

Your Wisest Move

# WISDOM ESTATES

Independent Estate Agents



**Huge Family-Home...**  
**Overton Road, Abbey Wood**

**Price £599,000 FREEHOLD**

Located under 0.2 Miles to Abbey Wood Train Station and welcomed to the market is this well-presented, and sizeable 5 Bedroom Family-Home. Offering an abundance of living space and potential throughout, this property further benefits from two en-suites, a down-stairs cloakroom, a family bathroom, a low-maintenance rear garden, as well as off street parking, and a garage to rear. This home is perfect for the growing family and early viewing is advised! EPC Rating 65 D

**FEATURES INCLUDE:**

- 5 Bedroom Family-Home**
- Off Street Parking & Garage**
- 0.2 Miles to Abbey Wood Station**
- Two En-Suites & Bathroom**
- 0.2 Miles to Sainsburys**
- Large Living Accommodation**

REF: 11339

**01322 272 144**  
**[www.Wisdom-Estates.co.uk](http://www.Wisdom-Estates.co.uk)**

**ENTRANCE HALL 15' 6" x 5' (4.72m x 1.52m)** A double-glazed feature front door welcomes you into the Entrance Hall which benefits from a wall-mounted radiator, a fitted carpet, a downstairs cloakroom, and stairs leading up to the first-floor landing.

**FAMILY-ROOM 15' 6" x 10' 5" (4.72m x 3.18m)** The Family-Room is the ideal space in which to sit down of an evening and relax. A large double-glazed window to front provides natural light, whilst warmth and comfort are ensured by the wall-mounted radiator, and fitted carpet.

**KITCHEN 17' 5" x 12' 3" (5.31m x 3.73m)** The sizeable Kitchen has been intelligently designed to maximise on the use of space. Benefiting from double-glazed windows and a patio door to rear, an array of matching wall and base units (with worktops over), a sink and drainer, as well as part-tiled walls, and fully-tiled flooring.

**UTILITY ROOM 10' 3" x 4' 7" (3.12m x 1.4m)** With ample space and plumbing for utilities, part-tiled walls, and double-glazed sliding patio door leading directly into the garden, the Utility Room is a bonus to this property.

**CONSERVATORY / HOME OFFICE 15' 3" x 7' 5" (4.65m x 2.26m)** The Conservatory / Home-Office offers a tucked away space in which to find time for yourself.

**BEDROOM FIVE 12' 2" x 10' 5" (3.71m x 3.18m)** Located on the Ground Floor, Bedroom Five is a large double and benefits from a double-glazed window to front, a wall-mounted radiator, a fitted carpet, and access to the adjoining en-suite.

**EN-SUITE 8' 5" x 4' 8" (2.57m x 1.42m)** Bedroom Five's en-suite comprises a w/c, a hand-wash basin, a bath, a heated towel rail, as well as part-tiled walls, and wood laminate flooring.

**DOWNSTAIRS CLOAKROOM** The Downstairs Cloakroom is tucked out the way under the stairs and encompasses a low-level W/C, and hand-wash basin.

**FIRST FLOOR LANDING** The First Floor Landing comprises a fitted carpet, and loft-hatch access.

**MASTER BEDROOM 11' 7" x 11' (3.53m x 3.35m)** The Master Bedroom is bright and spacious and benefits from a double-glazed window to front, a wall-mounted radiator, a fitted carpet, built-in wardrobes, and it's own en-suite.

**EN-SUITE 6' 5" x 5' 5" (1.96m x 1.65m)** The En-Suite is the perfect accompaniment to the master bedroom and comprises a double-glazed window to front, a W/C, a hand wash basin, and a shower cubicle. Fully-tiled walls and flooring allow for effortless upkeep.

**BEDROOM TWO 10' 3" x 9' (3.12m x 2.74m)** Bedroom Two continue the theme of space and comfort found throughout and benefits from a double-glazed window to rear, a wall-mounted radiator, a fitted carpet, and built-in wardrobes.

**BEDROOM THREE 11' 4" x 8' 5" (3.45m x 2.57m)** Bedroom Three is another double and comprises a double-glazed window to rear, a wall-mounted radiator, and a fitted carpet.

**BEDROOM FOUR 8' x 6' 5" (2.44m x 1.96m)** Bedroom Four encompasses a double-glazed window to front, a wall-mounted radiator, and a fitted carpet.

**BATHROOM 9' 2" x 7' 6" (2.79m x 2.29m)** The Family Bathroom boasts a double-glazed window to front, a low level w/c, a hand-wash basin, and a bath. Wood-laminate flooring and fully-tiled walls ensure easy maintenance.

**SHOWER ROOM** The Separate Shower room is another fantastic bonus to this home!

**GARDEN & GARAGE** The low-maintenance rear garden provides an outside space to enjoy all year round. Benefiting from gated side access, as well as direct entry into the garage to rear.

**DRIVEWAY** The Driveway to front provides off street parking for 2 cars.



**Important Note**

We have not tested any services or appliances at this property. We strongly recommend that all the information which we provide is verified by yourself on inspection, and by your Surveyor and Conveyancer. Please note that all measurements are approximate.

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