

Daniel
Frank





80 Palmerston Road Buckhurst Hill, IG9 5LG

An Exceptional Blend of Classic Elegance and Modern Luxury – Chain Free and Ready for Immediate Occupation

Introducing one of two newly built, semi-detached five-bedroom family homes, impeccably crafted with premium finishes and cutting-edge design. Offered chain free and ready for immediate occupation, this outstanding home comes complete with the relevant Building Control completion certification, EPC and structural warranty documentation. Ideally positioned just 0.5 miles from Buckhurst Hill Central Line Station, it offers an exceptional combination of luxury, practicality and convenience.

Upon entering, you're welcomed by a grand hallway with tiled flooring, leading to a striking walnut staircase featuring bespoke under-stair storage. The ground floor boasts underfloor heating, soaring 3.8m ceilings, and exquisite panelled walls with intricate cornice detailing. The open-plan living area is a true showstopper - flooded with natural light, highlighted by luxurious herringbone flooring and a custom-built statement fireplace.

The sleek, contemporary kitchen is fitted with high-end Bosch appliances, extensive cabinetry, and a central breakfast bar. Over 4 metres of rear-facing

Tenure Freehold
Council Epping Forest





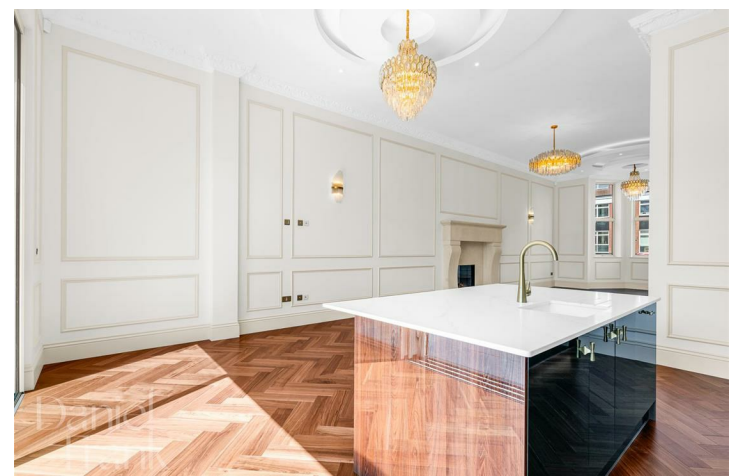
glass sliding doors open seamlessly to a beautifully landscaped, low-maintenance garden - ideal for entertaining or relaxing. A convenient cloakroom and private driveway with parking for two vehicles complete the ground floor. The property also benefits from side access, adding further practicality for garden maintenance.

First Floor

The first floor hosts three generously sized double bedrooms, including a stylish en-suite shower room to one. A contemporary family bathroom, complete with underfloor heating, adds further comfort and practicality for family living.

Second Floor

The top floor offers outstanding flexibility with two further spacious double bedrooms - each benefiting from stunning en-suite bathrooms - alongside a dedicated home office, perfect for remote work or study.

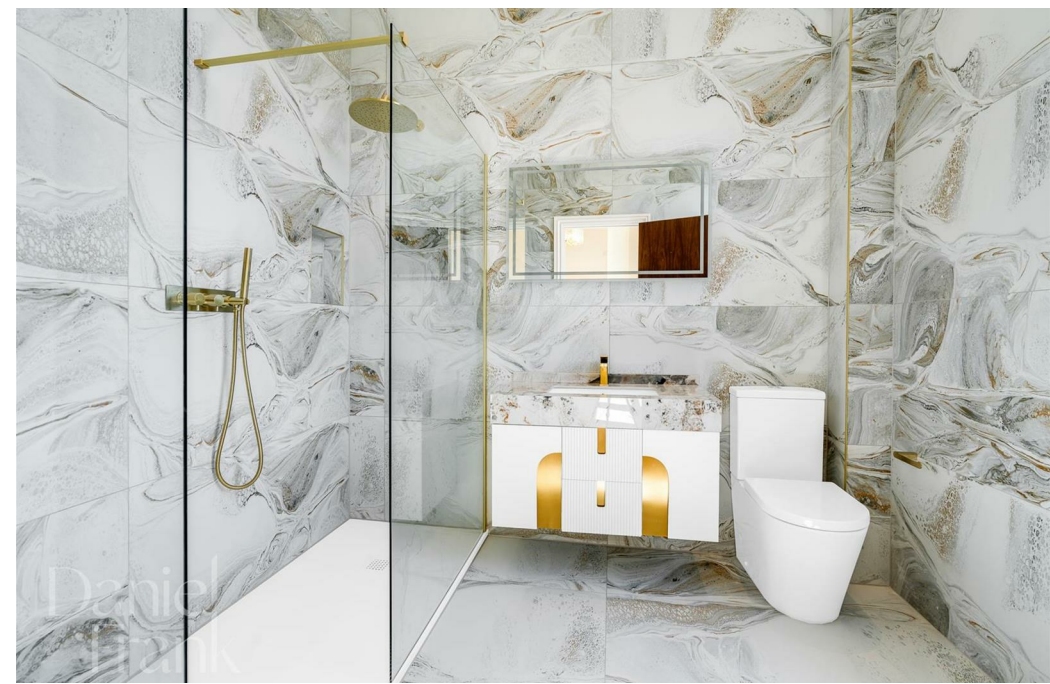




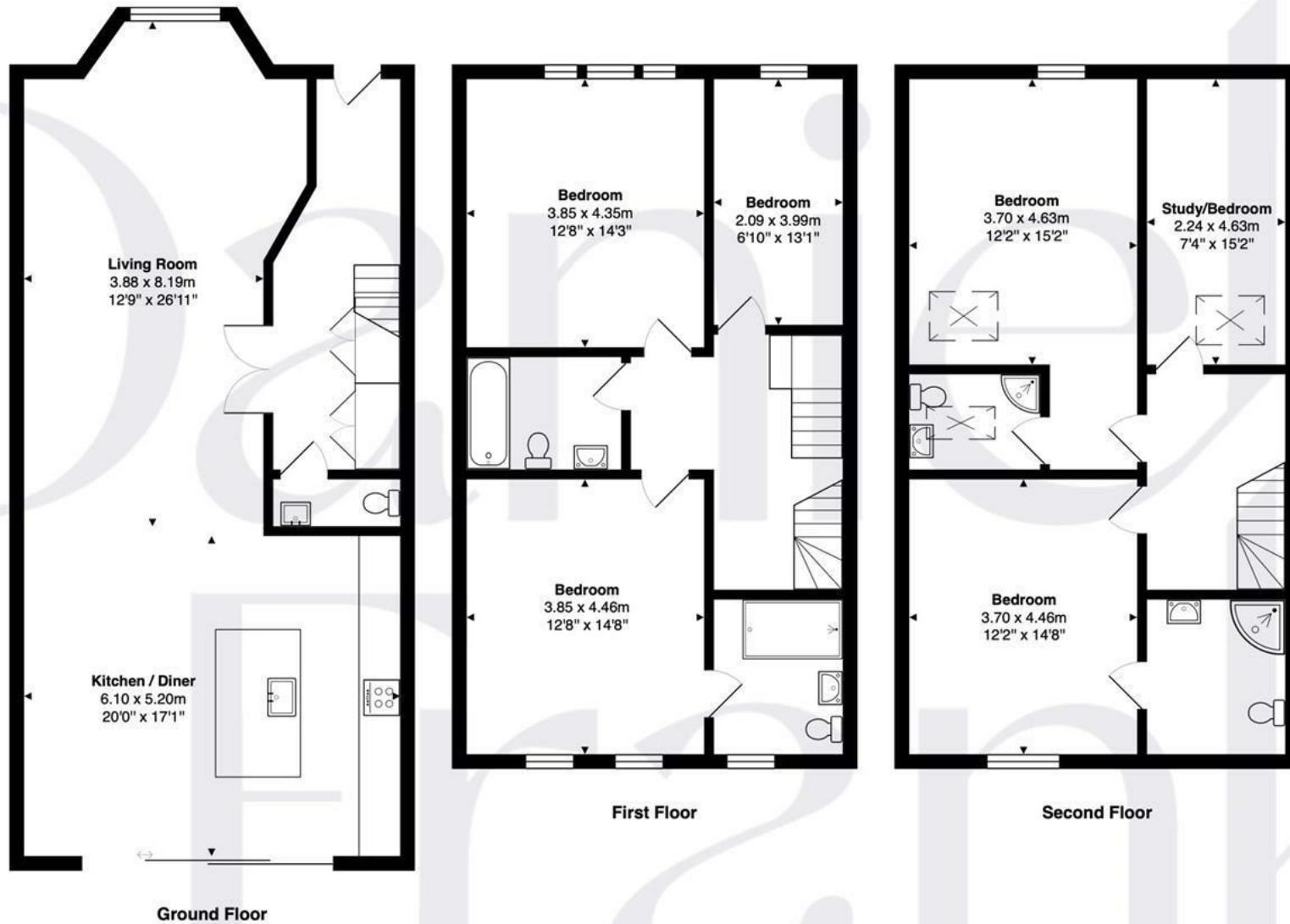
Your Next Chapter



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Total Area: 218.0 m² ... 2347 ft²

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by www.matthewkyle.co.uk



Additional Features

The property has premium quality aluminium triple glazed windows and a high security entrance door. All internal doors have been custom-made to a higher-than-standard height, adding to the overall sense of space and bespoke quality.

Location

Perfectly situated on Palmerston Road, this home is just moments from the vibrant amenities of Queens Road, offering a diverse selection of independent boutiques, restaurants, cafés, and major retailers including Waitrose and Costa. Buckhurst Hill Central Line Station (0.5 miles) provides direct links into Central London, while the M11 and M25 are within easy reach for drivers. Outdoor enthusiasts will enjoy close proximity to Epping Forest, with its miles of scenic walking trails. For leisure and fitness, David Lloyd and Loughton Leisure Centre are both within two miles.

Images include CGI and virtual staging for illustrative purposes only. They may not reflect the current condition or contents of the property. Fixtures and furnishings shown are not included unless stated.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	85
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

