

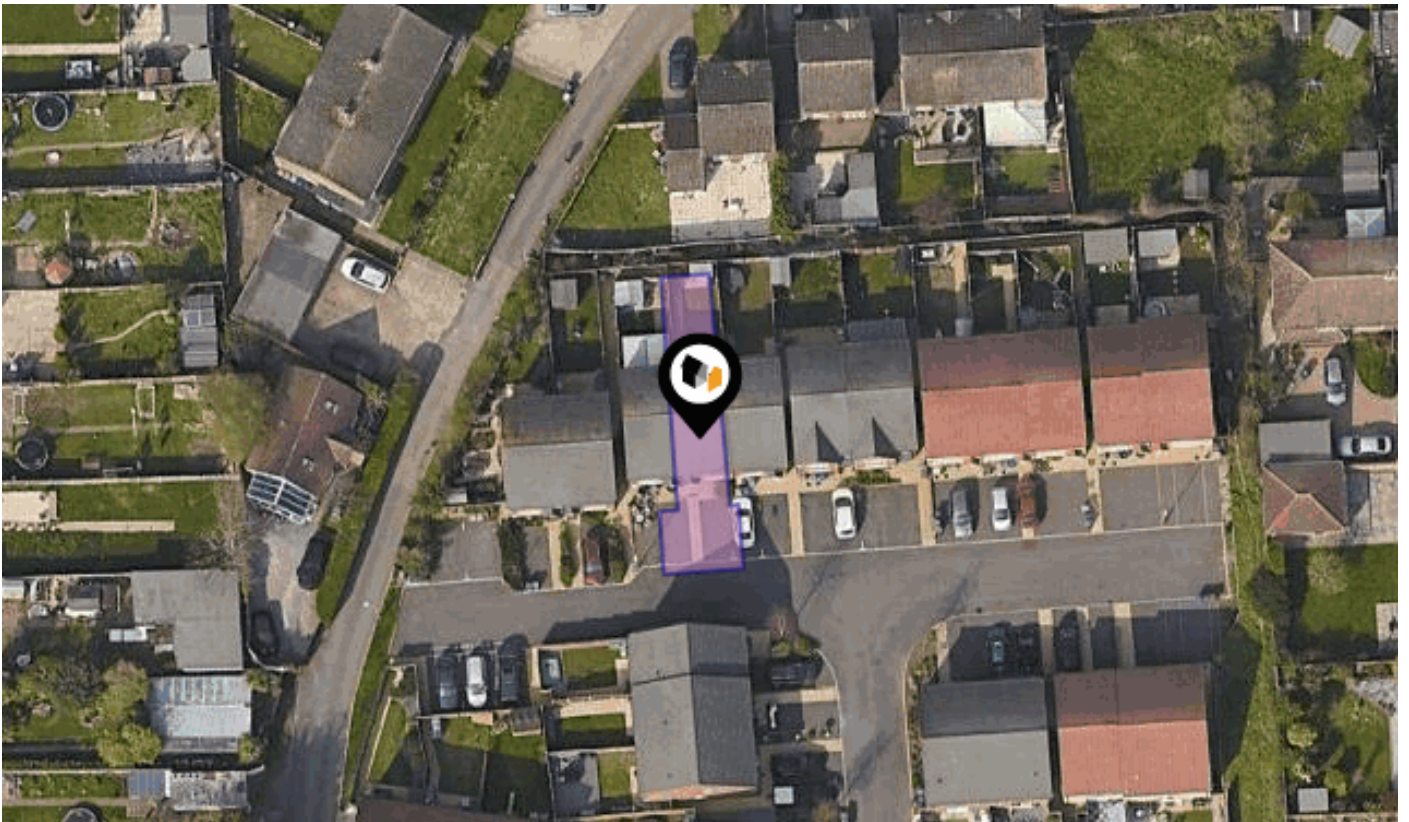


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 15th April 2024



TREETOPS CLOSE, GRAYS, RM17

Griffin

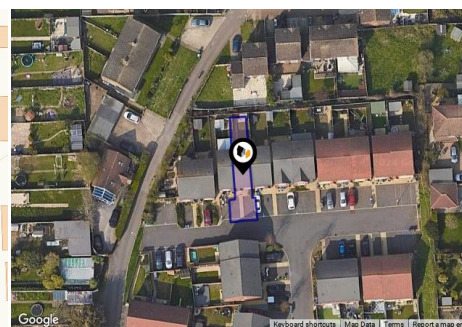
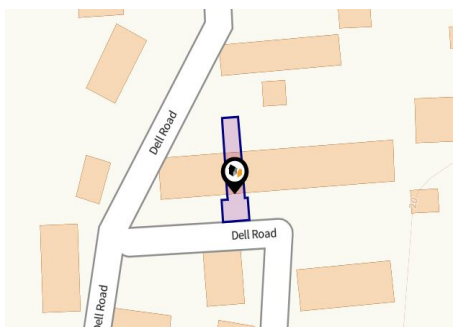
4-6 Queensgate Centre, Orsett Road, Grays, Essex RM17 5DF

01375 397872

patrick@griffingroup.co.uk

www.griffingroup.co.uk

Property Overview



Property

Type:	Terraced	Last Sold £/ft ² :	£362
Bedrooms:	2	Tenure:	Freehold
Floor Area:	731 ft ² / 68 m ²		
Plot Area:	0.03 acres		
Year Built :	2017		
Council Tax :	Band C		
Annual Estimate:	£1,814		
Title Number:	EX953919		
UPRN:	10093503820		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

14 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Treetops Close, RM17

Energy rating

B

Valid until 20.03.2027

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

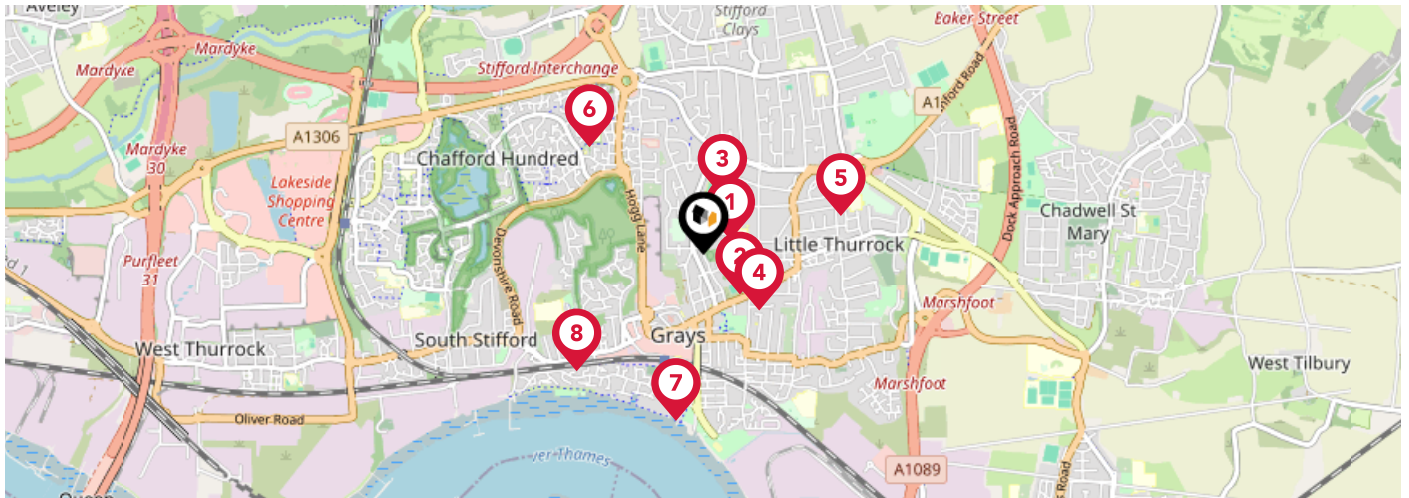
EPC - Additional Data



Additional EPC Data

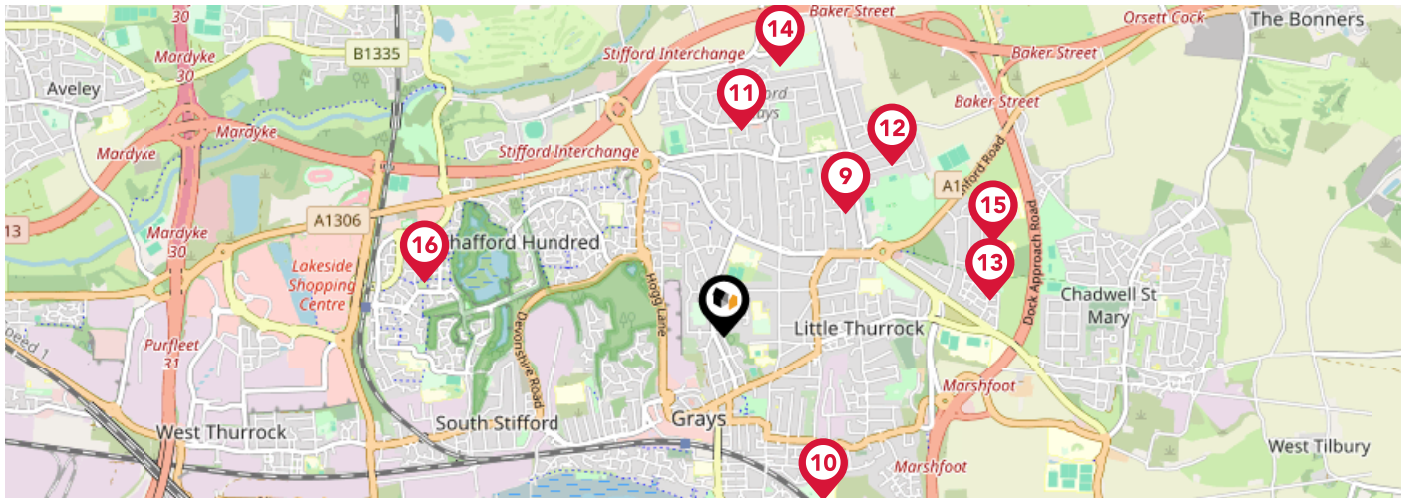
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.21 W/m ² ·K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.10 W/m ² ·K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.17 W/m ² ·K
Total Floor Area:	68 m ²









Area Schools



	Nursery	Primary	Secondary	College	Private
1 St Thomas of Canterbury Catholic Primary School Ofsted Rating: Good Pupils: 608 Distance:0.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Grays Convent High School Ofsted Rating: Good Pupils: 643 Distance:0.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 The Hathaway Academy Ofsted Rating: Good Pupils: 862 Distance:0.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Quarry Hill Academy Ofsted Rating: Outstanding Pupils: 541 Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Little Thurrock Primary School Ofsted Rating: Inadequate Pupils: 676 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Tudor Court Primary School Ofsted Rating: Good Pupils: 857 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Thames Park Secondary School Ofsted Rating: Not Rated Pupils:0 Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Belmont Castle Academy Ofsted Rating: Good Pupils: 705 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

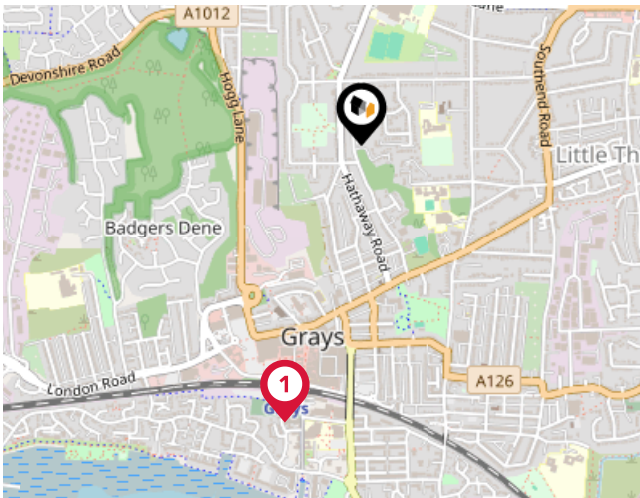
Area Schools



		Nursery	Primary	Secondary	College	Private
	Deneholm Primary School Ofsted Rating: Good Pupils: 413 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Thameside Primary School Ofsted Rating: Good Pupils: 818 Distance:0.88	<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:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Orsett Heath Academy Ofsted Rating: Not Rated Pupils:0 Distance:1.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Woodside Academy Ofsted Rating: Good Pupils: 669 Distance:1.24	<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:1.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Treetops School Ofsted Rating: Outstanding Pupils: 309 Distance:1.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Warren Primary School Ofsted Rating: Good Pupils:0 Distance:1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

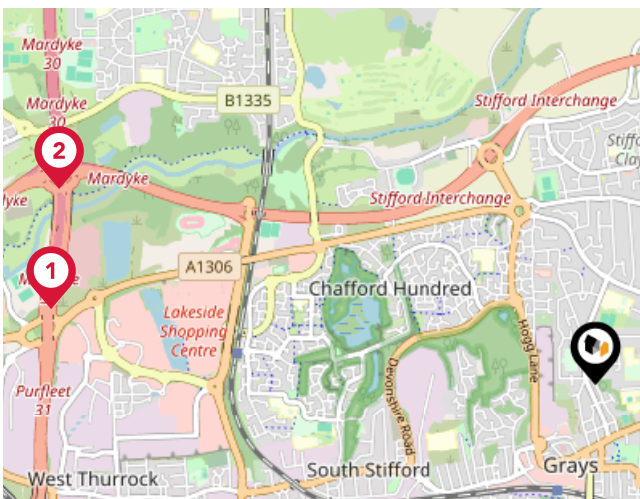
Area

Transport (National)



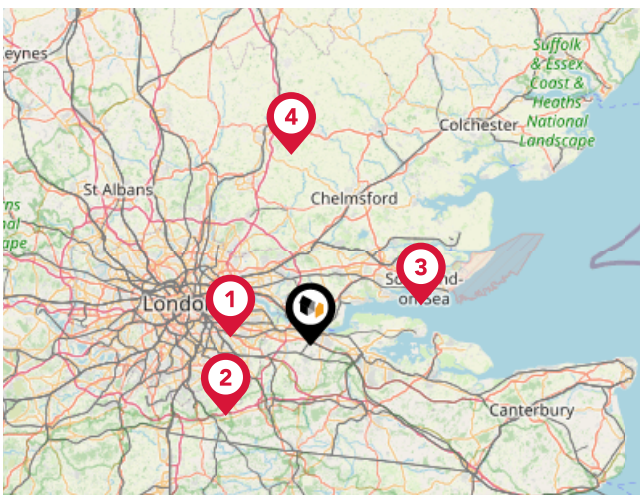
National Rail Stations

Pin	Name	Distance
1	Grays Rail Station	0.67 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M25 J31	2.54 miles
2	M25 J30	2.64 miles
3	M25 J29	6.34 miles
4	M25 J28	9.01 miles

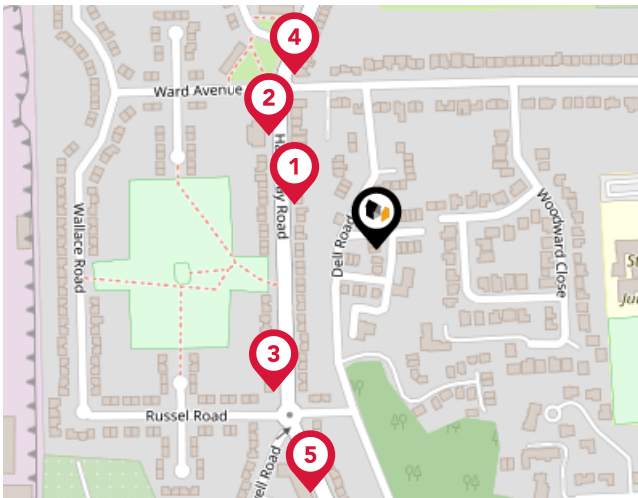


Airports/Helipads

Pin	Name	Distance
1	London City Airport	11.95 miles
2	Biggin Hill Airport	16.47 miles
3	London Southend Airport	17.21 miles
4	London Stansted Airport	28.16 miles

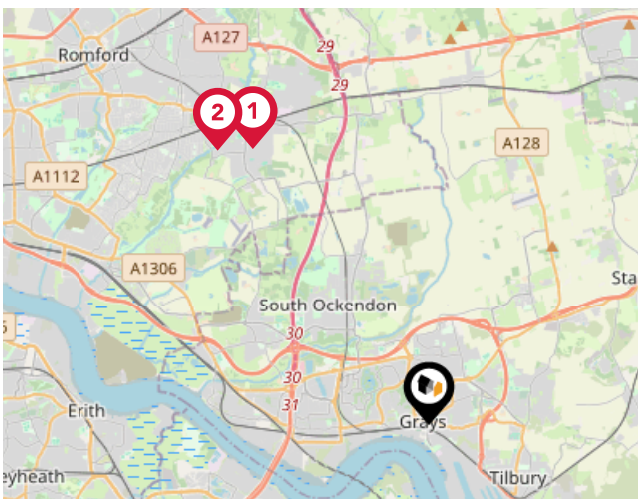
Area

Transport (Local)



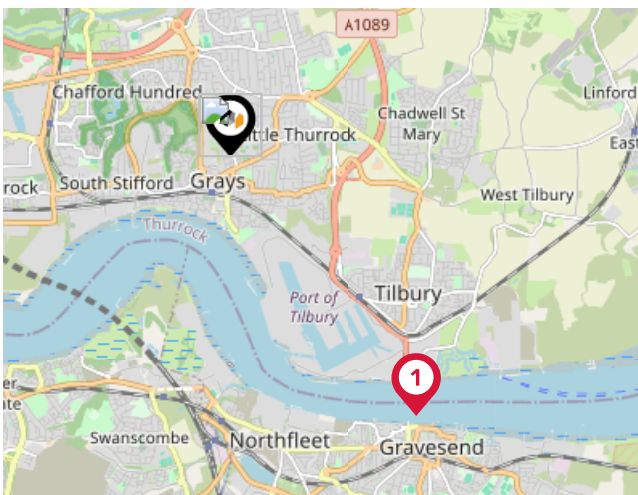
Bus Stops/Stations

Pin	Name	Distance
1	Hathaway Road	0.05 miles
2	Ward Avenue	0.09 miles
3	Russell Road	0.1 miles
4	Ward Avenue	0.11 miles
5	Russell Road	0.15 miles



Local Connections

Pin	Name	Distance
1	Upminster Underground Station	6.03 miles
2	Upminster Bridge Underground Station	6.37 miles



Ferry Terminals

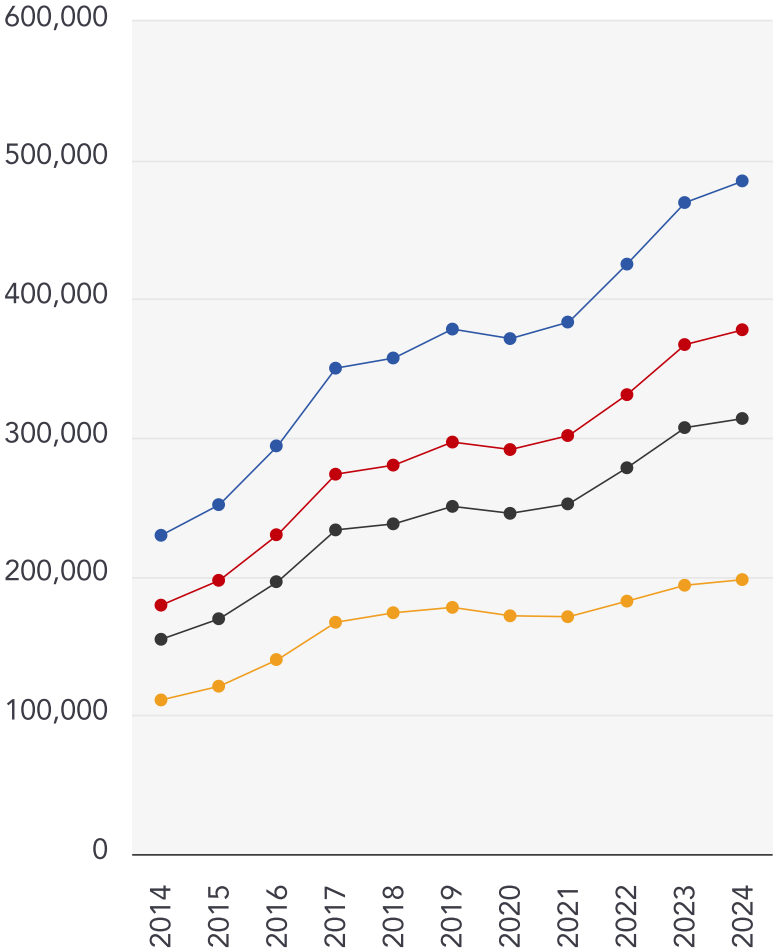
Pin	Name	Distance
1	Tilbury Ferry Terminal	2.96 miles
2	Woolwich Arsenal Pier	11.02 miles

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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Griffin

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

