

Directions

Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

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



Ground Floor
william rose
Overton Road, E10

Approximate Gross Internal Floor Area : 171.90 sq m / 1850 sq ft
Storage : 22.41 sq m / 241 sq ft

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 9/11/2023



lpaplus.com



69 Overton Road, Leyton, London, E10 7PS

Guide Price £800,000

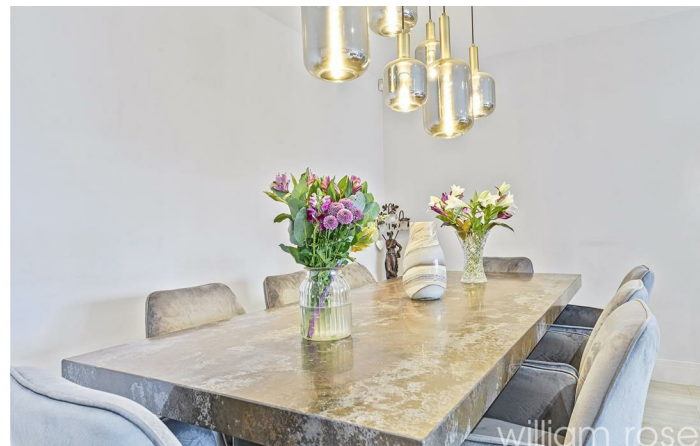
- 4 bedroom house
- Immaculately presented
- Under floor heating
- Garden extends to over 85 feet
- Loft conversion
- End of terrace
- High specification finish
- Outbuilding
- Extended to the side
- EPC: C

69 Overton Road, London E10 7PS

£800,000 - £850,000 Guide Price. An immaculate four bedroom family home complete with large open plan kitchen living space, under floor heating, outbuilding with grill and extractor fan, further storage room and large garden extending to over 85 feet.



Council Tax Band: D



Set at the end of a new through road is where you'll find this immaculately presented four bedroom family home. Loved, improved and modernised by the current owners, this truly is a house you can just move in, unpack and enjoy.

From the kerb the property has a contemporary look with rendered walls and slate grey window frames. Heading inside you'll find a front reception room off to the left of the hall way. Further down the hall, there's a downstairs cloakroom that also houses the washer and dryer. Then we have the heart of the home, the large extended, kitchen dinner. perfect for big family get together and entertaining. The kitchen is a neutral colour with high spec appliances. Bi-fold doors lead out the garden, a mix of patio and lawn extending to over 85 feet. You'll also find a large storage room, perfect for bikes, extra fridge/freezer and all the garden toys. If all that wasn't enough there's a BBQ room with extractor fan so you can grill any time of the year. Heading back inside and upstairs to the first floor you'll find two well sized bedrooms and the smallest of the four, that would make a great study. The loft space has been converted to add a large master bedroom with en-suite shower room and plenty of storage.

You really are spoilt for choice living here, both Leyton and Walthamstow are within walking distance and have an abundance of excellent shops, restaurants, and bars. Getting out into green space won't be a problem with the marshes and Jubilee Park close by. You have excellent road links. Lea bridge is your nearest train station. If schoolings important you'll have plenty to choose from, several of which are rated OFSTED outstanding.

E.P.C Rating: C
Council Tax Band: D
Local Authority: Waltham Forest
Freehold

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted,

planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.