



**7 Genever Close,
Chingford**

**Asking Price
£525,000 Freehold**

7 Genever Close, Chingford

86 Old Church Road, Chingford, E4
8BX

0208 524 7444
www.kings-group.net

- CHAIN FREE
- PROJECT
- 3 BEDROOMS
- LEAN-TO
- SHORT WALK TO MEMORIAL PARK
- CLOSE TO AMENITIES & TRANSPORT LINKS
- DOUBLE GLAZING
- COUNCIL TAX BAND D
- EPC TO BE CONFIRMED

CHAIN FREE – IDEAL PROJECT OPPORTUNITY! Situated within the popular Genever Close, London, this three-bedroom semi-detached home offers excellent potential for buyers looking to modernise and create a home to their own taste. A fantastic opportunity for first-time buyers, investors, or growing families seeking a property with scope to improve and add value.

The ground floor comprises a spacious reception room, fitted kitchen, family bathroom, and a lean-to providing additional storage space and further potential. To the first floor, the property offers three well-proportioned bedrooms.

Externally, the property benefits from both front and rear outdoor space, offering potential for landscaping and entertaining areas.

The property is conveniently located close to local amenities, schools, and transport links, providing easy access into surrounding areas and Central London. Nearby green spaces and recreational facilities further enhance the appeal of the location.

This property requires refurbishment throughout and is ideally suited to purchasers looking for a straightforward renovation project with strong potential.

Viewing arrangements can be made through Kings Group - 0208 524 7444!

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

Broadband (estimated speeds)
Standard 13 mbps
Superfast 65 mbps
Ultrafast 1800 mbps

Satellite & Cable TV Availability
BT
Sky
Virgin

PORCH

HALL

LIVING ROOM 16'8 x 11'4 (5.08m x 3.45m)

KITCHEN DINER 18'4 x 10'8 (5.59m x 3.25m)

LANDING

BEDROOM 14'1 x 9'9 (4.29m x 2.97m)

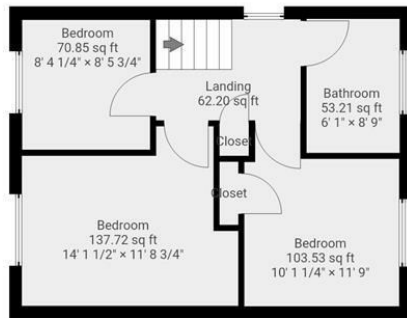
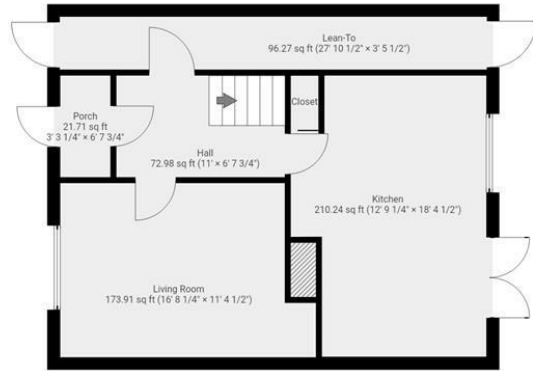
BEDROOM 11'9 x 10'1 (3.58m x 3.07m)

BEDROOM 8'5 x 8'4 (2.57m x 2.54m)

BATHROOM 8'9 x 6'1 (2.67m x 1.85m)

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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you
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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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