



CHURCHILL
estates

Hermitage Walk, South Woodford, E18 2BN

Offers In Excess Of £1,250,000 Freehold

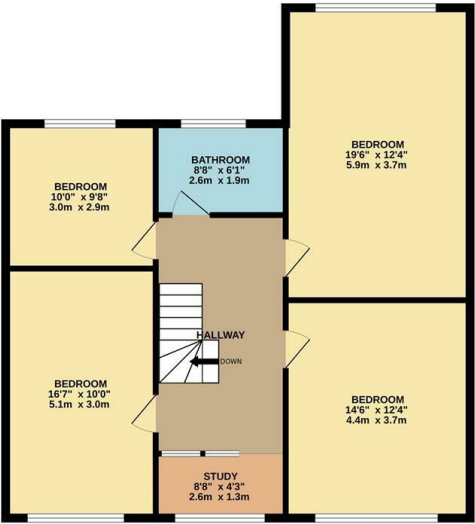
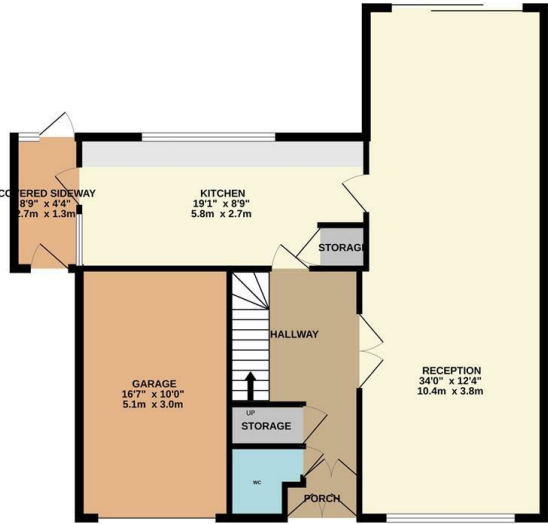
Bedrooms: 4 | Reception Rooms: 2 | Bathrooms: 2



Request a Viewing: **0208 530 3333** Email: **southwoodford@churchill-estates.co.uk**


GROUND FLOOR
925 sq.ft. (86.0 sq.m.) approx.

1ST FLOOR
908 sq.ft. (84.3 sq.m.) approx.



TOTAL FLOOR AREA: 1833 sq.ft. (170.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Council: Redbridge | Council Tax Band: G | Floor Area: 1700.70 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		76
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	49	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



The Agent has not tested any apparatus ,equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

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Gartina is CHAIN FREE and Located in arguably one of South Woodford's most Premier turnings.

The property is an example of 1960's Architecture and is set on a enviable plot of approx. 124.ft x 41ft.

This Fully House offers a huge amount of potential for remodeling and enhancing, to create a stunning modern home, set within a gentle stroll of Snaresbrook Central Line Station, High Street amenities as well as both Wanstead and South Woodford's bustling shops, cafes and Central Line Stations. The position within the desirable "FIRS" estate is ideal, only moments from Eagle Pond at the tip of Epping Forest so perfect for walking and cycling and within easy reach of the highly regarded Forest independent School.

The Internal Accommodation comprises an Entrance Hall with Ground Floor Cloakroom and Double doors opening to a spacious Reception room of 34 ft x 12ft 4 with Dual Aspect views and boasting much natural light, there is also a generous Kitchen/Breakfast Room with Garden views.

The First Floor Landing is a particular feature of the home and boasts Four Double Bedrooms, a Study and Family Bathroom. The Rear Garden is a good size and offers the opportunity for extension subject to the usual consents, it also has an outdoor Swimming pool which has not been used for a number of years but again offers great potential.

The property is well set back from the road with a good frontage, so there is plenty of space for off street parking as well as an integral Garage which also offers the opportunity to convert into additional living space.