



Genever Close, Chingford

Offers Over £475,000

Havilands

the advantage of experience



- 3 Bedroom Semi Detached Property
- 1.3 miles from Highams Park Station (London Overground) and 2.4 miles from Walthamstow Central (Victoria Line)
- In catchment of Ainslie Wood Primary School and Lime Academy Larkwood
- Open Plan Kitchen/Diner
- Covered Side Access Currently Used as a Utility
- Quiet Cul De Sac Location
- Off Street Parking





Havilands are pleased to present to market this 3 BEDROOM SEMI DETACHED PROPERTY with off street parking. The property is comprised of porch entry leading to bright and spacious reception room and open plan kitchen diner plus covered side access, currently used as a utility room, leading to garden extending to 28 ft. Up on the first floor there are 3 bedrooms and a family bathroom. Ideally located on a quiet cul-de-sac location off the popular Chingford Mount Road. Good transport links close by including 1.3 miles from Highams Park Station (London Overground) and 2.4 miles from Walthamstow Central (Victoria Line). Plus the property is in catchment of Ainslie Wood Primary School and Lime Academy Larkswood. Viewing highly recommended.

Tenure: Freehold

Local Authority: Waltham Forest

Council Tax Band: D (2024/25 £2,173.72)

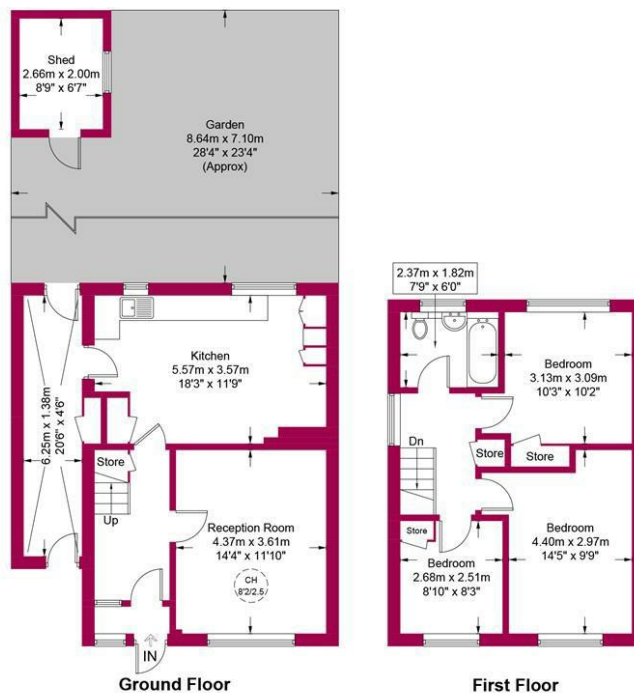
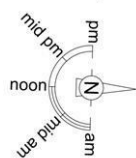
EPC: Currently 73C Potentially 87B

For more images of this property please visit havilands.co.uk

Genever Close, E4

Approximate Gross Internal Area = 1119 sq ft / 104 sq m

Shed = 57 sq ft / 5.3 sq m



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B	73	
(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	

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This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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come by and meet the team

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