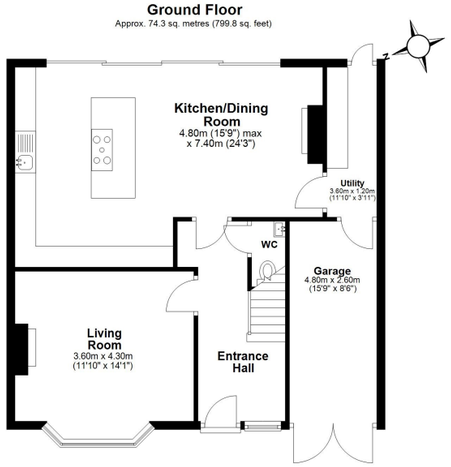

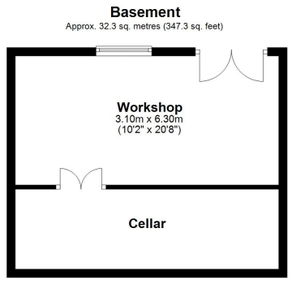

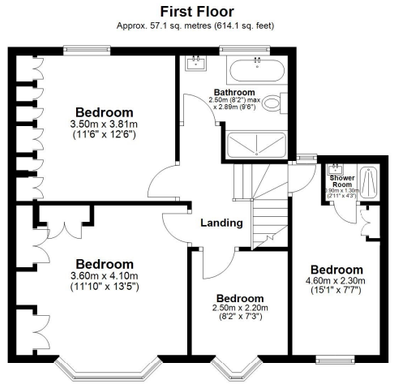

Total area: approx. 163.6 sq. metres (1761.2 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Plan produced using PlanUp.

Hermon Hill

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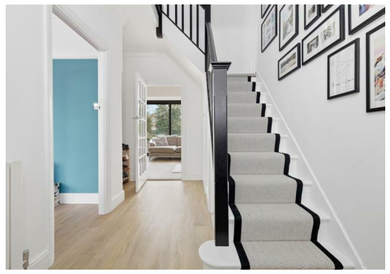

Hermon Hill, South Woodford

Offers In Excess Of £1,100,000 Freehold

- Four bedroom house
- Separate utility room
- Contemporary kitchen and bathrooms
- 0.5 miles to South Woodford Station
- 0.7 miles from Wanstead High Street
- Stunning condition throughout
- Ensuite shower room
- Large workshop/storage room
- 0.5 miles from George Lane

11 Woodbine Place, Wanstead, London, E11 2RH
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Hermon Hill, South Woodford

Petty Son & Prestwich are proud to present this beautifully extended 1930s double bayed family home, a property that effortlessly combines timeless character with modern living, set within a highly sought-after and well-connected neighbourhood.

4 | 2 | 2 | E | Council Tax Band: E

Perfectly positioned within easy reach of South Woodford (0.5 miles) and Snaresbrook (0.6 miles) stations, excellent local schools and a range of transport links, this is a home that offers not just space and style, but a lifestyle to match.

From the moment you arrive, the home makes a lasting impression. The wide frontage, elegant double bay windows and immaculate driveway, offering space for multiple vehicles, creates a welcoming and refined arrival. Stepping inside, a bright and calming hallway sets the tone, with crisp white walls and generous proportions guiding you through the home.

The front reception room is a space designed for both relaxation and style; natural light pours through the bay window, softened by plantation shutters, while a striking dark oak fireplace and rich tones create a warm yet sophisticated atmosphere, perfect for unwinding at the end of the day.

To the rear, the home truly comes into its own. The stunning open-plan kitchen, dining and family space has been thoughtfully designed for modern living, whether hosting friends, gathering with family, or simply enjoying day-to-day life. Sliding doors open seamlessly onto a raised patio, creating a natural flow between inside and out, ideal for summer dining and relaxed evenings. The shaker-style kitchen, finished in elegant light grey with marble worktops and a statement island, forms the centrepiece of this sociable space.

Practicality is equally well considered, with a separate utility room keeping the main living area clutter-free, while also providing direct access to both the garden and the integral garage. A convenient downstairs WC completes the ground floor.

Upstairs, the home continues to impress with four well-proportioned bedrooms. Three of the four bedrooms are doubles, all of which benefit from fitted wardrobes, with one of the bedrooms enjoying its own contemporary ensuite, ideal for guests or older children. The family bathroom offers a calm, spa-like retreat, complete with a sleek walk-in shower and a luxurious bath designed for long, relaxing soaks.

Outside, the raised patio provides the perfect setting for entertaining and summer barbecues, with steps leading down to a private, low-maintenance garden framed by mature trees and planting, creating a peaceful green escape. A hidden gem lies beneath the patio, where a substantial workshop and storage area offers exciting potential. Whether used as a home gym, office, studio or playroom, this versatile space can easily adapt to suit a variety of lifestyles.

EPC Rating: E52
Council Tax Band: E
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 per person.

Reception Room
11'10" x 14'1"

Dining Room/ Kitchen
15'9" x 24'3"

Bedroom
11'6" x 12'6"

Bedroom
11'10" x 13'5"

Bedroom
8'2" x 7'3"

Bedroom
15'1" x 7'7"