



Cecil Road, E17 5DH
London





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Guide Price £500,000 - £525,000.

Nestled on the charming Cecil Road in Walthamstow, this delightful mid-terrace house offers a perfect blend of comfort and convenience. Spanning an impressive 926 square feet, the property boasts two spacious reception rooms, ideal for both relaxation and entertaining. With three well-proportioned bedrooms, there is ample space for families or those seeking a home office.

Built in 1930, this residence retains a sense of character while providing modern living. The property is chain-free, allowing for a smooth and hassle-free purchase process. One of the standout features is the lovely garden, a perfect retreat for enjoying the outdoors or hosting summer gatherings.

The location is particularly advantageous, with easy access to the A406, making commuting and travel around London straightforward. Additionally, the property falls within a desirable catchment area for local schools, making it an excellent choice for families prioritising education.

This home on Cecil Road presents a wonderful opportunity for those looking to settle in a vibrant community while enjoying the comforts of a well-appointed house. Don't miss the chance to make this charming property your own.

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

Double glazed door to front aspect.

Hallway 5'2">2'9" x 14'3" (1.57m>0.84m x 4.34m)

Carpeted flooring and double radiator.

Reception One 12'0" x 12'2" (3.67m x 3.71m)

Double glazed bay window to front aspect, double radiator, carpeted flooring, open and power points.

Reception Two 10'6" x 12'11" (3.20m x 3.94m)

Double glazed door to rear aspect, double radiator, carpeted flooring and power points.

Kitchen 6'8" x 9'7" (2.03m x 2.92m)

Double glazed door leading to garden, Vinyl flooring, freestanding gas cooker, range of base and wall roll top work surfaces, space for fridge freeze, plumbing for washing machine and power points.

First Floor Landing 6'0" x 8'4" (1.83m x 2.54m)

Carpeted flooring.

First Floor Bathroom 6'2" x 6'10" (1.88m x 2.08m)

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

Bedroom One 10'9" x 11'2" (3.28m x 3.40m)

Double glazed bay window to front aspect, double radiator, carpeted flooring, and power points.

Bedroom Two 10'11" x 12'5" (3.33m x 3.78m)

Double glazed window to rear aspect, double radiator, carpeted flooring, and power points.

Bedroom Three 6'8" x 8'2" (2.03m x 2.49m)

Double glazed window to front aspect, double radiator, carpeted flooring, and power points.

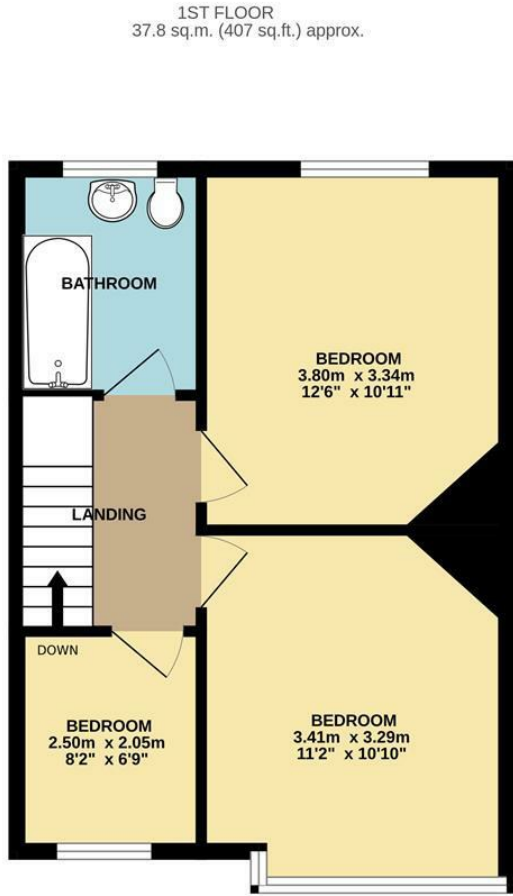
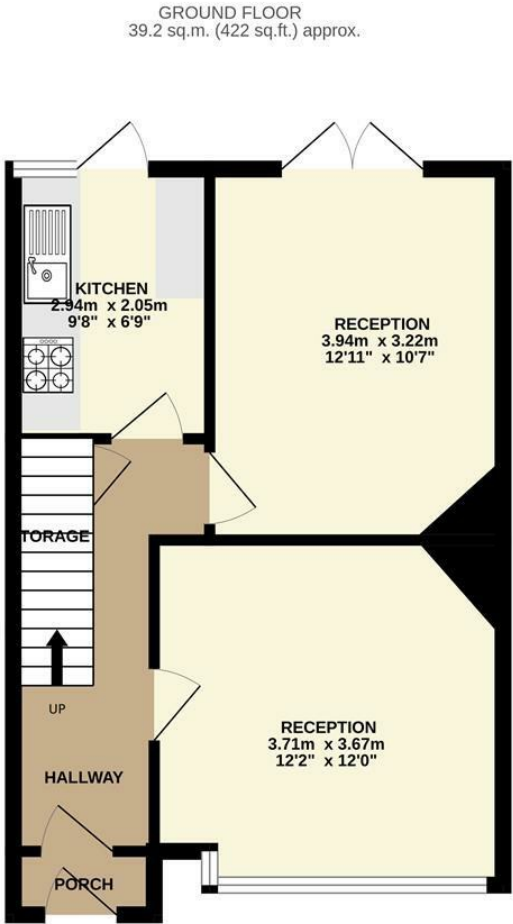
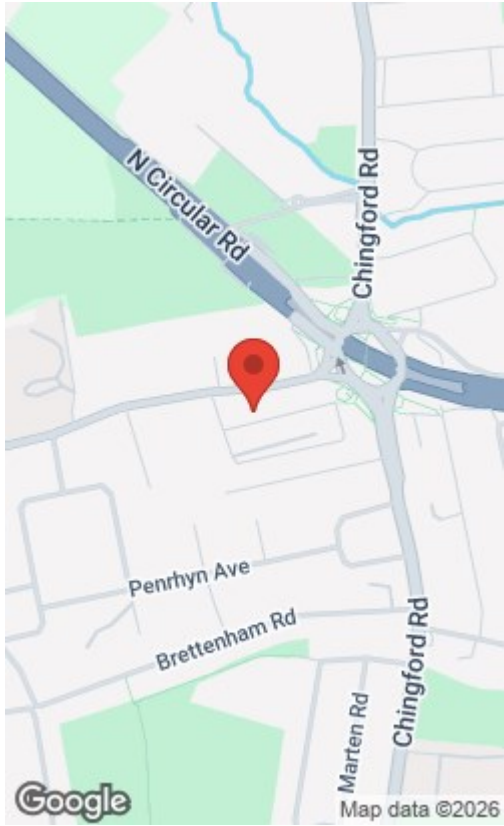








Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54)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



TOTAL FLOOR AREA : 77.1 sq.m. (830 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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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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