



Palmerston Road, Buckhurst Hill, IG9

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**PRICE GUIDE - £1,300,000 - £1,325,000.** This impressive semi-detached home, brimming with period charm and contemporary elegance, is located just half a mile from Buckhurst Hill Station (Central Line). The property has been meticulously designed with high-end finishes and modern conveniences, creating a truly luxurious living space.



## Freehold

- Victorian Family Home
- Stunning Throughout
- Over 2,200 Sq Ft Of Internal Living Accommodation Set Over 4 Floors
- Principal Bedroom With Dressing Room & En-Suite
- Four Bedrooms/Two Bathrooms
- St Johns Catchment
- Buster & Punch Hardware
- Short Walk To Queens Road & Buckhurst Hill Central Line Station

The property benefits from a private driveway with parking for three vehicles. A charming staircase leads to the front entrance, opening into a spacious and welcoming hallway.

The elegant double reception room boasts stunning period features, including sash windows, marble fireplaces (both in working order), ornate ceiling mouldings, cast iron radiators, and original shutters. French doors open onto a Juliet balcony overlooking the beautifully landscaped garden. The space is further enhanced by rich IPE hardwood flooring that extends throughout this level.

The open-plan kitchen and living space on the lower level is a masterpiece of design, featuring a real Calacatta Viola marble feature/media wall with a pull-out TV and bio-ethanol fireplace. The kitchen is equipped with premium appliances, including Siemens ovens and dishwasher, a Miele fridge and freezer, and Samsung washing machine and tumble dryer. The cabinetry is complemented by walls painted in Coat Pampas. A recently serviced Worcester Bosch boiler ensures efficient heating. The green living/dining area, painted in Benjamin Moore Waller Green, features bespoke Crittall doors by Metal Form Group, a bespoke boucle window seat with hidden storage, a stunning real marble pink table from Imperial Marble & Granite Importers, and luxurious stained wooden floors. Ceiling lights have been sourced from renowned American brand CB2, while Buster & Punch light switches and sockets add a refined touch.

Walls in the hallway and landing are painted in Lick White 03, with Herringbone Galerie Jute wallpaper on the upstairs landing. The stairs and bannisters are painted in Lick Soho Home Beige 02, finished with sleek glass panels for a modern aesthetic.

The smaller child's bedroom features bespoke Empire Wardrobes from The









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Approx. Gross Internal Area 207.7 Sq M ( 2235.2 Sq Ft )

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Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.  
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☎ 020 8504 9000

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

✉ buckhursthill@butlerandstag.com

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

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.