

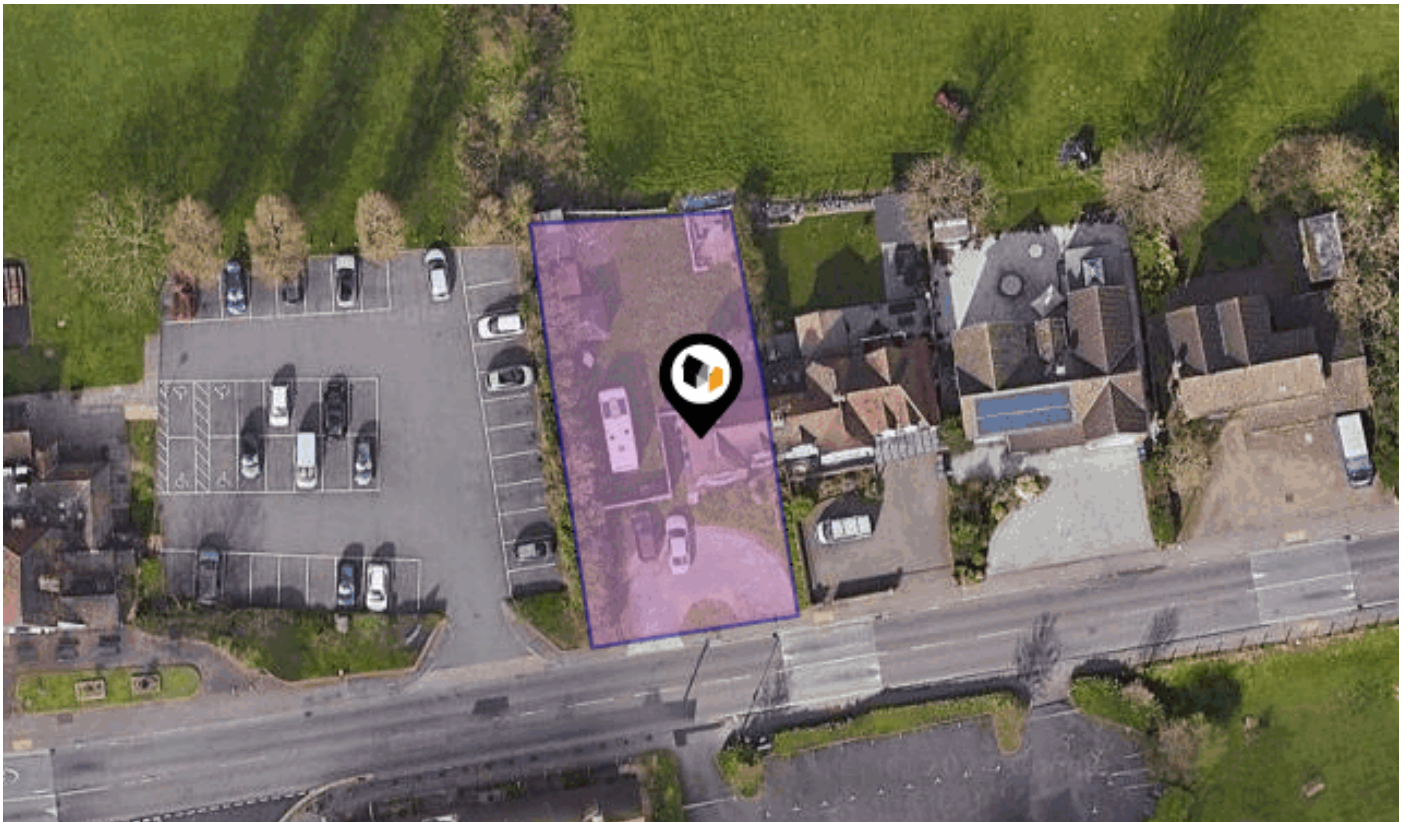


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 19th March 2024



**1 WESTBROOK, HIGH ROAD, NORTH STIFFORD, GRAYS,
RM16 5UQ**

Griffin

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

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www.griffingroup.co.uk

Property Overview



Property

Type: Semi-Detached
Bedrooms: 3
Floor Area: 957 ft² / 89 m²
Plot Area: 0.15 acres
Year Built : 1900-1929
Council Tax : Band D
Annual Estimate: £1,735
Title Number: EX824900
UPRN: 100091537845

Last Sold Date: 17/10/2008
Last Sold Price: £282,000
Last Sold £/ft²: £294
Tenure: Freehold

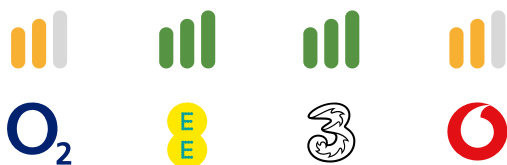
Local Area

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

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

4 mb/s **52** mb/s **1000** mb/s

Mobile Coverage:
 (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *1 Westbrook, High Road, North Stifford, Grays, RM16 5UQ*

Reference - Thurrock/15/01318/HHA	
Decision:	Decided
Date:	02nd November 2015
Description:	Drop kerb

Reference - Thurrock/11/00350/HHA	
Decision:	Decided
Date:	10th May 2011
Description:	Drop kerb outside house for driveway

Property EPC - Certificate

1 Westbrook, High Road, North Stifford, RM16 5UQ

Energy rating

C

Valid until 17.08.2032

Score	Energy rating	Current	Potential
92+	A		104 A
81-91	B		
69-80	C	69 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

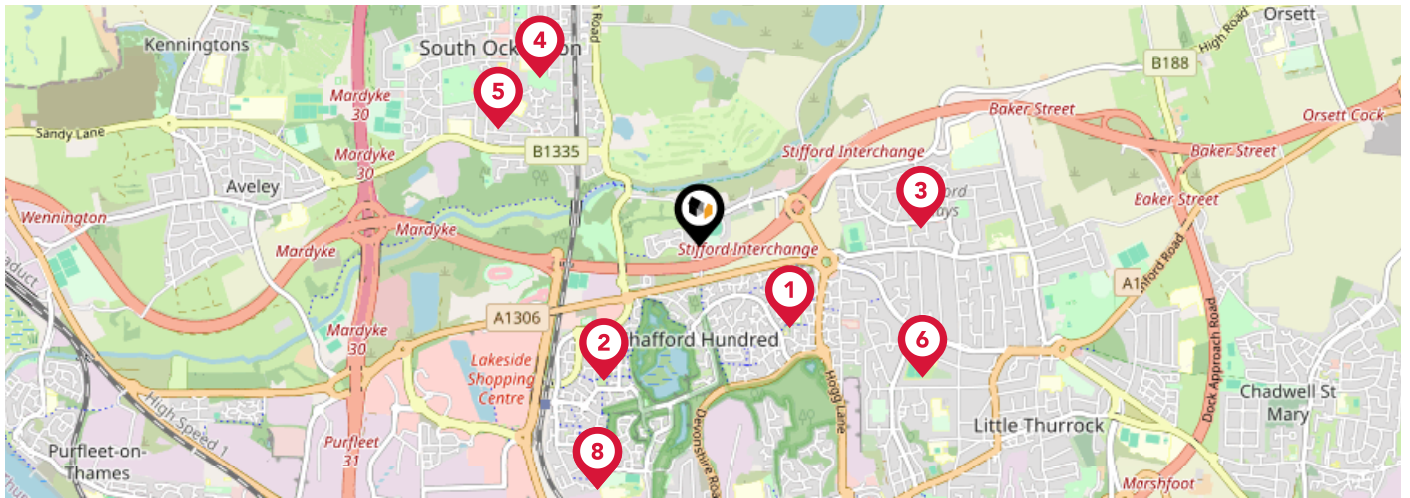
Property

EPC - Additional Data

Additional EPC Data

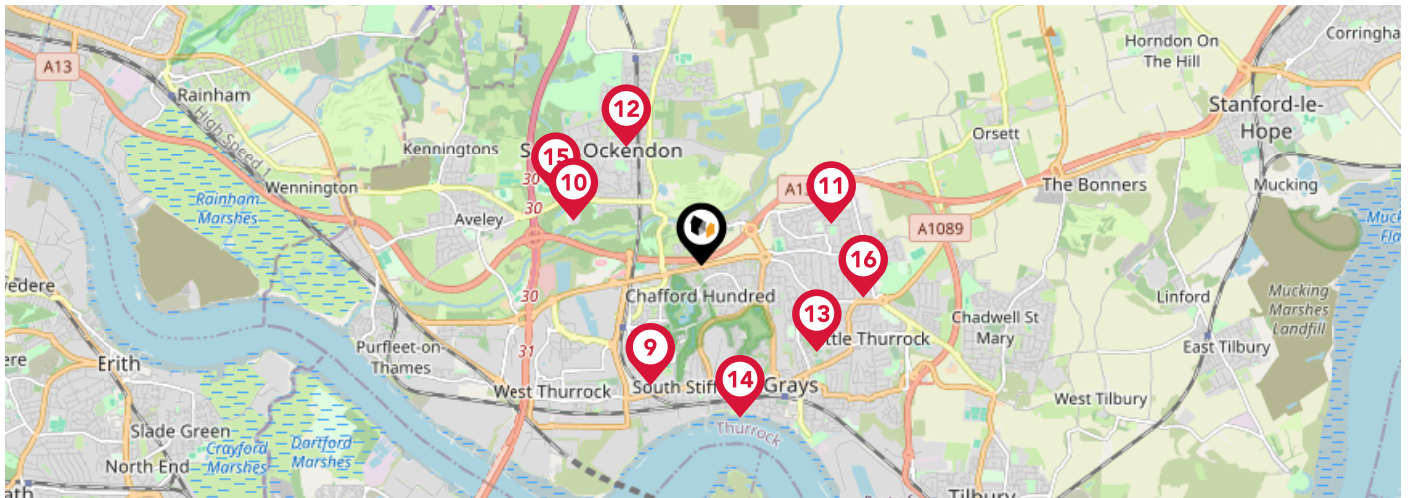
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, with internal insulation
Walls Energy:	Good
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 90% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	89 m ²

Area Schools



	Nursery	Primary	Secondary	College	Private
<p>1 Tudor Court Primary School Ofsted Rating: Good Pupils: 857 Distance:0.55</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Warren Primary School Ofsted Rating: Good Pupils:0 Distance:0.76</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Stifford Clays Primary School Ofsted Rating: Good Pupils: 694 Distance:1.02</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Shaw Primary Academy Ofsted Rating: Good Pupils: 437 Distance:1.08</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Holy Cross Catholic Primary School Ofsted Rating: Good Pupils: 236 Distance:1.08</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 The Hathaway Academy Ofsted Rating: Good Pupils: 862 Distance:1.19</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Harris Primary Academy Chafford Hundred Ofsted Rating: Outstanding Pupils: 670 Distance:1.22</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Harris Primary Academy Mayflower Ofsted Rating: Outstanding Pupils: 746 Distance:1.22</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

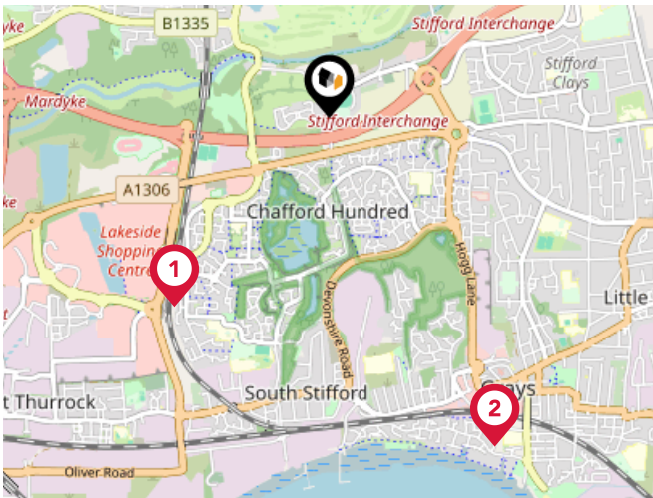
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 Harris Academy Chafford Hundred Ofsted Rating: Outstanding Pupils: 1354 Distance:1.22</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Somers Heath Primary School Ofsted Rating: Good Pupils: 425 Distance:1.25</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 William Edwards School Ofsted Rating: Requires Improvement Pupils: 1266 Distance:1.25</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Bonnygate Primary School Ofsted Rating: Good Pupils:0 Distance:1.29</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 St Thomas of Canterbury Catholic Primary School Ofsted Rating: Good Pupils: 608 Distance:1.34</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Belmont Castle Academy Ofsted Rating: Good Pupils: 705 Distance:1.45</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Dilkes Academy Ofsted Rating: Outstanding Pupils: 474 Distance:1.49</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Deneholm Primary School Ofsted Rating: Good Pupils: 413 Distance:1.53</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

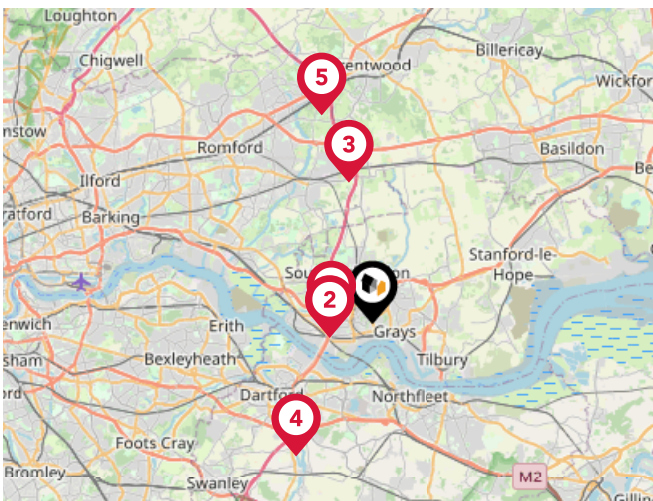
Area

Transport (National)



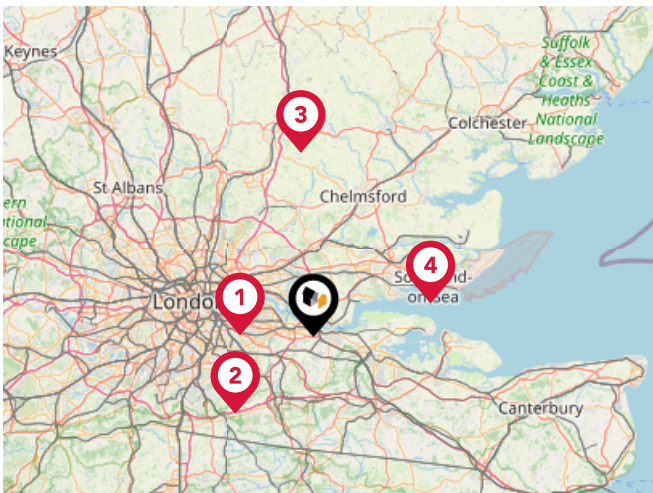
National Rail Stations

Pin	Name	Distance
1	Chafford Hundred Rail Station	1.13 miles
2	Grays Rail Station	1.69 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M25 J30	1.54 miles
2	M25 J31	1.66 miles
3	M25 J29	5.28 miles
4	M25 J2	5.66 miles
5	M25 J28	7.91 miles

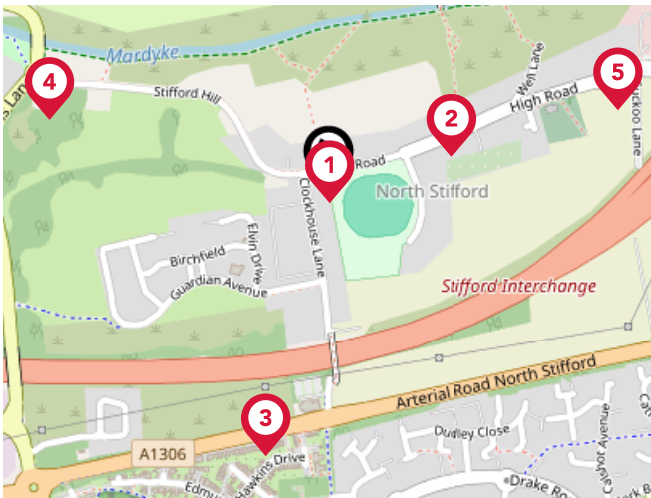


Airports/Helipads

Pin	Name	Distance
1	London City Airport	10.95 miles
2	Biggin Hill Airport	16.36 miles
3	London Stansted Airport	27.21 miles
4	London Southend Airport	17.84 miles

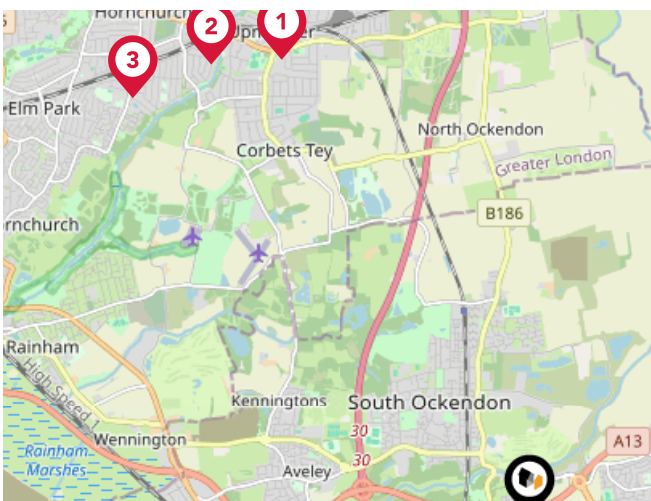
Area

Transport (Local)



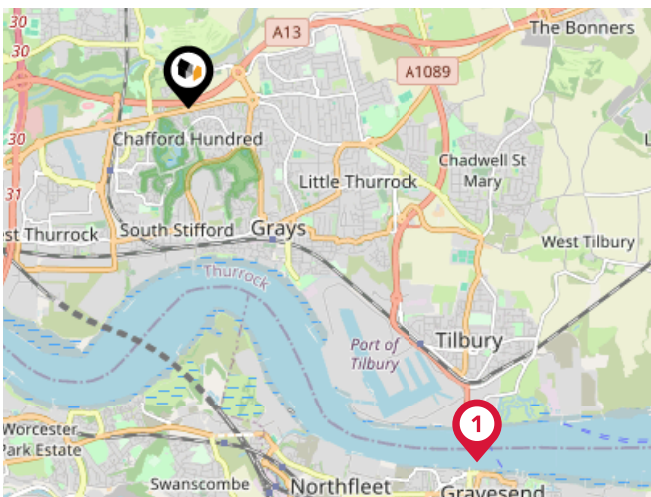
Bus Stops/Stations

Pin	Name	Distance
1	Village Hall	0.02 miles
2	High Road	0.15 miles
3	Warren Terrace	0.32 miles
4	Stifford Hill Pilgrims Lane	0.33 miles
5	High Road Coppid Hall	0.35 miles



Local Connections

Pin	Name	Distance
1	Upminster Underground Station	4.8 miles
2	Upminster Bridge Underground Station	5.11 miles
3	Hornchurch Underground Station	5.33 miles



Ferry Terminals

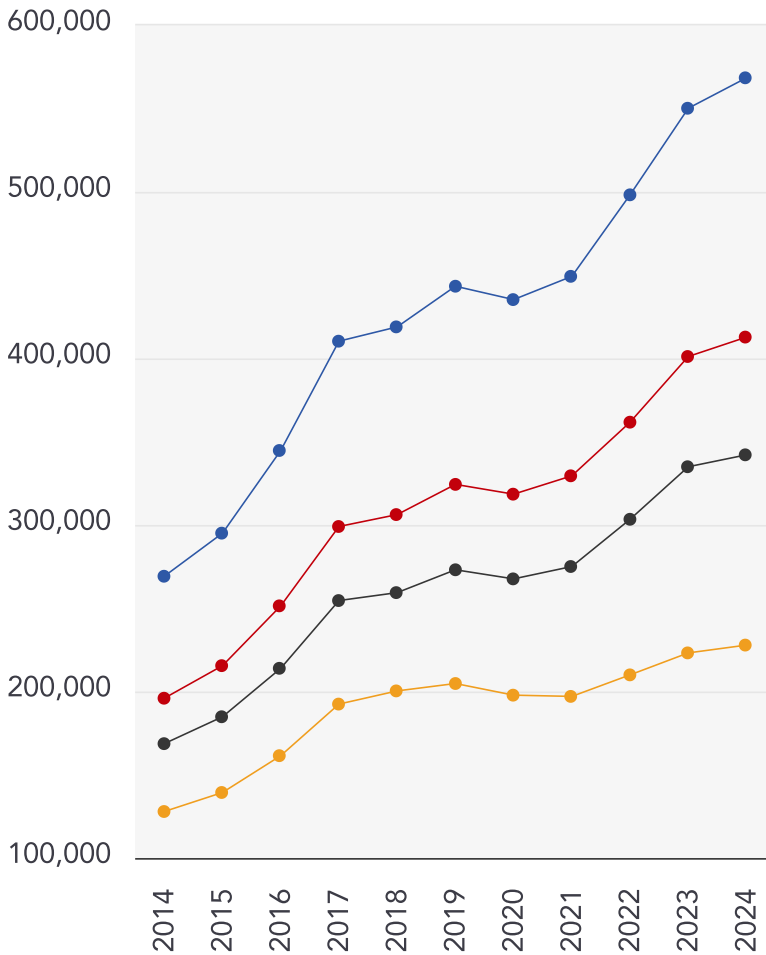
Pin	Name	Distance
1	Tilbury Ferry Terminal	4.23 miles
2	Woolwich Arsenal Pier	10.06 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in RM16



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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