



Hermitage Walk, South Woodford

Asking Price £2,499,999



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ESTATE AGENTS

This impressive family residence offers generous and charming accommodation throughout. This characterful detached property comprises five bedrooms and four reception rooms, providing ample space for entertaining. It is located on a peaceful residential street in one of South Woodford's premier and most sought-after addresses.

The entrance to the home is marked by a handsome storm porch and a wooden front door, leading into an entrance hall that showcases timber doors and skirting boards. The first reception room features an impressive fireplace and a bow window. The second reception room also has a cosy fireplace, but it features wooden flooring and patio doors that open onto a sun terrace veranda.

The kitchen breakfast room is fitted with a range of units, wooden flooring, and built-in appliances, including a double oven, microwave, extractor hood, and hob. The ground floor also includes a convenient WC and a storage cupboard.

On the first floor, a beautiful galleried landing leads to five double bedrooms, each characterized by wooden-framed multi-pane windows. There is also a family bathroom and a separate shower room, both equipped with white sanitary ware, along with a handy laundry room on this level.

The west-facing garden is laid to lawn and enhanced by mature shrubs and trees, creating an inviting outdoor space for entertaining or relaxation. At the rear of the property, there is a detached garage measuring 30' x 20', along with ample off-street parking in front, enclosed by double wooden gates.

Hermitage Walk is located within a six-minute walk to Eagle Pond, open fields, and parts of Epping Forest, which offers numerous hiking routes and cycling trails. Wanstead High Street, just a fourteen-minute walk away, features a vibrant nightlife and a relaxed café culture, boasting a variety of coffee shops, wine bars, and restaurants that overlook the park.





GROUND FLOOR

Entrance Hall

Kitchen/Breakfast Room

11'2" x 29'10" (3.40m x 9.09m)

Cloakroom WC

4'6" x 5' (1.37m x 1.52m)

Reception Room

15'0" x 21'0" (4.57m x 6.39m)

Dining Room

10'11" x 15'11" (3.34m x 4.85m)

Family Room

14'8" x 19'4" (4.46m x 5.89m)

FIRST FLOOR

Galleried Landing

Bedroom One

13'10" x 19'0" (4.22m x 5.79m)

Bedroom Two

14'11" x 15'11" (4.55m x 4.85m)

Bedroom Three

12'0" x 15'4" (3.66m x 4.67m)

Bedroom Four

11'0" x 15'10" (3.36m x 4.83m)

Laundry Room

8'4" x 4'11" (2.54m x 1.51m)

Shower Room

7'9" x 4' (2.36m x 1.22m)

Bathroom

9'6" x 8'2" (2.90m x 2.49m)

Bedroom Five

17'5" x 10'9" (5.31m x 3.28m)

EXTERNAL AREA

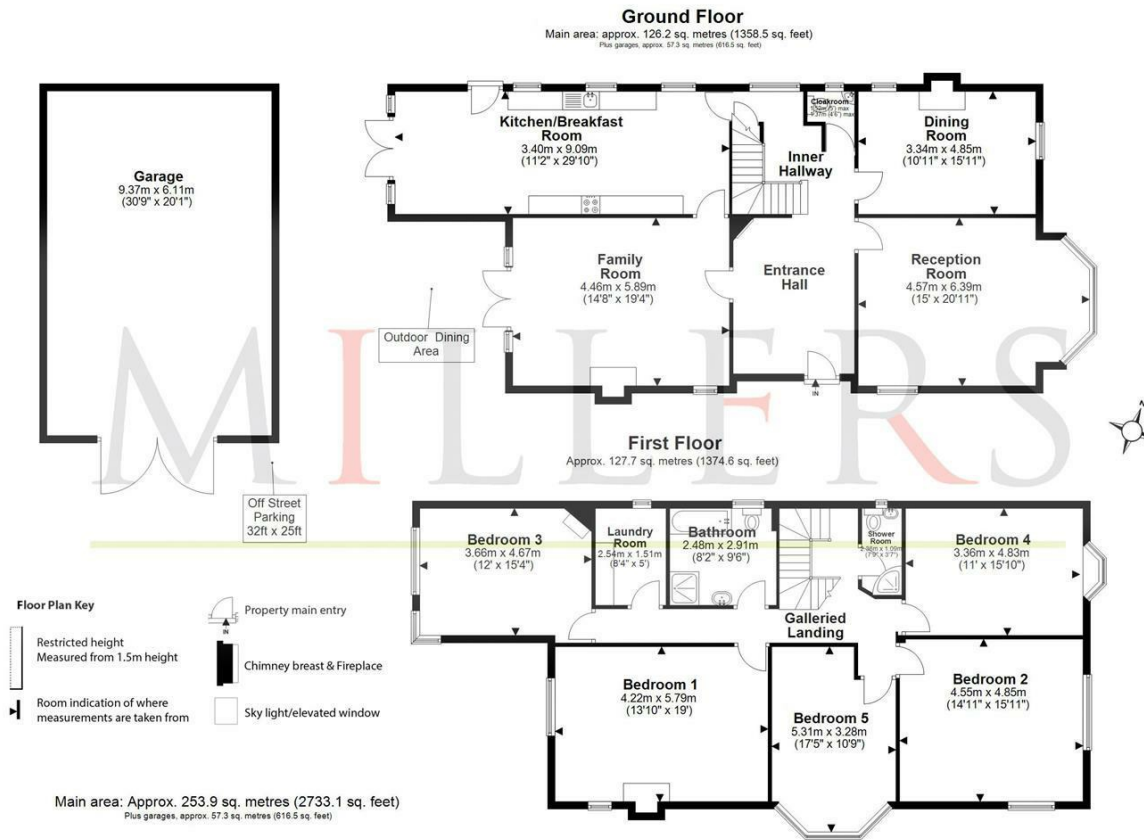
Garage

30'9" x 20'1" (9.37m x 6.12m)

Garden

110' x 59' (33.53m x 17.98m)





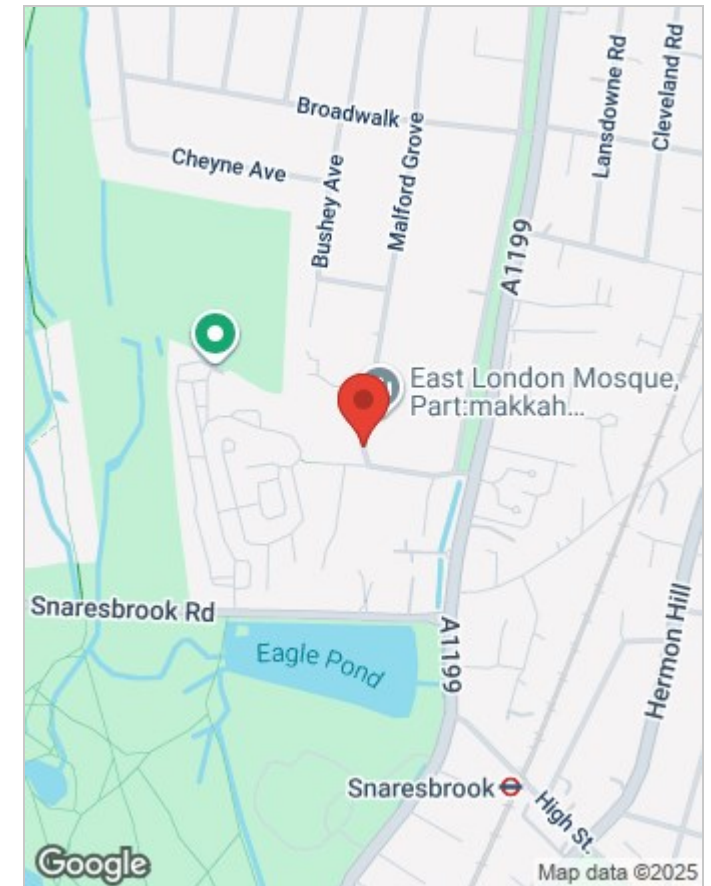
Total area including garage : approx. 297.2 sq metres (3349.6 sq feet)

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage

Viewing

Please contact our Millers Office on 01992 560555
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		