

PALACE GARDENS,  
BUCKHURST HILL

**Farr O'Neil**  
RESIDENTIAL ESTATE AGENTS



Stylishly presented Victorian property | Two bedrooms & 1st floor bathroom | Wonderfully spacious open plan ground floor | Lounge with period features | Fitted kitchen / dining room | Contemporary bathroom with high quality fittings | Mature 50ft rear garden | Excellent spot for the Central Line & Queens Road | No through road in the heart of Buckhurst Hill | EPC rating D66 / Council Tax band D

**Guide Price**  
**£635,000**





A wonderfully presented Victorian property located right in the heart of Buckhurst Hill, but tucked away in a quiet no through road. The house offers a stylish mix of both period and modern features, with two well appointed bedrooms, a contemporary 1st floor bathroom, and spacious ground floor accommodation offering a 24ft lounge and a separate kitchen / dining room.

### **Location**

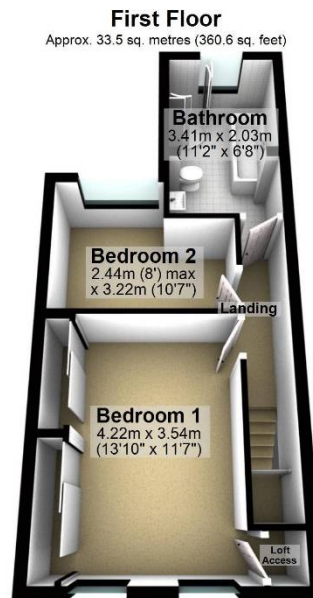
Palace Gardens is a delightful leafy turning of similar character houses right in the heart of Buckhurst Hill. The property is just a short walk from the boutique shops, cafes, restaurants and Waitrose in Queens Road; and the Central Line station at Buckhurst Hill with its direct access to the City, West End and Canary Wharf. The area is well served with both state and independent schools and there are plenty of leisure facilities with Epping Forest, Roding Valley Nature Reserve, tennis and cricket clubs and a David Lloyd Club all within easy reach.

### **Interior**

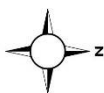
The ground floor commences with a welcoming entrance lobby, opening onto the principal reception room. This is a great size room, some 24ft in length, with wooden flooring, column radiators, coving and a delightful south facing bay window with cafe style shutters. Beyond this room is the kitchen/diner, which is plenty big enough for a six seater table, making a wonderfully sociable space. There is an extensive fitted kitchen with ample space for appliances, finished off with metro style tiling and complimentary flooring. The first floor offers two good size bedrooms, the master having fitted wardrobes, and the bathroom is a real treat, stylishly fitted with quadrant shower cubicle, freestanding bath, skylight with contemporary tiling and fittings throughout. From the master bedroom there is a closed staircase giving access to the loft, which offers excellent storage space.

### **Exterior**

There is a small front garden, hard landscaped for convenience. The rear garden measures approximately 50ft in length, commencing with a raised patio, then steps down to a mature lawned garden with a timber shed to the rear.

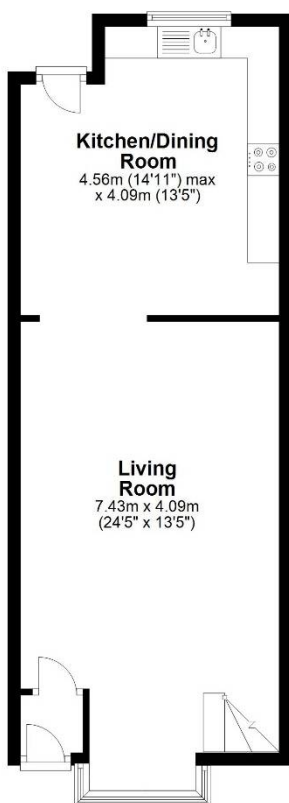


Total area: approx. 80.3 sq. metres (864.5 sq. feet)



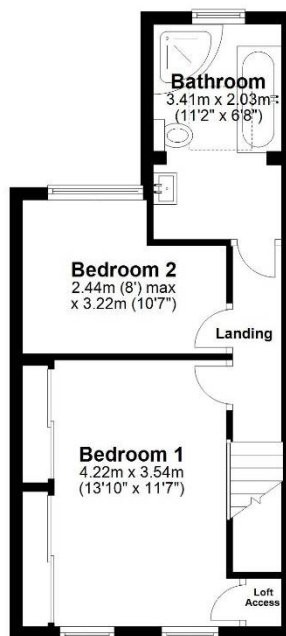
### Ground Floor

Approx. 46.8 sq. metres (503.8 sq. feet)



### First Floor

Approx. 33.5 sq. metres (360.6 sq. feet)



Total area: approx. 80.3 sq. metres (864.5 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 26th September, 2023