



GROUND FLOOR
1610 sq.ft. (149.6 sq.m.) approx.



1ST FLOOR
965 sq.ft. (89.6 sq.m.) approx.



2ND FLOOR
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA: 3072 sq.ft. (285.4 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 fixtures 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: 3072.00 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(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.

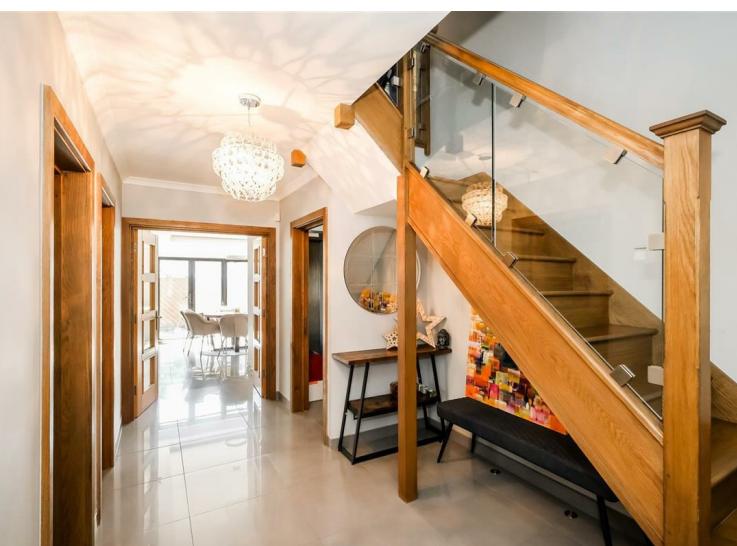
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.



CHURCHILL
estates

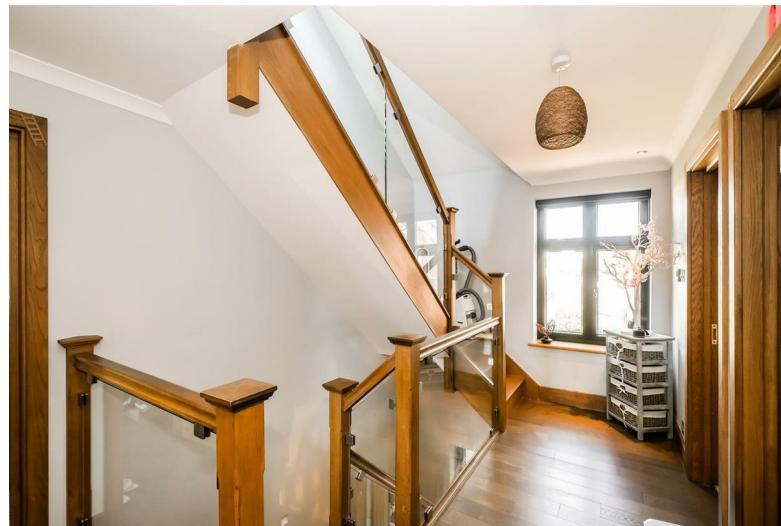
Hermitage Close, South Woodford, E18 2BW
Guide Price £1,700,000 Freehold

Bedrooms: 5 | Reception Rooms: 1 | Bathrooms: 2



Request a Viewing: **0208 530 3333** Email: **southwoodford@wearechurchills.co.uk**

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Guide Price - £1,700,000

A Truly Unique Home in the Prestigious 'FIRS' Estate

Located in a highly sought-after cul-de-sac within the desirable 'FIRS' estate, this fully detached and extensively refurbished family residence offers over 3,000 sq. ft. of luxurious accommodation, all finished to an exceptional standard by the current owners.

Accessed via a gated entrance, this stunning home combines high-end finishes with thoughtfully designed living spaces, ideal for modern family life.

Accommodation Overview -

Ground Floor - Spacious and welcoming entrance hall, Elegant formal reception room - perfect for entertaining, Impressive open-plan kitchen/dining/family room with full range of integrated high-spec appliances including built-in coffee machine, Bi-fold doors open out to a South-facing garden, flooding the living area with natural light, Study/home office, Utility/boiler room, Ground floor W.C., Integral garage, currently adapted as a gymnasium.

First Floor - Luxurious master suite with dual aspect, walk-in dressing room, and exquisite en-suite bath/shower room featuring a freestanding bath, open shower, and twin basins, Two further double bedrooms, one with en-suite shower room, Contemporary family bathroom with both bath and shower.

Second Floor - Two additional double bedrooms and Stylish shower room

Exterior - South-facing rear garden featuring, Raised decked patio with balustrade to lawned area, Additional paved patio currently set up as a children's play area.

Location - Positioned within walking distance of both Snaresbrook and South Woodford Central Line Stations, as well as a range of boutique shops, cafes, and restaurants. Families will also appreciate proximity to top local schools, including the highly regarded Forest School, just a short walk away.

This exceptional home offers a rare opportunity to acquire a bespoke residence in one of the area's most exclusive locations.

