







kings GROUP

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Cecil Road, London, E17 5DJ

£450,000

A Well-Connected Home on Cecil Road, Walthamstow

Situated on Cecil Road in Walthamstow, this home is well placed for enjoying the convenience and community feel of this popular part of East London!

The surrounding neighbourhood offers a range of local shops, schools, green spaces and transport links, making it a practical choice for buyers looking to settle in E17. Whether you're stepping onto the property ladder, finding a home to suit your lifestyle or looking for a well-connected base in London, this location has plenty to offer.

For commuters, Highams Park station is approximately 1 mile away, while Wood Street and Walthamstow Central stations are both around 1.1–1.3 miles away, depending on the route. Highams Park and Wood Street offer London Overground services, while Walthamstow Central provides access to the Victoria line, with connections towards King's Cross, Oxford Circus and Victoria.

For everyday essentials, local shops and food outlets can be found along nearby Chingford Road, with bus stops on Billet Road and the surrounding roads providing additional connections around the area. For a wider choice of shopping, cafés and places to eat, Walthamstow High Street and the town centre are approximately 1.5–2 miles away.

There are also several schools nearby, including Chapel End Infant School and Early Years Centre, approximately 0.2 miles away, and Chapel End Junior Academy, around 0.2 miles away. For outdoor space, Higham Hill Park is within the wider neighbourhood, offering a place to enjoy a walk, spend time outdoors or get some exercise.

Hallway

Reception
11'1" x 12'7" (3.38m x 3.84m)

Dining Room
10'5" x 20'2" (3.18m x 6.15m)

Kitchen
5'6" x 10'5" (1.68m x 3.18m)

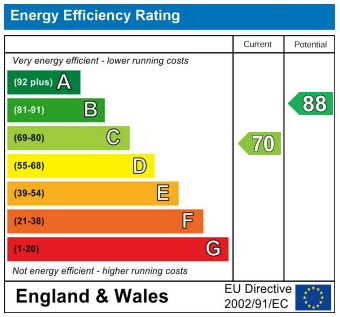
First Floor Landing
6'1" x 12'8" (1.85m x 3.86m)

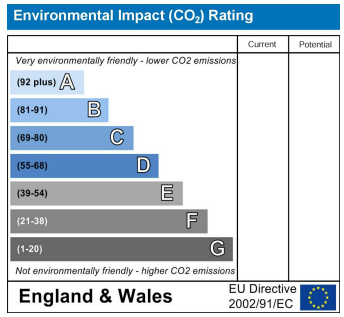
First Floor Bathoom
5'4" x 6'1" (1.63m x 1.85m)

Bedroom One
13'8" x 16'9" (4.17m x 5.11m)

Bedroom Two
9'10" x 11'8" (3.00m x 3.56m)

Bedroom Three
7'10" x 11'8" (2.39m x 3.56m)







Total area: approx. 99.0 sq. metres (1066.0 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.
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4 Cecil Rd