



www.kings-group.net

248 Hoe Street
Walthamstow E17 3AX
Tel: 020 8521 1122

Overton Road, London, E10 7PS
Asking Price £635,000

Nestled on the charming Overton Road in London, this delightful house presents an excellent opportunity for those seeking a comfortable and convenient living space. With three well-proportioned bedrooms, this property is ideal for families or professionals looking for extra room to grow. The house boasts a spacious reception room, perfect for entertaining guests or enjoying quiet evenings at home.

The property is in good condition, allowing you to move in with ease and start enjoying your new home right away. One of the standout features of this house is the large garden, offering a private outdoor retreat where you can relax, garden, or host summer barbecues.

Being chain-free adds to the appeal, making the buying process smoother and more straightforward. The location is superb, with excellent transport links that make commuting a breeze. You will also find yourself just moments away from a variety of local shops, cafes, and entertainment venues, providing everything you need within easy reach.

This property is a wonderful blend of comfort, convenience, and potential, making it a must-see for anyone looking to settle in this vibrant area of London. Don't miss the chance to make this house your new home.



Council Tax & Tenure

Tenure: Freehold

Council Tax Band: D

Annual Council Tax Estimate: £2,278

Porch

Hallway

7'0" x 21'5" (2.15 x 6.54)

WC

3'2" x 5'1" (0.97 x 1.56)

Reception

10'9" x 27'3" (3.28 x 8.32)

Kitchen/Diner

15'2" x 18'1" (4.64 x 5.53)

First Floor Landing

6'0" x 7'5" (1.84 x 2.28)

First Floor Bathroom

6'0" x 6'0" (1.83 x 1.84)

Bedroom One

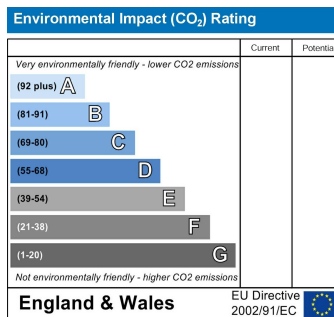
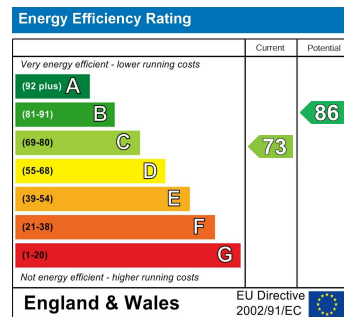
10'5" x 16'3" (3.20 x 4.97)

Bedroom Two

10'2" x 10'9" (3.11 x 3.28)

Bedroom Three

6'2" x 9'1" (1.90 x 2.78)

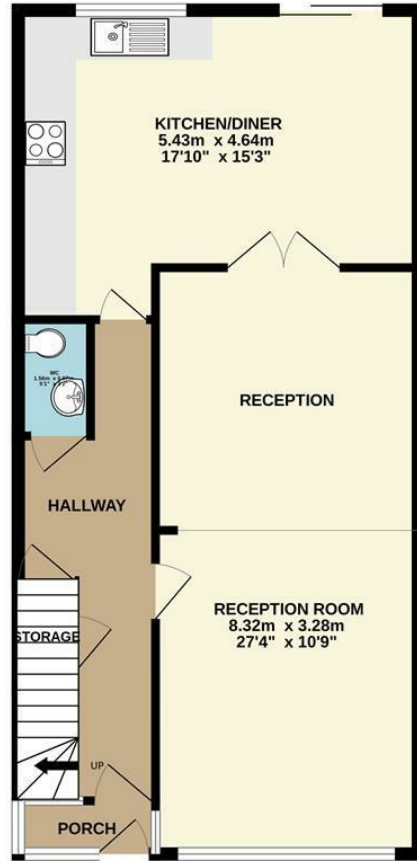




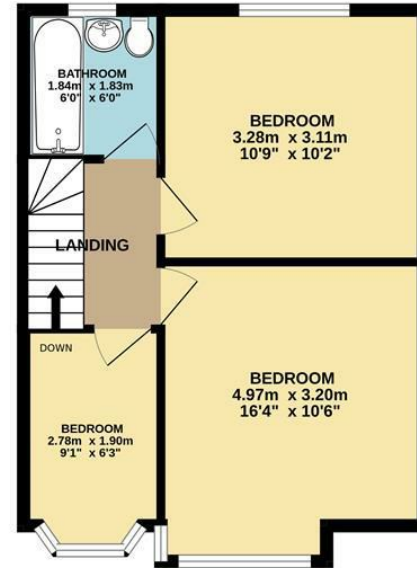


50 YEARS
KINGS GROUP

GROUND FLOOR
55.0 sq.m. (592 sq.ft.) approx.



1ST FLOOR
40.0 sq.m. (431 sq.ft.) approx.



TOTAL FLOOR AREA : 95.0 sq.m. (1023 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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