



# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 15<sup>th</sup> January 2024**



**EGLINTON DRIVE, CHELMSFORD, CM2**

## **Bond Residential**

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## Property

**Type:** Semi-Detached  
**Bedrooms:** 3  
**Floor Area:** 990 ft<sup>2</sup> / 92 m<sup>2</sup>  
**Plot Area:** 0.06 acres  
**Year Built :** 2000  
**Council Tax :** Band E  
**Annual Estimate:** £2,378  
**Title Number:** EX637670  
**UPRN:** 100090397981

**Last Sold £/ft<sup>2</sup>:** £156  
**Tenure:** Freehold

## Local Area

**Local Authority:** Essex  
**Conservation Area:** No  
**Flood Risk:**  

- Rivers & Seas: Very Low
- Surface Water: Medium

**Estimated Broadband Speeds**  
 (Standard - Superfast - Ultrafast)

|                   |                   |                     |
|-------------------|-------------------|---------------------|
| <b>11</b><br>mb/s | <b>80</b><br>mb/s | <b>1000</b><br>mb/s |
|                   |                   |                     |

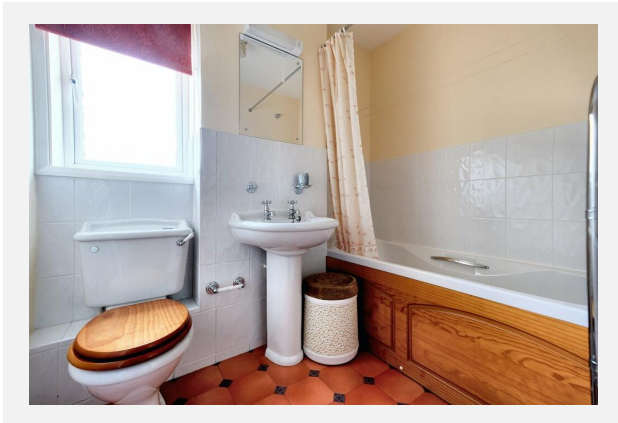
**Mobile Coverage:**  
 (based on calls indoors)

|  |  |  |  |
|--|--|--|--|
|  |  |  |  |
|  |  |  |  |

**Satellite/Fibre TV Availability:**

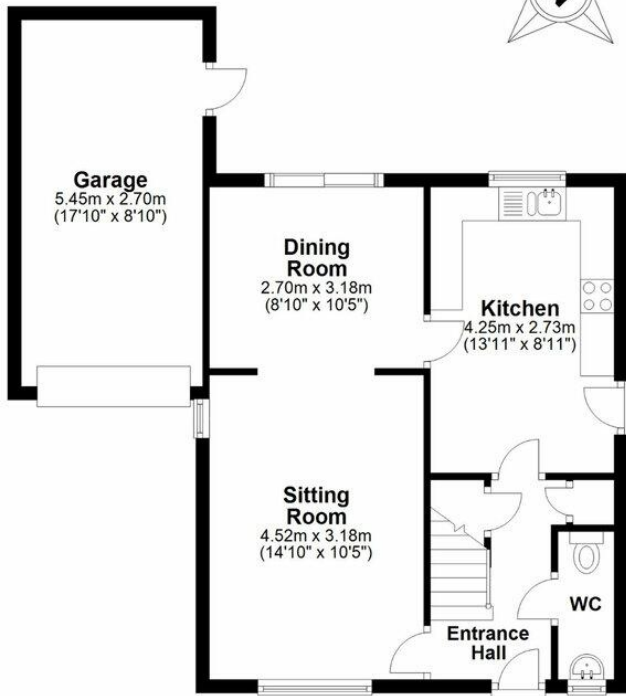
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## EGLINTON DRIVE, CHELMSFORD, CM2

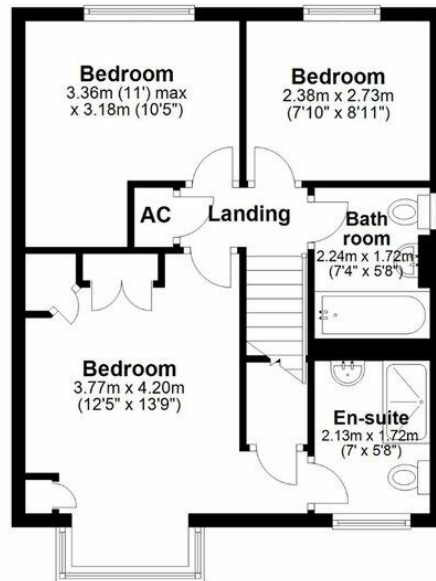
Ground Floor



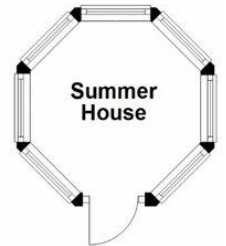
**APPROX INTERNAL FLOOR AREA**  
**MAIN HOUSE:** 89 SQ M (950 SQ FT)  
**GARAGE/OUTBUILDING:** 20 SQ M (220 SQ FT)  
**TOTAL:** 109 SQ M (1170 SQ FT)

This floorplan is for illustrative purposes only and is **NOT TO SCALE**  
All measurements are approximate **NOT** to be used for valuation purposes  
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First Floor



Outbuilding



CHELMSFORD, CM2

Energy rating

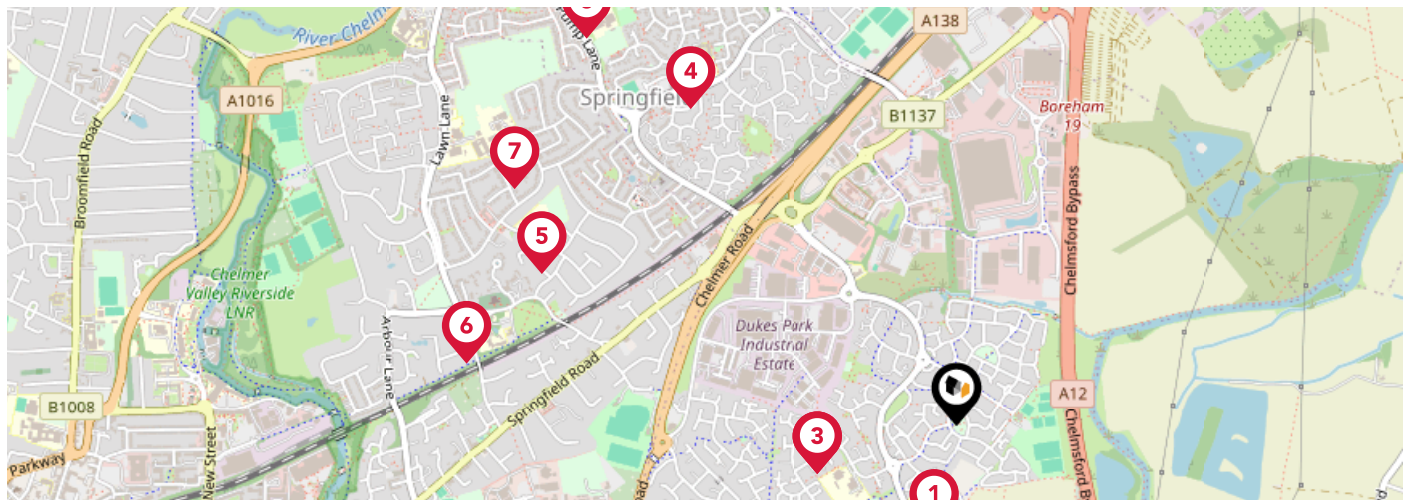
**C**

Valid until 06.01.2034

| Score | Energy rating | Current       | Potential     |
|-------|---------------|---------------|---------------|
| 92+   | <b>A</b>      |               |               |
| 81-91 | <b>B</b>      |               | 86   <b>B</b> |
| 69-80 | <b>C</b>      | 69   <b>c</b> |               |
| 55-68 | <b>D</b>      |               |               |
| 39-54 | <b>E</b>      |               |               |
| 21-38 | <b>F</b>      |               |               |
| 1-20  | <b>G</b>      |               |               |

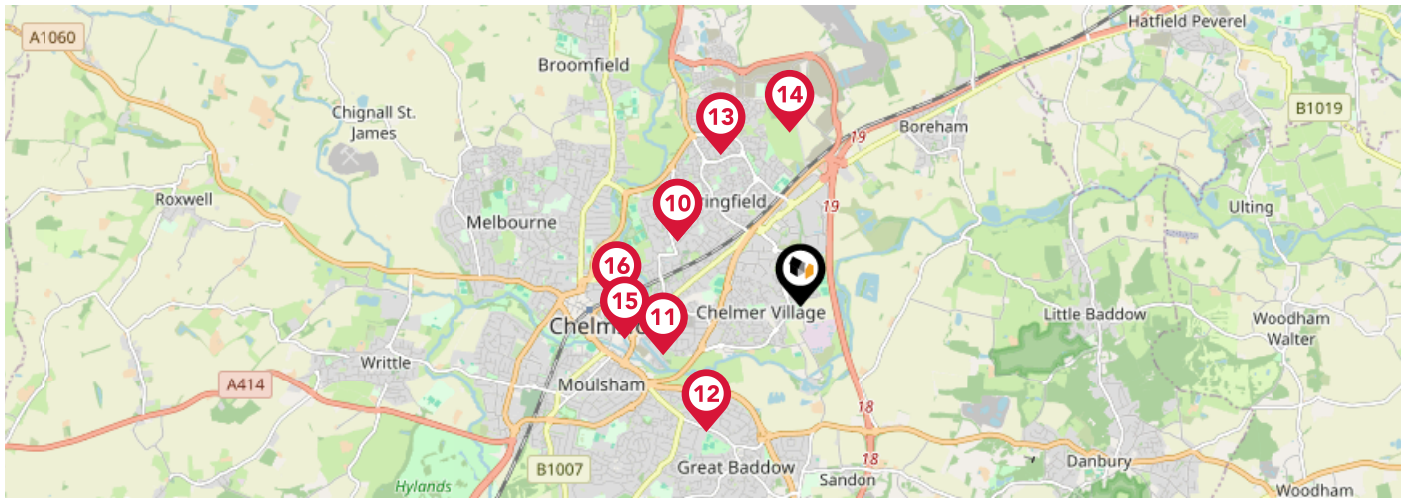
### Additional EPC Data

|                                      |   |
|--------------------------------------|---|
| <b>Property Type:</b>                | Detached house                              |
| <b>Walls:</b>                        | Cavity wall, as built, insulated (assumed)  |
| <b>Walls Energy:</b>                 | Good  |
| <b>Roof:</b>                         | Pitched, 250 mm loft insulation             |
| <b>Roof Energy:</b>                  | Good  |
| <b>Window:</b>                       | Fully double glazed                         |
| <b>Window Energy:</b>                | Average                                     |
| <b>Main Heating:</b>                 | Boiler and radiators, mains gas             |
| <b>Main Heating Energy:</b>          | Good  |
| <b>Main Heating Controls:</b>        | Programmer, room thermostat and TRVs        |
| <b>Main Heating Controls Energy:</b> | Good  |
| <b>Hot Water System:</b>             | From main system                            |
| <b>Hot Water Energy Efficiency:</b>  | Good  |
| <b>Lighting:</b>                     | Low energy lighting in 42% of fixed outlets |
| <b>Lighting Energy:</b>              | Average                                     |
| <b>Floors:</b>                       | Suspended, limited insulation (assumed)     |
| <b>Secondary Heating:</b>            | None  |
| <b>Total Floor Area:</b>             | 92 m <sup>2</sup>                           |

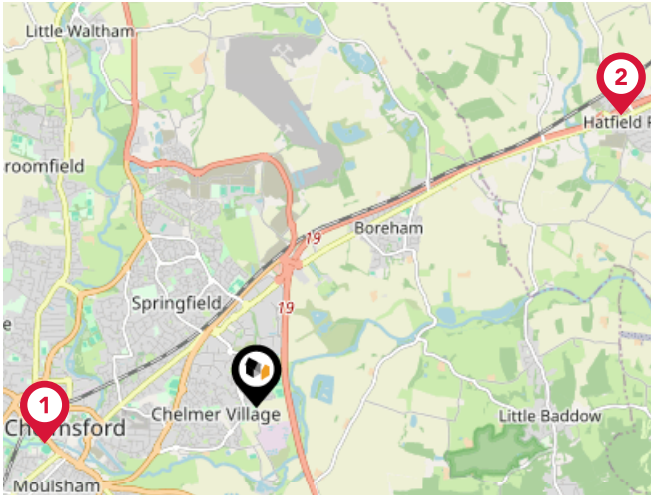


|          |  | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Chancellor Park Primary School, Chelmsford</b><br>Ofsted Rating: Outstanding   Pupils: 240   Distance:0.25                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Barnes Farm Junior School</b><br>Ofsted Rating: Good   Pupils: 356   Distance:0.34  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Barnes Farm Infant School</b><br>Ofsted Rating: Good   Pupils: 241   Distance:0.34  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>The Bishops' Church of England and Roman Catholic Primary School</b><br>Ofsted Rating: Good   Pupils: 436   Distance:0.95 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>The Tyrrells School</b><br>Ofsted Rating: Good   Pupils: 449   Distance:1.01  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Chelmsford Hospital School</b><br>Ofsted Rating: Outstanding   Pupils: 12   Distance:1.13                                 | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>The Boswells School</b><br>Ofsted Rating: Good   Pupils: 1467   Distance:1.15   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Springfield Primary School</b><br>Ofsted Rating: Good   Pupils: 436   Distance:1.23                                       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |



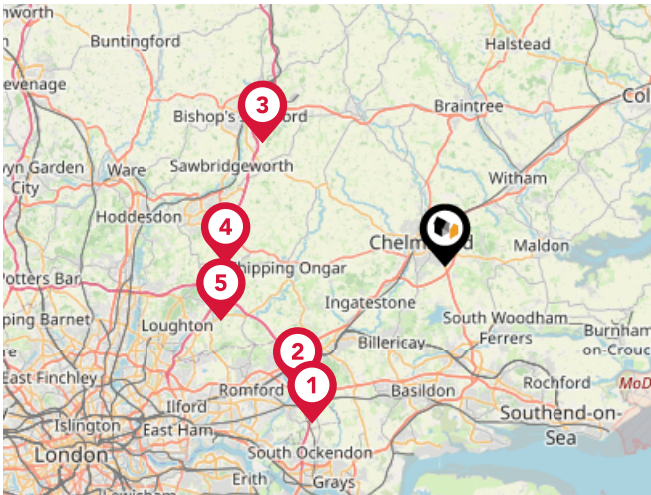


|  |   | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|--|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | <b>Perryfields Infant School</b><br>Ofsted Rating: Good   Pupils: 181   Distance: 1.29  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Perryfields Junior School</b><br>Ofsted Rating: Outstanding   Pupils: 300   Distance: 1.29   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Trinity Road Primary School</b><br>Ofsted Rating: Good   Pupils: 310   Distance: 1.35  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Meadgate Primary School</b><br>Ofsted Rating: Good   Pupils: 202   Distance: 1.45  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>The Beaulieu Park School</b><br>Ofsted Rating: Not Rated   Pupils: 302   Distance: 1.57  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>New Hall School</b><br>Ofsted Rating: Not Rated   Pupils: 1276   Distance: 1.59  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>The Cathedral Church of England Voluntary Aided Primary School, Chelmsford</b><br>Ofsted Rating: Good   Pupils: 313   Distance: 1.65 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Anglia Ruskin University</b><br>Ofsted Rating: Not Rated   Pupils: 0   Distance: 1.69  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



### National Rail Stations

| Pin | Name                          | Distance   |
|-----|-------------------------------|------------|
| 1   | Chelmsford Rail Station       | 1.98 miles |
| 2   | Hatfield Peverel Rail Station | 4.28 miles |
| 3   | Witham (Essex) Rail Station   | 6.98 miles |

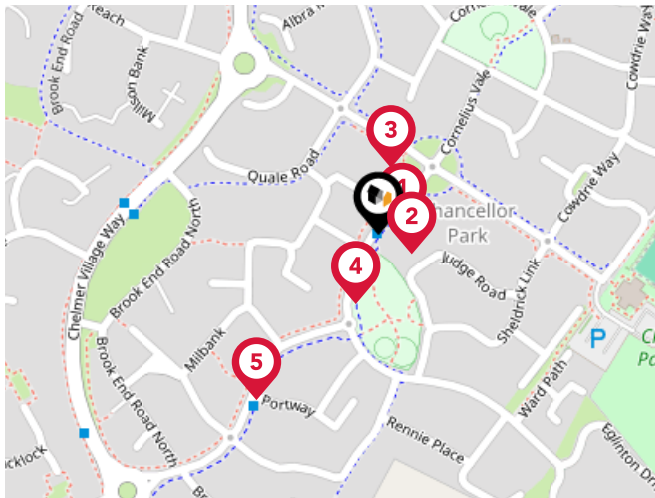


### Trunk Roads/Motorways

| Pin | Name    | Distance    |
|-----|---------|-------------|
| 1   | M25 J29 | 15.21 miles |
| 2   | M25 J28 | 14.16 miles |
| 3   | M11 J8  | 16.18 miles |
| 4   | M11 J7  | 16.13 miles |
| 5   | M11 J6  | 16.97 miles |

# Area

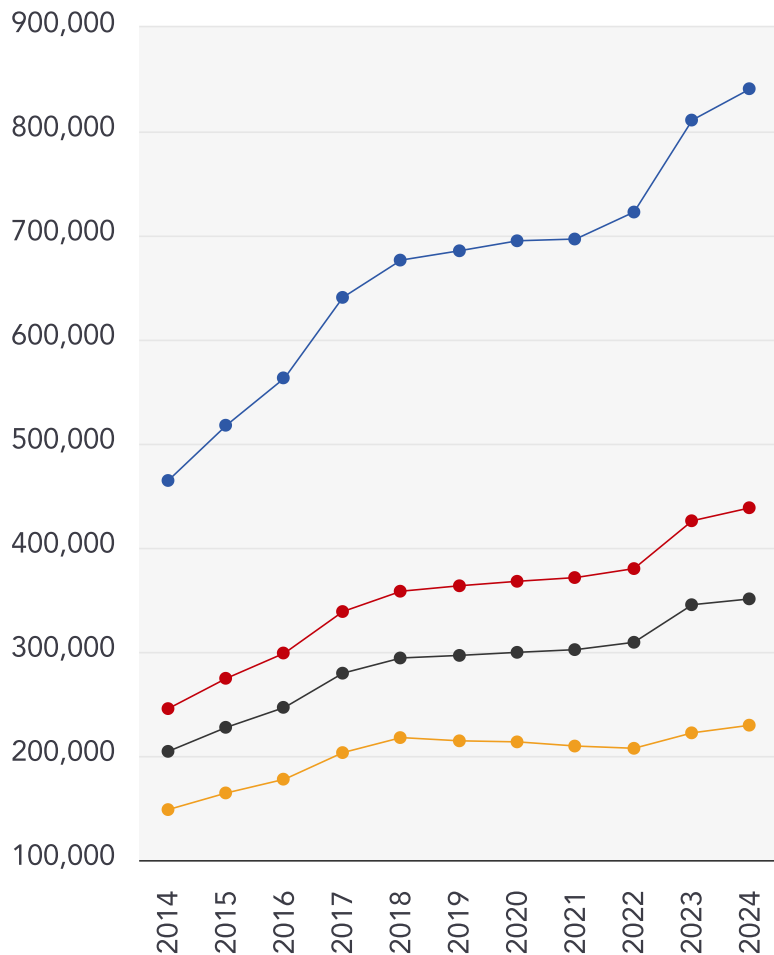
## Transport (Local)



### Bus Stops/Stations

| Pin | Name              | Distance   |
|-----|-------------------|------------|
| 1   | Eglinton Drive    | 0.01 miles |
| 2   | Chancellor Park   | 0.02 miles |
| 3   | Chancellor Avenue | 0.04 miles |
| 4   | Eglinton Drive    | 0.04 miles |
| 5   | Portway           | 0.12 miles |

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



Detached

**+81.01%**

Semi-Detached

**+78.63%**

Terraced

**+71.68%**

Flat

**+54.64%**



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### Financial Services

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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.



## 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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# Bond Residential

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