

PALACE GARDENS,
BUCKHURST HILL,

Farr O'Neil
RESIDENTIAL ESTATE AGENTS



Charming period property | Superb location in the heart of Buckhurst Hill | Two double bedrooms | Spacious family bathroom | Open plan kitchen/living space | Separate sitting room | 70ft rear garden | Residents' parking | Quiet cul-de-sac close to shops, tube & schools | EPC rating *tbc* / Council Tax band E

Guide Price
£575,000



A charming Victorian brick fronted two bedroom house which offers surprisingly spacious accommodation and is ideally positioned just a short walk from Queens Road and the Central Line Station. Features include an extended open plan kitchen/living space, a separate lounge, two double bedrooms, a large family bathroom and a 70ft rear garden.

Location

Palace Gardens is one of the most delightful roads in Buckhurst Hill, a quiet no through road with charming period cottages on one side all enjoying views of greenery on the other. The location is very central with the boutique shops and cafes and Waitrose Supermarket on Queens Road just a stroll away. Transport links are excellent with the Central Line Station with its direct links to the City & West End and for road users the M11, M25 and routes into London close by. For leisure pursuits there are sports clubs including the David Lloyd Centre, and being surrounded by the green spaces of Epping Forest there is plenty to offer.

Interior

The ground floor accommodation commences with a welcoming entrance hall with a wood panelled front door. To the front aspect is a cosy sitting room with an original stye cast iron fireplace, traditional bay window and exposed floorboards. The rear of the ground floor has been extended to create a superb kitchen/living space. The kitchen area is fitted with an extensive range of units with a central island and ample space for appliances. There is plenty of room for a dining table with a log burner acting as the focal point of the room. Upstairs are two double bedrooms off a good size landing and the rear facing bedroom has bi-fold doors opening to a Juliette balcony offering wonderful viewings over the surrounding gardens. The family bathroom is unusually spacious with a corner shower cubicle, separate bath and complementary tiling.

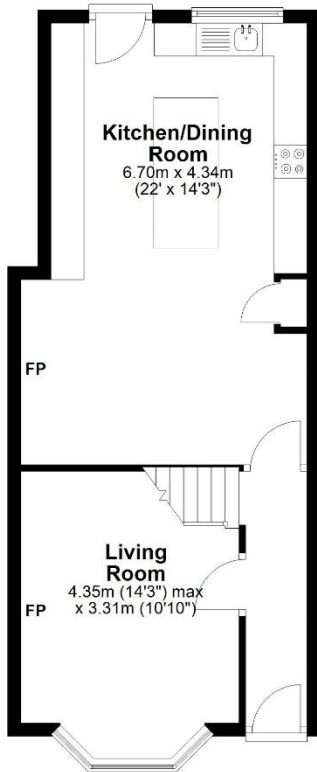
Exterior

There is a front garden with dwarf wall and path to the front door. The rear garden measures approximately 70ft in length, commencing with a patio area with the remainder laid to lawn with mature shrub and tree borders. Palace Gardens offers residents' parking with permits available from the Essex Parking Partnership and there is a footpath at the far end of the road meaning that Buckhurst Hill Station is only a 3/4 minute walk away.



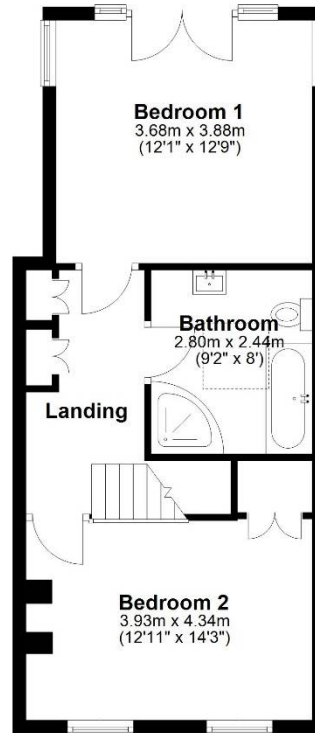
Ground Floor

Approx. 44.6 sq. metres (479.7 sq. feet)

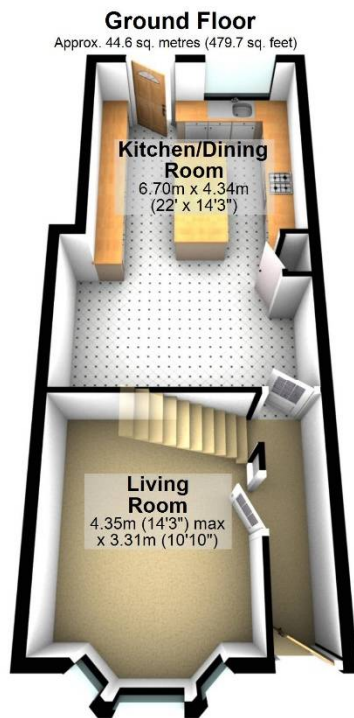


First Floor

Approx. 44.3 sq. metres (476.9 sq. feet)



Total area: approx. 88.9 sq. metres (956.6 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 10th December, 2024

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