



Palmerston Road, Buckhurst Hill, IG9

BUTLER & STAG



# A beautifully presented four bedroom townhouse, positioned in the heart of Buckhurst Hill.



- Four Bedroom House
- Wine Cellar
- Modern Throughout
- Separate Dressing Room
- Townhouse
- Driveway
- Great Location
- School Catchment Area

The internal accommodation is arranged over three floors. The ground floor comprises of a modern open plan kitchen and spacious living room, utility room, separate storage room, and a study room. There is also a stunning wine cellar in the hallway and a downstairs W/C.

Upon entrance to the first floor, there are two double bedrooms, and there is also a contemporary shower room.

The second-floor comprises of the main bedroom with an en-suite bathroom, a double bedroom, and a walk-in dressing room.

The rear garden has been beautifully landscaped and easy to maintain. To the front of the property there is spacious driveway providing parking two cars.

Palmerston Road is located within easy reach of Buckhurst Hill Station (Central Line) for swift access into the City, Canary Wharf, West End and beyond. Also, within close proximity, is the ever-popular parade of shops on Queens Road with its comprehensive range of independent shops, delightful boutiques, eateries and restaurants. This area is renowned for its high quantity of excellent primary and secondary schools, both private and state.

Council Tax Band F





## Palmerston Road

Approx. Gross Internal Area 157.5 Sq M ( 1695.2 Sq Ft )

BUTLER & STAG



Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.

BUTLER & STAG

☎ 020 8504 9000

🏠 184 Queen's Road, Buckhurst Hill, IG9 5BD

✉ buckhursthill@butlerandstag.com

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

[www.butlerandstag.uk](http://www.butlerandstag.uk)