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FOR SALE
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DRAYCOT
ROAD
2019

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Overton Drive, Wanstead

Offers In Excess Of
£1,450,000

Tenure : Freehold

Floor Area : 1880.00 sq ft

Local Authority : Redbridge

Council Tax Band : G

Bedrooms : 4

Receptions : 3

Bathrooms : 1



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	



****Chain Free – Viewings Strictly by Appointment Only****

Churchill Estates are delighted to present this substantial four bedroom end of terrace family home, occupying a prime corner plot position with far reaching views across Wanstead Golf Club and the Basin Lake.

Positioned on a generous corner plot this property offers exceptional scope to extend to both the rear and the side (subject to the usual planning consents), creating the opportunity for a significantly larger bespoke family home. With its wide frontage, wraparound plot and already generous internal footprint this is a rare chance to secure a home with outstanding long term potential in one of Wanstead's most desirable settings.

The accommodation is well proportioned throughout and provides the perfect blank canvas for modernisation and reconfiguration. The welcoming entrance hall leads to a spacious front reception room featuring high ceilings, a striking fireplace and an elegant bay window framing uninterrupted views over the golf course. To the rear a second reception room opens onto the garden via patio doors, while a further reception/dining room connects through to the fitted kitchen offering excellent potential to create a large open plan kitchen/family space if desired.

A ground floor W/C is accessed via a small conservatory, which in turn provides direct access to the garden.

Externally the rear garden extends approximately 80ft with a paved patio wrapping around the side of the house and continuing to the front, further emphasising the scale of the plot. Double gates from Draycot Road allow vehicle access to a garage making the space ideal for secure parking, storage or workshop use.

To the first floor are four well sized double bedrooms, two with fitted wardrobes and bay windows. The main bedroom enjoys elevated views across the golf course. The family bathroom is finished in a contemporary style with a walk-in shower, wash hand basin and WC.

A staircase rises to a generous loft space with skylight and built in storage. This area presents further exciting potential to reconfigure and substantially enhance the upper floor, subject to the relevant permissions.

The property is ideally located just 0.5 miles from Wanstead High Street and Wanstead Station (Central Line) and is well placed for highly regarded local schools including Wanstead High School.

For further information or to arrange your viewing please contact our office at your convenience to avoid disappointment.







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- Offered with no onward chain
- Positioned on the highly sought-after Overton Drive
- Fitted kitchen with ample base and wall units and extensive worktop space
- Magnificent private garden extending in excess of 80ft
- Close proximity to Wanstead High Street offers an eclectic mix of independent boutiques, cafés, restaurants and traditional pubs
- Four double bedroom semi-detached family home
- Front reception room with bay window and feature fireplace
- Downstairs W/C
- Potential to extend (subject to planning permission)
- Within easy walking distance of Wanstead High Street (0.4 miles) and Wanstead Central Line Station (0.4 miles)

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**Approximate Gross Internal Area 1880 sq ft - 175 sq m
(Excluding Garage)**

Ground Floor Area 871 sq ft – 81 sq m

First Floor Area 717 sq ft – 67 sq m

Second Floor Area 292 sq ft – 27 sq m

Garage Area 231 sq ft – 21 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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To view call **020 8989 0011**

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