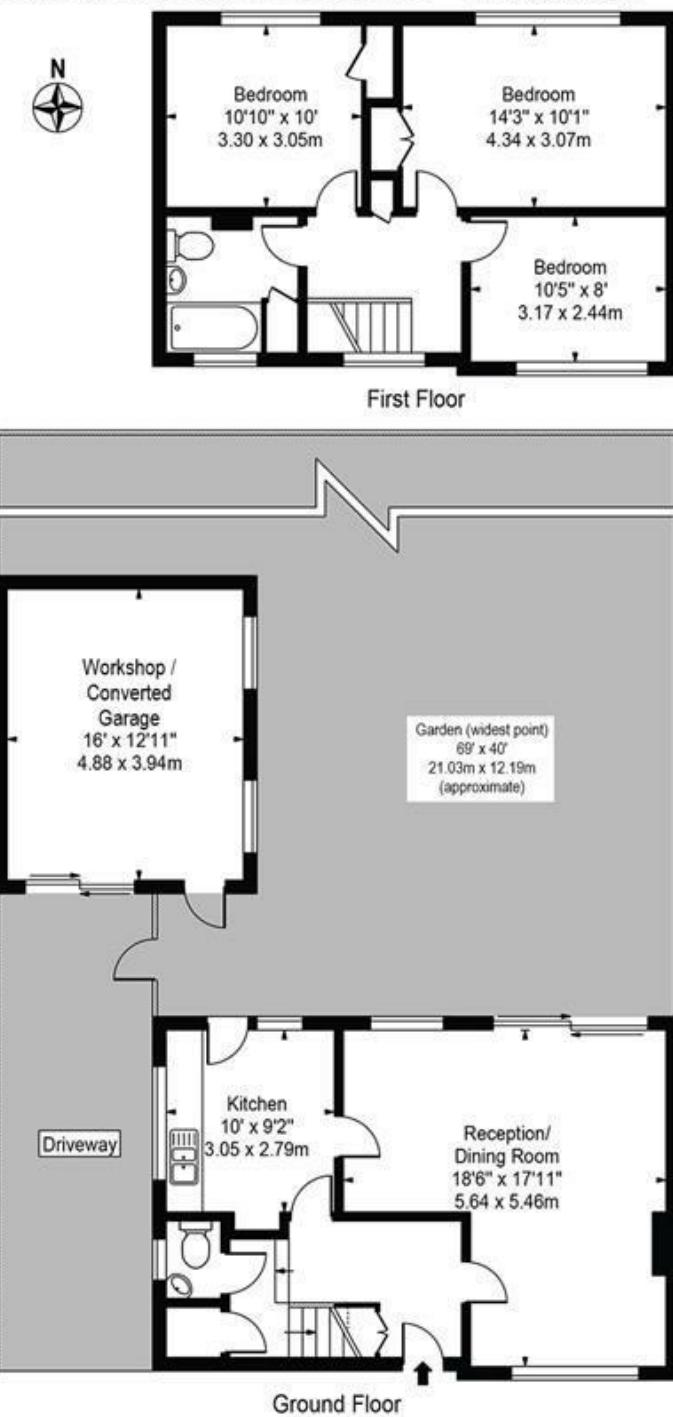


Approx. Plot Size 115' x 40' - 35.05m x 12.19m (Widest Point)

Approx. Gross Internal Area 1002 Sq Ft - 93.09 Sq M  
(Excluding Workshop)

Approx. Gross Internal Area of Workshop 207 Sq Ft - 19.23 Sq M

Approx. Front Garden Size 32' x 25' - 9.75m x 7.62m



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.



## Overton Drive, Wanstead

£1,250,000 Freehold

- Three bedroom detached house
- Downstairs W.C
- Requires modernisation
- Converted garage used as workspace
- Sitting/Dining room
- Warren Estate
- Potential to extend (s.t.p)

# Overton Drive, Wanstead

**\*SOLD BY PETTY SON & PRESTWICH\*** Located on the sought-after Warren Estate, close to Wanstead Golf Club, Petty Son & Prestwich are thrilled to offer this three bedroom detached house with potential to extend, subject to the usual planning consents.



Council Tax Band: F



**\*SOLD BY PETTY SON & PRESTWICH\*** Overton Drive is a short walk from Wanstead Station and High Street (0.5 Miles) with its fantastic array of independent boutiques, bars and restaurants. The grounds of Wanstead Park and surrounding forest land are also a short 0.3 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 immediately appreciate the width of the plot, which subject to planning, will allow the new owners to refurbish and extend to create a home of their own design. At present the ground floor comprises of a welcoming entrance hallway with handy downstairs toilet, a dual aspect sitting /dining room with parquet flooring and kitchen. On the first floor you will find three bedrooms and a family bathroom. The rear garden is generously sized whilst the long driveway serves the workspace/converted garage. As well as Wanstead Central Line Station, transport link include local bus routes and easy road links to The North Circular, M11 and M25.

EPC Rating: F33

Council Tax Band: F

An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £5.00 per person.

## Reception/Dining Room

18'6" x 17'10"

## Kitchen

10'0" x 9'1"

## Workshop/Converted Garage

16'0" x 12'11"

## Bedroom

14'2" x 10'0"

## Bedroom

10'9" x 10'0"

## Bedroom

10'4" x 8'0"