

PALMERSTON ROAD,
BUCKHURST HILL

Farr O'Neil
RESIDENTIAL ESTATE AGENTS



Spacious family home | Three well appointed bedrooms | Generous through lounge | Modern kitchen & bathroom | South facing rear garden | Detached garage & off street parking | No onward chain | State & independent schools close by | Excellent location for Central Line & Queens Road | EPC rating *tbc* / Council Tax band E

Guide Price
£735,000

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Ideally placed for the Central Line Station, Queens Road shops and highly regarded state and independent schools is this well appointed three bedroom family home. The property features a spacious lounge/dining room, fitted kitchen, guest cloakroom, detached garage, south facing garden, and would appear to offer the potential to extend subject to planning approval.

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, including St. John's Primary, all within walking distance. Being surrounded by Epping Forest you would never be short of leisure pursuits and there is an excellent choice of tennis, cricket and golf clubs close by, along with a David Lloyd Centre a short drive away.

Interior

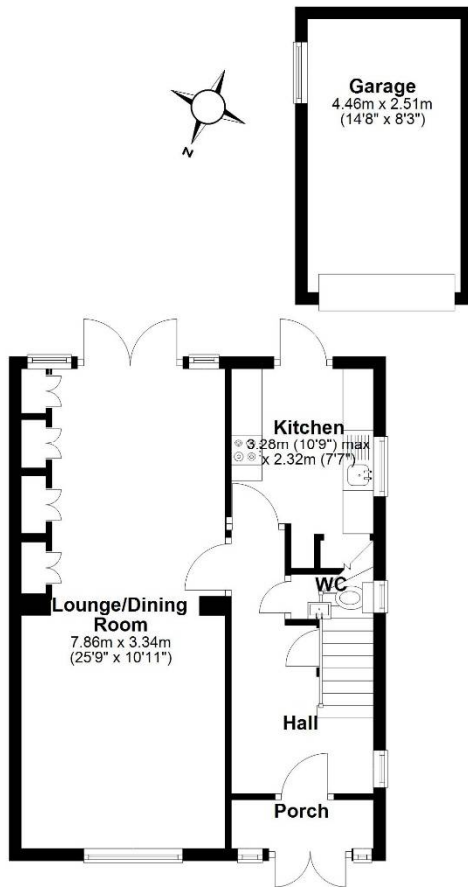
The ground floor accommodation commences with a handy entrance porch with inner door which opens to a welcoming entrance hall with wooden flooring along with access to a guest cloakroom. The principal reception room is a generous through lounge which is a naturally bright and airy room with French doors opening to the rear garden. There is wooden flooring, bespoke fitted storage in the dining area and a bay window to the front aspect. The kitchen is fitted with a contemporary range of base and wall mounted units with contrasting work tops, including integrated appliances alongside plenty of storage options. The first floor offers three good sized bedrooms, all served by a family bathroom which has been cleverly designed to include both a bath and separate shower cubicle with a white suite and contrasting tiling. The neighbouring properties have both been extended to the rear in recent times, so cannot see why a similar project of extension couldn't be undertake, subject to usual planning consents.

Exterior

The front garden is block paved to offer parking for two cars, and there is a shared driveway which gives access to a detached garage. The rear garden is south-facing and measures approximately 60ft in length, commencing with a patio area for entertaining, with the remainder laid to lawn with mature tree and shrub borders.

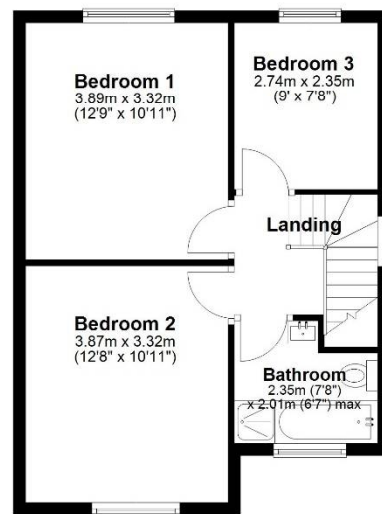
Ground Floor

Main area: approx. 45.3 sq. metres (487.3 sq. feet)
Plus garages, approx. 11.2 sq. metres (120.3 sq. feet)

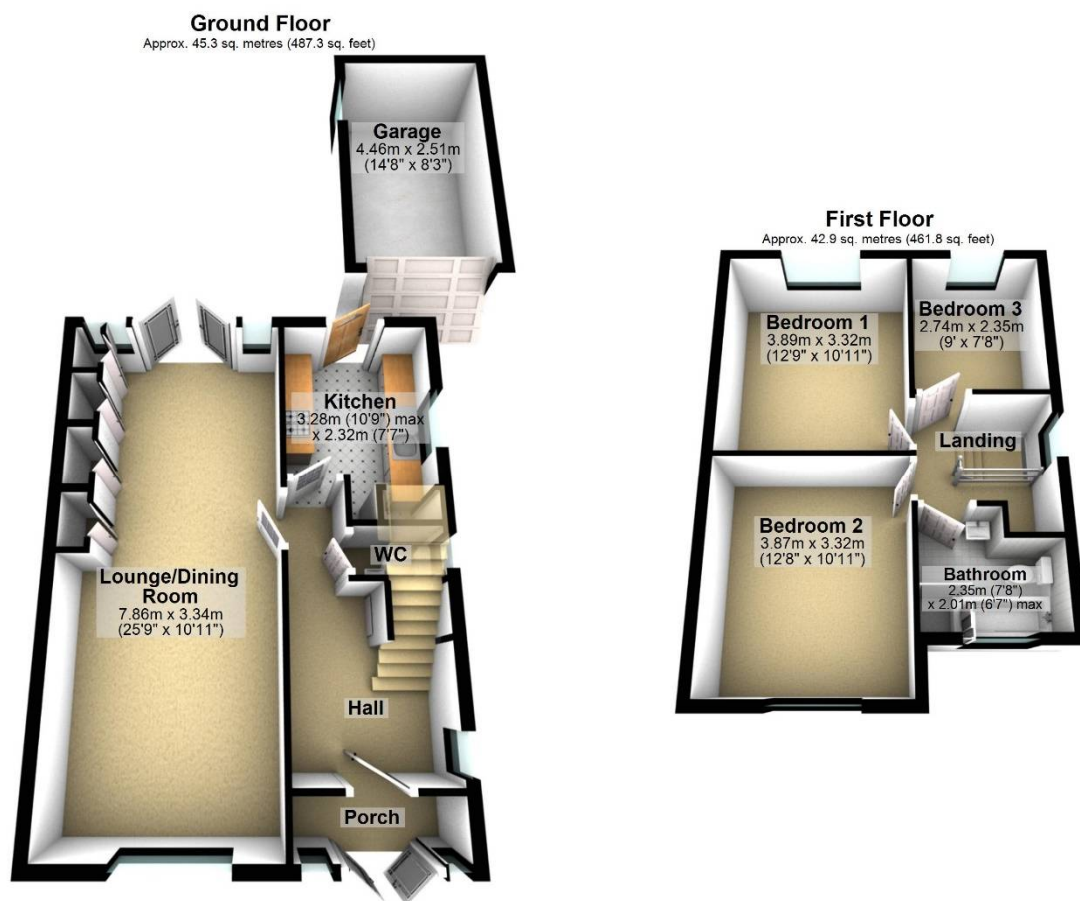


First Floor

Approx. 42.9 sq. metres (461.8 sq. feet)



Main area: Approx. 88.2 sq. metres (949.1 sq. feet)
Plus garages, approx. 11.2 sq. metres (120.3 sq. feet)



Total area: approx. 99.4 sq. metres (1069.5 sq. feet)

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 8th May, 2025