

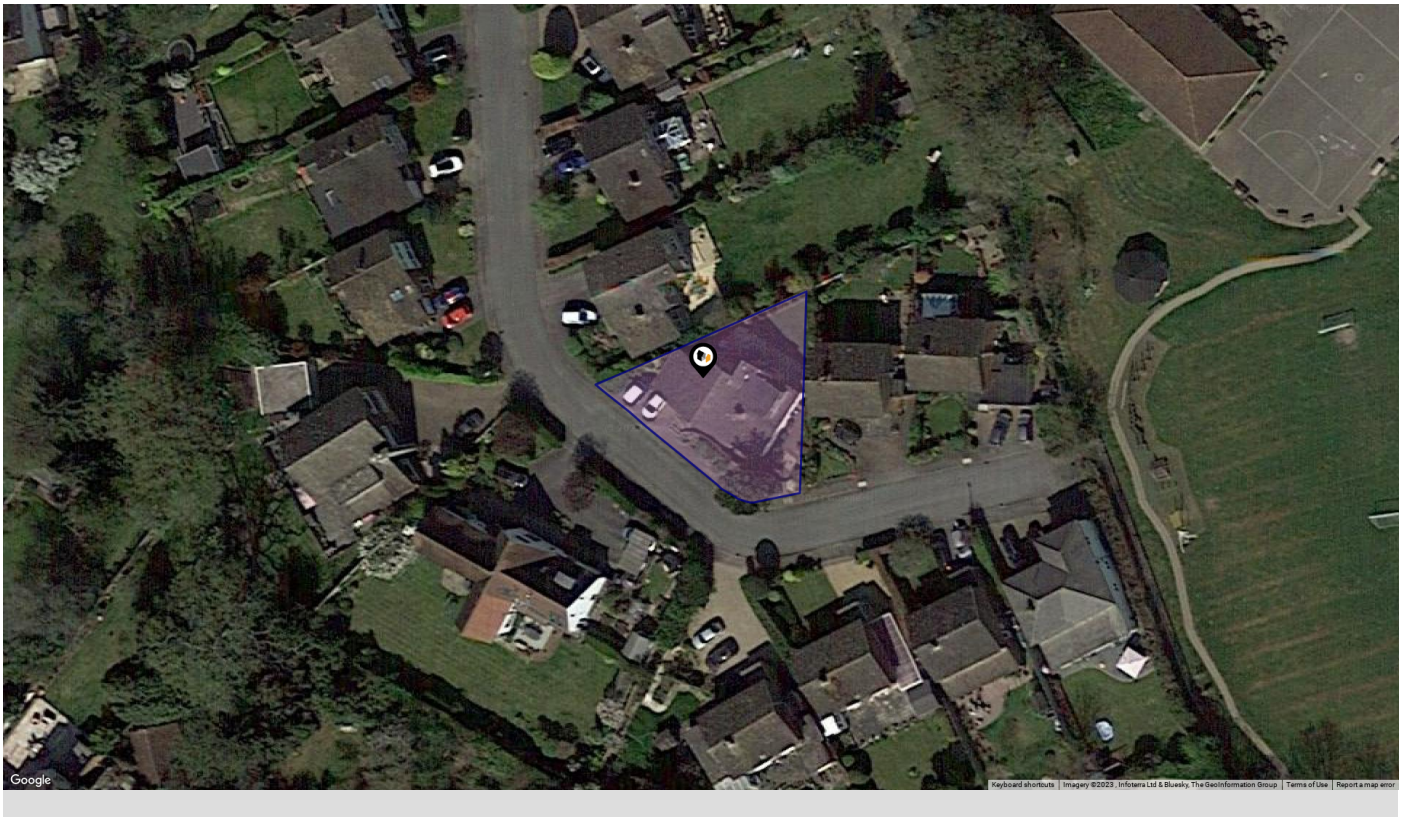


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 10th February 2023



GRAILANDS, BISHOP'S STORTFORD, CM23

David Lee

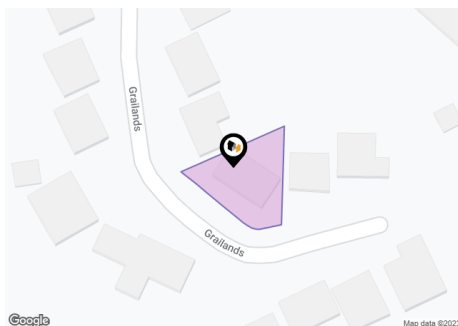
01279 81 55 11

sales@davidlee.co.uk

www.davidlee.co.uk



An opportunity to purchase this large extended 4 bedroom family home located on the favored North West side of town. the property offers generous accommodation that includes 4 reception rooms, re-fitted kitchen, utility room, 4 bedrooms, 2 bathrooms and a walk-in wardrobe. This super home has a paved driveway, single garage and enclosed garden. The property is just a short walk from Northgate Primary School, Tennis Club, Cricket & Rugby Club. The town centre and station are also within walking distance.



Property

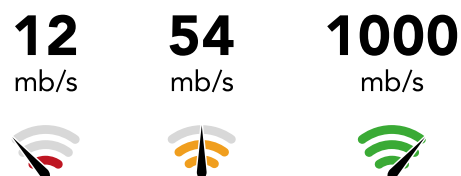
Type:	Detached
Bedrooms:	4
Floor Area:	1,883 ft ² / 175 m ²
Plot Area:	0.1 acres
Council Tax :	Band F
Annual Estimate:	£2,914
Title Number:	HD36481
UPRN:	100080722355

Tenure: Freehold

Local Area

Local Authority:	East Hertfordshire
Flood Risk:	Very Low
Conservation Area:	No

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)



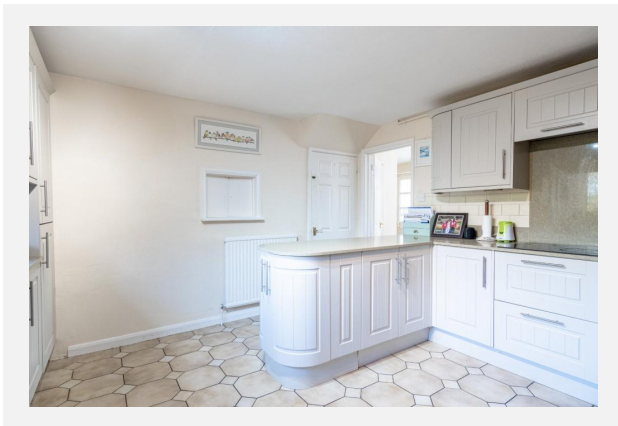
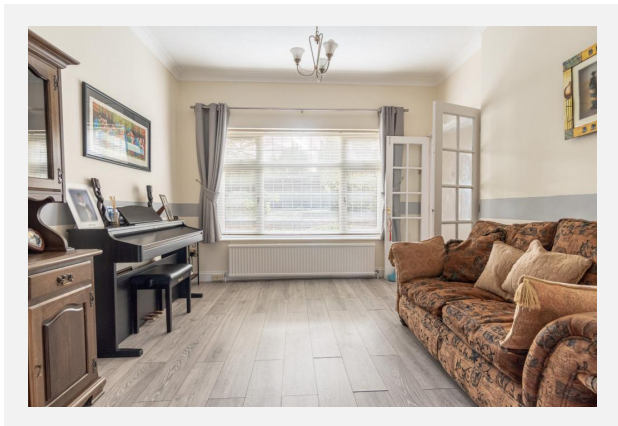
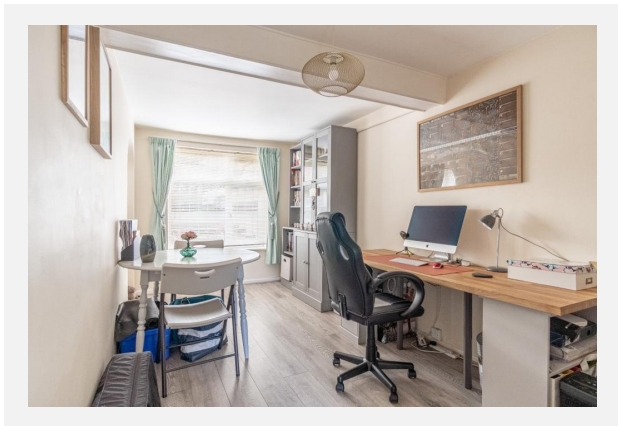
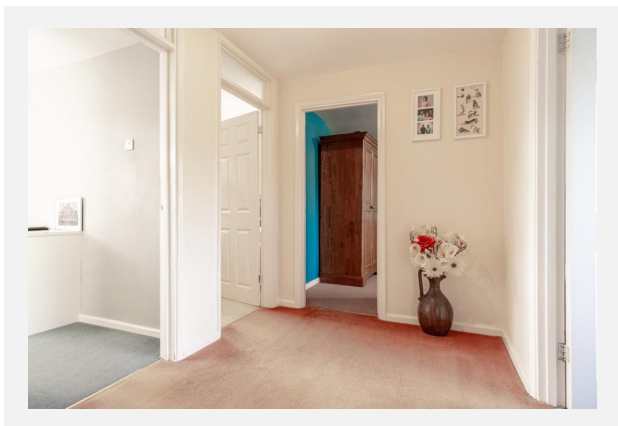
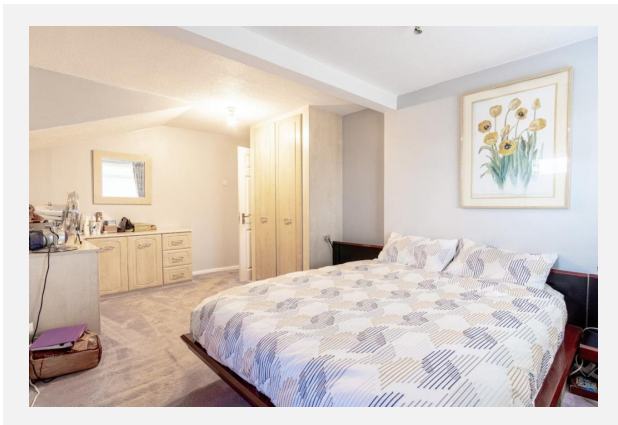
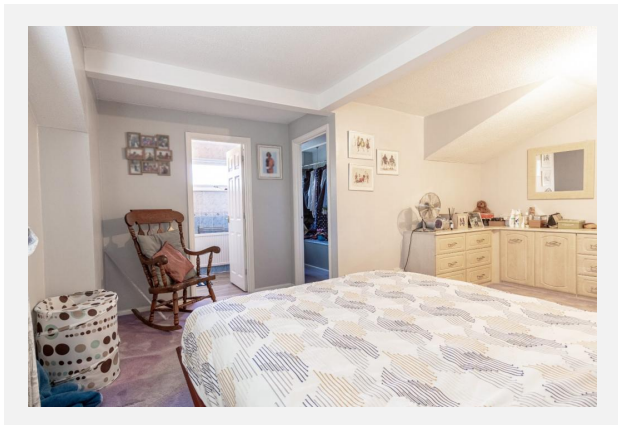
Mobile Coverage:
(based on calls indoors)

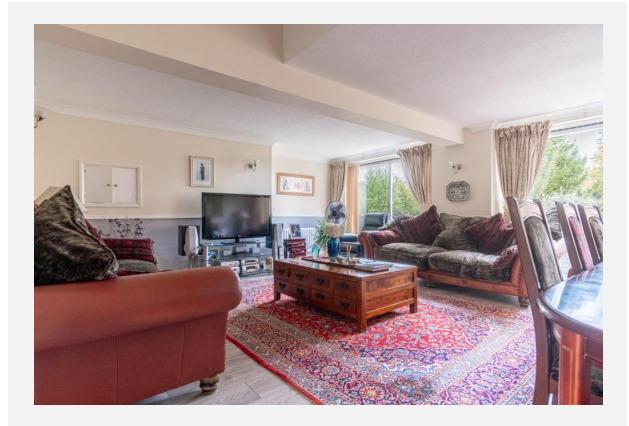
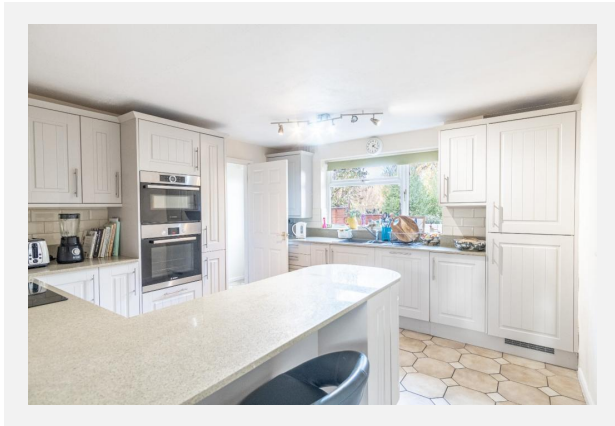


Satellite/Fibre TV Availability:





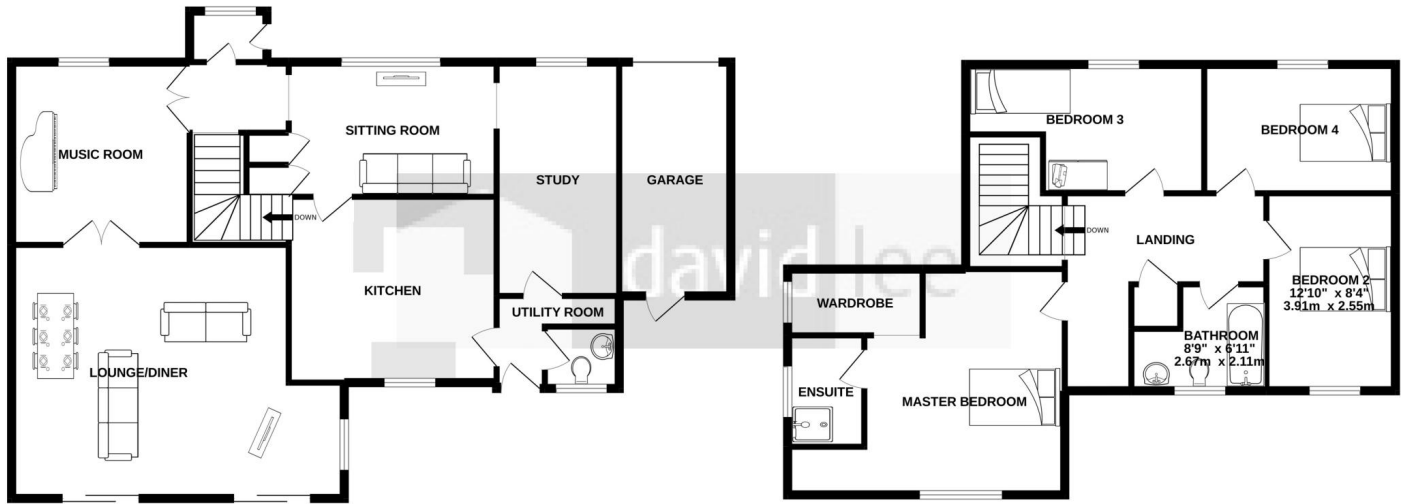




GRAILANDS, BISHOP'S STORTFORD, CM23

GROUND FLOOR
1111 sq.ft. (103.2 sq.m.) approx.

1ST FLOOR
803 sq.ft. (74.6 sq.m.) approx.



TOTAL FLOOR AREA : 1914 sq.ft. (177.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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BISHOP'S STORTFORD, CM23

Energy rating

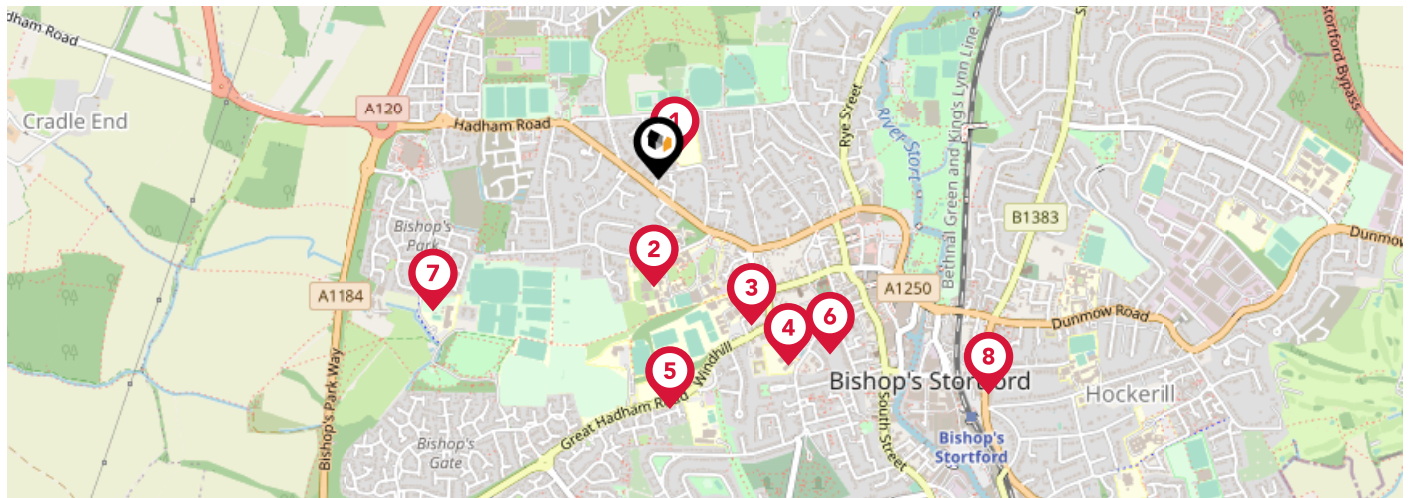
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Valid until 30.01.2033

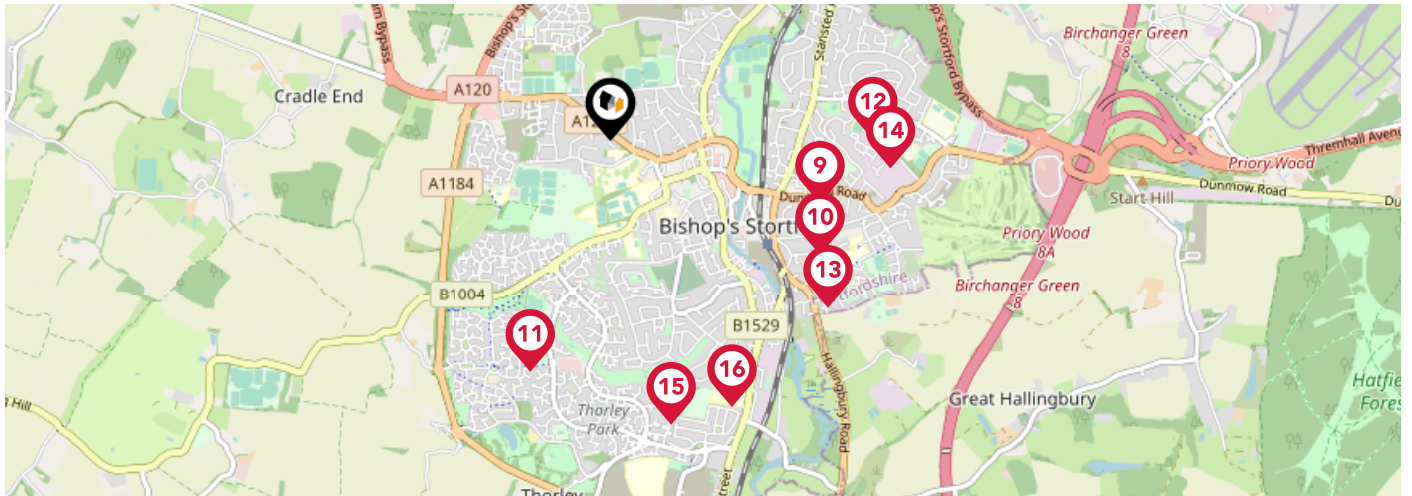
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

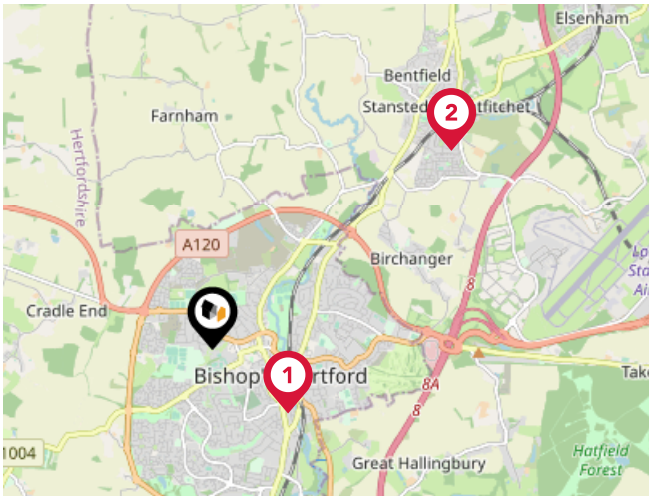
Property Type:	Detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	175 m ²



		Nursery	Primary	Secondary	College	Private
	Northgate Primary School Ofsted Rating: Not Rated Pupils: 464 Distance:0.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bishop's Stortford College Ofsted Rating: Not Rated Pupils: 1174 Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's Catholic School Ofsted Rating: Outstanding Pupils: 1011 Distance:0.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Windhill21 Ofsted Rating: Outstanding Pupils: 491 Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Joseph's Catholic Primary School Ofsted Rating: Outstanding Pupils: 374 Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Michael's Church of England Primary School Ofsted Rating: Good Pupils: 223 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hillmead Primary School Ofsted Rating: Good Pupils: 296 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	White Trees Independent School Ofsted Rating: Requires improvement Pupils: 16 Distance:0.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

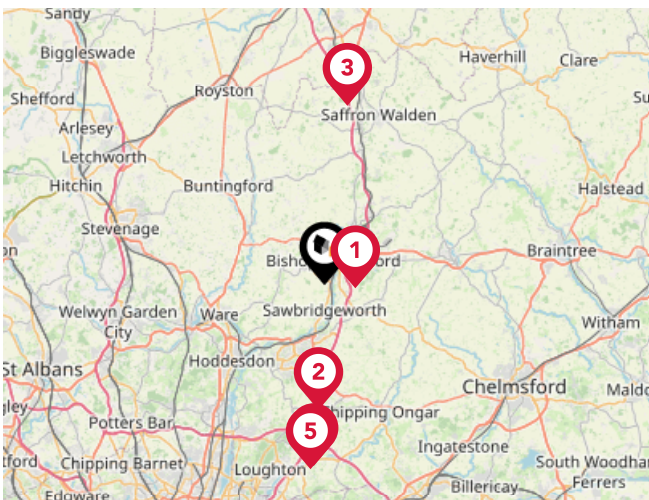


	Nursery	Primary	Secondary	College	Private
 Hockerill Anglo-European College Ofsted Rating: Not Rated Pupils: 843 Distance:1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 The Hertfordshire & Essex High School and Science College Ofsted Rating: Not Rated Pupils: 1267 Distance:1.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Manor Fields Primary School Ofsted Rating: Not Rated Pupils: 434 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 All Saints Church of England Primary School and Nursery, Bishop's Stortford Ofsted Rating: Good Pupils: 216 Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Thorn Grove Primary School Ofsted Rating: Good Pupils: 213 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Summerville Primary School Ofsted Rating: Good Pupils: 461 Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Richard Whittington Primary School Ofsted Rating: Good Pupils: 305 Distance:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Thorley Hill Primary School Ofsted Rating: Good Pupils: 232 Distance:1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



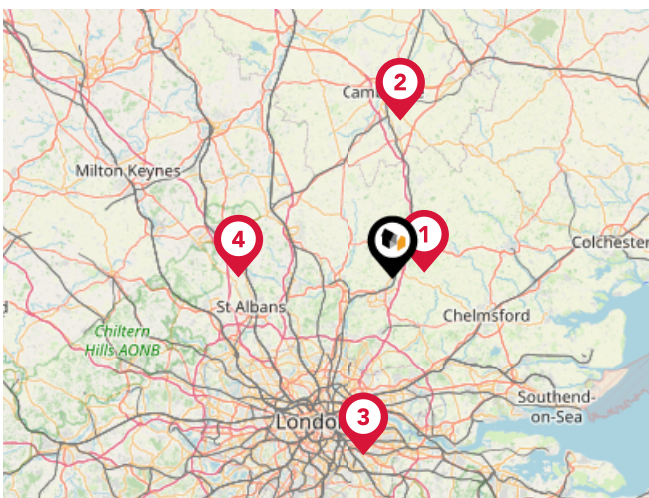
National Rail Stations

Pin	Name	Distance
1	Bishops Stortford Rail Station	0.91 miles
2	Stansted Mountfitchet Rail Station	2.83 miles
3	Sawbridgeworth Rail Station	4.24 miles



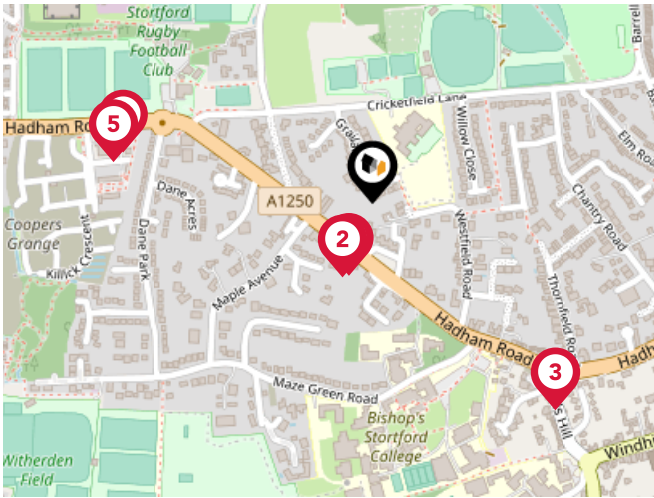
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J8	2.23 miles
2	M11 J7	9.19 miles
3	M11 J9	13.17 miles
4	M11 J6	13.33 miles
5	M25 J27	13.59 miles



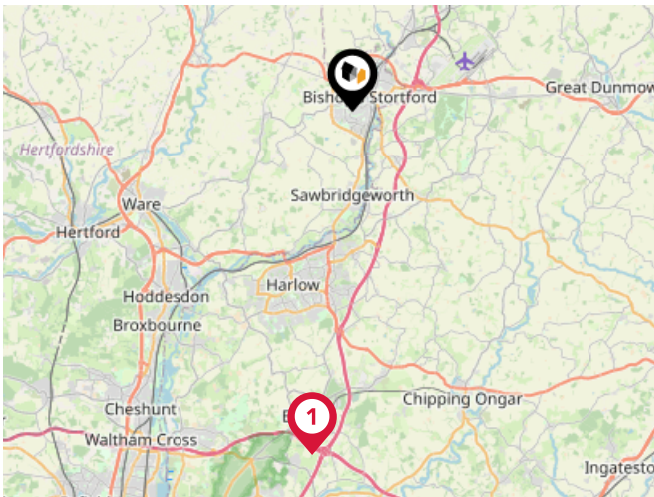
Airports/Helipads

Pin	Name	Distance
1	London Stansted Airport	4.89 miles
2	Cambridge Airport	23.15 miles
3	London City Airport	26.07 miles
4	London Luton Airport	22.46 miles



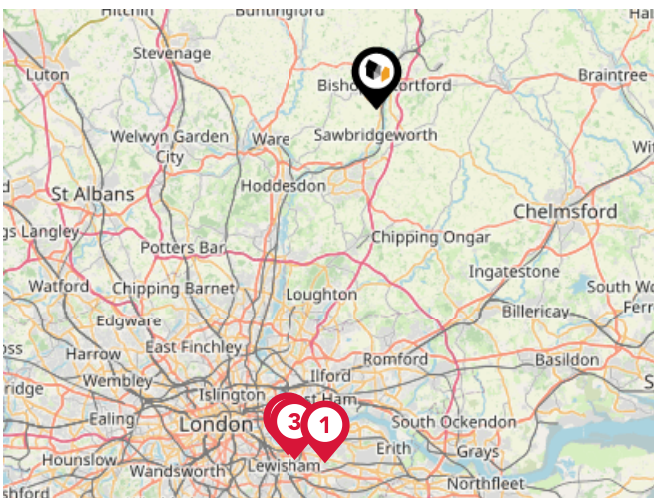
Bus Stops/Stations

Pin	Name	Distance
1	Maple Avenue	0.09 miles
2	Maple Avenue	0.09 miles
3	Thornfield Road	0.32 miles
4	Fire Station	0.29 miles
5	Fire Station	0.3 miles



Local Connections

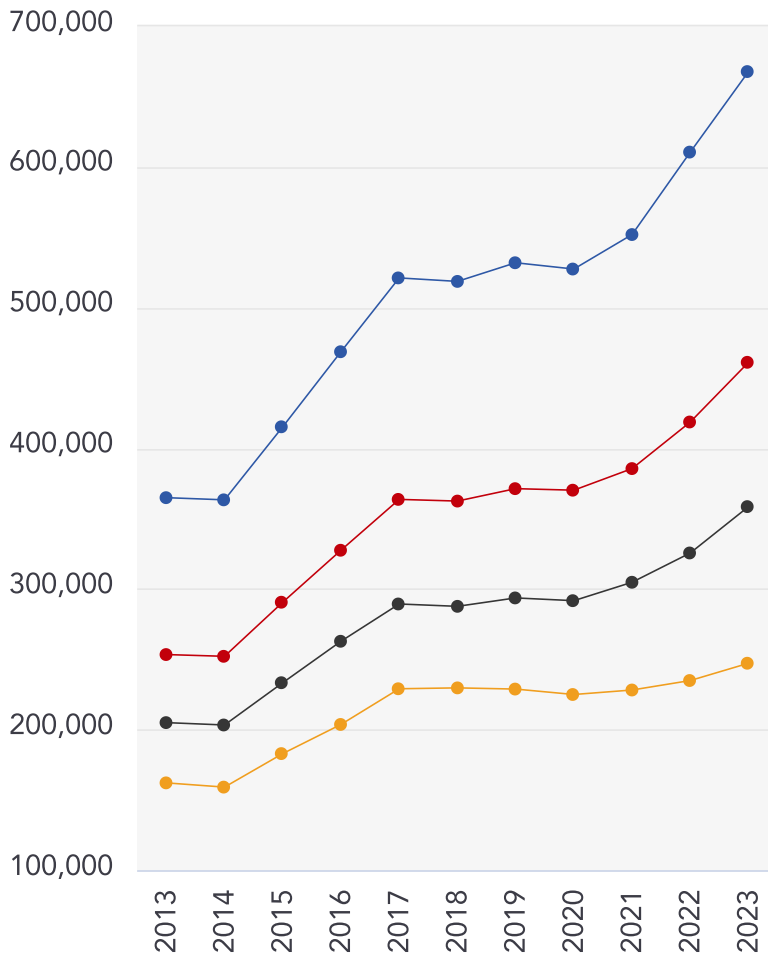
Pin	Name	Distance
1	Epping Underground Station	12.65 miles



Ferry Terminals

Pin	Name	Distance
1	Woolwich Ferry North Pier	26.38 miles
2	East India Pier	26.28 miles
3	North Greenwich Pier	26.5 miles

10 Year History of Average House Prices by Property Type in CM23



Detached

+83.03%

Semi-Detached

+82.02%

Terraced

+74.94%

Flat

+52.48%



David Lee

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Email us on - sales@davidlee.co.uk

Financial Services

Here at David Lee we work with Fosters Financial, a local brokerage firm whom we know and trust to provide our clients with the best advice and the highest level of service. Here's a little about them.

"At Fosters Financial we're here to help you with all of your Mortgage & Insurance needs. We have access to the whole of the Mortgage market, this means we can find you the best deal to suit your circumstances.

Once you have found the best mortgage product it's really important to ensure that both you and your home are protected, but don't worry we provide you with all the advice on this for you too!"

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Testimonial 1



I can't thank the team at David Lee Estates enough. I found a wonderful little property a few months ago through David Lee estates and they showed a lot of patience and help to get the sale over the line for me and I couldn't be happier with my home! I must give a massive thank you to Mark who fought my corner for me, negotiating with the seller and keeping her on board until the sale went through. I would recommend David Lee Estate for anyone.

Testimonial 2



I was impressed with their professionalism. Good photo and video package of the house. They know their stuff. The house sale was virtually stress-free.

Testimonial 3



I've worked with David Lee Estate Agents for several years as their board erector and have enjoyed the experience. The staff are polite & very helpful and a great team.

Testimonial 4



David Lee agent was very professional and very responsive. I have to especially thank James and Liz for their proactive follow up in making the rental process so smooth!



David Lee

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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