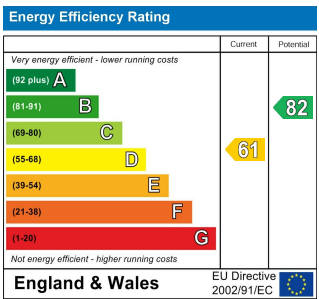
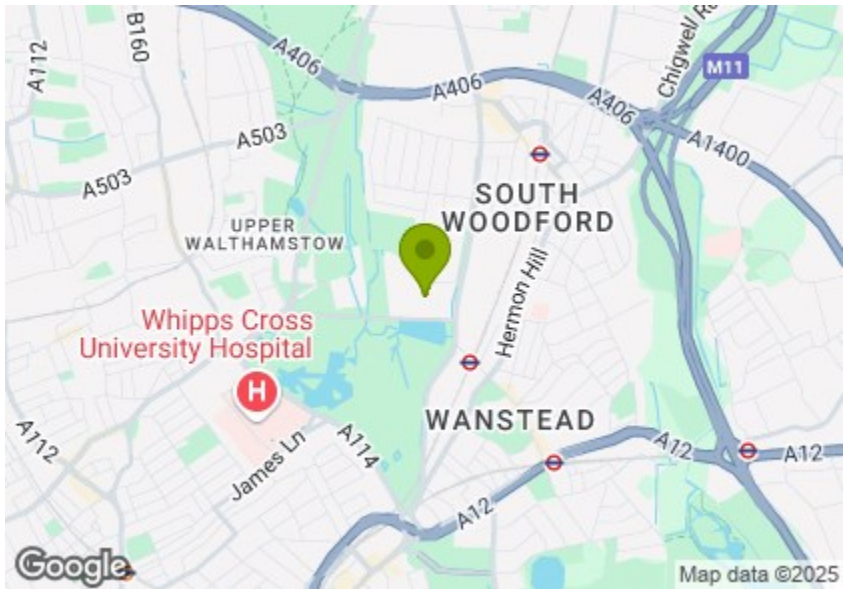




Total Area: 187.7 m<sup>2</sup> ... 2020 t<sup>2</sup>

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.



## HERMITAGE CLOSE, SOUTH WOODFORD

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



### Features:

- Fully Detached Stand Alone Residence
- Large Driveway For Several Cars
- Peaceful Cul-De-Sac Location / Edge Of Epping Forest
- Vast West Facing Garden
- Three Comfortable Bedrooms
- Multiple Reception Rooms
- Potential For Various Extensions (stpp)
- Chain Free

A majestic and spacious, three double bedroom detached family home. Moments from Epping Forest and featuring a large driveway, vast West facing garden, luxurious original features, open plan kitchen and conservatory, and even a sauna.

It's ten minutes on foot to Snaresbrook station, where the rapid Central line runs you straight through to Stratford in nine minutes, Liverpool Street in twenty and Oxford Circus in half an hour.

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### IF YOU LIVED HERE...

Your new home sits on a quiet no through road with a wide, paved driveway offering parking for several cars. Inside, your handsome porch and entrance hall feature ornate corning, timber panelled walls and ornate chandeliers overhead. Plush carpet runs underfoot, leading you through double doors into your first, 225 square foot reception, where you'll find a slate hearth and brass fireplace with a stone coloured mantel. Reception two on the right features another bay window, for floods of natural light. These continue in your third, 325 square foot hosting space, overlooking the garden and artfully divided via an open archway.

Next let's step through the patio doors into your vast, West facing rear garden. Immaculately brick paved and surrounded by mature shrubs and foliage, it all makes for a wonderful outdoor entertaining space and comes with a handy garden shed on a raised rear patio. Head back inside via the luminous, open plan conservatory and kitchen. In here, a stylish extractor hood overarches a triple range oven, and solid timber cabinets and dark marbled worktops house integrated appliances. Back through in the entrance hall, you'll come across a convenient ground floor WC and storage cupboard, before heading upstairs.

Each of your three double bedrooms feature more of those stately palatial chandeliers, wall to wall fitted wardrobes and that deep pile, velvety carpet to sink your toes into. Your principal sleeper is also home to a bespoke vanity unit and offers 220 square feet of floorspace. Across the landing, you'll find a separate WC and your family bathroom,

which is all decked out in white marble and dramatic royal blue. A large corner bath takes centre stage with a stroll in rainfall shower standing alongside. Finally, there's the incredible luxury of your own Scandinavian style sauna, accessed directly from your bathroom.

In six minutes you'll be strolling out around Eagle Pond, across open green fields and entering the lush, expanse of Epping Forest. There's a great choice of hiking routes and cycle trails to follow here, giving you endless opportunities for weekend exploration. For refined nightlife and relaxed cafe culture, Wanstead High Street is a fourteen minute walk away. Lined with fabulous coffee shops, wine bars and restaurants, many of which overlook the park, it's one of the best social hotspots in the area and we'd particularly recommend dining at Provender restaurant for its fine wines, chic surroundings and sumptuous French cuisine.

### WHAT ELSE?

- Your new local pub, The Cuckfield, is also on the High Street where you can feast on hearty Sunday roasts, cosy up on one of the leather sofas or catch up with friends in the spacious beer garden.
- Parents will be pleased to find twelve primary and secondary schools within a mile of your front door, with Snaresbrook Primary only a quarter of a mile away and Independent Forest School only a few minutes further away.
- Offered chain free and with potential to extend your living space further (subject to the usual planning permissions) this wonderful home is able to meet the needs of any growing family, in style.



### A WORD FROM THE EXPERT...

"South Woodford was home for the first 25 years of my life. As I get older, I realise how lucky I am to have grown up here, an area with such fantastic schools, amenities and green space. George Lane is the main hub, where you'll find the Central line station, as well as a great selection of supermarkets — M&S, Sainsburys, Waitrose and a Co-op. On top of this, is a fantastic choice of bars, pubs and restaurants, as well as an Odeon Cinema, library and gym. You really do have everything on your doorstep. Personal favourites for food include the Japanese takeaway Sakura, and newly opened independent cafe Bobo & Wild. South Woodford boasts a great stock of Victorian/ Edwardian family homes, as well as newer purpose-built blocks of flats and conversions, so attracts families and young professionals. It has great transport connections to the City and Canary Wharf, and with Epping Forest on your doorstep, it's got the perfect balance of everything you need. My favourite local spots for walking are the Hollow Ponds, and the tucked away Elmhurst Gardens, with its two tennis courts. The nearby Woodford Dog Park is also a favourite, where both dog and owner meet up with their regular pals! All round, it's a great place to call home."

BEN CHARLETON  
E18 ASSISTANT MANAGER

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**Garden**

70'6" x 39'4"

**Reception**

13'11" x 16'6"

**Storage**

**WC**

**Reception**

16'8" x 19'8"

**Kitchen**

13'9" x 13'1"

**Reception**

8'5" x 17'9"

**Bedroom**

13'7" x 16'6"

**WC**

**Bathroom**

7'6" x 9'10"

**Sauna**

**Bedroom**

11'4" x 13'0"

**Bedroom**

11'4" x 13'7"



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