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Cumberland Road, London, E17 5RR
Offers In Excess Of £600,000

Harmonious, Enchanting & Rare, this fantastic three bedroom property is positioned in a sought after and family-friendly neighbourhood that is perfect for any family looking to capitalise on everything Walthamstow has to provide. Boasting easy to maintain front and rear gardens as well as granting exciting future potential to extend and develop means this gorgeous family home can be future proofed to enjoy for many years to come. Benefiting from two bathrooms allows for ample space to accommodate even the larger of families and offering three double bedrooms means that there are no arguments when it comes to who gets the bigger bedroom. The current owners have lived at the property for 24 years and in this time they have grown to love the peaceful and quiet location as well as the convenience and accessibility that will be sure to tick every box you have been looking for.

Property Showcases

A beautifully constructed brick built wall greets you upon arrival and is topped with a Chelsea bow style steel fence, which coupled with a matching gate gives real elegance before you even enter. A well maintained front paved garden leads you to the fully double glazed porch that provides ample space to remove coats and shoes before giving access to the property itself. The main front door opens into a bright and spacious through lounge that benefits from a sizeable bay window that floods the room with natural light as well as adding additional floor space to this already generously sized room. A fully fitted kitchen leads off of the through lounge and also comes with a box bay window that allows for sufficient space to accommodate a table and chairs. A range of base and wall units are placed throughout the kitchen and provide a plethora of additional storage space to integrate even the most clustered of families. A fully tiled bathroom is located to the rear of the property on the ground floor and is in need of a little TLC as it was installed several years ago and has been well used. The first floor of the property comprises of three well-sized double bedrooms that are rarely found in similar properties, as well as including a large three piece family bathroom. Loft access can also be found on the landing and has fantastic potential to add both space and value (stpp). A 65ft private rear garden completes the property and is the ideal space to entertain family and friends or even relax and unwind with a good book.

Location

Situated on the leafy and one way street of Cumberland Road provides a bountiful supply of options with it comes to exploring all of Walthamstow's alluring landmarks. A short four minute walk from the property and you will discover the splendour and horticultural delights of Higham Hill Park, where you can take advantage of tennis courts, basketball courts, a children's play area as well as a community café. The newly refurbished Cheney Row Park which reopened in May 2019 is also only a brisk 13 minute walk away or a quick 4 minute bike ride and the park benefits from nature-themed play area for children, an outdoor amphitheatre, enhanced natural areas for plants and wildlife as well as a lot more. If you are looking to venture slightly further out then you are a 15 minute walk or 6 minute bike ride to London's largest nature reserve, the 500 acre Green Flag award-winning Walthamstow Wetlands where you can enjoy walking trails, bike rides and take in the picturesque scenery. You also have essential amenities just a stone's throw away, the Higham Hill Road Co-op & post office are only a short walk for your front door and you can enjoy a great Sunday roast at the tavern on the hill or revel in a great Chinese takeaway from Phoenix located on Higham Hill Road. Transportation links are also in huge supply, 5 bus stops are all under 0.24 miles from your front door and offer a vast array of travel locations. Walthamstow Central and Blackhorse Road stations are 1.04 miles and 0.67 miles from the property respectively and grant both underground and over ground transport options. Finally an abundance of nursery, primary & secondary schools are all within a 0.39 mile catchment and offer a good to outstanding Ofsted rating.

Tenure & Council Tax

Tenure: Freehold
Council Tax Band: C
Annual Council Tax Estimate: £1,724 pa

Porch

40" x 4'5" (1.24 x 1.36)
Double glazed windows to front and side aspect, Double glazed door to front aspect & Lino flooring.

Through Lounge

26'10" x 8'10" > 14'5" (8.18 x 2.70 > 4.40)
Double glazed bay window to front aspect, Double glazed window to rear aspect, Textured & Coved ceiling, Double radiators, Carpeted flooring, Phone point, TV point and Power points.

Kitchen/Diner

18'6" x 8'6" > 11'0" (5.64 x 2.60 > 3.37)
Double glazed bay window to side aspect & Double glazed window to side aspect, Double radiator, Tiled flooring, Tiled splash backs, Range of base and wall units with flat top work surfaces, Freestanding cooker with gas and electric supply, Integrated extractor hood, Sink drainer unit, Space for fridge/freezer, Plumbing for washing machine, Plumbing for dishwasher and Power points.

Ground Floor Bathroom

8'6" x 6'8" (2.61 x 2.05)
Double glazed opaque windows to side and rear aspect, Tiled walls, Tiled flooring, Extractor fan, Shower cubicle with thermostatically controlled shower, Hand wash basin with mixer taps and Low level flush w/c.

First Floor Landing

5'2" x 2'19" (1.58 x 0.64)
Loft access (boarded & insulated) and Carpeted flooring.

Bedroom One

14'7" x 12'6" (4.46 x 3.82)
Double glazed windows to front aspect, Coved & Textured ceiling, Double radiator, Carpeted flooring, Phone point, TV point and Power points.

Bedroom Two

8'9" x 11'8" (2.67 x 3.56)
Double glazed window to rear aspect, Coved ceiling, Double radiator, Laminate flooring and Power points.

Bedroom Three

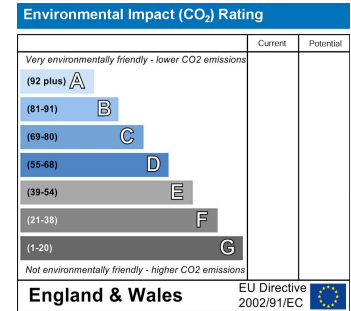
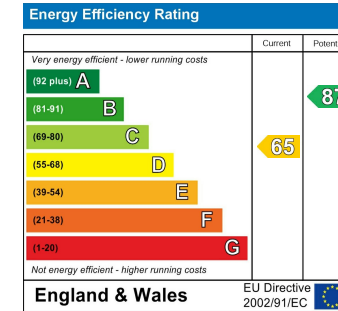
8'9" x 8'8" (2.69 x 2.66)
Double glazed window to rear aspect, Coved & textured ceiling, Single radiator, Carpeted flooring and Power points.

First Floor Bathroom

9'6" x 5'7" (2.90 x 1.71)
Double glazed opaque window to side aspect, Spotlights, Part tiled walls, Tiled flooring, Corner bath with mixer tap and shower attachment, Hand wash basin with mixer tap and pedestal, Low level flush w/c.

Garden

13'11" x 37'6" + 5'1" x 26'2" (4.25 x 11.45 + 1.55 x 8.00)
Mainly laid to lawn with plant and shrub borders, Fence panels and Wooden shed.



TOTAL FLOOR AREA: 114.0 sq.m (1227 sq.ft) approx.
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of floors, ceilings, walls and any other parts are approximate and no responsibility is taken for any errors or omissions. The data for this document is provided only as a guide and should not be used for any prospective purchase. The layout, systems and appliances shown here are not intended to be used as a guide to the exact specification of any part of the property.
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