

PALACE GARDENS,
BUCKHURST HILL

Farr O'Neil
RESIDENTIAL ESTATE AGENTS



Stunning Victorian cottage | Two double bedrooms | First floor shower room | Generous open plan living space | Contemporary fitted kitchen | Mature, low maintenance rear garden | Quiet no through road | Queens Road shops and schools close by | Excellent location for the Central Line Station | EPC rating C69 / Council Tax band D

Guide Price
£650,000

020 8504 9344 | info@farroneil.co.uk | www.farroneil.co.uk



Lavender Cottage is a charming Victorian property situated in a quiet turning, right in the heart of Buckhurst Hill. Features include a stunning open plan ground floor living space with sitting, dining and kitchen areas opening onto a delightful rear garden. Upstairs are two double bedrooms and a contemporary shower room, all beautifully presented.

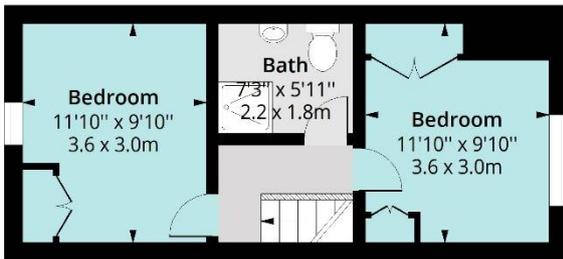
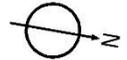
Location Palace Gardens is one of the most delightful roads in Buckhurst Hill, a quiet no through road with charming period cottages on one side, all enjoying views of greenery on the other. The location is very central with the boutique shops and cafes and Waitrose Supermarket on Queens Road just a 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 on offer.

Interior The ground floor accommodation commences with a welcoming entrance lobby opening to the living room. This is a charming room with the focal point being an open fireplace with brick surround. There is a sash window with cafe style shutters, wooden flooring, built in shelving and stairs to the first floor. The living room is open to a fully integrated kitchen which is fitted with an extensive range of gloss units with quartz worktops including an island and plenty of storage options - nicely offset by the quarry tiled floor. High end integrated appliances include a fridge, freezer, washing machine, dishwasher, oven, hob and extractor. The rear of the kitchen offers space for a dining table with views of the garden with bi-fold doors for the warmer months. Upstairs are two well-appointed double bedrooms, each with fitted storage, and served by a contemporary shower room with a white suite and complementary metro style tiling. There is a loft ladder from the landing giving access to a boarded loft with a light tube adding natural light - so a perfect storage solution.

Exterior The attractive front garden has block paving with flower borders and dwarf wall. There is a pedestrian sideway, shared with the neighbouring houses, giving access to the rear garden which is beautifully landscaped, predominantly block paved for ease of maintenance, with mature borders and flower beds with a timber shed to the rear.

Palace Gardens IG9

Approx. Gross Internal Area 864 Sq Ft - 80.27 Sq M



First Floor

Floor Area 333 Sq Ft - 30.94 Sq M



Ground Floor

Floor Area 531 Sq Ft - 49.33 Sq M

Farr O'Neil
RESIDENTIAL ESTATE AGENTS



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 17/3/2026

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 18th March, 2026