

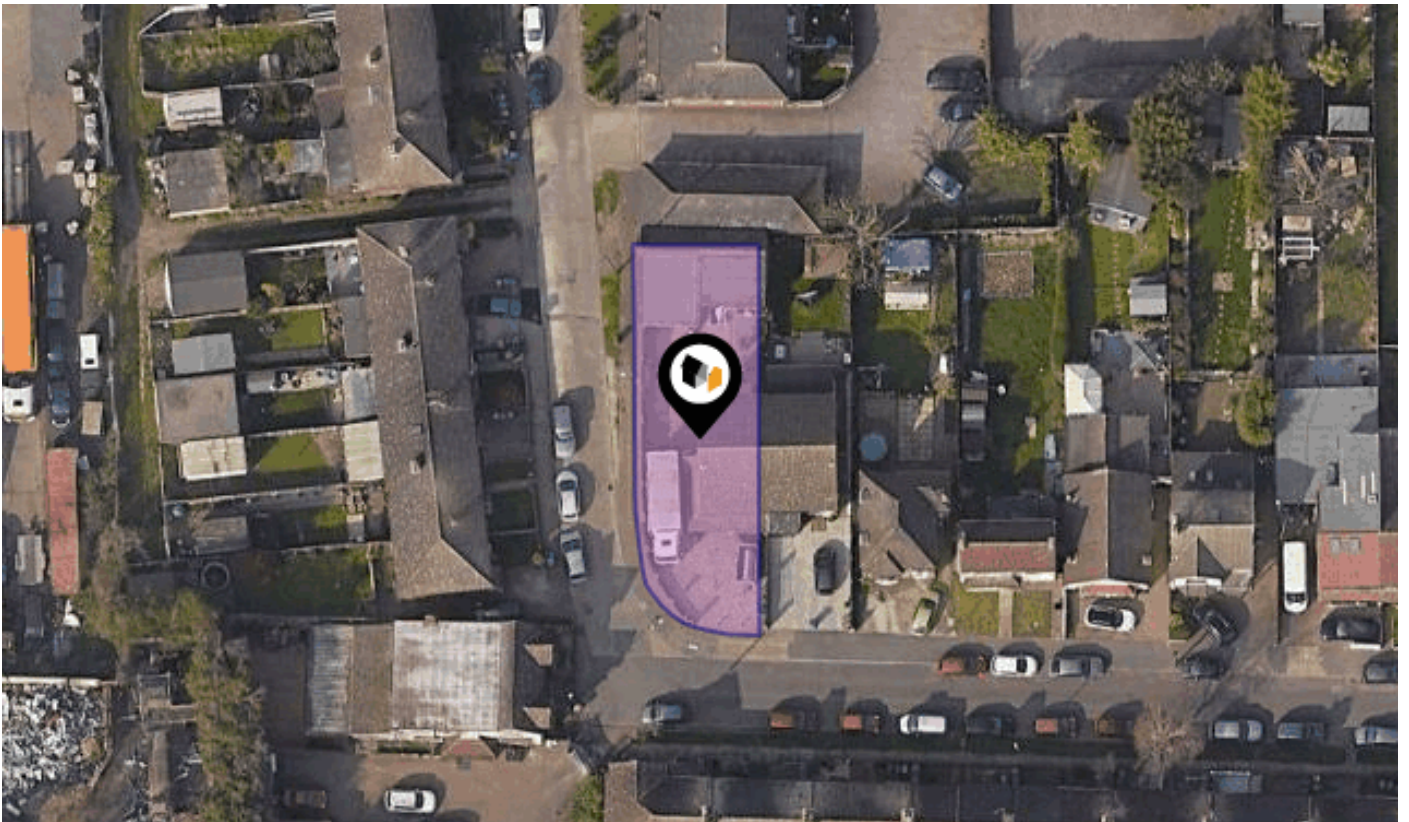


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 19th March 2024



20, CRESCENT AVENUE, GRAYS, RM17 6AZ

Griffin

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

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Property Overview



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,044 ft ² / 97 m ²		
Plot Area:	0.08 acres		
Year Built :	1983-1990		
Council Tax :	Band D		
Annual Estimate:	£1,735		
Title Number:	EX239739		
UPRN:	100090722293		

Local Area

Local Authority:	Thurrock
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very Low
• Surface Water	High

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

13 mb/s	62 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *20, Crescent Avenue, Grays, RM17 6AZ*

Reference - Thurrock/09/00498/FUL	
Decision:	Decided
Date:	24th July 2009
Description:	Extension to existing detached garage and replacement of existing boundary fence with 1.8m high brick wall.

Property EPC - Certificate



20 CRESCENT AVENUE, GRAYS, RM17 6AZ

Energy rating

C

Valid until 08.03.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

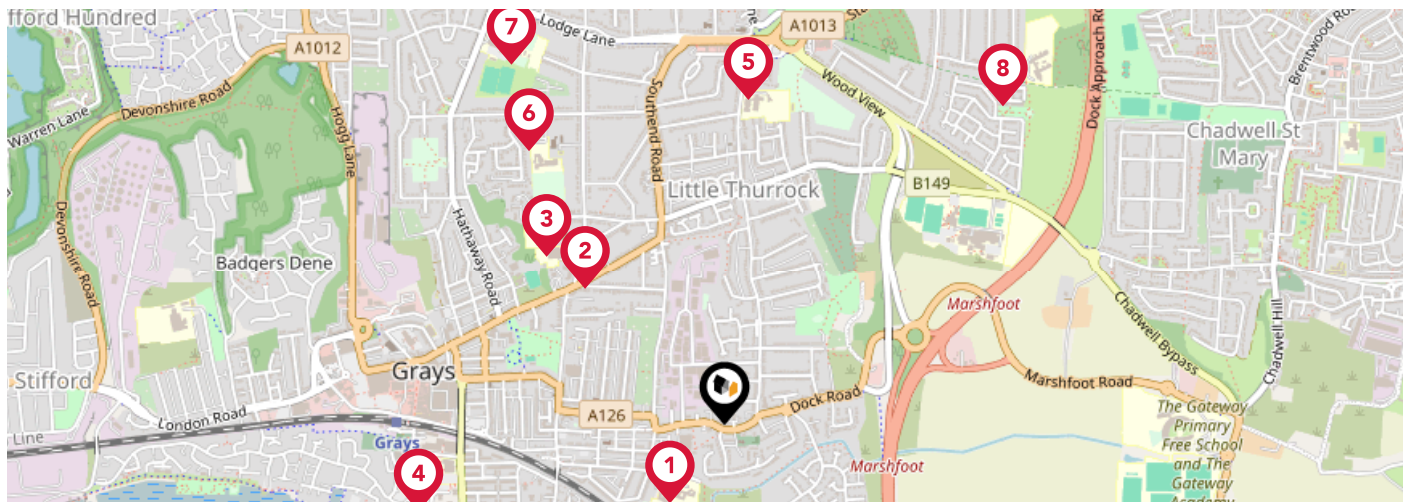
Property

EPC - Additional Data

Additional EPC Data

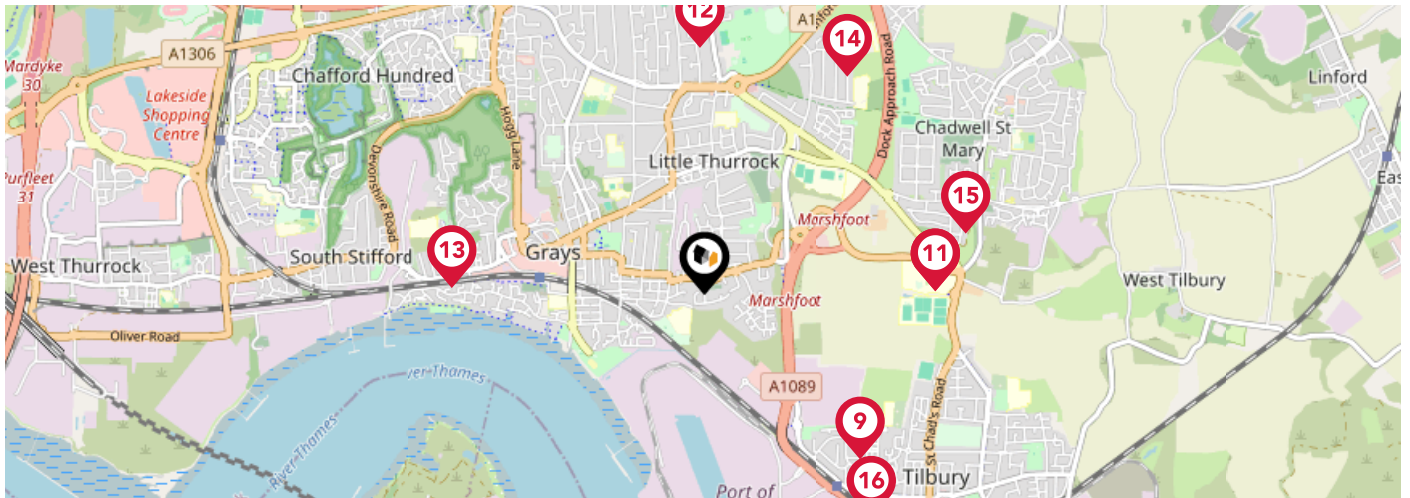
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Off-peak 7 hour
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	97 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Thameside Primary School Ofsted Rating: Good Pupils: 818 Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Quarry Hill Academy Ofsted Rating: Outstanding Pupils: 541 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Grays Convent High School Ofsted Rating: Good Pupils: 643 Distance:0.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Thames Park Secondary School Ofsted Rating: Not Rated Pupils:0 Distance:0.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Little Thurrock Primary School Ofsted Rating: Inadequate Pupils: 676 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Thomas of Canterbury Catholic Primary School Ofsted Rating: Good Pupils: 608 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The Hathaway Academy Ofsted Rating: Good Pupils: 862 Distance:0.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Woodside Academy Ofsted Rating: Good Pupils: 669 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 Olive AP Academy - Thurrock</p> <p>Ofsted Rating: Good Pupils: 77 Distance:1.05</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 The Gateway Primary Free School</p> <p>Ofsted Rating: Good Pupils: 400 Distance:1.07</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 The Gateway Academy</p> <p>Ofsted Rating: Good Pupils: 1029 Distance:1.07</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Deneholm Primary School</p> <p>Ofsted Rating: Good Pupils: 413 Distance:1.14</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Belmont Castle Academy</p> <p>Ofsted Rating: Good Pupils: 705 Distance:1.17</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Treetops School</p> <p>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>15 Chadwell St Mary Primary School</p> <p>Ofsted Rating: Good Pupils: 207 Distance:1.24</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Lansdowne Primary Academy</p> <p>Ofsted Rating: Good Pupils: 685 Distance:1.29</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

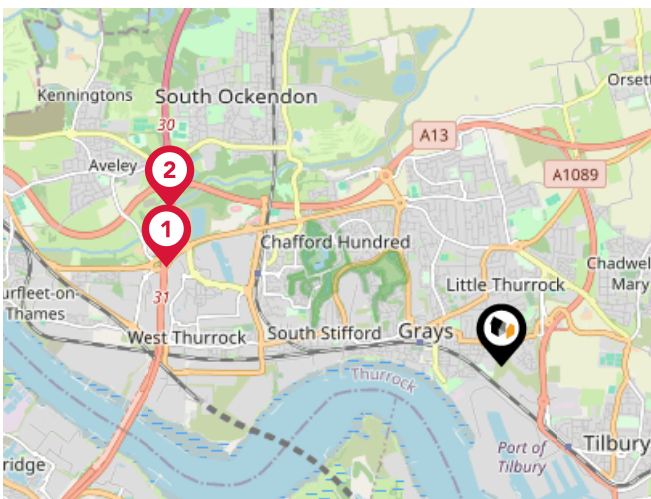
Area

Transport (National)






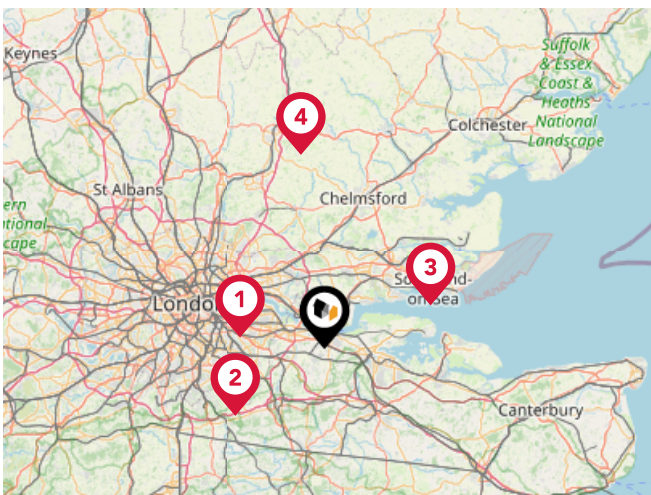
National Rail Stations

Pin	Name	Distance
	Grays Rail Station	0.76 miles







Trunk Roads/Motorways

Pin	Name	Distance
	M25 J31	3.22 miles
	M25 J30	3.39 miles
	M25 J29	7.06 miles

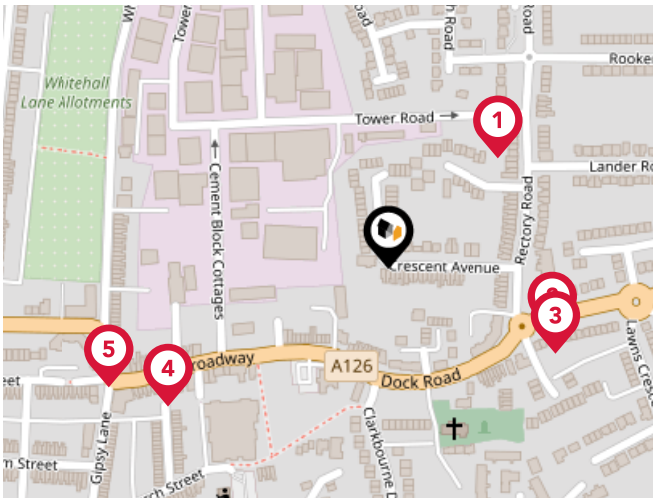


Airports/Helipads

Pin	Name	Distance
	London City Airport	12.59 miles
	Biggin Hill Airport	16.57 miles
	London Southend Airport	16.88 miles
	London Stansted Airport	28.79 miles

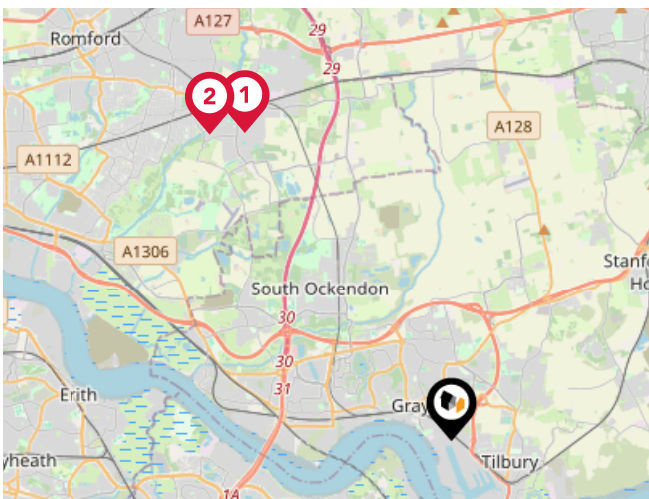
Area

Transport (Local)



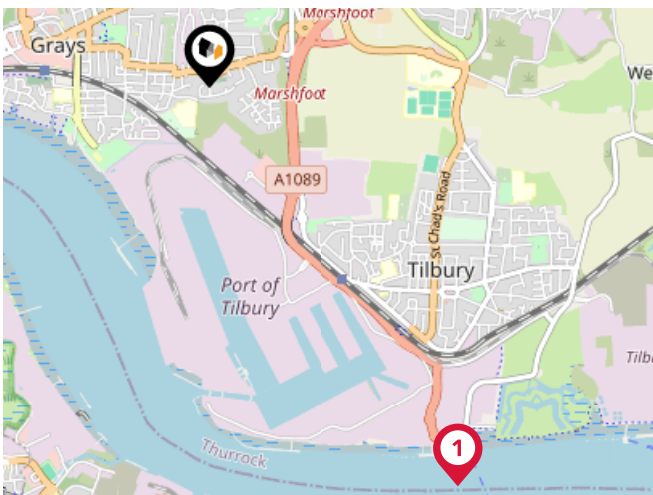
Bus Stops/Stations

Pin	Name	Distance
1	Rectory Road Crescent Avenue	0.09 miles
2	Tyrells Hall	0.1 miles
3	Tyrells Hall	0.11 miles
4	Broadway	0.15 miles
5	Broadway	0.18 miles



Local Connections

Pin	Name	Distance
1	Upminster Underground Station	6.82 miles
2	Upminster Bridge Underground Station	7.18 miles



Ferry Terminals

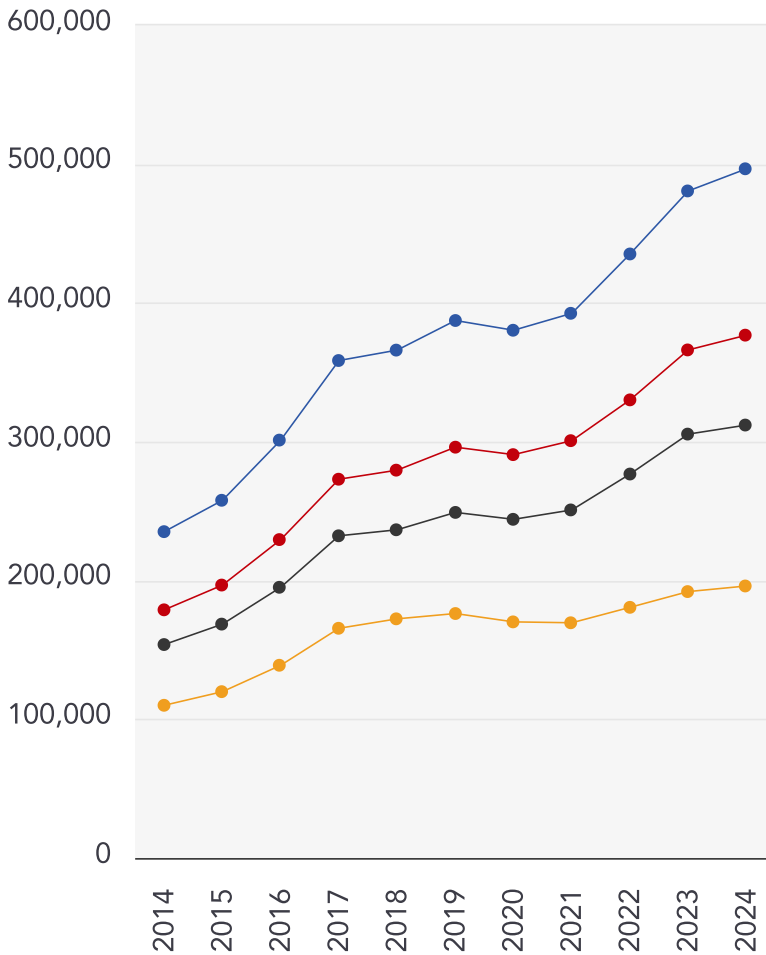
Pin	Name	Distance
1	Tilbury Ferry Terminal	2.17 miles
2	Woolwich Arsenal Pier	11.65 miles

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

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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Griffin

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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