



Reception
12'2" x 22'10"

Kitchen / Diner
10'10" x 11'6"

Bathroom
6'7" x 5'5"

Bedroom
12'3" x 9'6"

Bedroom
12'3" x 9'3"

Garden
approx. 13'0" x 13'11"

Total Area: 68.0 m² ... 732 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		86
	(81-91) B		
	(69-80) C	71	
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		EU Directive 2002/91/EC	



MAYNARD ROAD, WALTHAMSTOW

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



Features:

- Two Bedroom House
- Victorian Cottage
- Walthamstow Village Location
- Kitchen / Diner
- Secluded Rear Garden
- Close to Walthamstow Central
- Wood Flooring
- Original Features

A bright and spacious two-bedroom cottage, full of Victorian charm and enviably located on a lovely street right in the heart of Walthamstow Village.

Despite the peaceful surroundings, there's a huge array of independent restaurants, bars and gastropubs nearby, while Walthamstow Central station is less than ten minutes away on foot, so you can be in the West End or City in just over 30 minutes door to door if you time it right.

REQUEST A VIEWING
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IF YOU LIVED HERE...

Your whole home is full of vintage-style charm, with light spilling in from the generous windows to highlight the features, such as the rich parquet flooring, striking fire surrounds, sash windows and timeless decor. The dine-in kitchen is bright and airy thanks to the large sky light, with splashes of character provided by the quarry tiled flooring, retro-style oven and feature wall. You can enjoy a similar rustic vibe in the rear garden, with its brilliant array of foliage and charming cobbles. The downstairs bathroom is smart and modern, with a walk-in shower and chrome fittings, while upstairs you'll find two sizeable bedrooms. The front garden has been beautifully landscaped, with more greenery on show. For even more nature, head ten minutes south-east and you'll be at the sprawling Hollow Ponds, at the cusp of Epping Forest. It's a fantastic spot for a dog walk, or you can even hire a rowing boat there during summer months. In the other direction, Walthamstow Village is packed with ancient history (which is how it gets its official 'village' status - it's not just a quaint, self-appointed title), as well as an eclectic mix of independent shops, cafes, restaurants, pubs and stores. Grab a coffee and sit in the square and enjoy the gentle hustle and bustle of the neighbourhood. While Orford Road is the main hub, you'll find the wider area potted with brilliant amenities, such as authentic sushi takeaway Ohba Leaf Kitchen, the lively and down-to-earth Made in Portugal cafe, and the ultra-friendly Castle gastro-pub (which was voted runner-up for best Sunday lunch by The Observer) - they're all within a few minutes on foot. You're also only a couple of

minutes on foot from the Ravenswood Industrial Estate, which is home to the ever-popular God's Own Junkyard, as well as breweries Wildcard Brewery Tap, Pillars Brewery, Trap, plus gin palace Mother's Ruin. There's so much to enjoy, the only struggling will be fitting it all in, but luckily you'll have plenty of time since this is a home to lay down roots in.

WHAT ELSE?

- Parents will be pleased to know you an abundance of 'Good' or 'Outstanding' rated schools nearby, including the community-focused Henry Maynard Primary on your street.
- Despite being in such a cosmopolitan hub, you're surrounded by excellent green space; Lloyd Park, which houses the William Morris Gallery, is 15 minutes north, while more recently launched Fellowship Square, with its impressive fountains, is in the same area.
- Head to Walthamstow Central for Europe's longest market which runs along Walthamstow High Street, the nine-screen Empire cinema and the convenient chains found in the 17&Central shopping centre. Hoe Street also has some fantastic amenities, with the Soho Theatre Walthamstow set to open there soon.



A WORD FROM THE EXPERT...

"For me it's the sheer variety you find in each pocket of Walthamstow that makes working and socialising here so enjoyable. Whether it's having a coffee from Perky Blenders, going for a Sunday morning walk in Epping Forest, dropping into one of the local breweries in Blackhorse Road, or catching up with friends in Lloyd Park, the growth and positive changes within E17 have been incredible in recent years."

KIM HEYWOOD
E17 BRANCH MANAGER

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