

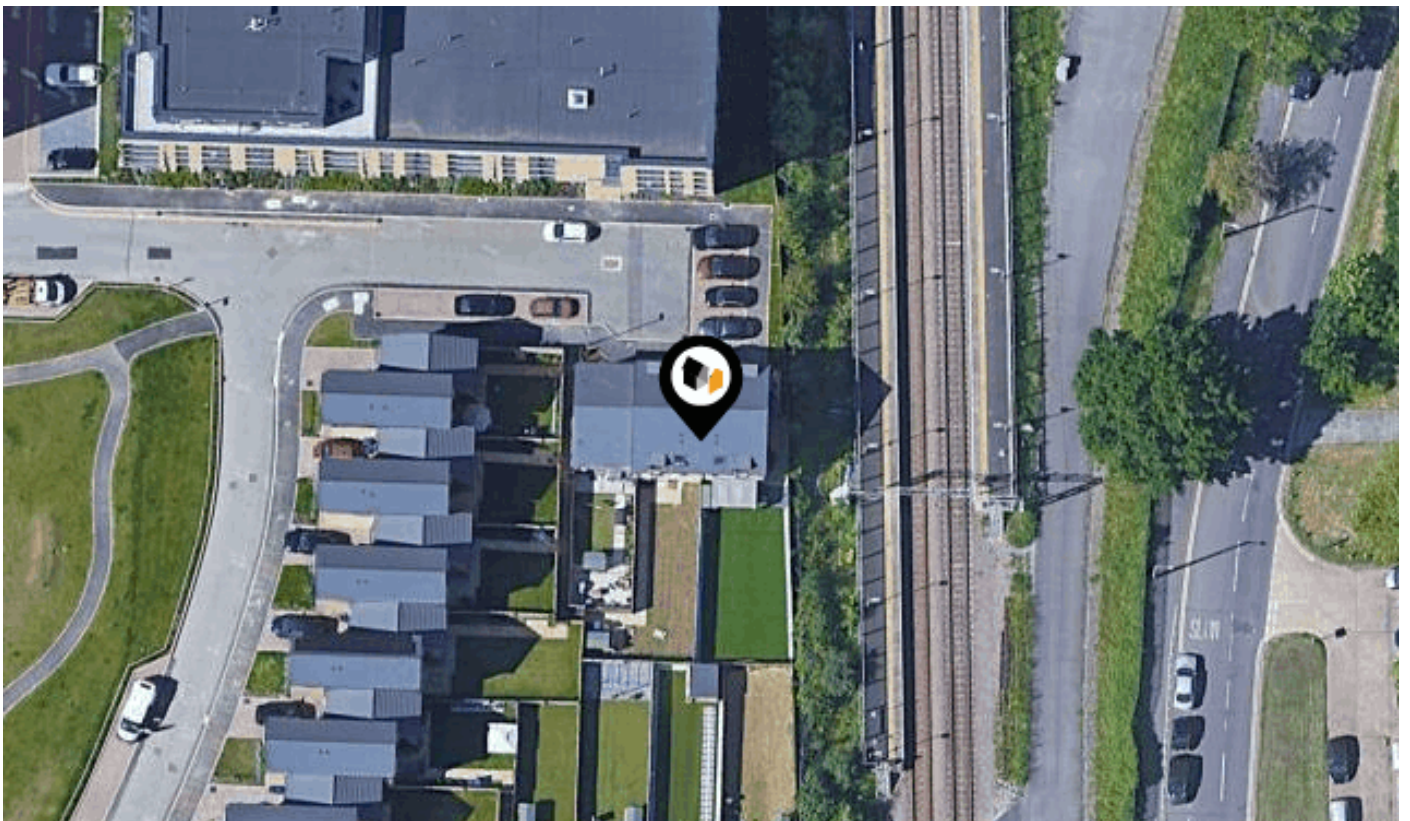


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 15th April 2024



8, WINDSTAR DRIVE, SOUTH OCKENDON, RM15

Griffin

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

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Property Overview



Property

Type: Terraced
Bedrooms: 5
UPRN: 10095907351

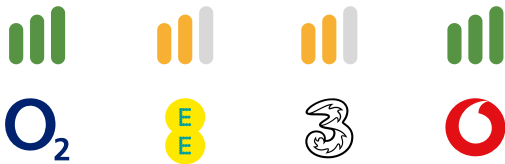
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

10 mb/s	43 mb/s	- mb/s

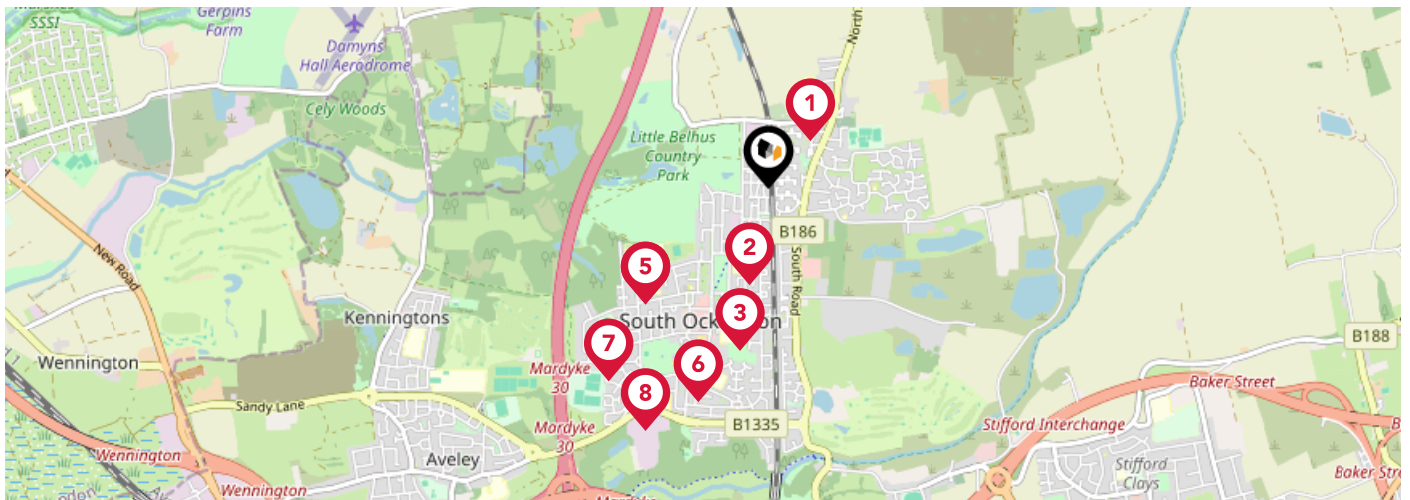
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

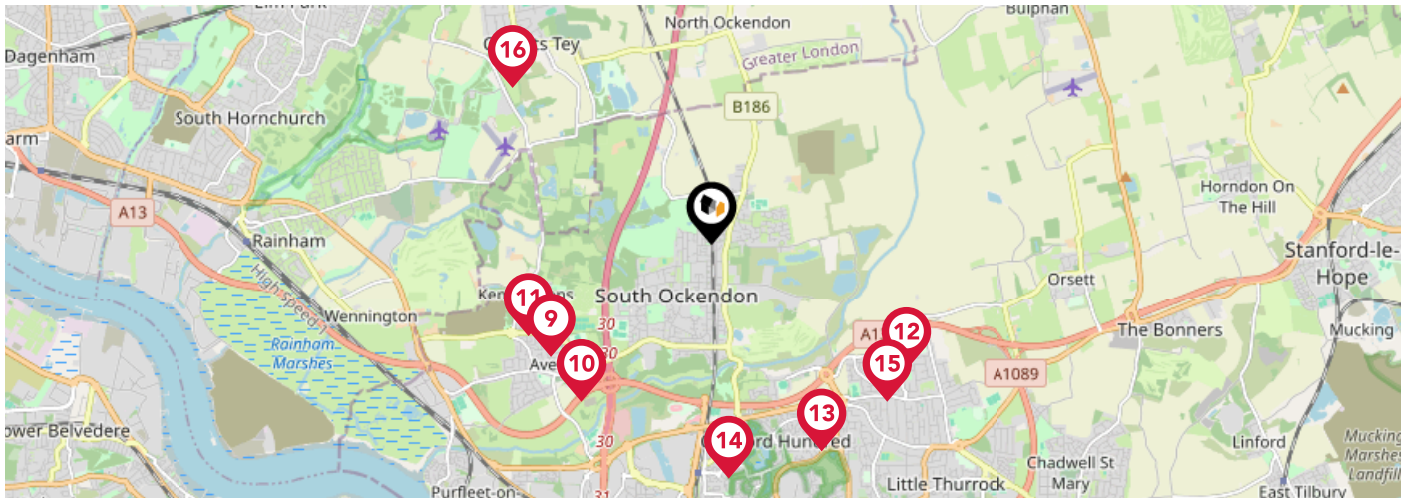










Area Schools



		Nursery	Primary	Secondary	College	Private
1	Benyon Primary School Ofsted Rating: Good Pupils: 264 Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Bonnygate Primary School Ofsted Rating: Good Pupils:0 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Shaw Primary Academy Ofsted Rating: Good Pupils: 437 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Beacon Hill Academy Ofsted Rating: Outstanding Pupils: 65 Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Harris Academy Ockendon Ofsted Rating: Inadequate Pupils: 1239 Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Holy Cross Catholic Primary School Ofsted Rating: Good Pupils: 236 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Dilkes Academy Ofsted Rating: Outstanding Pupils: 474 Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Somers Heath Primary School Ofsted Rating: Good Pupils: 425 Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

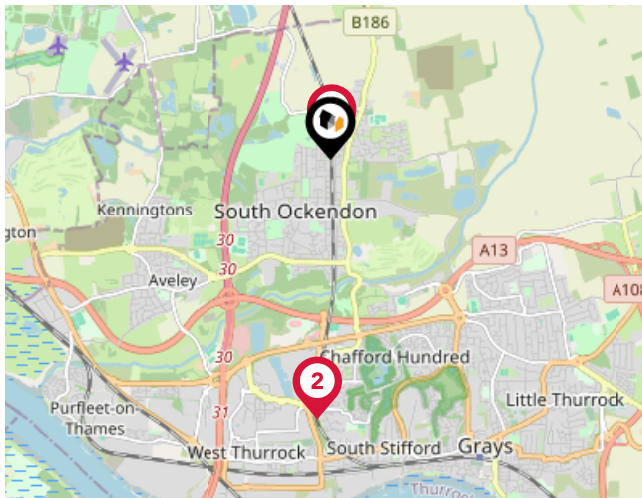
Area Schools



		Nursery	Primary	Secondary	College	Private
 Ormiston Park Academy Ofsted Rating: Good Pupils: 649 Distance:1.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 Aveley Primary School Ofsted Rating: Requires Improvement Pupils: 464 Distance:1.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 Kenningtons Primary Academy Ofsted Rating: Good Pupils: 453 Distance:1.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 William Edwards School Ofsted Rating: Requires Improvement Pupils: 1266 Distance:2.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 Tudor Court Primary School Ofsted Rating: Good Pupils: 857 Distance:2.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 Warren Primary School Ofsted Rating: Good Pupils:0 Distance:2.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 Stifford Clays Primary School Ofsted Rating: Good Pupils: 694 Distance:2.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 Oakfields Montessori School Ofsted Rating: Not Rated Pupils: 203 Distance:2.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

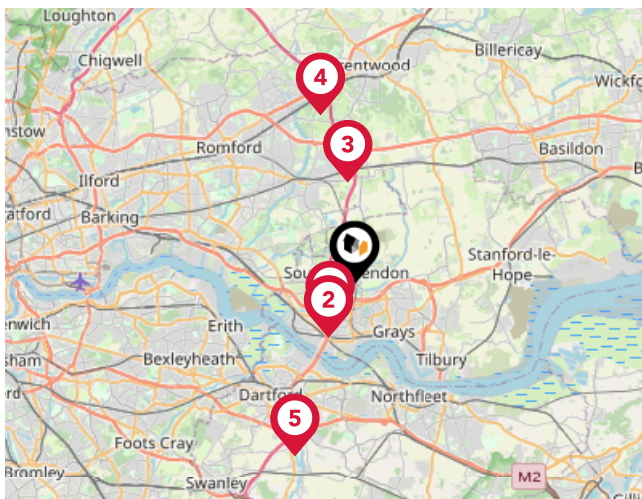
Area

Transport (National)



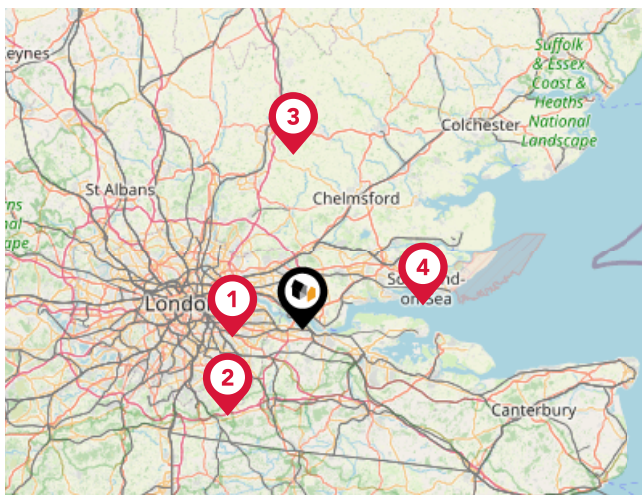
National Rail Stations

Pin	Name	Distance
1	Ockendon Rail Station	0.13 miles
2	Chafford Hundred Rail Station	2.4 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M25 J30	1.76 miles
2	M25 J31	2.27 miles
3	M25 J29	3.69 miles
4	M25 J28	6.29 miles
5	M25 J2	6.8 miles

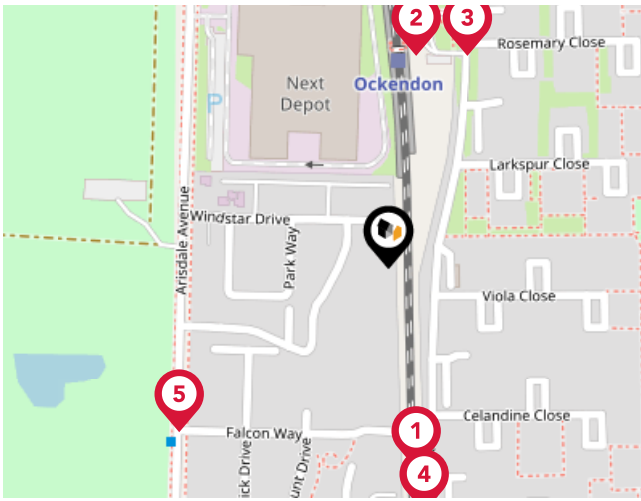


Airports/Helipads

Pin	Name	Distance
1	London City Airport	10.4 miles
2	Biggin Hill Airport	17.05 miles
3	London Stansted Airport	25.65 miles
4	London Southend Airport	18.08 miles

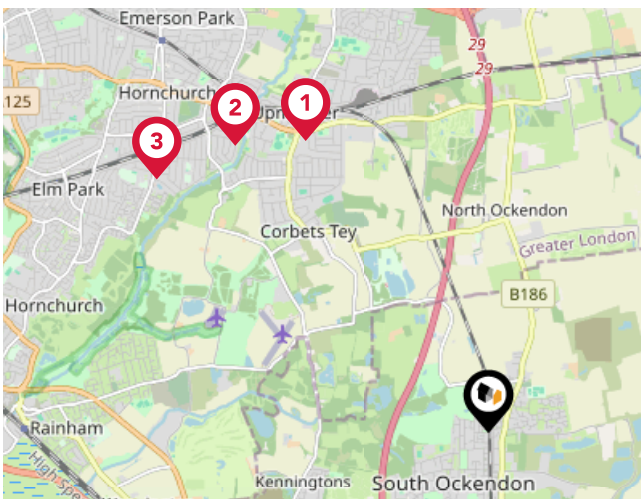
Area

Transport (Local)



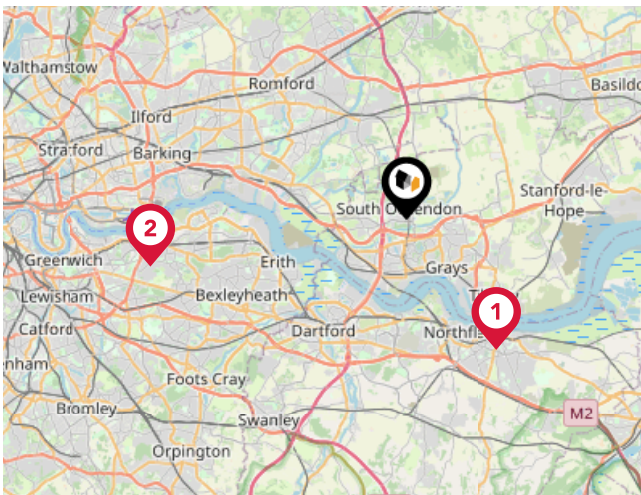
Bus Stops/Stations

Pin	Name	Distance
1	Mayflower Close	0.12 miles
2	Railway Station	0.12 miles
3	Railway Station	0.13 miles
4	Mayflower Close	0.14 miles
5	Arisdale Avenue	0.15 miles



Local Connections

Pin	Name	Distance
1	Upminster Underground Station	3.17 miles
2	Upminster Bridge Underground Station	3.53 miles
3	Hornchurch Underground Station	3.85 miles



Ferry Terminals

Pin	Name	Distance
1	Tilbury Ferry Terminal	5.81 miles
2	Woolwich Arsenal Pier	9.61 miles



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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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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