

Kitchen / Diner  
17'2" x 10'5"

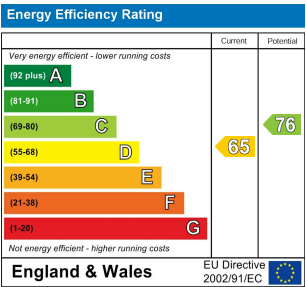
Reception Room  
10'8" x 10'6"

Bedroom  
7'10" x 7'11"

Bathroom

Bedroom  
11'3" x 11'4"

Garden  
22'11"



## HIBBERT ROAD, WALTHAMSTOW

Offers In Excess Of £510,000 Leasehold  
2 Bed Maisonette



### Features:

- Two Bedroom
- First Floor
- Ex Warner Maisonette
- Well Presented
- Large Shared Rear Garden
- Short Walk To St James Street Station
- Close Proximity To Walthamstow Marshes
- Large Kitchen Diner

A beautifully presented two bedroom, first floor ex Warner maisonette, set on a peaceful residential turning moments from the open green stretches of Walthamstow Marshes. With characterful proportions, exposed floorboards and a thoughtfully arranged layout, this is a home that balances calm interiors with a location rich in nature and connection. The large shared rear garden adds a welcome outdoor extension, while the kitchen diner forms a warm and sociable heart to the home.

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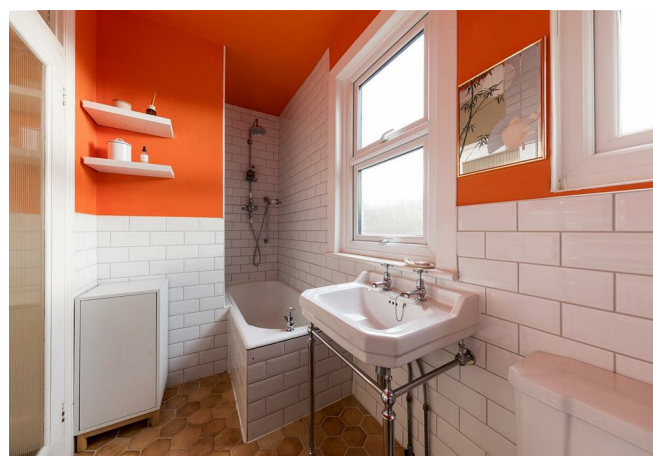
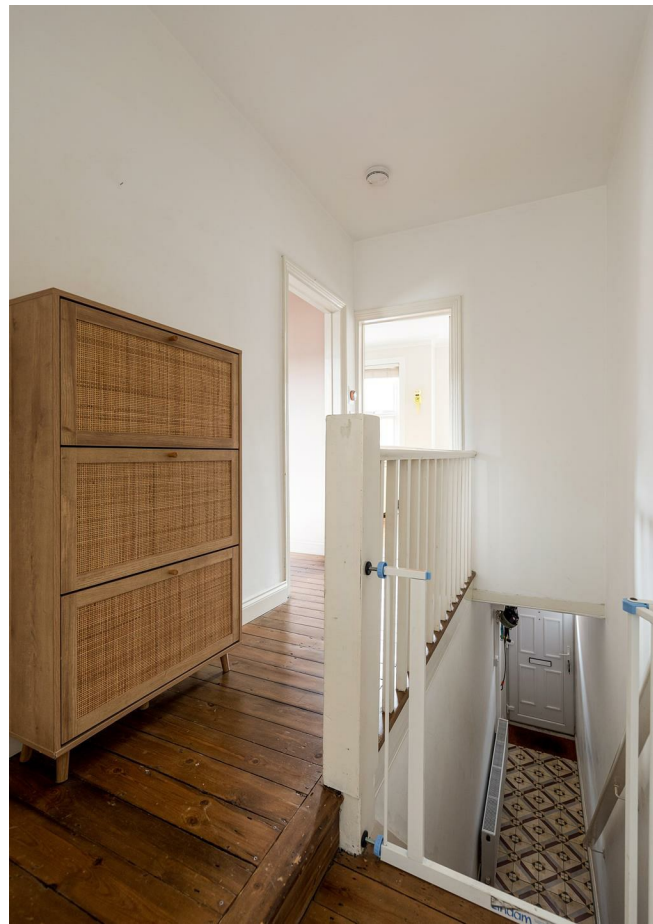
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#### IF YOU LIVED HERE...

You would come home through your own private front door, stepping into a bright hallway before heading upstairs to your main living spaces. To the front, the generous kitchen diner is bathed in natural light, with space to cook, eat and gather. The cabinetry is stylish and practical, the proportions well judged, and it is easy to imagine long evenings spent around the table with friends. Next door, the separate reception room offers a cosy retreat, calm in tone and ready to settle into from day one.

To the rear, the principal bedroom looks out over the shared garden, leafy and quiet, with built-in storage keeping the room feeling uncluttered and restful. The second bedroom works equally well as a child's room, home office or guest space, continuing the thoughtful design seen throughout. The bathroom is crisp and contemporary, with white brick-style tiling, a shower over the tub and elegant fittings. Outside, the large shared rear garden is a real highlight, offering plenty of space for play, planting or slow weekends in the warmer months.

Just around the corner, The Hare & Hounds is a much-loved local, known for its relaxed atmosphere, generous beer garden and excellent Sunday roasts. It's an easy choice for a low-key evening or a long lunch with friends. Closer to St James Street, Wildcard Brewery is a neighbourhood staple, pouring fresh craft beers in an informal taproom setting that feels especially welcoming on a sunny afternoon. For coffee and a bite earlier in the day, you're also well placed for the independent cafés dotted along St James Street, perfect for a slow weekend start or a midweek pick-me-up.

#### WHAT ELSE?

- St James Street Overground is a short walk away, with swift links into Liverpool Street and easy connections onward.
- Walthamstow Marshes are close by, perfect for long walks, cycling routes and riverside pub stops along the Lea.
- Lea Bridge Road offers excellent bus routes and further rail connections, including Lea Bridge Station for Stratford and beyond.



#### A WORD FROM THE OWNER...

"We've absolutely loved living here. It's a genuinely friendly place, we've made great friends with our neighbours and really enjoyed the sense of community with lots of young families in the area. Having Blondies and St James Street on the doorstep has been a huge plus, along with regular visits to Weirdough, the newly opened Olfa wine bar and True Craft Pizza. The marshes and Jubilee Park are moments away and perfect for walks, while being a stone's throw from Clapton means easy access to brilliant pubs, especially the roasts at the Princess of Wales.

The garden is a real highlight, getting sun all day with the patio catching the last golden rays before sunset. Inside, the kitchen/diner has been the heart of our home, it's a bright, social space that's ideal for entertaining and spending time with friends. It's been a really special home for us."

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