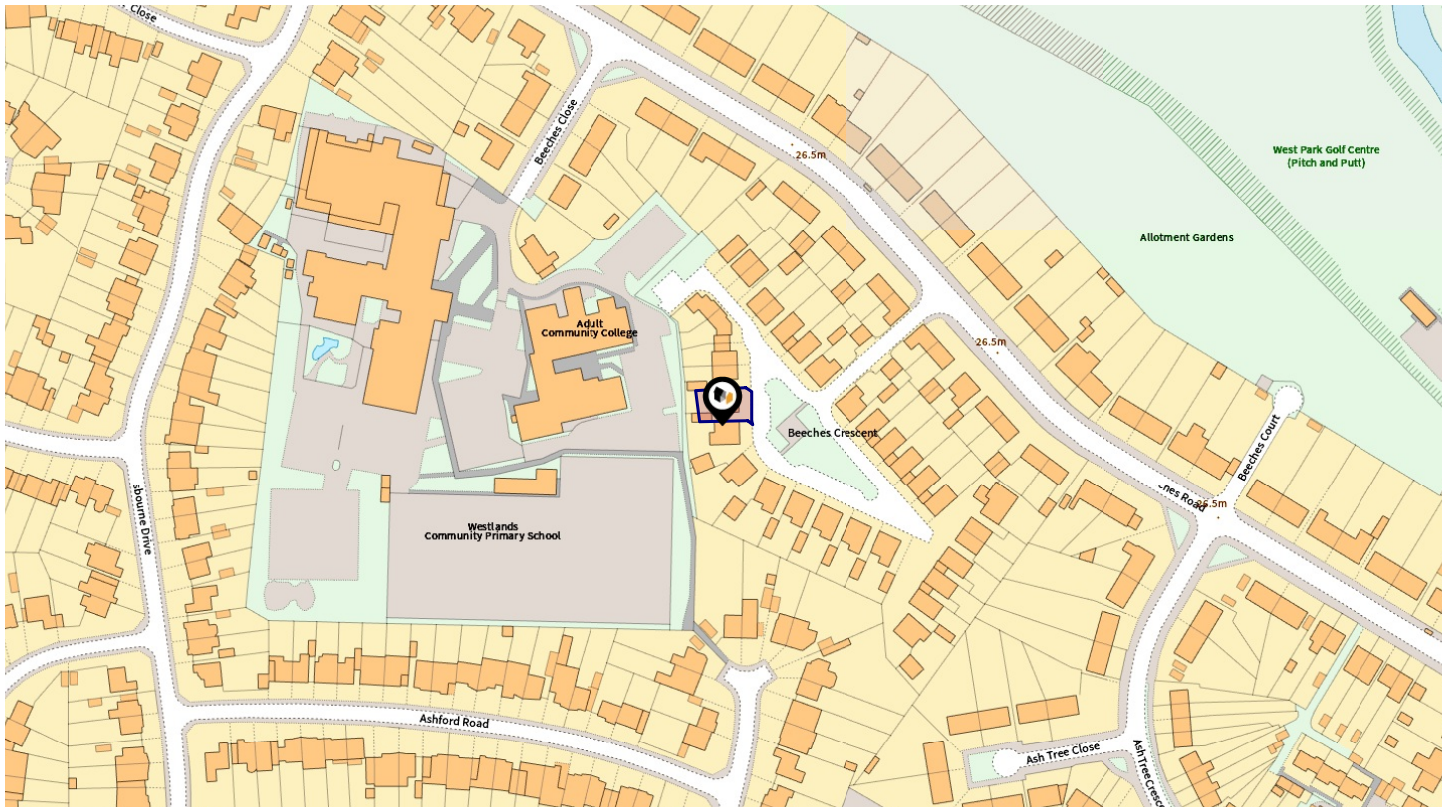




KEY FACTS FOR BUYERS

Beeches Crescent, Chelmsford, CM1

July 2021



A guide to this property and the local area

Bond Residential

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PROPERTY OVERVIEW

BEECHES CRESCENT, CHELMSFORD, CM1










 Boundary (Land Registry Title Plan)

PROPERTY KEY FACTS

Detached	
4 Bedrooms	
Floor Area:	1,431.60 ft ² 133.00 m ²
Plot Size:	0.06 acres
Council Tax Band:	F
Annual Cost:	£2,652.00 (avg)
Land Registry Title Number:	EX931952
Tenure:	Freehold
£/sqft:	£349.13

AREA KEY FACTS

Local Authority:	CHELMSFORD
Flood Risk:	Very Low
Conservation Area:	Pending for this local authority, Chelmsford
Predicted Broadband Speeds	
Basic:	10 Mbps
Superfast:	128 Mbps
Ultrafast:	330 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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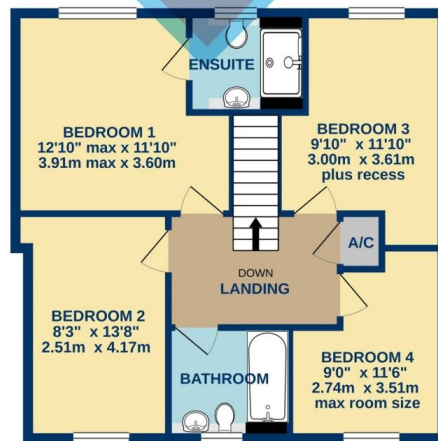
PROPERTY OVERVIEW

FLOORPLANS

GROUND FLOOR
716 sq.ft. (66.6 sq.m.) approx.



1ST FLOOR
615 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA : 1332 sq.ft. (123.7 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

Beeches Crescent, CHELMSFORD, CM1

Energy rating

B

Valid until 03.12.2025

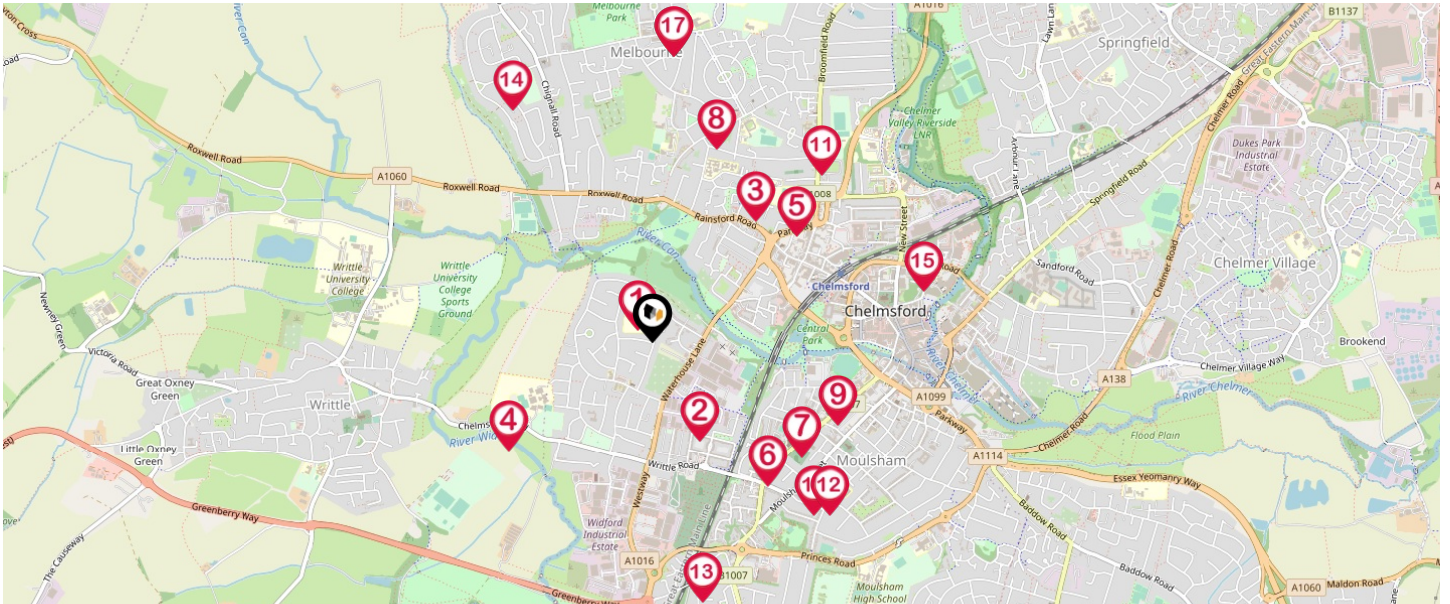
Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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LOCAL AREA

NEARBY SCHOOLS & RATINGS



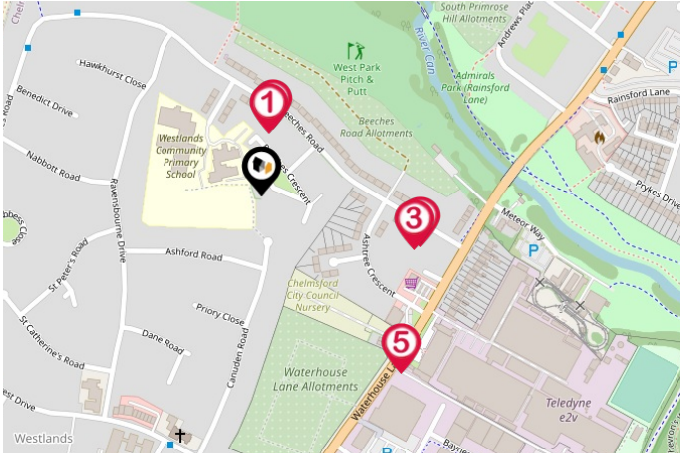
Pin	School Details	Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	Westlands Community Primary School	Good	616	0.06 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Community College Initiative Ltd	Requires improvement	-	-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	Maltese Road Primary School	Good	207	0.6 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Hylands School	Requires improvement	729	0.65 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	King Edward VI Grammar School, Chelmsford	-	1128	0.67 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6	St Cedd's School	-	380	0.68 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7	St Anne's School	-	131	0.7 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8	Kings Road Primary School	Good	413	0.76 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	Our Lady Immaculate Catholic Primary School	Good	216	0.76 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Chelmsford College	Good	-	-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11	Chelmsford County High School for Girls	-	987	0.89 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12	Oaklands Infant School	-	175	0.92 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Widford Lodge Preparatory School	-	210	0.97 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14	Lawford Mead Primary & Nursery	Good	414	0.99 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	The Cathedral Church of England Voluntary Aided Primary ...	Requires improvement	313	1.03 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Tanglewood Nursery School	Outstanding	195	1.06 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17	Parkwood Academy	Good	222	1.06 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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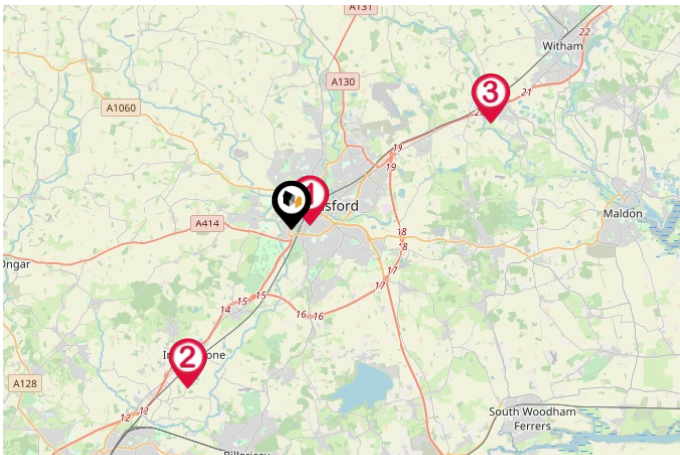
LOCAL AREA

NEAREST TRANSPORT LINKS



BUS STOPS/STATIONS

- 1 - Beeches Road | 0.06 miles
- 2 - Beeches Road | 0.06 miles
- 3 - Ash Tree Cres | 0.15 miles
- 4 - Ash Tree Cres | 0.16 miles
- 5 - CBC Parks Depot | 0.21 miles



NATIONAL RAIL STATIONS

- 1 - Chelmsford Rail Station | 0.71 miles
- 2 - Ingatestone Rail Station | 5.49 miles
- 3 - Hatfield Peverel Rail Station | 6.76 miles

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LOCAL AREA

NEAREST TRANSPORT LINKS



TRUNK ROADS/MOTORWAYS

- 1 - M25 J28 | 11.9 miles
- 2 - M25 J29 | 13.24 miles
- 3 - M11 J8 | 14.39 miles
- 4 - M11 J7 | 13.51 miles
- 5 - M11 J6 | 14.29 miles
- 6 - M25 J27 | 14.54 miles
- 7 - M11 J5 | 17.17 miles

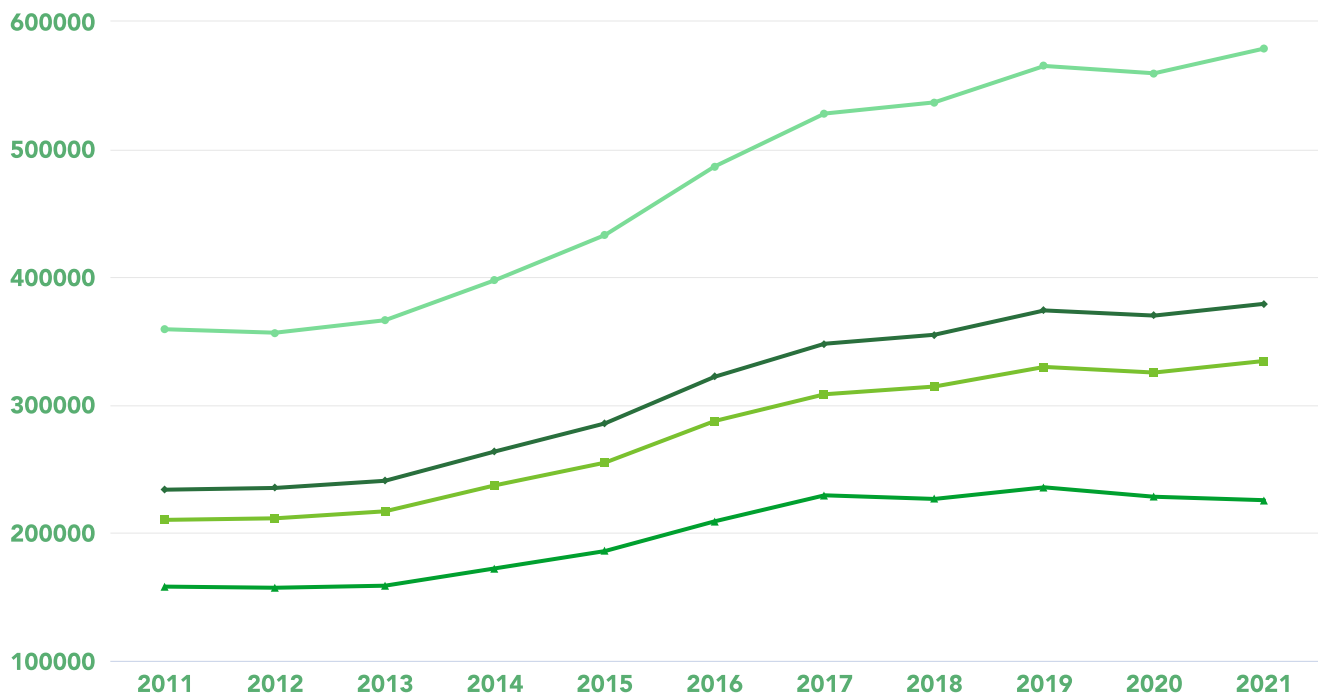
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LOCAL MARKET

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%

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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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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.

Jack Wilson

Jack grew up in Galleywood and attended Great Baddow High School. On leaving school Jack spent a summer in America coaching football before returning to the UK. He joined the Bond Residential Apprenticeship Scheme in 2015 and successfully completed his apprenticeship, gaining a Level 2 NVQ in sales and marketing. He has continued to study and broaden his knowledge and is a highly regarded member of the Bond Residential Family.



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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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