

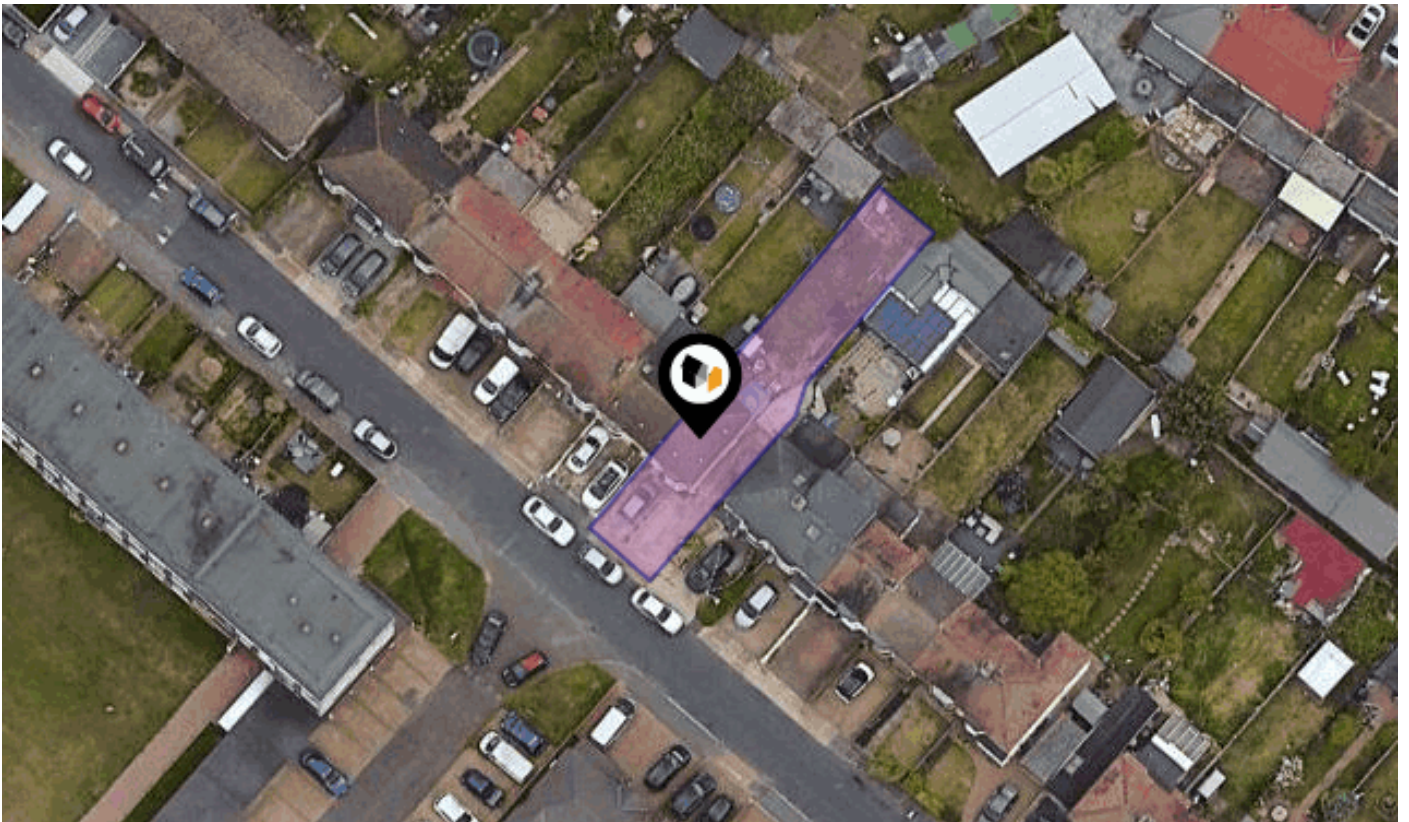


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KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Tuesday 02nd April 2024



DANBURY ROAD, RAINHAM, RM13

Griffin

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

01375 397872

toni@griffingroup.co.uk

www.griffingroup.co.uk

Property Overview



Property

Type: Terraced House
Bedrooms: 3
Plot Area: 0.06 acres
Council Tax : Band C
Title Number: EGL267483
UPRN: 100021349034

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

15 mb/s	80 mb/s	1000 mb/s

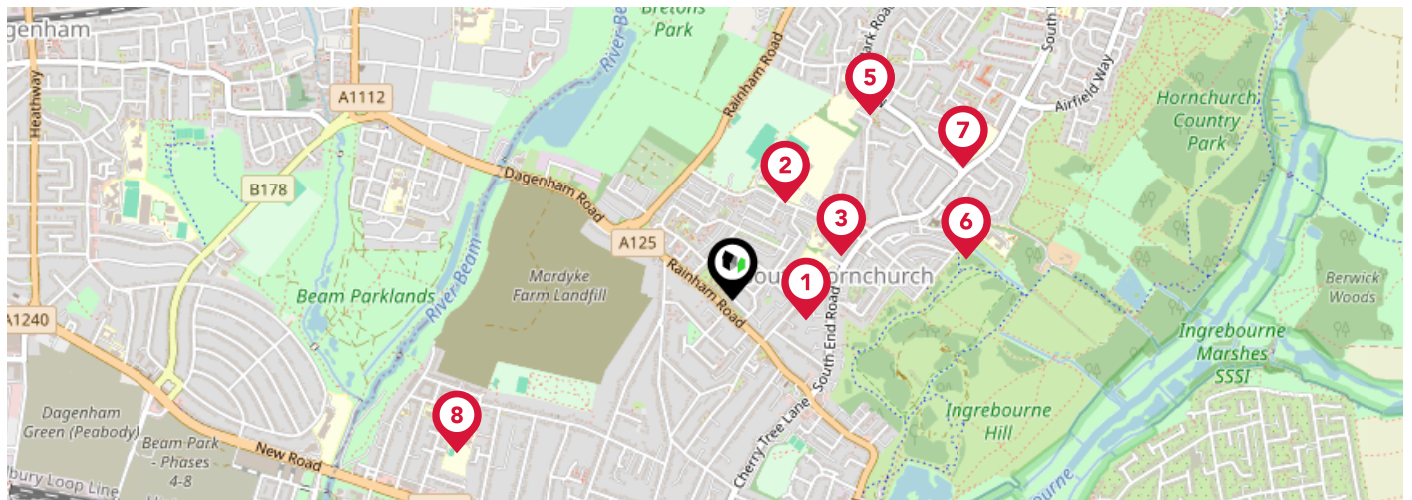
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

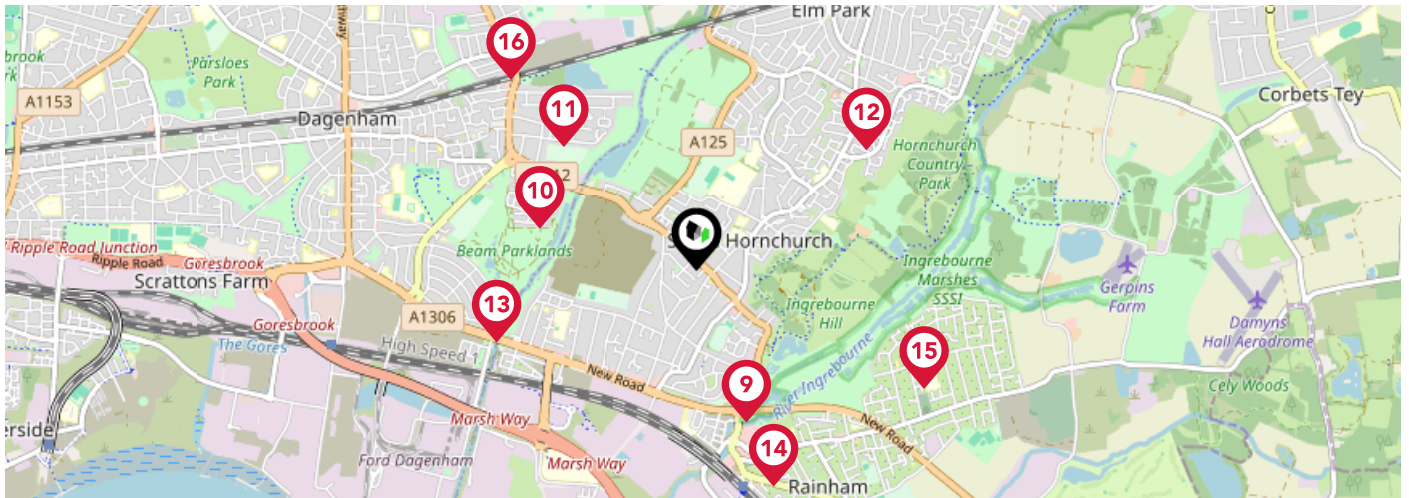


Area Schools



	Nursery	Primary	Secondary	College	Private
<p>1 Whybridge Junior School Ofsted Rating: Good Pupils: 264 Distance:0.18</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 The Brittons Academy Ofsted Rating: Inadequate Pupils: 690 Distance:0.26</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Whybridge Infant School Ofsted Rating: Good Pupils: 241 Distance:0.28</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Scargill Junior School Ofsted Rating: Good Pupils: 325 Distance:0.53</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Scargill Infant School Ofsted Rating: Good Pupils: 233 Distance:0.53</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Routes4Life Limited Ofsted Rating: Not Rated Pupils:0 Distance:0.55</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 St Alban's Catholic Primary School Ofsted Rating: Good Pupils: 209 Distance:0.61</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Newtons Primary School Ofsted Rating: Good Pupils: 361 Distance:0.73</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

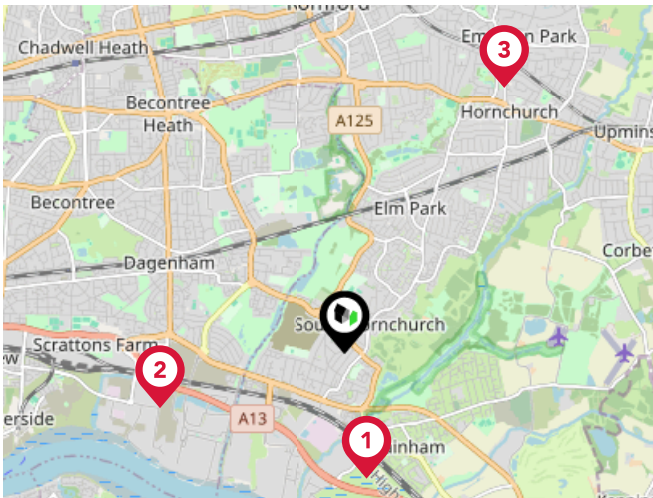
Area Schools



		Nursery	Primary	Secondary	College	Private
9	La Salette Catholic Primary School Ofsted Rating: Good Pupils: 206 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	The Leys Primary School Ofsted Rating: Good Pupils: 433 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	John Perry Primary School Ofsted Rating: Good Pupils: 620 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	The R J Mitchell Primary School Ofsted Rating: Good Pupils: 377 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Beam Primary School Ofsted Rating: Good Pupils: 604 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Rainham Village Primary School Ofsted Rating: Good Pupils: 444 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Parsonage Farm Primary School Ofsted Rating: Good Pupils: 581 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Elutec Ofsted Rating: Requires improvement Pupils: 97 Distance:1.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

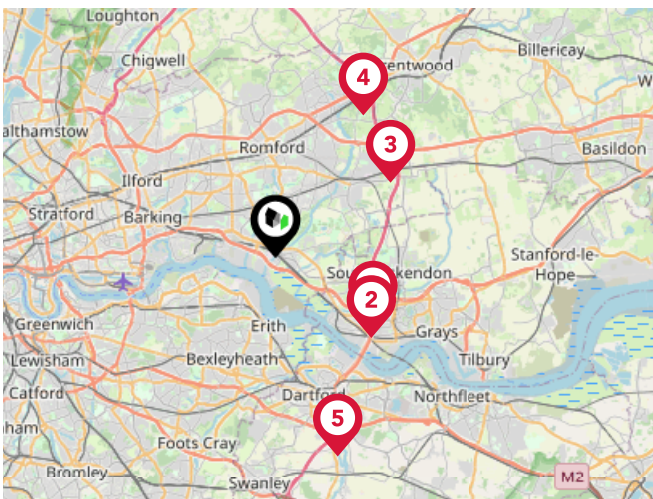
Area

Transport (National)



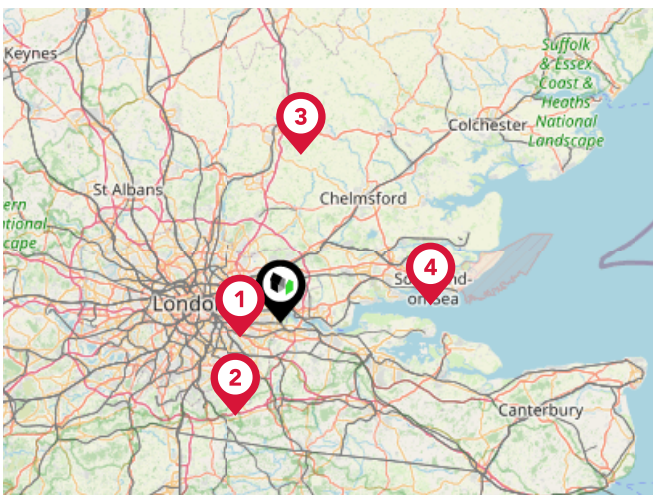
National Rail Stations

Pin	Name	Distance
1	Rainham (London) Rail Station	1.16 miles
2	Dagenham Dock Rail Station	1.77 miles
3	Emerson Park Rail Station	2.86 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M25 J30	4.3 miles
2	M25 J31	4.61 miles
3	M25 J29	5.09 miles
4	M25 J28	6.19 miles
5	M25 J2	7.68 miles

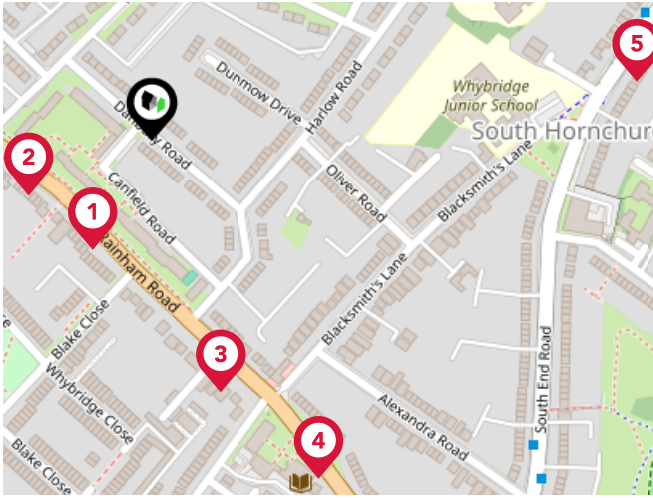


Airports/Helipads

Pin	Name	Distance
1	London City Airport	6.19 miles
2	Biggin Hill Airport	15.35 miles
3	London Stansted Airport	24.92 miles
4	London Southend Airport	22.39 miles

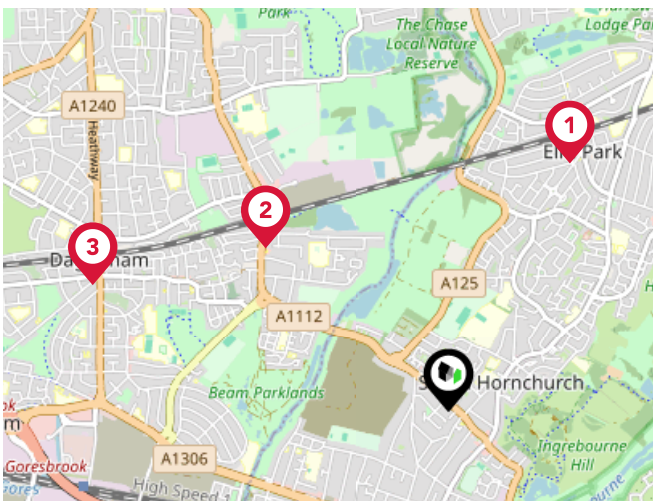
Area

Transport (Local)



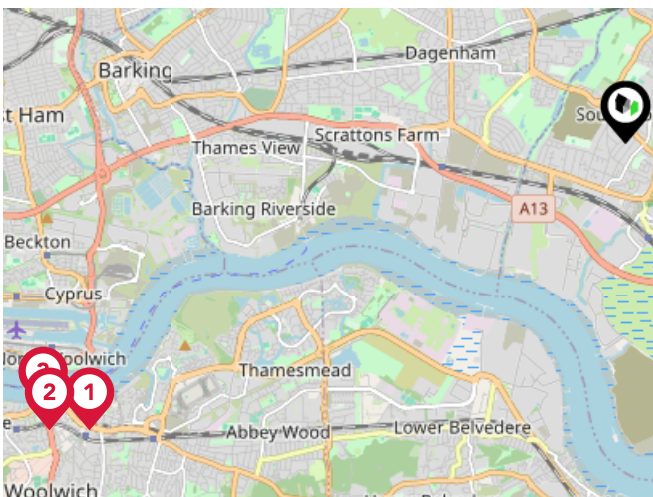
Bus Stops/Stations

Pin	Name	Distance
1	Fyfield Road (RM13)	0.07 miles
2	Fyfield Road (RM13)	0.08 miles
3	South Hornchurch Library	0.15 miles
4	South Hornchurch Library	0.22 miles
5	Ford Lane	0.28 miles



Local Connections

Pin	Name	Distance
1	Elm Park Underground Station	1.27 miles
2	Dagenham East Underground Station	1.13 miles
3	Dagenham Heathway Underground Station	1.74 miles



Ferry Terminals

Pin	Name	Distance
1	Woolwich Arsenal Pier	5.61 miles
2	Woolwich Ferry South Pier	5.93 miles
3	Woolwich Ferry North Pier	5.91 miles



Griffin

Griffin are different to other local estate agents in Essex. We conduct our business with a genuine interest in Essex, caring about their local community and getting the best possible price for you.

Griffin have been selling houses locally for over 15 years and have built up an excellent reputation amongst Essex residents.

For those looking to sell their home locally, Griffin offers a free valuation service that allows us to honestly advise sellers on the best price at which to market their home. From there, a dedicated property manager will take care of all viewings and offers to ensure that the process is as stress-free as possible.



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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UK Government

For helpful advice, see the full checklist for how to rent in the 'How to Rent' guide at the HM Government website:



Griffin

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

