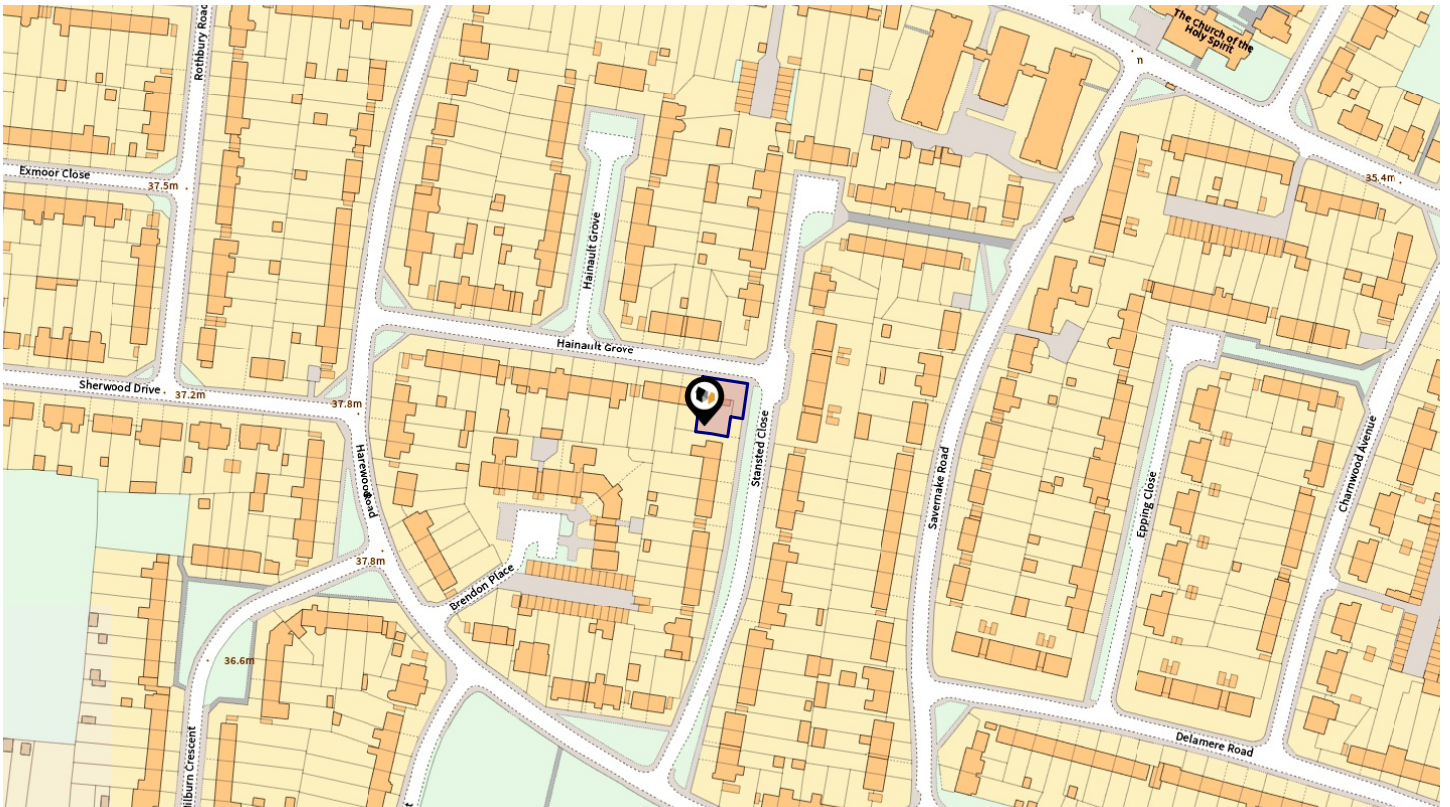




KEY FACTS FOR BUYERS

Hainault Grove, Chelmsford, CM1

October 2021



A guide to this property and the local area

Bond Residential

43 New London Rd Chelmsford CM2 0ND

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5th October 2021

INTRODUCTION

ACCOMMODATION:

This two bedroom end of terrace home occupies a corner plot and offers excellent development potential with planning permission previously being granted for a new dwelling to be added to the end of the terrace, the permission has subsequently lapsed and would need to be reapplied for. The accommodation internally comprises an entrance hall, dual aspect living/dining room with box bay window to front and double doors over looking and leading to the rear garden, kitchen, two double bedrooms and a family bathroom.

Externally the property offers a front garden with block paved driveway providing off road parking, gate providing access to the South facing rear garden and shed.

LOCATION:

Canuden Road is located within the popular Westlands 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

HAINAULT GROVE, CHELMSFORD, CM1



 Boundary (Land Registry Title Plan)

PROPERTY KEY FACTS

Terraced House

Plot Size: 0.08 acres

Council Tax Band: B

Annual Cost: £1,428.00 (avg)

Land Registry Title Number: EX321383

Tenure: Freehold

AREA KEY FACTS

Local Authority: CHELMSFORD

Flood Risk: Very Low

Conservation Area: Pending for this local authority, Chelmsford


Predicted Broadband Speeds

Basic: 9 Mbps

Superfast: 214 Mbps

Ultrafast: 500 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



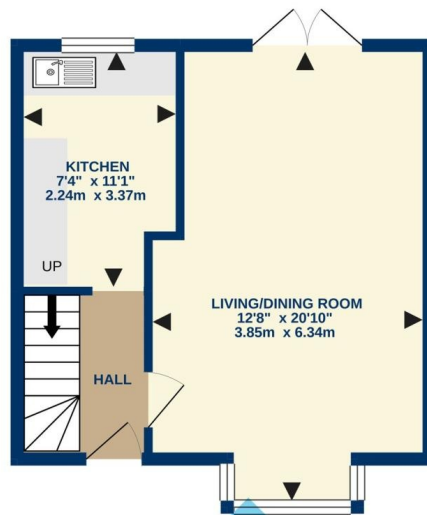
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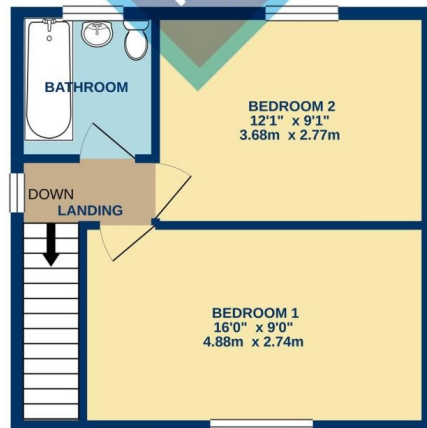
PROPERTY OVERVIEW

FLOORPLANS

GROUND FLOOR



1ST FLOOR



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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5th October 2021

SOLD ON YOUR STREET SINCE 1995

8, Hainault Grove, Hainault Grove - Terraced House	
Dates Sold	Price
28/06/2019	£240,000

51, Hainault Grove, Hainault Grove - Terraced House	
Dates Sold	Price
03/05/2019	£300,000
14/04/2011	£173,000
29/03/2006	£120,000
08/09/2005	£67,500
29/09/2003	£45,000
23/08/1996	£51,000
23/08/1996	£51,000

20, Hainault Grove, Hainault Grove - Terraced House	
Dates Sold	Price
25/08/2017	£282,500
08/02/2013	£174,000

21, Hainault Grove, Hainault Grove - Terraced House	
Dates Sold	Price
29/05/2015	£205,000
04/10/2001	£91,000

19, Hainault Grove, Hainault Grove - Terraced House	
Dates Sold	Price
20/11/2013	£170,000

24, Hainault Grove, Hainault Grove - Terraced House	
Dates Sold	Price
20/02/2013	£162,000
01/06/1995	£18,000

10, Hainault Grove, Hainault Grove - Terraced House	
Dates Sold	Price
17/11/2010	£158,000

59, Hainault Grove, Hainault Grove - Terraced House	
Dates Sold	Price
05/10/2009	£174,995

14, Hainault Grove, Hainault Grove - Terraced House	
Dates Sold	Price
14/04/2008	£135,000

28, Hainault Grove, Hainault Grove - Terraced House	
Dates Sold	Price
29/06/2007	£173,500
14/07/2000	£74,950
13/11/1996	£43,000

63, Hainault Grove, Hainault Grove - Semi-Detached House	
Dates Sold	Price
19/01/2005	£162,000

22, Hainault Grove, Hainault Grove - Terraced House	
Dates Sold	Price
24/09/2004	£150,000

12, Hainault Grove, Hainault Grove - Terraced House	
Dates Sold	Price
27/04/2004	£160,000

39, Hainault Grove, Hainault Grove - Terraced House	
Dates Sold	Price
20/04/2001	£93,000

18, Hainault Grove, Hainault Grove - Terraced House	
Dates Sold	Price
14/07/1999	£60,000
25/03/1996	£18,000

7, Hainault Grove, Hainault Grove - Terraced House	
Dates Sold	Price
22/06/1998	£33,040

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SOLD ON YOUR STREET SINCE 1995

5, Hainault Grove, Hainault Grove - Flat-Maisonette House	
Dates Sold	Price
27/02/1998	£58,000
27/02/1998	£58,000

37, Hainault Grove, Hainault Grove - Terraced House	
Dates Sold	Price
14/08/1997	£55,000

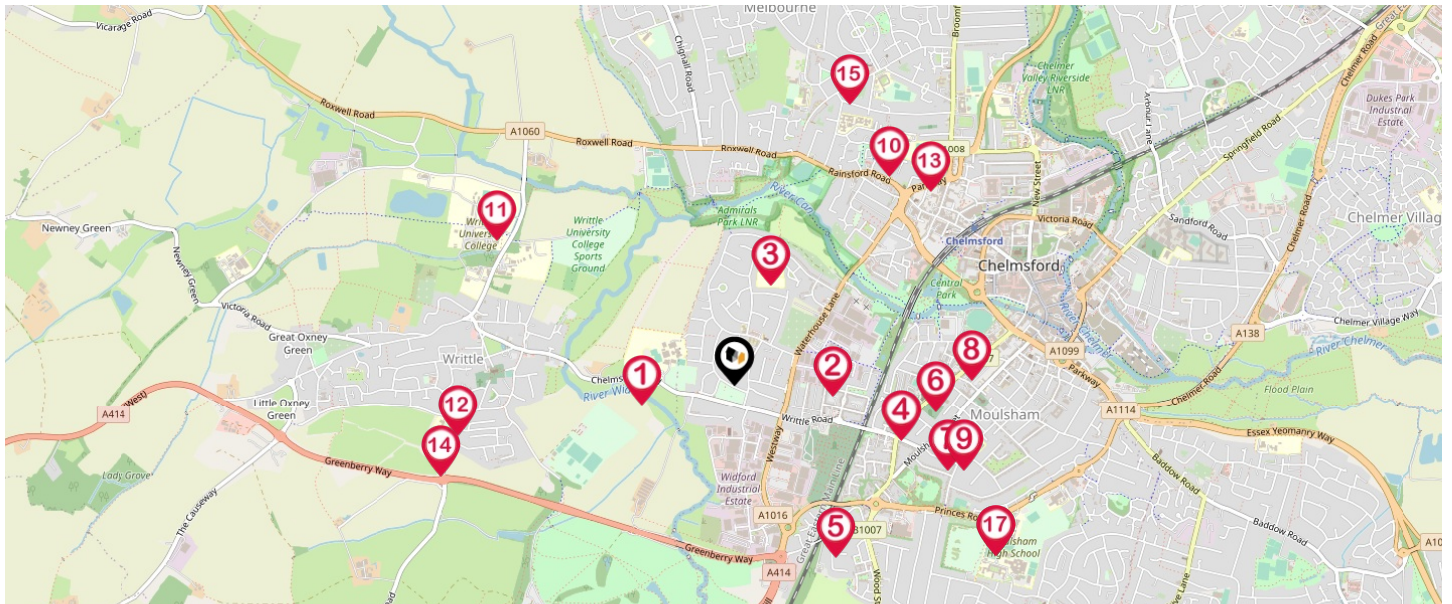
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LOCAL AREA

NEARBY SCHOOLS & RATINGS



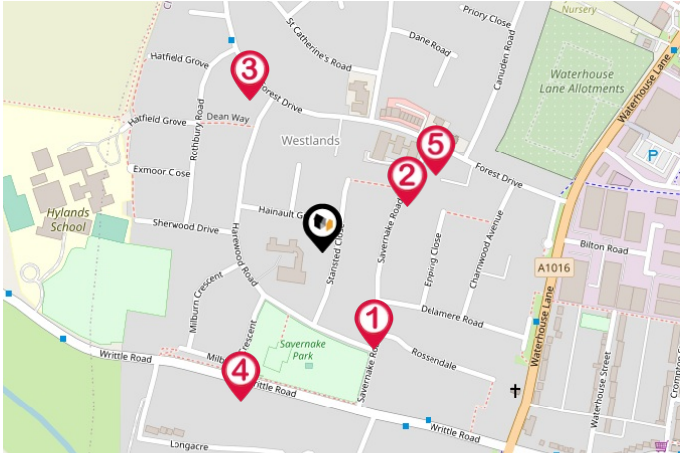
Pin	School Details	Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	Hylands School	Requires improvement	729	0.33 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	Community College Initiative Ltd	Requires improvement	-	-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	Westlands Community Primary School	Good	616	0.4 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Cedd's School	-	380	0.66 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5	Widford Lodge Preparatory School	-	210	0.74 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6	St Anne's School	-	131	0.76 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7	Chelmsford College	Good	-	-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8	Our Lady Immaculate Catholic Primary School	Good	216	0.89 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	Oaklands Infant School	-	175	0.91 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Maltese Road Primary School	Good	207	0.97 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Writtle University College	Good	-	-	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Writtle Infant School	Good	178	1.02 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	King Edward VI Grammar School, Chelmsford	-	1128	1.03 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14	Writtle Junior School	Good	242	1.11 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Kings Road Primary School	Good	413	1.13 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Moulsham Infant School	Good	285	1.15 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17	Moulsham Junior School	Good	651	1.15 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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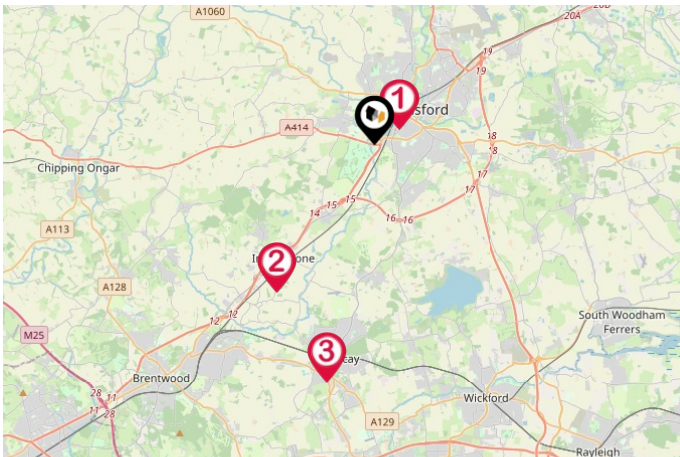
LOCAL AREA

NEAREST TRANSPORT LINKS



BUS STOPS/STATIONS

- 1 - Delamere Road | 0.1 miles
- 2 - Savernake Road | 0.09 miles
- 3 - Harewood Road | 0.15 miles
- 4 - Hole in Hedge | 0.15 miles
- 5 - Forest Drive Shops | 0.13 miles



NATIONAL RAIL STATIONS

- 1 - Chelmsford Rail Station | 1 miles
- 2 - Ingatestone Rail Station | 5.11 miles
- 3 - Billericay Rail Station | 7.07 miles

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LOCAL AREA

NEAREST TRANSPORT LINKS



TRUNK ROADS/MOTORWAYS

- 1 - M25 J28 | 11.54 miles
- 2 - M25 J29 | 12.87 miles
- 3 - M11 J8 | 14.47 miles
- 4 - M11 J7 | 13.34 miles
- 5 - M11 J6 | 14.03 miles
- 6 - M25 J27 | 14.28 miles
- 7 - M11 J5 | 16.87 miles

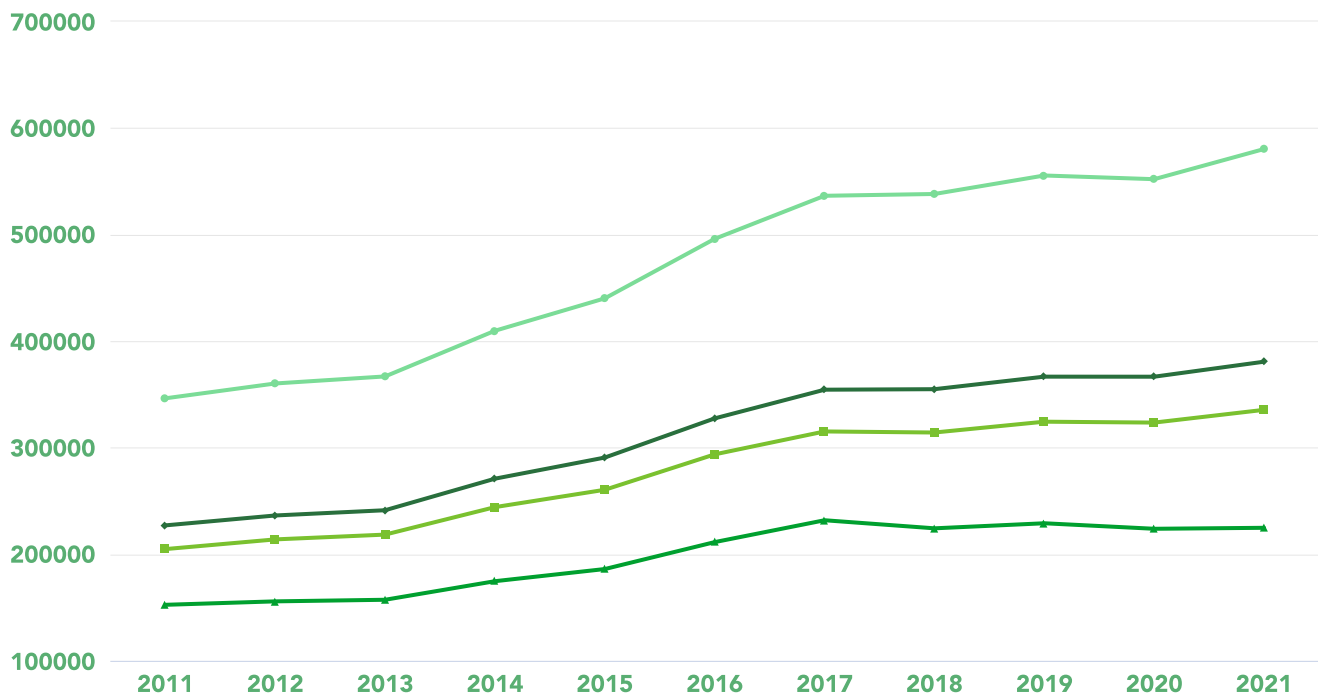
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LOCAL MARKET

HOUSE PRICE STATISTICS FOR CM1

10 YEAR HISTORY OF AVERAGE PRICES BY PROPERTY TYPE



FLAT
+ 47.34%



TERRACED
+ 63.76%



SEMI-DETACHED
+ 67.61%



DETACHED
+ 67.53%

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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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Data Partners:



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