



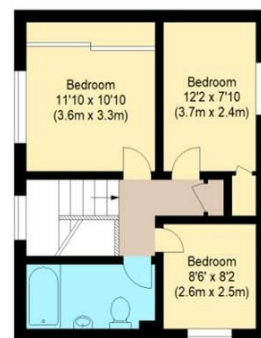
Directions

Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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	



Ground Floor

william rose
23 Greenbank Close, E4

Approximate Gross Internal Floor Area : 88.16 sq m / 949 sq ft
Garage : 22.76 sq m / 245 sq ft



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

ipaplus.com

Date: 10/22/2025



23 Greenbank Close, London, E4 6TT

Offers In Excess Of £565,000

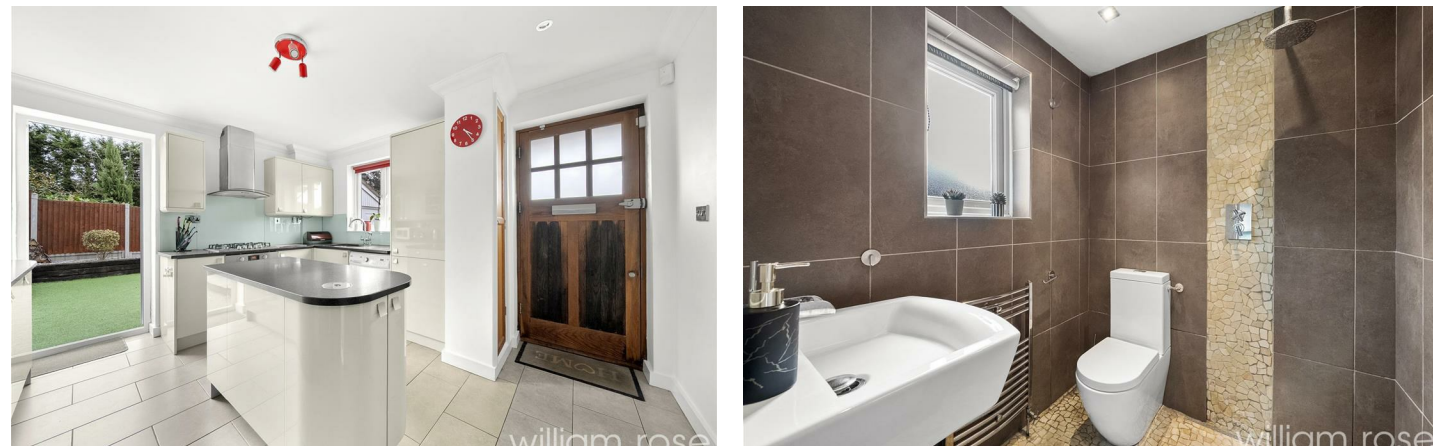
- Quiet cul-de-sac location offering peace and privacy
- Bright and spacious reception
- Convenient downstairs cloakroom for guests
- Detached garage with additional on-street parking nearby
- Excellent transport links via Chingford Station (Overground to Liverpool Street)
- Three well-proportioned bedrooms
- Modern fitted kitchen with ample storage and workspace
- Landscaped private rear garden ideal for outdoor dining and relaxation
- Family-friendly area close to parks, schools, and amenities
- Close proximity to Epping Forest for scenic walks and outdoor activities

23 Greenbank Close, London E4 6TT

Nestled in a quiet cul-de-sac, this well-presented three-bedroom detached home offers bright, spacious living with a modern kitchen, open-plan lounge and dining area, and a landscaped private garden. Complete with a detached garage and easy access to schools, shops, transport links, and Epping Forest, it's an ideal family retreat combining comfort and convenience.



Council Tax Band: E



Set in a quiet cul-de-sac is this charming and well-presented detached three-bedroom family home offering a perfect balance of comfort, practicality, and outdoor space. The property enjoys a peaceful setting with a private garden and detached garage, making it an ideal choice for families seeking a calm retreat with easy access to local amenities.

The ground floor features a bright and spacious reception and dining area, perfect for entertaining or relaxing with family. French doors open directly onto the private rear garden, creating a natural flow between indoor and outdoor living spaces. The modern kitchen sits at the front of the home and is fitted with ample storage and workspace, offering a practical layout for everyday living and entertaining. There is also a downstairs cloakroom, adding convenience for guests.

Upstairs, the first floor hosts three well-proportioned bedrooms, including two doubles and a generous single, making it ideal for families or those who work from home. The family bathroom is neatly appointed and easily accessible from all bedrooms. The layout maximises light and space, creating a warm and welcoming atmosphere throughout.

Outside, the property benefits from landscaped private rear garden, perfect for summer dining, gardening, or children's play. A detached garage provides excellent storage or secure parking, with additional on-street parking available nearby.

Nestled Greenbank Close is in a desirable area, known for its family-friendly atmosphere, excellent transport links, and close proximity to green spaces. The property is within easy reach of Chingford Mount and Station Road, where you'll find a range of shops, cafes, restaurants, and everyday amenities.

For commuters, Chingford Station offers direct Overground services to Liverpool Street, connecting conveniently to the Central Line at Walthamstow for access across London. Several local bus routes also serve the area, ensuring smooth travel across North and East London.

Nature lovers will appreciate being just a short distance from Epping Forest, offering miles of

scenic walking trails, cycling paths, and picnic spots — perfect for outdoor recreation. Families are well catered for with several highly rated schools and local parks within walking distance.