

86 Old Church Road  
Chingford  
E4 8BX

T: 0208 524 7444  
www.kings-group.net



## Genever Close, E4 9BT



**Asking Price £540,000 Freehold**



This three-bedroom semi-detached home is located in a popular residential area, ideally positioned close to the varied shopping and amenities of Chingford Mount.

The property offers well-proportioned and functional living accommodation arranged over two floors, benefiting from essential modern utilities throughout. On the ground floor, there is a welcoming lounge and a kitchen/diner, creating a practical space for both everyday living and entertaining. The home is further enhanced by gas central heating.

To the first floor, there are three bedrooms alongside a family bathroom.

Externally, the property enjoys both front and rear gardens, with the rear providing double gated access.

Mobile (based on calls indoors)  
O2 Good  
EE Average  
Three Average  
Vodafone Good

Broadband (estimated speeds)  
Standard 12 mbps  
Superfast 60 mbps  
Ultrafast 1800 mbps

Satellite & Cable TV Availability  
BT  
Sky  
Virgin

#### HALL

**LIVING ROOM 14'4 x 11'7**

**KITCHEN DINER 18'2 x 12'7**

#### LANDING

**BEDROOM 14'7 x 11'8**

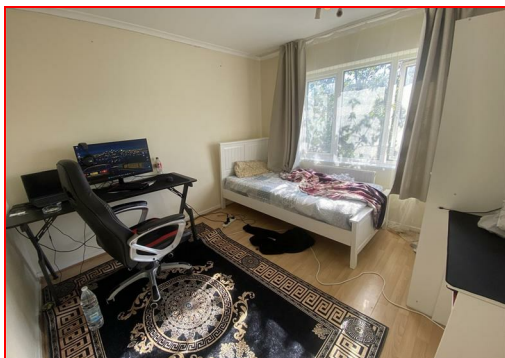
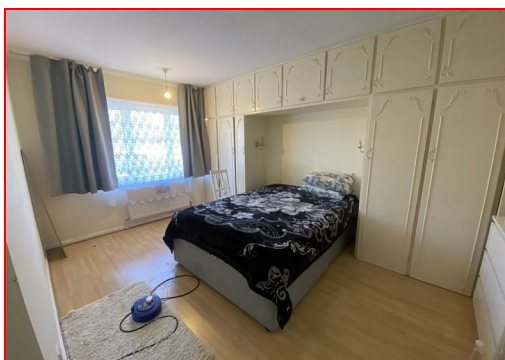
**BEDROOM 11'8 x 8'3**

**BEDROOM 8'2 x 8'2**

**BATHROOM 7'10 x 4'9**

#### DISCLAIMER

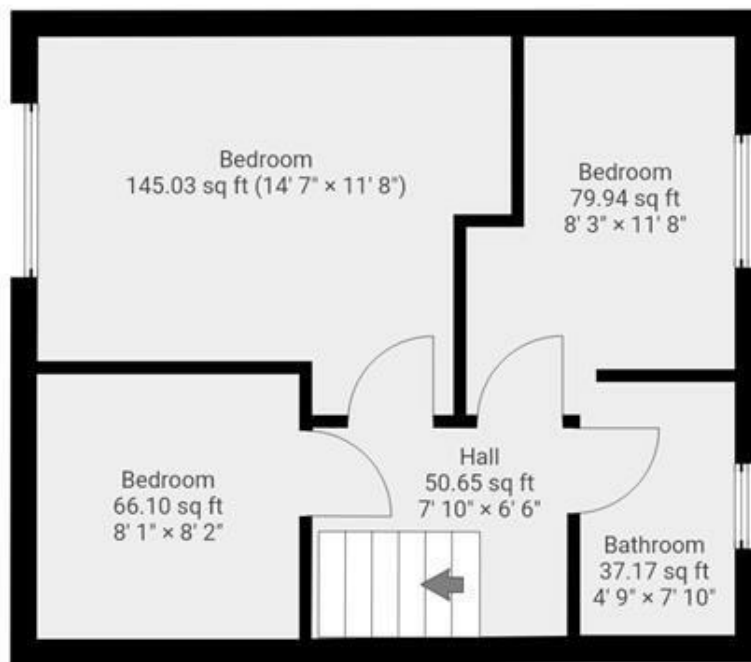
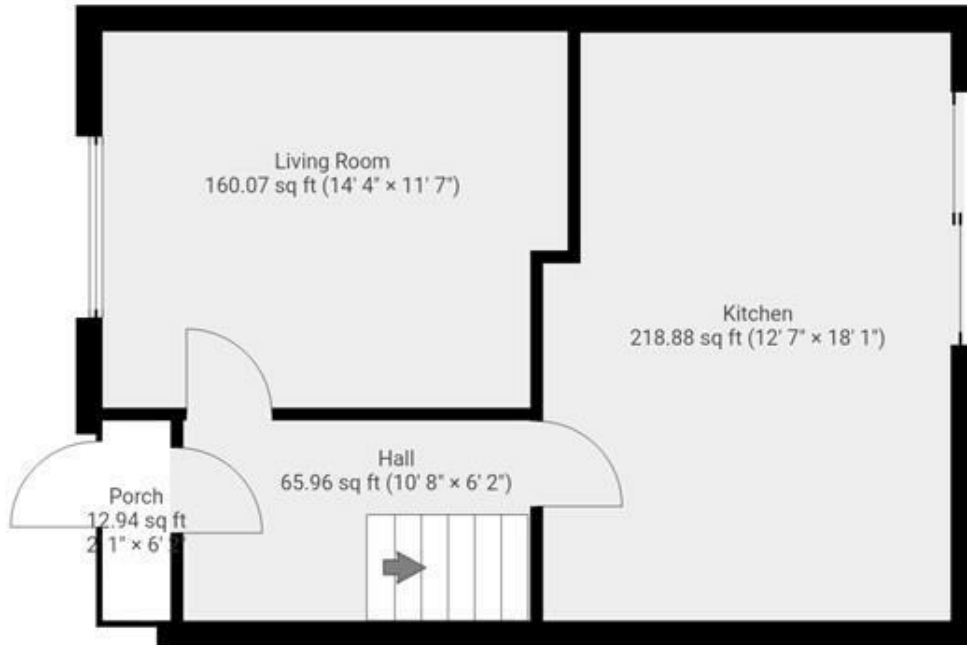
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3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. References to tenure of a property are based upon information supplied by the vendor. The agent has not had sight of the title documents, a buyer is advised to obtain verification from their solicitor.
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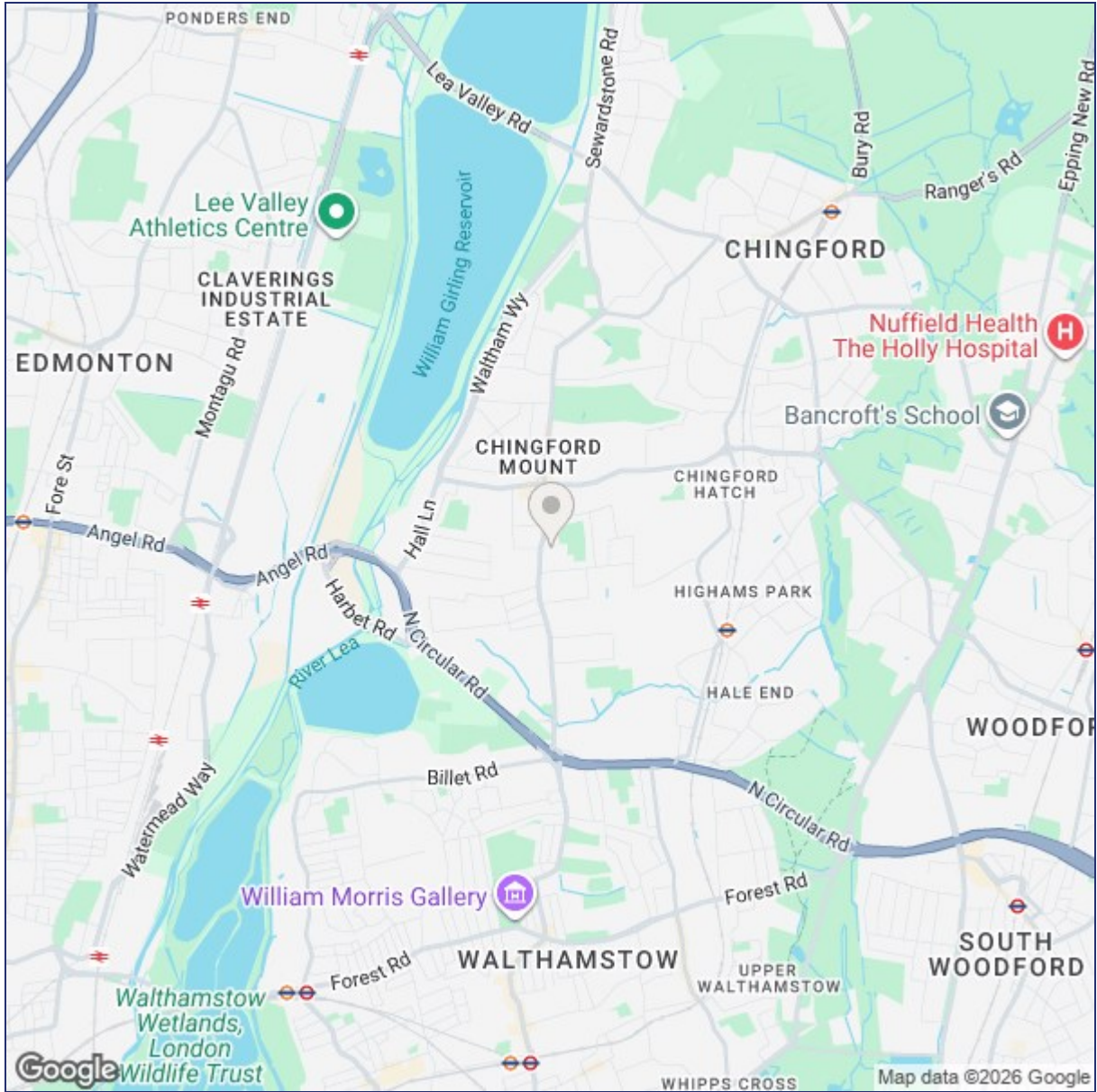
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	80
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	80
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	

("These details are correct at time of going to press").

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