16th May 2022

MARKET APPRAISAL REPORT

37, Thrift Wood, Bicknacre, Chelmsford, CM3 4HT

The key facts about your property & the local market

Bond Residential

10 Eves Corner Maldon Rd Danbury Chelmsford CM3 4QQ
01245 222856
danbury@bondresidential.co.uk
www.bondresidential.co.uk

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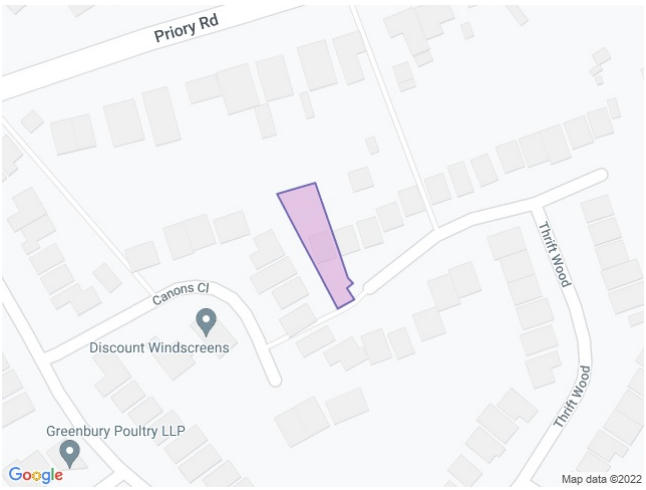
YOUR PROPERTY

Overview



Boundary (Land Registry Title Plan)

PROPERTY KEY FACTS

UPRN:	100090429024
Property Type:	Detached
Bedrooms:	4
Floor Area:	1,399.31 ft^2 130.00 m^2
Plot Size:	0.13 acres
Council Tax Band:	E
Annual Cost:	£2,378.15 (avg)
Land Registry Title Number:	EX162029
Tenure:	Freehold

AREA KEY FACTS

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

Predicted Broadband Speeds

Basic:	29 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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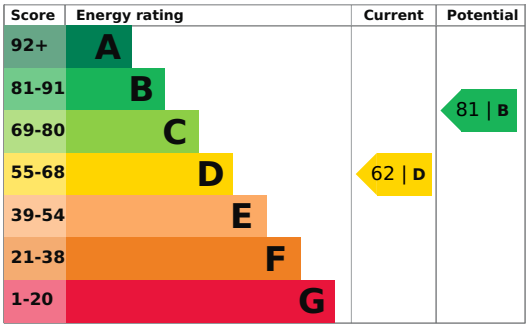
EPC

37 THRIFT WOOD, CHELMSFORD, CM3 4HT

Energy rating **D**

Valid until 10.05.2032



Additional EPC Data

No Additional EPC data available

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PROPERTY OVERVIEW

Photo Gallery

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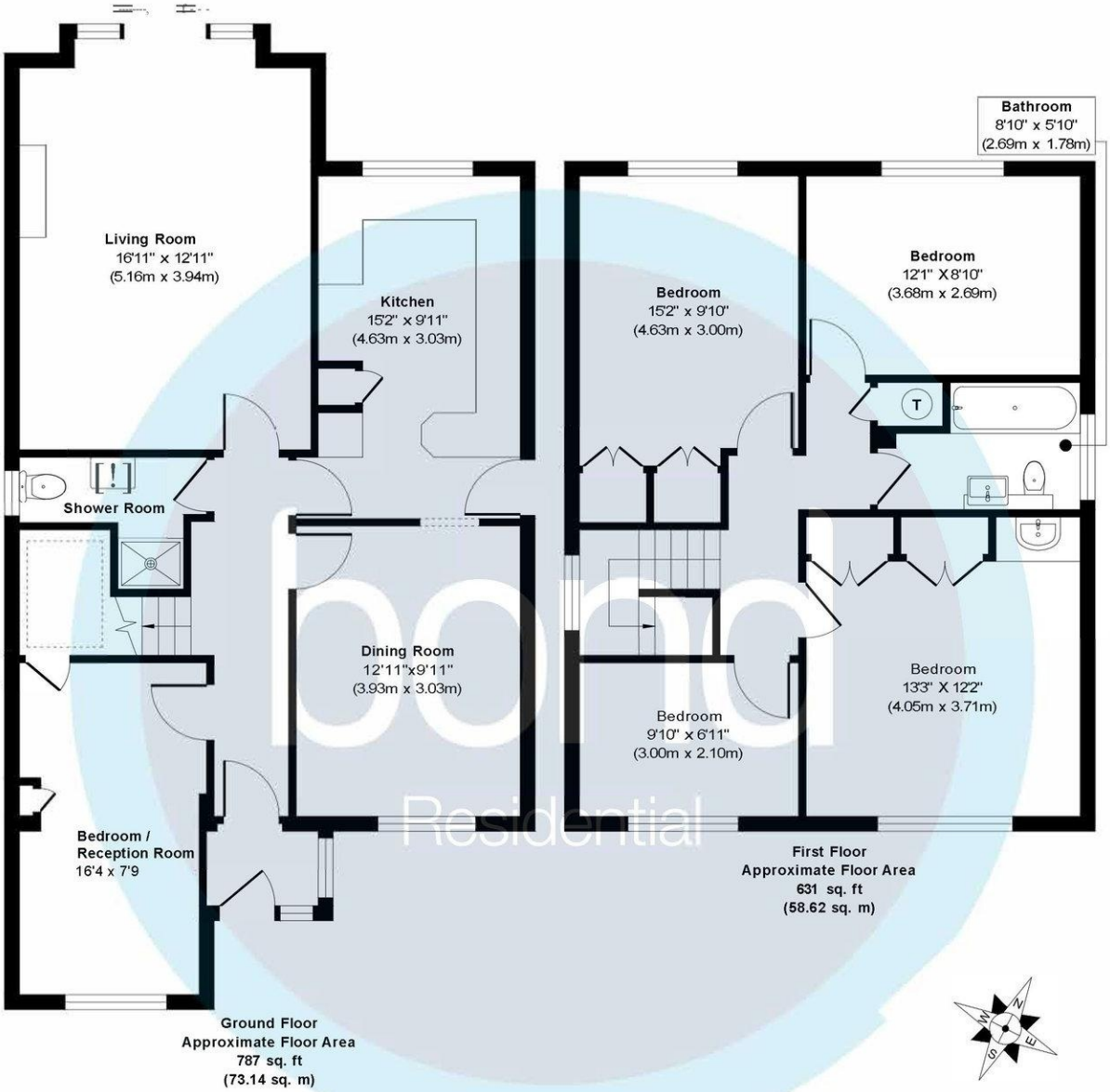
YOUR PROPERTY

Floorplans



Approx. Gross Internal Floor Area 1418 sq. ft/ 131.76 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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SOLD ON YOUR STREET

Since 1995

3, Thrift Wood, Chelmsford, Essex, Cm3 4ht, Thrift Wood - House	
Dates Sold	Price
22/09/2006	£385,000

4, Thrift Wood, Chelmsford, Essex, Cm3 4ht, Thrift Wood - House	
Dates Sold	Price
28/01/1999	£102,000

6, Thrift Wood, Chelmsford, Essex, Cm3 4ht, Thrift Wood - Detached House	
Dates Sold	Price
21/09/2006	£220,000
05/01/2012	£245,000
27/10/2014	£275,000

8, Thrift Wood, Chelmsford, Essex, Cm3 4ht, Thrift Wood - House	
Dates Sold	Price
22/09/2006	£234,000

9, Thrift Wood, Chelmsford, Essex, Cm3 4ht, Thrift Wood - House	
Dates Sold	Price
31/07/1996	£95,000
18/01/2008	£342,500

10, Thrift Wood, Chelmsford, Essex, Cm3 4ht, Thrift Wood - House	
Dates Sold	Price
26/08/2004	£250,000

13, Thrift Wood, Chelmsford, Essex, Cm3 4ht, Thrift Wood - House	
Dates Sold	Price
20/06/2007	£318,000

18, Thrift Wood, Chelmsford, Essex, Cm3 4ht, Thrift Wood - Detached House	
Dates Sold	Price
05/08/2020	£365,000

20, Thrift Wood, Chelmsford, Essex, Cm3 4ht, Thrift Wood - House	
Dates Sold	Price
05/01/2007	£260,000

21, Thrift Wood, Chelmsford, Essex, Cm3 4ht, Thrift Wood - House	
Dates Sold	Price
17/11/2000	£139,995
21/03/2003	£217,000

24, Thrift Wood, Chelmsford, Essex, Cm3 4ht, Thrift Wood - House	
Dates Sold	Price
23/08/2018	£449,950

25, Thrift Wood, Chelmsford, Essex, Cm3 4ht, Thrift Wood - House	
Dates Sold	Price
12/06/2012	£270,000

26, Thrift Wood, Chelmsford, Essex, Cm3 4ht, Thrift Wood - House	
Dates Sold	Price
14/02/2019	£430,000

27, Thrift Wood, Chelmsford, Essex, Cm3 4ht, Thrift Wood - House	
Dates Sold	Price
11/08/2005	£280,000
08/11/2013	£330,000
24/04/2015	£365,000

29, Thrift Wood, Chelmsford, Essex, Cm3 4ht, Thrift Wood - House	
Dates Sold	Price
22/06/2000	£170,000

30, Thrift Wood, Chelmsford, Essex, Cm3 4ht, Thrift Wood - House	
Dates Sold	Price
21/07/1998	£116,000
03/12/1999	£122,500

34, Thrift Wood, Chelmsford, Essex, Cm3 4ht, Thrift Wood - House	
Dates Sold	Price
07/07/2008	£350,000
29/11/2013	£320,000

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SOLD ON YOUR STREET

Since 1995

36, Thrift Wood, Chelmsford, Essex, Cm3 4ht, Thrift Wood - House	
Dates Sold	Price
17/01/2002	£163,500
12/01/2006	£237,000

38, Thrift Wood, Chelmsford, Essex, Cm3 4ht, Thrift Wood - House	
Dates Sold	Price
24/10/1995	£82,000
14/05/1999	£112,000

40, Thrift Wood, Chelmsford, Essex, Cm3 4ht, Thrift Wood - House	
Dates Sold	Price
08/10/2003	£210,000
09/10/2013	£280,000

41, Thrift Wood, Chelmsford, Essex, Cm3 4ht, Thrift Wood - House	
Dates Sold	Price
01/09/2000	£147,500

42, Thrift Wood, Chelmsford, Essex, Cm3 4ht, Thrift Wood - Detached House	
Dates Sold	Price
15/08/2014	£291,000

43, Thrift Wood, Chelmsford, Essex, Cm3 4ht, Thrift Wood - House	
Dates Sold	Price
01/06/2004	£241,500

44, Thrift Wood, Chelmsford, Essex, Cm3 4ht, Thrift Wood - House	
Dates Sold	Price
30/01/2004	£245,000

45, Thrift Wood, Chelmsford, Essex, Cm3 4ht, Thrift Wood - House	
Dates Sold	Price
28/05/2015	£315,000

53, Thrift Wood, Chelmsford, Essex, Cm3 4ht, Thrift Wood - House	
Dates Sold	Price
20/11/2009	£250,000

55, Thrift Wood, Chelmsford, Essex, Cm3 4ht, Thrift Wood - House	
Dates Sold	Price
26/01/2001	£144,500

57, Thrift Wood, Chelmsford, Essex, Cm3 4ht, Thrift Wood - House	
Dates Sold	Price
17/05/2007	£290,000
03/08/2018	£445,000

59, Thrift Wood, Chelmsford, Essex, Cm3 4ht, Thrift Wood - House	
Dates Sold	Price
30/11/1998	£124,000
29/05/2003	£232,000
29/11/2006	£272,500

61, Thrift Wood, Chelmsford, Essex, Cm3 4ht, Thrift Wood - House	
Dates Sold	Price
17/05/2011	£248,000

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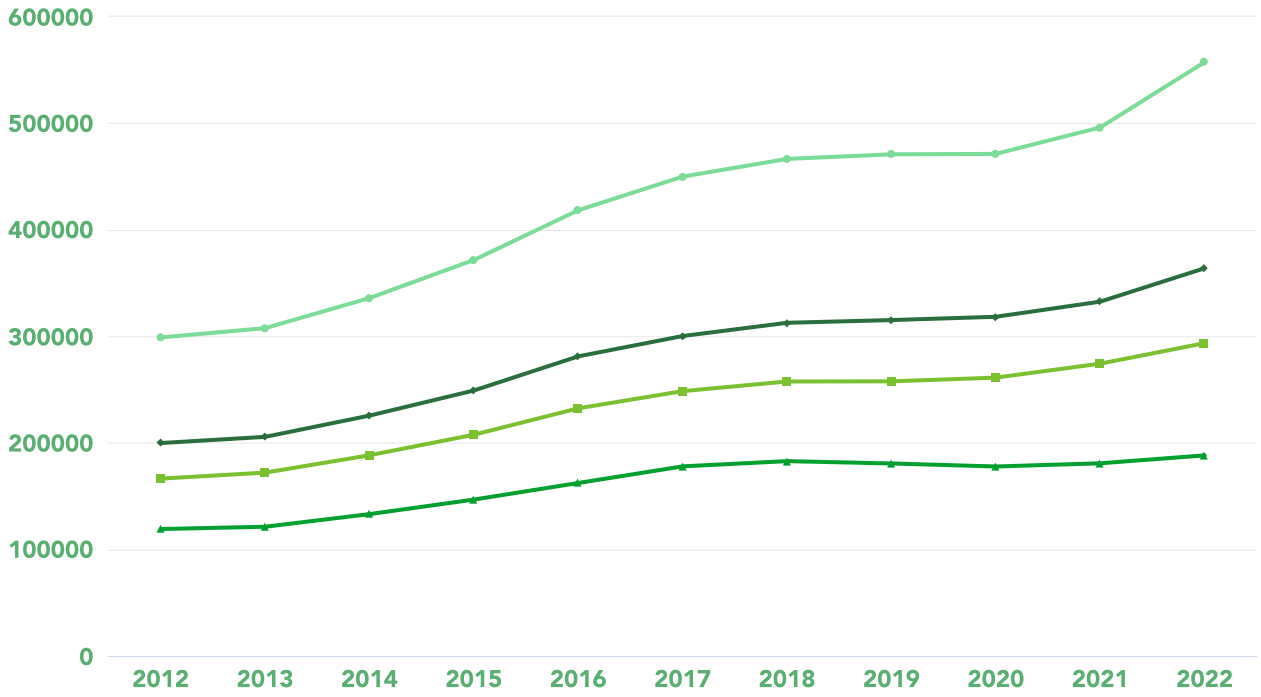
LOCAL MARKET

House Price Statistics for CM3

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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ABOUT BOND RESIDENTIAL

Our Company

Award winning Estate Agent in Chelmsford, Danbury and surrounding areas
Our hard work and our professional and friendly approach have helped establish us as one of the city's leading independent agents. We are proud that our traditional values and modern approach have led to so many customers recommending us to friends and family. We believe we offer an unparalleled service to our clients and invite you to contact us for any of your property needs throughout Chelmsford, Danbury, and surrounding areas.

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WHY CHOOSE BOND RESIDENTIAL ?

Testimonials

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 ★★★★★

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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WHAT MAKES YOUR PROPERTY UNIQUE ?

The key facts & features you want buyers to know...

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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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The information contained in this report is for general information purposes only and to act as a guide to the best way to market your property and the asking price.

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