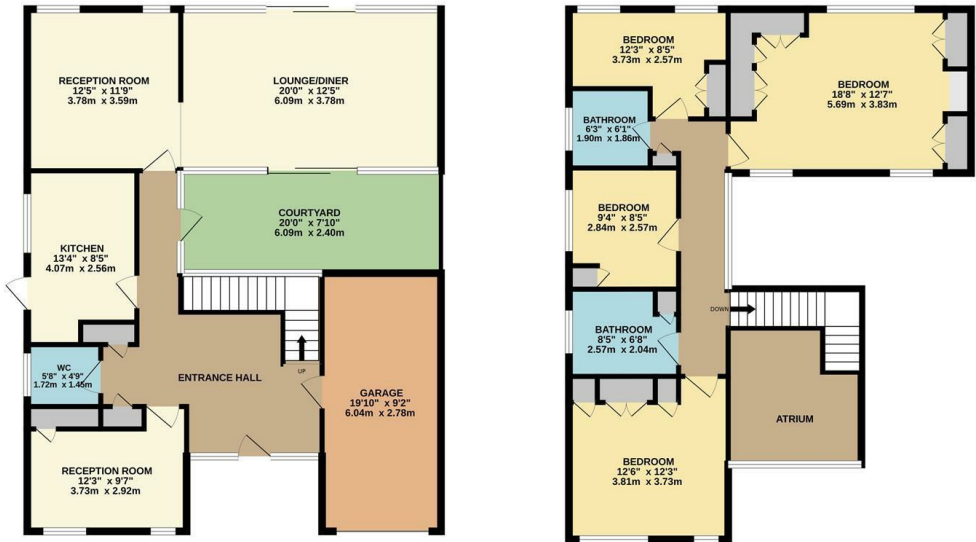




GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 1647sq.ft. (153.0 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.
Made with Metropix 4/2023

Council: Redbridge | Council Tax Band: G | Floor Area: sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	56	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

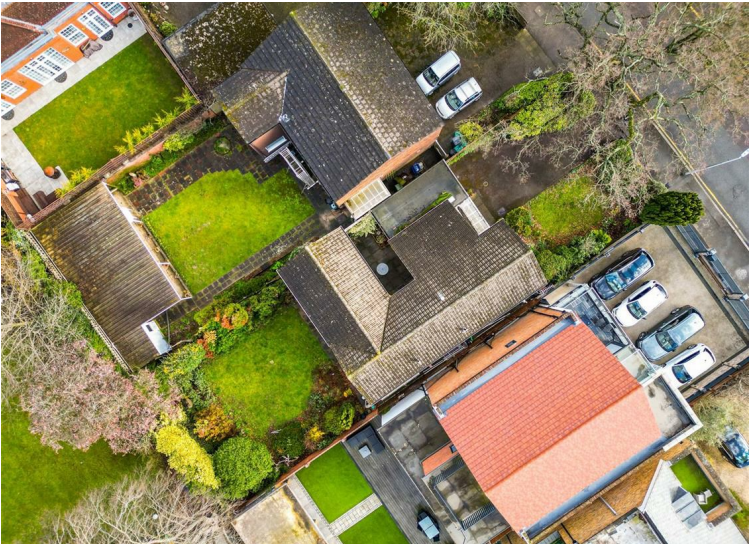


The Agent has not tested any apparatus ,equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.
References to the tenure of a property are based on information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



Hermitage Walk, South Woodford, E18 2BN
Offers In Excess Of £1,400,000 Freehold

Bedrooms: 4 | Reception Rooms: 3 | Bathrooms: 2



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



OFFERS IN EXCESS OF £1,400,000

CHAIN FREE and Located in arguably one of South Woodford's most premier turnings,

"SEATOLLER HOUSE" HERMITAGE WALK, this truly is a unique example of 1960's architectural style set on a generous plot of approx.130ft x 38ft.

This Fully Detached Residence complete with its original internal courtyard, now 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.

Although currently requiring modernisation the property does boast Four Bedrooms, Two Bathrooms as well as Three Receptions and the convenience of a Ground Floor Cloakroom/W.C and features a Double Height glazed 'atrium' style entrance complete with bespoke oak tread staircase that really does give the wow factor, the full width rear reception can be viewed from the entrance by literally looking though the internal courtyard and that really is quite special.

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.

F/Hold
EPC D
Council Tax Band G

