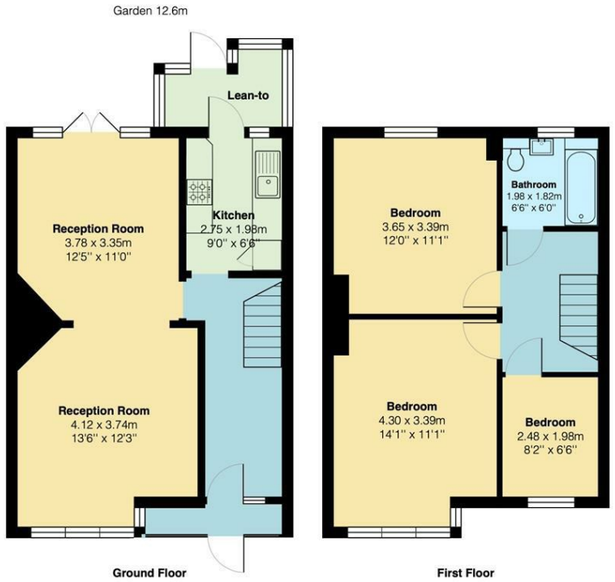
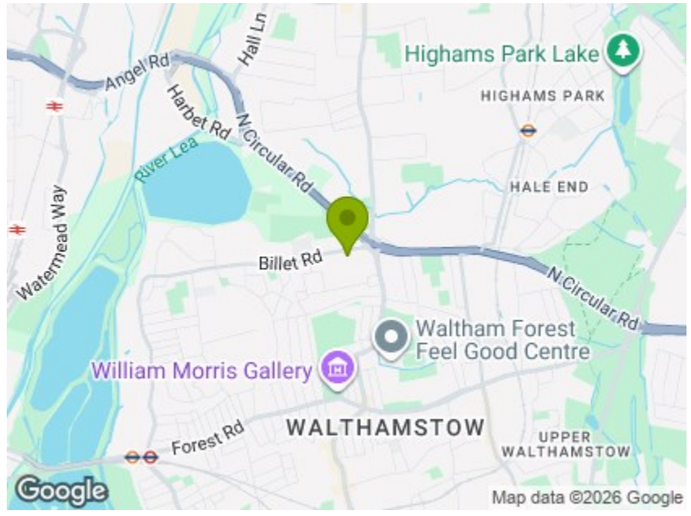
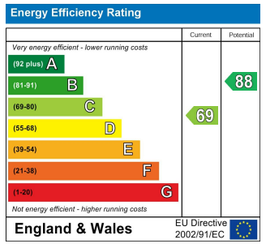


Total Area: 90.8 m² ... 977 ft²

All measurements are approximate and for display purposes only.





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E17 & E10
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CECIL ROAD, WALTHAMSTOW

£2,300 Per Calendar Month

3 Bed House - Mid Terrace

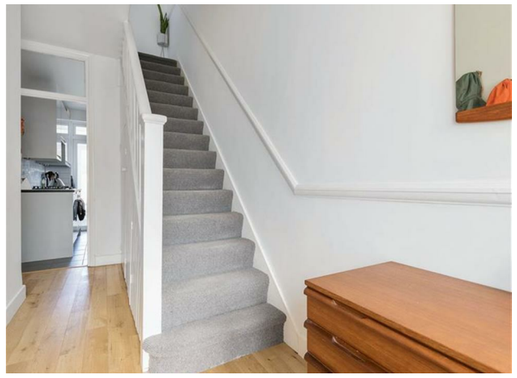
Features:

- Beautifully Presented
- Wooden Flooring
- Close To Local Amenities
- Part Furnished
- Ideal Family Home
- Neutral Decor
- Private Garden
- Modern Kitchen
- Council Tax Band D

A sleek yet characterful three bedroom terraced home with rear garden sitting on a tree-lined street in Upper Walthamstow. All your day-to-day amenities are close at hand here, and drivers will love being so close to the North Circular.

This arterial thoroughfare is just two minutes from your street for multiple destinations including Chiswick to the west and Woolwich to the east. If international destinations are on the horizon then Stansted Airport awaits, less than thirty minutes' drive.

REQUEST A VIEWING
0203 397 9797



IF YOU LIVED HERE

You'll be relaxing with friends and family in your flawlessly-finished 165 square foot lounge with leafy views through a quartet of windows, engineered timber floorboards underfoot and an Art Deco style vintage fireplace. Continue through your dual aspect, semi open plan space for reception two 135 square feet and home to a tower radiator, pendulum lighting over the dining area and French doors giving outside access.

Step through here for your forty foot garden where a patio area with a palm tree gives way to a lush lawn flanked by beds ending in a handy shed. Back inside, this time via the lean-to, and your kitchen's a glorious culinary space with a crisp suite of immaculate under-lit white cabinets, a gleaming metro tile backsplash and ebony countertops. Lastly, head past the bespoke under stairs storage and up to the first floor for two impeccable and generous double bedrooms, a similarly-attired single and a gorgeous contemporary white bathroom with a shower over the tub and tankless WC.

Outside and if you're looking for a new local then head to The Dog & Duck for Sunday Roasts, crispy sourdough pizzas and Japanese gin, it's just a six minute stroll around the corner. Take a right just past here onto Cazenove Road and you'll find the entrance to Lloyd Park, the best-loved green space in the borough and home to the William Morris Gallery, a museum devoted to the nineteenth century arts and crafts designer and local legend. Continue on for Hoe Street, one of the most vibrant routes in East London and home to an array of artisan bars, cafes and restaurants.

WHAT ELSE?

- There's a choice of twenty two 'Outstanding' and 'Good' schools within a mile radius. Younger children have a huge choice of nearby nurseries, including Bright Star, Unique Child and Early Buds.
- A quick hop on the W11 or 158 bus just outside will drop you at Blackhorse Road tube where you can be whisked into central London in fifteen minutes on the Victoria Line. Hop off before you get to the station to explore the Walthamstow Beer Mile for five taprooms offering up almost every craft ale under the sun.
- O'Cha Thai restaurant is just four minutes on foot from your front door, it's a great local gem serving up the best authentic massaman curries.

A WORD FROM THE EXPERT...

"For me it's the sheer variety you find in each pocket of Walthamstow that makes working and socialising here so enjoyable.

Whether it's having a coffee from Perky Blenders, going for a Sunday morning walk in Epping Forest, dropping into one of the local breweries in Blackhorse Road, or catching up with friends in Lloyd Park, the growth and positive changes within E17 have been incredible in recent years."

KIM HEYWOOD

E17 BRANCH MANAGER

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Reception Room
13'6" x 12'3"

Reception Room
12'4" x 10'11"

Kitchen
9'0" x 6'5"

Lean-to

Bedroom
8'1" x 6'5"

Bedroom
14'1" x 11'1"

Bedroom
11'11" x 11'1"

Bathroom
6'5" x 5'11"

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