



HERMITAGE CLOSE, SOUTH WOODFORD
Offers In Excess Of £1,200,000 Freehold
4 Bed House - Detached

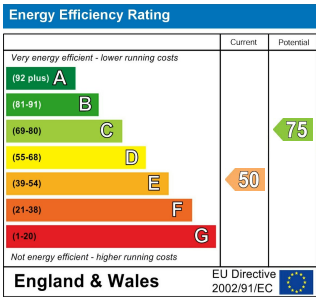


Features:

- Detached 1950s House
- Four Bedrooms
- Bathroom + Ground Floor WC
- Garage + Driveway
- Quiet Cul-De-Sac Close to Epping Forest
- Nestled Among Premium Housing in the Firs Estate
- 7min Walk to Snaresbrook Station
- Benefits From Both Wanstead High Street & George Lane
- Potential For Development (STP)
- Well Stocked West Facing Garden

A grand and imposing four bedroom detached family home, with spacious, secluded rear garden, plus driveway and garage. It's all sat on a quiet, leafy no through road, with the open greenery of Epping Forest less than a half mile from your door.

With a substantial amount of loft space still unexplored, you have plenty of scope to develop this extensive property still further, as some of your neighbours have done (subject to the usual permissions).



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IF YOU LIVED HERE...

You'll be stretching out in over 1600 square feet of living space, with generous period proportions and ceiling heights throughout. Step into your grand entrance hall for plenty of incidental space, the staircase rising to your left and your broad reception straight ahead. Artfully segmented and totaling almost 400 square feet, your lounge occupies most of the property's rear aspect, with rich, dark, parquet flooring and gorgeous leafy green views.

French doors open directly up to your garden, where a wide patio - perfect for dining al fresco - leads to your luscious lawn. Surrounded by thriving greenery and with nothing but mature trees on the horizon, this is a wonderfully secluded solace. You can head back inside via your dual aspect kitchen, naturally bright and home to a handy breakfast bar.

A dedicated study to the rear, together with a handy spare WC, completes the ground floor. Upstairs, you have handy cupboard space in the hall and your first three bedrooms are all generous doubles, ranging from 100 to 140 square feet, characterfully finished and cosily carpeted with plenty of integrated storage. Bedroom four's a sizable single ideal for a child. Finally, your family bathroom's an elegant affair, with marbled tilework, shower over the tub and a vintage suite.

Outside and, as noted, it's less than ten minutes walk to endlessly explorable Epping Forest and the tranquil blue waters of Eagle Pond, anytime you want to escape city life. On the flipside, Snaresbrook tube station is just a half mile on foot for the central line and direct runs to Liverpool Street (sixteen minutes) or Tottenham Court Road (twenty five) for the City and West End, respectively. Finally, Wanstead High Street, the bustling heart of this popular East London village, starts just past the station, for a great choice of independent cafes and gastropubs.

WHAT ELSE?

- Local schools are excellent, with five 'Outstanding' rated primary/secondaries within a mile, plus a further eight deemed 'Good' and just as close.
- You have direct access from your hallway into your garage, offering up all sorts of intriguing uses for the 200 square foot space, especially with your driveway already providing plenty of private parking (drivers can be on the North Circular in less than ten minutes).
- Looking for a new local? Check out The Cuckfield, a sumptuous former coaching inn just a short stroll up Wanstead High Street.



A WORD FROM THE OWNER...

"We grew up in this lovely home and it's full of happy memories. Our parents were its first and only owners; they took great care of the house and always kept it in very good condition. We love how much light fills the rooms at both the front and back of the house, and the large back garden where we played as children has become even more beautiful over the years. As well as being a peaceful, safe-feeling street, Hermitage Close has always been a very friendly community where the lovely neighbours look out for each other. The location really is the best of both worlds: over the years we've taken countless walks to Hollow Ponds and trips to country pubs, while also being able to hop on the tube for a quick journey to work, the theatre or meet-ups with friends. Our parents loved having so many great shops close by. They particularly enjoyed the International Supermarket on George Lane, Wanstead Farmers Market, and getting an Indian takeaway from the Tiffin Tin. Although we'll be sad to say goodbye to the house, it's good to know that a new family will now make it their home and be very happy here."

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Reception Room
30'3" x 13'10"

WC

Kitchen
12'3" x 10'4"

Study
13'5" x 10'11"

Garage
19'3" x 9'3"

Bathroom
7'9" x 6'0"

Bedroom
14'0" x 10'5"

Bedroom
11'1" x 8'9"

Bedroom
12'4" x 10'7"

Bedroom
7'8" x 6'11"

Garden
55'9"

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