

Reception Room
21'10" x 14'2"

Kitchen/ Diner
15'5" x 14'1"

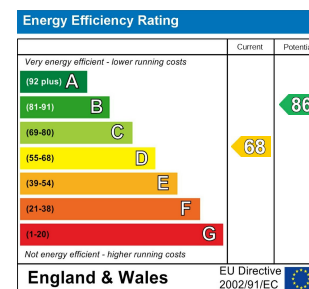
Bedroom
14'2" x 10'11"

Bedroom
10'10" x 8'11"

Bathroom
9'6" x 7'8"

Garden
19'8"

Total Area: 85.3 m² ... 918 ft²
All measurements are approximate and for display purposes only



MAYNARD ROAD, WALTHAMSTOW

Offers In Excess Of £700,000 Freehold 2 Bed House - Mid Terrace



Features:

- Two Bedroom House
- Kitchen Diner
- Family Bathroom on First Floor
- South Facing Garden
- Well Presented
- Walthamstow Village Location

A well presented two bedroom mid terrace home, set within the ever popular Walthamstow Village area, where quiet residential streets meet a rich mix of independent cafés, restaurants and green open spaces. Step outside and you're surrounded by some of Walthamstow's most loved spots, from Hucks for excellent coffee, pastries and freshly baked sourdough, to Ohba Leaf Kitchen for sushi on the go and The Castle for relaxed evenings close to home. With a south facing garden and a generous kitchen diner, this is a home that balances everyday practicality with a strong sense of place.

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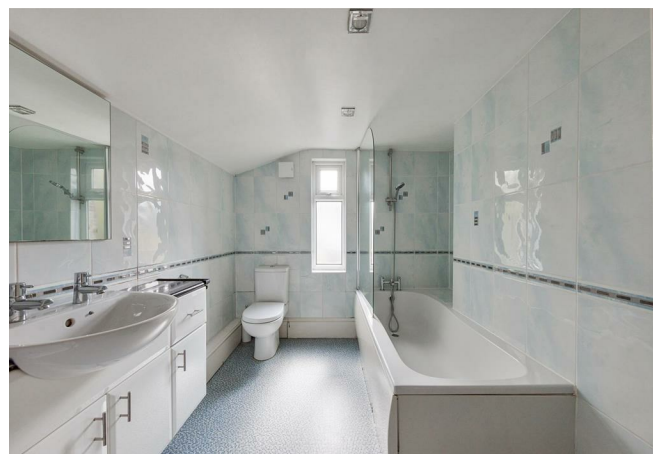
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IF YOU LIVED HERE....

Stepping inside, you're welcomed into a spacious and well considered ground floor, where the living spaces flow naturally from front to back. French doors open from the reception room into the kitchen diner, creating an easy connection between the two spaces.

To the rear, the kitchen diner forms the heart of the home, with wooden flooring underfoot, pale grey cabinetry, plenty of storage, and room to cook, eat and gather. It's a space designed for day to day living, with a comfortable sense of openness and direct access out to the garden.

The south facing garden catches the light beautifully through the day, with a decking area offering an inviting spot for morning coffee, slow afternoons or evenings spent outdoors in the warmer months.

Upstairs, you'll find two well proportioned bedrooms, each thoughtfully arranged and filled with natural light. The family

bathroom sits on the first floor, finished in a clean, simple style and conveniently placed to serve both rooms.

Overall, the house feels carefully looked after and easy to settle into, with a straightforward layout that works just as well for quiet evenings as it does for having people over.

WHAT ELSE?

- Orford Road is just a short stroll away, bringing together Village favourites like The Queen's Arms, The Nag's Head, Eat 17 and Bora & Son
- Ravenswood Industrial Estate is close by too, home to the neon wonderland of God's Own Junkyard, along with Pillars Brewery and Mother's Ruin.
- For a change of pace, you're surrounded by green space, from Lloyd Park and Fellowship Square to Hollow Ponds, with Wingfield Park even closer for an easy breath of fresh air.



A WORD FROM THE OWNER....

"We have loved our time at the property, from growing vegetables in the garden during lockdown, to hosting numerous dinner parties and raising our two small children. The house feels very open, but also homely and inviting. You can cook while chatting to people in the living room. The kitchen gets lots of lovely sunlight and feels almost part of the garden, so you always feel cheerful without even leaving the house. Having such easy access to the lively Orford Road is also a huge benefit, especially during the summer when there is lots of al fresco dining, ice cream and music on the street. Maynard Road has a strong community spirit, and we have been blessed with lovely neighbours on both sides of the road. It's an easy walk from Walthamstow station but also really quick access to getting out of London by car via the M11 for weekend trips away (although why would you want to leave Walthamstow?)."

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