

Reception
9'11" x 23'5"

Kitchen
5'10" x 7'3"

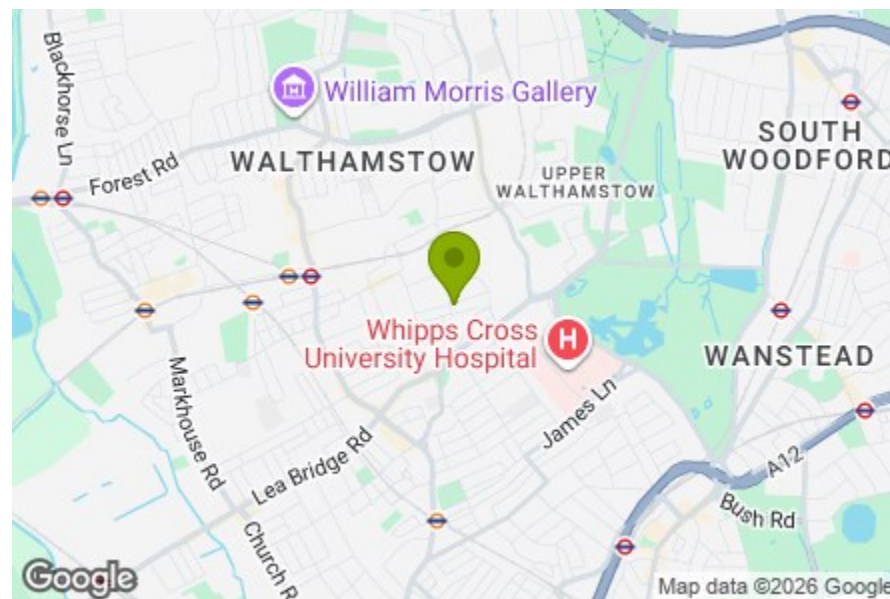
Bedroom
9'11" x 11'10"

Bathroom
5'10" x 7'3"

Loft Room
9'11" x 18'11"

Garden
42'7" x 11'11"

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 | |
|---|-------------------------|
| | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | |
| (81-91) B | 79 |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | 45 |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| England & Wales | EU Directive 2002/91/EC |

MAYNARD ROAD, WALTHAMSTOW

Offers In Excess Of £600,000 Freehold 1 Bed House



Features:

- Victorian Style Terraced Cottage
- Beautifully Presented
- One Bedroom
- Additional Loft Room
- Stunning Rear Garden
- Original Features
- Walthamstow Village Location

Nestled in the heart of Walthamstow Village, this beautifully presented one bedroom Victorian cottage is full of warmth and character, with original features, a generous rear garden and the welcome addition of a versatile loft room.

REQUEST A VIEWING
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IF YOU LIVED HERE...

Beyond the timeless brick façade, the ground floor is centred around a long reception room, offering plenty of room for relaxing, dining and entertaining. Original details bring texture and charm, while windows to the front and rear draw in natural light throughout the day. The proportions give the room a lovely sense of ease, with enough flexibility to create distinct living and dining areas without losing its cosy cottage feel.

To the rear, the separate kitchen is neatly arranged and leads towards the garden, making it well placed for quiet morning coffees or summer suppers outside. Outdoor storage adds a useful practical touch, keeping everyday items tucked neatly away.

Upstairs, the first floor includes a well-proportioned bedroom overlooking the front, along with a generous bathroom set to the rear. The landing feels spacious, giving this level an easy sense of flow and adding to the home's calm, well-kept feel.

A staircase leads up to the additional loft room, a substantial space with restricted head height, ideal for storage, hobbies or a peaceful work-from-home spot. Outside, the rear garden offers a lovely place to unwind, with room for planting, seating and relaxed evenings in the warmer months.

WHAT ELSE?

- Walthamstow Village is moments away, with a good selection of local pubs, cafes such as Gails and Eat17 and a lovely mix of independent shops close by.

- Wood Street and Walthamstow Central stations are both within easy reach, offering Overground and Victoria line connections across London.

- Lloyd Park, the William Morris Gallery and Hollow Ponds are all nearby, giving you plenty of choice for green space, weekend walks and culture.



WORD FROM THE OWNER...

"We've loved living in our cottage over the last few years. We have a beautiful south facing garden which gets sun throughout most of the day. The street is quiet and the neighbours are lovely and very helpful. There are lots of opportunities to engage with the wider village community too, through events, street fairs, art trails etc. Walthamstow village is a 5 minute walk with lots of amenities. We also have the Hollow Pond nearby, perfect for walks and runs around the lake and lots of wildlife. We're gutted to leave but need more space for a growing family - we'll miss it a lot!"

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