

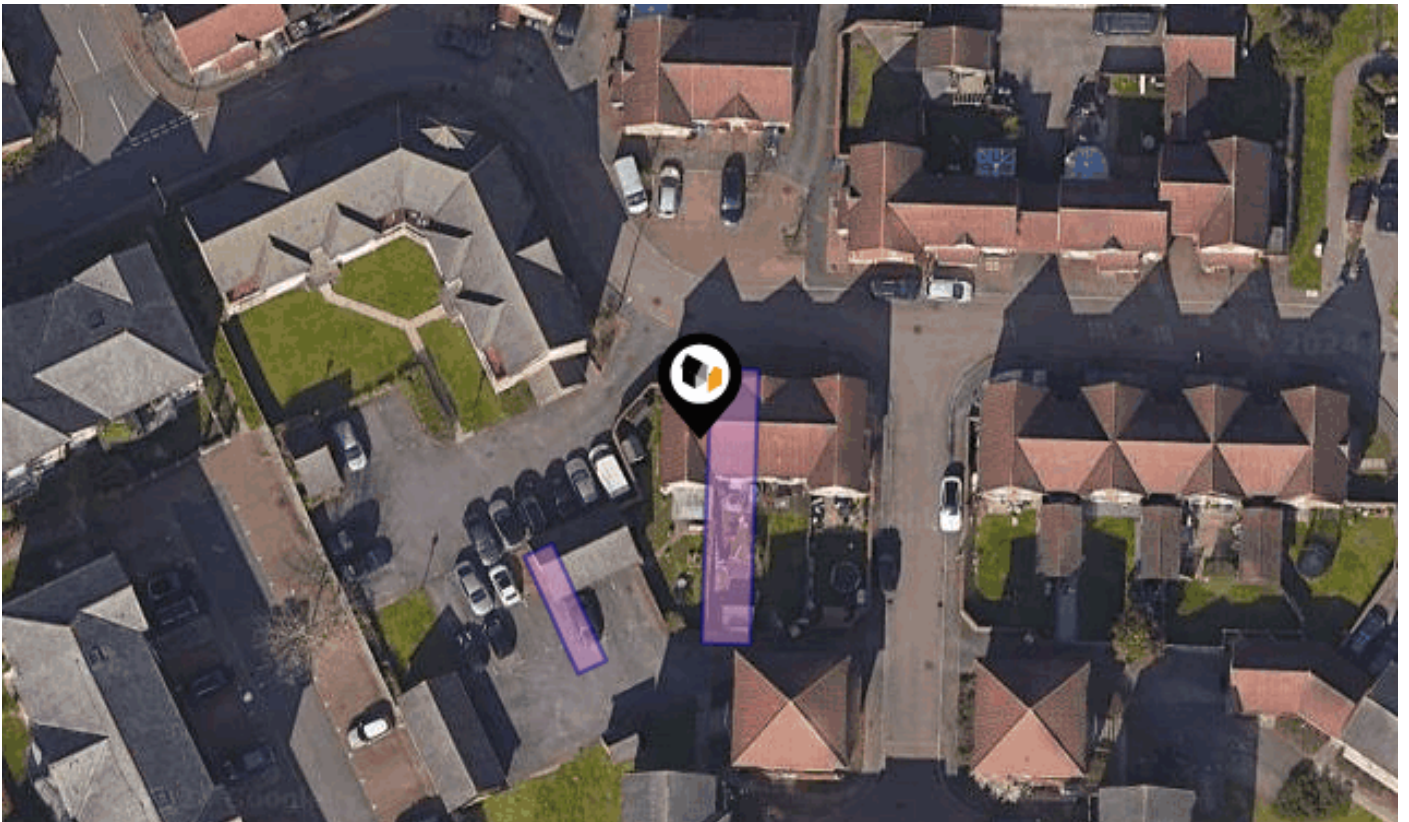


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 10th May 2024



SEWELL CLOSE, CHAFFORD HUNDRED, GRAYS, RM16

Griffin

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

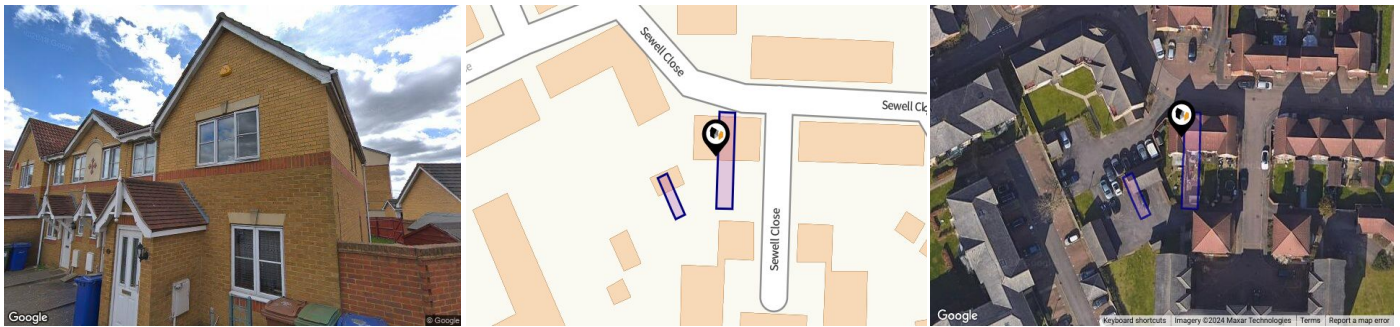
01375 397872

patrick@griffingroup.co.uk

www.griffingroup.co.uk



Property Overview



Property

Type:	Terraced	Last Sold £/ft²:	£257
Bedrooms:	2	Tenure:	Freehold
Floor Area:	602 ft ² / 56 m ²		
Plot Area:	0.03 acres		
Year Built :	2001		
Council Tax :	Band C		
Annual Estimate:	£1,814		
Title Number:	EX665694		
UPRN:	200001553907		

Local Area

Local Authority:	Thurrock	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No	5 mb/s	53 mb/s	9000 mb/s
Flood Risk:				
<ul style="list-style-type: none">Rivers & SeasSurface Water	<ul style="list-style-type: none">Very LowHigh			

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Sewell Close, Chafford Hundred, RM16

Energy rating

C

Valid until 27.11.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	71 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

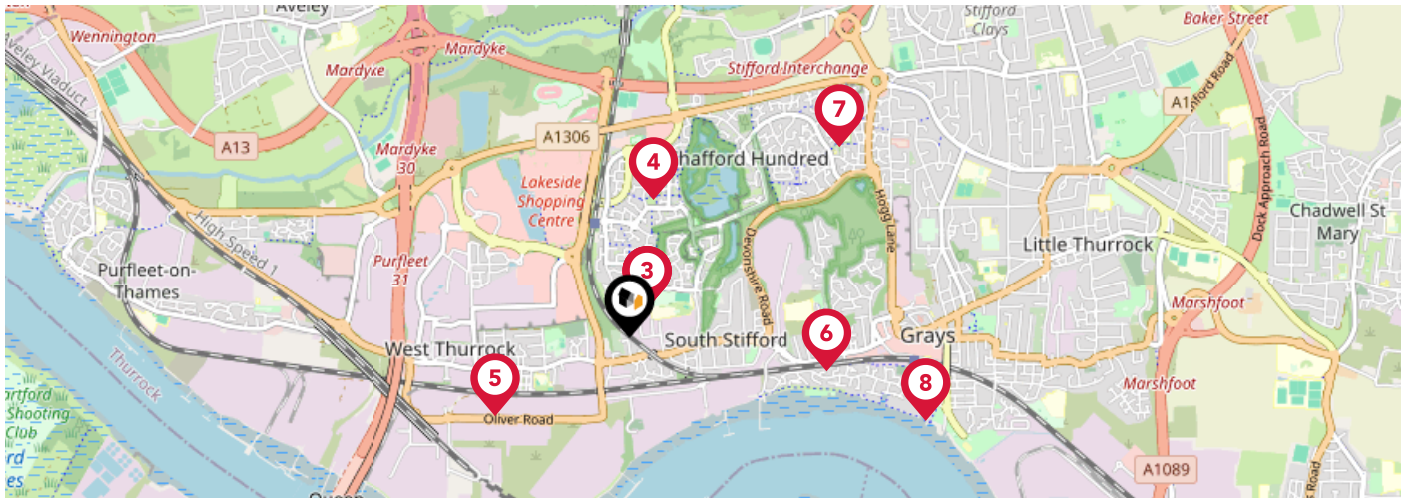
Property

EPC - Additional Data

Additional EPC Data

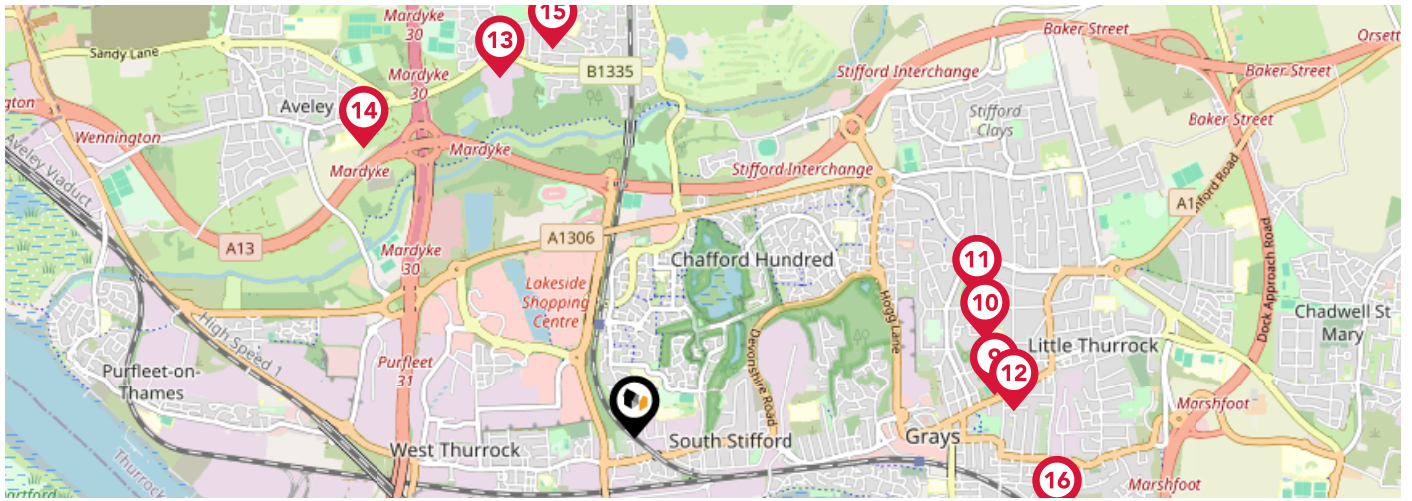
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 60% of fixed outlets
Floors:	Suspended, limited insulation (assumed)
Total Floor Area:	56 m ²

Area Schools



	Nursery	Primary	Secondary	College	Private
<p>1 Harris Primary Academy Chafford Hundred Ofsted Rating: Outstanding Pupils: 670 Distance:0.16</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Harris Primary Academy Mayflower Ofsted Rating: Outstanding Pupils: 746 Distance:0.16</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Harris Academy Chafford Hundred Ofsted Rating: Outstanding Pupils: 1354 Distance:0.16</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Warren Primary School Ofsted Rating: Good Pupils:0 Distance:0.64</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 West Thurrock Academy Ofsted Rating: Good Pupils: 473 Distance:0.72</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Belmont Castle Academy Ofsted Rating: Good Pupils: 705 Distance:0.93</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Tudor Court Primary School Ofsted Rating: Good Pupils: 857 Distance:1.31</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Thames Park Secondary School Ofsted Rating: Not Rated Pupils:0 Distance:1.42</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

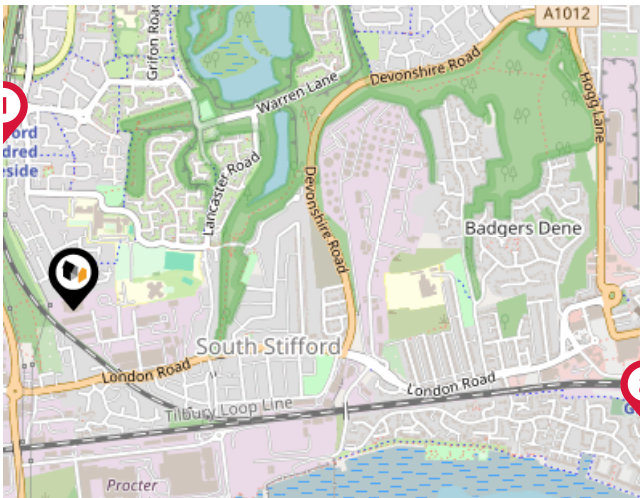
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 Grays Convent High School Ofsted Rating: Good Pupils: 643 Distance: 1.68</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 St Thomas of Canterbury Catholic Primary School Ofsted Rating: Good Pupils: 608 Distance: 1.68</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 The Hathaway Academy Ofsted Rating: Good Pupils: 862 Distance: 1.71</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Quarry Hill Academy Ofsted Rating: Outstanding Pupils: 541 Distance: 1.76</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Somers Heath Primary School Ofsted Rating: Good Pupils: 425 Distance: 1.78</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Aveley Primary School Ofsted Rating: Requires Improvement Pupils: 464 Distance: 1.83</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Holy Cross Catholic Primary School Ofsted Rating: Good Pupils: 236 Distance: 1.83</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Thameside Primary School Ofsted Rating: Good Pupils: 818 Distance: 1.99</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

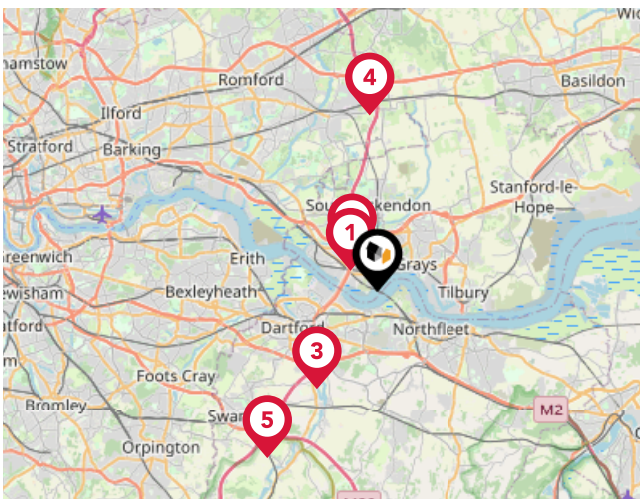
Area

Transport (National)



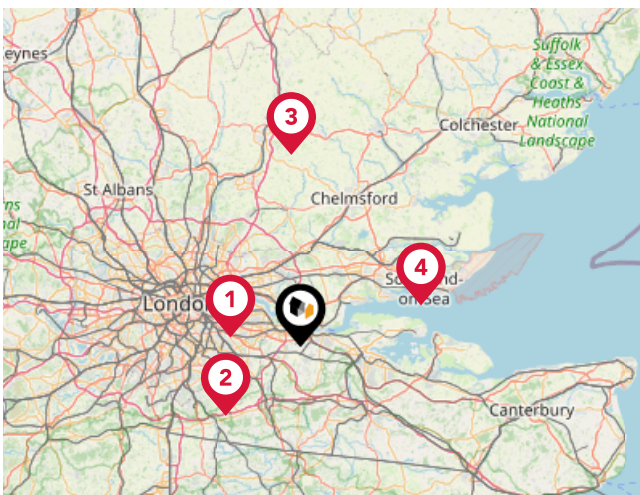
National Rail Stations

Pin	Name	Distance
1	Chafford Hundred Rail Station	0.42 miles
2	Grays Rail Station	1.34 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M25 J31	1.25 miles
2	M25 J30	1.61 miles
3	M25 J2	4.3 miles
4	M25 J29	6.47 miles
5	M25 J3	7.42 miles

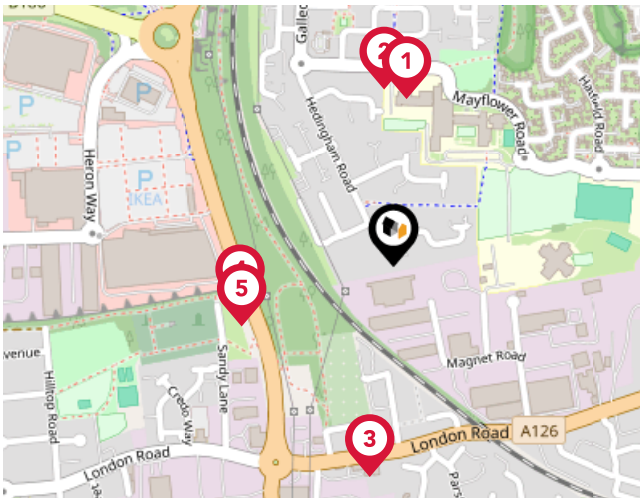


Airports/Helipads

Pin	Name	Distance
1	London City Airport	10.51 miles
2	Biggin Hill Airport	15.09 miles
3	London Stansted Airport	28.43 miles
4	London Southend Airport	18.75 miles

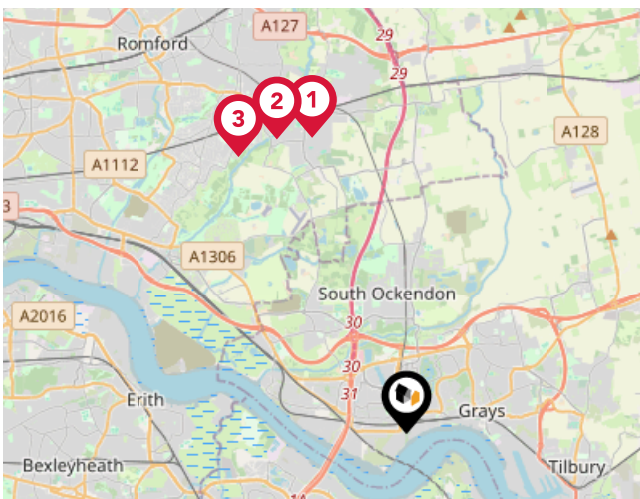
Area

Transport (Local)



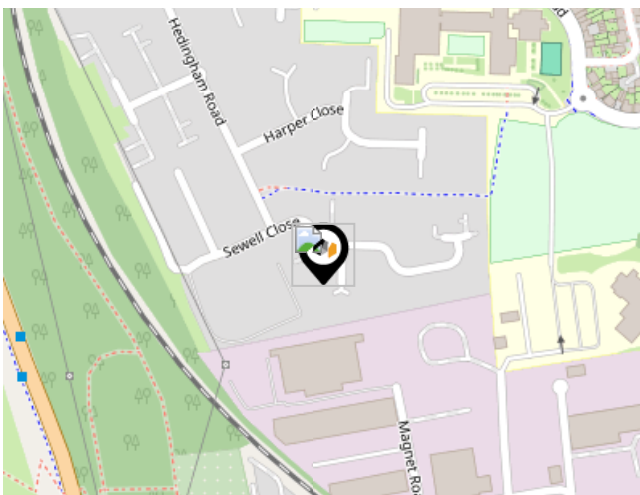
Bus Stops/Stations

Pin	Name	Distance
1	Mayflower Road Library Campus	0.2 miles
2	Mayflower Road Library Campus	0.21 miles
3	The Ship	0.24 miles
4	Ikea	0.18 miles
5	Ikea	0.19 miles



Local Connections

Pin	Name	Distance
1	Upminster Underground Station	5.74 miles
2	Upminster Bridge Underground Station	5.93 miles
3	Hornchurch Underground Station	5.99 miles



Ferry Terminals

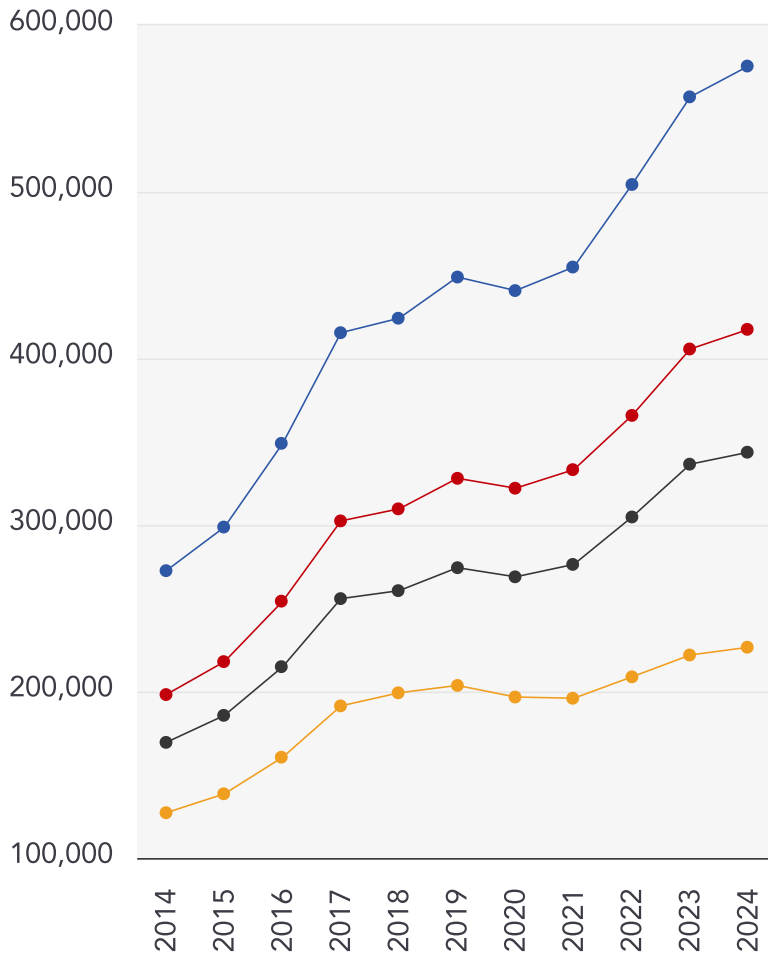
Pin	Name	Distance
1	Woolwich Arsenal Pier	9.56 miles
2	Woolwich Ferry South Pier	9.93 miles

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!



/griffinresidentialgroup



/GriffinResGroup



/griffin.residential.group



/company/griffin-residential-grays

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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Griffin

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

