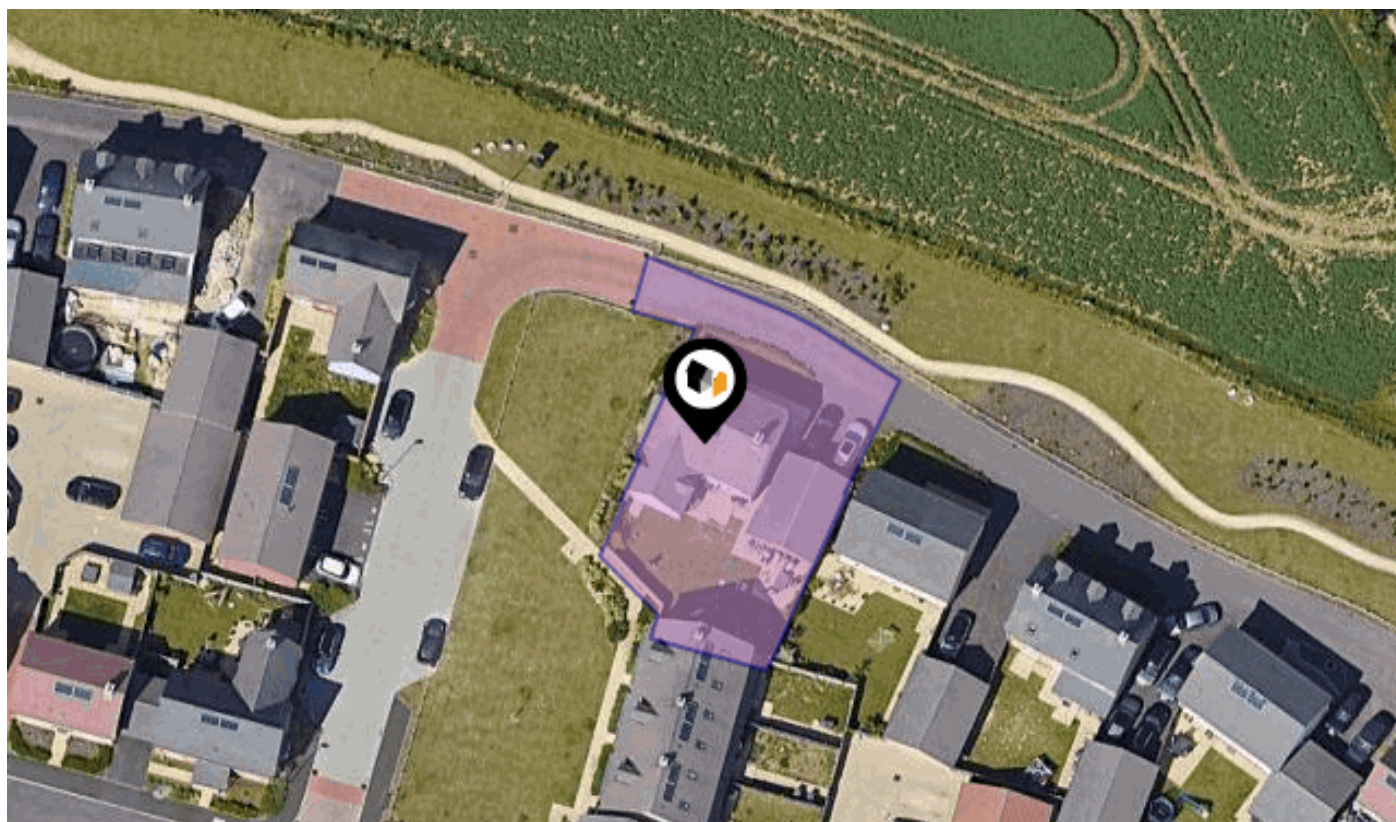




KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 31st January 2025



COWLIN MEAD, CHELMSFORD, CM1

Bond Residential

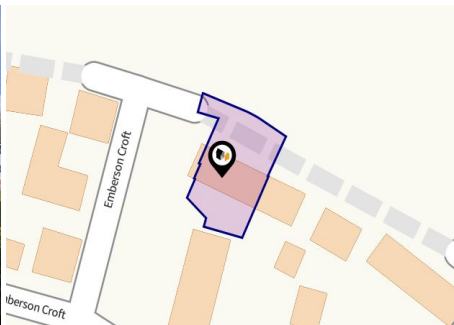
78 New London Road, Chelmsford, Essex, CM2 0PD

01245 500599

lee@bondresidential.co.uk

www.bondresidential.co.uk














Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,743 ft ² / 162 m ²		
Plot Area:	0.12 acres		
Year Built :	2015		
Council Tax :	Band F		
Annual Estimate:	£3,065		
Title Number:	EX923188		

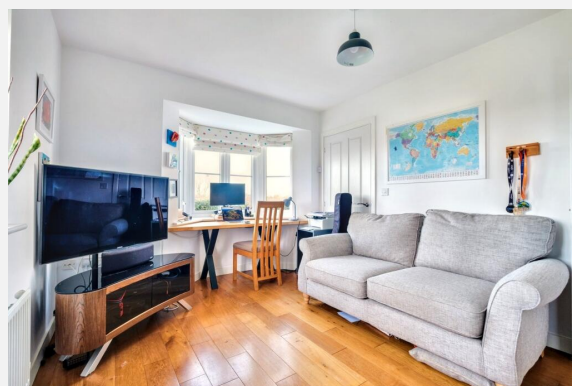
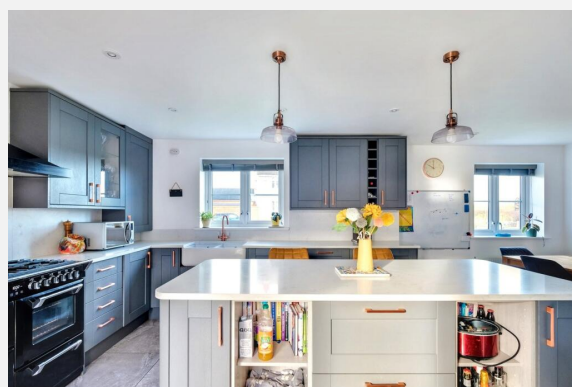
Local Area

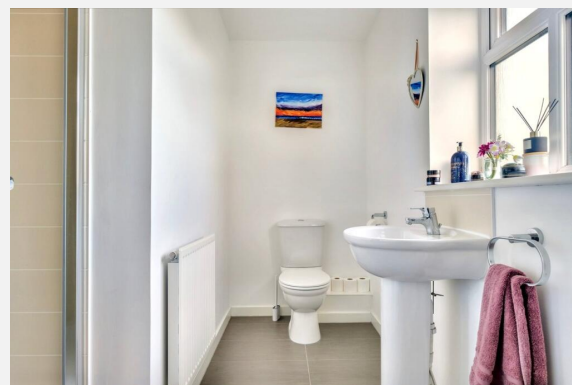
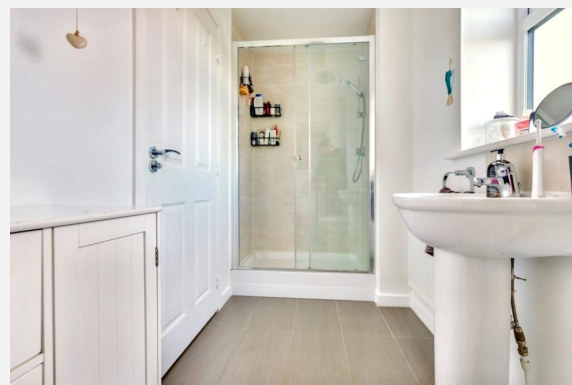
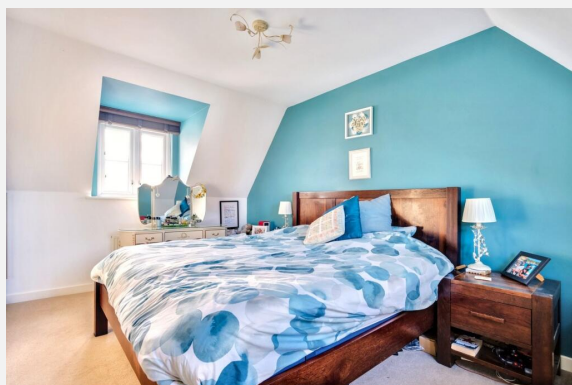
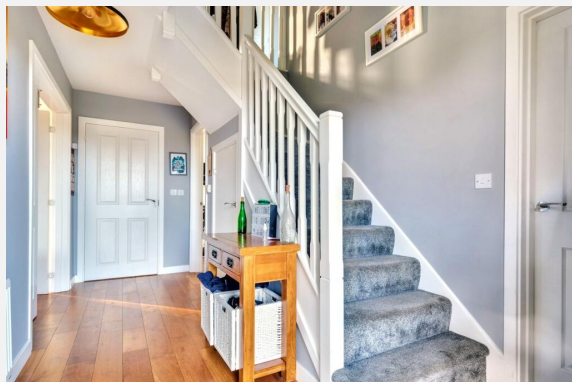
Local Authority:	Essex	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:		15	1000
• Rivers & Seas	No Risk	mb/s	mb/s
• Surface Water	Very Low		

Mobile Coverage:				Satellite/Fibre TV Availability:		
(based on calls indoors)						
						
O ₂	EE	3	O2	BT	sky	Virgin media

Planning records for: *Cowlin Mead, Chelmsford, CM1*

Reference - 21/02458/FUL	
Decision:	Application Permitted
Date:	17th January 2022
Description:	Partial conversion of garage to home office.



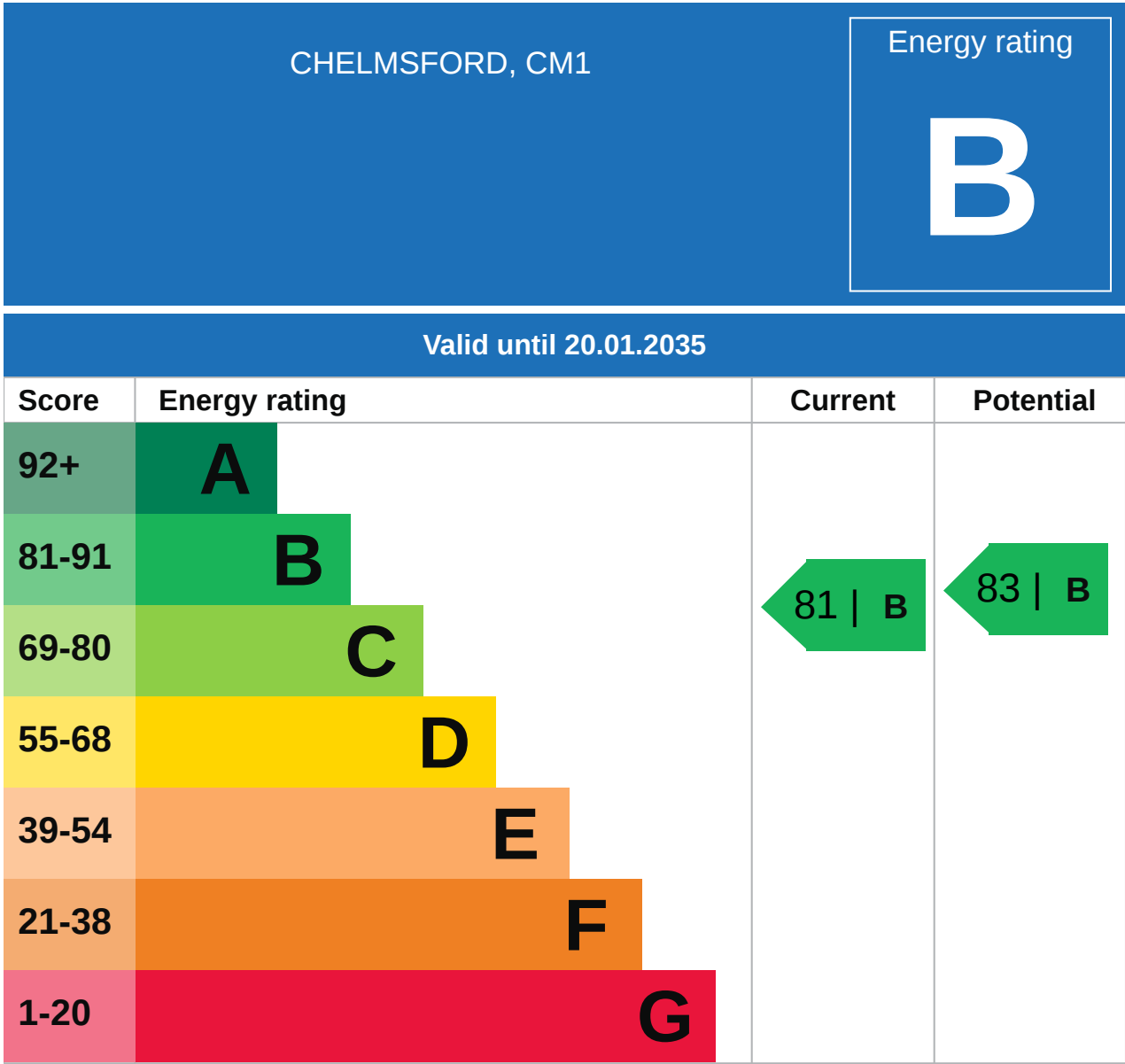




COWLIN MEAD, CHELMSFORD, CM1

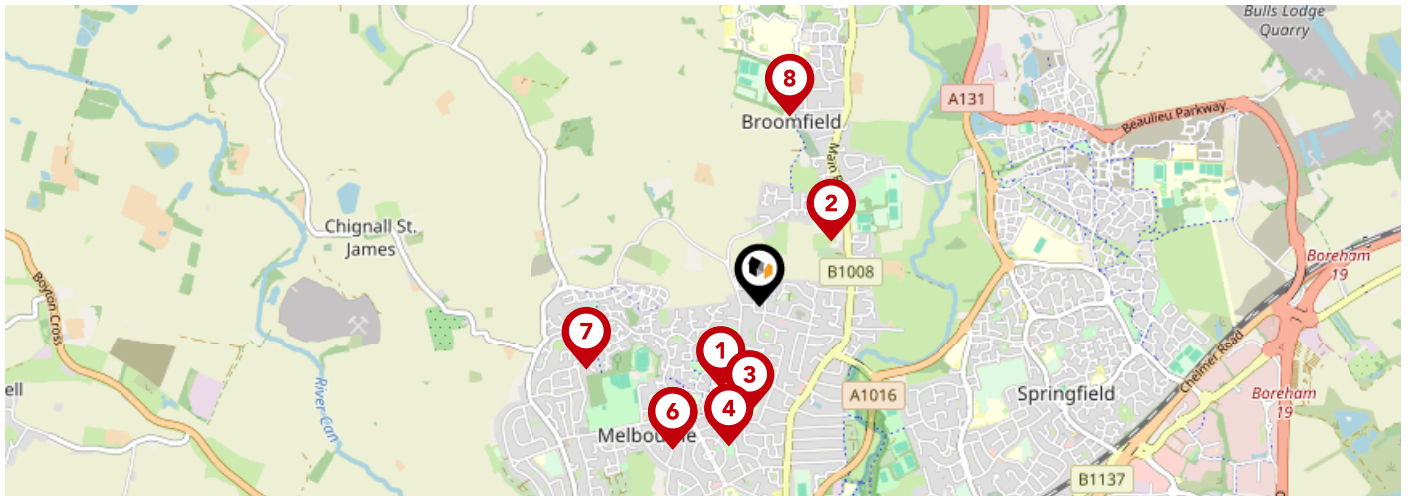


APPROX INTERNAL FLOOR AREA 162 SQ M (1740 SQ FT) GARAGE/OUTBUILDING 40 SQ M (430 SQ FT)
This floorplan is for illustrative purposes only and is **NOT TO SCALE** all measurements are approximate
NOT to be used for valuation purposes. Copyright Bond Residential 2025

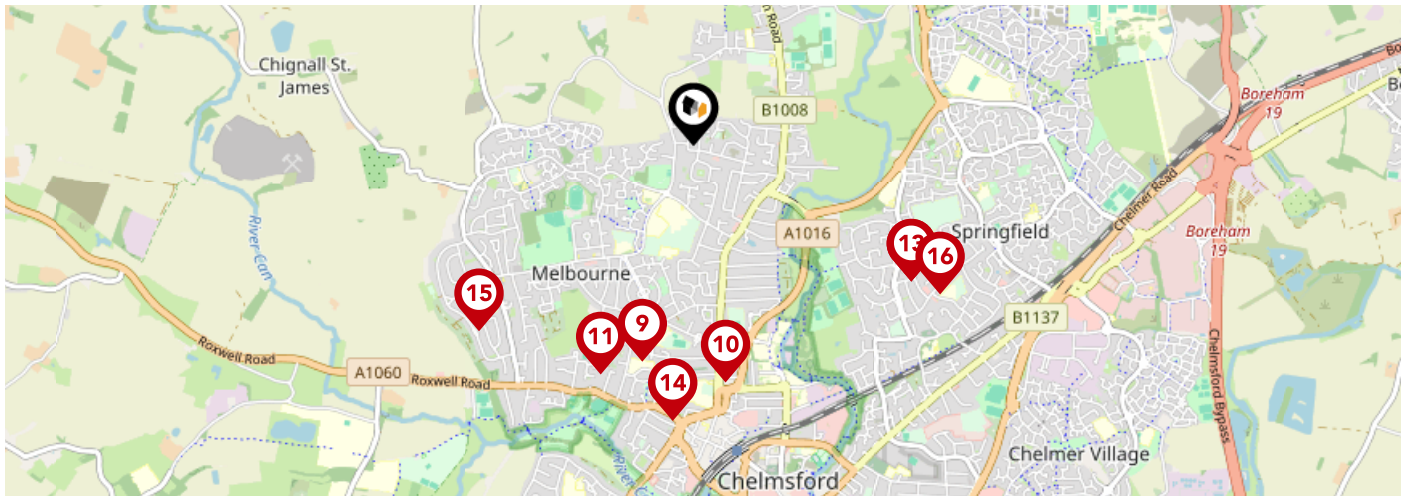










Additional EPC Data

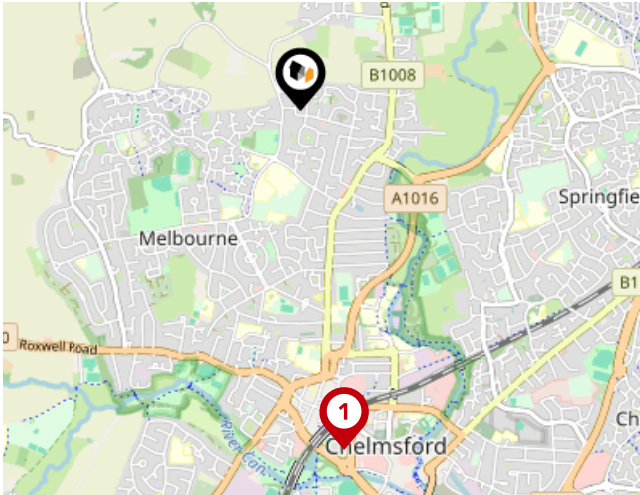
Property Type:	Detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Very good
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, insulated (assumed)
Secondary Heating:	None
Total Floor Area:	162 m ²



		Nursery	Primary	Secondary	College	Private
1	Columbus School and College Ofsted Rating: Outstanding Pupils: 283 Distance:0.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Broomfield Primary School Ofsted Rating: Good Pupils: 416 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St John Payne Catholic School, Chelmsford Ofsted Rating: Good Pupils: 1178 Distance:0.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Pius X Catholic Primary School Ofsted Rating: Good Pupils: 215 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Tanglewood Nursery School Ofsted Rating: Outstanding Pupils: 160 Distance:0.77	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Parkwood Academy Ofsted Rating: Good Pupils: 224 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Newlands Spring Primary and Nursery School Ofsted Rating: Good Pupils: 490 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Chelmer Valley High School Ofsted Rating: Good Pupils: 1140 Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

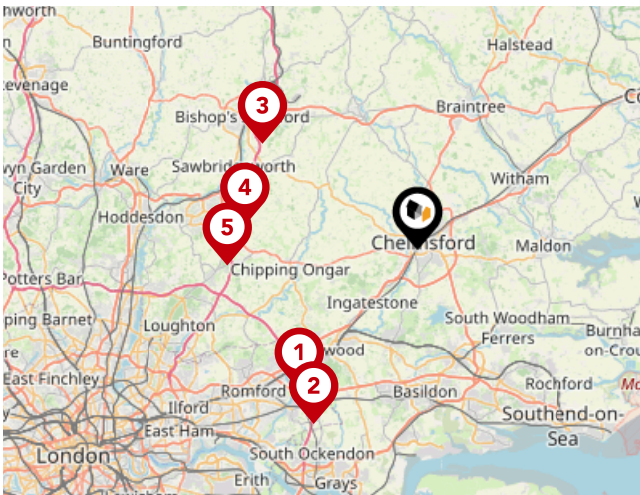


		Nursery	Primary	Secondary	College	Private
	Kings Road Primary School Ofsted Rating: Good Pupils: 410 Distance: 1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chelmsford County High School for Girls Ofsted Rating: Outstanding Pupils: 1186 Distance: 1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Hawthorns School Ofsted Rating: Not Rated Pupils: 24 Distance: 1.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Perryfields Junior School Ofsted Rating: Outstanding Pupils: 301 Distance: 1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Perryfields Infant School Ofsted Rating: Good Pupils: 181 Distance: 1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Maltese Road Primary School Ofsted Rating: Good Pupils: 211 Distance: 1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lawford Mead Primary & Nursery Ofsted Rating: Good Pupils: 417 Distance: 1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Boswells School Ofsted Rating: Good Pupils: 1440 Distance: 1.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



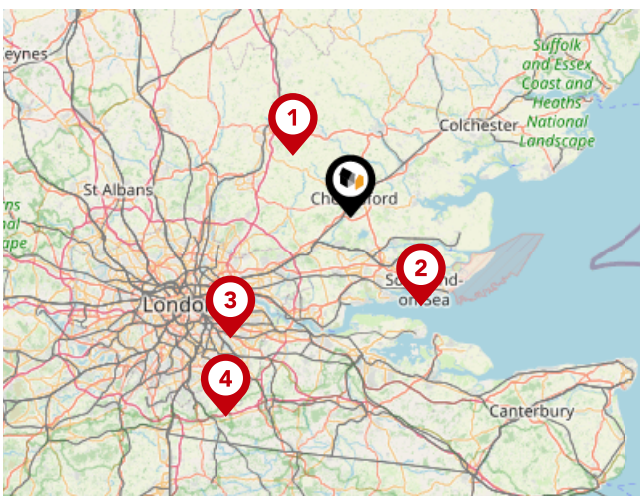
National Rail Stations

Pin	Name	Distance
1	Chelmsford Rail Station	1.57 miles
2	Ingatestone Rail Station	7.25 miles
3	Hatfield Peverel Rail Station	5.67 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M25 J28	13.5 miles
2	M25 J29	14.96 miles
3	M11 J8	13.73 miles
4	M11 J7A	12.77 miles
5	M11 J7	14.03 miles

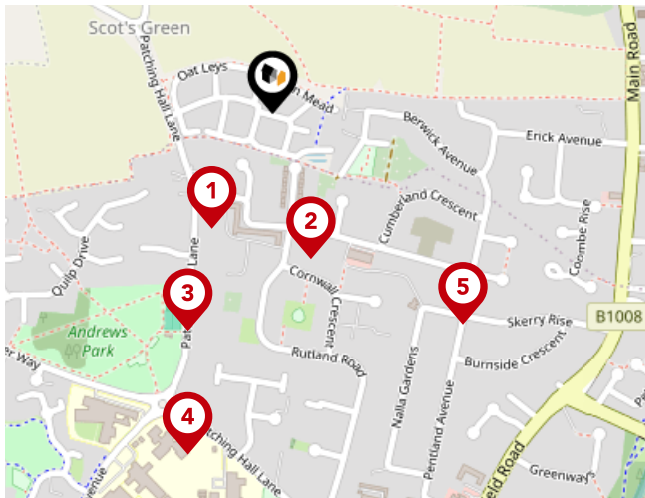


Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	12.48 miles
2	Southend-on-Sea	16.69 miles
3	Silvertown	25.06 miles
4	Leaves Green	34.82 miles

Area

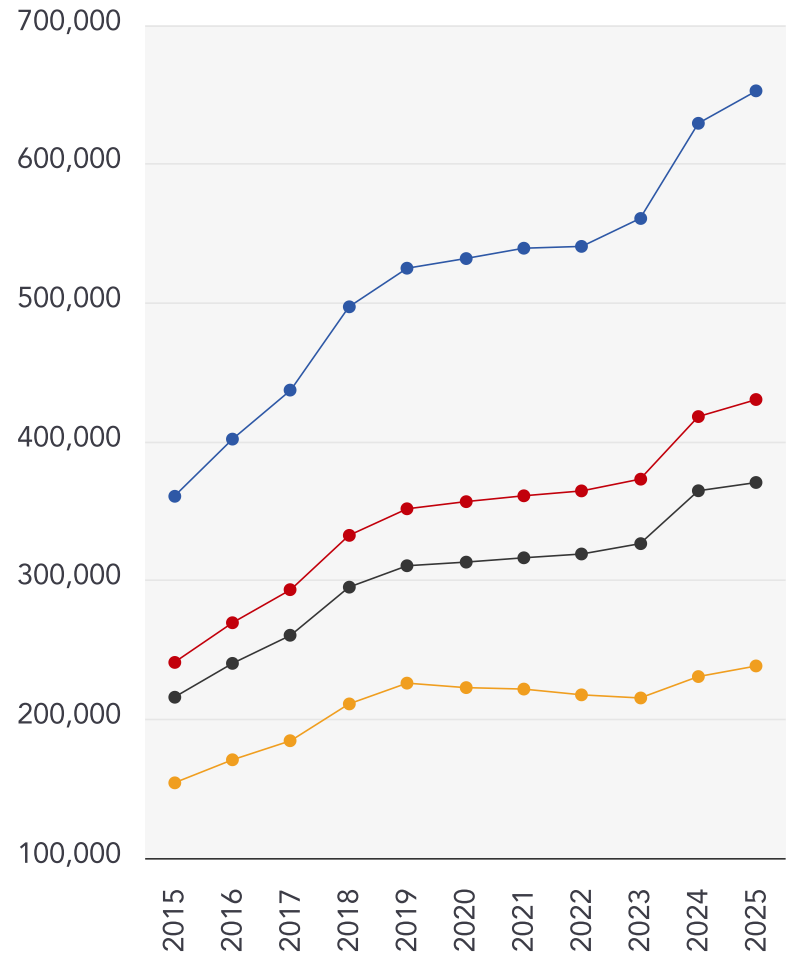
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Woodhall Road	0.15 miles
2	Rutland Road	0.17 miles
3	Longleat Close	0.27 miles
4	Partridge Ave	0.4 miles
5	Berwick Avenue	0.33 miles

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



Detached

+81.01%

Semi-Detached

+78.63%

Terraced

+71.68%

Flat

+54.64%

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.

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



/company/bond-residential-ltd

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Bond Residential

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