









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 barbeques

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)

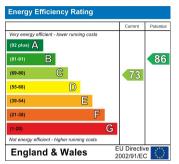
First Floor Landing 6'0" x 7'5" (1.84 x 2.28)

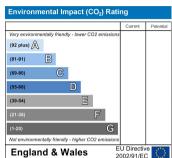
First Floor Bathroom 6'0" x 6'0" (1.83 x 1.84)

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)

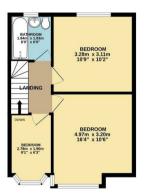




GROUND FLOOR 55.0 sq.m. (592 sq.ft.) approx



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



TOTAL FLOOR AREA 195.0 s.cm. (1023 s.cm.) approx.

White every attempt has been rade is ensure the socrary of the footigins consideration, measurement of door, windows, soom and any other tens are approximate and on responsibility is taken to any error emission on the assement. This pain is not industriate proposes only and should be used as south year prespective purchaset. This seniorics, systems and appliances shown have not been tested and no guarant as to their operatingly of efficiency can be given.



