

## MAYNARD ROAD, WALTHAMSTOW Offers In Excess Of £775,000 Freehold 2 Bed House

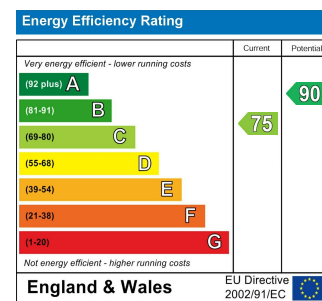
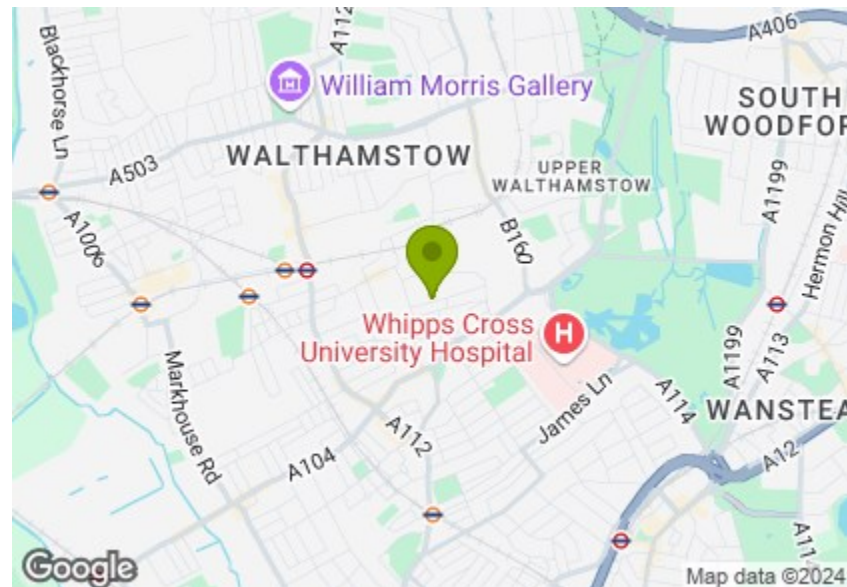


### Features:

- Heart of Walthamstow Village
- Two Bedroom Cottage Style
- Beautifully Presented
- Many Original Features
- Full Width Rear Extension
- Home Office/Garden Room
- Stunningly Landscaped Rear Garden

An exquisitely presented two bedroom home, brimming with original features and flawlessly blending a modern and classic aesthetic. You're ideally situated in the heart of the Village, less than a ten minute walk away from the best of E17.

Commuting into Central London is effortless, with Walthamstow Central Station just a twelve minute stroll from your front door. From here, King's Cross is just seventeen minutes away on the Victoria Line.



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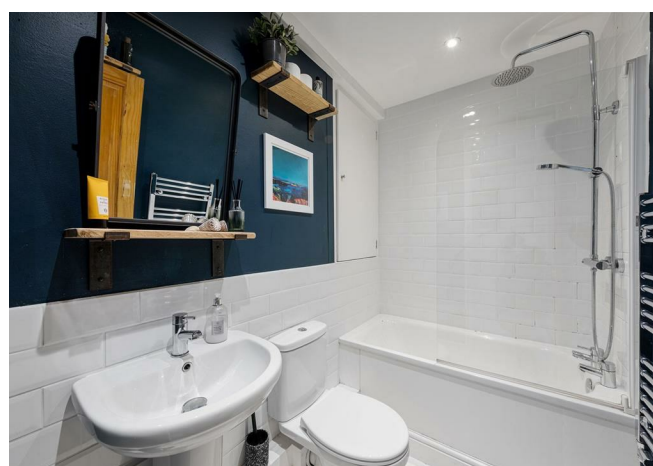
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IF YOU LIVED HERE...

Upon entering, you'll immediately step into the bright and airy reception room, where crisp white walls, a large sash window with bistro shutters, smooth light oak flooring, and a vintage fireplace effortlessly blend classic and contemporary. Continue further down the hall, and you're in the kitchen and dining area. Impeccably stylish, your kitchen is finished to a high standard, from the light mint green cabinetry and brass hardware, to the marble style worktops and white herringbone splashback. The butler sink and suite of integrated appliances add even further appeal.

Your dining area offers a delightful breakfast nook with built in benches that continue into the secondary reception area as shelving, taking advantage of every inch of space. With a skylight and floor to ceiling, trifold patio doors, the secondary reception's equally impressive, perfect for enjoying breezy morning coffees or indoor and outdoor evening gatherings. Step outside into an enchanting garden, surrounded by lush greenery, with a paved patio and a path leading to a raised patio area, where you'll find a spacious home office or garden room, your own private retreat.

Heading back inside and upstairs to the first floor, you'll find two generously sized bedrooms. The front facing double retains its original charm with restored floorboards and a fireplace, while ivory walls add a modern, airy touch. The second sleeper overlooks the garden, framed by two spacious wardrobes. Whitewashed wood floors flow beneath, with the walls finished in a soothing two tone palette of white and sage green. Your first floor bathroom, framed with white metro tiles and an elegant, navy

blue accent, features a large tub with rainfall shower overhead.

You'll be living in our much desired Village, where just about everything is on your doorstep, from fine restaurants and artisan cafes, to abundant nature and local culture. The Village, just a 5-7 minute walk away, is home to The Kitchen and Orford's Fish and Chips. Northeast and you're at Wood Street, home to Dudley's Cafe and Wood Street Bakery. Fancy a bit of nature? Epping Forest and Hollow Pond are also nearby, enjoy woody weekend walks and slow afternoons floating along the pond. Lloyd Park and the William Morris Gallery are also just a twenty minute walk away, perfect for garden strolls and local cultural insights.

WHAT ELSE?

- Young families will be happy to know that Henry Maynard Infants' School and Nursery is less than three minutes from your front door.
- Keep fit at East of Eden, a vibrant fitness studio just a twenty minute walk away.
- Enjoy a succulent Sunday roast at The Castle, a family and dog friendly pub just three minutes away.



A WORD FROM THE OWNER...

"From the moment we moved in, we fell in love with the privacy and calm of our home, especially the garden during that first summer. With lots of well-established plants and trees, it's a peaceful, tucked-away space where we've spent countless mornings enjoying coffee and relaxed evenings outside. The garden room has been a real bonus, giving us that extra bit of space for work and storage, making life that little bit easier. It's been the perfect balance of peace and convenience, with everything we need right at our fingertips. We've also loved being part of such a friendly, welcoming street filled with families. It really feels like a community here which is a big part of why we don't intend on moving far. With some great shops, restaurants, a couple of cafes, and five brilliant pubs just a five-minute walk from the front door, we never run out of places to visit close to home. Plus, having Hollow Ponds just a 15-minute walk and Lloyd Park 20 minutes away has been perfect for enjoying the outdoors, with Epping Forest just a short drive for when we've craved a bit more space and a bit less people. Getting into the town is so easy too, with Kings Cross just 20 minutes away on the tube, so we've really had the best of both worlds — peaceful village life with quick access to central London whenever we've wanted it. It's been such a special place to call home."

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**Reception Room**

10'11" x 10'4"

**Kitchen / Reception Room**

33'11" x 10'0"

**Bathroom**

7'1" x 4'7"

**Bedroom**

11'0" x 10'2"

**Bedroom**

11'4" x 10'2"

**Garden Room**

19'5" x 9'8"



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