

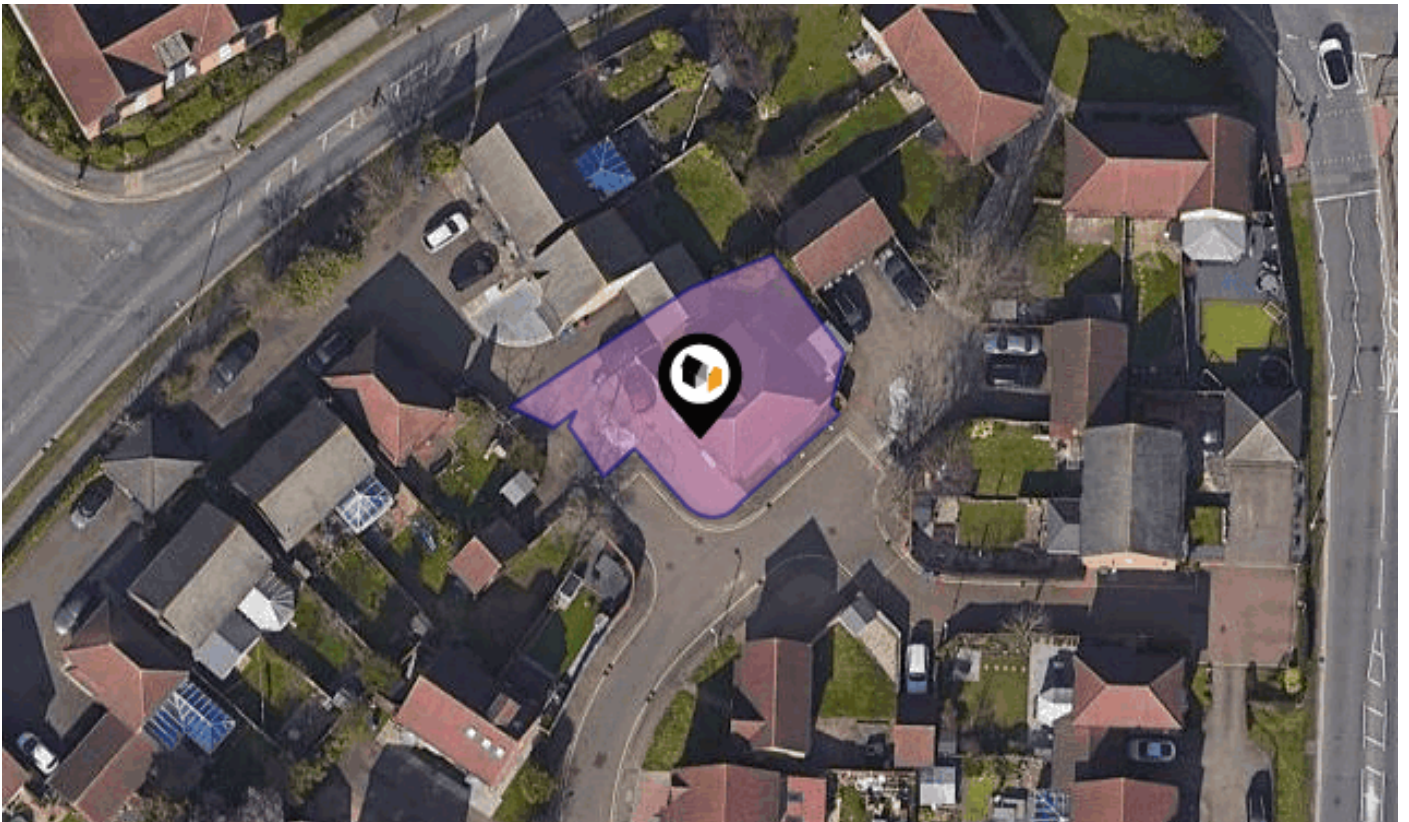


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 19th March 2024



45, FRANCISCO CLOSE, GRAYS, RM16 6YE

Griffin

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

01375 397872

mark@griffingroup.co.uk

www.griffingroup.co.uk



Property Overview



Property

Type:	Detached	Last Sold Date:	05/02/2001
Bedrooms:	5	Last Sold Price:	£155,000
Floor Area:	1,496 ft ² / 139 m ²	Last Sold £/ft²:	£103
Plot Area:	0.08 acres	Tenure:	Freehold
Year Built :	1998		
Council Tax :	Band E		
Annual Estimate:	£2,121		
Title Number:	EX606148		
UPRN:	100090724910		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

8 mb/s	200 mb/s	9000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



45 Francisco Close, Chafford Hundred, GRAYS, RM16 6YE

Energy rating

C

Valid until 28.02.2034

Certificate number
2254-1111-1011-2172-7281

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

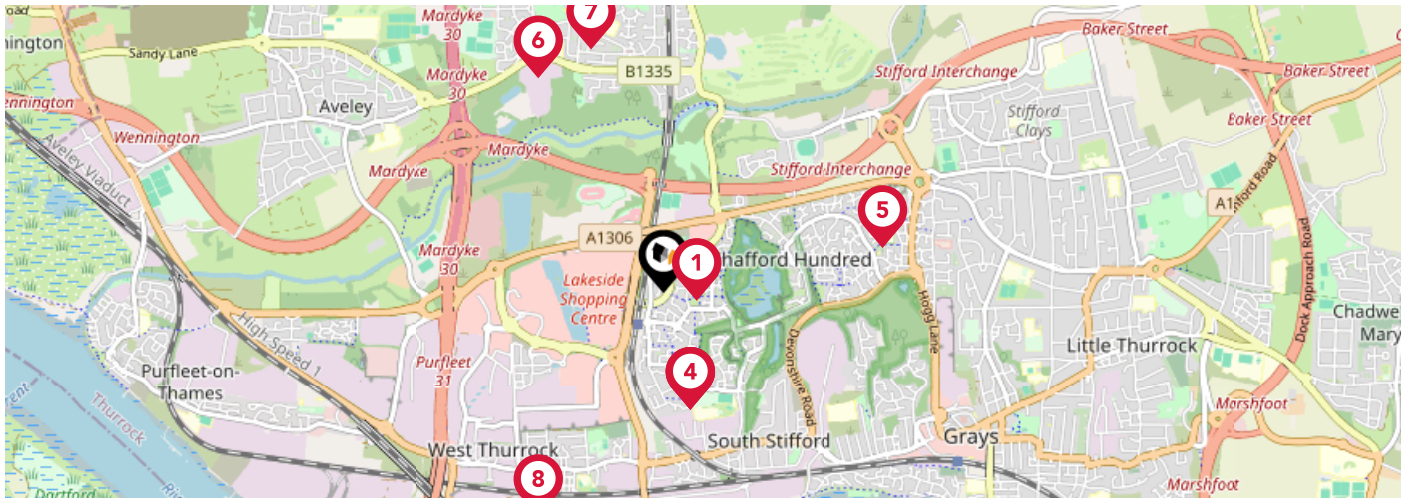
EPC - Additional Data



Additional EPC Data

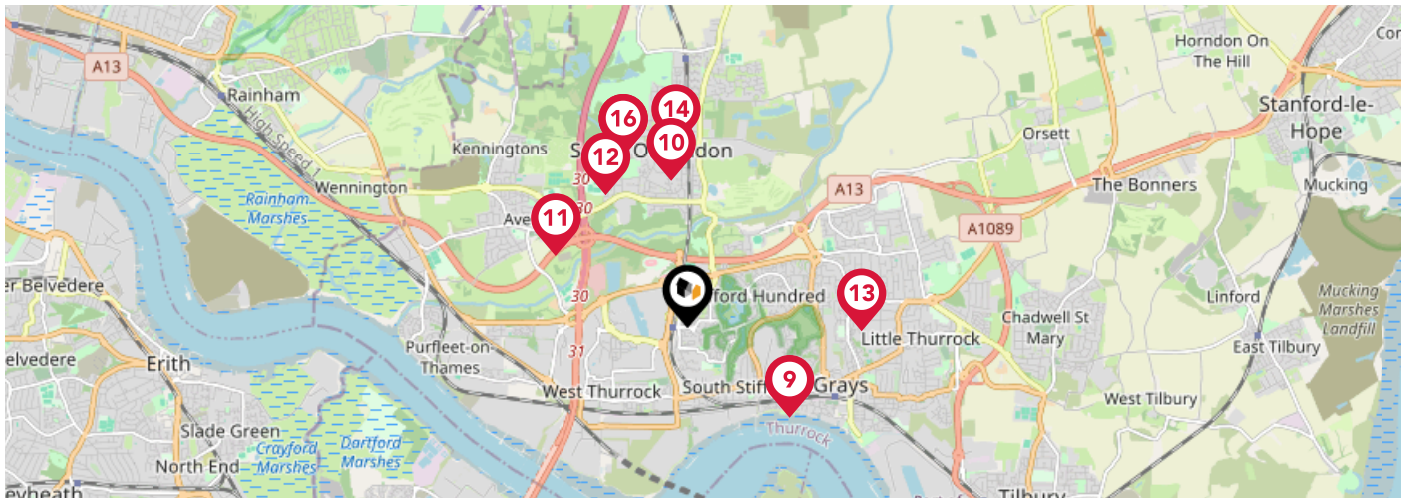
Property Type:	Detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Room thermostat only
Main Heating Controls Energy:	Poor
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, limited insulation (assumed)
Secondary Heating:	Room heaters, electric
Total Floor Area:	139 m ²









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Warren Primary School Ofsted Rating: Good Pupils:0 Distance:0.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Harris Primary Academy Chafford Hundred Ofsted Rating: Outstanding Pupils: 670 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Harris Primary Academy Mayflower Ofsted Rating: Outstanding Pupils: 746 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Harris Academy Chafford Hundred Ofsted Rating: Outstanding Pupils: 1354 Distance:0.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Tudor Court Primary School Ofsted Rating: Good Pupils: 857 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Somers Heath Primary School Ofsted Rating: Good Pupils: 425 Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Holy Cross Catholic Primary School Ofsted Rating: Good Pupils: 236 Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	West Thurrock Academy Ofsted Rating: Good Pupils: 473 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

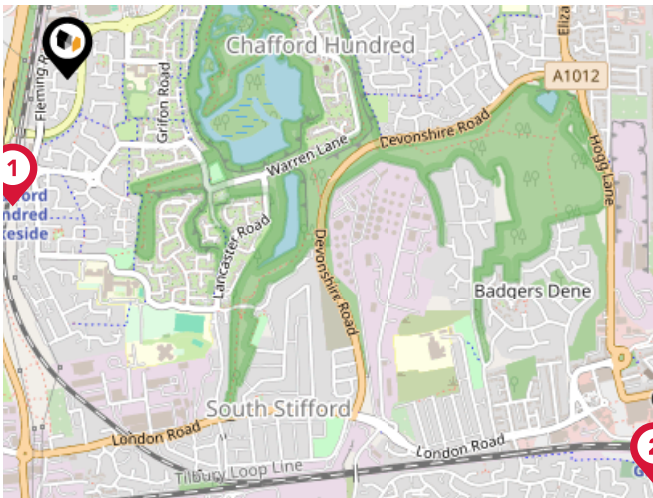
Area Schools



		Nursery	Primary	Secondary	College	Private
	Belmont Castle Academy Ofsted Rating: Good Pupils: 705 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Shaw Primary Academy Ofsted Rating: Good Pupils: 437 Distance:1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Aveley Primary School Ofsted Rating: Requires Improvement Pupils: 464 Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Dilkes Academy Ofsted Rating: Outstanding Pupils: 474 Distance:1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Hathaway Academy Ofsted Rating: Good Pupils: 862 Distance:1.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bonnygate Primary School Ofsted Rating: Good Pupils:0 Distance:1.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Beacon Hill Academy Ofsted Rating: Outstanding Pupils: 65 Distance:1.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Harris Academy Ockendon Ofsted Rating: Inadequate Pupils: 1239 Distance:1.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

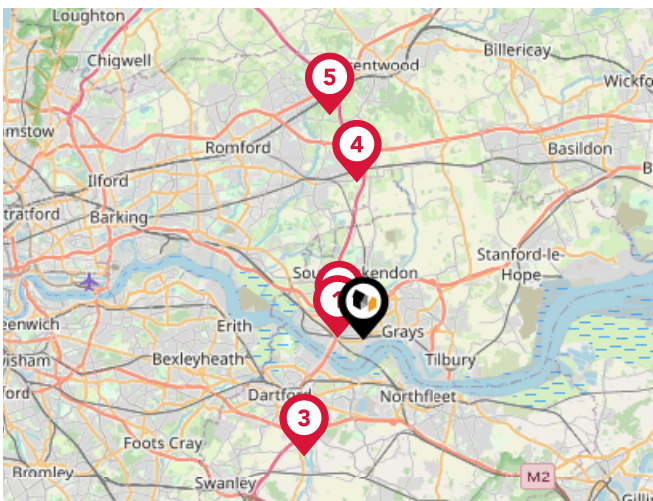
Area

Transport (National)



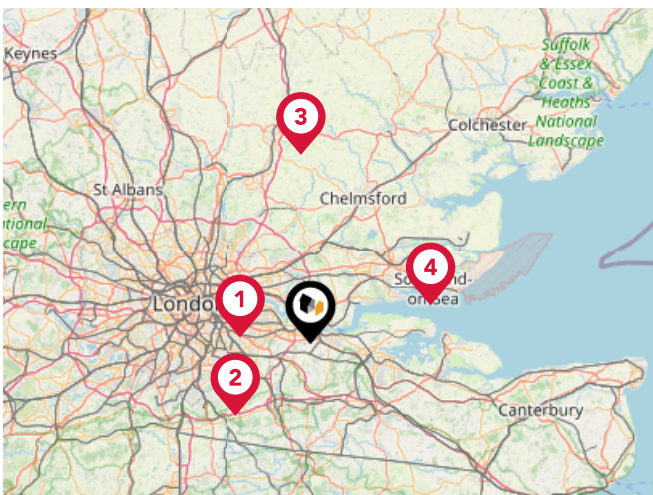
National Rail Stations

Pin	Name	Distance
1	Chafford Hundred Rail Station	0.32 miles
2	Grays Rail Station	1.65 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M25 J31	0.98 miles
2	M25 J30	1.12 miles
3	M25 J2	4.86 miles
4	M25 J29	5.79 miles
5	M25 J28	8.37 miles

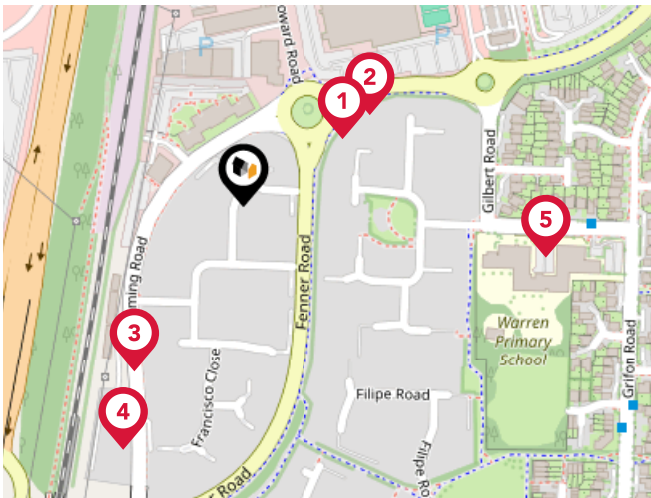


Airports/Helipads

Pin	Name	Distance
1	London City Airport	10.39 miles
2	Biggin Hill Airport	15.52 miles
3	London Stansted Airport	27.75 miles
4	London Southend Airport	18.58 miles

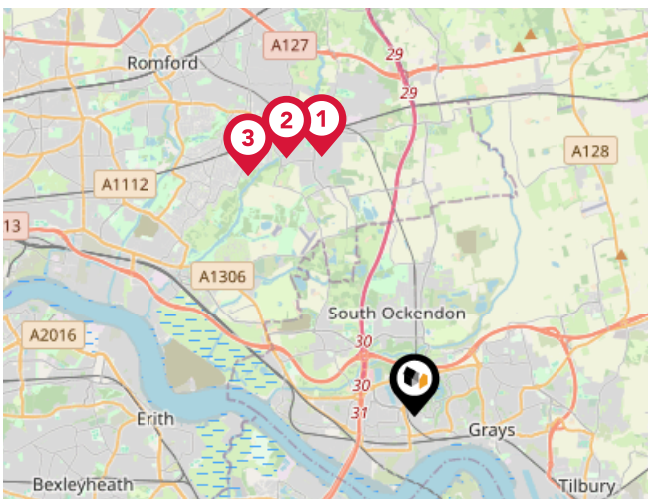
Area

Transport (Local)



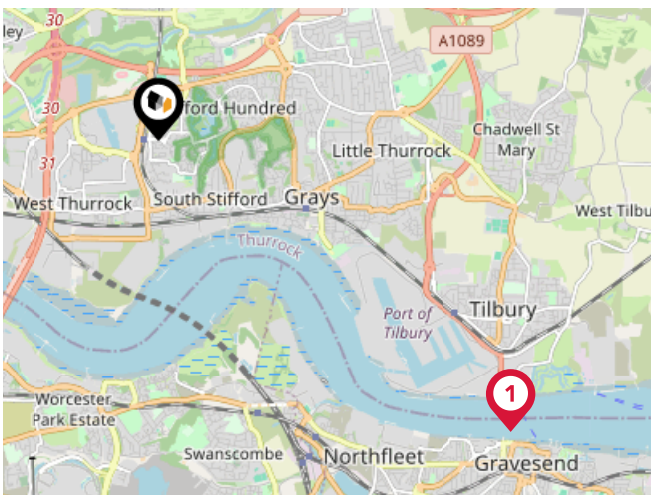
Bus Stops/Stations

Pin	Name	Distance
1	Burghley Road	0.07 miles
2	Burghley Road	0.09 miles
3	Fleming Road	0.11 miles
4	Fleming Road	0.16 miles
5	Warren School	0.18 miles



Local Connections

Pin	Name	Distance
1	Upminster Underground Station	5.08 miles
2	Upminster Bridge Underground Station	5.31 miles
3	Hornchurch Underground Station	5.4 miles



Ferry Terminals

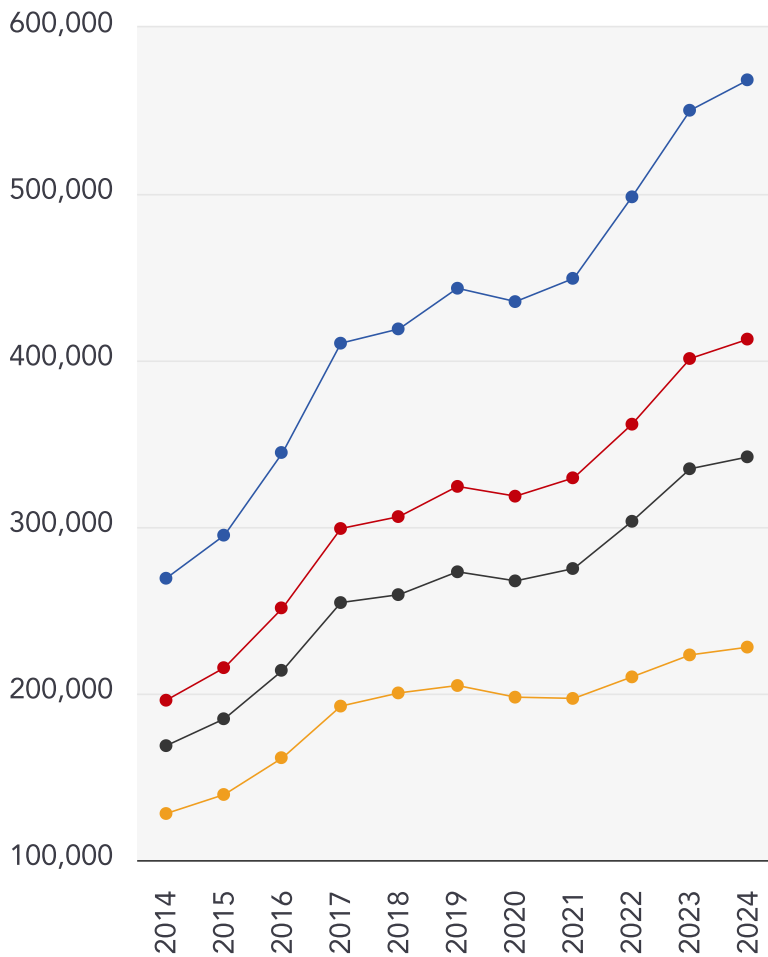
Pin	Name	Distance
1	Tilbury Ferry Terminal	4.24 miles
2	Woolwich Arsenal Pier	9.47 miles

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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Griffin

4-6 Queensgate Centre, Orsett Road,
Grays, Essex RM17 5DF
01375 397872
mark@griffingroup.co.uk
www.griffingroup.co.uk

