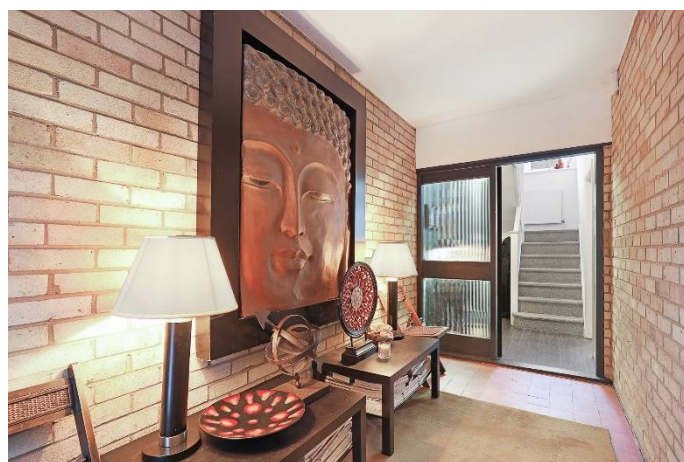


PALMERSTON ROAD,  
BUCKHURST HILL

**Farr O'Neil**  
RESIDENTIAL ESTATE AGENTS



A well presented semi-detached townhouse | Two / three bedrooms | Converted garage adding a study / bedroom 3 | Light and airy reception room | Fitted kitchen | Top floor bedrooms with family bathroom | 50ft rear garden | State & independent schools close by | Excellent location for shops & Central Line | EPC rating D61 / Council Tax band C

**Guide Price**  
**£595,000**

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Ideally situated just a short walk from the Central Line, schools & Queen's Road is this well appointed two/three bedroom semi-detached townhouse. Features include a generously proportioned lounge / dining room, bathroom & shower room, utility room and a former garage which has been converted to a study/playroom. There is parking for two cars and a 50ft rear garden.

### **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 close by.

### **Interior**

The ground floor accommodation commences with a spacious entrance hall with exposed brick which leads to a lobby giving access to the utility room and ground floor shower room. The garage has been converted to create an additional living space / bedroom, so perfect for a teenager or guests, although it could be further improved by adding a window to the front (subject to usual consents). On the first floor is wonderfully proportioned lounge / dining room which is a naturally bright and airy room being south facing. The room has a delightful neutral decor with wood effect flooring making a great spot to relax or entertain. The kitchen is fitted with range of Shaker style units with contrasting worktops and ample space for appliances and storage alike. On the top floor are two bedrooms along with the family bathroom and a separate w/c.

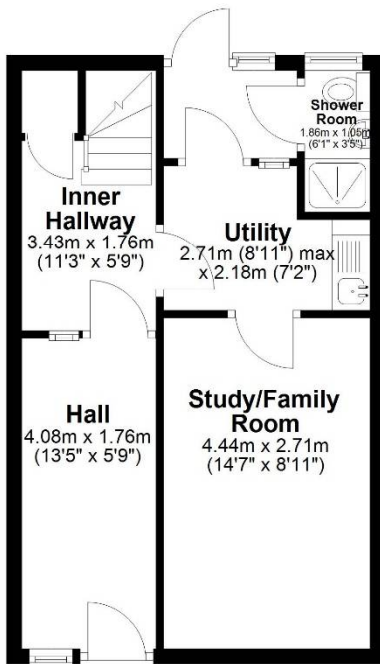
### **Exterior**

The front garden offers hardstanding for two cars and there is a path to the side of the house giving access to the rear garden. This measures approximately 50ft in length with a sitting area directly to the rear of the house along with mature trees - a great space to create a family garden.



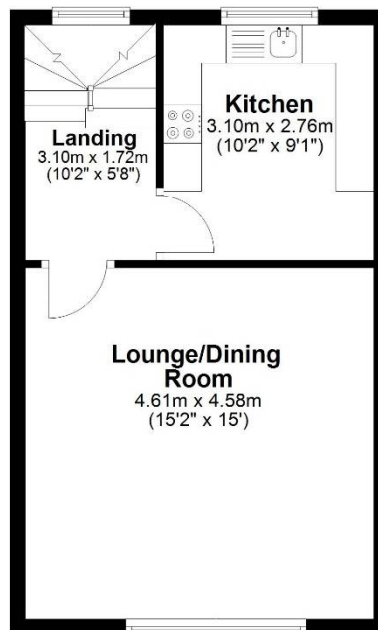
### Ground Floor

Approx. 36.0 sq. metres (387.6 sq. feet)



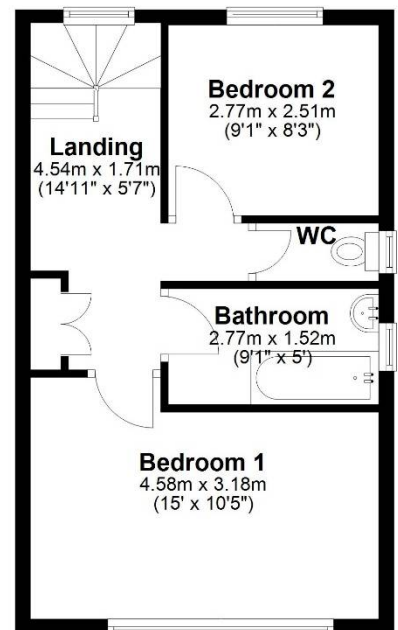
### First Floor

Approx. 35.8 sq. metres (384.9 sq. feet)

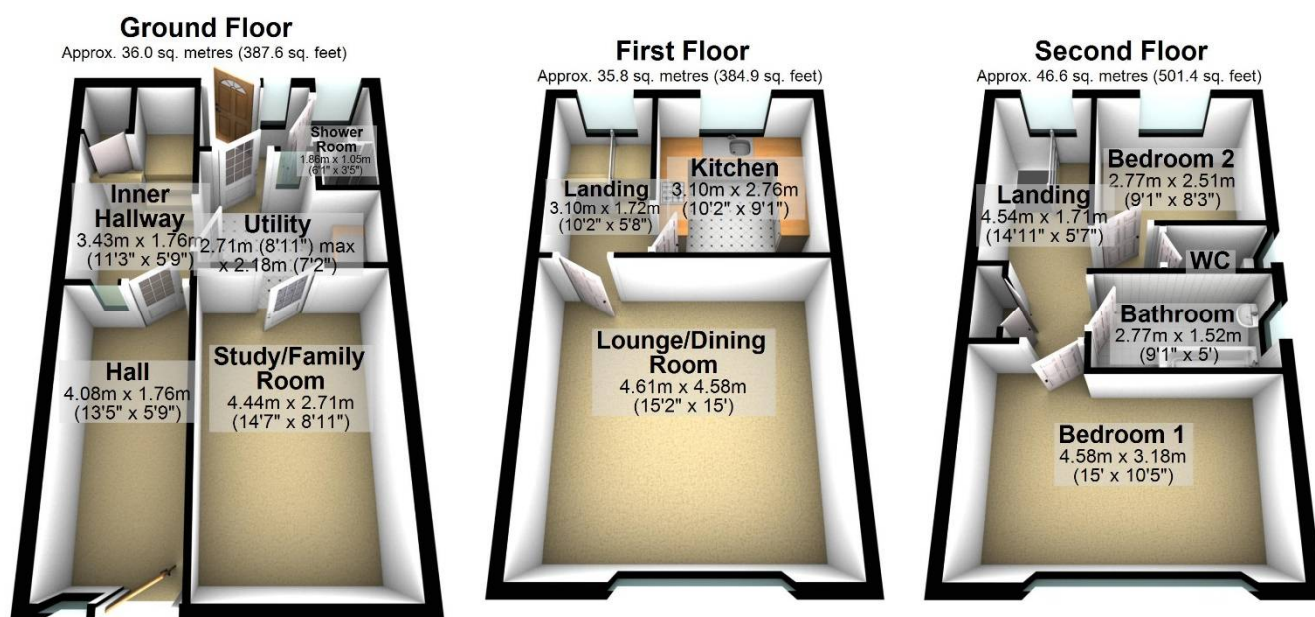


### Second Floor

Approx. 46.6 sq. metres (501.4 sq. feet)



Total area: approx. 118.4 sq. metres (1274.0 sq. feet)



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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 11th February, 2025