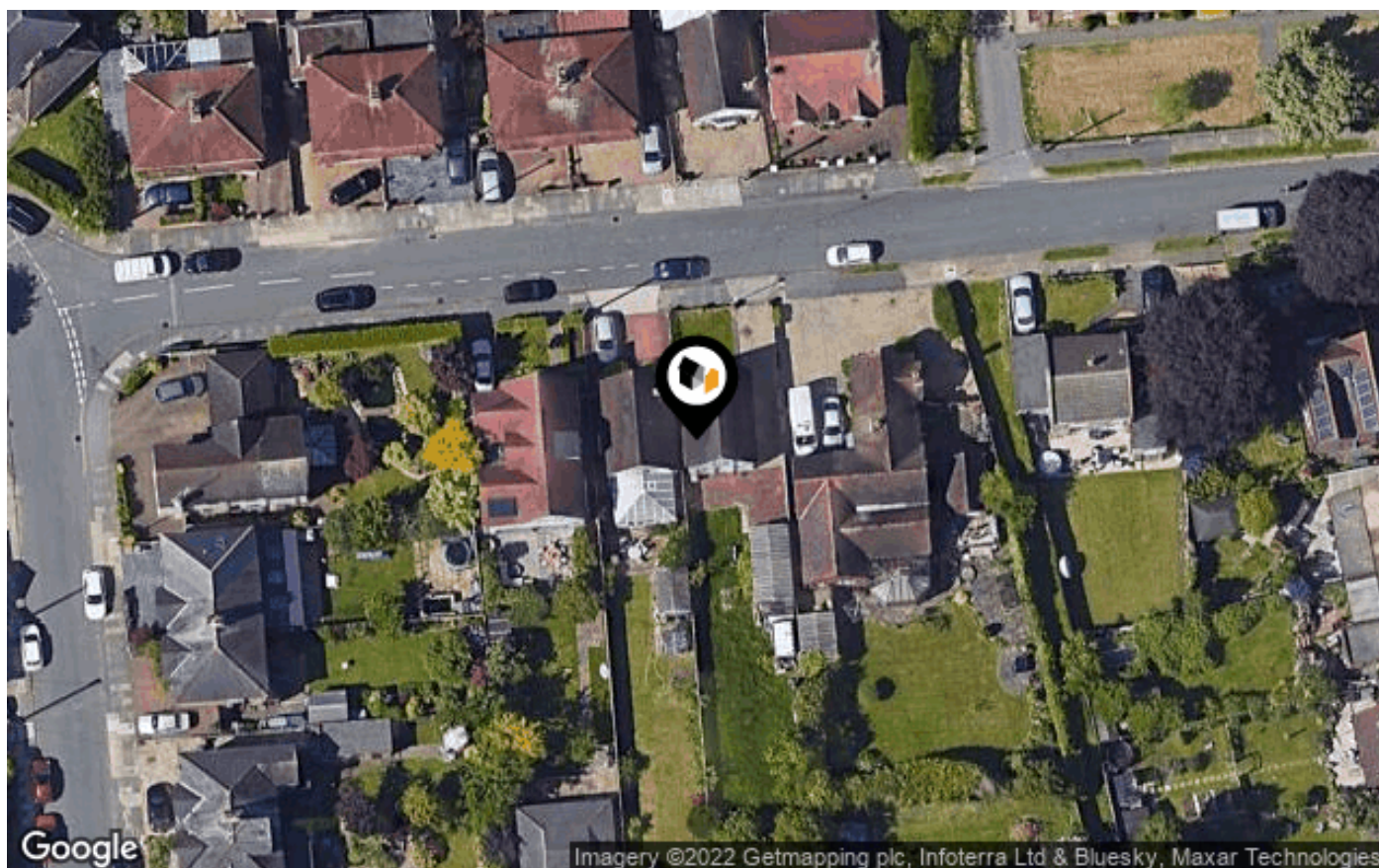


KFB: Key Facts For Buyers

An insight into your property and the local area

Friday 28th October 2022



KINGSTON AVENUE, CHELMSFORD, CM2

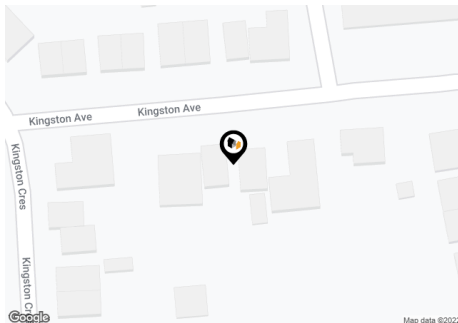
Bond Residential

43 New London Rd Chelmsford CM2 0ND

01245 500599

graham@bondresidential.co.uk

www.bondresidential.co.uk



Property




Type:	Detached
Bedrooms:	2
Floor Area:	-
Plot Area:	-
Council Tax :	Band D
Annual Estimate:	£1,946
Title Number:	-
UPRN:	100090406996

Last Sold £/ft²:	-
Price Estimate:	-
Tenure:	-

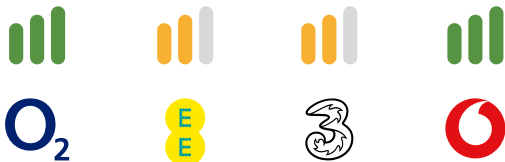
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

10 mb/s	175 mb/s	1000 mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



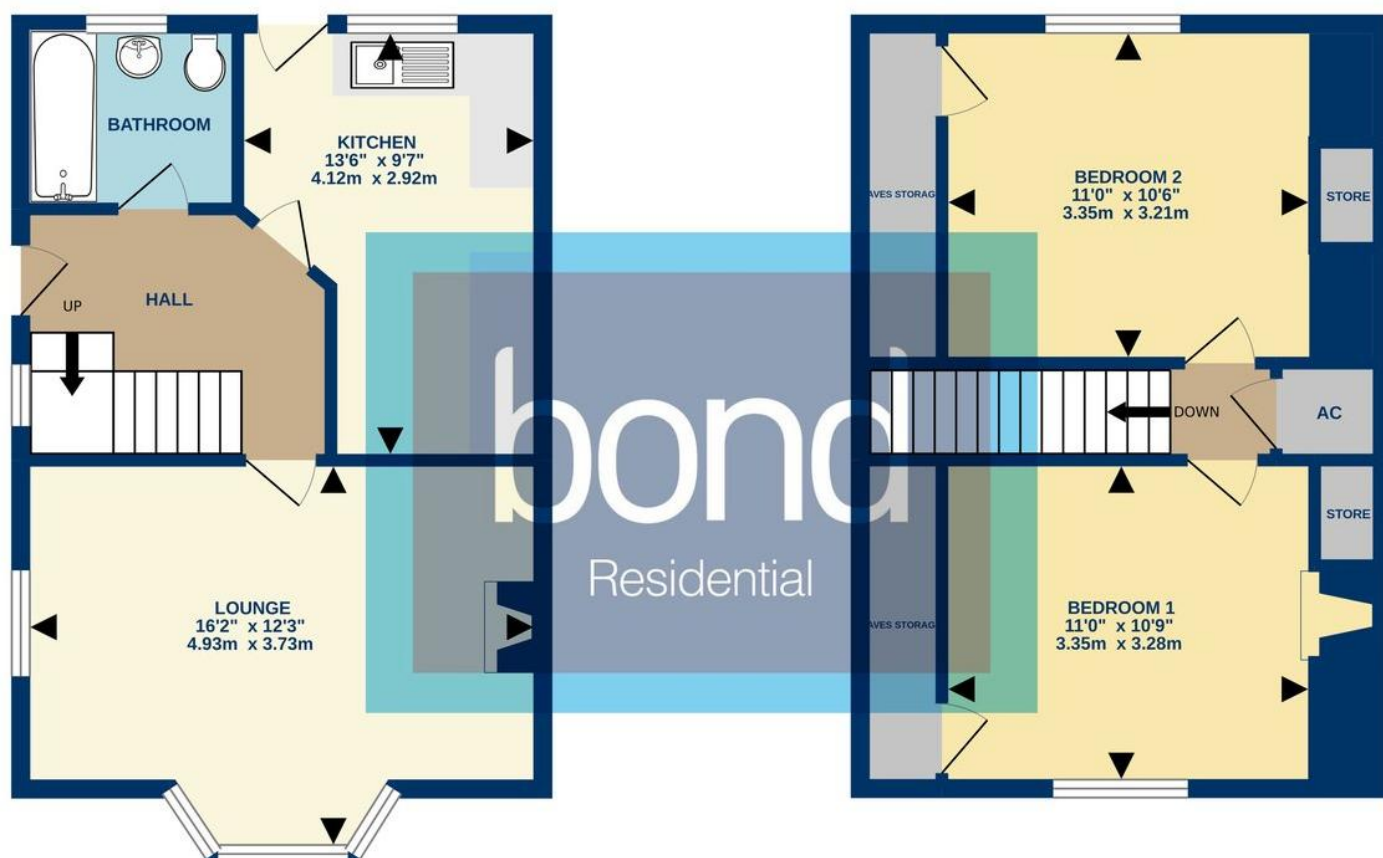




KINGSTON AVENUE, CHELMSFORD, CM2

GROUND FLOOR

1ST FLOOR

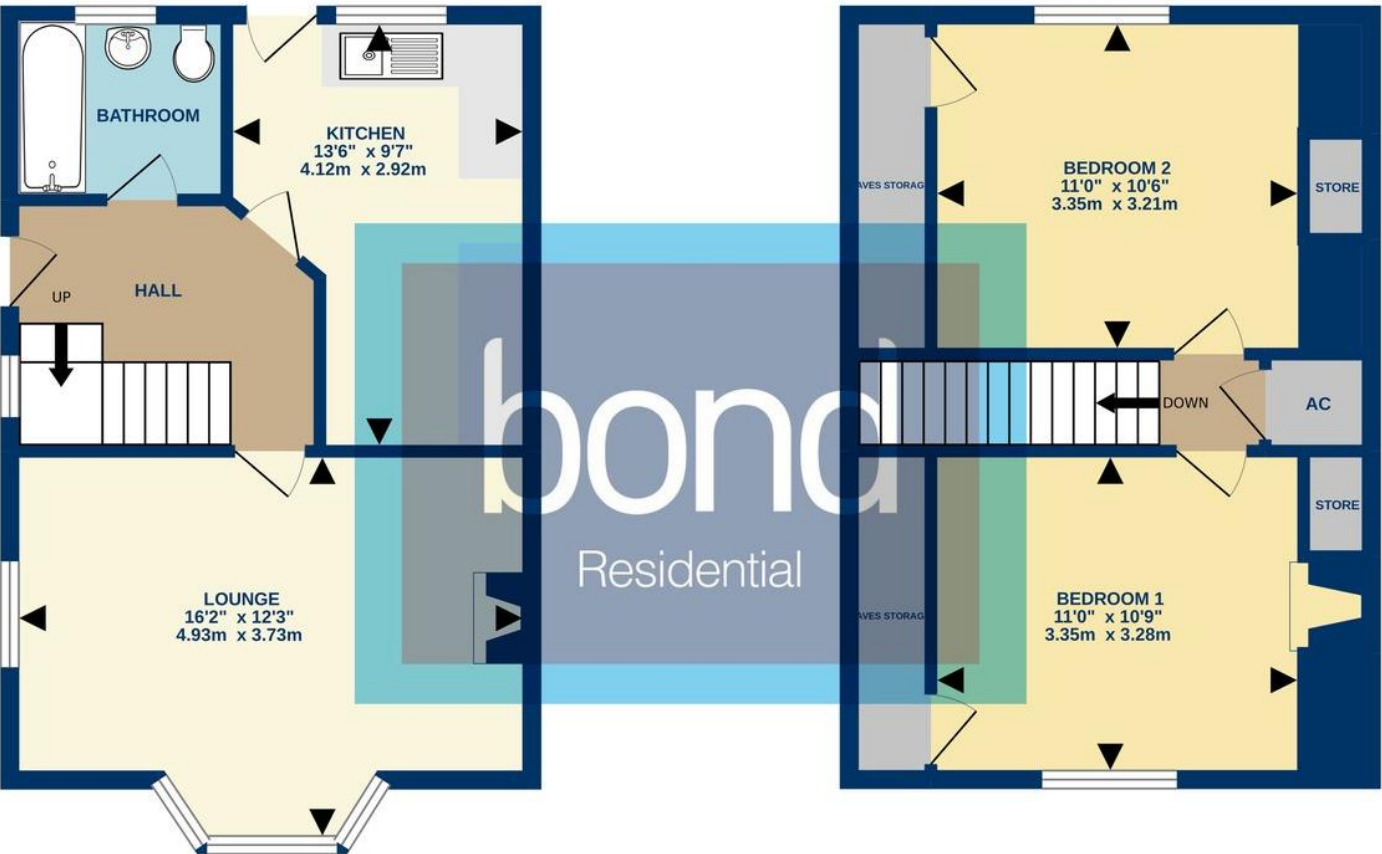


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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KINGSTON AVENUE, CHELMSFORD, CM2

GROUND FLOOR

1ST FLOOR






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		Nursery	Primary	Secondary	College	Private
1	Trinity Road Primary School Ofsted Rating: Good Pupils: 310 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Chelmsford Hospital School Ofsted Rating: Outstanding Pupils: 12 Distance:0.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Barnes Farm Infant School Ofsted Rating: Not Rated Pupils: 241 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Barnes Farm Junior School Ofsted Rating: Not Rated Pupils: 356 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The Tyrrells School Ofsted Rating: Good Pupils: 449 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Cathedral Church of England Voluntary Aided Primary School, Chelmsford Ofsted Rating: Requires improvement Pupils: 313 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Anglia Ruskin University Ofsted Rating: Not Rated Pupils:0 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	The Boswells School Ofsted Rating: Good Pupils: 1467 Distance:0.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

		Nursery	Primary	Secondary	College	Private
9	Chancellor Park Primary School, Chelmsford Ofsted Rating: Outstanding Pupils: 240 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Meadgate Primary School Ofsted Rating: Good Pupils: 202 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Perryfields Junior School Ofsted Rating: Not Rated Pupils: 300 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Perryfields Infant School Ofsted Rating: Not Rated Pupils: 181 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	The Bishops' Church of England and Roman Catholic Primary School Ofsted Rating: Good Pupils: 436 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Our Lady Immaculate Catholic Primary School Ofsted Rating: Good Pupils: 216 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Chelmsford County High School for Girls Ofsted Rating: Not Rated Pupils: 987 Distance:1.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Springfield Primary School Ofsted Rating: Requires improvement Pupils: 436 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>






National Rail Stations

Pin	Name	Distance
	Chelmsford Rail Station	1.04 miles
	Hatfield Peverel Rail Station	5.19 miles
	Ingatestone Rail Station	6.71 miles

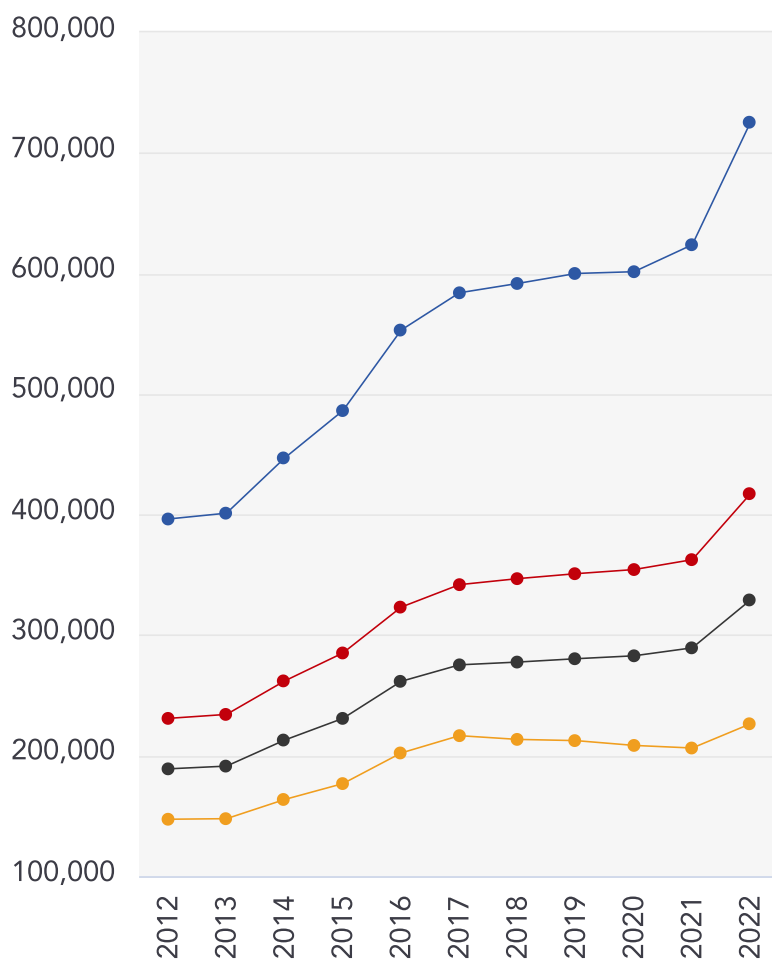
Trunk Roads/Motorways

Pin	Name	Distance
	M25 J28	13.28 miles
	M25 J29	14.41 miles
	M11 J8	15.61 miles
	M11 J7	15.23 miles
	M11 J6	16.01 miles

Bus Stops/Stations

Pin	Name	Distance
	Kingston Crescent	0.07 miles
	Sandford Road	0.1 miles
	Sandford Road	0.1 miles
	Springfield Park Lane	0.11 miles
	Springfield Park Lane	0.11 miles

10 Year History of Average House Prices by Property Type in CM2



Detached

+83.04%

Semi-Detached

+80.72%

Terraced

+74.1%

Flat

+53.78%

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.

Testimonial 3



Bond Residential were extremely helpful and supportive of us as first-time buyers during the height of the pandemic. As we encountered issue after issue with our solicitors, we were very impressed with how Bond went above and beyond to support our purchase and keep us informed. I would absolutely recommend Bond to anybody looking to sell their home, and would look to them for any future sale or purchase.



/BondResidential



/BondResidential



/bond_residential



/company/bond-residential-ltd

Bond Residential Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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