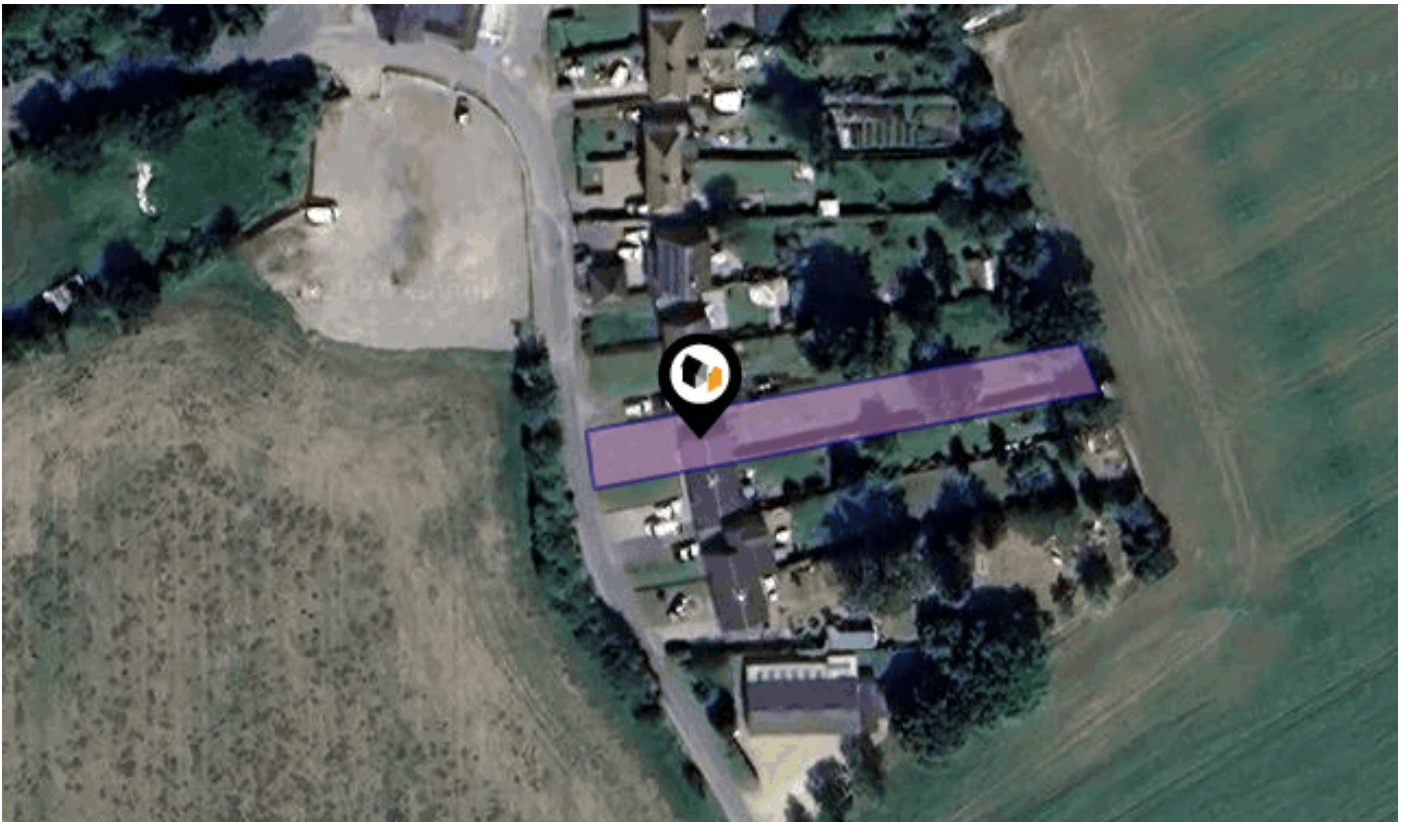




# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Saturday 23<sup>rd</sup> November 2024**



**3, BROWNS END ROAD, BROXTED, DUNMOW, CM6 2BQ**

## **Taylor Milburn**

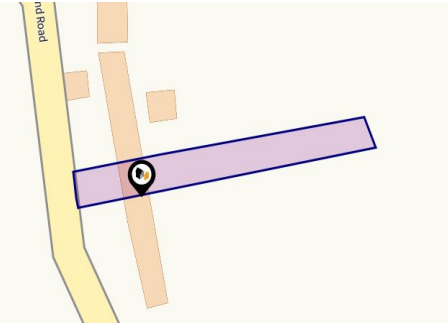
20a Coggeshall Road Braintree CM7 9BY

01376 343 777

info@taylormilburn.co.uk

www.taylormilburn.co.uk

# Property Overview



## Property

**Type:** Semi-Detached  
**Bedrooms:** 3  
**Floor Area:** 882 ft<sup>2</sup> / 82 m<sup>2</sup>  
**Plot Area:** 0.2 acres  
**Council Tax :** Band D  
**Annual Estimate:** £2,149  
**Title Number:** EX678031  
**UPRN:** 100091278357

**Tenure:** Freehold

## Local Area

**Local Authority:** Essex  
**Conservation Area:** No  
**Flood Risk:**  
 ● Rivers & Seas No Risk  
 ● Surface Water Very Low

**Estimated Broadband Speeds**  
 (Standard - Superfast - Ultrafast)

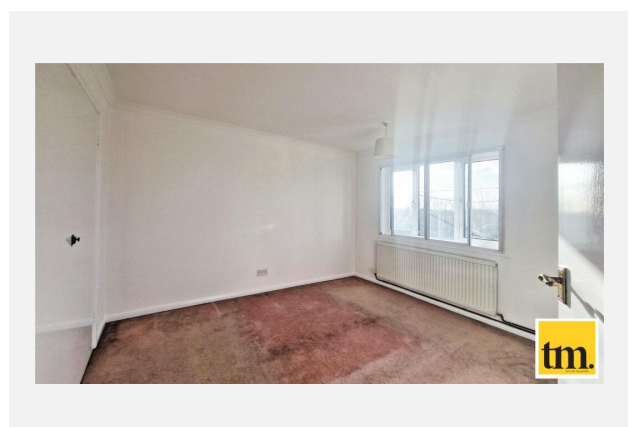
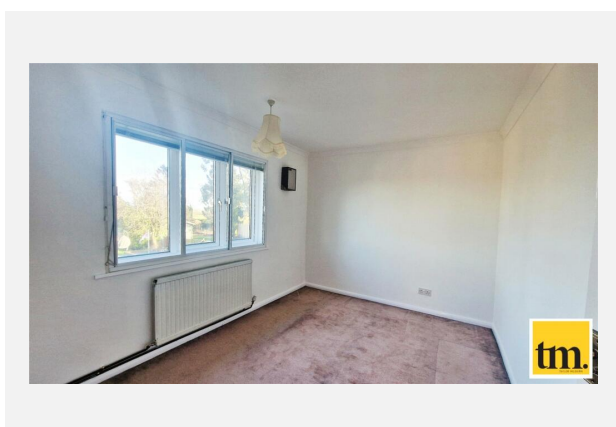
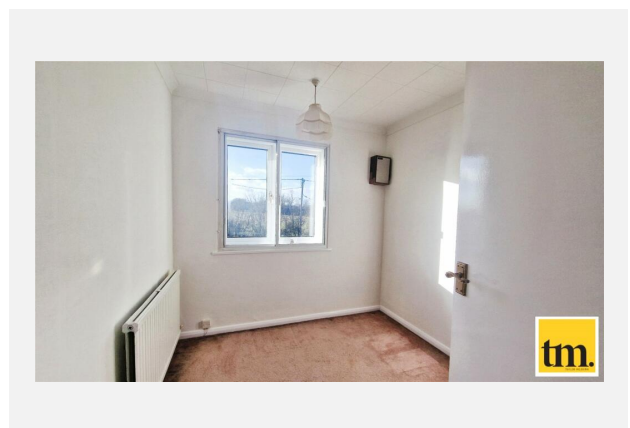
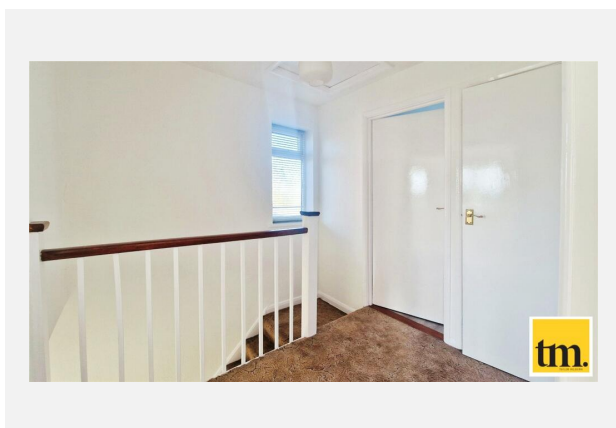
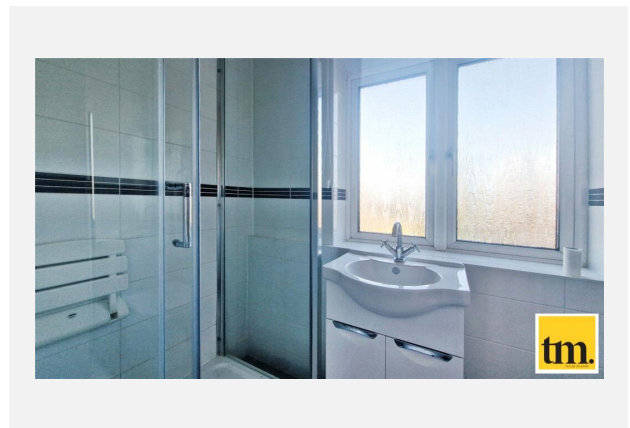
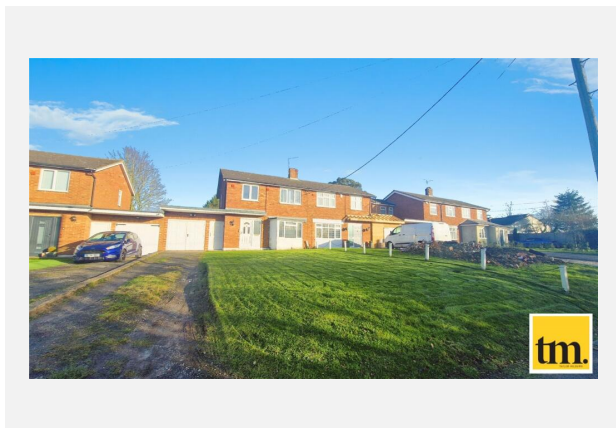
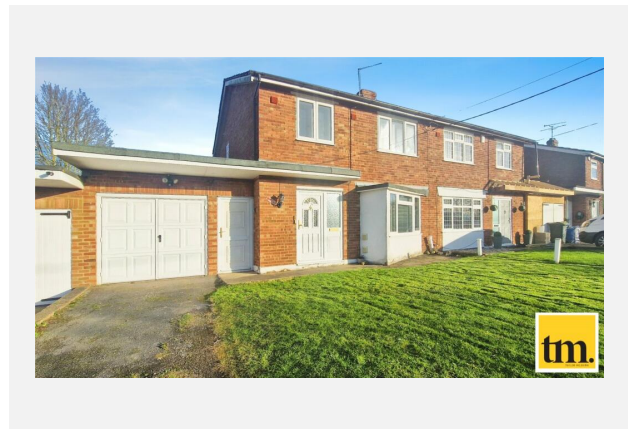
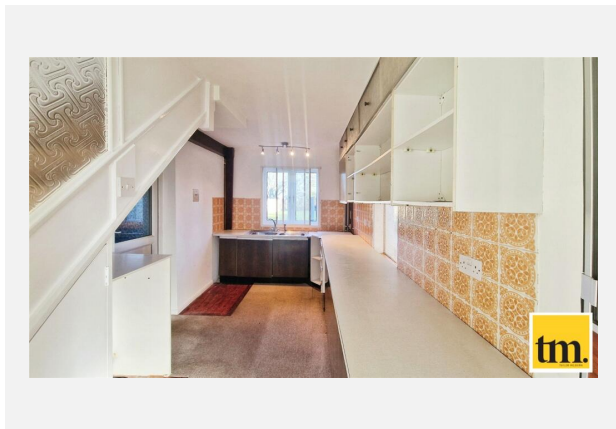
<b>3</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

**Mobile Coverage:**  
 (based on calls indoors)

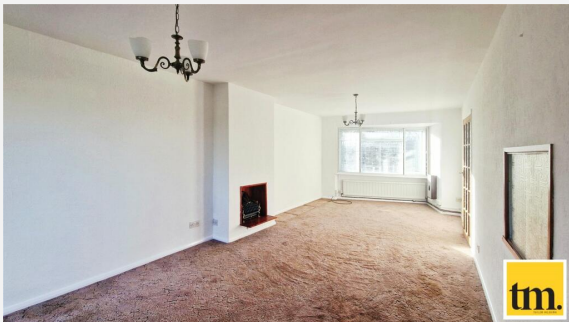


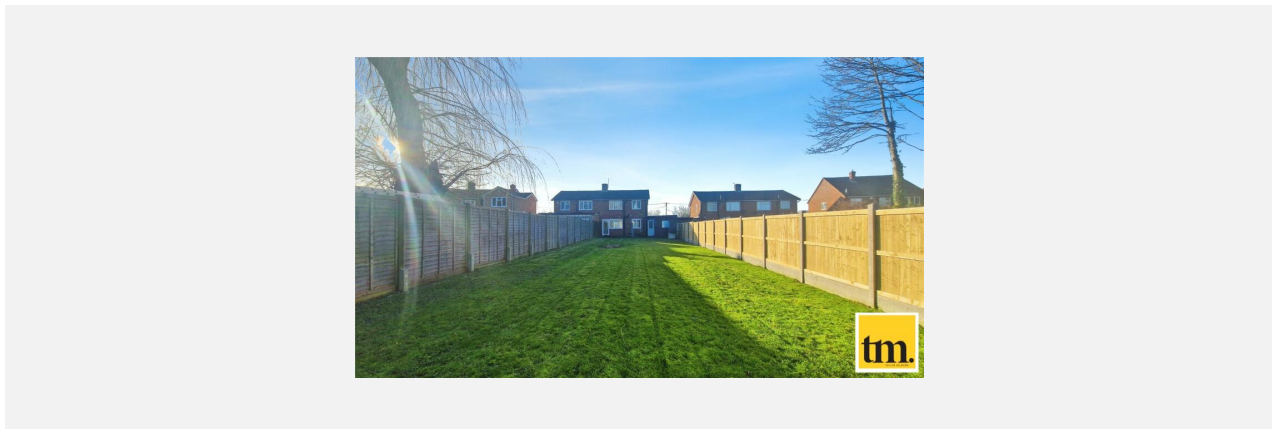
**Satellite/Fibre TV Availability:**



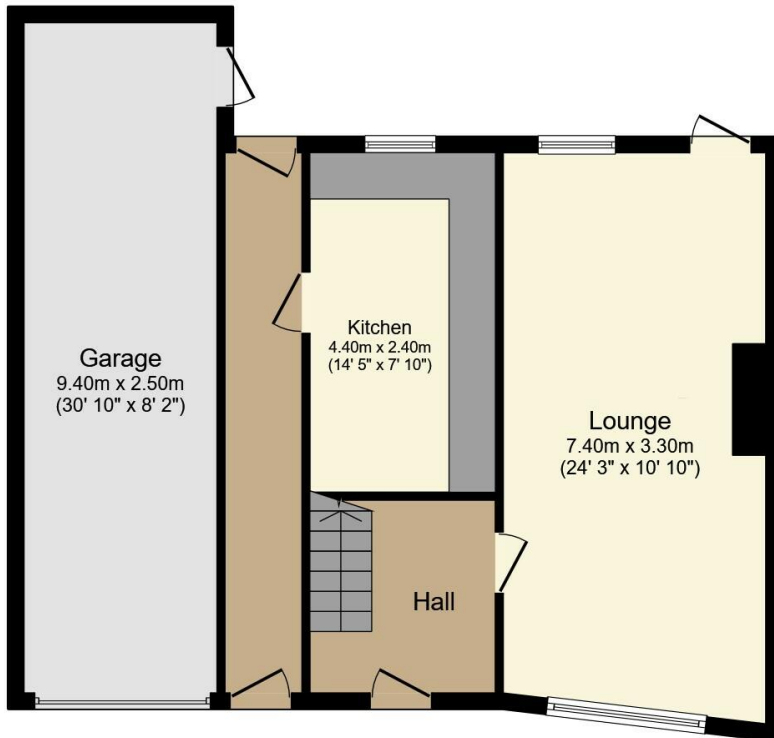




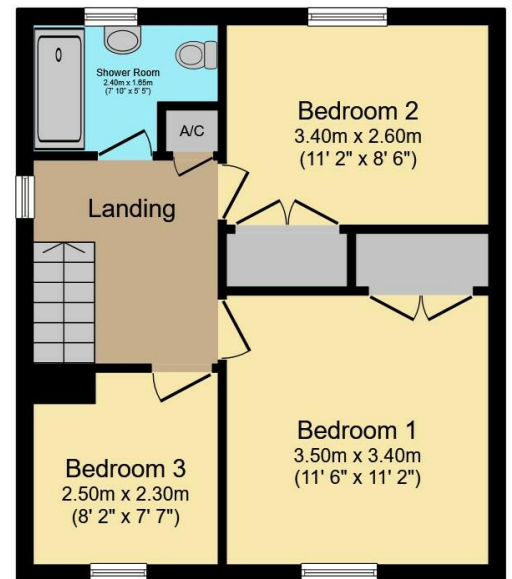




## 3, BROWNS END ROAD, BROXTED, DUNMOW, CM6 2BQ



**Ground Floor**



**First Floor**

Total floor area 113.4 m<sup>2</sup> (1,221 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Property  
**EPC - Certificate**



3 Browns End Road Broxted DUNMOW CM6 2BQ

Energy rating

**D**

Valid until 19.02.2034

Certificate number  
 0310-2555-4320-2504-5401

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		84   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	67   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

## EPC - Additional Data

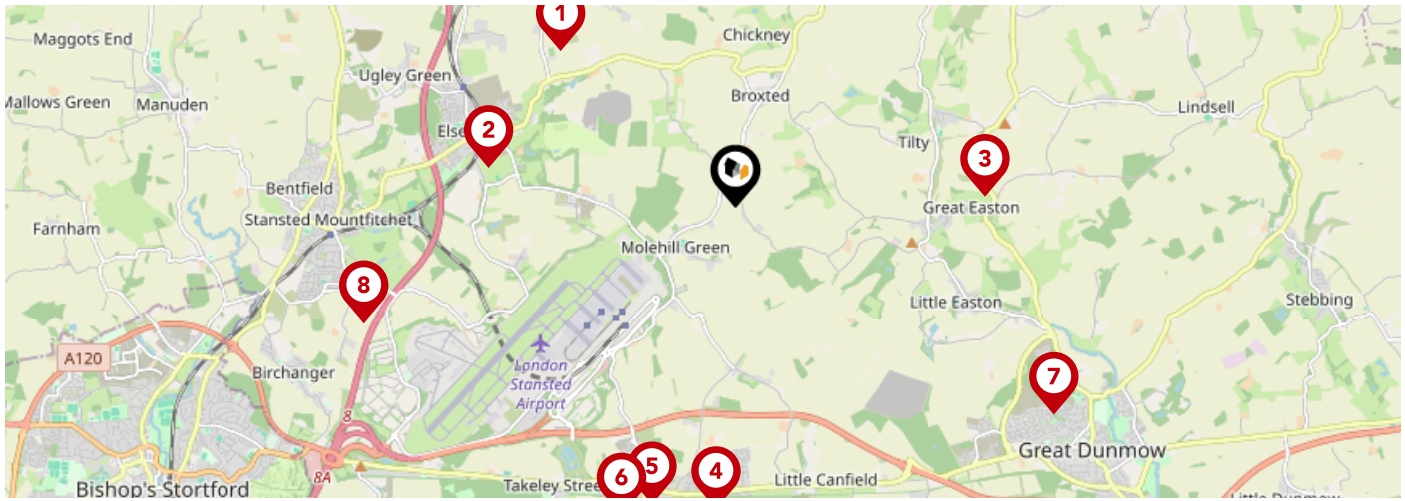


### Additional EPC Data

<b>Property Type:</b>	Semi-detached house
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Cavity wall filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators oil
<b>Main Heating Controls:</b>	Programmer room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in 80% of fixed outlets
<b>Floors:</b>	Solid no insulation (assumed)
<b>Total Floor Area:</b>	82 m <sup>2</sup>

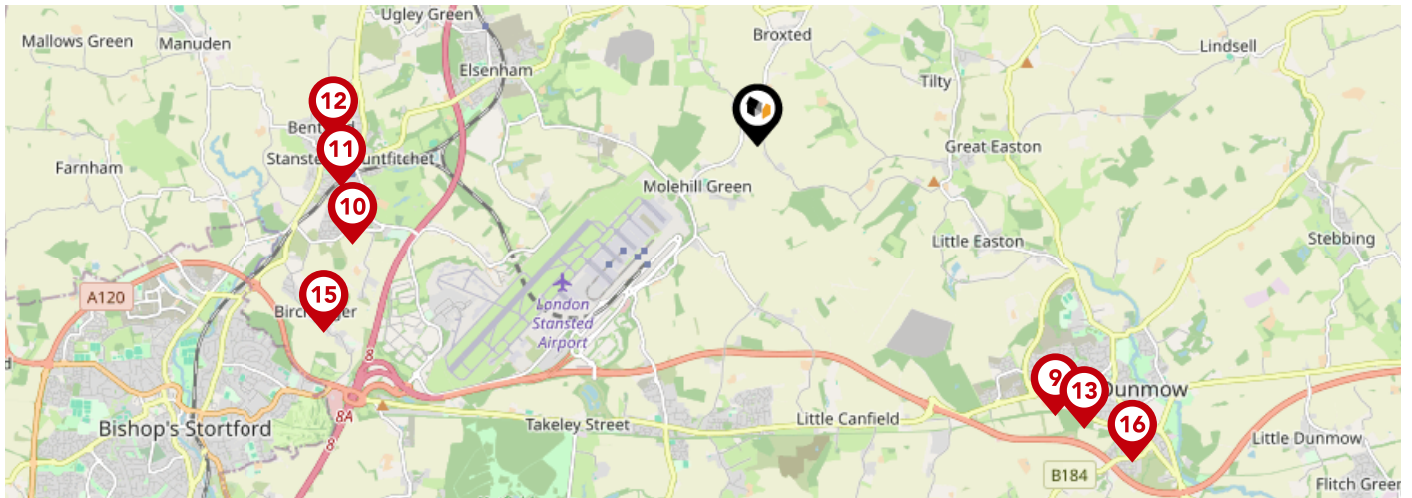


# Area Schools



	Nursery	Primary	Secondary	College	Private
<b>1</b> <b>Henham and Ugley Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 191   Distance:2.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b> <b>Elsenham Church of England Voluntary Controlled Primary School</b> Ofsted Rating: Good   Pupils: 357   Distance:2.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b> <b>Great Easton Church of England Voluntary Aided Primary School</b> Ofsted Rating: Good   Pupils: 152   Distance:2.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b> <b>Takeley Primary School</b> Ofsted Rating: Good   Pupils: 348   Distance:2.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b> <b>Roseacres Primary School</b> Ofsted Rating: Good   Pupils: 209   Distance:2.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b> <b>The Christian School (Takeley)</b> Ofsted Rating: Not Rated   Pupils: 26   Distance:3.01	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b> <b>Helena Romanes School</b> Ofsted Rating: Good   Pupils: 1287   Distance:3.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b> <b>Forest Hall School</b> Ofsted Rating: Good   Pupils: 496   Distance:3.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

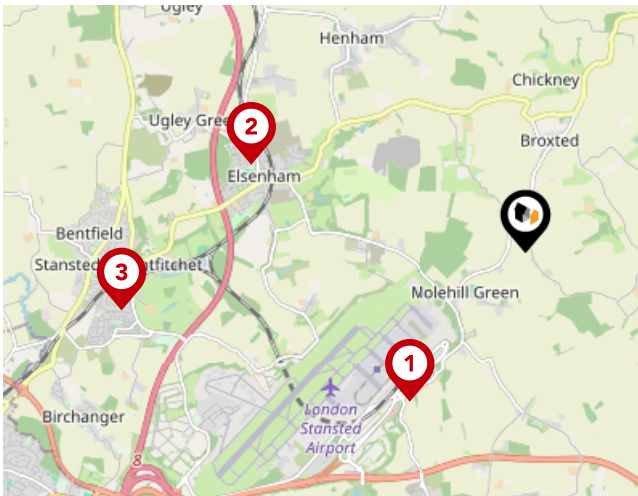
# Area Schools



	Nursery	Primary	Secondary	College	Private
<b>Great Dunmow Primary School</b> Ofsted Rating: Good   Pupils: 423   Distance:3.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>St Mary's CofE Foundation Primary School</b> Ofsted Rating: Good   Pupils: 262   Distance:3.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Magna Carta Primary Academy</b> Ofsted Rating: Good   Pupils: 201   Distance:3.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Bentfield Primary School and Nursery</b> Ofsted Rating: Good   Pupils: 214   Distance:3.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Dunmow St Mary's Primary School</b> Ofsted Rating: Good   Pupils: 471   Distance:3.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Thaxted Primary School</b> Ofsted Rating: Good   Pupils: 258   Distance:3.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Birchanger Church of England Voluntary Controlled Primary School</b> Ofsted Rating: Good   Pupils: 107   Distance:4.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Cambian Great Dunmow School</b> Ofsted Rating: Not Rated   Pupils: 15   Distance:4.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

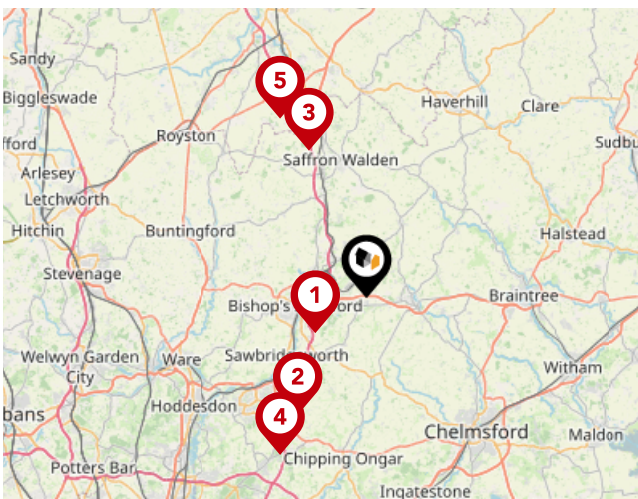
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Stansted Airport Rail Station	1.72 miles
2	Elsenham Rail Station	2.62 miles
3	Stansted Mountfitchet Rail Station	3.72 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J8	4.56 miles
2	M11 J7A	9.98 miles
3	M11 J9	11.56 miles
4	M11 J7	13.15 miles
5	M11 J10	14.55 miles

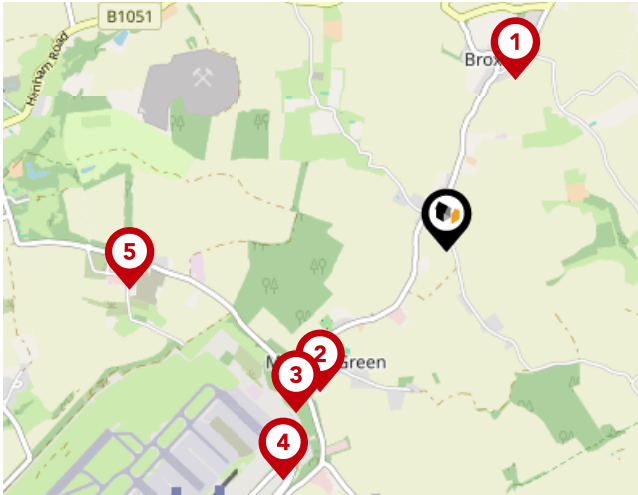


### Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	1.69 miles
2	Silvertown	29.82 miles
3	Southend-on-Sea	29.56 miles
4	Luton Airport	28.33 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Moor End Lane	0.84 miles
2	School Lane	0.87 miles
3	Molehill Green Road	1.01 miles
4	Stansted Short Stay (Blue Zone)	1.28 miles
5	DeSalis Hotel	1.46 miles

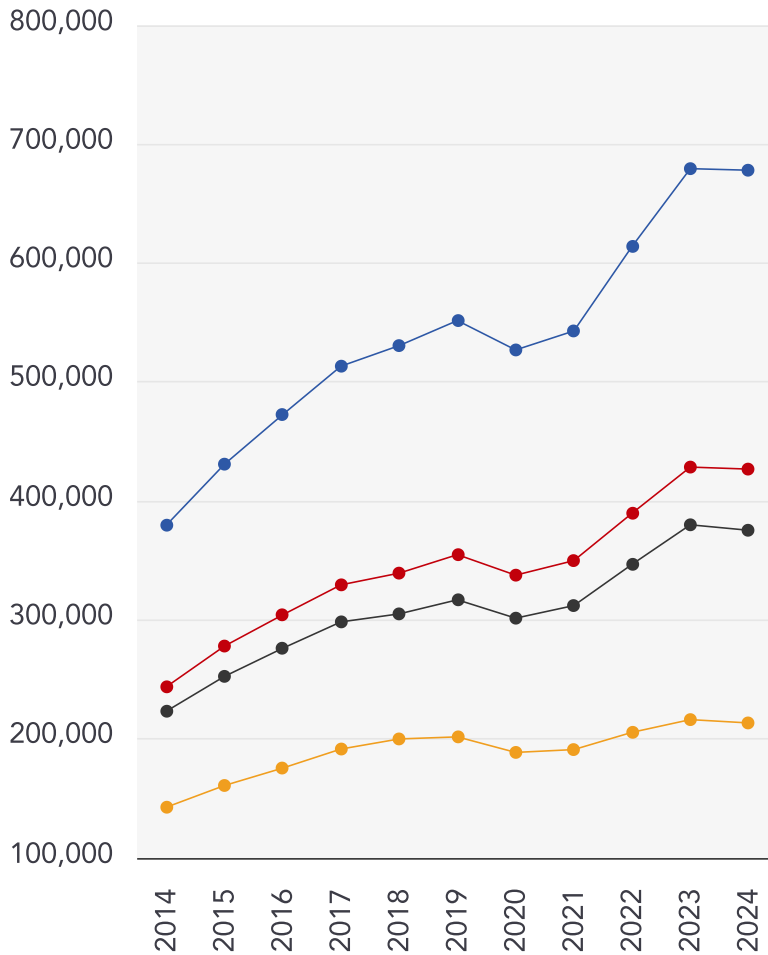


# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in CM6



Detached

**+78.56%**

Semi-Detached

**+75.03%**

Terraced

**+68.08%**

Flat

**+49.64%**



### Taylor Milburn

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The property brokerage at TM is the first of its kind in Essex. Powered by EXP, we offer a local team of agents. Our customer service hub is on hand through the week to deliver the best customer service and help you move. By taking away the day to day burden of calls, our agents are available to you on a more personal service, to help carry out viewings and valuations. By partnering with Rello, once your property is sold, they will be on hand to guide you through the after sale process.

### Financial Services

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Taylor Milburn Financial provides impartial 'whole of market' mortgage advice and associated protection products. Tailored to individual needs and circumstances and working with all available UK lending institutions, guarantees Taylor Milburn Financial will find the very best mortgage deal. A Taylor Milburn Financial advisor understands only too well what a minefield the current mortgage market is and the advice given is aimed at assisting clients throughout the whole home buying experience. With thousands of mortgage options in the UK to choose from, often changing daily, we would recommend anyone thinking of taking out a Mortgage against property, first speaks to a 'whole of market' mortgage broker. At the initial meeting, a Budget Planner will be completed and time taken to establish exactly how much the client can realistically afford to borrow. All different types of



## Testimonial 1



I can not recommend Taylor Milburn high enough. The people here go above and beyond what they need to do to make a stressful time much easier.

They have been so helpful , friendly and professional . Never to busy to help.

They are really nice guys and I'd particularly like to mention Steve and Paul as they are the two I've dealt with most but all of the staff from here and also the Braintree branch are great.

Thank you so much.

## Testimonial 2



I would highly recommend their services. It has been a very smooth processes from the start to the finish.

Thank you so much you have been perfect.

## Testimonial 3



Taylor Milburn sold my house in 4 days. They buck the trend of traditional estate agents with their friendliness. I was kept informed at all stages of the sale and I can honestly say they know what they are doing and I have recommended them to all family and friends.



/taylormilburnresidential



/taylormilburnestate\_agent

# Taylor Milburn

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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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