

PALMERSTON ROAD,  
BUCKHURST HILL

**Farr O'Neil**  
RESIDENTIAL ESTATE AGENTS



Superb three bedroom town house | 90ft. rear garden with detached garage to the rear | Offering plenty of scope | Generous rooms | Fitted kitchen with far reaching views | Integrated garage | No onward chain | Superb location for schools including St Johns Primary | Central Line Station and Queen's Road a stroll away | EPC rating D59 / Council tax E

**Guide Price**  
**£635,000**



This superb property is ideal for someone looking to put their own mark. Offering versatile living space, 90ft. rear garden and a garage to the rear via a private driveway and much more. This property is being sold with no onward chain.

#### Accommodation

On the ground floor there is an integrated garage, bedroom 3 and a ground floor cloakroom. The first floor comprises of a kitchen / breakfast room which enjoys far reaching views and there is also a generous lounge. The top floor has two good size bedrooms and are served by a family bathroom.

The rear garden measures 90ft. with the added bonus of a detached garage to the rear which is accessed via a private driveway on Westbury Road. To the front there is off-street parking.

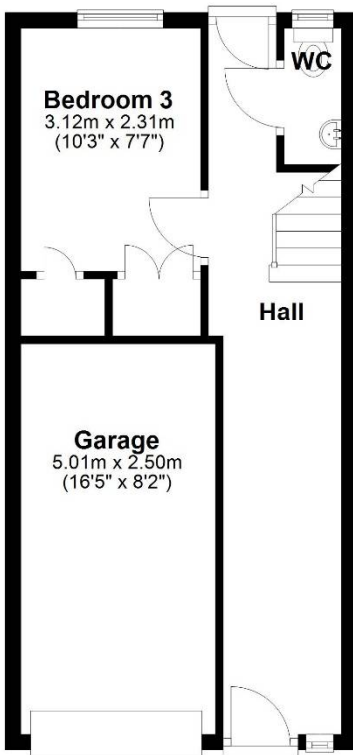
#### Location

Palmerston Road is a superb location being close to the Central Line Station, Queens Road's boutique shops and cafes, and a wonderful choice of both state and independent schools, including St John's Primary. The Central Line offers direct links to the City, West End and Canary Wharf, and for road users the M25, M11 and routes into London are all close by. For leisure pursuits, the town is surrounded by Epping Forest, and there are plenty of golf, tennis and cricket clubs within easy reach, along with a David Lloyd Leisure Centre.



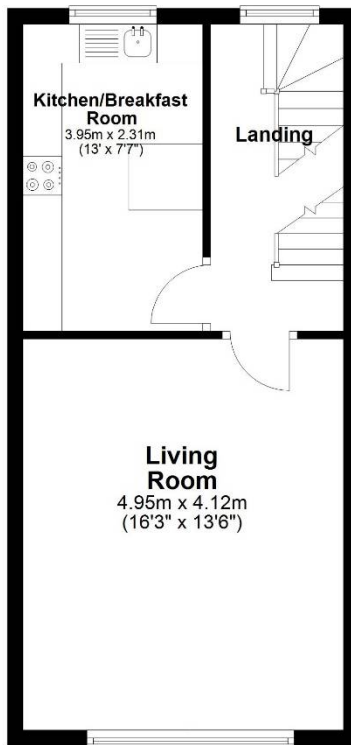
### Ground Floor

Approx. 37.3 sq. metres (402.0 sq. feet)



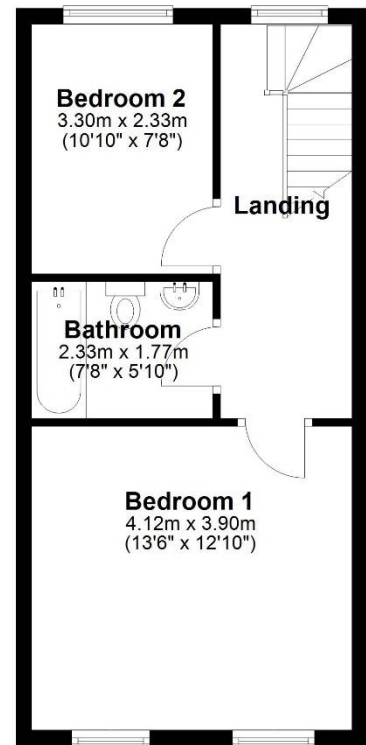
### First Floor

Approx. 37.0 sq. metres (398.7 sq. feet)

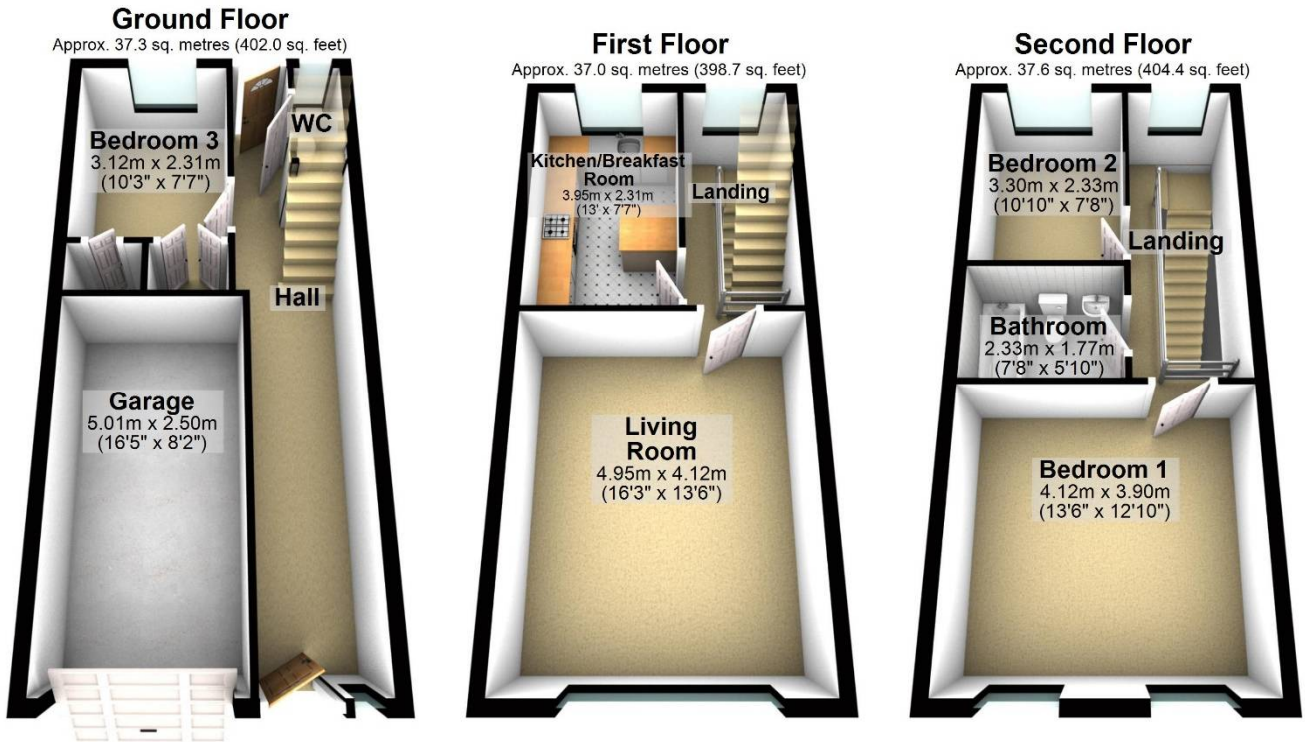


### Second Floor

Approx. 37.6 sq. metres (404.4 sq. feet)



Total area: approx. 112.0 sq. metres (1205.1 sq. feet)



Total area: approx. 112.0 sq. metres (1205.1 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 4th September, 2024