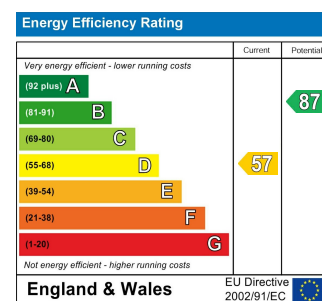




Total Area (Excluding Eaves Storage): 108.2 m<sup>2</sup> ... 1165 ft<sup>2</sup>  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, 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.



## MAYNARD ROAD, WALTHAMSTOW

### Offers In Excess Of £875,000 Freehold

### 3 Bed House - Mid Terrace



#### Features:

- Three Bedroom House
- Victorian Terrace
- Village Location
- Stunning Loft Conversion
- Bespoke Fitted Kitchen
- First Floor Bathroom
- South Facing Rear Garden
- Wood Burner

A timeless, three bedroom Victorian terrace, full of elegant style and vintage features, over all three floors. It's enviably located in sought after Walthamstow Village, and just a half mile on foot from Walthamstow Central station.

Your rear garden exudes a cottage-like charm. Dreamy, leafy and perfect for entertaining or even growing your own produce. Ideal for coffee outside on a crisp autumn morning or hosting intimate gatherings with friends and family. There's a dedicated place to store firewood, adding to the garden's charm and functionality. The rear wall dates back to the eighteenth century.

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0203 397 2222

**E4 & N17**  
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IF YOU LIVED HERE...

Stepping into your first reception room the characterful style is immediately apparent. This 160 square foot space features deep blue walls and elegant crown moulding, complemented by original, meticulously restored hardwood floors and a vintage style fireplace. Moving into your second, equally sized, reception/diner, you'll find another ideal spot for entertaining, bathed in natural light and also home to a log burner. Your bespoke kitchen is finished in a tranquil sage green colour palette, modern black tile flooring, an exquisite butler sink, and clean white countertops.

Your sleek shower room completes your ground floor in contrasting, modern style, with a striking, two-toned black and white finish, a floating toilet, and metro tiled shower cubicle. The first floor further reflects your home's unique design, with pops of forest green and original hardwood flooring throughout the first bedroom. Your second sleeper features similar colouring, and double windows that allow generous light, potentially creating an ideal office space. Your family bathroom is a bright and peaceful space, with crisp white tiles and cream-coloured walls, further enhanced by a Victorian-style claw foot tub.

Your loft conversion is a brilliant addition to your home, featuring an all white design that exudes elegance and tranquility. Dual aspect windows and skylights flood the space with natural light, enhancing the bright and airy atmosphere. The generously sized white en suite bathroom is a perfect complement, adorned with a black framed window that adds a touch of modern style. For an alternative use, this skylit space

could easily be home to your new creative studio.

Life in the Village offers you the best of both worlds, from your friendly, local, creative centred neighbourhood to a quick direct journey into central London. From nearby Walthamstow Central, Oxford Circus and Liverpool Street are just twenty minutes away and within half an hour, you'll be at Kings Cross. Locally, The Castle, a family friendly gastropub ideal for Sunday roasts, is just two minutes away on foot, while locally sourced bistro, Eat17 is around a seven minute walk from home. The area couldn't be any better for nature lovers seeking local greenery, with Hollow Forest and Ponds less than a twenty-minute walk away, for weekend walks in the forest and relaxing afternoons boating on Hollow Pond.

WHAT ELSE?

- Parents will be happy to learn of the abundance of highly rated schools in the area, with sixteen primary schools in a one mile radius with either 'Good' or 'Outstanding' Ofsted ratings.
- Wood Street Indoor Market, a local treasure with over thirty stalls is less than a twenty minute walk away. Perfect for a Saturday afternoon.
- HUCKS, a much-loved local cafe, is just seven minutes away on foot, and a unique space for both coffee devotees and creatives.



A WORD FROM THE OWNERS.....

"This house is much more than just a sweet gingerbread home in the pretty area of Walthamstow Village. It's a place that allowed us to become part of the welcoming and supportive local community. Participating in diverse events in our local area and getting to know the neighbours quickly became an integral part of our life here. For extended times of solitude we enjoyed green bathing in Epping Forest and boating on the ponds that are just 15mins walk away! We loved visiting the local museums, including the Vestry House and the William Morris Gallery and, for a night out in central London or a visit to the opera... Covent Garden is just over half an hour away! Whether socialising with friends or having a cosy evening in, we always enjoyed the connection between the ground floor spaces and the two gardens. Wherever you are, the greenery is winking at you. The master bedroom we created in the loft space fast became our favourite place to watch the seasons pass and the weather change: with the big open skies, pink- orange Autumn sunrises and spectacular night views of Canary Wharf and the Olympic Village. Nothing better sometimes than a late evening cinema screening in your own bed! We are pretty sure that, whoever gets to move into this house, will find plenty of enjoyment in the building itself and in the very special area of the village alike!"

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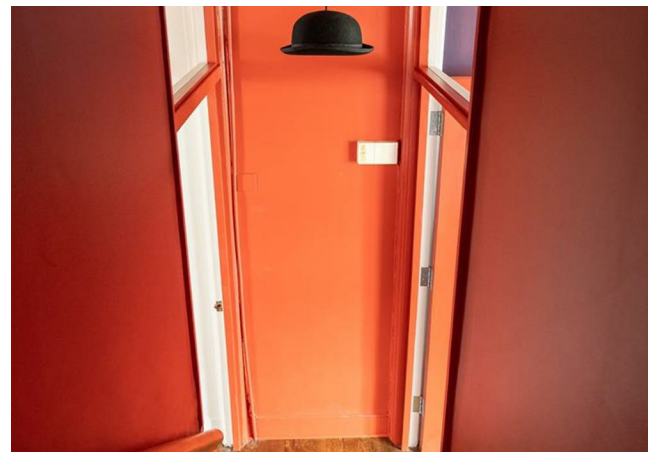




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**Reception**  
13'4" x 12'4"

**Bedroom**  
13'3" x 10'10"

**Reception**  
13'3" x 10'10"

**Bathroom**  
7'11" x 9'2"

**Kitchen**  
7'10" x 9'5"

**Bedroom**  
12'1" x 18'6"

**WC/Shower**  
3'9" x 5'6"

**Ensuite**  
5'2" x 6'6"

**Bedroom**  
13'3" x 7'5"



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