

PALACE GARDENS,
BUCKHURST HILL

Farr O'Neil
RESIDENTIAL ESTATE AGENTS



Absolutely stunning period property | Two well appointed bedrooms | Spacious living / dining room | Kitchen with integrated appliances and beech worktops | Bathroom with separate shower | Mature 60ft rear garden | Side entrance plus parking space | Potential to extend | Superb location, very close to Queens Road's shops and the Central Line | EPC C / Council Tax Band E

Price Range
£650,000 to
£675,000



The present owners have totally transformed this two bedroom period property and beautifully preserved the charm and character throughout. There are many fine features including underfloor heating on the ground floor, replacement windows and a stunning fitted kitchen and bathroom. Outside there is a charming mature garden, a generous side entrance and a parking space. The property sits on a wide plot and offers potential to extend to both side and rear, subject to usual planning consents.

Location

Palace Gardens is one of the most delightful roads in Buckhurst Hill, a quiet no through road with charming period cottages on one side all enjoying views of greenery on the other. The location is very central with the boutique shops and cafes and Waitrose Supermarket on Queens Road just a stroll away. Transport links are excellent with the Central Line Station with its direct links to the City & West End and for road users the M11, M25 and routes into London close by. For leisure pursuits there are sports clubs including the David Lloyd Centre, and being surrounded by the green spaces of Epping Forest there is plenty to offer.

Interior

Leading off the entrance hall there is large lounge / dining room, a spacious and airy room filled with natural light provided by windows to three aspects. This room has some lovely touches including bespoke fitted cupboards, a wood burning stove and plenty of space for a dining table. The kitchen is fitted with "Shaker" style units, integrated Neff appliances, Butler sink, beech worktops and a matching breakfast bar. There is a cellar which can be accessed from the hall, giving excellent dry storage.

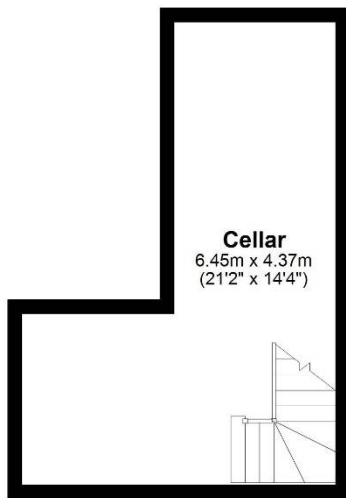
Upstairs there are two well appointed bedrooms with cafe style shutters and both served by the family bathroom. The bathroom is fitted with a separate shower cubicle, bath and a modern white suite.

Exterior

The property has a large side entrance and offers a parking space for one car. To the rear, the garden measures over 60ft. with established borders, patio and lawn. A perfect space for entertaining.

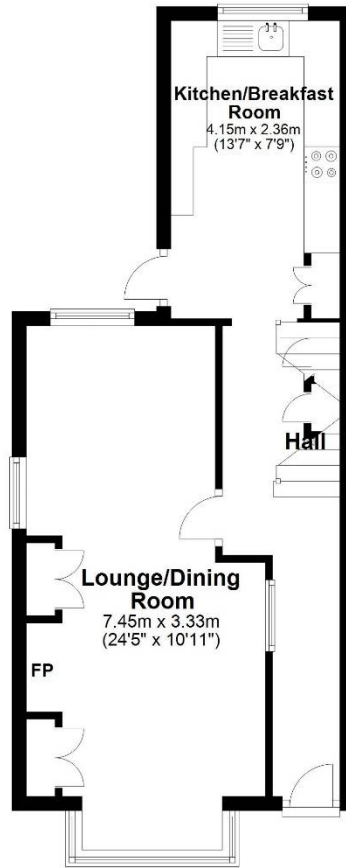
Basement

Approx. 19.6 sq. metres (210.9 sq. feet)



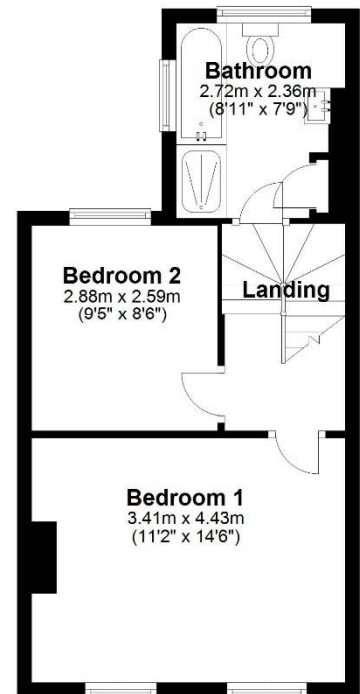
Ground Floor

Approx. 39.7 sq. metres (427.8 sq. feet)

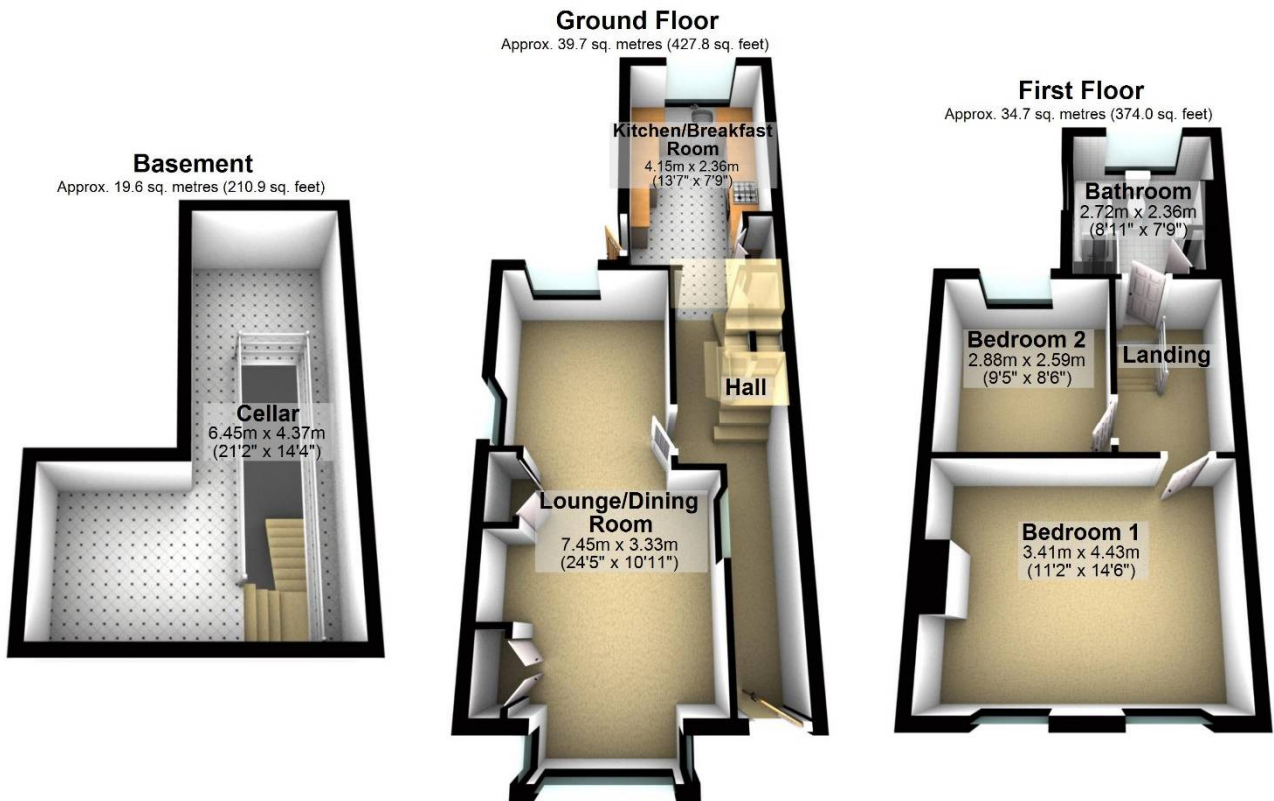


First Floor

Approx. 34.7 sq. metres (374.0 sq. feet)



Total area: approx. 94.1 sq. metres (1012.7 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 6th October, 2023