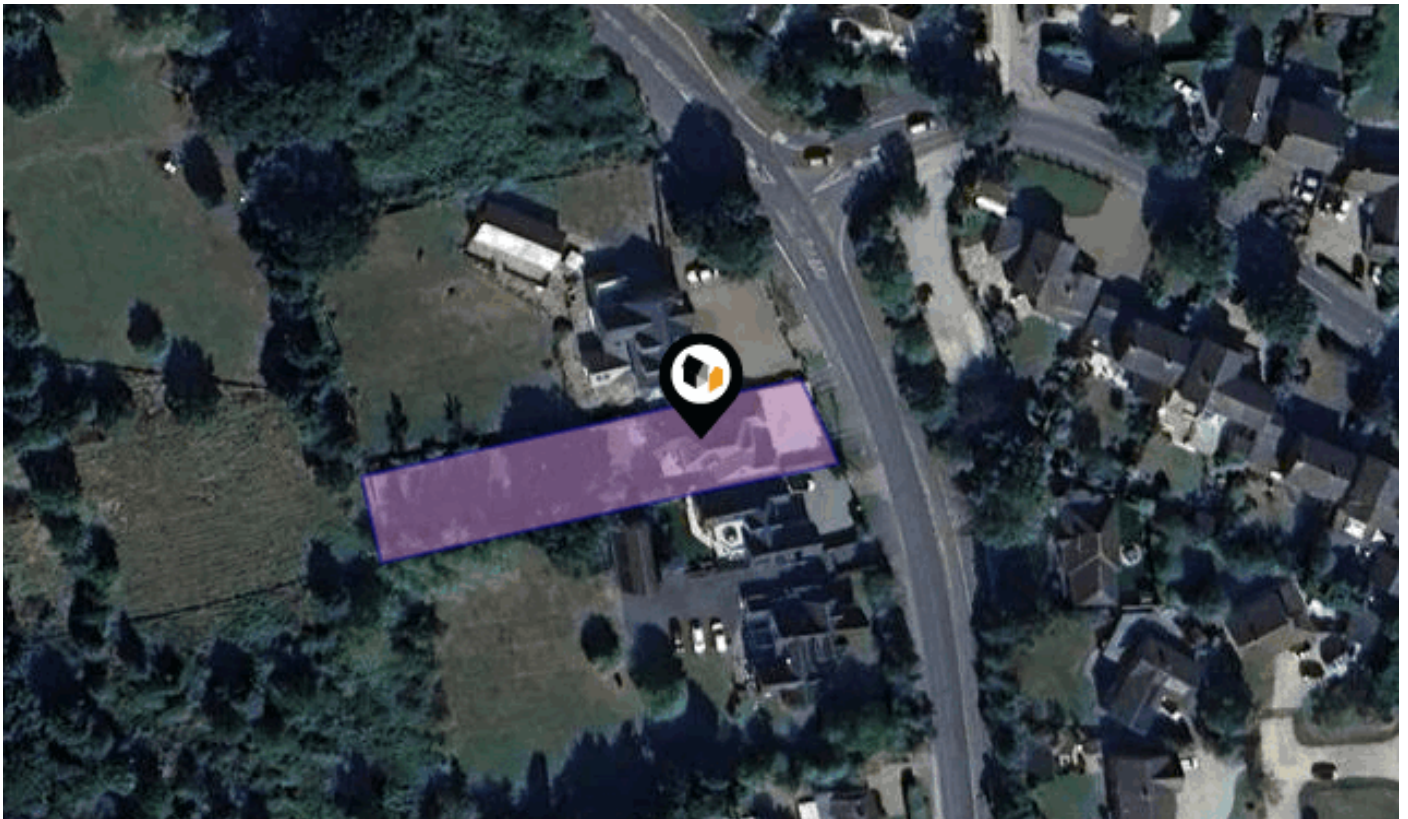




KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 22nd November 2024



SOUTHEND ROAD, HOWE GREEN, CHELMSFORD, CM2

Bond Residential

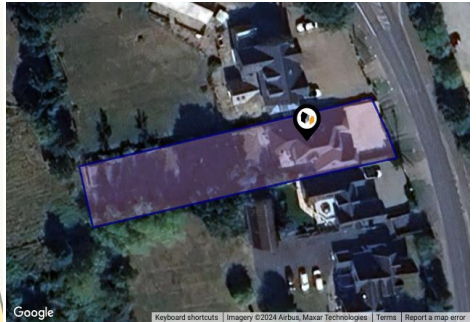
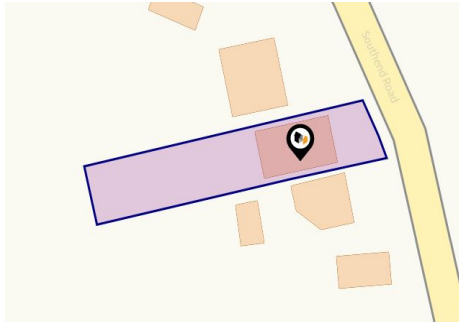
78 New London Road, Chelmsford, Essex, CM2 0PD

01245 500599

lee@bondresidential.co.uk

www.bondresidential.co.uk





Property

Type:	Detached
Bedrooms:	5
Floor Area:	2,682 ft ² / 249 m ²
Plot Area:	0.29 acres
Year Built :	1950-1966
Council Tax :	Band E
Annual Estimate:	£2,594
Title Number:	EX851357

Tenure: Freehold

Local Area

Local Authority:	Chelmsford
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Very Low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

9 mb/s	80 mb/s	1000 mb/s

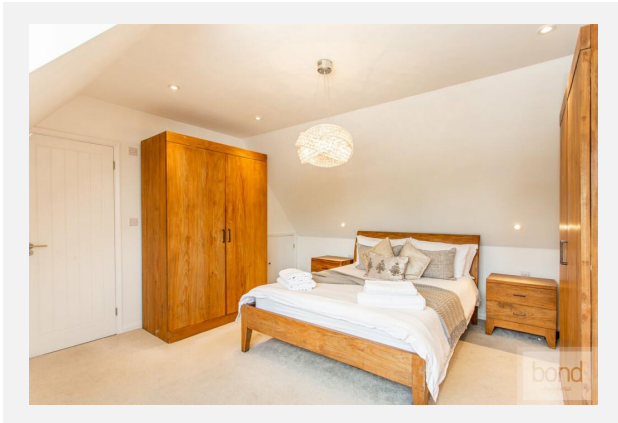
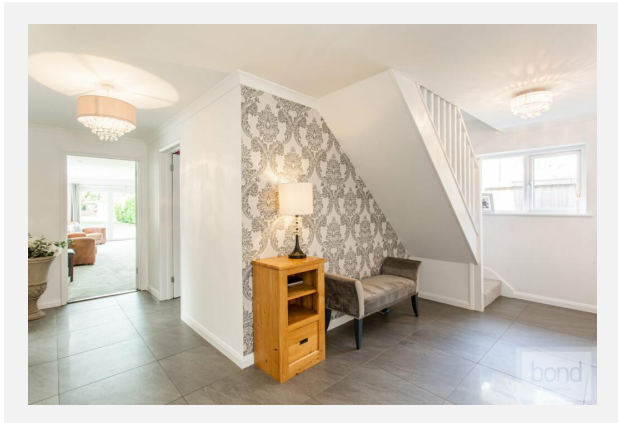
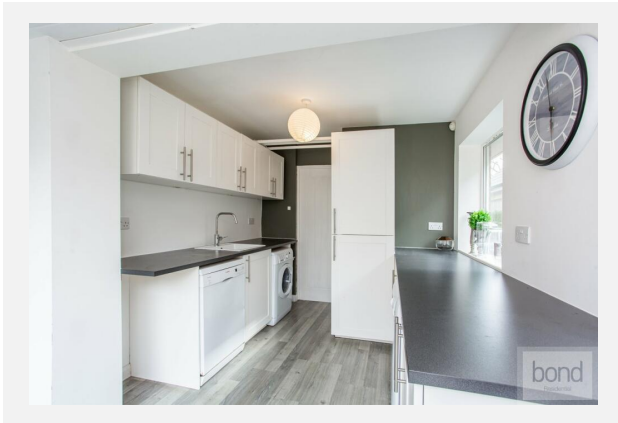
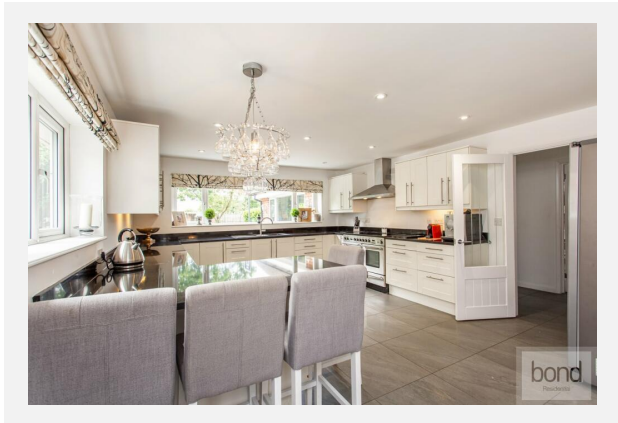
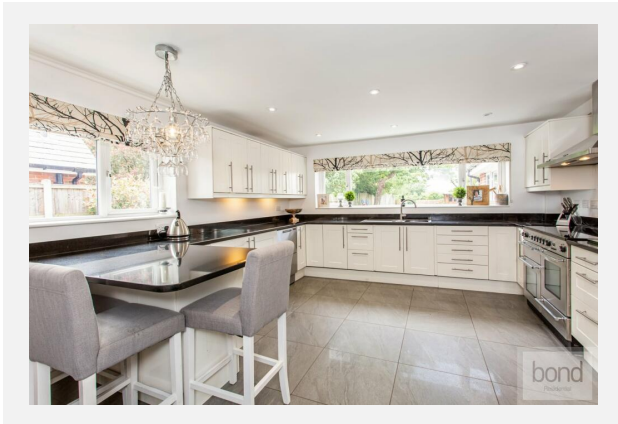
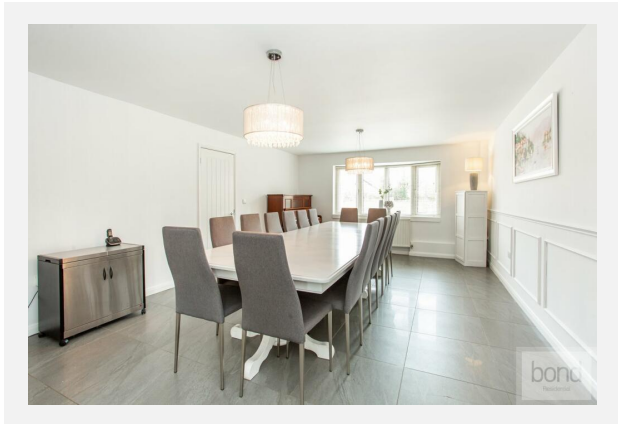
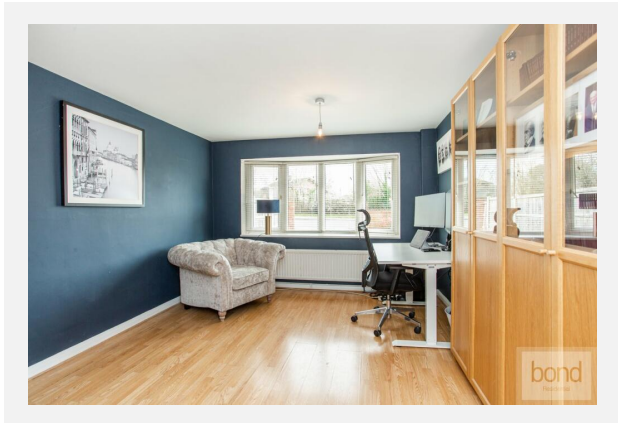
Mobile Coverage:
(based on calls indoors)

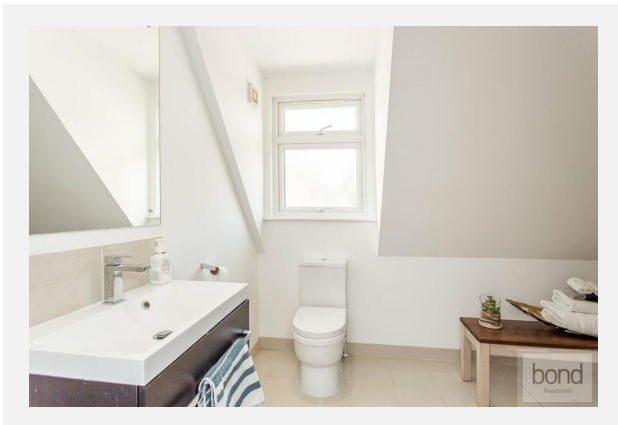
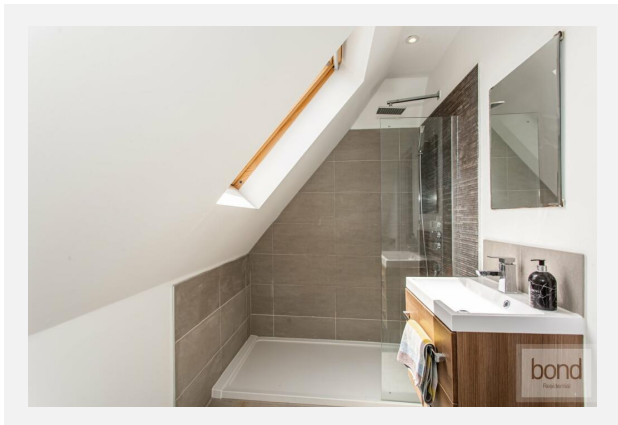
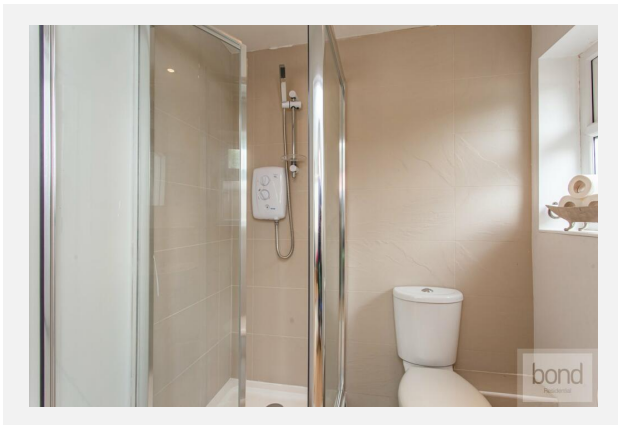
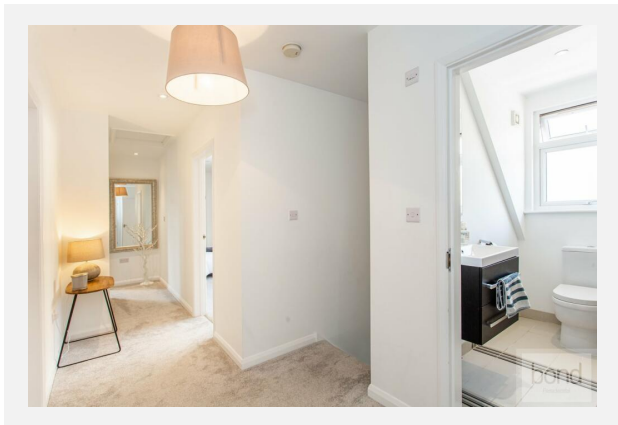
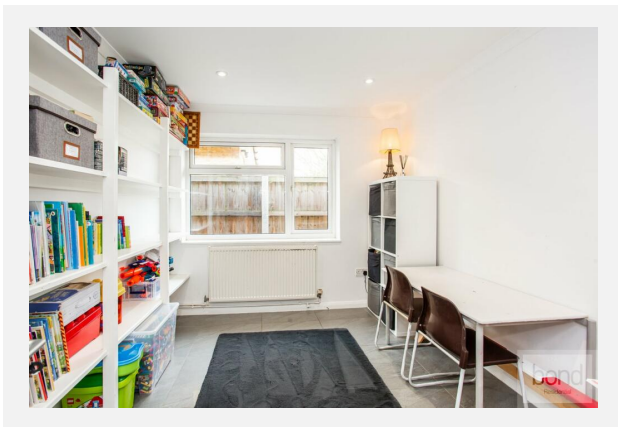
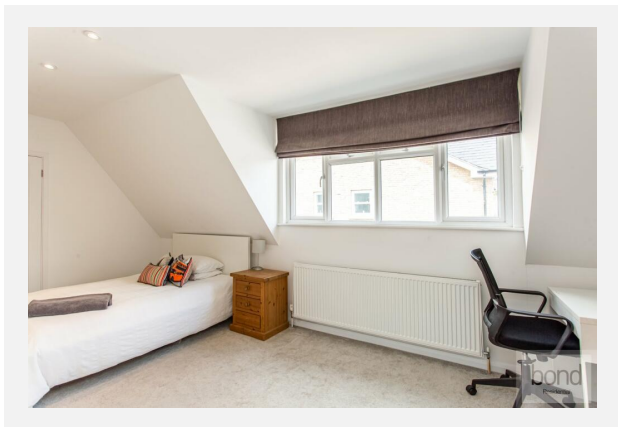
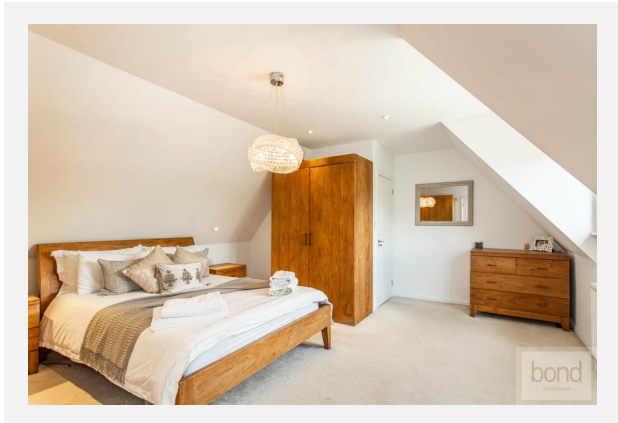


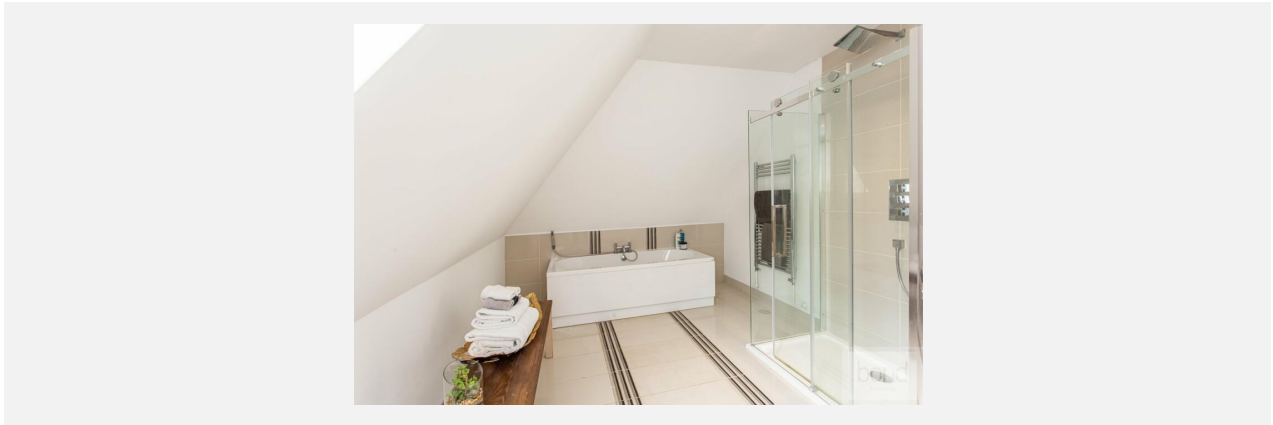
Satellite/Fibre TV Availability:







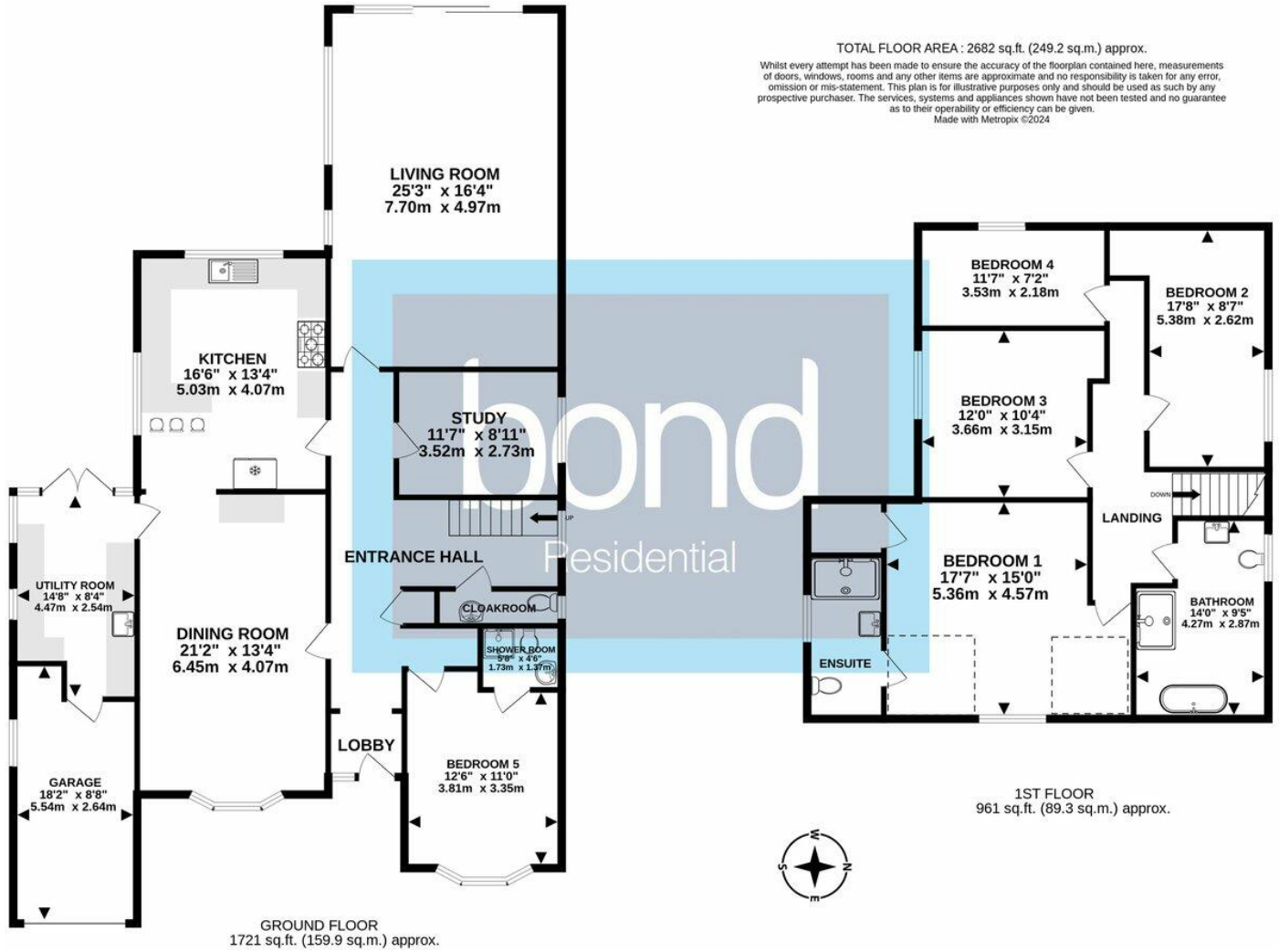




SOUTHEND ROAD, HOWE GREEN, CHELMSFORD, CM2

TOTAL FLOOR AREA: 2682 sq.ft. (249.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Southend Road, Howe Green, CM2

Energy rating

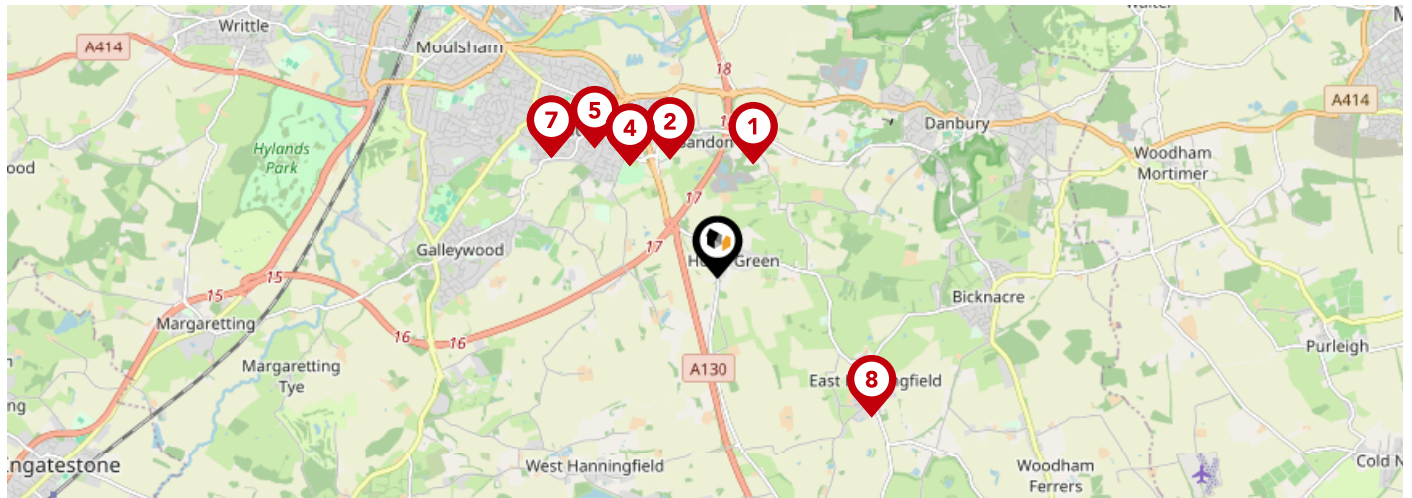
C

Valid until 08.03.2027

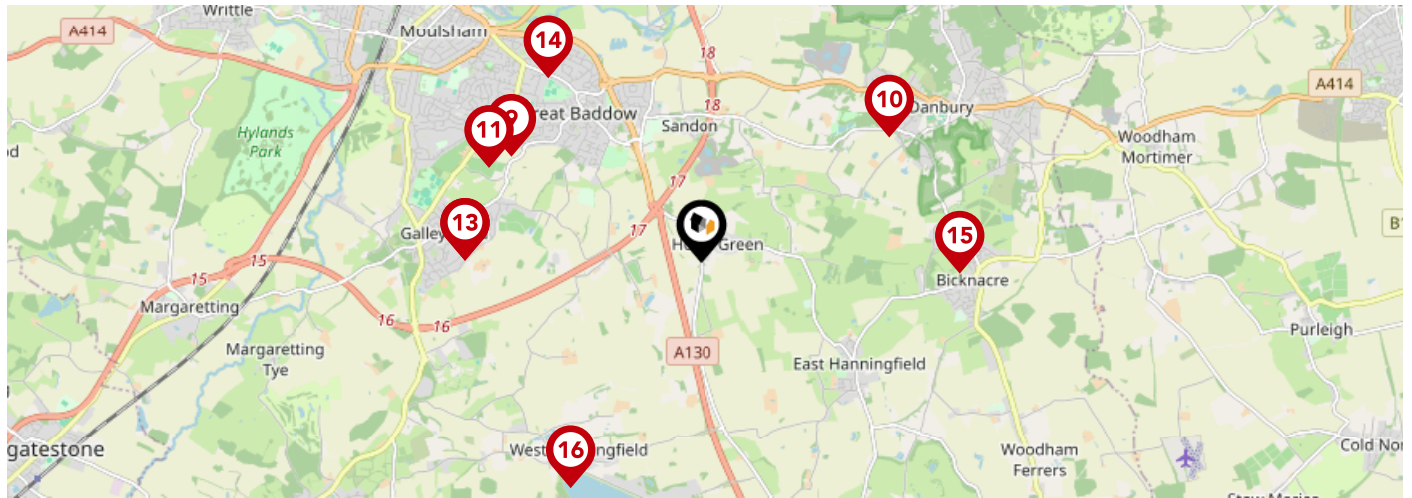
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

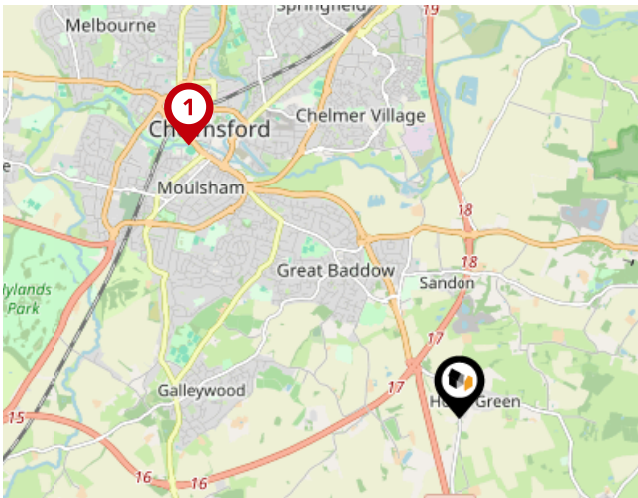
Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 50% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	227 m ²



		Nursery	Primary	Secondary	College	Private
	Clarity Independent School Ofsted Rating: Not Rated Pupils: 10 Distance:1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Sandon School Ofsted Rating: Requires improvement Pupils: 1276 Distance:1.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Baddow Hall Junior School Ofsted Rating: Good Pupils: 240 Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Baddow Hall Infant School Ofsted Rating: Good Pupils: 176 Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Octavia House Schools, Essex Ofsted Rating: Not Rated Pupils: 20 Distance:1.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Woodcroft Nursery School Ofsted Rating: Good Pupils: 95 Distance:1.88	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Larkrise Primary School Ofsted Rating: Good Pupils: 191 Distance:1.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	East Hanningfield Church of England Primary School Ofsted Rating: Good Pupils: 114 Distance:1.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

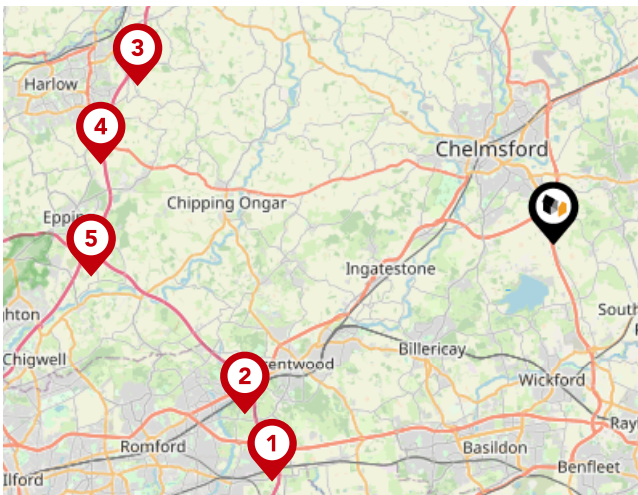


	Nursery	Primary	Secondary	College	Private
 Great Baddow High School Ofsted Rating: Good Pupils: 1529 Distance:1.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Danbury Park Community Primary School Ofsted Rating: Good Pupils: 260 Distance:2.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Beehive Lane Community Primary School Ofsted Rating: Outstanding Pupils: 212 Distance:2.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Galleywood Infant School Ofsted Rating: Good Pupils: 179 Distance:2.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Michael's Church of England Voluntary Aided Junior School Ofsted Rating: Good Pupils: 231 Distance:2.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Meadgate Primary School Ofsted Rating: Good Pupils: 211 Distance:2.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Priory Primary School, Bicknacre Ofsted Rating: Requires improvement Pupils: 154 Distance:2.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Peters Church of England Voluntary Aided Primary School, West Hanningfield Ofsted Rating: Good Pupils: 108 Distance:2.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



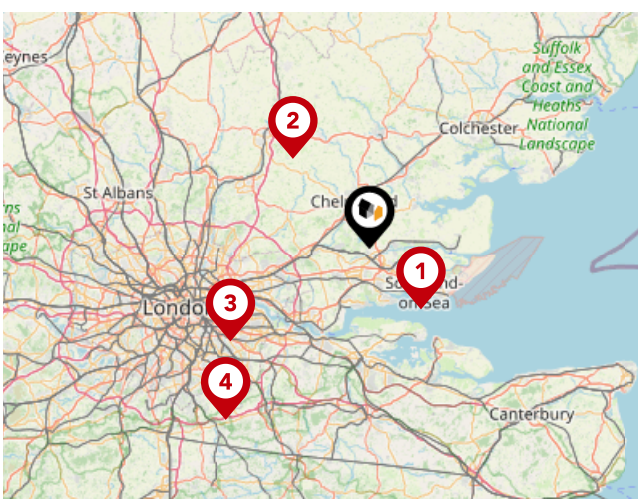
National Rail Stations

Pin	Name	Distance
1	Chelmsford Rail Station	3.53 miles
2	Battlesbridge Rail Station	5.46 miles
3	South Woodham Ferrers Rail Station	4.88 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M25 J29	13.58 miles
2	M25 J28	12.99 miles
3	M11 J7A	16.4 miles
4	M11 J7	16.93 miles
5	M11 J6	17.06 miles

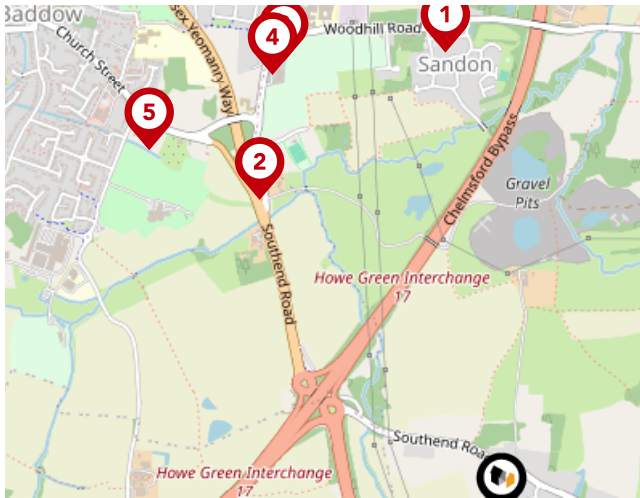


Airports/Helipads

Pin	Name	Distance
1	Southend-on-Sea	11.84 miles
2	Stansted Airport	17.29 miles
3	Silvertown	24.58 miles
4	Leaves Green	33.11 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	The Crown	1.07 miles
2	Ladywell Lane	0.91 miles
3	School	1.16 miles
4	Woodhill Road	1.14 miles
5	West Hanningfield Road	1.17 miles

Bond Residential

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Bond Residential

78 New London Road, Chelmsford, Essex,
CM2 0PD
01245 500599
lee@bondresidential.co.uk
www.bondresidential.co.uk

