

PALMERSTON ROAD,  
BUCKHURST HILL

**Farr O'Neil**  
RESIDENTIAL ESTATE AGENTS



Beautifully presented link-detached property | Three / four bedrooms | Two reception rooms | Open plan kitchen / diner / conservatory | Ground floor bedroom with en suite | No onward chain | Low maintenance rear garden | Garden room with gym / home office | Excellent location for schools, shops & Central Line | EPC rating D66 / Council Tax band F

**Guide Price**  
**£775,000**



Offered with no onward chain is this bright and spacious link-detached three/four bedroom property which is ideally situated for Queens Road, the Central Line and local state independent schools. Features include two receptions plus a conservatory, a modern fitted kitchen, a ground floor bedroom with en suite, three first floor bedrooms and a south facing rear garden.

### **Location**

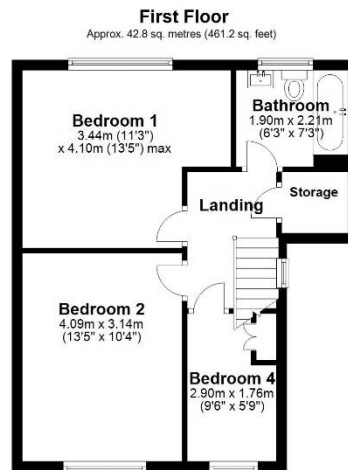
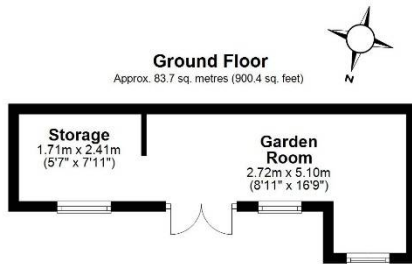
The property is ideally located just a stone's throw from Queens Road, the Central Line and local state and independent schools. Buckhurst Hill is a particularly sought after area, not only due to its schools, but also its transport links, trendy shops and Epping Forest on the doorstep. The Central Line gives easy access to the City, Canary Wharf, Westfield Shopping Centre and West End, and for road users, the M25, M11 and routes into London are conveniently close by. Being surrounded by Epping Forest you will never be short of leisure pursuits, and in addition there is an excellent range of sports clubs including a David Lloyd Centre close by.

### **Interior**

The accommodation on the ground floor consists of a handy entrance porch which opens into a bright and airy hall. To the front aspect is cosy sitting room with exposed floorboards, and the other side of the hall is a fourth bedroom/further reception room with an en suite shower room. The rear of the house is more open plan with a dining area off the kitchen which opens into a conservatory, and being south-facing, usable all year around. The kitchen is fitted with an excellent range of white units with contrasting worktops with ample space for appliances. There is also a guest cloakroom / shower room. Upstairs are three well appointed bedrooms, all served by a modern bathroom with a white suite. The owners have architects plans to extend into the loft area to add extra living space.

### **Exterior**

The front garden is block paved offering parking for 2/3 cars and the rear south facing rear garden is perfect for entertaining and a summer barbeque. The garden is landscaped, predominantly paved with a lawned area. To the rear is an attractive garden room, presently used as a gym, but would make an ideal space to work from home, and there is also a very useful storage area.



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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 23rd June, 2023