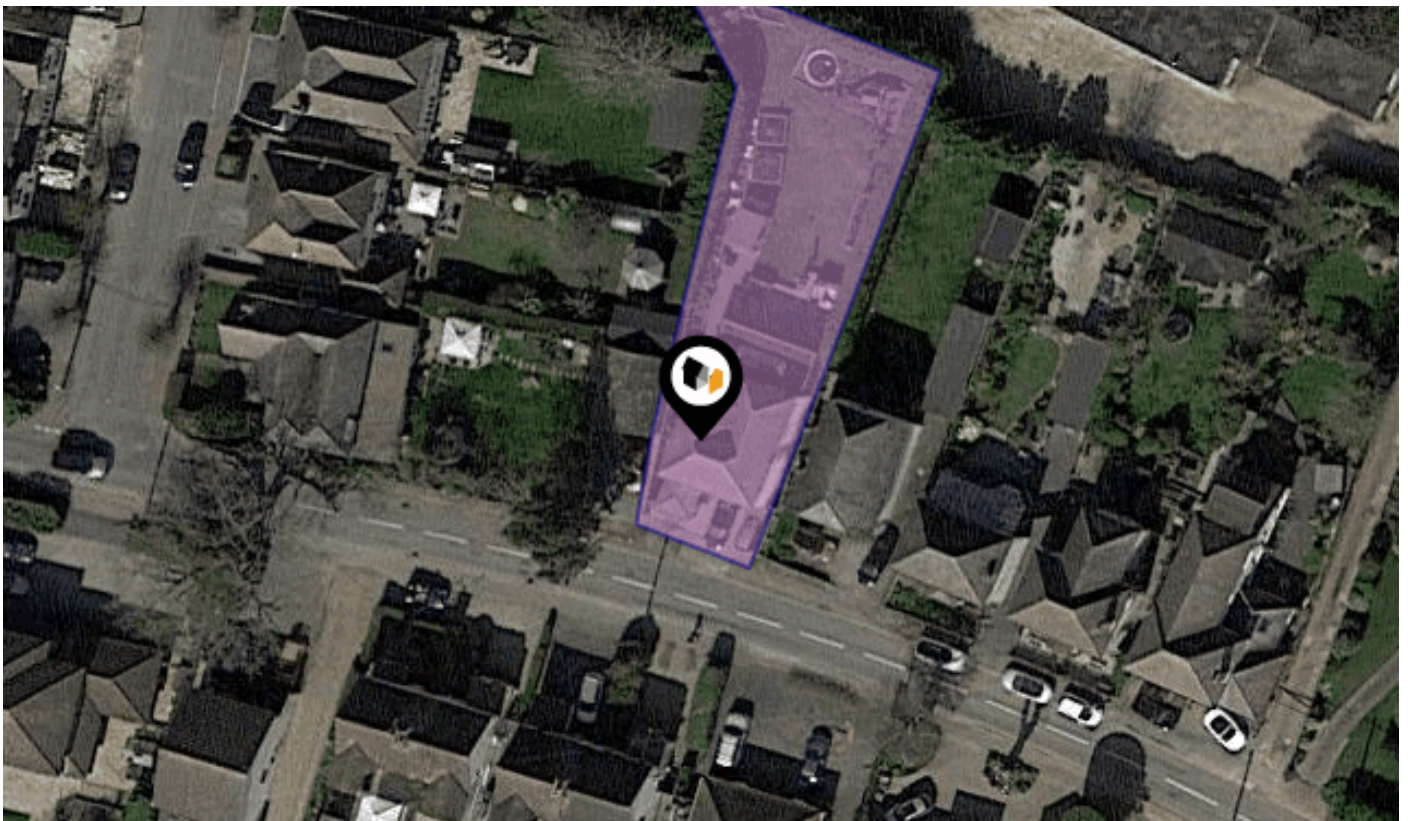




KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 21st January 2023



MILL LANE, DANBURY, CHELMSFORD, CM3

Bond Residential

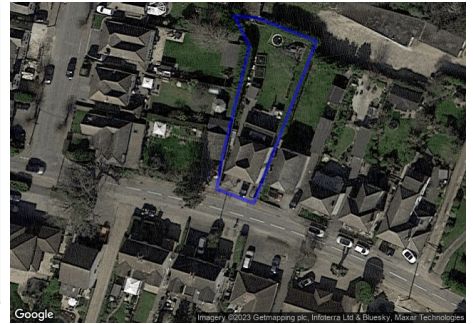
10 Eves Corner Maldon Rd Danbury Chelmsford CM3 4QQ

01245 222856

danbury@bondresidential.co.uk

www.bondresidential.co.uk





Property

Type:	Detached	Last Sold £/ft²:	£300
Bedrooms:	4	Tenure:	Freehold
Floor Area:	1,883 ft ² / 175 m ²		
Plot Area:	0.16 acres		
Council Tax :	Band E		
Annual Estimate:	£2,378		
Title Number:	EX357251		
UPRN:	100090413612		

Local Area

Local Authority:	Chelmsford
Flood Risk:	Very Low
Conservation Area:	No

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

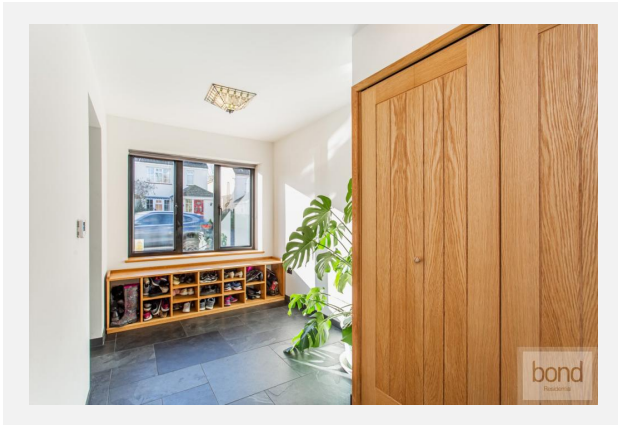
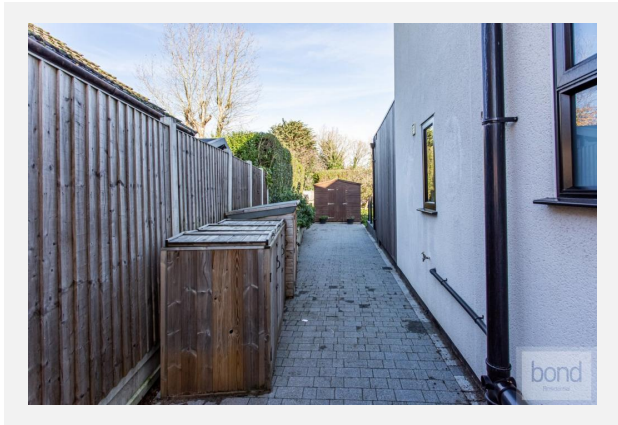
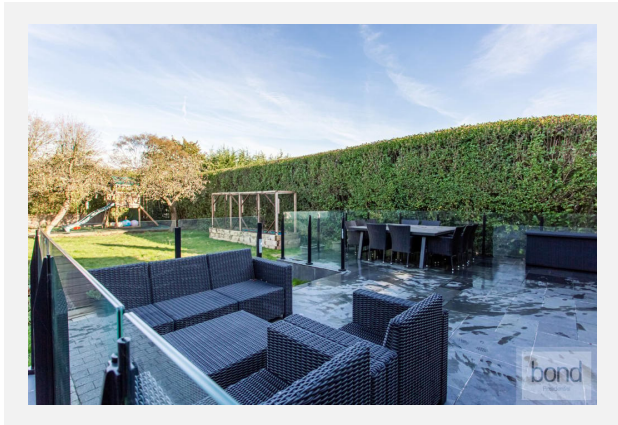
17 mb/s	80 mb/s	- mb/s

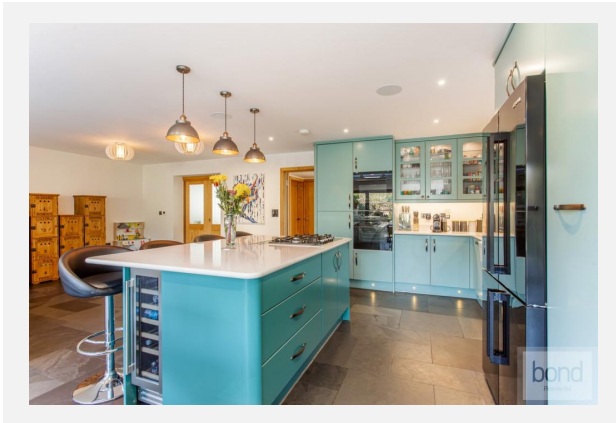
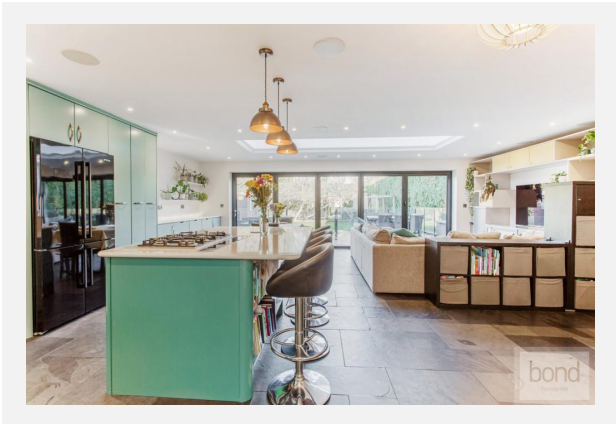
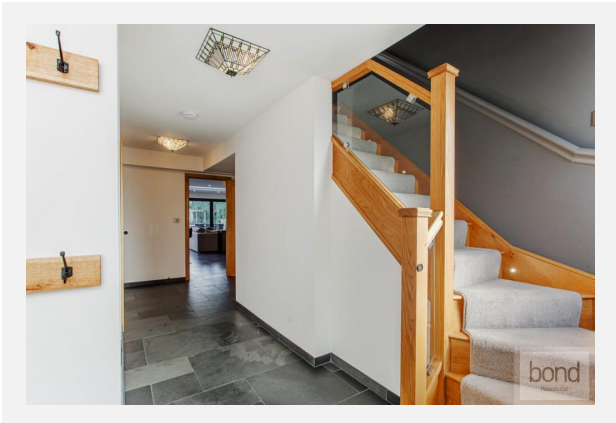
Mobile Coverage: (based on calls indoors)

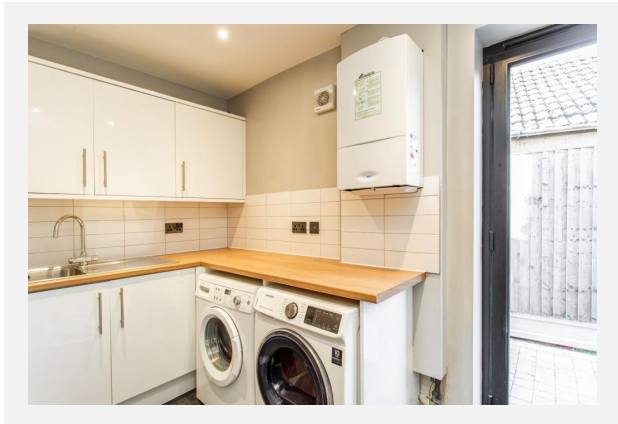
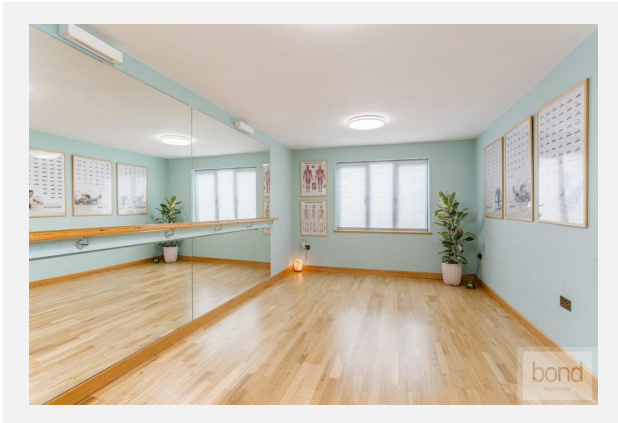
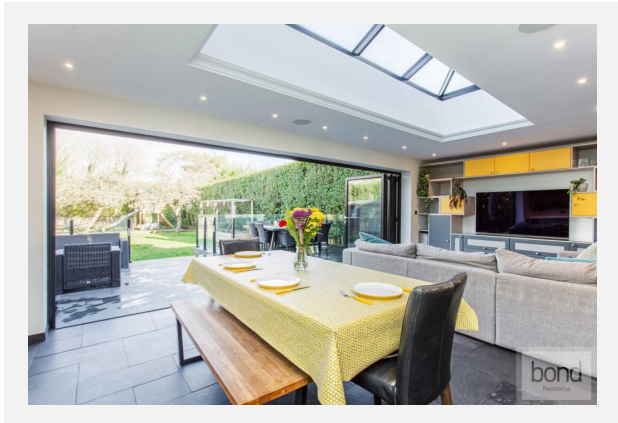
Satellite/Fibre TV Availability:

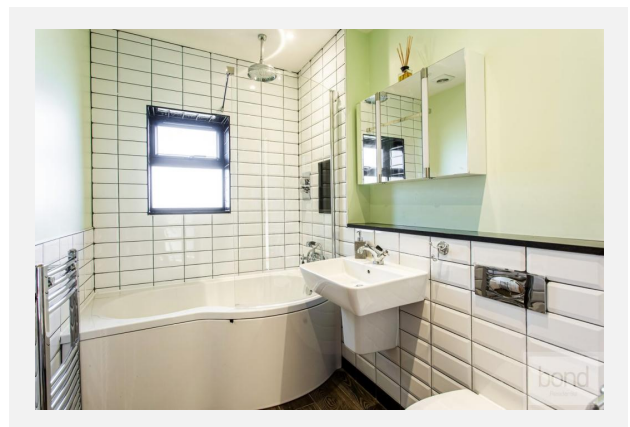
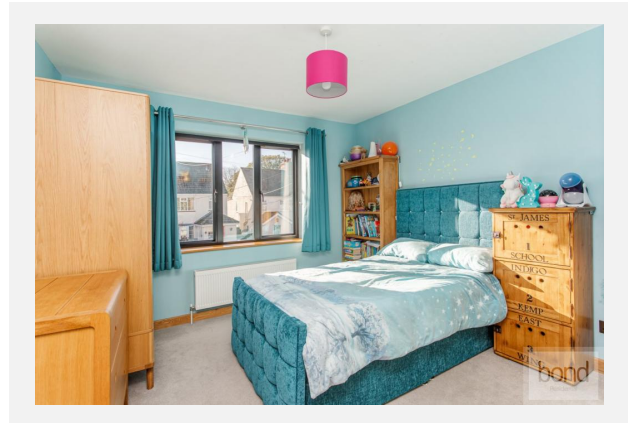
Planning records for: *68, Mill Lane, Danbury, Chelmsford, CM3 4HY*

Reference - 16/01016/FUL	
Decision:	Application Permitted
Date:	08th June 2016
Description:	Proposed single storey rear extension and front porch





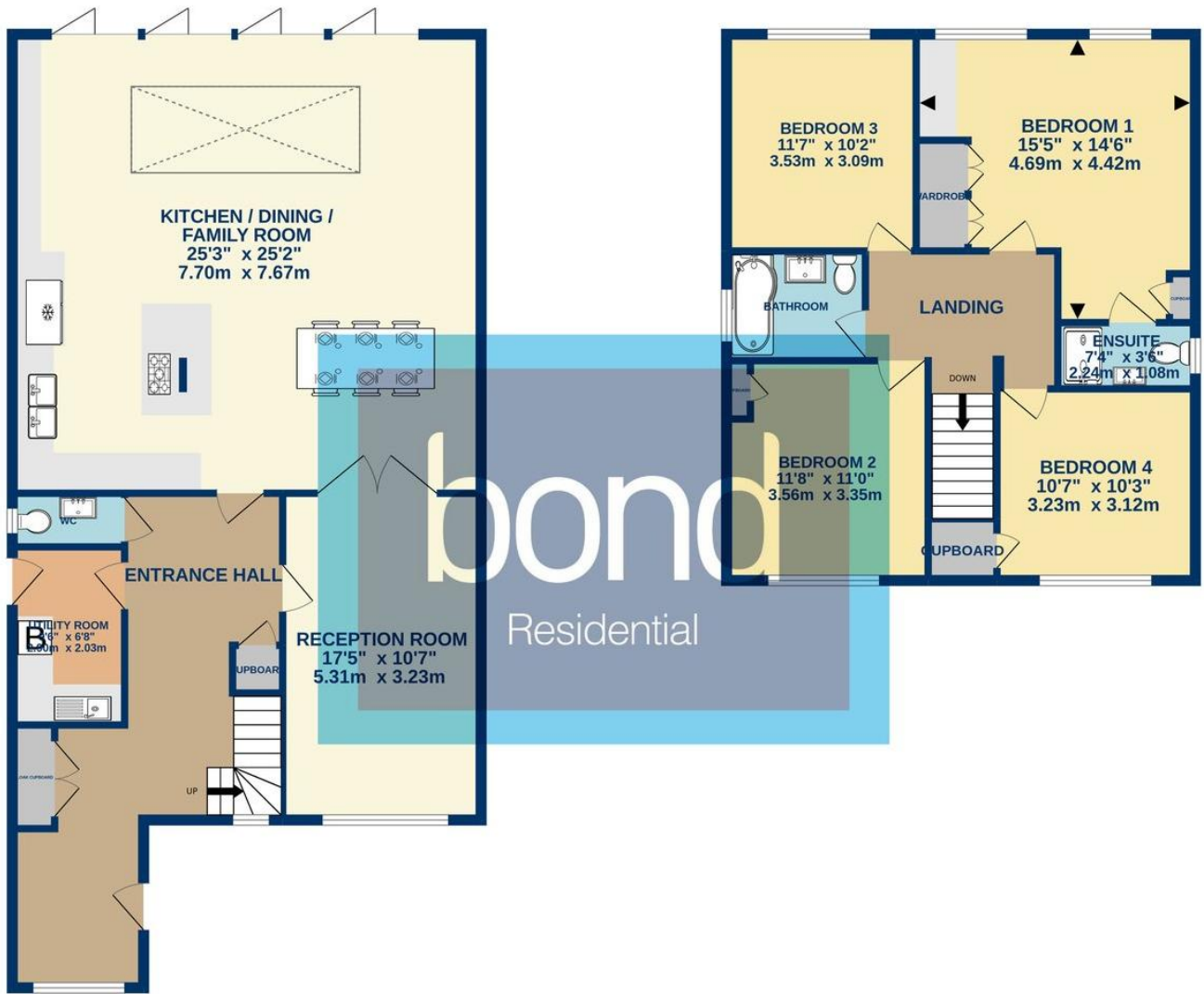




MILL LANE, DANBURY, CHELMSFORD, CM3

GROUND FLOOR
1111 sq.ft. (103.3 sq.m.) approx.

1ST FLOOR
729 sq.ft. (67.7 sq.m.) approx.



TOTAL FLOOR AREA: 1840 sq.ft. (171.0 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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Danbury, CHELMSFORD, CM3

Energy rating

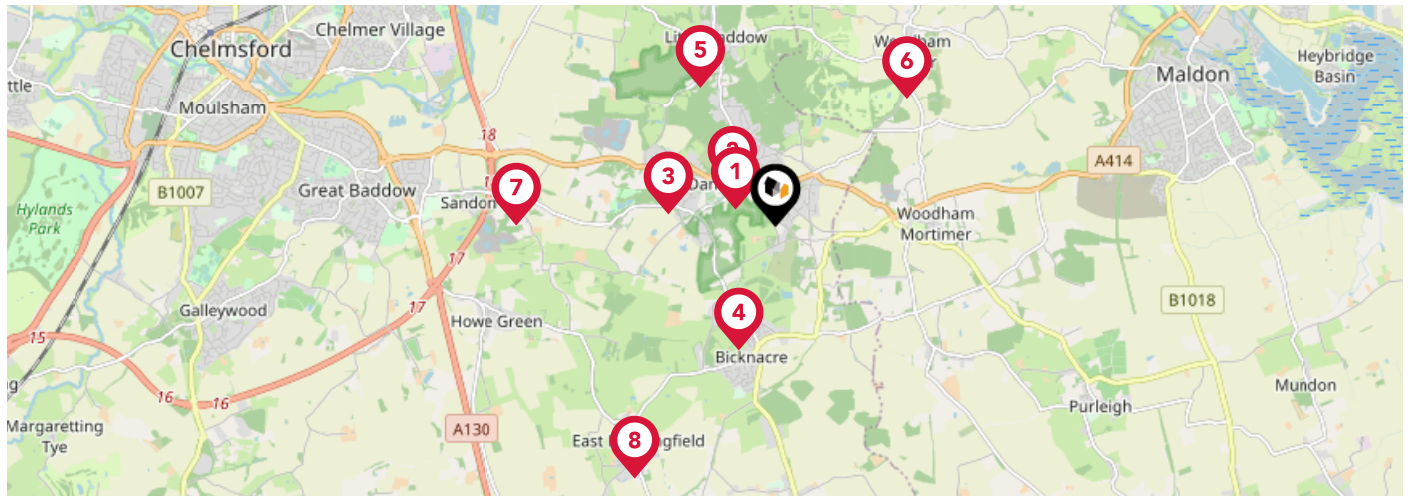
C









Valid until 22.11.2032

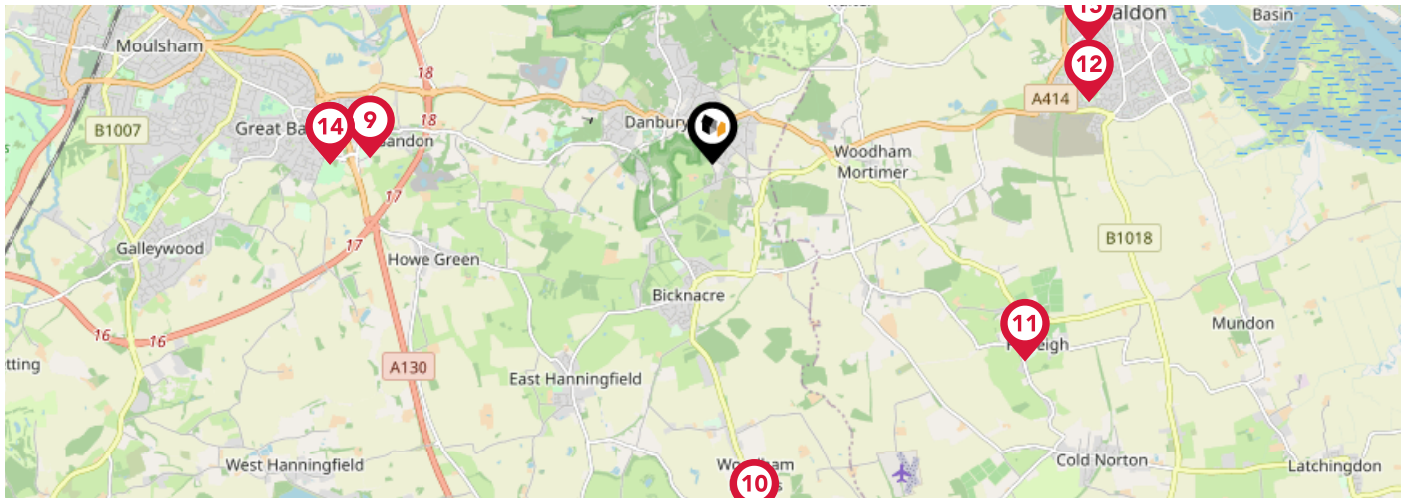
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

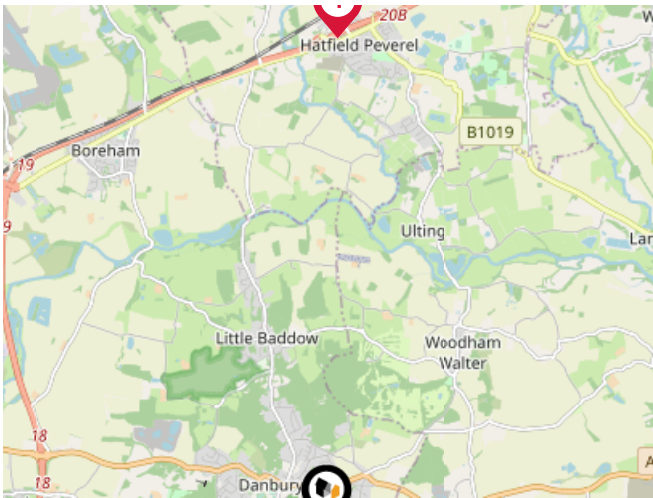
Property Type:	Detached house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and underfloor heating, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Time and temperature zone control
Main Heating Controls Energy:	Very good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 93% of fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	175 m ²



	Nursery	Primary	Secondary	College	Private
 Heathcote School Ofsted Rating: Not Rated Pupils: 90 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St John Church of England Voluntary Controlled Primary School Danbury Ofsted Rating: Good Pupils: 224 Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Danbury Park Community Primary School Ofsted Rating: Outstanding Pupils: 258 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Priory Primary School, Bicknacre Ofsted Rating: Good Pupils: 179 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Elm Green Preparatory School Ofsted Rating: Not Rated Pupils: 209 Distance:1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Woodham Walter Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 102 Distance:1.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Clarity Independent School Ofsted Rating: Requires improvement Pupils: 9 Distance:2.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 East Hanningfield Church of England Primary School Ofsted Rating: Good Pupils: 113 Distance:2.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

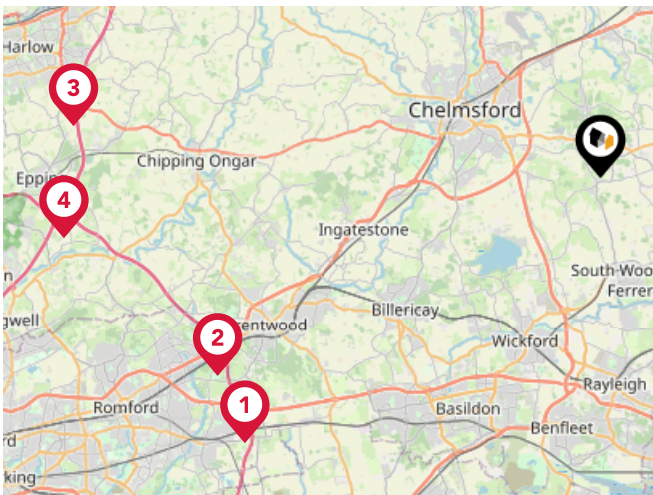


	Nursery	Primary	Secondary	College	Private
The Sandon School Ofsted Rating: Good Pupils: 1236 Distance:3.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Mary's Church of England Primary School Ofsted Rating: Not Rated Pupils:0 Distance:3.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Purleigh Community Primary School Ofsted Rating: Not Rated Pupils: 215 Distance:3.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wentworth Primary School Ofsted Rating: Good Pupils: 417 Distance:3.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Baddow Hall Infant School Ofsted Rating: Good Pupils: 175 Distance:3.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Baddow Hall Junior School Ofsted Rating: Good Pupils: 229 Distance:3.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
All Saints Maldon Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 311 Distance:3.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chancellor Park Primary School, Chelmsford Ofsted Rating: Outstanding Pupils: 240 Distance:3.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



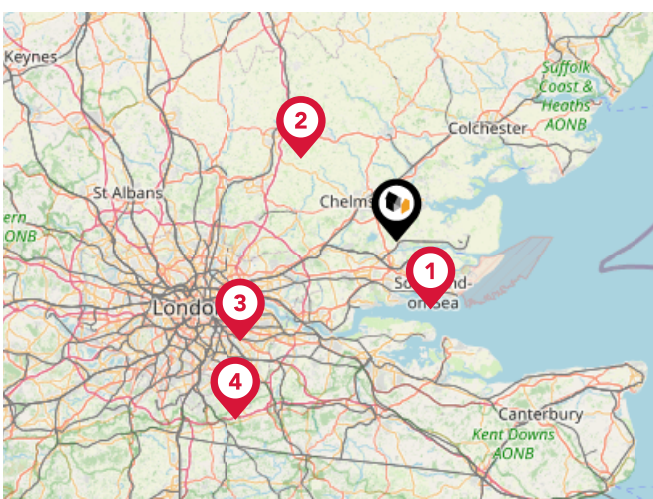
National Rail Stations

Pin	Name	Distance
1	Hatfield Peverel Rail Station	4.49 miles
2	South Woodham Ferrers Rail Station	4.58 miles
3	Chelmsford Rail Station	5.4 miles



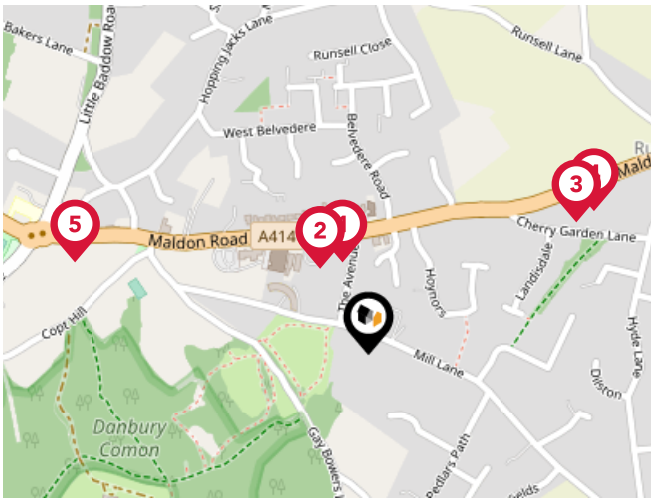
Trunk Roads/Motorways

Pin	Name	Distance
1	M25 J29	16.35 miles
2	M25 J28	15.86 miles
3	M11 J7	19.47 miles
4	M11 J6	19.85 miles



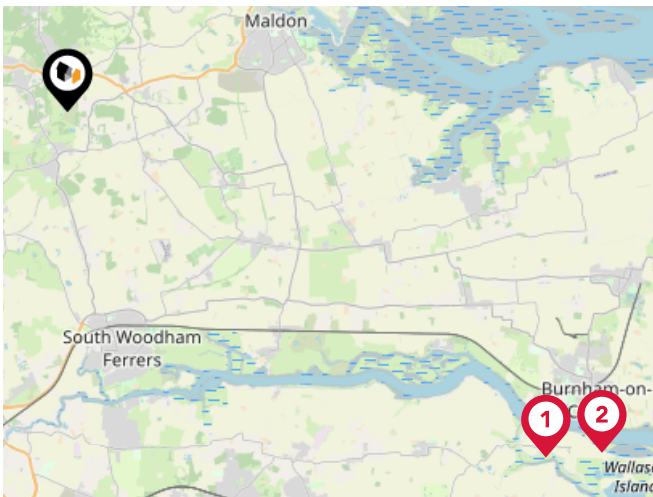
Airports/Helipads

Pin	Name	Distance
1	London Southend Airport	11.21 miles
2	London Stansted Airport	18.6 miles
3	London City Airport	27.41 miles
4	Biggin Hill Airport	35.67 miles



Bus Stops/Stations

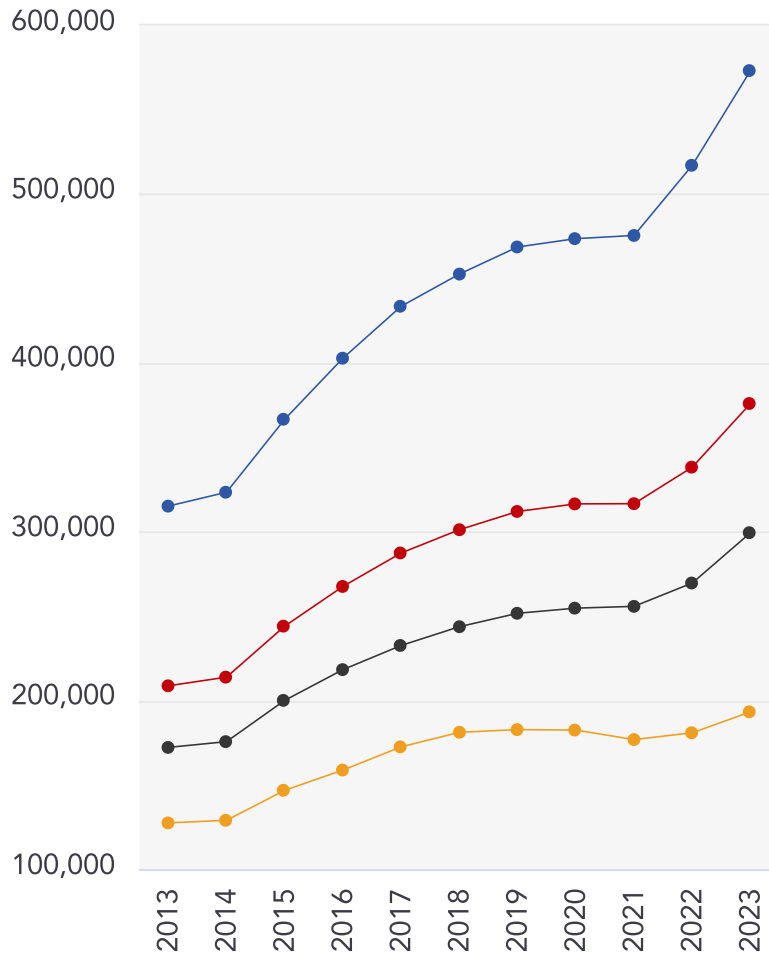
Pin	Name	Distance
1	The Avenue	0.11 miles
2	The Avenue	0.11 miles
3	Runsell Green	0.28 miles
4	Runsell Green	0.31 miles
5	Eves Corner	0.35 miles



Ferry Terminals

Pin	Name	Distance
1	Wallasea Island Ferry Landing	10.87 miles
2	Burnham on Crouch Ferry Landing	11.66 miles

10 Year History of Average House Prices by Property Type in CM3



Detached

+81.89%

Semi-Detached

+80.15%

Terraced

+73.89%

Flat

+51.63%



Bond Residential

Award winning Estate Agent in Chelmsford, Danbury and surrounding areas

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Testimonial 1



First class professional service. Selling process was as painless as possible.

Testimonial 2



The process with Bond Estate agents was very easy. They have definitely put my faith back in Estate Agents. Thank you very much with all of you help in selling my property.

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At last an estate agent in Danbury/Little Baddow that provides the quality of service and experience which has been missing for so long. The customer is at the centre of everything they do and the team led by Steve delivered on every promise they made us and sold our house at a price acceptable to ourselves.



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Bond Residential

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