

# KFB: Key Facts For Buyers

An insight into your property and the local area

**ROBERT FINCH CRESCENT, SPRINGFIELD, CHELMSFORD, CM1**

## Bond Residential

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lee@bondresidential.co.uk

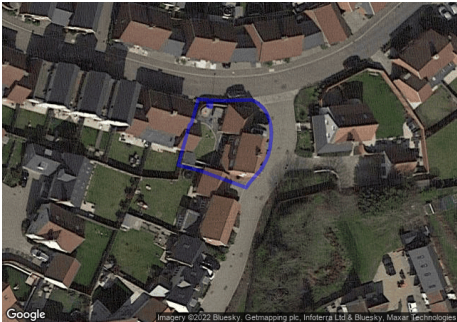
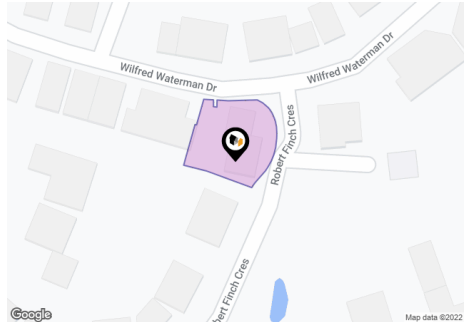
www.bondresidential.co.uk



### ACCOMMODATION

This modern executive detached family home features accommodation laid out over three floors comprising a spacious entrance hall, triple aspect living room with double doors overlooking and leading to the rear garden, a triple aspect kitchen/dining room with shaker style kitchen units, Quartz work surface and built in appliances, utility room and a cloakroom complete the ground floor accommodation. To the first floor there are three double bedrooms, the larger of the three benefitting from an en suite shower room with contemporary white suite and a family bathroom with contemporary white suite. The second floor comprises a stunning master bedroom suite with bedroom area, dressing area with fitted wardrobes to one wall with mirror fronted sliding doors and an en suite shower room with contemporary white suite, there is also a large walk in airing cupboard off the second floor landing.

Externally the property benefits from being situated on a corner plot which provides additional landscaping to the front and side, a driveway provides off road parking for several vehicles and leads to the double garage with twin up and over doors, the current owners have part converted the garage to create a home office with window overlooking the rear garden. The rear garden has been landscaped to both maximise the space and minimise the maintenance with three separate paved seating areas, artificial lawn and summer house.



## Property

Type:	Detached	Last Sold £/ft <sup>2</sup> :	£345.07
Bedrooms:	4	Price Estimate:	-
Floor Area:	1,883.68 ft <sup>2</sup> / 175 m <sup>2</sup>	Tenure:	Freehold
Plot Area:	0.1 acres		
Council Tax :	Band G		
Annual Estimate:	£3,243 pa		
Title Number:	EX988874		
UPRN:	10091492779		

## Local Area

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

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

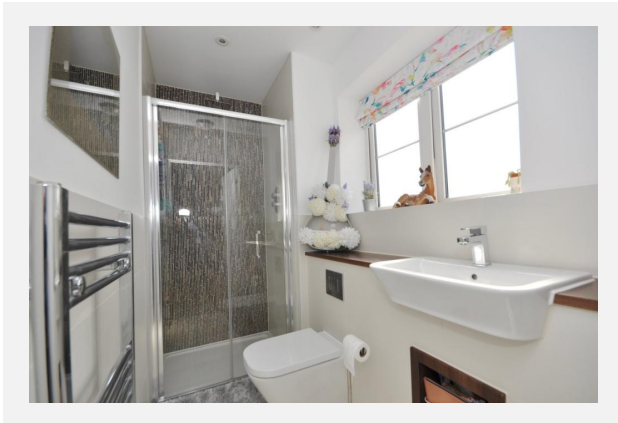
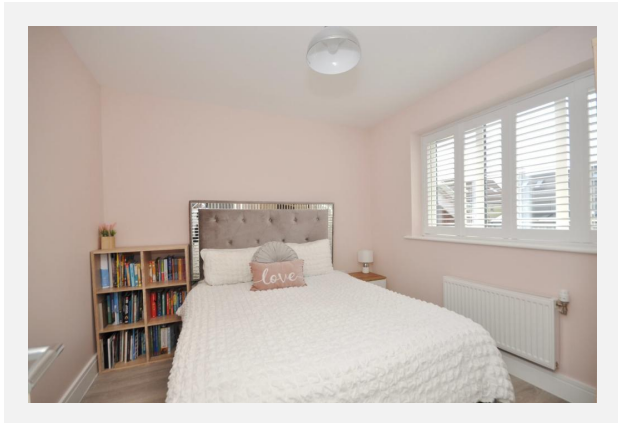
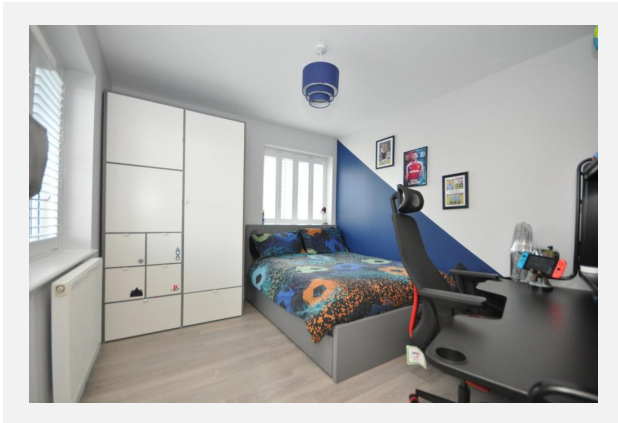
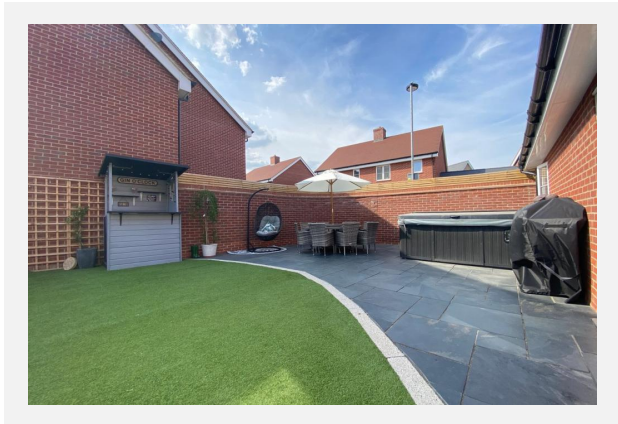
<b>4</b> mb/s	<b>40</b> mb/s	<b>1000</b> mb/s

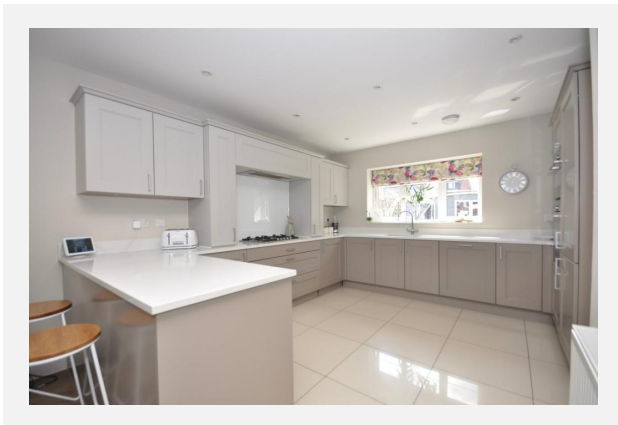
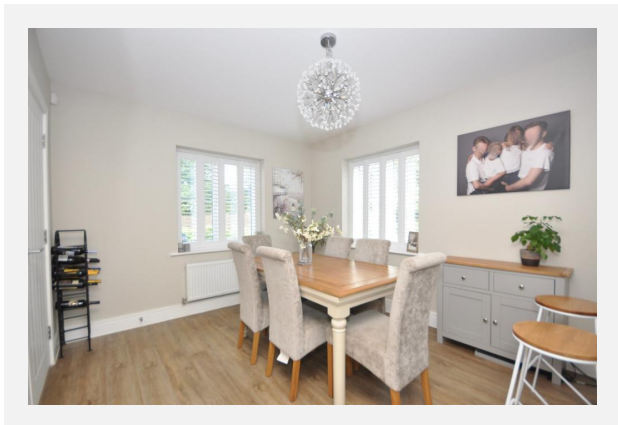
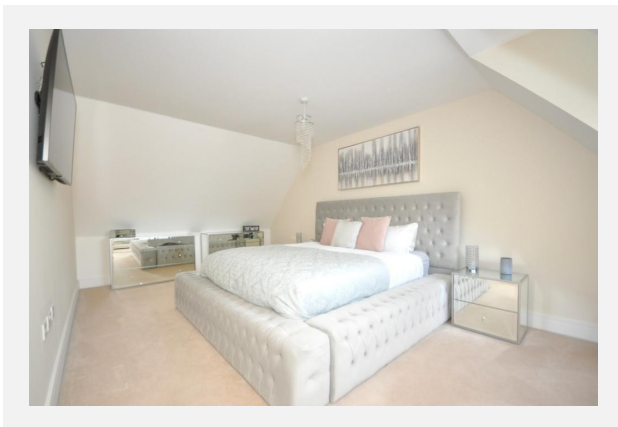
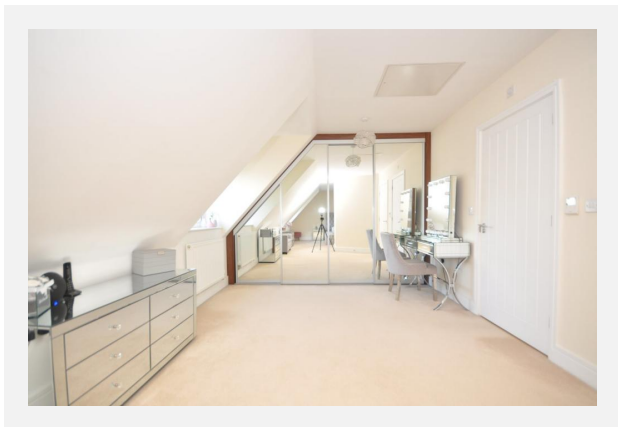
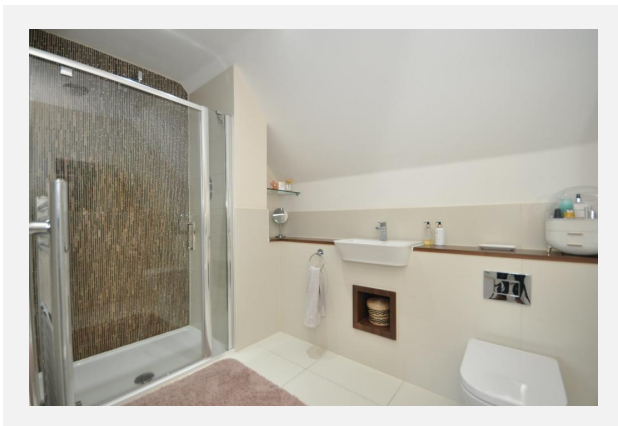
### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:





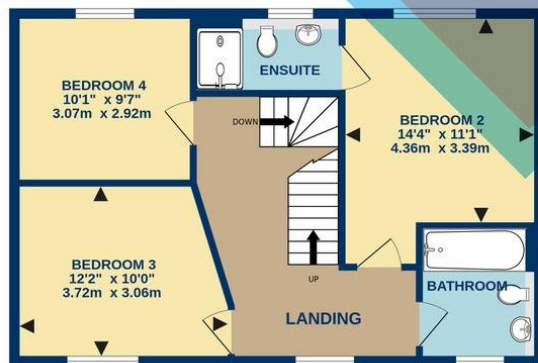


# ROBERT FINCH CRESCENT, SPRINGFIELD, CHELMSFORD, CM1

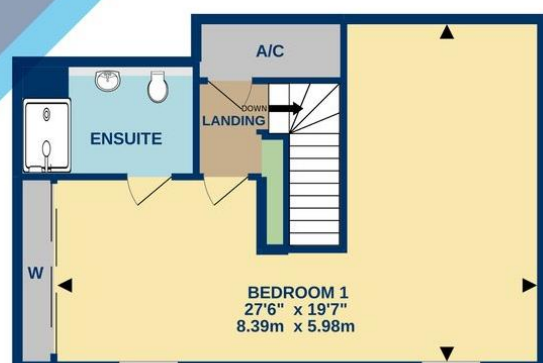
GROUND FLOOR  
1080 sq.ft. (100.4 sq.m.) approx.



1ST FLOOR  
578 sq.ft. (53.7 sq.m.) approx.



2ND FLOOR  
541 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA : 2199 sq.ft. (204.3 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.  
Made with Metropix ©2022

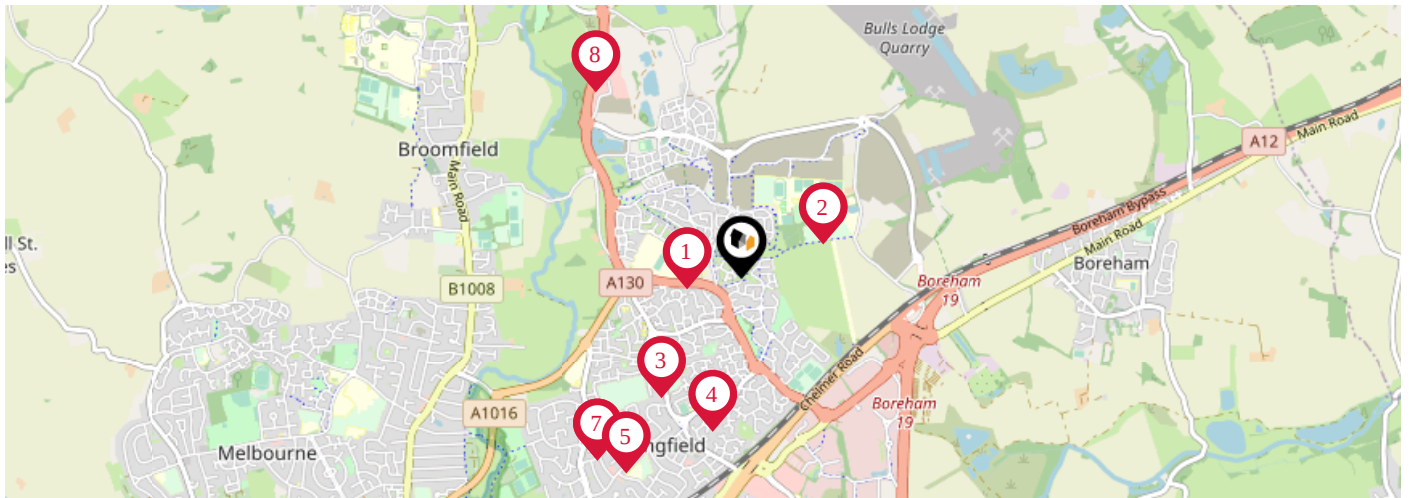
Robert Finch Crescent, Springfield, CM1

Energy rating

# B

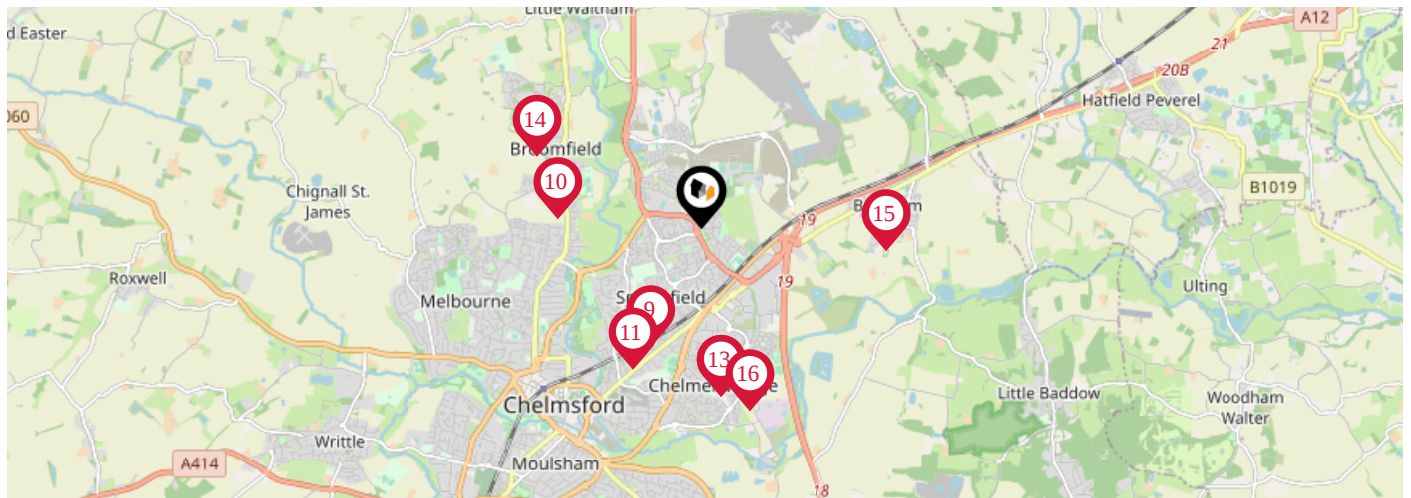
Valid until 14.12.2027









Score	Energy rating	Current	Potential
92+	A		92   A
81-91	B	85   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

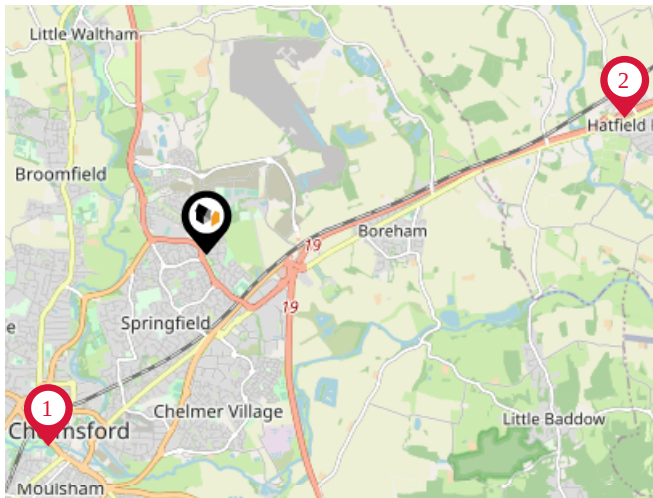


		Nursery	Primary	Secondary	College	Private
	<b>The Beaulieu Park School</b> Ofsted Rating: Not Rated   Pupils: 302   Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>New Hall School</b> Ofsted Rating: Not Rated   Pupils: 1276   Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Springfield Primary School</b> Ofsted Rating: Requires improvement   Pupils: 436   Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Bishops' Church of England and Roman Catholic Primary School</b> Ofsted Rating: Good   Pupils: 436   Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Boswells School</b> Ofsted Rating: Good   Pupils: 1467   Distance:1.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Perryfields Junior School</b> Ofsted Rating: Not Rated   Pupils: 300   Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Perryfields Infant School</b> Ofsted Rating: Not Rated   Pupils: 181   Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Belsteads School</b> Ofsted Rating: Requires improvement   Pupils: 18   Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



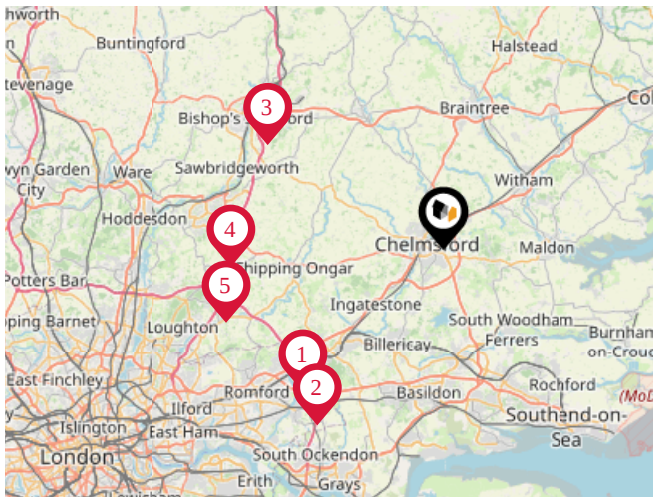


		Nursery	Primary	Secondary	College	Private
 <b>The Tyrrells School</b> Ofsted Rating: Good   Pupils: 449   Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Broomfield Primary School</b> Ofsted Rating: Good   Pupils: 330   Distance:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Chelmsford Hospital School</b> Ofsted Rating: Outstanding   Pupils: 12   Distance:1.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Barnes Farm Infant School</b> Ofsted Rating: Not Rated   Pupils: 241   Distance:1.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Barnes Farm Junior School</b> Ofsted Rating: Not Rated   Pupils: 356   Distance:1.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Chelmer Valley High School</b> Ofsted Rating: Good   Pupils: 1152   Distance:1.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Boreham Primary School</b> Ofsted Rating: Outstanding   Pupils: 221   Distance:1.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Chancellor Park Primary School, Chelmsford</b> Ofsted Rating: Outstanding   Pupils: 240   Distance:1.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



## National Rail Stations

Pin	Name	Distance
1	Chelmsford Rail Station	2.29 miles
2	Hatfield Peverel Rail Station	4.02 miles
3	Witham (Essex) Rail Station	6.59 miles

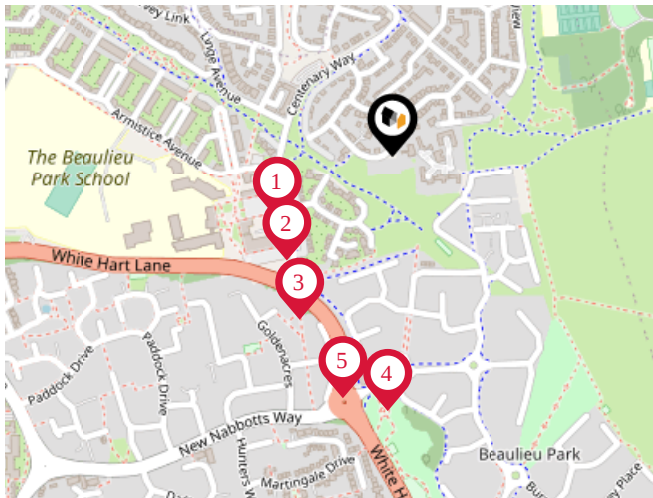


## Trunk Roads/Motorways

Pin	Name	Distance
1	M25 J28	14.78 miles
2	M25 J29	16.04 miles
3	M11 J8	15 miles
4	M11 J7	15.7 miles
5	M11 J6	16.9 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	William Porter	0.15 miles
2	William Porter	0.17 miles
3	Centenary Way	0.22 miles
4	Beaulieu Gardens	0.29 miles
5	Beaulieu Gardens	0.28 miles

<b>6, Robert Finch Crescent, Chelmsford, CM1 6BN</b>		Detached House
Last Sold Date:	13/05/2021	26/01/2018
Last Sold Price:	£805,000	£744,995
<b>22, Robert Finch Crescent, Chelmsford, CM1 6BN</b>		Detached House
Last Sold Date:	23/02/2021	10/11/2017
Last Sold Price:	£685,000	£674,995
<b>20, Robert Finch Crescent, Chelmsford, CM1 6BN</b>		Detached House
Last Sold Date:	07/02/2020	24/11/2017
Last Sold Price:	£780,000	£799,995
<b>14, Robert Finch Crescent, Chelmsford, CM1 6BN</b>		Detached House
Last Sold Date:	29/06/2018	
Last Sold Price:	£760,000	
<b>2, Robert Finch Crescent, Chelmsford, CM1 6BN</b>		Detached House
Last Sold Date:	25/05/2018	
Last Sold Price:	£650,000	
<b>12, Robert Finch Crescent, Chelmsford, CM1 6BN</b>		Detached House
Last Sold Date:	19/04/2018	
Last Sold Price:	£772,500	

**NOTE:** In this list we display the 6 most recent sales records for each property since 1995. There may sometimes be more, please let us know if you would like us to check.

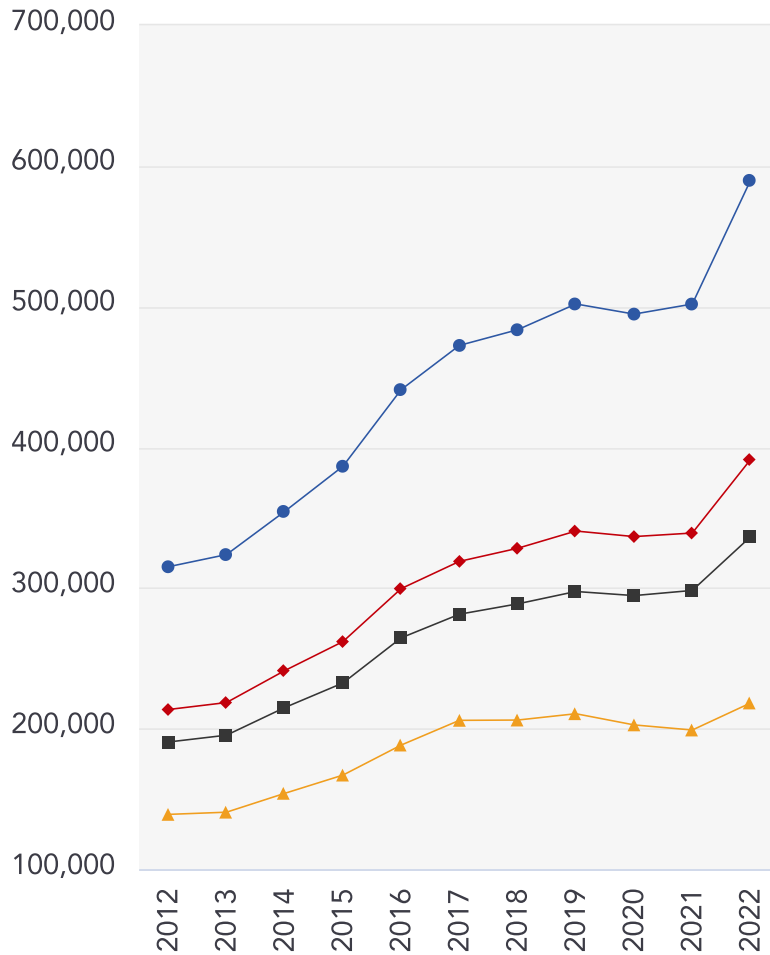
<b>1, Robert Finch Crescent, Chelmsford, CM1 6BN</b>	Detached House
Last Sold Date: 23/02/2018	
Last Sold Price: £839,995	
<b>4, Robert Finch Crescent, Chelmsford, CM1 6BN</b>	Detached House
Last Sold Date: 23/02/2018	
Last Sold Price: £645,000	
<b>8, Robert Finch Crescent, Chelmsford, CM1 6BN</b>	Detached House
Last Sold Date: 31/01/2018	
Last Sold Price: £799,995	
<b>16, Robert Finch Crescent, Chelmsford, CM1 6BN</b>	Detached House
Last Sold Date: 20/12/2017	
Last Sold Price: £858,000	
<b>10, Robert Finch Crescent, Chelmsford, CM1 6BN</b>	Detached House
Last Sold Date: 15/12/2017	
Last Sold Price: £685,000	
<b>18, Robert Finch Crescent, Chelmsford, CM1 6BN</b>	Detached House
Last Sold Date: 24/11/2017	
Last Sold Price: £679,995	

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<b>19, Robert Finch Crescent, Chelmsford, CM1 6BN</b>	Detached House
Last Sold Date: 29/09/2017	
Last Sold Price: £800,000	
<b>21, Robert Finch Crescent, Chelmsford, CM1 6BN</b>	Detached House
Last Sold Date: 14/07/2017	
Last Sold Price: £750,000	
<b>23, Robert Finch Crescent, Chelmsford, CM1 6BN</b>	Detached House
Last Sold Date: 12/07/2017	
Last Sold Price: £675,000	

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### 10 Year History of Average House Prices by Property Type in CM1



Flat

**+56.99%**

Terraced

**+76.63%**

Semi-Detached

**+83.23%**

Detached

**+87.19%**



## 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

## Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.

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