

PALMERSTON ROAD,  
BUCKHURST HILL,

**Farr O'Neil**  
RESIDENTIAL ESTATE AGENTS



Spacious ground floor maisonette | Approximately 750 sq. ft. of accommodation | Requires modernisation | Lounge and separate kitchen | Two double bedrooms | Long lease and share of freehold | Offered chain free | Own garden and garage en bloc | Excellent spot for Central Line & Queens Road | EPC rating D55 / Council Tax Band C

**Guide Price**  
**£375,000**



Situated just a short walk from Buckhurst Hill Central Line Station and Queens Road is this spacious two double bedroom ground floor maisonette. The property does require some modernisation but offers generously proportioned rooms, own garden, garage en bloc, a long lease and is offered with no onward chain.

### **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 purpose built ground floor maisonette offers approximately 750 sq. ft. of accommodation commencing with its own front door open to the hall. The lounge/dining room is a good size and features a large window looking onto a south facing garden, making it a naturally bright and airy room. There is a separate fitted kitchen off the lounge offering direct access to the rear garden, extensively fitted with space for appliances. The two double bedrooms are well appointed and spacious, served by a fully tiled shower room.

### **Exterior**

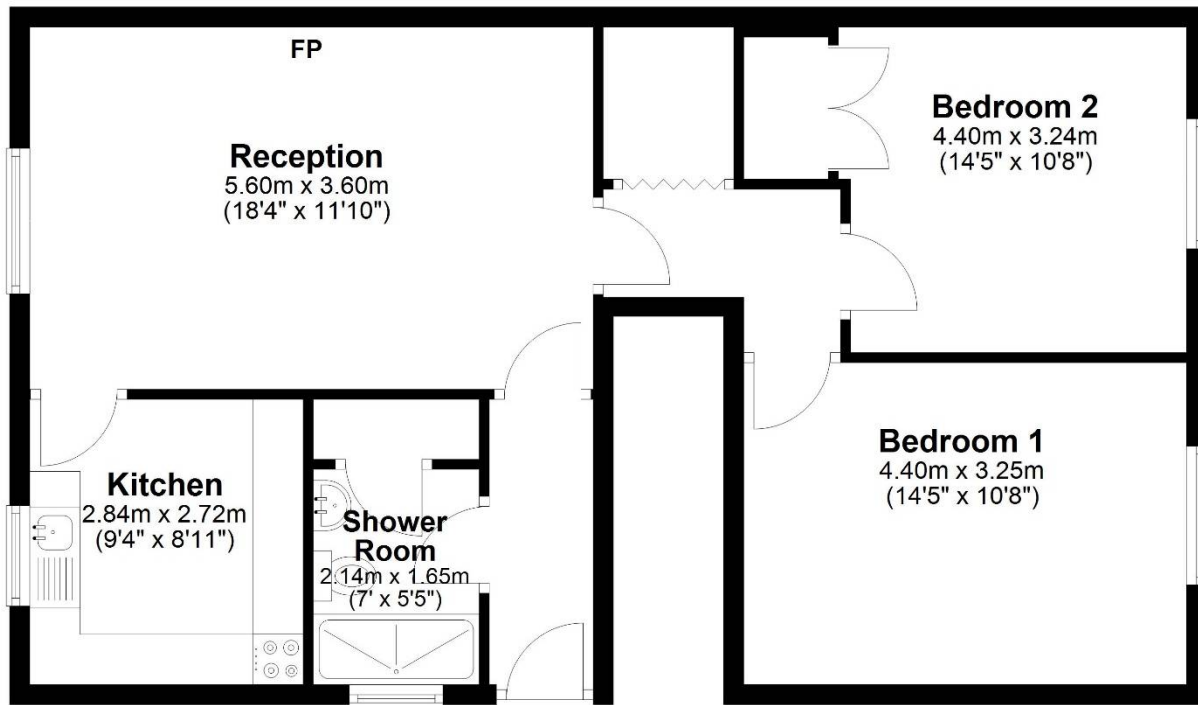
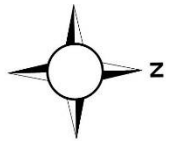
The property sits within a small development of similar maisonettes, and this apartment benefits from having a garage en bloc, and its own courtyard garden which is presently paved with mature shrubs.

### **Agent's Note**

We are informed by the vendor that there is in excess of 920 years remaining on the lease, and the flat is to be sold with a share of the freehold. There is no service charge or ground rent payable with the only outgoing being the building's insurance which is presently around £200 per annum.

## Ground Floor

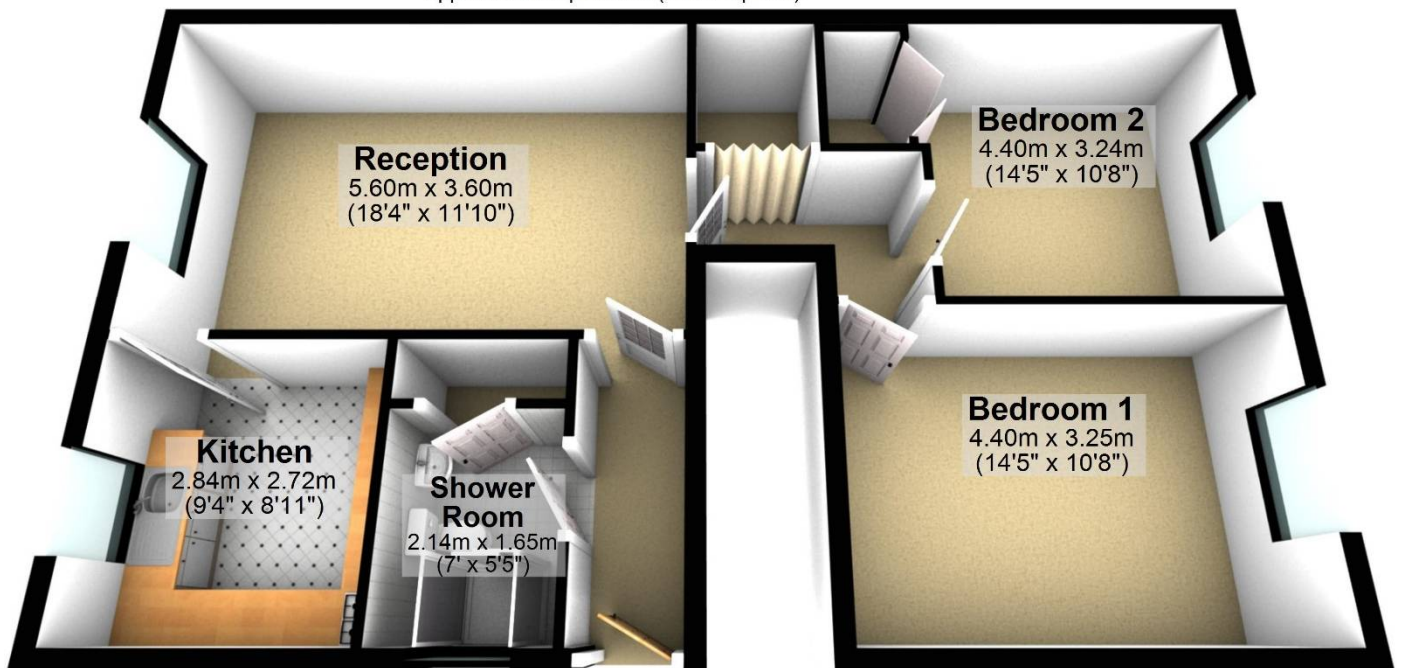
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Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.  
Details Prepared on 1st November, 2024