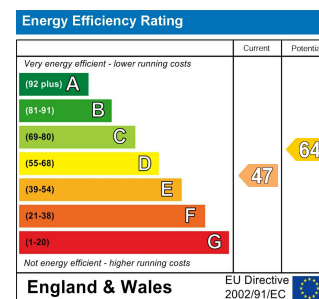




Total Area Excluding Eaves Storage: 183.2 m<sup>2</sup> ... 1972 ft<sup>2</sup>  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, 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 £1,300,000 Freehold  
4 Bed House - Detached



### Features:

- Detached four bedroom family home
- Three bathrooms + WC
- Driveway for two cars
- Multiple living spaces including ground floor extension with roof lantern
- Nestled among premium housing in the Firs Estate
- Large secluded and well stocked garden
- Beautiful features including original fireplaces and stained glass
- 7 min walk to Snaresbrook Station & Wanstead High Street
- Quiet cul de sac close to Epping Forest
- Ample storage including eaves

This striking 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, three bathrooms plus a WC, and plenty of original features, such as stunning fire surrounds and stained glass, while outside you have your own driveway for two cars and a large, secluded garden.

As well as all that 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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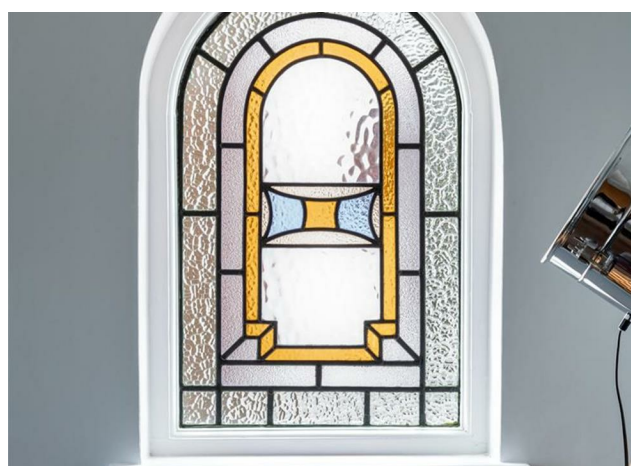
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IF YOU LIVED HERE...

You'll love the amount of thought and care that has gone into restoring this home, particularly the way it balances modern convenience with timeless style, so you'll be able to enjoy the design for many, many years to come.

Head up your double drive and into your grand hallway for a taste of things to come (note the stunning parquet flooring and timber features). To your left, the reception room is bright yet warm with its soft carpeting, feature wall and focal fireplace.

At the rear, you'll find another reception room, just as immaculately decorated, as well as another living space extending from the adjoining kitchen. This beautifully designed space with its lantern ceiling would make an excellent dining area, and entertaining will be all the more tempting thanks to the fantastically modern kitchen. The cabinets are particularly sleek, and the integrated appliances high-spec.

In the summertime, you'll love being able to make the most of the sizeable patio area. As well as the low maintenance lawn, you've got a brilliant array of mature foliage to bring an air of seclusion, as well as two outbuildings for storage.

The downstairs WC will be particularly handy, but you've got another three bathrooms across the upper two floors. On the first floor, you'll find three spacious and spotless bedrooms, one with an ensuite, and a family bathroom with a corner tub and walk-in shower. Meanwhile, in the loft you'll find your master, with an elegant ensuite and a

huge amount of eaves storage.

Back outside, 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 Snarebrook, which is a 7 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 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



A WORD FROM THE OWNERS.....

"I have grown up in the area and couldn't think of a better place to live and bring up our family, which is why we have been here for 22 years. We have the best of both worlds with South Woodford providing a choice of supermarkets and Wanstead giving you a village community with independent shops, cafes and a park.

We are surrounded by great schools; both state and independent. There is easy travel into London from several tube stations - the nearest being only a 7 min walk from here.

We love being so close to Epping Forest, where we walk the dog, feed the local swans and ride our bikes on the local trails.

Being in a cul-de-sac, we are blessed with having lots of amazing neighbours, young and old, who all look out for each other.

The garden provides a secluded haven which gets the sun all day long and is surrounded by trees and bird song, enabling you to relax and unwind."

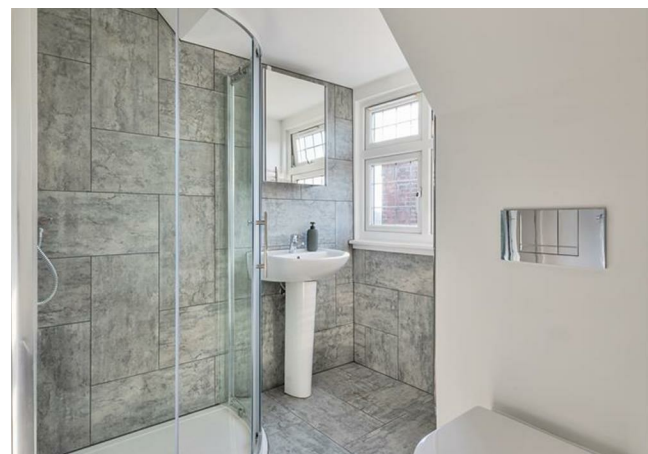
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**Garden**  
69'6" x 30'10"

**Porch**

**Hall**

**Reception Room**  
12'9" x 14'7"

**WC**

**Reception Room**  
12'4" x 15'10"

**Kitchen**  
10'2" x 15'10"

**Reception Room**  
20'2" x 9'6"

**Bedroom**  
12'10" x 14'7"

**Bathroom**

**Bedroom**  
12'5" x 15'11"

**Bedroom**  
10'4" x 12'9"

**Ensuite**

**Bedroom**  
13'5" x 13'6"

**Ensuite**



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