



Maynard Road, Walthamstow, London, E17

Offers In Excess Of £650,000

Freehold

FOR SALE

1 1 2

- Period terraced cottage
- 2 Double bedrooms
- Kitchen/diner
- Double glazing & gas central heating
- Walthamstow Village location
- Wood Street Overground station: 0.4 mile
- Walthamstow Central tube station: 0.6 mile
- Council tax band: C & EPC rating: C (69)
- Rear garden: approx 80ft with studio/office
- Internal: 642 sq ft (59.7 sq m)

A charming 2 bedroom Victorian cottage in Walthamstow Village.

The open-plan kitchen/diner is the heart of the home, boasting a skylight and bi-folding doors that open onto a stunning 80ft garden, ideal for entertaining. The added bonus of a private home office/garden studio offers flexibility for work or hobbies.

There's a cosy lounge which is the ideal spot to unwind after a busy day, and two generously sized double bedrooms upstairs. All the windows are double glazed, the two windows to the front are sash windows which adds to the cottages charm.

Located on the peaceful Maynard Road, you'll enjoy the best of both worlds: a quiet residential street and the vibrant energy of Walthamstow Village just moments away.

From the award-winning Eat 17 to family friendly pubs including The Castle, there's something for everyone. Discover the craft beer scene at Wildcard Brewery and Mother's Ruin, or explore the unique neon emporium, God's Own Junkyard.

Excellent transport links from Walthamstow Central are only a 10 minute stroll, which gets you into central London in 18 minutes. Need some green space for a summers evening walk, Hollow Ponds is close by too.

This beautiful family home offers an exceptional lifestyle. Shall we take a look ?

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DIMENSIONS

Entrance

Via front door leading directly into:

Living Room

13'11" x 10'7" (4.24m x 3.23m)

Staircase leading to first floor.

Inner Hall

Door to kitchen/diner & ground floor bathroom.

Kitchen/Diner

14'10" x 10'7" (4.52m x 3.23m)

Sliding patio doors leading to rear garden.

Bathroom

6'7" x 5'7" (2.01m x 1.70m)

First Floor Landing

Doors to:

Bedroom One

11'2" x 10'7" (3.40m x 3.05m)

Bedroom Two

11'2" x 10'7" (3.40m x 3.23m)

Rear garden

approx 80' (approx 24.38m)

Access to:

Studio/office

Additional information:

Local Authority: London Borough Of Waltham

Forest

Council Tax Band: C

Notice:

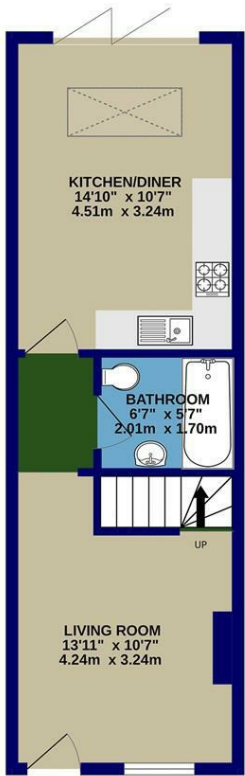
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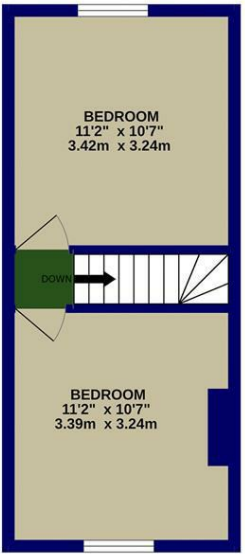
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FLOORPLAN

GROUND FLOOR
379 sq.ft. (35.2 sq.m.) approx.




1ST FLOOR
263 sq.ft. (24.5 sq.m.) approx.



TOTAL FLOOR AREA: 642 sq.ft. (59.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

EPC RATING

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	69	89
(81-91) B		
(69-80) C		
(55-68) D		
(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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