

86 Old Church Road
Chingford
E4 8BX

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



Genever Close, E4 9BT



Asking Price £500,000 Freehold



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

KITCHEN DINER 18'4 x 10'8

LANDING

BEDROOM 14'1 x 9'9

BEDROOM 11'9 x 10'1

BEDROOM 8'5 x 8'4

BATHROOM 8'9 x 6'1

DISCLAIMER

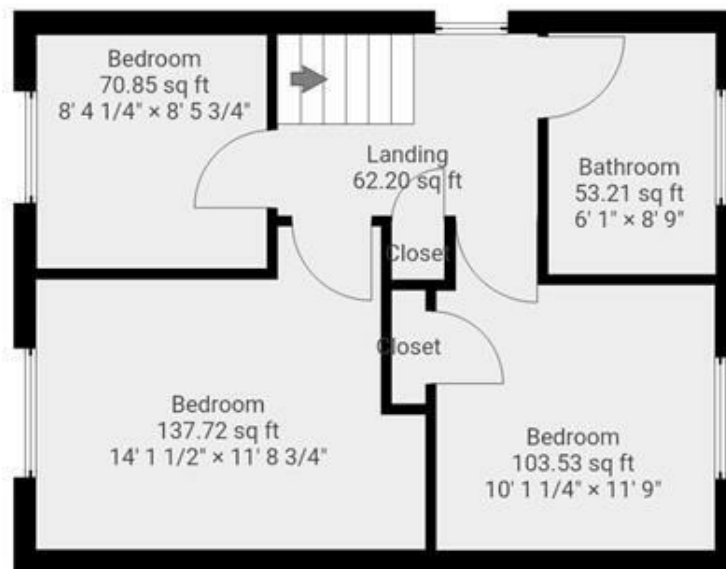
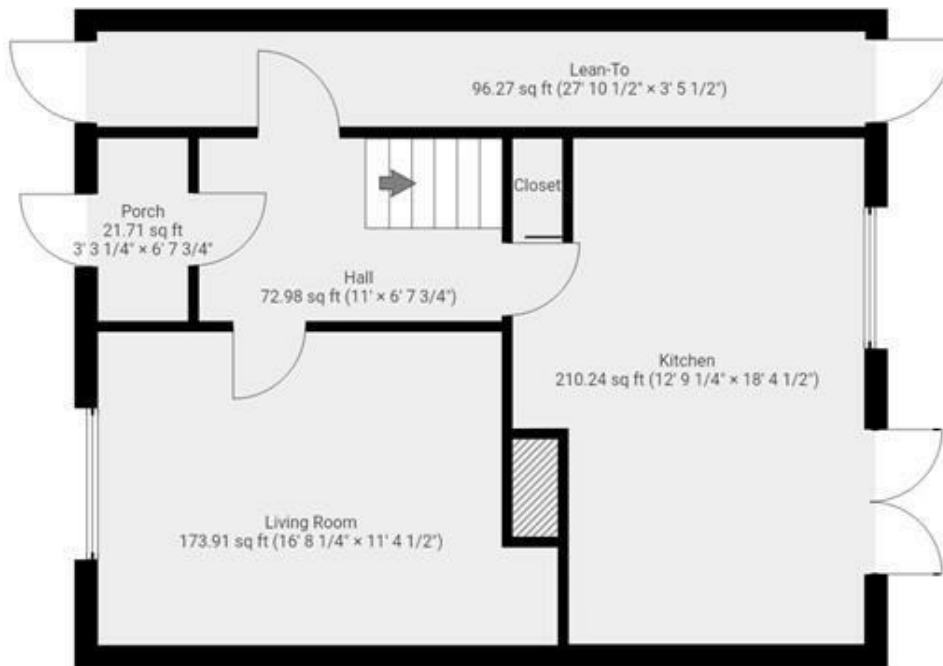
1. **MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. **General:** While we endeavour to make our sales particulars fair, accurate 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 WHATEVER IN RELATION TO THIS PROPERTY.**
7. This is to confirm that in some instances Ai maybe used to include furnishings and augmentation of images



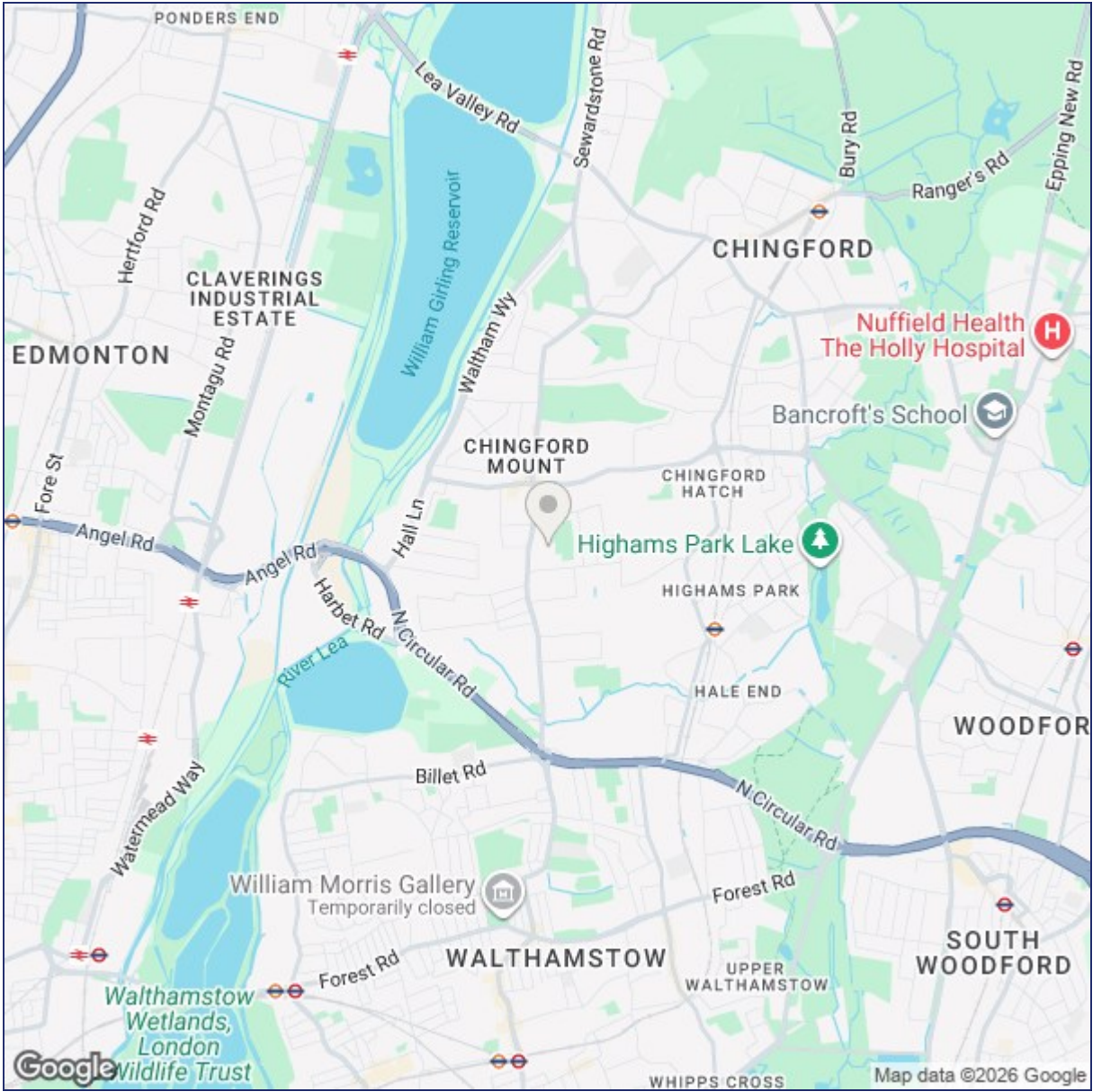
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			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 buver is advised to obtain verification from their Solicitor or Surveyor.

