



Maynard Road, Walthamstow, London, E17

Offers In Excess Of £650,000

Freehold

FOR SALE

1 1 2

- 2 Bedroom period mid terraced house
- Sash windows & gas central heating
- First floor bathroom
- Walthamstow Village location
- Walthamstow Central tube station: 0.7 mile
- EPC rating: D (63)
- Council tax band C
- Rear garden: approx 20ft
- Chain-free
- Internal: 918 sq ft (85 sq m)

A cosy Victorian terraced house, situated right in the heart of Walthamstow Village on Maynard Road.

This home has plenty to recommend it, starting with the through reception room. It has a bay window, feature fireplace and original floorboards, which continue throughout the home and add character, complimenting the neutral colour palette on the walls. There are also swathes of bookcases, and ample room for dining as well as relaxing.

The kitchen is galley style, with fitted units along two walls, and leads out into a conservatory at the far end of the house. An added bonus is the lean to, which gives additional space for storage and utilities.

Upstairs there are two double bedrooms (one with built-in wardrobes) and a spacious four-piece family bathroom, which includes a separate walk-in shower cubicle.

Outside there is a courtyard style garden to the rear.

Maynard Road is a quiet residential street with a fantastic community spirit in the heart of Walthamstow Village. There are excellent transport links at Walthamstow Central and Wood Street stations, both within easy walking distance. There are a variety of excellent local schools nearby, as well as Wingfield Park to keep the kids amused.

Village life brings great food & drink. The award-winning Spar shop features local produce, and favourite spots to eat and drink include Eat 17, Orford Saloon and the Queen's Arms. Wildcard Brewery and Mother's Ruin are located on the Ravenswood, as is the neon emporium that is God's Own Junkyard.

A charming Victorian home in a fantastic location. Shall we take a look...?

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DIMENSIONS

Entrance

Via front door leading into:

Entrance Hallway

Staircase leading to first floor. Open to reception room & kitchen.

Reception Room

21'11 x 10'8 (6.68m x 3.25m)
Doors leading to lean to.

Kitchen

12'10 x 8'1 (3.91m x 2.46m)
Open to:

Conservatory

8'1 x 5'4 (2.46m x 1.63m)
Doors leading to rear garden. Open to kitchen.

Lean To

Doors leading to reception room & rear garden.

First Floor Landing

Door to all first floor rooms.

Bedroom One

12'9 x 10'8 (3.89m x 3.25m)

Bedroom Two

10'11 x 7'10 (3.33m x 2.39m)

First Floor Bathroom

12'4 x 7'10 (3.76m x 2.39m)

Rear Garden

approx 20' (approx 6.10m)

Additional Information:

Local Authority: London Borough Of Waltham Forest
Council Tax Band: C

Notice:

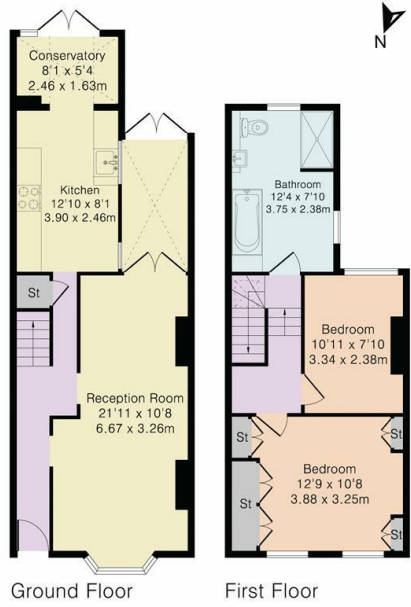
All photographs are provided for guidance only.

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FLOORPLAN


Approximate Gross Internal Area 918 sq ft – 85 sq m
Ground Floor Area 515 sq ft – 48 sq m
First Floor Area 403 sq ft – 37 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



EPC RATING

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

LOCATION



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