



**Price**

**£600,000**

**Freehold**

3x  2x  2x 

**Cecil Road,  
Walthamstow, E17**





## Main features

- Period family home
- Quiet location
- In good decorative order
- Lots of scope to extend subject to the usual permissions
- Off street parking for one or two cars

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge : 13'1 x 10'6 (3.99m x 3.20m)

Family Area : 15'7 x 14'1 (4.75m x 4.30m)

Dining Area : 8'9 x 5'8 (2.67m x 1.73m)

Kitchen : 11'9 x 9'5 (3.58m x 2.87m)

Utility Room : 6'0 x 5'4 (1.83m x 1.63m)

Bathroom : 8'9 x 5'8 (2.67m x 1.73m)

### FIRST FLOOR

Hallway

Bedroom 1 : 14'2 x 11'1 (4.32m x 3.38m)

Bedroom 2 : 11'4 x 8'3 (3.46m x 2.52m)

Bedroom 3 : 11'2 x 8'2 (3.41m x 2.49m)

Shower Room

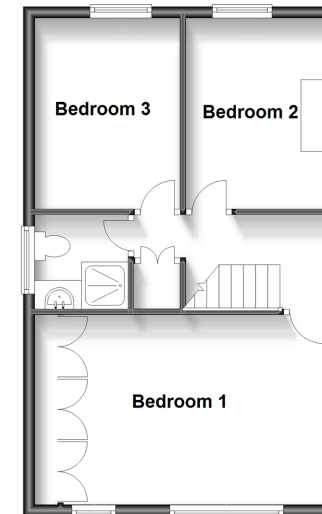
### OUTSIDE

Driveway

Rear Garden

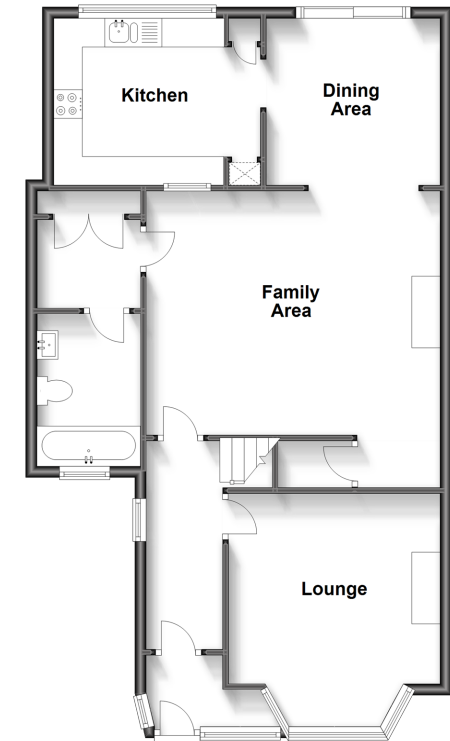
### First Floor

Approx. 43.8 sq. metres (471.0 sq. feet)



### Ground Floor

Approx. 74.5 sq. metres (801.7 sq. feet)



**Call Walthamstow - 020 8509 0092 ■ [douglasallen.co.uk](http://douglasallen.co.uk)**

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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