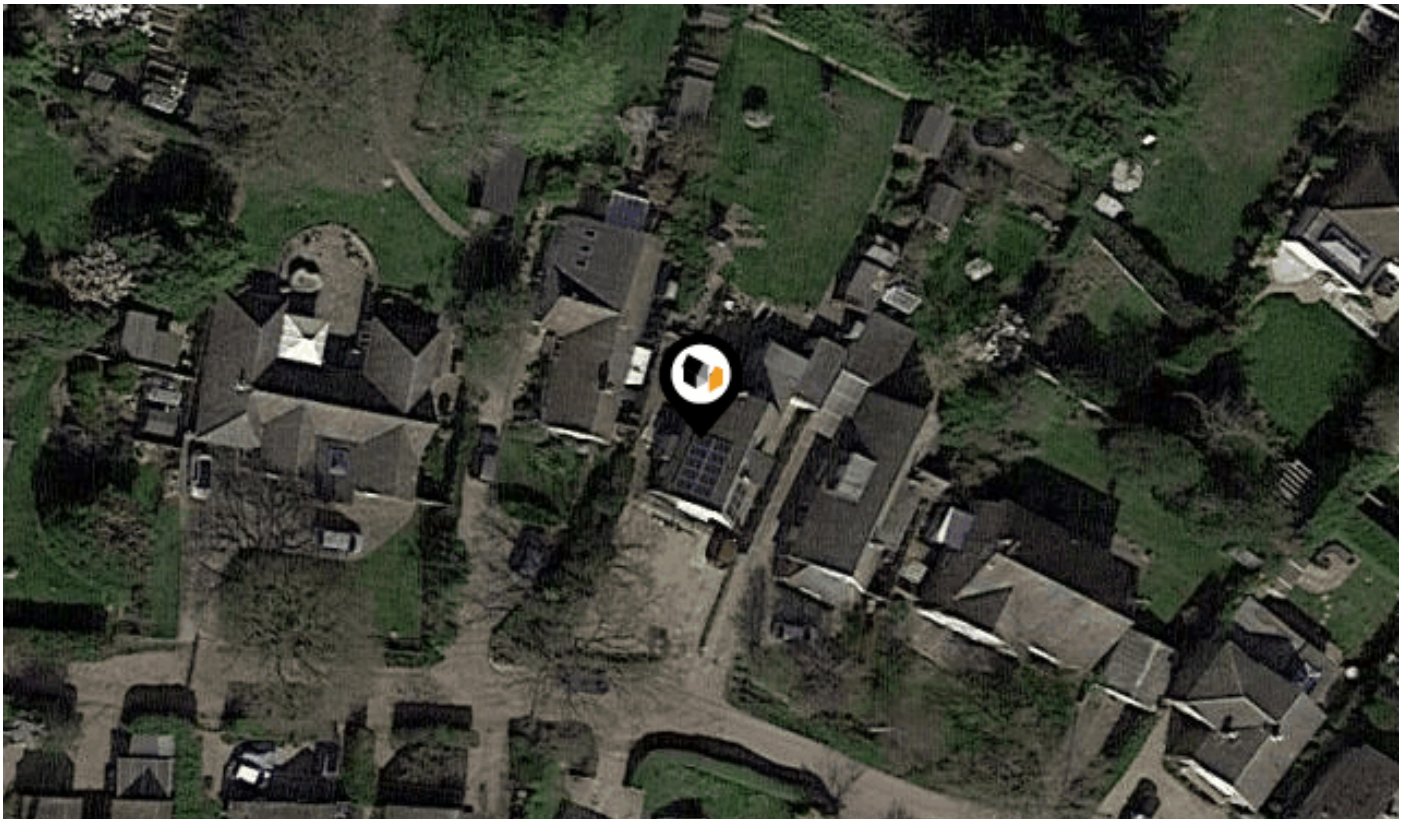




KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 14th January 2023



PLUMPTRE LANE, DANBURY, CHELMSFORD, CM3

Bond Residential

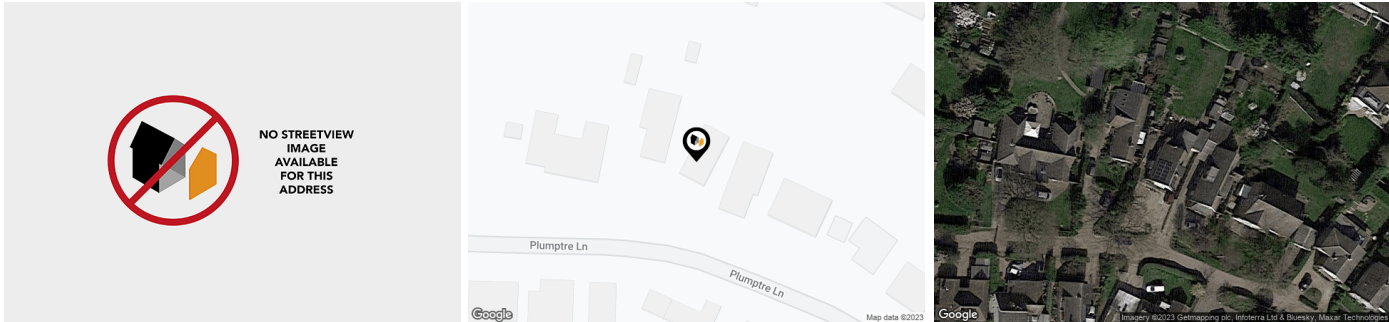
10 Eves Corner Maldon Rd Danbury Chelmsford CM3 4QQ

01245 222856

danbury@bondresidential.co.uk

www.bondresidential.co.uk





Property

Type:	Detached
Bedrooms:	4
Floor Area:	1,330 ft ² / 123 m ²
Council Tax :	Band F
Annual Estimate:	£2,811
UPRN:	200004635741

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

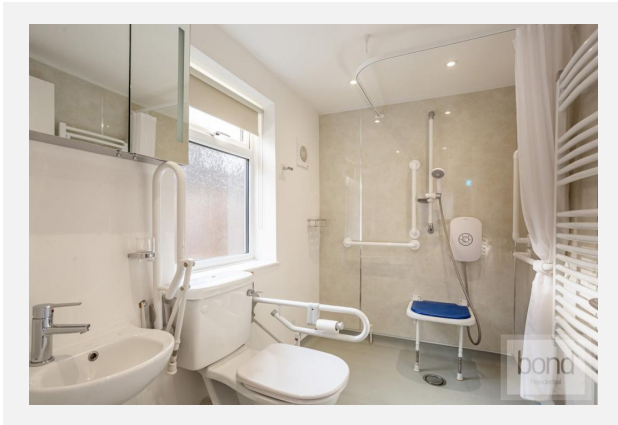
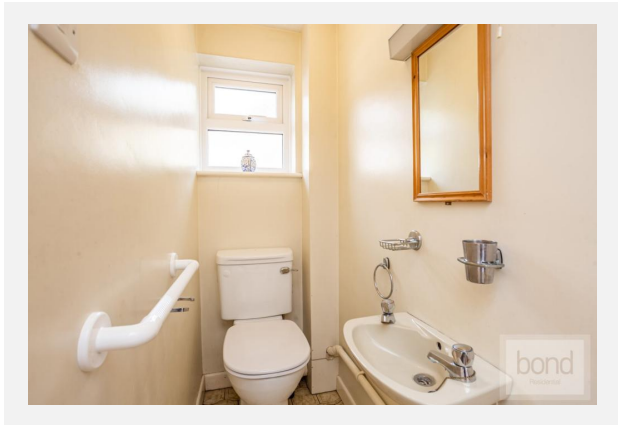
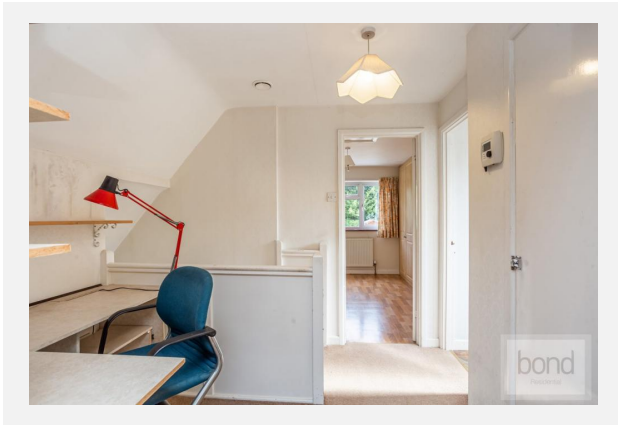


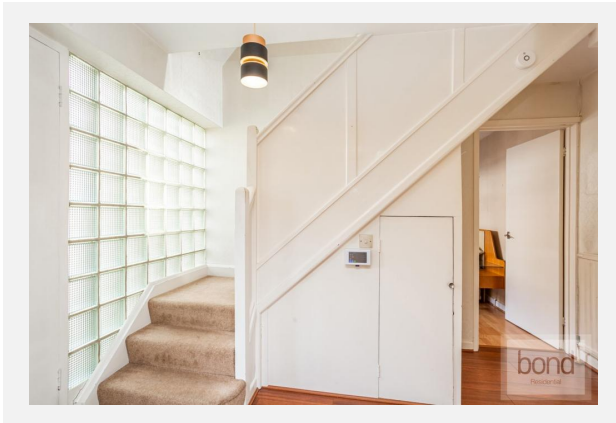
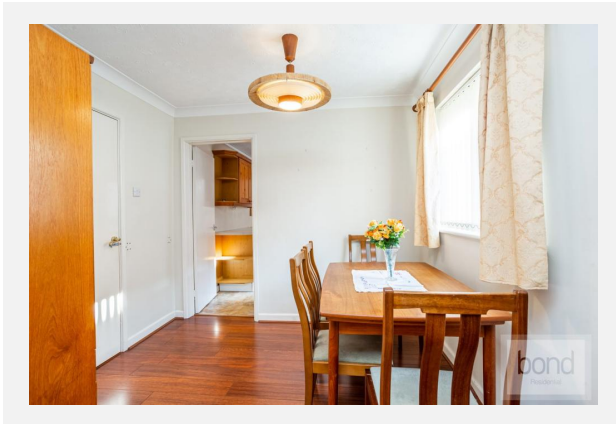
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:





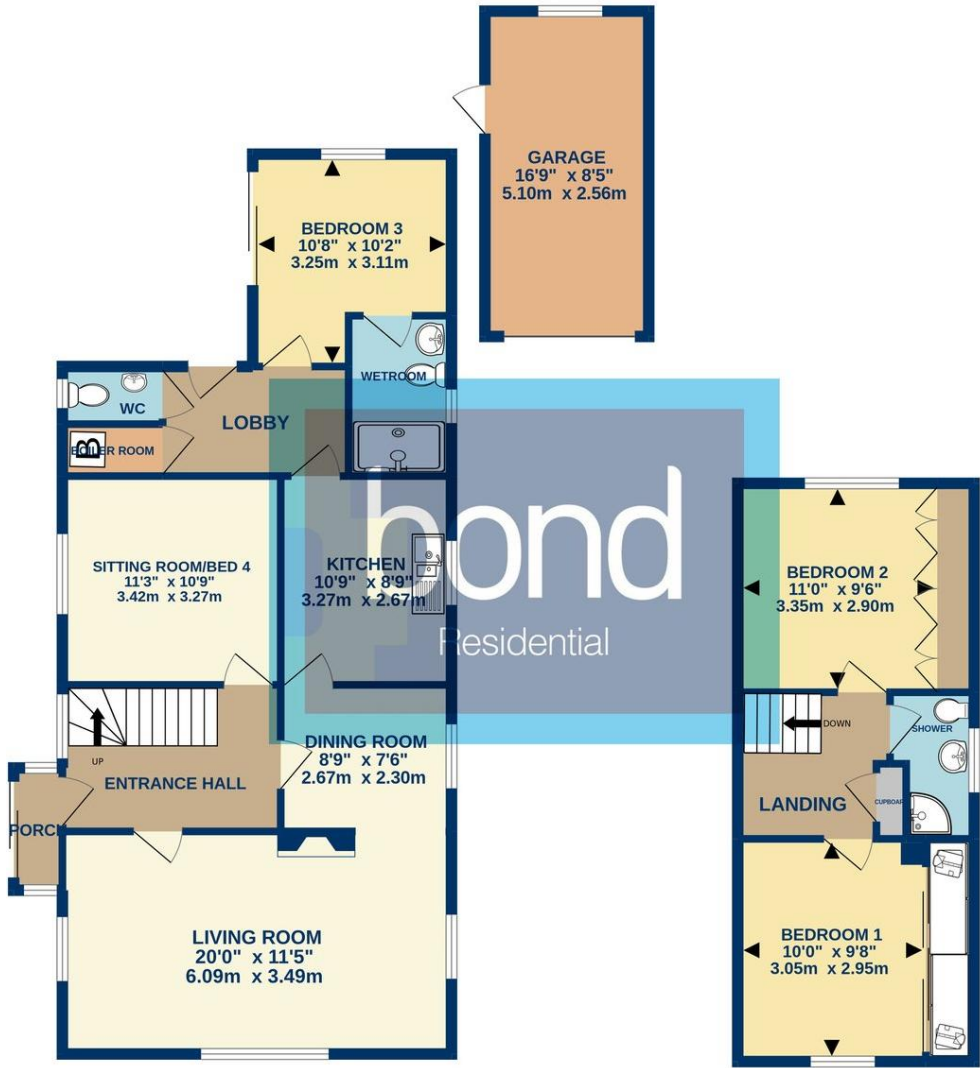




PLUMPTRE LANE, DANBURY, CHELMSFORD, CM3

GROUND FLOOR
970 sq.ft. (90.1 sq.m.) approx.

1ST FLOOR
360 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA: 1330 sq.ft. (123.6 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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Plumptre Lane, Danbury, CHELMSFORD, CM3

Energy rating

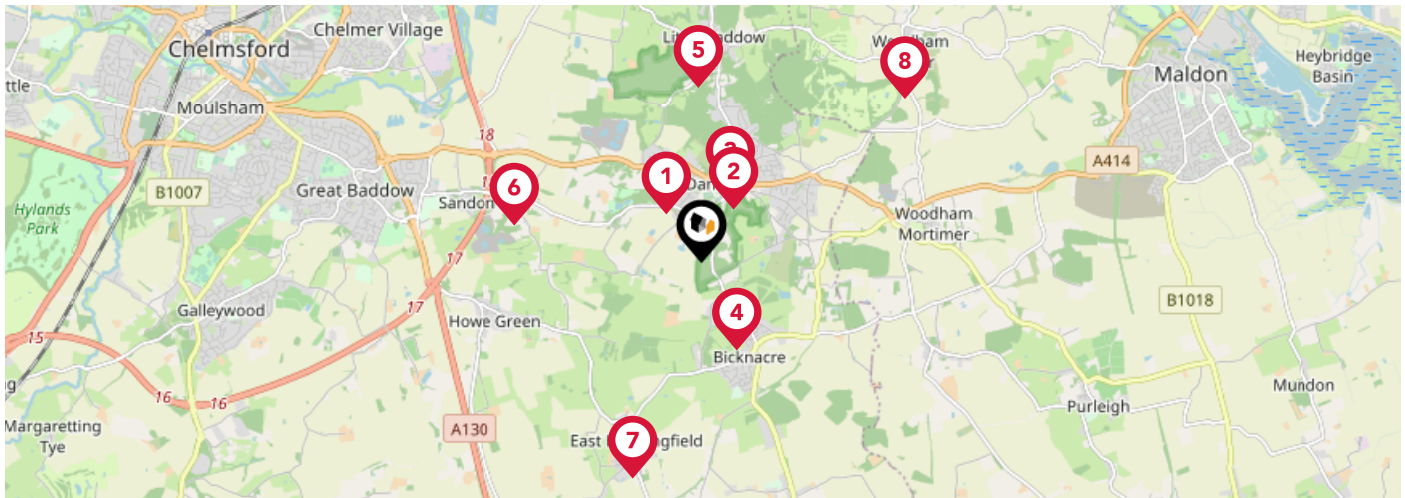
C

Valid until 05.09.2032

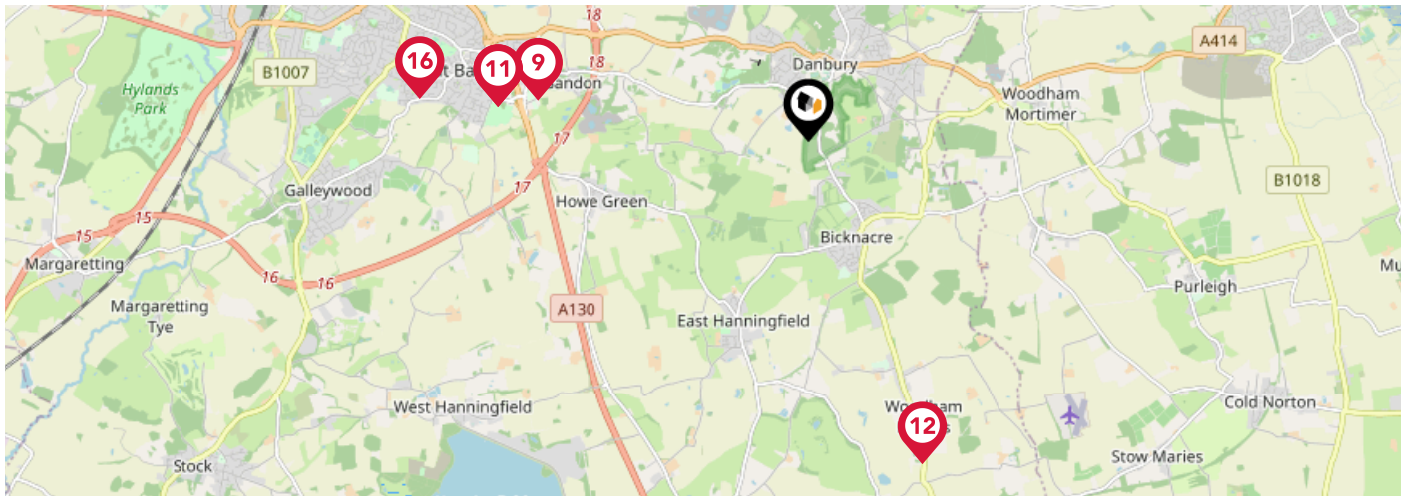
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

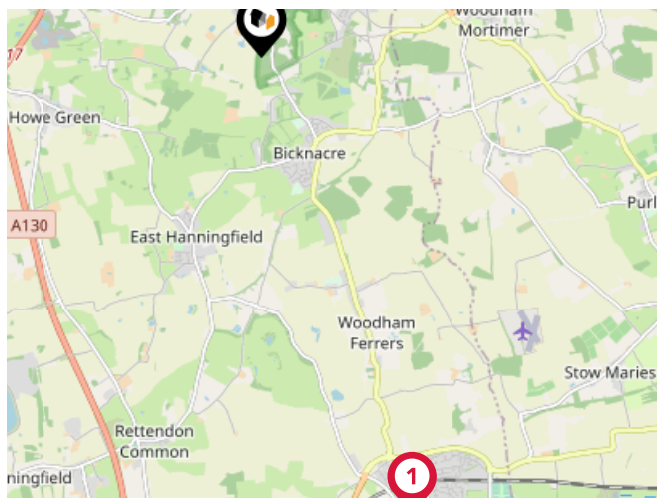
Property Type:	Detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, limited insulation (assumed)
Roof Energy:	Very poor
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, oil
Main Heating Energy:	Average
Main Heating Controls:	Programmer and room thermostat
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 92% of fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	113 m ²






		Nursery	Primary	Secondary	College	Private
1	Danbury Park Community Primary School Ofsted Rating: Outstanding Pupils: 258 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Heathcote School Ofsted Rating: Not Rated Pupils: 90 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St John Church of England Voluntary Controlled Primary School Danbury Ofsted Rating: Good Pupils: 224 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Priory Primary School, Bicknacre Ofsted Rating: Good Pupils: 179 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Elm Green Preparatory School Ofsted Rating: Not Rated Pupils: 209 Distance:1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Clarity Independent School Ofsted Rating: Requires improvement Pupils: 9 Distance:1.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	East Hanningfield Church of England Primary School Ofsted Rating: Good Pupils: 113 Distance:2.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Woodham Walter Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 102 Distance:2.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

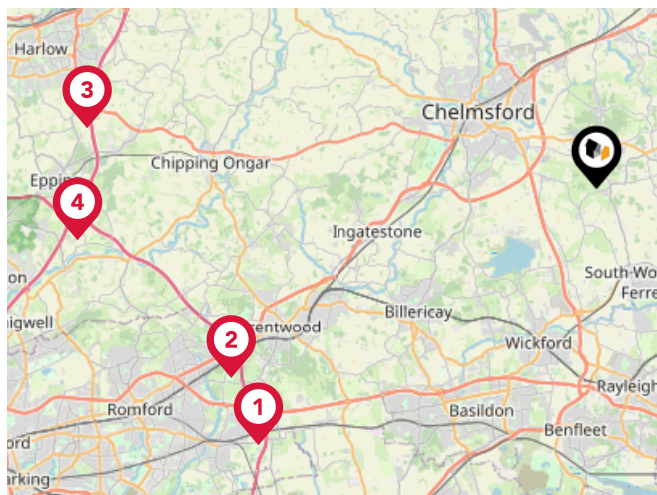


		Nursery	Primary	Secondary	College	Private
	The Sandon School Ofsted Rating: Good Pupils: 1236 Distance:2.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Baddow Hall Infant School Ofsted Rating: Good Pupils: 175 Distance:2.88	<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:2.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's Church of England Primary School Ofsted Rating: Not Rated Pupils:0 Distance:3.14	<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:3.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Barnes Farm Infant School Ofsted Rating: Not Rated Pupils: 241 Distance:3.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Barnes Farm Junior School Ofsted Rating: Not Rated Pupils: 356 Distance:3.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Larkrise Primary School Ofsted Rating: Good Pupils: 180 Distance:3.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>







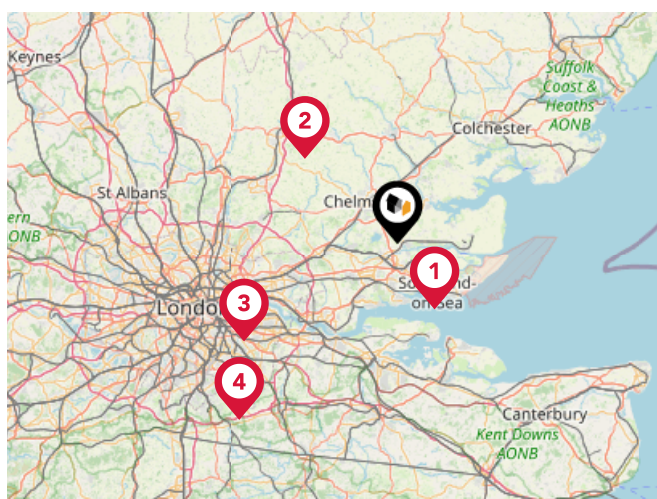
National Rail Stations

Pin	Name	Distance
	South Woodham Ferrers Rail Station	4.42 miles
	Hatfield Peverel Rail Station	4.88 miles
	Chelmsford Rail Station	4.88 miles







Trunk Roads/Motorways

Pin	Name	Distance
	M25 J29	15.62 miles
	M25 J28	15.13 miles
	M11 J7	18.86 miles
	M11 J6	19.17 miles

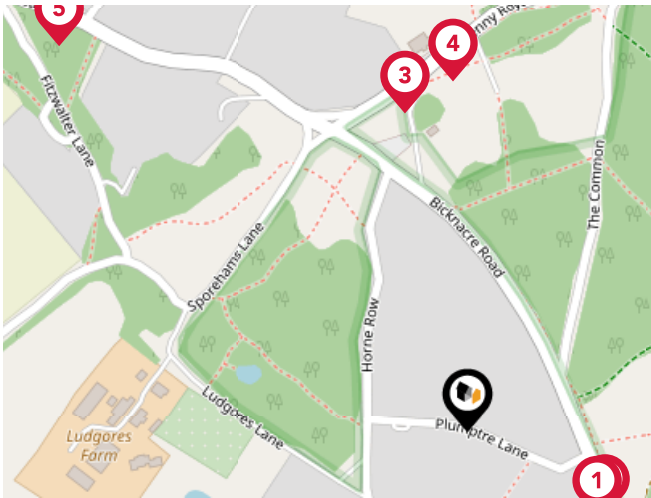


Airports/Helipads

Pin	Name	Distance
	London Southend Airport	11.22 miles
	London Stansted Airport	18.33 miles
	London City Airport	26.68 miles
	Biggin Hill Airport	34.99 miles

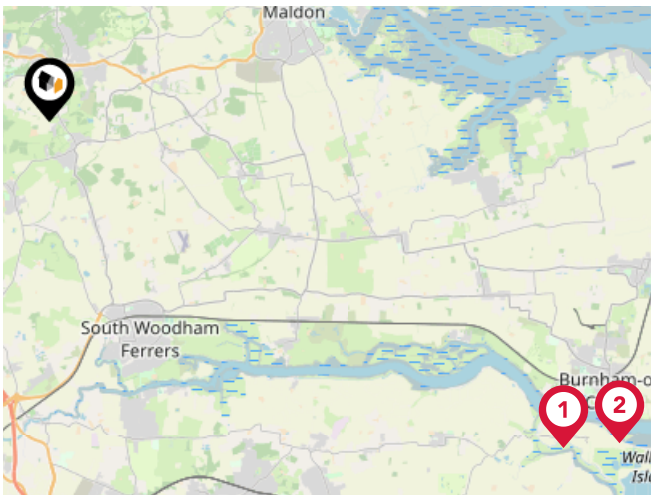
Area

Transport (Local)



Bus Stops/Stations

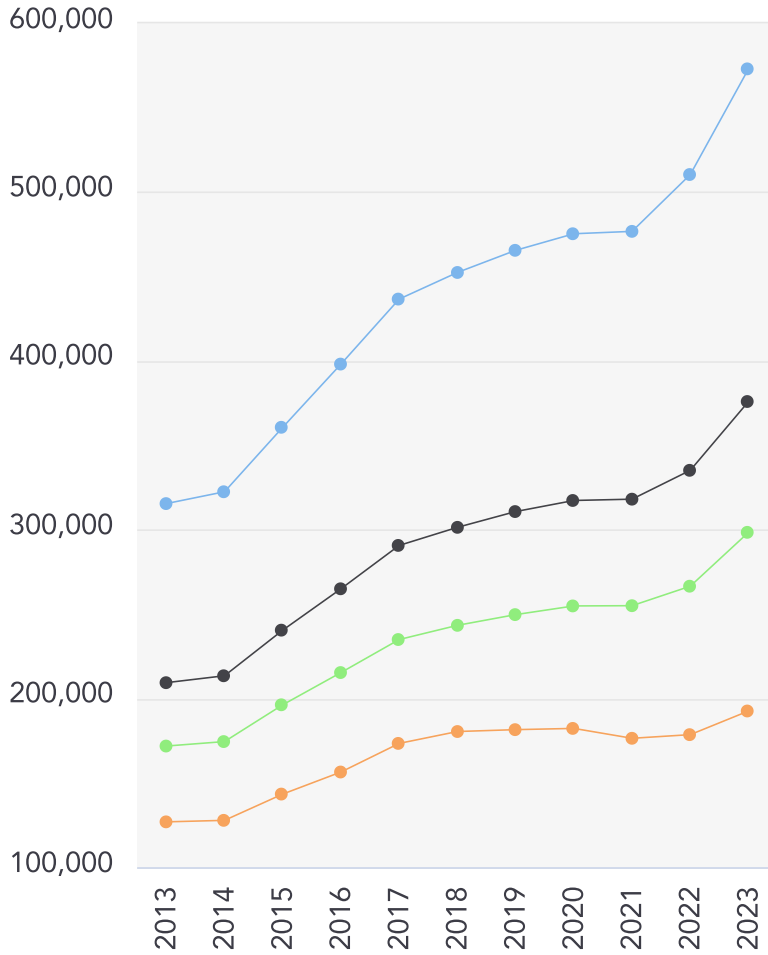
Pin	Name	Distance
1	The Common	0.09 miles
2	The Common	0.09 miles
3	Danbury Common	0.19 miles
4	Danbury Common	0.2 miles
5	South View	0.32 miles



Ferry Terminals

Pin	Name	Distance
1	Wallasea Island Ferry Landing	11.23 miles
2	Burnham on Crouch Ferry Landing	12.05 miles

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



Detached

+81.65%

Semi-Detached

+79.58%

Terraced

+73.7%

Flat

+51.77%



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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