



Reception
14'9" x 13'0"

Kitchen / Diner
11'9" x 10'11"

Storage

Bathroom

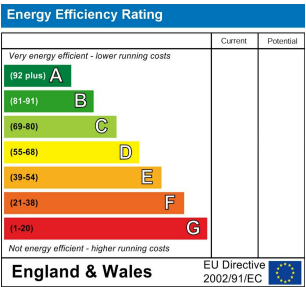
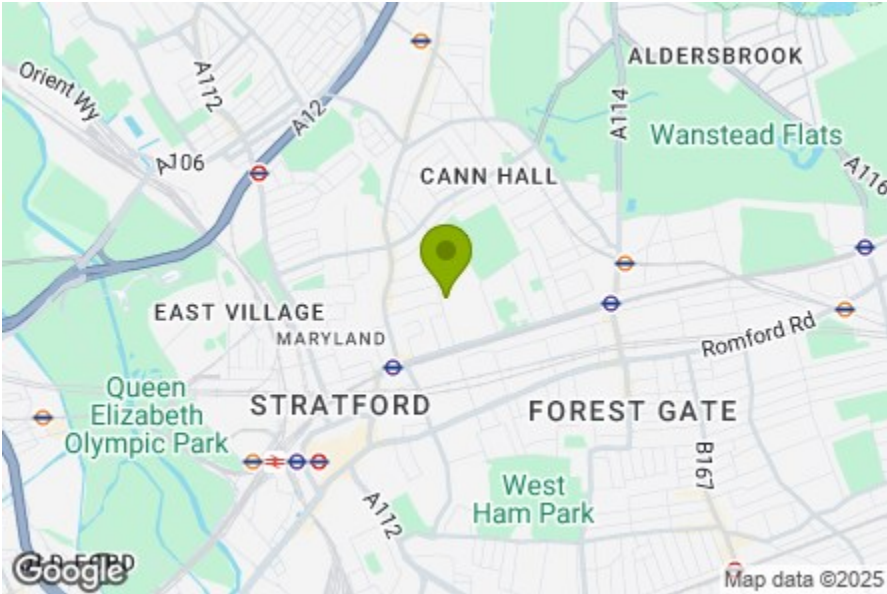
Bedroom
11'9" x 9'10"

Bedroom
10'11" x 12'10"

Storage

External Storage

GROUND FLOOR
Total Area (Excluding External Storage): 76.0 m² ... 818 ft²
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



HATFIELD ROAD, MARYLAND

Offers In Excess Of £335,000 Leasehold
2 Bed Flat



Features:

- Two Bedroom Ground Floor Flat
- Semi Open Plan Kitchen and Reception
- Two Good Sized Double Bedrooms
- Large Bathroom
- Direct access to Communal Garden
- Close To Maryland Station

Set on the ground floor of a neatly kept development, this two bedroom flat combines generous proportions with inviting living spaces and a well-considered layout. The semi open-plan kitchen and reception create a natural flow, perfect for everything from quiet mornings to laid-back evenings with friends. Both bedrooms are comfortably sized doubles, offering versatility and a sense of calm, while the large bathroom enhances the overall feeling of space. A dedicated outdoor area opens onto shared green space—ideal for a moment of quiet or a breath of fresh air. Maryland Station is just a short stroll away.

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IF YOU LIVED HERE...

This well-arranged ground floor home offers a sense of flow and balance, with each space connecting seamlessly from a central hallway lined with wood flooring. At the heart of the home, the reception room is bright and inviting, thanks to wide glazing and direct access to a small fenced outdoor area, which is part of the wider communal gardens, it's a peaceful spot to unwind and a rare bonus in such a well-connected location. Just outside, you'll also find a separate storage unit.

The kitchen/diner pairs soft grey cabinetry with glossy teal tiling for a fresh, modern finish, while timber-effect flooring adds warmth. A large window keeps things bright, and there's ample room for a dining table—ideal for everything from weekday breakfasts to weekend suppers.

Both double bedrooms are well-proportioned and filled with natural light, each offering a calm backdrop and soft carpet underfoot. There's space for freestanding furniture, and both enjoy a quiet setting away from the main living areas.

The bathroom is bright and generously sized, with a bold splash of colour from the patterned tiling around the bath. A large frosted window brings in plenty of daylight while ensuring privacy, and the layout is simple and functional, with potential to update or personalise in time.

The surrounding area offers a vibrant mix of green spaces, leisure spots and local highlights. Drapers Field provides a welcome patch of greenery nearby, ideal for a stroll or some time outdoors, while the expansive Queen Elizabeth Olympic Park is within easy reach for longer walks, weekend meetups, and riverside trails. Westfield Stratford brings an impressive mix of shops, dining and entertainment, while the Leyton Star is a laid-back pub with a lively garden, perfect for relaxed evenings. A little further afield, Wanstead Flats offers a more natural escape, with wide open fields and woodland edges, ideal for getting off the beaten track.

WHAT ELSE?

For transport, Maryland Station is under a 10-minute walk away, offering swift links into central London and beyond. Stratford and Stratford International stations are also within easy reach, expanding your options with Underground, Overground, DLR and high-speed services. Whether you're commuting, exploring the city, or heading further afield, this well-connected location makes getting around straightforward and efficient.



A WORD FROM THE OWNERS...

"For those looking to raise a family, Maryland primary school is a 2 min walk away, and is an incredible community hub. The kids are so happy there and we love it. It also provides the Maryland children's centre, with free activities for babies and toddlers. Our childminder lives opposite the school and is lovely. The neighbours in our block of flats are all really friendly - the ground floor in particular all pick up each other's deliveries, lend each other stuff and are sociable with each other. There are a lot of young families around here, along with a real mix of cultures and backgrounds. There are several parks within short walking distance, including one 5 mins away, and magpie park (10 mins walk) with its ponds, swans, football field and gardens."

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