

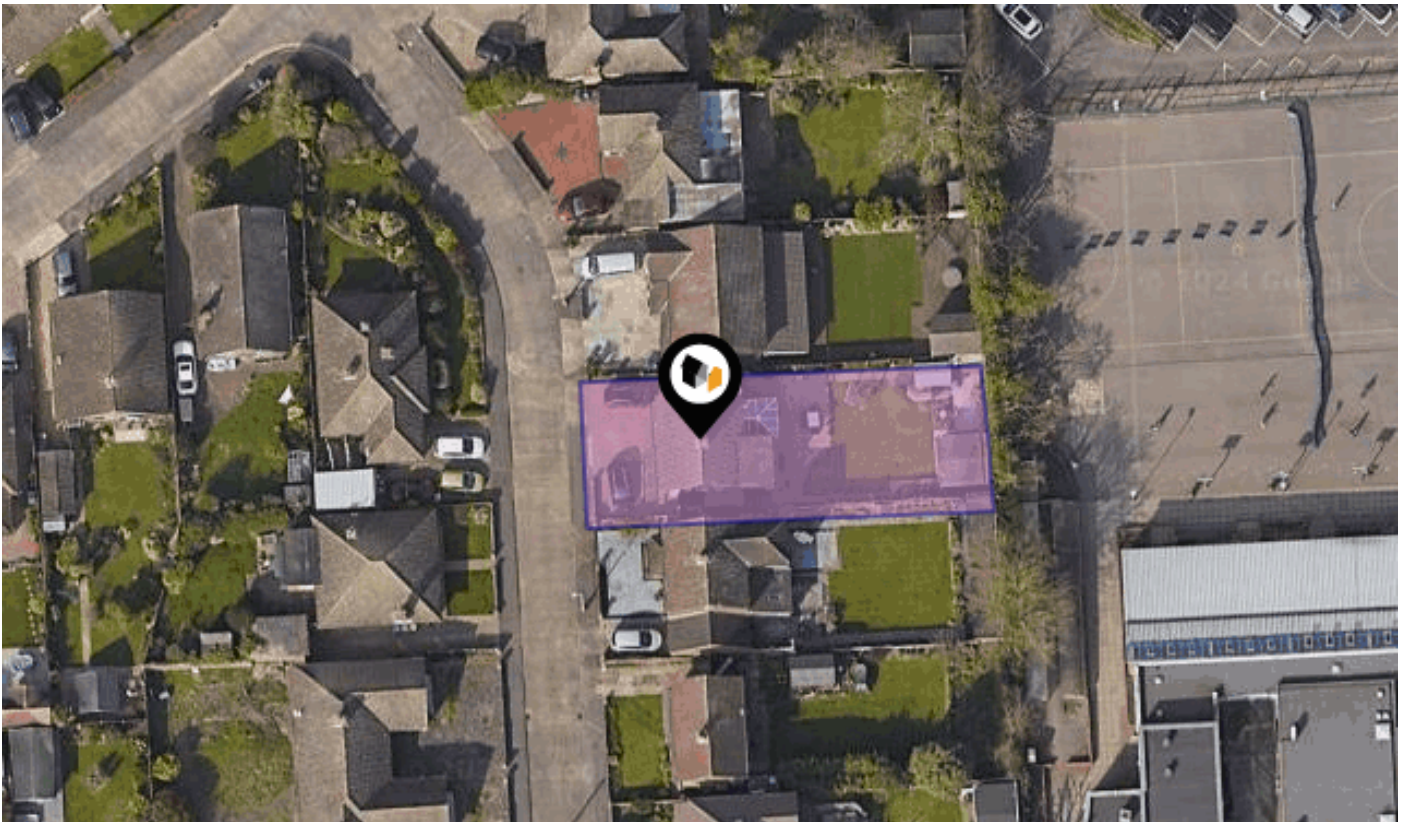


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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 15<sup>th</sup> April 2024**



## **WOODWARD CLOSE, GRAYS, RM17**

### **Griffin**

4-6 Queensgate Centre, Orsett Road, Grays, Essex RM17 5DF

01375 397872

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# Property Overview



## Property

<b>Type:</b>	Detached	<b>Last Sold £/ft<sup>2</sup>:</b>	£414
<b>Bedrooms:</b>	4	<b>Tenure:</b>	Freehold
<b>Floor Area:</b>	1,205 ft <sup>2</sup> / 112 m <sup>2</sup>		
<b>Plot Area:</b>	0.11 acres		
<b>Year Built :</b>	1950-1966		
<b>Council Tax :</b>	Band F		
<b>Annual Estimate:</b>	£2,948		
<b>Title Number:</b>	EX193760		
<b>UPRN:</b>	100090738612		

## Local Area

<b>Local Authority:</b>	Thurrock
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Very Low
• Surface Water	Low

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

<b>16</b> mb/s	<b>35</b> mb/s	<b>9000</b> mb/s

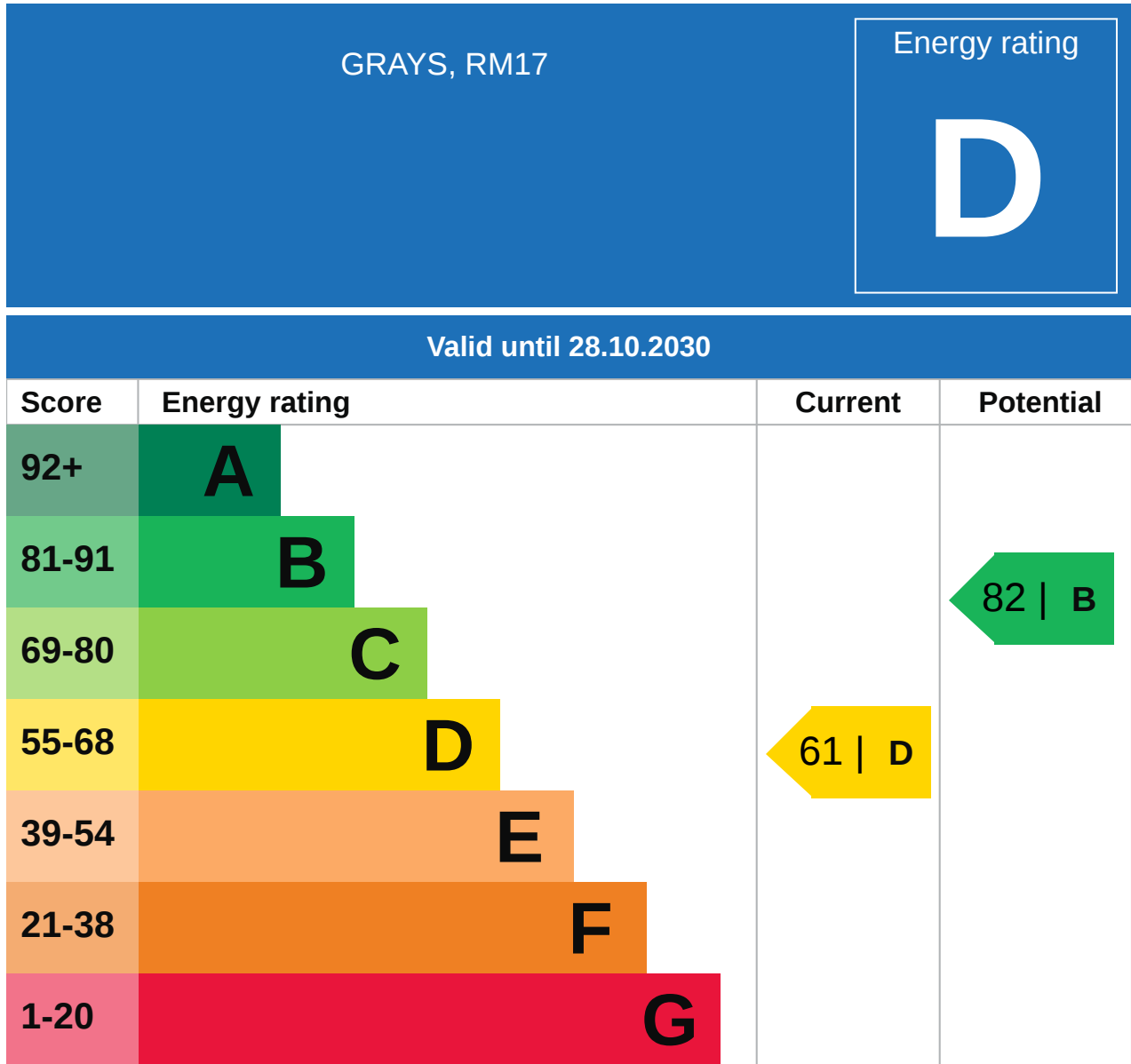
### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Property EPC - Certificate



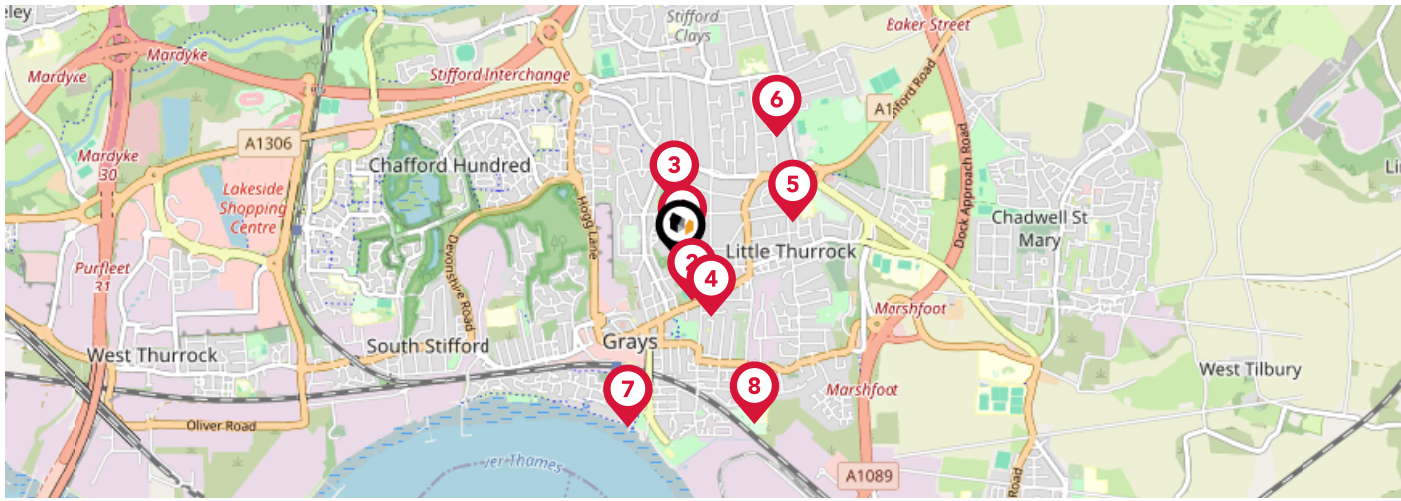
# Property

## EPC - Additional Data

### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Off-peak 7 hour
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, 75 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	112 m <sup>2</sup>

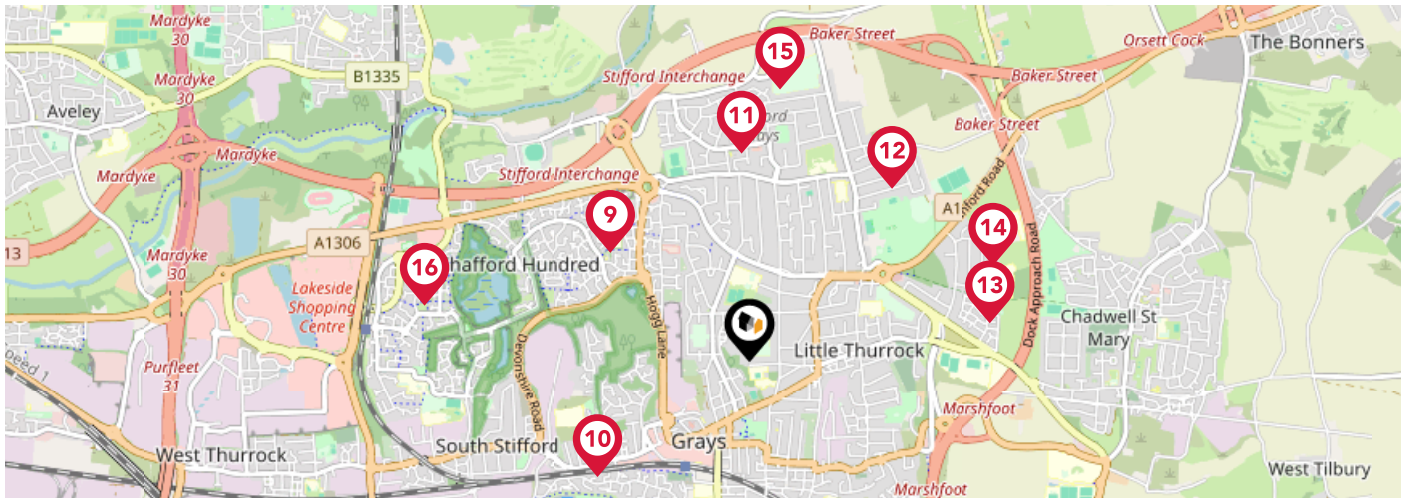
# Area Schools



	Nursery	Primary	Secondary	College	Private
<b>1 St Thomas of Canterbury Catholic Primary School</b> Ofsted Rating: Good   Pupils: 608   Distance:0.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2 Grays Convent High School</b> Ofsted Rating: Good   Pupils: 643   Distance:0.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3 The Hathaway Academy</b> Ofsted Rating: Good   Pupils: 862   Distance:0.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4 Quarry Hill Academy</b> Ofsted Rating: Outstanding   Pupils: 541   Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5 Little Thurrock Primary School</b> Ofsted Rating: Inadequate   Pupils: 676   Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6 Deneholm Primary School</b> Ofsted Rating: Good   Pupils: 413   Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7 Thames Park Secondary School</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8 Thameside Primary School</b> Ofsted Rating: Good   Pupils: 818   Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



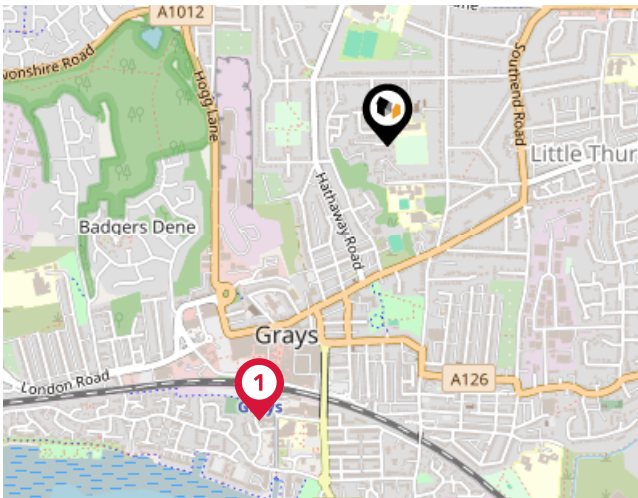
# Area Schools



	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Tudor Court Primary School</b> Ofsted Rating: Good   Pupils: 857   Distance:0.82</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Belmont Castle Academy</b> Ofsted Rating: Good   Pupils: 705   Distance:0.88</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Stifford Clays Primary School</b> Ofsted Rating: Good   Pupils: 694   Distance:0.96</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>Orsett Heath Academy</b> Ofsted Rating: Not Rated   Pupils:0   Distance:1.04</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Woodside Academy</b> Ofsted Rating: Good   Pupils: 669   Distance:1.12</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>Treetops School</b> Ofsted Rating: Outstanding   Pupils: 309   Distance:1.21</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>William Edwards School</b> Ofsted Rating: Requires Improvement   Pupils: 1266   Distance:1.26</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>Warren Primary School</b> Ofsted Rating: Good   Pupils:0   Distance:1.52</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

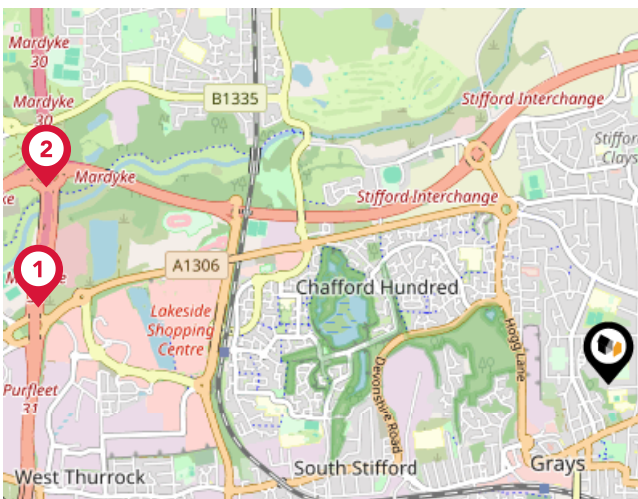
# Area

## Transport (National)







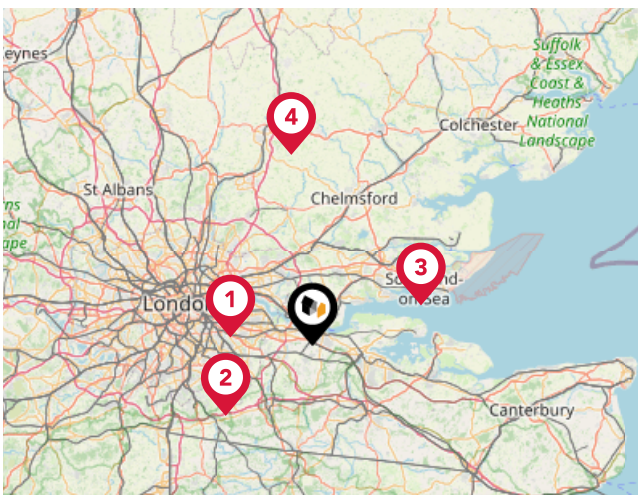
### National Rail Stations

Pin	Name	Distance
	Grays Rail Station	0.7 miles







### Trunk Roads/Motorways

Pin	Name	Distance
	M25 J31	2.65 miles
	M25 J30	2.75 miles
	M25 J29	6.38 miles
	M25 J28	9.05 miles

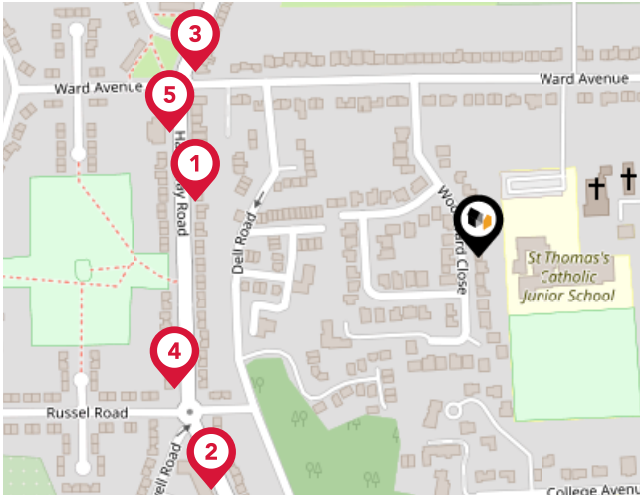


### Airports/Helipads

Pin	Name	Distance
	London City Airport	12.06 miles
	Biggin Hill Airport	16.55 miles
	London Southend Airport	17.11 miles
	London Stansted Airport	28.18 miles

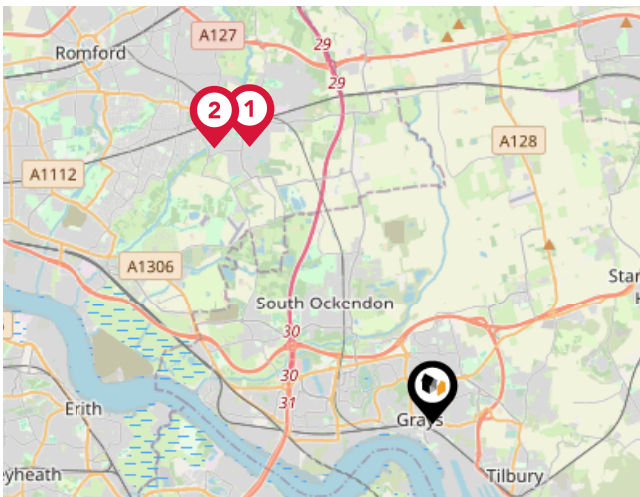
# Area

## Transport (Local)



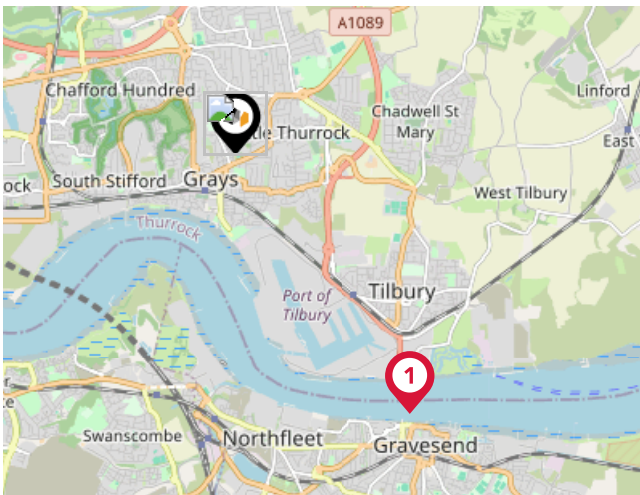
### Bus Stops/Stations

Pin	Name	Distance
1	Hathaway Road	0.17 miles
2	Russell Road	0.2 miles
3	Ward Avenue	0.2 miles
4	Russell Road	0.19 miles
5	Ward Avenue	0.19 miles



### Local Connections

Pin	Name	Distance
1	Upminster Underground Station	6.1 miles
2	Upminster Bridge Underground Station	6.45 miles



### Ferry Terminals

Pin	Name	Distance
1	Tilbury Ferry Terminal	2.89 miles
2	Woolwich Arsenal Pier	11.14 miles

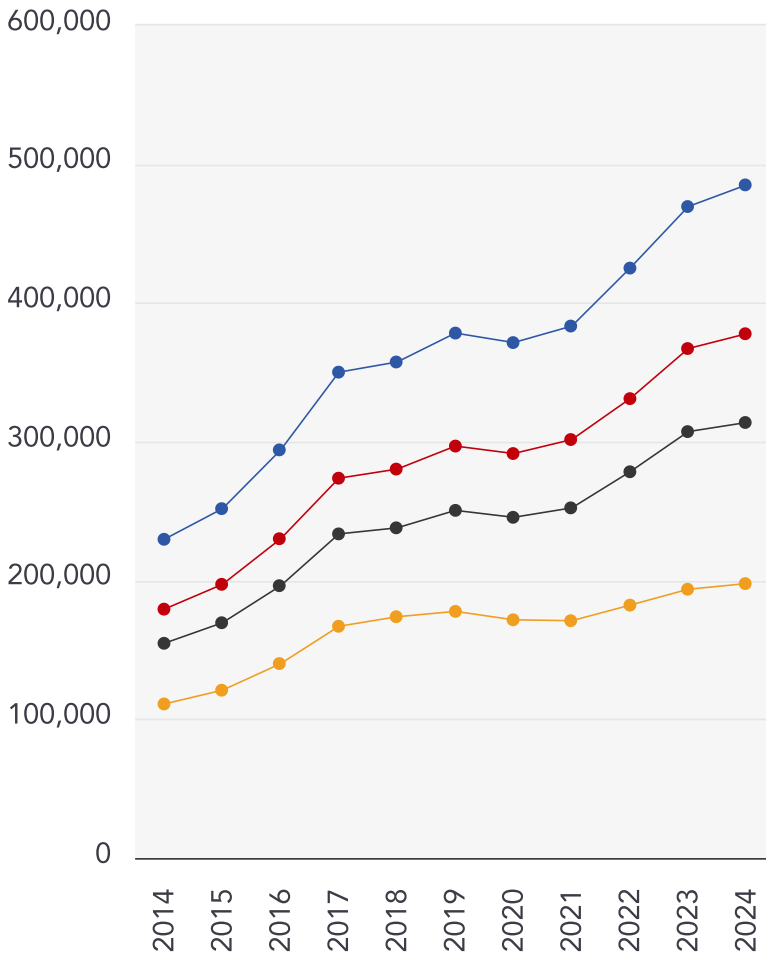


# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in RM17



Detached

**+111.17%**

Semi-Detached

**+110.65%**

Terraced

**+102.81%**

Flat

**+78.1%**



### Griffin

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Not only are we a popular choice for those looking to sell their home, but we are also the leading Essex estate agent if you are searching for the perfect property to buy.

Our high standing amongst sellers means that we have a wide range of properties for buyers to take their pick from. We know that everyone is looking for something different when it comes to buying a home, and that's why we make a real effort to get to know everyone who reaches out to our team.

We will help you find a home that meets your requirements and is within your budget and we will arrange a viewing that suits both you and the property owner as soon as possible. Our estate agents in Essex really do go above and beyond, which has made them some of the most popular in the county.



### Testimonial 1



Every member of the team I dealt with were amazing (Ellie, Demi, Lorna). Our situation was a tricky one with a lot of emotion so to deal with such lovely humans made our process very positive. Information was shared very promptly which allowed my family and I to focus on the other tricky parts of moving property at short notice. Thank you all so much.

### Testimonial 2



What a breath of fresh air this agency is. Great staff and communication and Alana was always there to help and reply to any advice that we needed. She really did make our experience so much more simple

### Testimonial 3



I'd like to say a big thank you to Robbie. Who helped me and my partner with everything. He was very professional, polite and charismatic. Would definitely recommend Griffin's to friends and Family looking for a home.

### Testimonial 4



Perfect and fully professional service. Abi Taylor is the best real property agent I have ever met in my life. Jane Tolentino is the best mortgage specialist I have ever seen. Great team!



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/GriffinResGroup



/griffin.residential.group



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# Griffin

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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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