



17 Overton Road, London, N14 4SX

£800,000



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Lanes are pleased to offer for sale this Three Bedroom 'Peter Dean' style semi detached house. Located with a short distance to 'Oakwood Underground Station' and local schools this property offers an open plan kitchen/dining room, ground floor cloakroom, first floor bathroom, off street parking, garage accessed via a shared drive and more. Viewing is highly recommended to fully appreciate this property. Call now to avoid disappointment.



Porch

Double glazed opening doors:

Entrance Hall

Via front door, Engineered wood flooring, radiator, stairs to first floor landing, doors to:

Lounge 14'10" into bay x 13" (4.52m into bay x 3.96m)

Double glazed bay window to front aspect, 2x victorian radiators, engineered wood floor, fireplace feature, stained glass window to side aspect, coving.

Kitchen/Diner

19'1" x 15" narrowing to 11'10" (5.82m x 4.57m narrowing to 3.61m)

Island, wall and base units with rolled worktop surface, sink drainer with mixer tap, integrated four ring gas hob, extractor above, integrated double oven, integrated microwave, integrated fridge/freezer, space for washing machine and dishwasher, 2x radiators, tiled floor and engineered wood floor on dining room side.

W/C

Frosted double glazed window to side aspect, heated towel rail, tiled floor, vanity unit with mixer tap, concealed low level w/c, part tiled walls.

First Floor Landing

Double glazed stained glass window to side aspect, carpet, picture rail, doors to:

Bedroom One

14'0" into bay x 13'0" (4.27m into bay x 3.96m)

Double glazed bay window to front aspect, fitted wardrobes, carpet, victorian radiators x2.

Bedroom Two 14'07" x 11'08" (4.45m x 3.56m)

Double glazed window to rear aspect, radiator, fireplace feature, carpet.

Bedroom Three

10'05" x 8'04" narrowing to 6'7" (3.18m x 2.54m narrowing to 2.01m)

Double glazed window to front aspect, radiator, carpet.

Garden

Split level patio area, mainly laid to lawn, flowerbeds surround,

External Front

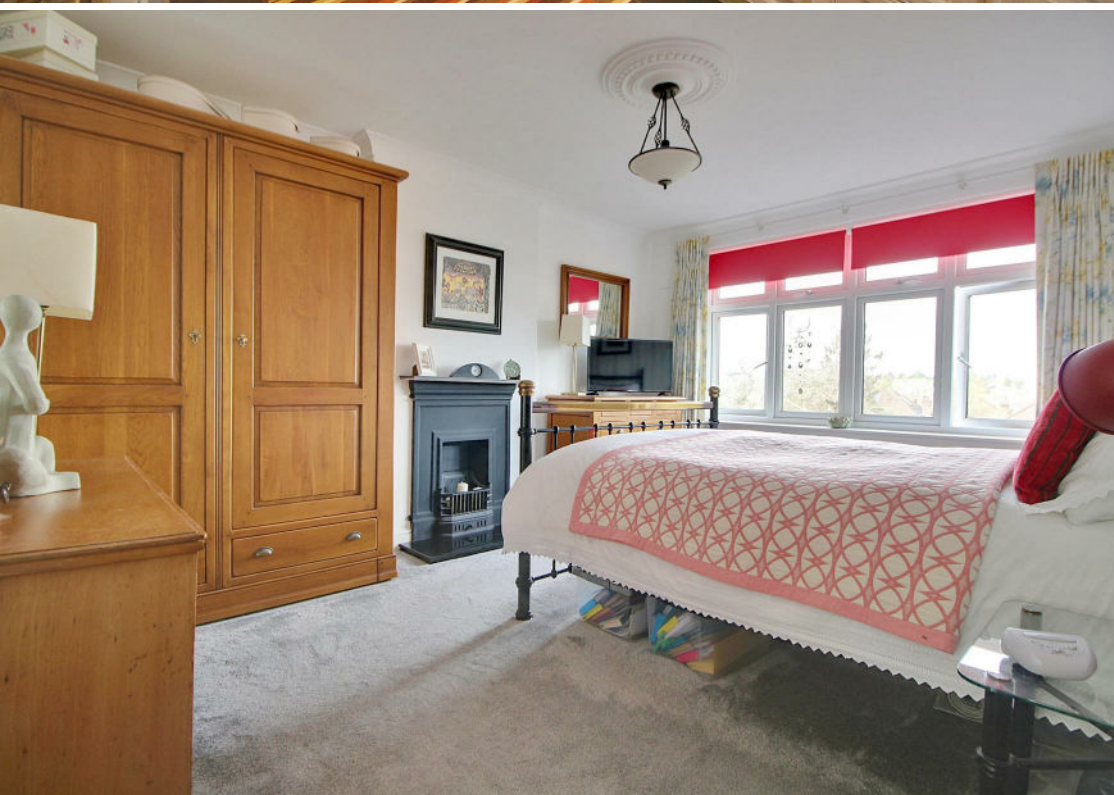
Paved for off street parking, shared drive access to garage.

Garage

Up and over door, power and lighting.

Reference lanes property agents (lanes property agents)

ET5139/PB/AX/CS/110324





GROUND FLOOR
681 sq.ft. (63.3 sq.m.) approx.

1ST FLOOR
554 sq.ft. (51.5 sq.m.) approx.

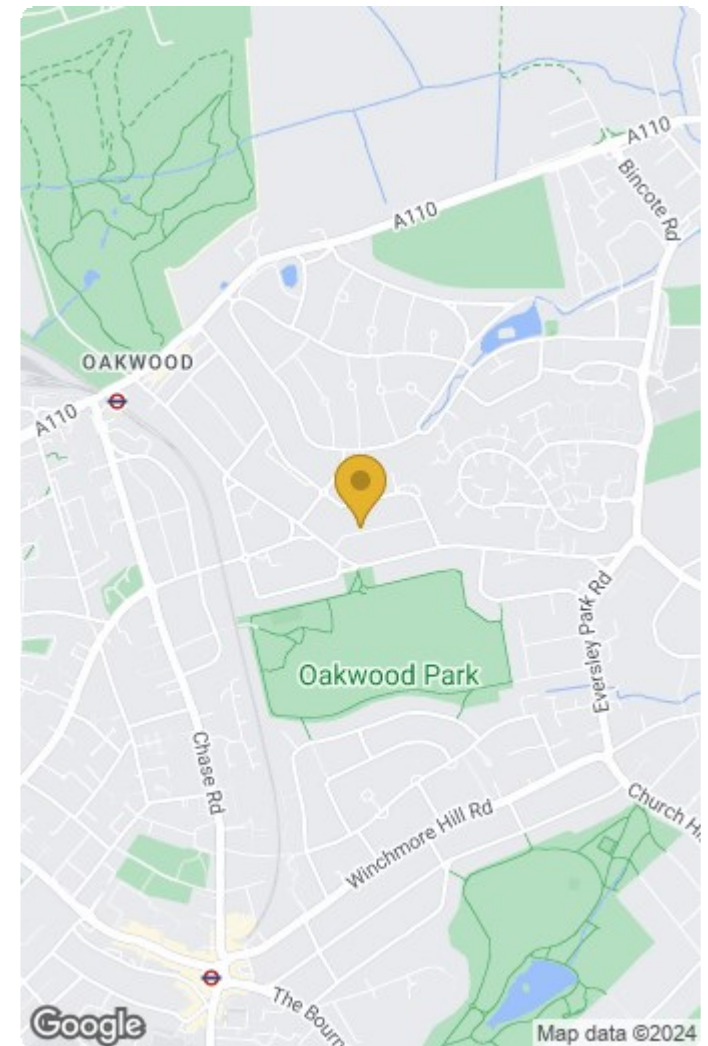


TOTAL FLOOR AREA : 1235 sq.ft. (114.7 sq.m.) approx.

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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IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



| Energy Efficiency Rating | | Class | Band |
|----------------------------|----------------------|-------------------------|------|
| Very energy efficient | Lower running costs | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (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 ₂) Rating | | Class | Band |
|--|----------------------------------|-------------------------|------|
| Very environmentally friendly | Lower CO ₂ emissions | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
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| (1-20) | G | | |
| Not environmentally friendly | Higher CO ₂ emissions | | |
| England & Wales | | EU Directive 2002/91/EC | |

35 Church Street, London, EN2 6AJ

Tel: 020 8342 0101 Email: et@lanesproperty.co.uk www.lanesproperty.co.uk

