



# KEY FACTS FOR BUYERS

Eastwood Park, Great Baddow, Chelmsford, CM2

May 2022



## A guide to this property and the local area

### Bond Residential

43 New London Rd Chelmsford CM2 0ND  
01245 500599  
graham@bondresidential.co.uk  
www.bondresidential.co.uk





9<sup>th</sup> May 2022

## INTRODUCTION

Bond Residential are delighted to offer for sale this modern town house being sold with no onward chain situated in Great Baddow.

The property offers flexible living accommodation with an entrance hall, utility room and bedroom four with en suite to the ground floor, to the first floor there is a dual aspect living room, dual aspect kitchen/dining room and cloakroom. The second floor offers a master bedroom with fitted wardrobes and en suite as well as two other double bedrooms and a family bathroom. Externally the property features a car port, garage and rear garden.

### AREA GUIDE:

Set in the highly desirable Eastwood Park development within the sought after Great Baddow area of Chelmsford.

Great Baddow is a popular area with home buyers and offers a selection of primary and secondary schools. There are a selection of local shops, restaurants and takeaways within close proximity of the development as well as regular bus services from West Hanningfield Road to the city centre and nearby towns.

Eastwood Park is conveniently positioned offering excellent access to the A12 and A130 for those commuting by car and for those commuting by rail can access Chelmsford station by bus or the nearby Sandon Park & Ride.

Chelmsford is a rapidly growing city with comprehensive shopping facilities on offer which include the highly acclaimed Bond Street shopping complex as well as two shopping precincts, the city centre offers wide array of independent and chain restaurants, a thriving nightlife with a collection of wine bars and leisure facilities including Riverside Ice Rink. The newly refurbished Chelmsford station provides regular and fast services to London Liverpool Street.

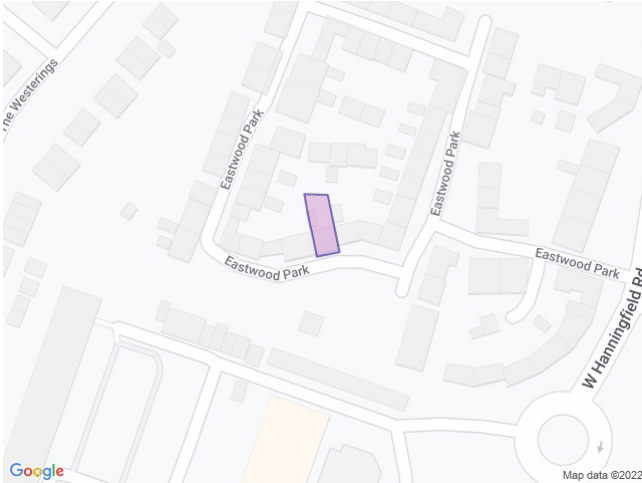
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# PROPERTY OVERVIEW

## EASTWOOD PARK, GREAT BADDOW, CHELMSFORD, CM2



 Boundary (Land Registry Title Plan)



### PROPERTY KEY FACTS

Terraced

Plot Size: 0.05 acres

Council Tax Band: E

Annual Cost: £2,378.15 (avg)

Land Registry Title Number: EX760497

Tenure: Freehold

### AREA KEY FACTS

Local Authority: CHELMSFORD

Flood Risk: Very Low

Conservation Area: No


Predicted Broadband Speeds


Basic: 16 Mbps


Superfast: 80 Mbps


Ultrafast: 600 Mbps

Mobile Coverage  
(based on voice calls made indoors)


EE: 


Three: 


O2: 

Vodafone: 

Satellite / Fibre TV Availability

BT: 

Sky: 

Virgin: 

### PLANNING HISTORY

No Planning Records Available

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# PROPERTY OVERVIEW

## PHOTO GALLERY



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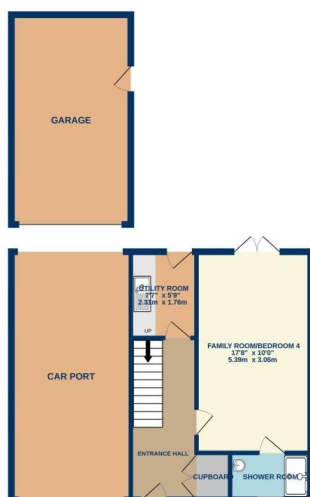
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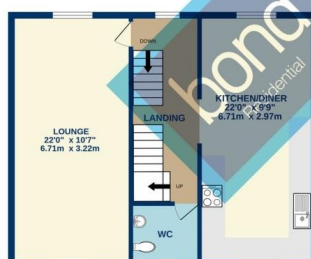
# PROPERTY OVERVIEW

## FLOORPLANS

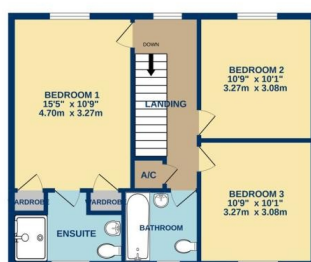
GROUND FLOOR



1ST FLOOR



2ND 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.  
Made with Metropix ©2022

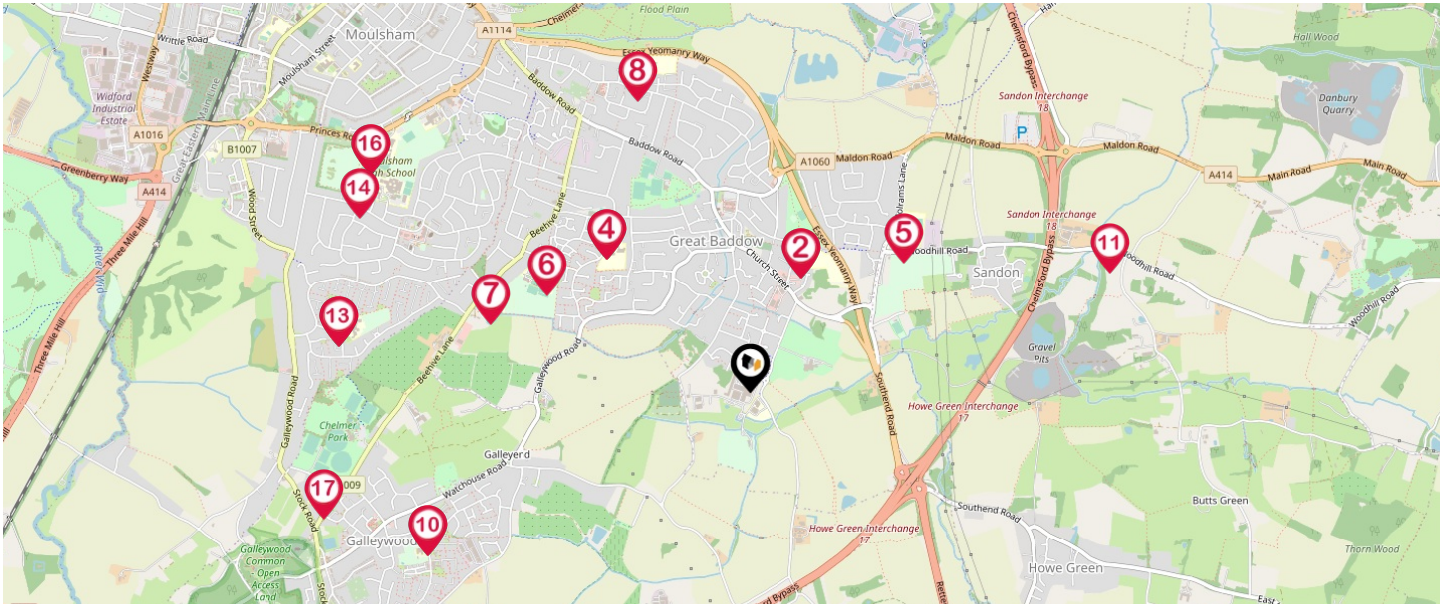
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# LOCAL AREA

## NEARBY SCHOOLS & RATINGS



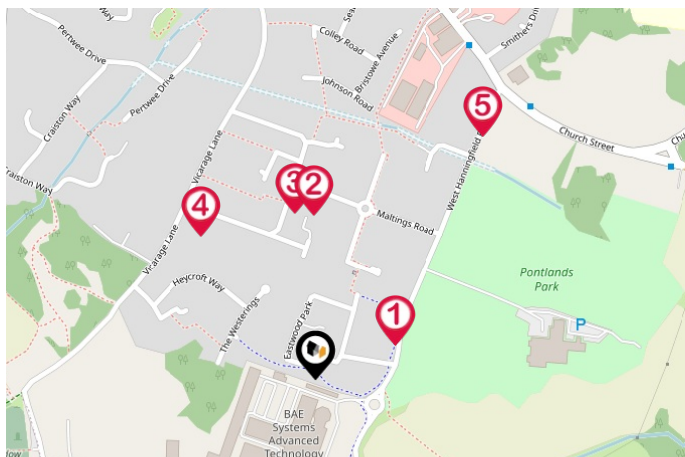
Pin	School Details	Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	Baddow Hall Infant School	Good	175	0.47 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Baddow Hall Junior School	Good	229	0.47 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Larkrise Primary School	Good	180	0.71 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Woodcroft Nursery School	Good	116	0.71 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The Sandon School	Good	1236	0.75 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6	Great Baddow High School	Good	1483	0.81 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7	Beehive Lane Community Primary School	Outstanding	211	0.97 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Meadgate Primary School	Good	202	1.14 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	Galleywood Infant School	Outstanding	175	1.31 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	St Michael's Church of England Voluntary Aided Junior Sch...	Good	226	1.31 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Clarity Independent School	Requires improvement	9	1.4 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Mildmay Infant and Nursery School	-	291	1.51 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Mildmay Junior School	Requires improvement	348	1.51 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Moulsham High School	Good	1530	1.55 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15	Moulsham Infant School	Good	285	1.59 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Moulsham Junior School	Good	651	1.59 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17	Thriftwood School	Outstanding	233	1.62 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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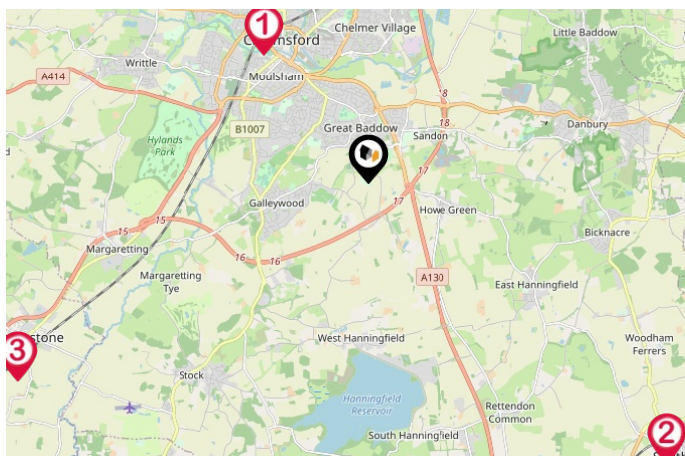
# LOCAL AREA

## NEAREST TRANSPORT LINKS



### BUS STOPS/STATIONS

- 1 - BAE Systems | 0.08 miles
- 2 - Maltings Estate | 0.15 miles
- 3 - Maltings Estate | 0.15 miles
- 4 - Park View Crescent | 0.17 miles
- 5 - Mercia Close | 0.27 miles



### NATIONAL RAIL STATIONS

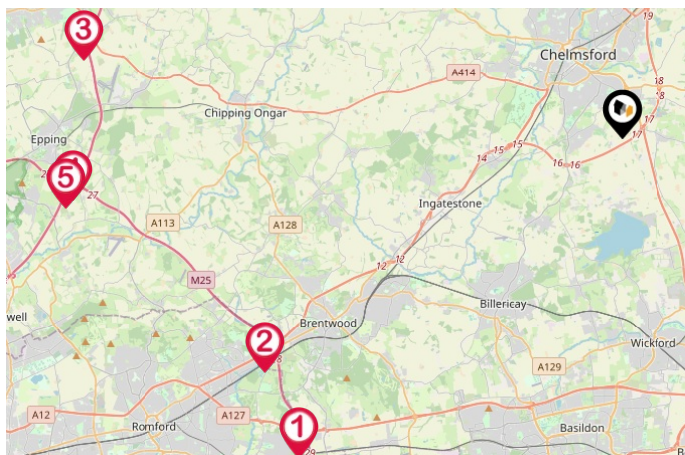
- 1 - Chelmsford Rail Station | 2.41 miles
- 2 - South Woodham Ferrers Rail Station | 6.05 miles
- 3 - Ingatestone Rail Station | 5.86 miles

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## NEAREST TRANSPORT LINKS



### TRUNK ROADS/MOTORWAYS

- 1 - M25 J29 | 13.25 miles
- 2 - M25 J28 | 12.44 miles
- 3 - M11 J7 | 15.84 miles
- 4 - M11 J6 | 16.11 miles
- 5 - M25 J27 | 16.34 miles

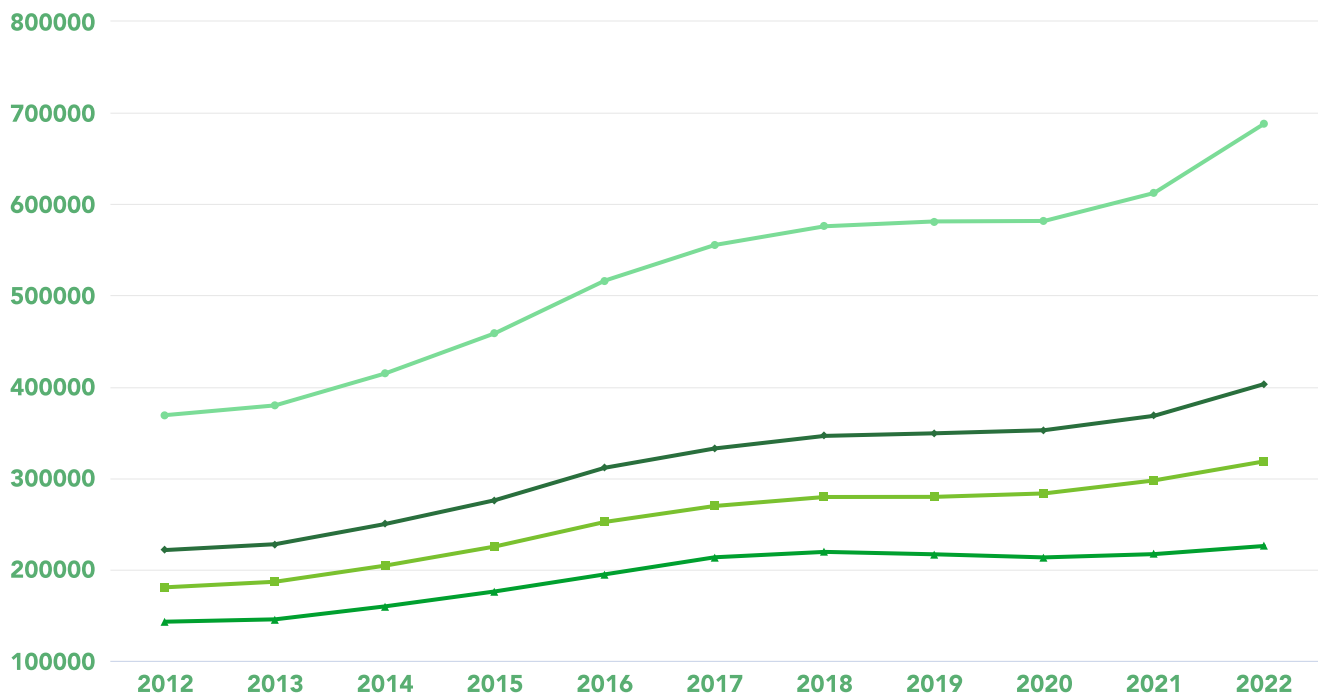
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# LOCAL MARKET

## HOUSE PRICE STATISTICS FOR CM2

### 10 YEAR HISTORY OF AVERAGE PRICES BY PROPERTY TYPE



**FLAT**  
+ 58%



**TERRACED**  
+ 76.35%



**SEMI-DETACHED**  
+ 82.08%



**DETACHED**  
+ 86.42%

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# BOND RESIDENTIAL

## Financial Services

We understand that every client has different financial needs and requirements

For this reason we recommend the services of an Experienced Mortgage Adviser to work with you and find the best mortgage product. We work alongside a highly respected and established team of Professional Mortgage Advisers who will carefully assess your personal circumstances and needs and then help you find the very best product available.

Whatever the reason for your mortgage, our advisers can help. This is very important to us as we believe passionately that our clients should receive the best possible financial advice.

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# TESTIMONIALS

## WHAT OUR CLIENTS THINK

### 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.



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# DATA QUALITY

Bond Residential is committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. Which is why they have partnered with Sprift, the UK's leading supplier of property specific data.

## Data Partners:



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