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20 Overton Road, Abbey Wood, SE2 9SD

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## £1,800 Per Month

Well presented and just 0.2 miles from Abbey Wood Station and the Elizabeth Line is this recently refurbished house offers a delightful living experience. With two spacious double bedrooms, this property is perfect for small families or professionals seeking comfort and convenience. The well-presented interior features a welcoming lounge and a modern kitchen/diner with newly fridge freezer and oven and hob, making this ideal for both relaxation and entertaining, plus new washer/dryer situated in the lobby area.

The property boasts a contemporary bathroom, ensuring a stylish and functional space for your daily routines. Additionally, the house benefits from double glazing and gas central heating, providing warmth and energy efficiency throughout the year.

One of the features of this home is the garden to the rear, offering a private outdoor space for leisure and enjoyment. Furthermore, the added bonus of a storage garage provides ample room for your belongings, making it a practical choice for those in need of extra storage.

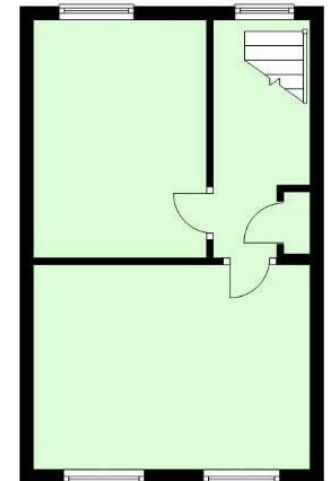
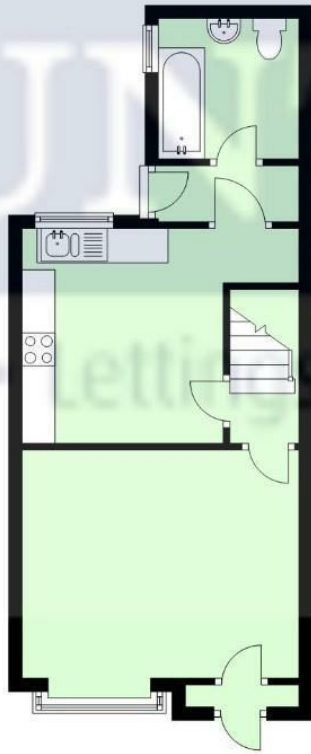
Location is key, and this property does not disappoint. It is conveniently situated just 0.2 miles from Abbey Wood Station, granting easy access to the Elizabeth Line and excellent transport links to central London. Local amenities, including shops, bus routes, and schools, are all within easy reach, making daily life effortless.

Available now, this property presents a wonderful opportunity for those looking to settle in a vibrant area of London. Don't miss your chance to make this charming house your new home.

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# HUNTERS®

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## ENTRANCE PORCH

## LOUNGE

13'9" (12'6" to c/b ) x 9'10" (11'6" into bay)

## KITCHEN DINER

11'1" x 10'11" plus 2'10" recess under stairs

## LOBBY - leading to Bathroom / garden

3'5" x 7'0"

## BATHROOM

7'4" x 6'11"

## LANDING

## BEDROOM ONE


13'9" x 10'4"

## BEDROOM TWO

11'1" x 8'5"

## GARDEN TO REAR

## DETACHED GARAGE STORAGE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

