



Maynard Road, Walthamstow, London, E17

Offers In Excess Of £750,000

FOR SALE

 1  1  2

Freehold

- Mid terraced house
- 2 Double bedrooms
- Extended rear kitchen/diner
- Double glazed & gas central heating
- Walthamstow Village location
- Walthamstow Central tube station: 0.5 mile
- EPC rating: D (68) & Council tax band: C
- South east facing rear garden: 20'2 x 14'9
- On street residents permit parking
- Internal: 935 sq ft (87 sq m)

A beautifully presented two-double-bedroom, mid-terraced house nestled in the heart of the desirable Walthamstow Village.

Upon entering, you are greeted by a large reception room that boasts natural light thanks to smart shutter blinds at the front window and offers practical under-stairs storage. Additional storage can also be found with overhead storage above the front porch. Flowing seamlessly from here is the extended, bright kitchen/dining room at the rear of the property. This space is a true highlight, featuring modern, stylish cabinetry and a charming Belfast sink. There is plenty of space for dining, along with direct access to the garden.

The attractive, south-east-facing garden is perfect for enjoying the sun, which streams in from mid-morning through to late afternoon. It comprises a lawned space and steps up to a raised decking area, ideal for al fresco dining and entertaining. A practical outdoor tap is also a welcome addition.

Moving upstairs, the first floor hosts two double bedrooms with air-conditioning. The primary bedroom benefits from excellent built-in storage. Completing the first floor is a three-piece bathroom equipped with a shower over the bath.

This lovely home is located close to lively Orford Road in Walthamstow Village, offering an array of favourite local amenities. Residents can enjoy fantastic dining and socialising options, including restaurants such as Ruffs Bistro, popular pubs like the Castle, the Nags Head, and the Queen's Arms, and stylish wine bars like Bargo and hometipple. Cultural attractions, including the Forest Cinema and the newly opened Soho Theatre, are also within easy walking distance.

Maynard Road itself is renowned for its strong community spirit, with friendly and helpful neighbours. Excellent transport links are provided by Walthamstow Central tube station, which is just a short stroll away.

Shall we take a look?

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DIMENSIONS

Entrance

Via front door leading into:

Entrance Porch

Further doors leading directly into:

Reception Room

21'11 x 14'2 (6.68m x 4.32m)

Staircase leading to first floor. Doors to:

Kitchen/Diner

15'8 x 14'1 (4.78m x 4.29m)

Doors to rear garden.

First Floor Landing

Door too all first floor rooms.

Bedroom One

11'3 x 10'11 (3.43m x 3.33m)

Bedroom Two

10'10 x 8'11 (3.30m x 2.72m)

First Floor Bathroom

10'3 x 8'7 (3.12m x 2.62m)

Rear Garden (South-East facing)

20'2 x 14'9 (6.15m x 4.50m)

Front Yard

14'8 x 11'5 (4.47m x 3.48m)

On street residents permit parking

Additional Information:

Local Authority: London Borough Of Waltham Forest

Council Tax Band: C

Disclaimer:

We endeavour to ensure that our particulars are as accurate and reliable as possible; however, they do not constitute or form part of any offer or contract and should not be relied upon as statements or representations of fact. All measurements are approximate and provided as a guide only. Any systems, services, or appliances referred to have not been tested by us, and we are therefore unable to verify or guarantee their working condition. All photographs, floorplans and video tours are provided for guidance only. Tenants are advised to verify details relating to planning permissions, building regulations, and any works carried out at the property with their solicitor or conveyancer, as well as tenure and lease information where applicable.

FLOORPLAN

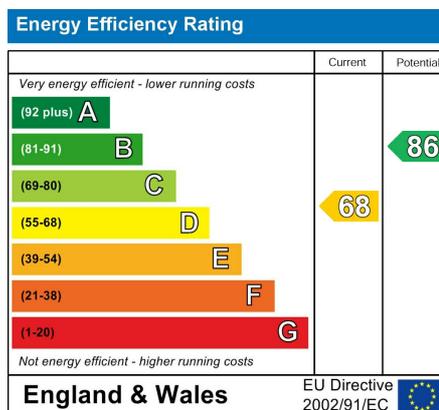
Approximate Gross Internal Area 935 sq ft - 87 sq m
 Ground Floor Area 527 sq ft - 49 sq m
 First Floor Area 408 sq ft - 38 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



EPC RATING



LOCATION



hello@estateseast.co.uk 020 8520 9300 estateseast.co.uk

