

PALMERSTON ROAD,  
BUCKHURST HILL,

**Farr O'Neil**  
RESIDENTIAL ESTATE AGENTS



Superb Victorian semi-detached house | Three double bedrooms | Bathroom & two shower rooms | Spacious through lounge | Modern integrated kitchen / breakfast room | Beautifully presented throughout | Off street parking | South facing rear garden | Excellent location for schools, Central Line & Queens Road | EPC rating D57 / Council tax band E

**Guide Price**  
**£775,000**



A wonderfully presented period property which is stylishly presented to the market. This family home offers a spacious lounge / dining room, modern kitchen / breakfast room, three double bedrooms, three bathrooms, parking and a low maintenance rear garden - all just a short walk from the Central Line Station, Queens Road and excellent State & Independent schools.

### Location

Palmerston Road always proves to be a popular spot being right in the heart of Buckhurst Hill. Just a short walk from the boutique shops, cafes, restaurants and Waitrose in Queens Road; and the Central Line station at Buckhurst Hill with its direct access to the City, West End and Canary Wharf. Buckhurst Hill is particularly well served with both state and independent primary schools, all within walking distance, and being surrounded by Epping Forest you would never be short of leisure pursuits.

### Interior

This charming period property, with accommodation over three floors, commences with a traditional entrance porch opening to a welcoming hallway with an original front door, wooden flooring and stairs to the upper floors. The principal reception room is a spacious through lounge, again with wood effect flooring and sash windows, fireplace, contemporary radiators and French doors opening to the rear garden. The room opens to the kitchen / breakfast room which is fitted with Shaker style units with contrasting quartz worktops with integrated appliances and space for a range cooker. To the rear of the kitchen is an area perfect for a breakfast table to take in the views of the garden and the two sets of bi-fold doors make the most of the southerly aspect. On the first floor are two double bedrooms, a luxury family bathroom and the principal bedroom has an en suite shower room. The top floor offers a further double bedroom, again with an en suite shower room - perfect for teenager or as a guest room. The whole house is a beautifully presented period property with a wonderful mix of both traditional and contemporary feature - ready to move into.

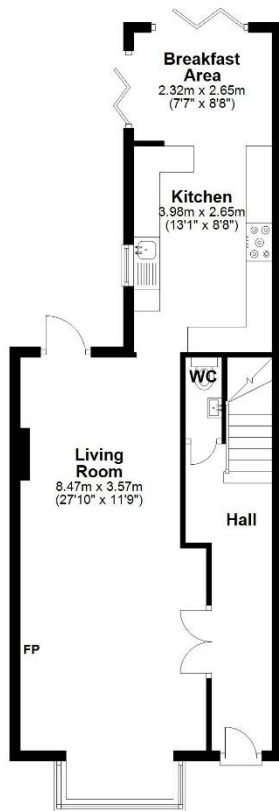
### Exterior

The front of the property offers parking for two cars with steps up to the front door. The rear garden is a delightfully private space with mature screening to the rear and south facing to make the most of the sun. The garden measures approximately 55ft in length with a decked area for entertaining, lawn, mature shrub and tree borders and there is side access.



**Ground Floor**

Approx. 53.7 sq. metres (578.1 sq. feet)



**First Floor**

Approx. 44.2 sq. metres (475.7 sq. feet)

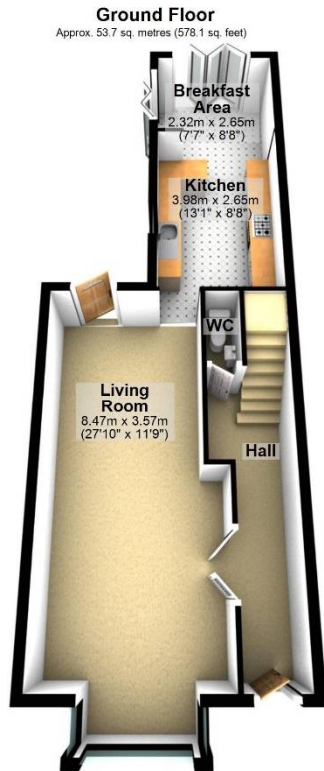


**Second Floor**

Approx. 18.7 sq. metres (201.2 sq. feet)



Total area: approx. 116.6 sq. metres (1255.0 sq. feet)



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Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.  
Details Prepared on 30th September, 2024