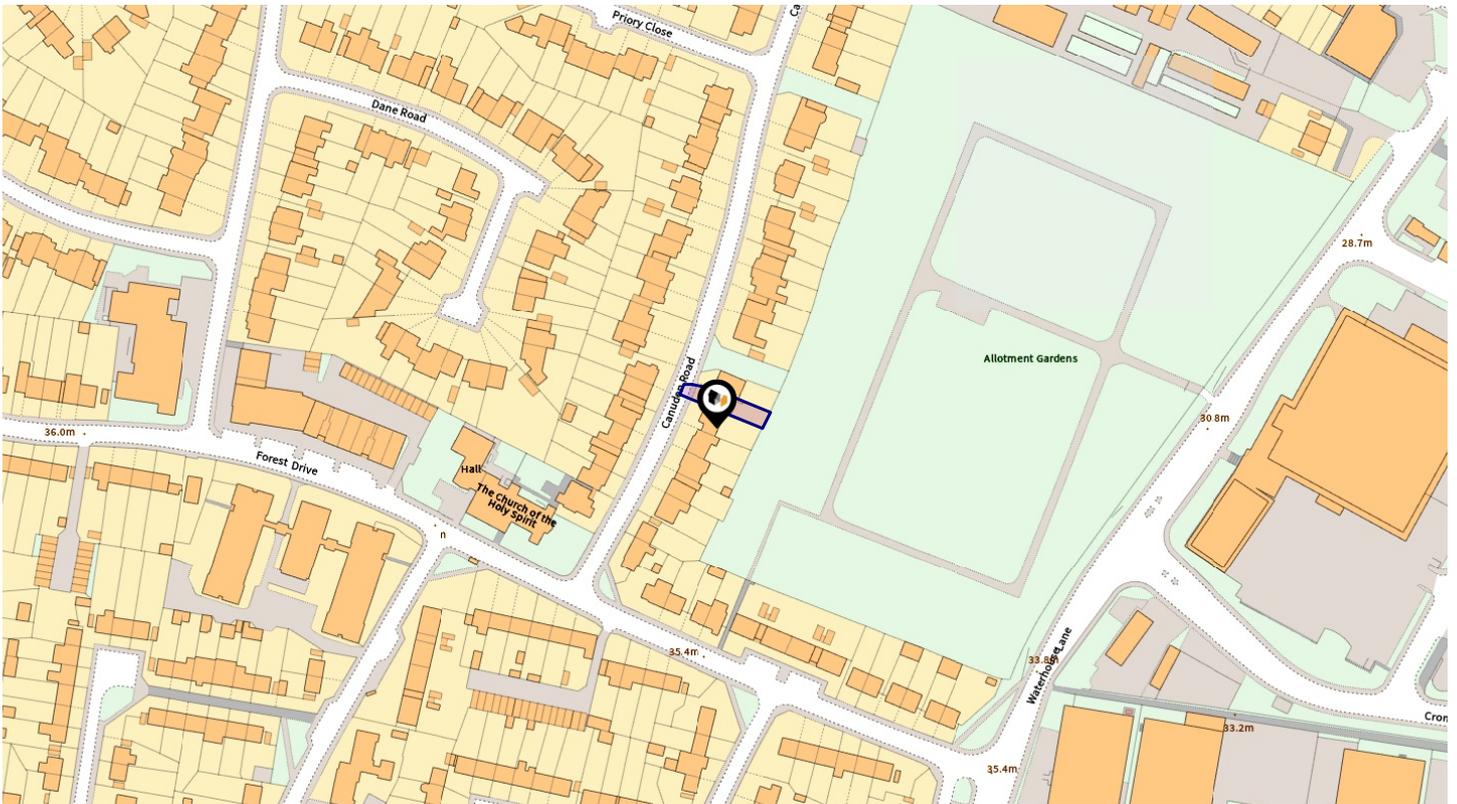




# KEY FACTS FOR BUYERS

Canuden Road, Chelmsford, CM1

August 2021



## A guide to this property and the local area

### Bond Residential

43 New London Rd Chelmsford CM2 0ND

01245 500599

lee@bondresidential.co.uk

www.bondresidential.co.uk





16<sup>th</sup> August 2021

## INTRODUCTION

### ACCOMMODATION:

Bond Residential are delighted to offer for sale this three bedroom semi detached home situated in the popular Beechenlea development. The property comprises an entrance porch, hall, living room, fitted kitchen/dining room, utility room/lean to, three bedrooms and family bathroom with modern white suite. Externally the property offers a block paved driveway providing off road parking for several vehicles and a landscaped rear garden.

### LOCATION:

Canuden Road is located within the sought after Beechenlea development located to the west of Chelmsford city centre conveniently located with 1.2 of a mile of Chelmsford's mainline station and city centre. The property is also within walking distance of both of Chelmsford's highly sought after grammar schools, King Edward VI (KEGS) and The County High School for girls as well as Westlands primary school and Hylands high school.

Chelmsford city centre offers a fantastic range of places to socialise and eat with a wide range of restaurants from small family run independent to larger well know chains serving cuisines from around the world, along with a thriving nightlife with a selection of bars, the Civic Theatre and two multi screen cinemas. The pedestrianised High Street, two shopping precincts as well as a number of designer stores in the popular Bond Street ensure residents benefit from a wide choice of shopping facilities.

Chelmsford offers a comprehensive range of leisure and sporting facilities with a selection of gyms, the newly refurbished Riverside Ice & Leisure centre, a selection of golf courses and sports clubs. There are a selection of open spaces with Admirals Park and Central Park both being within a short walk, with the latter offering a pleasant riverside walks through to the city centre.

Chelmsford is a sought after commuting city with a mainline station offering a direct service to London Liverpool St with a journey time as fast as 40 minutes, the property is conveniently positioned within easy access of the A1060 and A414 which provide access to the M11.

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# PROPERTY OVERVIEW

## CANUDEN ROAD, CHELMSFORD, CM1



 Boundary (Land Registry Title Plan)

### PROPERTY KEY FACTS

Semi-Detached  
3 Bedrooms

Floor Area: 882.64 ft<sup>2</sup>  
82.00 m<sup>2</sup>

Plot Size: 0.05 acres

Council Tax Band: D

Annual Cost: £1,836.00 (avg)

Land Registry  
Title Number: EX769800

Tenure: Freehold

£/sqft: £260.48

### AREA KEY FACTS

Local Authority: CHELMSFORD

Flood Risk: Very Low

Conservation Area: Pending for this local authority, Chelmsford

Predicted Broadband Speeds

Basic: 7 Mbps

Superfast: 140 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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# PROPERTY OVERVIEW

## PHOTO GALLERY



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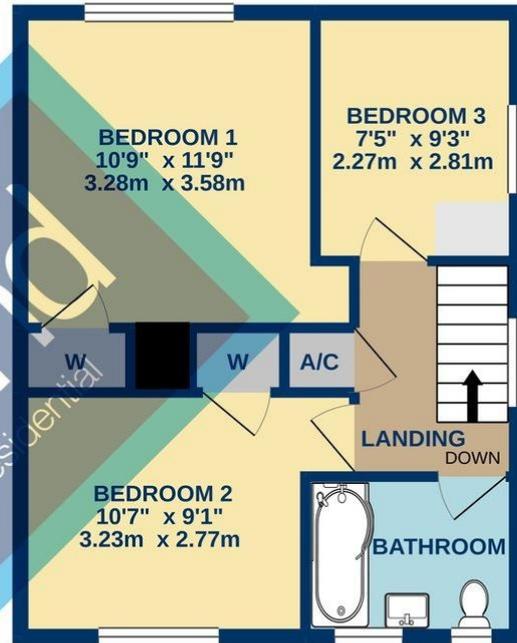
# PROPERTY OVERVIEW

## FLOORPLANS

GROUND FLOOR  
520 sq.ft. (48.3 sq.m.) approx.



1ST FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 940 sq.ft. (87.3 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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# PROPERTY OVERVIEW

## EPC

Canuden Road, CHELMSFORD, CM1

Energy rating

**E**

Valid until 09.08.2021

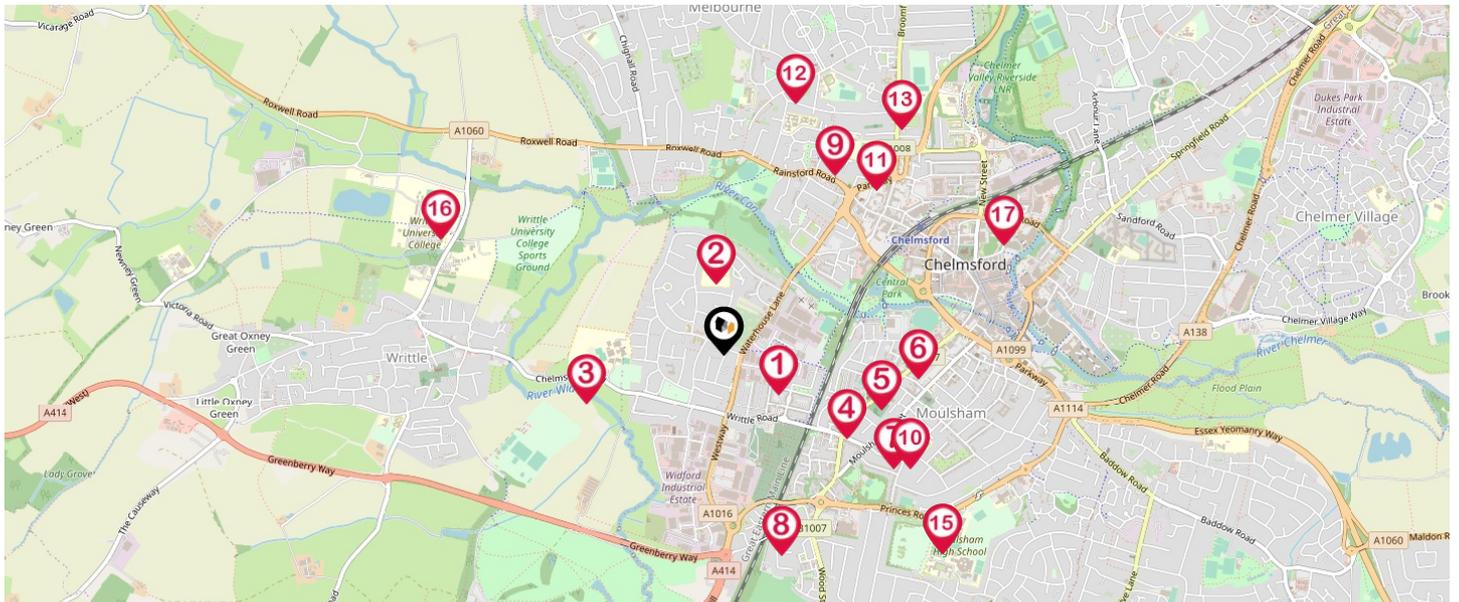
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>	46   E	47   E
21-38	<b>F</b>		
1-20	<b>G</b>		

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# LOCAL AREA

## NEARBY SCHOOLS & RATINGS



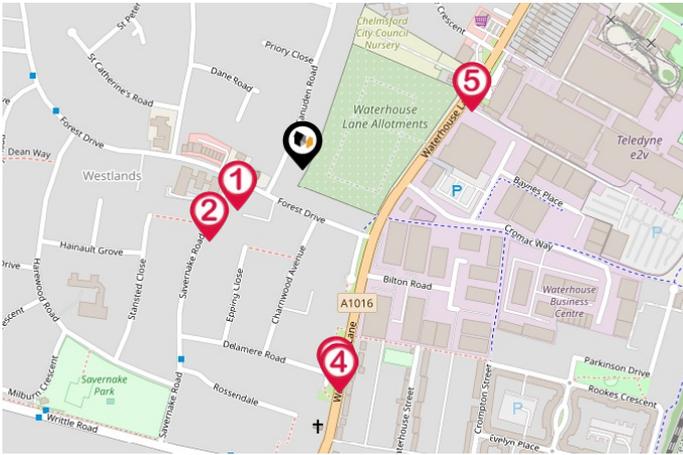
Pin	School Details	Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	Community College Initiative Ltd	Requires improvement	-	-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	Westlands Community Primary School	Good	616	0.26 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Hylands School	Requires improvement	729	0.52 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	St Cedd's School	-	380	0.56 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5	St Anne's School	-	131	0.62 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6	Our Lady Immaculate Catholic Primary School	Good	216	0.73 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Chelmsford College	Good	-	-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8	Widford Lodge Preparatory School	-	210	0.77 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9	Maltese Road Primary School	Good	207	0.79 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Oaklands Infant School	-	175	0.81 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	King Edward VI Grammar School, Chelmsford	-	1128	0.84 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12	Kings Road Primary School	Good	413	0.97 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Chelmsford County High School for Girls	-	987	1.07 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14	Moulsham Infant School	Good	285	1.09 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Moulsham Junior School	Good	651	1.09 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Writtle University College	Good	-	-	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17	The Cathedral Church of England Voluntary Aided Primary ...	Requires improvement	313	1.11 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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# LOCAL AREA

## NEAREST TRANSPORT LINKS



### BUS STOPS/STATIONS

- 1 - Forest Drive Shops | 0.07 miles
- 2 - Savernake Road | 0.1 miles
- 3 - Waterhouse Lane | 0.2 miles
- 4 - Waterhouse Lane | 0.21 miles
- 5 - CBC Parks Depot | 0.17 miles



### NATIONAL RAIL STATIONS

- 1 - Chelmsford Rail Station | 0.81 miles
- 2 - Ingatestone Rail Station | 5.29 miles
- 3 - Hatfield Peverel Rail Station | 6.89 miles

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# LOCAL AREA

## NEAREST TRANSPORT LINKS



### TRUNK ROADS/MOTORWAYS

- 1 - M25 J28 | 11.73 miles
- 2 - M25 J29 | 13.05 miles
- 3 - M11 J8 | 14.52 miles
- 4 - M11 J7 | 13.49 miles
- 5 - M11 J6 | 14.21 miles
- 6 - M25 J27 | 14.46 miles
- 7 - M11 J5 | 17.06 miles

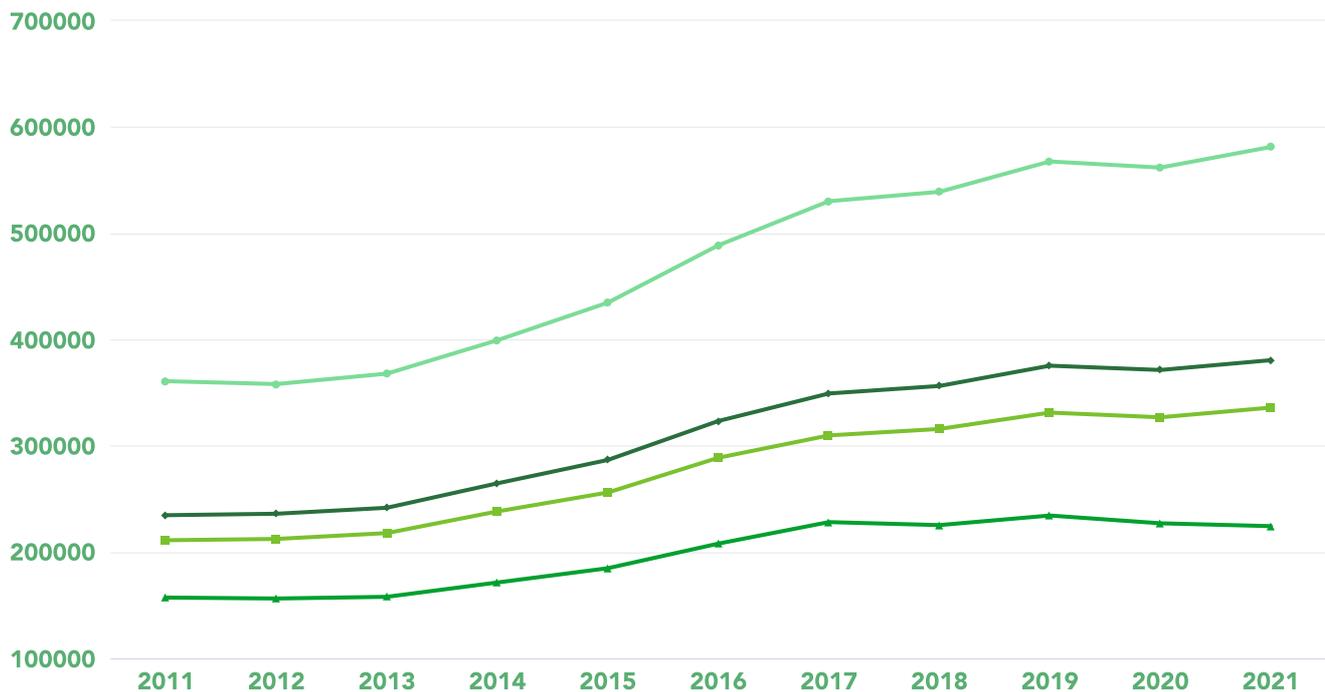
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# LOCAL MARKET

## HOUSE PRICE STATISTICS FOR CM1

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



**FLAT**  
+ 42.75%



**TERRACED**  
+ 59.1%



**SEMI-DETACHED**  
+ 62.15%



**DETACHED**  
+ 61.08%

**£400,000**  
 Asking Price

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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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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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