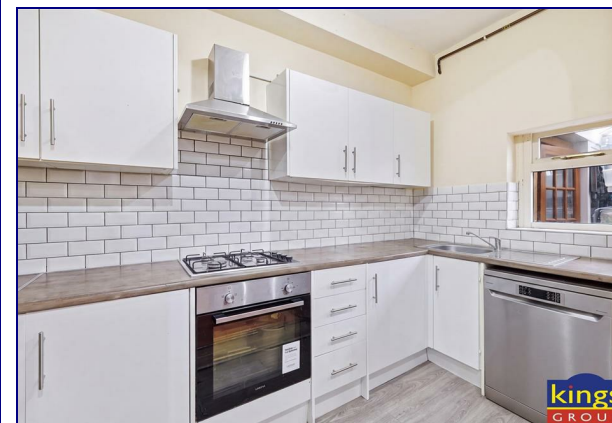




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Walthamstow E17 3AX
Tel: 020 8521 1122

Cecil Road, London, E17 5DH
Guide Price £525,000

Guide Price £525,000 - £550,000

Nestled on the charming Cecil Road in Walthamstow, this delightful mid-terrace house offers a wonderful opportunity for families and individuals alike. With a generous living space of 947 square feet, this property boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. The house features three well-proportioned bedrooms, providing ample space for relaxation and rest.

Built in 1906, this home retains a sense of character while offering the potential for modernisation. The property is chain free, allowing for a smooth and efficient purchase process. One of the standout features of this residence is the large rear garden, which presents an ideal setting for outdoor activities, gardening, or simply unwinding in the fresh air.

Additionally, there is potential to extend the property, subject to planning permission, which could further enhance its appeal and value. The location offers ease of access to the A406, making commuting and travel around London convenient.

This property is a fantastic opportunity for those looking to create their dream home in a vibrant area of the city. With its blend of space, character, and potential, this house on Cecil Road is not to be missed.

Porch

1'11" x 5'6" (0.58m x 1.68m)

Double glazed door to front aspect.

Hallway

4'9" x 3'0" x 15'9" (1.45m x 0.91m x 4.80m)

Coved ceiling, laminate flooring and power points.

Reception

11'5" x 12'8" (3.48m x 3.86m)

Double glazed bay window to front aspect, single and double radiator, laminate flooring, open style fire place and power points.

Dinning room

10'2" x 14'1" (3.10m x 4.29m)

Double glazed door to rear aspect, laminate flooring, open style fire place and power points.

Kitchen

5'3" x 10'9" (1.60m x 3.28m)

Double glazed window to rear aspect, laminate flooring, integrated cooker with gas oven and hob, extractor fan with hood, sink with drainer unit, plumbing for washing machine, space for fridge freezer and power points.

First Floor Landing

5'1" x 9'10" (1.55m x 3.00m)

Double radiator, laminate flooring and power points.

First Floor Bathroom

5'6" x 6'10" (1.68m x 2.08m)

Double glazed window to side aspect, panel enclosed bath with mixer tap and shower attachment, hand was basin with mixer tap and vanity under, heated rail towel radiator, low level flush w/c.

Bedroom One

13'1" x 16'0" (3.99m x 4.88m)

Double glazed bay window to front aspect, coved ceiling, double radiator, laminate flooring and power points.

Bedroom Two

7'8"x 11'9" (2.34mx 3.58m)

Double glazed window to rear aspect, coved ceiling, double radiator, laminate flooring build in wardrobe and power points

Bedroom Three

11'0" x 11'3" (3.35m x 3.43m)

Double glazed window to rear aspect, coved ceiling, double radiator, laminate flooring and power points

Conservatory

Double glazed window and goor to rear aspect.

Energy Efficiency Rating		
	Current	Potential
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		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



Total area: approx. 101.1 sq. metres (1087.7 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Cecil Road

