



HERMITAGE CLOSE, SOUTH WOODFORD

Offers In Excess Of £1,450,000 Freehold
4 Bed House - Detached



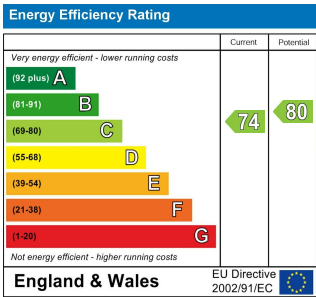
Features:

- Detached House
- Firs Estate
- Cul-De-Sac Location
- Driveway For Multiple Cars
- Four Generous Bedrooms
- Mature West Facing Garden
- Garage
- Multiple Reception Rooms
- Utility Room
- Potential For Various Extensions STPP

This epicly-sized four-bedroom detached home is situated on a quiet cul-de-sac just moments from Eagle Pond at the tip of Epping Forest. Inside you'll find multiple living spaces, two bathrooms plus a WC and utility room, while outside you have your own driveway for multiple cars, a garage, and a huge west-facing garden. It already comes in at 2150 square foot, but there's even potential to extend further.

As well as plenty of sprawling nature, Wanstead's High Street is within easy reach, with its much-loved pubs, restaurants and stores, as is Snaresbrook station, which offers quick access to the city via the Central line.

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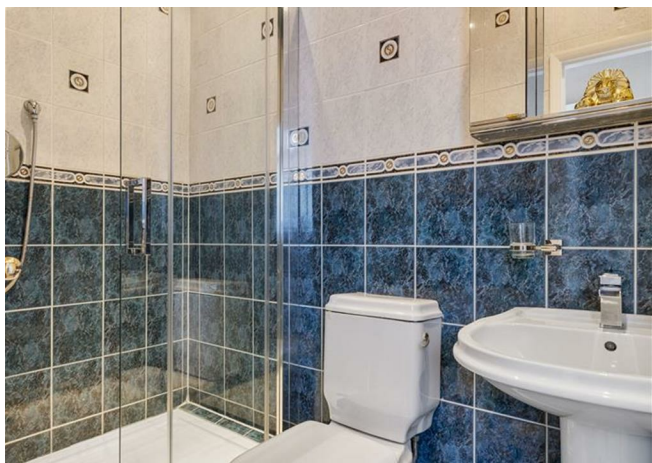
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IF YOU LIVED HERE...

You'll love the sheer scale of this fantastic home - the scope for your own living arrangements are immense, particularly as there are multiple reception rooms, and potential for extension.

Head up your large driveway and into your hallway for a taste of things to come (note the radiator cover and timber accents). To your left, you have the first reception, which leads onto a trio of rooms, which can be opened up for huge scale and a fantastic flow of light.

The large kitchen is in the centre of the home (it is the heart after all), and there's a further dining room to the right, as well as a utility room and access to the garage. Don't forget your ground floor WC as you head up to the first floor, where you have four generous bedrooms, one with an ensuite, plus a study and family-bathroom.

Outside you have an envy-inducing garden at the rear, west-facing for optimum sunshine. The lawn is lush and sprawling, and you'll love the ornate features, mature foliage and quaint summerhouse.

Venture through your secluded and peaceful estate to the village-esque hub of Wanstead. With everything from horse riding, farmer's markets, charming pubs and lush greenery on your doorstep, it's easy to forget that you're only about 17 minutes away from the city on the tube. Your nearest station is Snaresbrook, which is a ten

minute walk away (putting you half an hour away from central London door to door).

If you want to stay local, though, Gail's Bakery will always be a winner on work from home days, but for a treat, book in for the excellent Provender Restaurant and Bombetta. Takeaway? Tiffin Tin is fantastically popular throughout the whole area. Your new local? How about the converted 19th century coaching inn The Cuckfield, which is a 14 minute stroll away. The Duke Wanstead is another great option too.

You also have easy access to South Woodford, where you have even more amenities, including Marks & Spencer, Waitrose and an impressive Art Deco Odeon cinema. Leyton and Walthamstow are both close to hand too.

WHAT ELSE?

-Drivers, already pleased about the garage, will be happy to know that the North Circular is conveniently located, but not close enough to impact on all that peace and quiet.

- There are excellent sport facilities available at the nearby Sylvestrian Centre, which is located within independent school Forest School but accessible by the public via membership.

- Parents will be pleased to know you have a wide choice great primary and secondary schools in the area (one of the reasons so many people are keen to make this move).



A WORD FROM THE OWNER...

"Close access to schools. Walking distance to Wanstead High Street. 5 min walk from Snaresbrook Station. Alarm system. Near the forest. Well maintained Garden. Further extensive capacity."

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Reception Room
13'8" x 14'11"

Reception Room
13'8" x 15'5"

Reception Room
13'10" x 9'3"

Kitchen / Breakfast Room
10'0" x 21'3"

Dinning Room
7'10" x 14'7"

Utility Room
7'10" x 8'2"

Garage
7'10" x 15'0"

Bedroom
13'1" x 15'1"

Bedroom
13'6" x 15'5"

Bedroom
12'11" x 9'5"

Bedroom
7'11" x 13'1"

Ensuite
4'0" x 7'4"

Bathroom
9'9" x 10'8"

Study
7'11" x 7'1"

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