

## HERMITAGE CLOSE, SOUTH WOODFORD

Offers In Excess Of £1,600,000 Freehold  
6 Bed House



### Features:

- Substantial Detached Six Bedroom House
- Prestigious Cul-De-Sac - Firs Estate Location
- Driveway / Garage / Side Access
- Secluded Well Stocked West Facing Garden
- Four Bathrooms (Two En-Suites)
- Ground Floor WC & Utility Room
- Two Reception Rooms & Dining Kitchen
- Chain Free

Set within a prestigious cul-de-sac on the sought-after Firs Estate, this expansive detached six-bedroom home offers impressive space and versatility throughout. The property includes two generous reception rooms, a bright dining kitchen, and the convenience of a ground floor WC and utility room. Upstairs, four bathrooms, including two en-suites, ensure comfort for a busy household. A private driveway and garage provide ample parking, while the large west-facing garden, beautiful and wonderfully secluded, extends around the home to create an inviting outdoor setting. Offered chain free, this is a rare opportunity in a desirable location.

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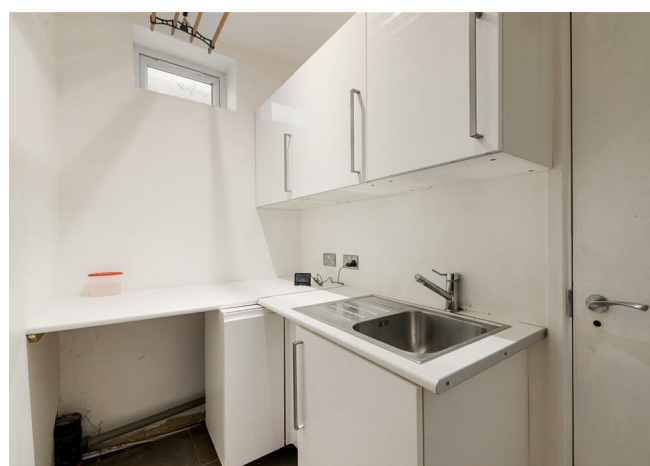
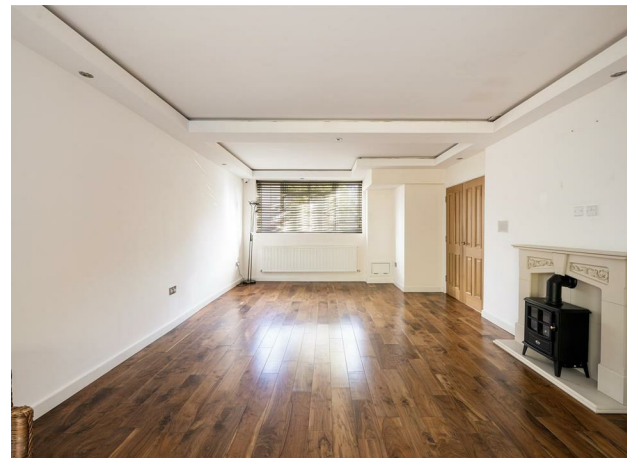
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#### IF YOU LIVED HERE...

Framed by neat hedging and mature trees, this attractive detached home combines a wide frontage with a private driveway and integral garage. Its red-brick and white façade lends a graceful first impression, suggesting the light-filled interiors beyond.

Step through the glazed front door into a generous hallway where dark wood floors contrast beautifully with bright walls. Natural light filters in from a high window above, illuminating the staircase with its graceful timber and glass detailing. Thoughtfully designed storage sits beneath and beside the stairs, while a guest WC completes this welcoming entrance.

Two spacious reception rooms offer flexibility for modern living, one with a warm, stove-style fireplace and flowing connection to the kitchen/dining area, the other featuring a striking stone-clad hearth and wide glazing opening onto the garden. The kitchen/diner is airy and inviting, with skylights and full-width doors that frame leafy views and bring the outdoors in. A separate utility room provides extra practicality, while the integral garage offers space for parking or storage.

Outside, the generous wraparound garden provides a secluded backdrop, framed by mature trees and lush planting. Expansive lawns invite long summer afternoons and relaxed entertaining, while the natural privacy and sense of space combine to create a truly tranquil retreat.

Upstairs, the sense of light and space continues. The main bedroom enjoys its own dressing area and en suite shower room, while another double also benefits from an en suite. Two further bedrooms are bright and versatile, served by a beautifully finished family bathroom. The top floor reveals two more serene bedrooms beneath skylit ceilings, along with a contemporary shower room, completing a home that combines generous proportions, modern design and a natural, easy flow from first impression to final detail.

Surrounded by leafy calm and open green space, the setting offers a wonderful balance of nature and neighbourhood life, with a friendly, village-like feel. Eagle Pond, at the edge of Epping Forest, is within easy reach, perfect for weekend walks or peaceful reflection beside the water. Nearby Wanstead High Street is lined with cafés such as Bobo & Wild, friendly pubs like The Cuckfield, and an array of boutiques and local favourites. A little further on, in the other direction, George Lane brings more independent shops, a cinema, and lively dining options, while excellent schools, including Snaresbrook Primary, around ten minutes away, are just moments from home.

#### WHAT ELSE?

Around twelve minutes from home, Snaresbrook Station offers swift Central line connections into the City and West End, keeping daily journeys simple and convenient. Frequent bus routes also run through the area, linking effortlessly with nearby neighbourhoods including Wanstead, South Woodford and Leytonstone for easy access to shops, cafés and green spaces.



#### A WORD FROM THE EXPERT...

"As a long-time resident and the Manager of our South Woodford office, I can say this area truly captures the best of London living. It offers leafy surroundings, a welcoming community, and great local amenities, all while staying well connected to the City and West End. I live locally and love exploring on my mountain bike, from the River Roding to Epping Forest and Claybury Park. Having so much green space nearby makes South Woodford feel worlds away from central London. Housing is varied, with Victorian, Edwardian, 1930s and modern homes suiting all lifestyles. At the heart of it all is George Lane, home to M&S, Waitrose, and independent cafés. The International Supermarket is a local gem for global ingredients, and the Odeon cinema and friendly pubs add to the community feel. For fitness, Pause Pilates and Elmhurst Gardens' tennis courts are popular spots. I'm often at Tipi Coffee for a morning flat white or Bobo & Wild for brunch. With great schools, transport links, and a strong sense of belonging, South Woodford offers the perfect city-suburb balance."

TONY PLATT  
E18 BRANCH MANAGER

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**Reception Room**  
16'6" x 22'4"

**Kitchen / Diner**  
23'1" x 16'3"

**Utility Room**  
8'5" x 4'8"

**Reception**  
13'9" x 19'10"

**WC**

**Bedroom**  
9'8" x 15'1"

**Bedroom**  
12'11" x 12'0"

**Ensuite**  
9'3" x 4'11"

**Bedroom**  
10'5" x 17'10"

**Bathroom**  
6'2" x 9'11"

**Bedroom**  
14'3" x 13'6"

**Walk in Wardrobe**  
9'10" x 6'2"

**Ensuite**  
8'5" x 6'3"

**Shower Room**  
9'8" x 10'4"



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