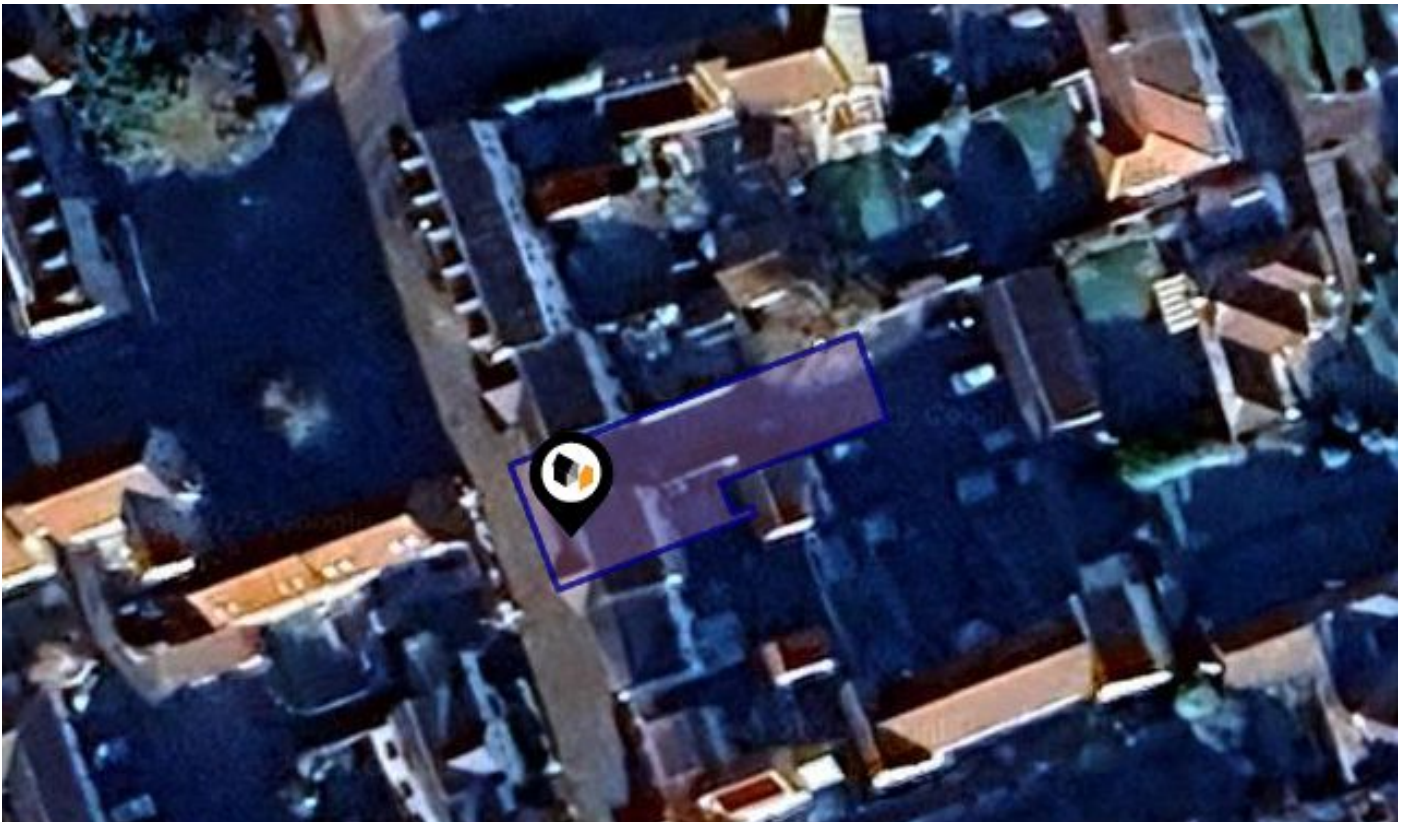




KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 28th January 2025



DENTON CRESCENT, BRAINTREE, CM77

Taylor Milburn

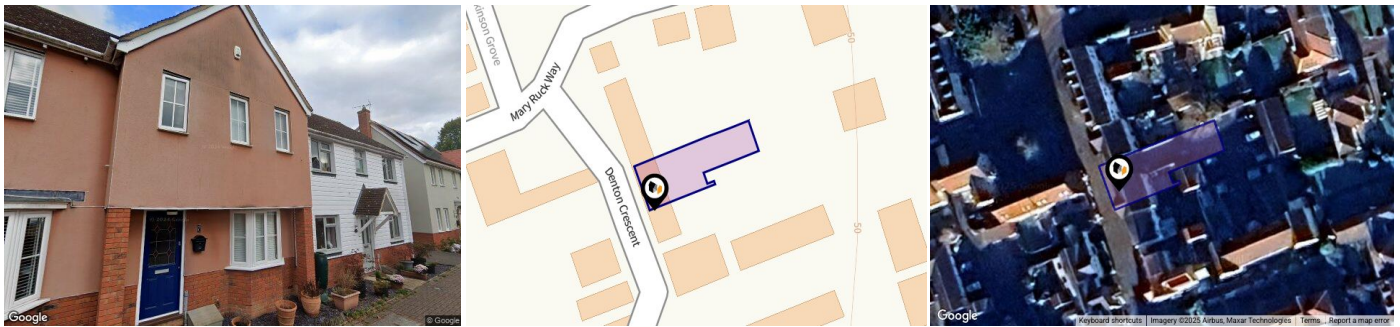
20a Coggeshall Road Braintree CM7 9BY

01376 343 777

info@taylormilburn.co.uk

www.taylormilburn.co.uk

Property Overview



Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	4		
Plot Area:	0.07 acres		
Year Built :	2000		
Council Tax :	Band E		
Annual Estimate:	£2,578		
Title Number:	EX646965		

Local Area

Local Authority:	Essex
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	High

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

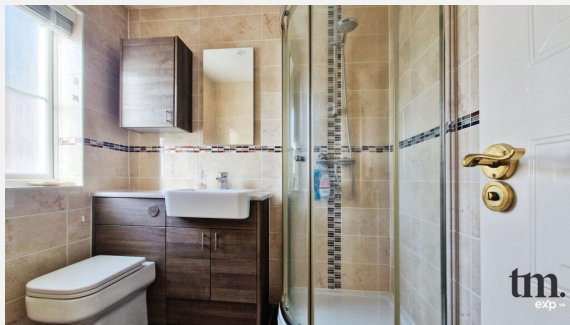
4 mb/s	80 mb/s	1000 mb/s

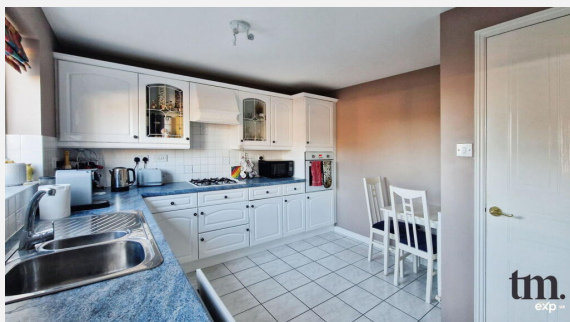
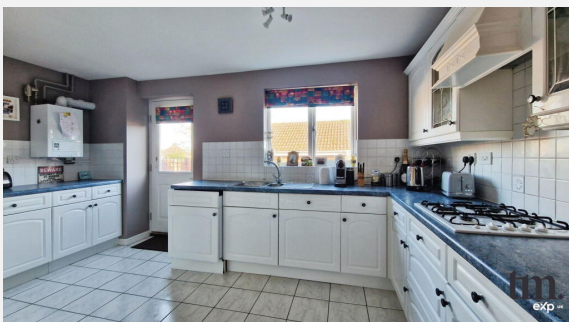
Mobile Coverage: (based on calls indoors)



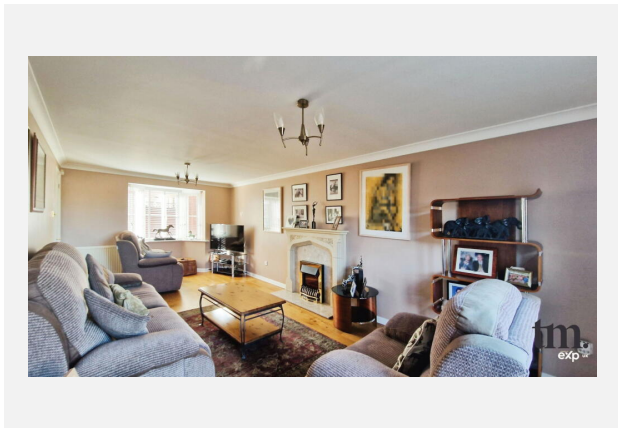
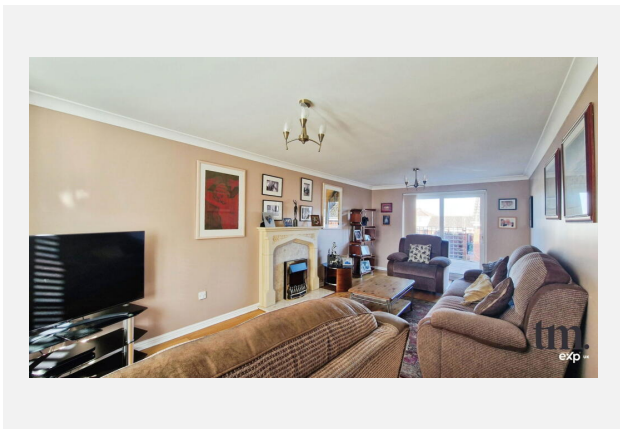
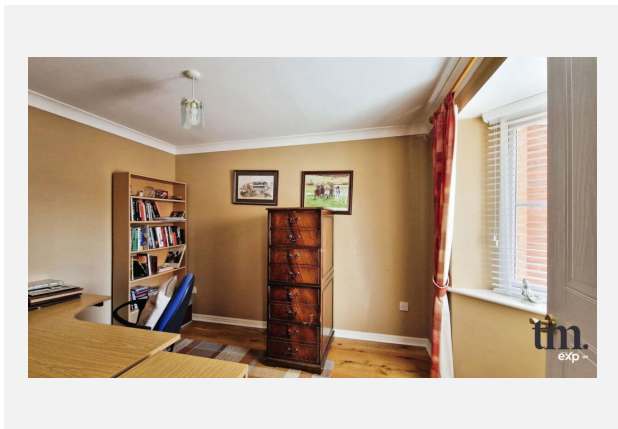
Satellite/Fibre TV Availability:



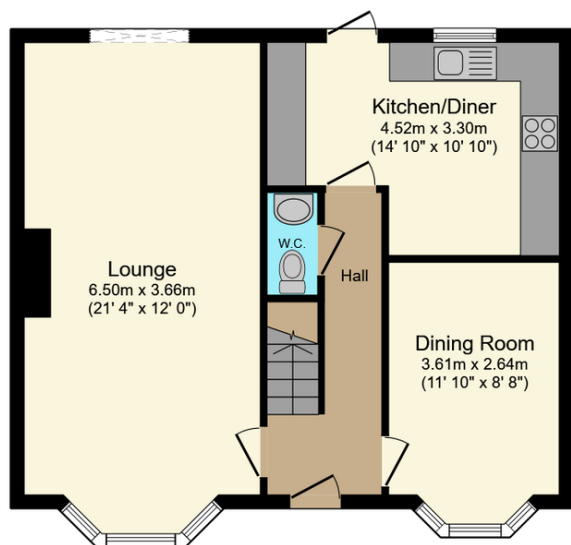




Gallery Photos

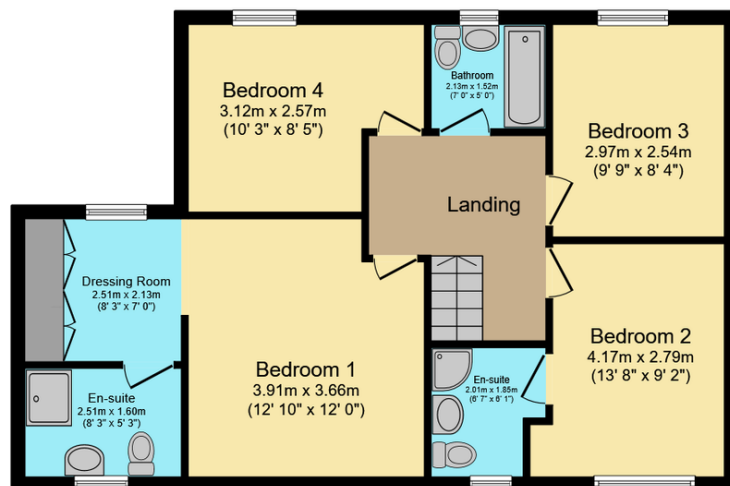


DENTON CRESCENT, BRAINTREE, CM77



Ground Floor

Floor area 59.7 m² (643 sq.ft.)



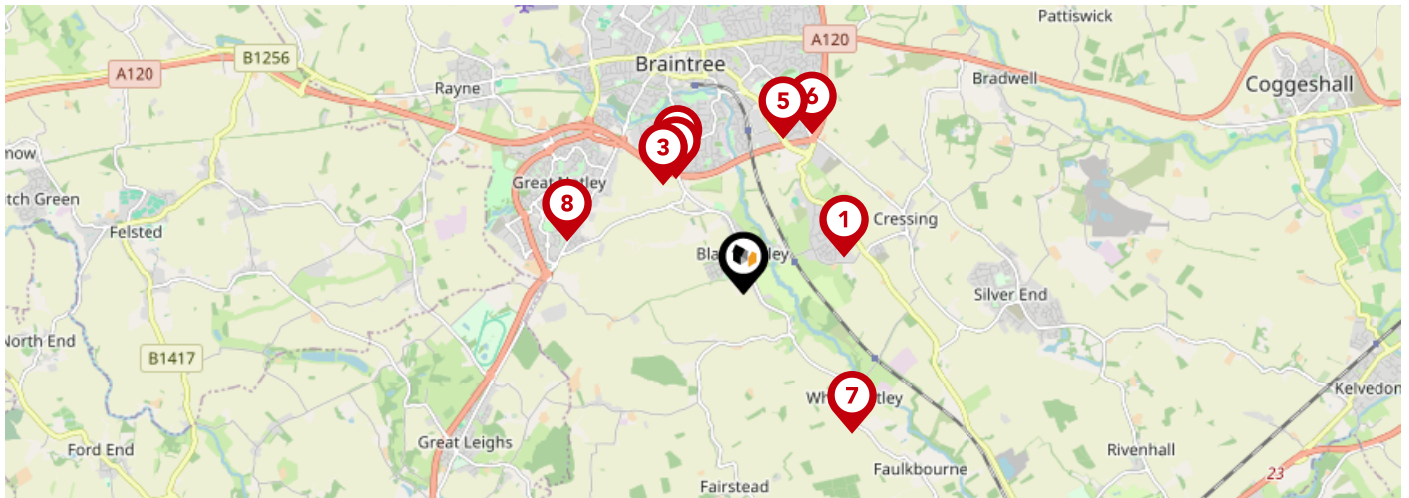
First Floor

Floor area 68.2 m² (735 sq.ft.)

TOTAL: 128.0 m² (1,377 sq.ft.)

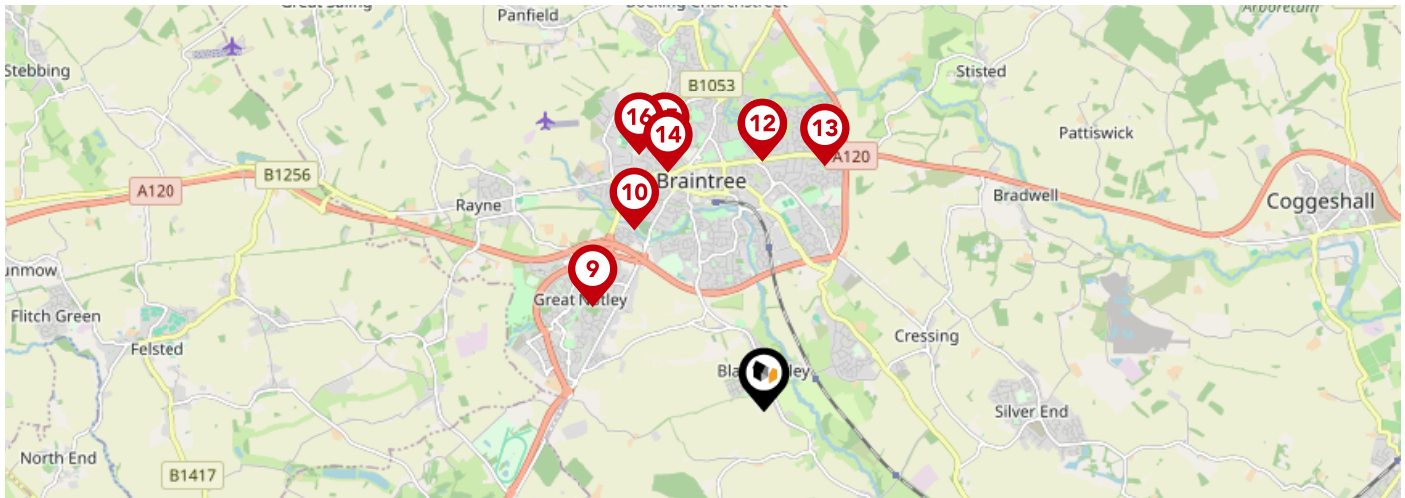
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Schools



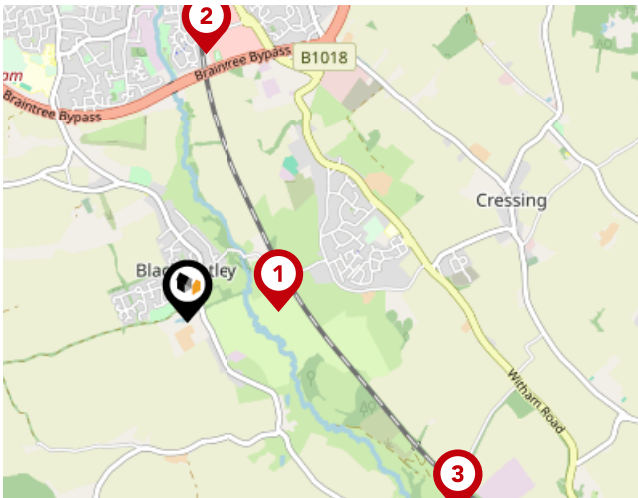
		Nursery	Primary	Secondary	College	Private
1	Cressing Primary School Ofsted Rating: Good Pupils: 196 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	John Ray Infant School Ofsted Rating: Not Rated Pupils:0 Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Notley High School and Braintree Sixth Form Ofsted Rating: Requires improvement Pupils: 1292 Distance:1.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	John Ray Junior School Ofsted Rating: Good Pupils: 440 Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Alec Hunter Academy Ofsted Rating: Good Pupils: 1058 Distance:1.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Beckers Green Primary School Ofsted Rating: Good Pupils: 314 Distance:1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	White Notley Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 105 Distance:1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	White Court School Ofsted Rating: Good Pupils: 578 Distance:1.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



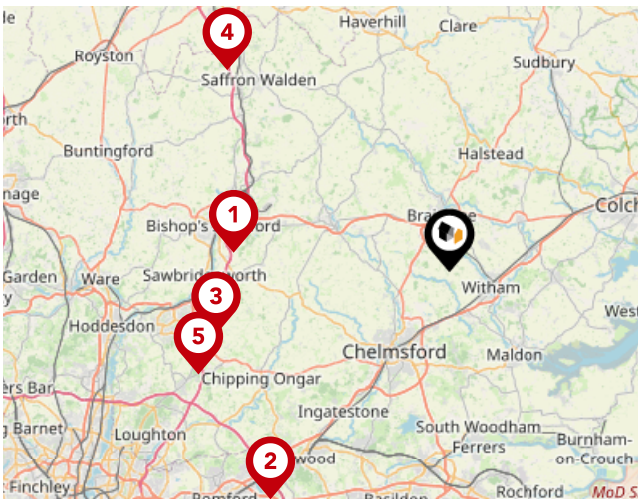
		Nursery	Primary	Secondary	College	Private
	Notley Green Primary School Ofsted Rating: Good Pupils: 398 Distance:1.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Michael's Church of England Voluntary Aided Primary School Ofsted Rating: Requires improvement Pupils: 416 Distance:2.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Great Bradfords Junior School Ofsted Rating: Good Pupils: 336 Distance:2.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Great Bradfords Infant and Nursery School Ofsted Rating: Good Pupils: 300 Distance:2.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lyons Hall School Ofsted Rating: Good Pupils: 569 Distance:2.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Francis Catholic Primary School, Braintree Ofsted Rating: Good Pupils: 210 Distance:2.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	John Bunyan Primary School and Nursery Ofsted Rating: Good Pupils: 541 Distance:2.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tabor Academy Ofsted Rating: Requires improvement Pupils: 964 Distance:2.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



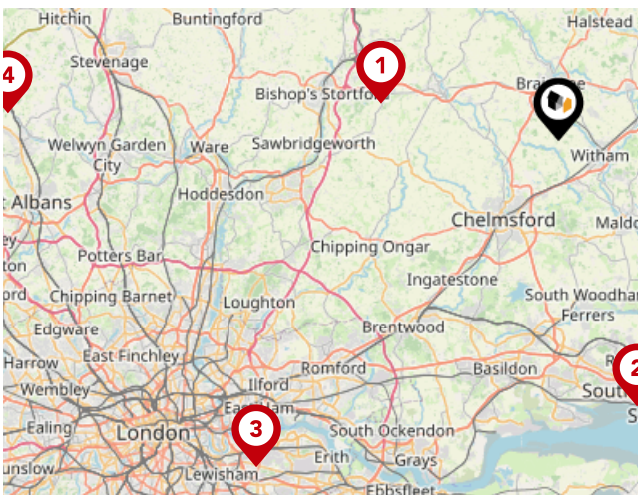
National Rail Stations

Pin	Name	Distance
1	Cressing Rail Station	0.42 miles
2	Braintree Freeport Rail Station	1.23 miles
3	White Notley Rail Station	1.51 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J8	15.79 miles
2	M25 J28	21.27 miles
3	M11 J7A	17.67 miles
4	M11 J9	21.93 miles
5	M11 J7	19.87 miles

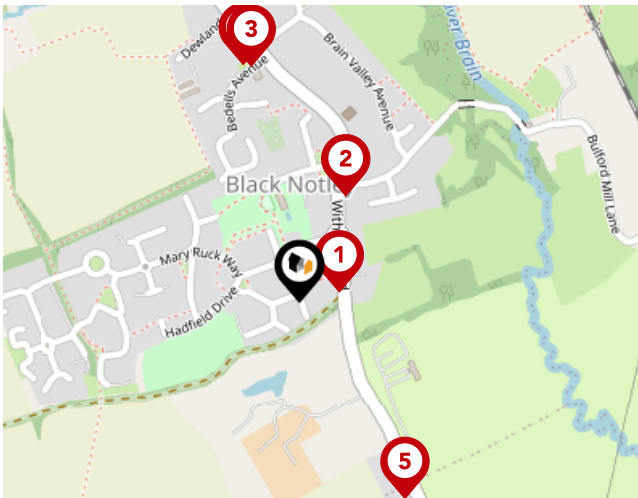


Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	13.27 miles
2	Southend-on-Sea	20.41 miles
3	Silvertown	32.75 miles
4	Luton Airport	40.34 miles

Area

Transport (Local)



Bus Stops/Stations

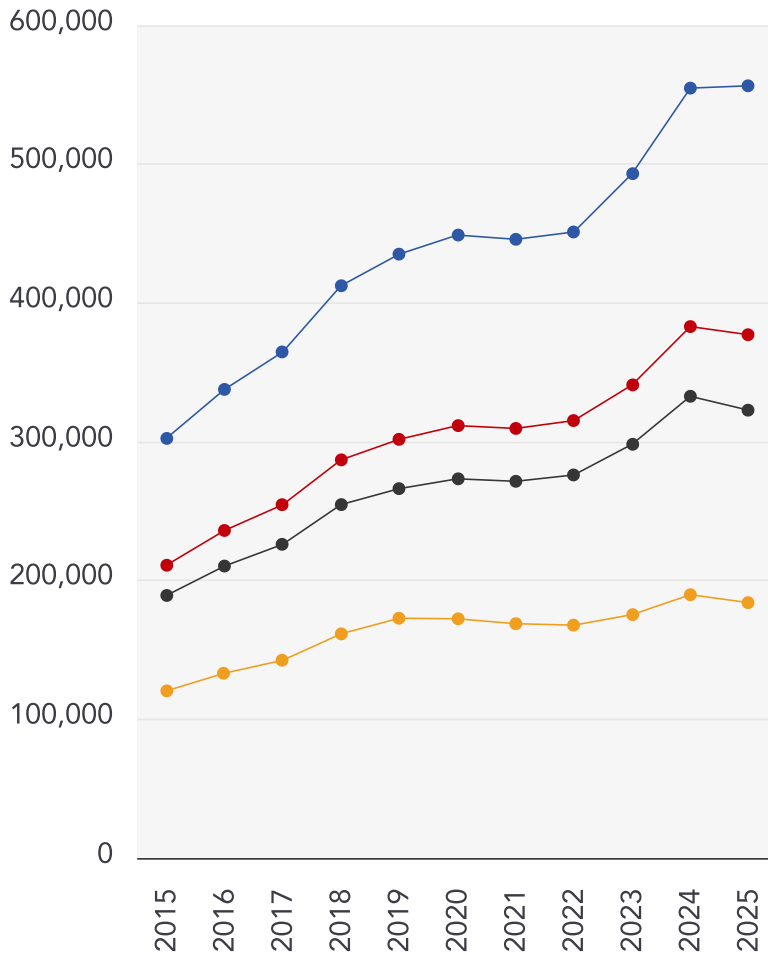
Pin	Name	Distance
1	Mary Ruck Way	0.05 miles
2	Bulford Lane	0.13 miles
3	Brain Valley Avenue	0.28 miles
4	Brain Valley Avenue	0.28 miles
5	Golf Course	0.26 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in CM77



Detached

+84.03%

Semi-Detached

+78.73%

Terraced

+70.57%

Flat

+52.78%



Taylor Milburn

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

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

Agent Disclaimer



Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Taylor Milburn or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Taylor Milburn and therefore no warranties can be given as to their good working order.

Taylor Milburn

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.



Taylor Milburn

20a Coggeshall Road Braintree CM7 9BY

01376 343 777

info@taylormilburn.co.uk

www.taylormilburn.co.uk

