, Petty Son & Prestwich are delighted to present this exceptional four-bedroom terraced home.

Overton Drive is ideally positioned just 0.5 miles from Wanstead Station and the vibrant High Street, offering an excellent selection of independent boutiques, bars, and restaurants.

The expansive grounds of Wanstead Park and surrounding forestland are also within easy walking distance, providing the perfect blend of city convenience and countryside charm.

From the outset, the property makes a wonderful impression, with its attractive double-bayed frontage, charming front garden, and private driveway.

Inside, the home offers generous and well-proportioned accommodation arranged over three floors, enhanced by a thoughtfully executed loft conversion. A bright and welcoming entrance hallway leads to an elegant sitting room, complete with a feature fireplace and a large bay window that fills the space with natural light.

To the rear, the property opens into a stunning open-plan kitchen, dining, and family area. Cleverly extended, this space has been designed to retain distinct zones while maintaining a seamless flow. The original dining room connects beautifully to the rear extension through wide openings, preserving architectural character.

The extension itself is flooded with light from striking skylights and features a relaxed seating area, offering flexibility for modern family living. The contemporary kitchen is a standout feature, with an impressive run of light grey units spanning almost twenty feet along the flank wall. A large central island and warm wooden worktops complement the solid wood flooring that runs throughout the ground floor. Fully equipped for modern living, the kitchen includes an integrated fridge-freezer and dishwasher. Sliding doors open onto the garden, creating a seamless indoor-outdoor connection and framing attractive views of the landscaped rear garden. A convenient ground floor WC completes this level.

The first-floor hosts three generously sized bedrooms, two of which benefit from fitted wardrobes. The stylish family bathroom is finished with sleek white tiling and features a contemporary bath and a large over-bath rainfall shower. A separate WC adds further practicality for busy households.

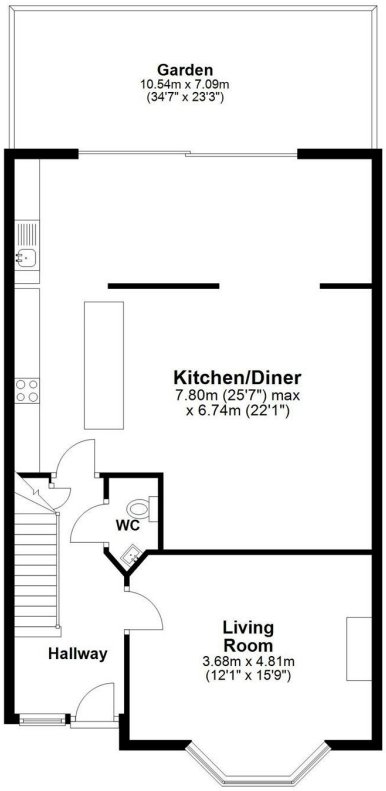
EPC Rating: C75
Council Tax Band: F
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 + VAT per person.

Reception Room
12'1" x 15'9"

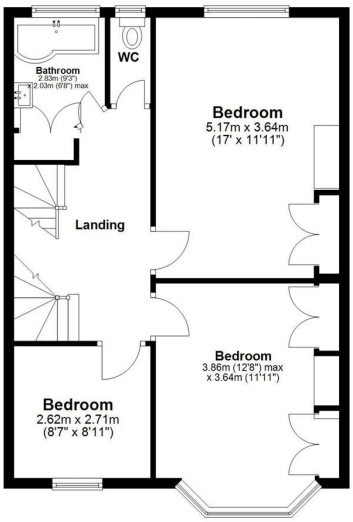
Kitchen
25'7" x 22'1"

Bedroom
16'12" x 11'11"

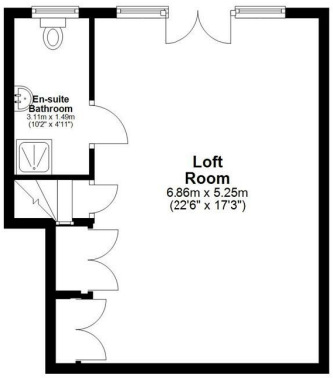
Ground Floor
Approx. 79.1 sq. metres (851.8 sq. feet)
(excluding Garden)



First Floor
Approx. 59.5 sq. metres (640.2 sq. feet)



Second Floor
Approx. 39.2 sq. metres (421.7 sq. feet)



Total area: approx. 177.8 sq. metres (1913.6 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative purposes only and no responsibility for any error, ommison or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines

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