

86 Old Church Road  
Chingford  
E4 8BX

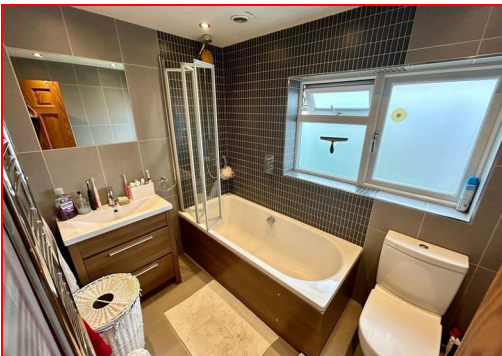
T: 0208 524 7444  
www.kings-group.net



## Genever Close, E4 9BT



**Asking Price £540,000 Freehold**



SECONDS WALK AWAY FROM CHINGFORD MEMORIAL PARK.

Kings Group of Chingford present this CHAIN FREE 3 bedroom SEMI-DETACHED property to the market. Located a short walk away from Chingford Mount, benefiting from local transport links and shopping facilities. The property consists of an entrance hall way, living room with feature fireplace, kitchen diner with base & eye level units, roll top work surfaces and tiled splash backs. On the first floor are 2 double bedrooms, and single third bedroom and a fully tiled bathroom with three white piece suite. At the rear of the property is a laid to lawn garden with side access. To the front of the property is a low maintenance paved garden. Other features include double glazing and gas central heating. Constructed with brick and tile, features mains water, electric and gas heating.

Call Kings Group today to arrange your viewings! 0208 524 7444

FREEHOLD  
Council Tax Band D  
EPC Rating D  
Floor Area 925 ft<sup>2</sup>/ 86 m<sup>2</sup>

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

Broadband (estimated speeds)  
Standard 11 mbps  
Superfast 55 mbps  
Ultrafast 1000 mbps

Satellite & Cable TV Availability  
BT - Good  
Sky - Good  
Virgin - Good

#### ENTRANCE HALL

LIVING ROOM 14'4 x 11'9

KITCHEN DINER 18'3 x 11'8

#### LANDING

BEDROOM 14'4 x 11'11

BEDROOM 11'11 x 10'2

BEDROOM 8'5 x 8'3

BATHROOM 7'9 x 5'10

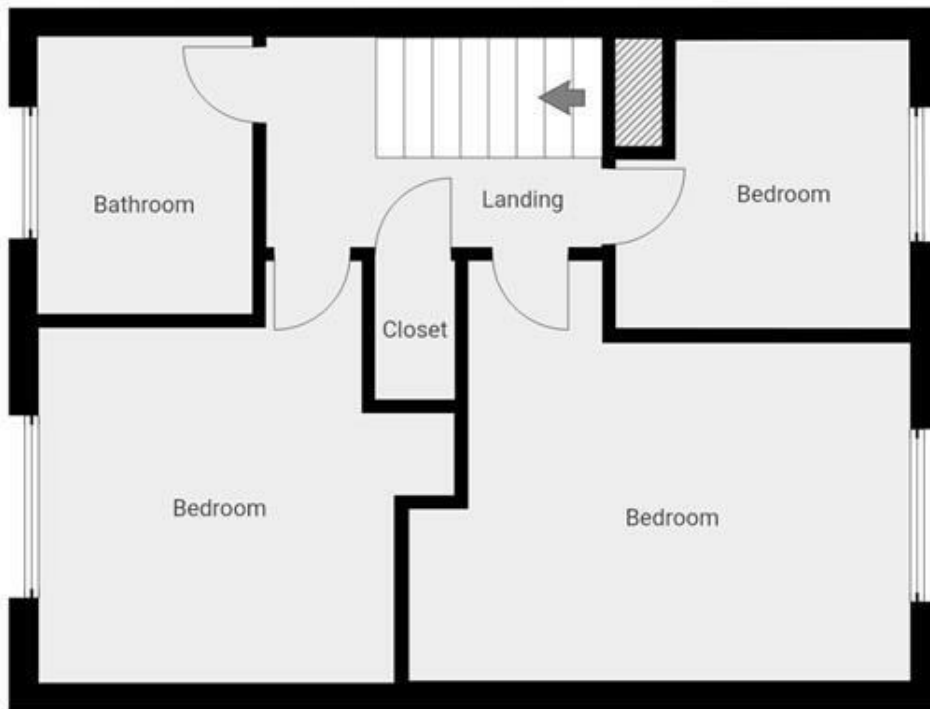
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1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour 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
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.
6. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. KINGS GROUP NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.

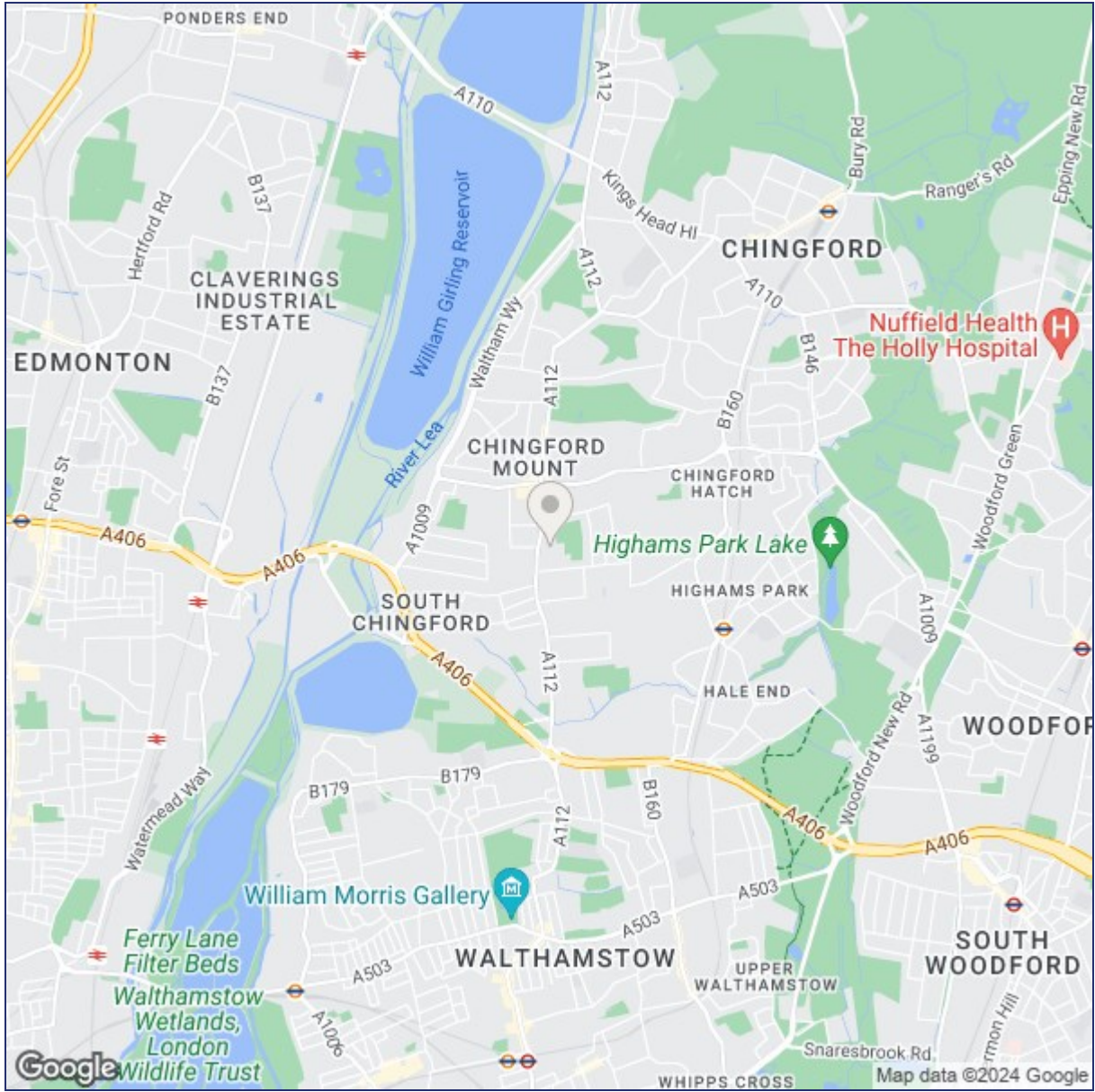
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	79
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	79
(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").

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on 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 or Surveyor.

