Daniel Frank

88 Palmerston Road
Buckhurst Hill, IG9 5LG

Guide price £900,000 - £950,000

Set across three spacious floors, this beautifully presented four-bedroom end-of-terrace townhouse offers versatile accommodation, contemporary interiors and a highly convenient location, just 0.5 miles from Buckhurst Hill Central Line Station and within easy walking distance of Queens Road's boutique shops, cafés, restaurants and Waitrose.

The ground floor is centred around an open-plan kitchen and dining area, creating an ideal space for both family living and entertaining. The modern kitchen is fitted with a comprehensive range of units, a central island with breakfast bar, integrated wine cooler and direct access to the rear garden. To the front of the property is a highly versatile room, currently used as a utility and storage space, which offers excellent potential to be converted into a home office, gym, dining room or additional reception room, subject to the usual consents. A convenient ground floor WC completes this level.

Throughout the home, high ceilings and generously proportioned landings create a wonderful sense of space, enhanced by an abundance of natural light. The first floor offers two double bedrooms, both served by a contemporary family bathroom. The rear bedroom enjoys double doors opening onto a private roof terrace, while the front room benefits from two Juliette balconies, making it equally suited as a principal reception room if desired.

The second floor provides two further spacious double bedrooms, both featuring fitted wardrobes, alongside a modern shower room.

The property has been thoughtfully improved with a recently installed A-rated Worcester Greenstar 36CDi Compact boiler, fitted just two years ago and benefiting from the remainder of its 10-year guarantee. Energy-efficient LED lighting has also been installed throughout the majority of the home, while plantation shutters have been fitted to every room.

Tenure Freehold
Council Epping Forest

Your Next Chapter

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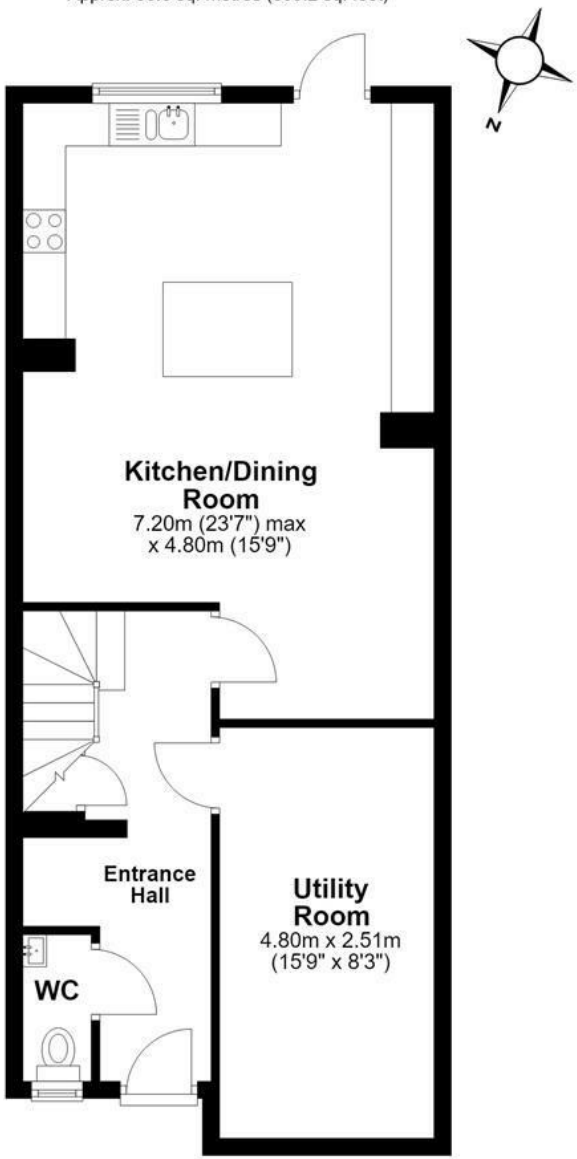
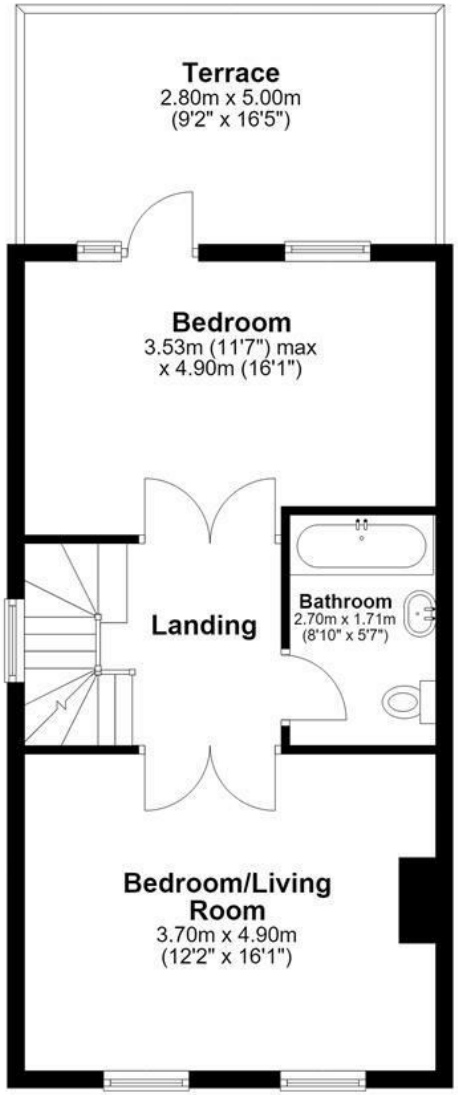
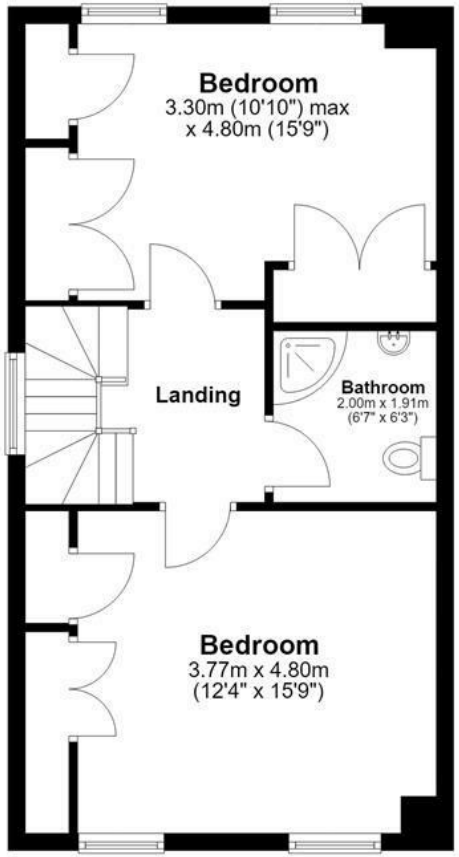
Ground Floor
Approx. 56.6 sq. metres (609.2 sq. feet)



First Floor
Approx. 47.2 sq. metres (508.5 sq. feet)
(excluding Terrace)



Second Floor
Approx. 45.8 sq. metres (492.6 sq. feet)



Total area: approx. 149.6 sq. metres (1610.3 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.
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Palmerston Road

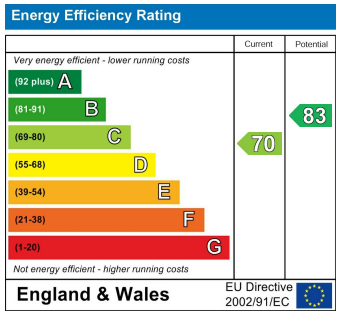
Externally, the low-maintenance rear garden includes two mature olive trees and provides a pleasant outdoor space for relaxing or entertaining. To the front, a double driveway offers off-street parking for two vehicles.

Ideally positioned for commuters and families alike, the property is just a short walk from Buckhurst Hill Station, providing direct Central Line services into London, whilst the popular Queens Road offers an excellent selection of independent cafés, restaurants, shops and everyday amenities. The property is also within the catchment area for St John's School and within walking distance of a number of nurseries and schools.

WHY BUCKHURST HILL?

Buckhurst Hill as an area offers everything you need. Queens Road is located in the centre of Buckhurst Hill and covers all essential needs with Waitrose being the main supermarket as well as popular cafes, coffee shops and restaurants. Having Knighton Woods and Roding Valley Nature Reserve on your doorstep is yet another perk of living here. Buckhurst Hill Football Club & Buckhurst Hill Cricket Club are both easily accessible and provide sporting opportunities for the local community. In terms of schools there is a choice of both private and highly regarded state schools in the area.

Important notice: These particulars have been prepared in good faith and do not form part of any offer or contract. All interested parties must verify for themselves the accuracy of the information provided. Any measurements, areas or distances are approximate. Photographs, plans and text are for guidance only and should not be relied upon. We have not performed a structural survey on this property, and it should not be assumed that the property has all necessary planning, building regulations or other consents. We have not tested any services, equipment, or facilities. Purchasers must satisfy themselves with suitable investigations prior to purchase.



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