



Neighborhood Report



Serene Knell, BROKER, REALTOR®

Simply Sell Now

119 Drum Hill Rd Suite 343

Chelmsford, MA 01824

Office: 978.726.0261

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Personal and Professional Information



Serene Knell

Affiliation

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Chelmsford, MA 01824
Office: 978.726.0261
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Experience

Century 21 Commonwealth
Century 21 Heritage
Century 21 DeAnn Group
Boston Globe (Marketing Division)
DGA (Sr. Operation Mgr/Marketing Firm)
Radio City Music Hall (Production)
Apollo Theatre (Production/Staging)
CBS (Television Production/Line Producer)
Meadowlands Arena (Stage Manager)
Serene Hands (Neuromuscular Sports Massage Therapist)

Personal Information

Simply Sell Now is licensed in Massachusetts and New Hampshire. As licensed Realtors we are also members of Massachusetts Association of Realtors, National Association of Realtors and Northeast Association of Realtors.

L. Serene Knell was born and raised in Chelmsford, Massachusetts yet spread her wings and made her home in New York City where she worked her way up the ladder in the entertainment industry working at Radio City Music Hall, Apollo Theatre and Giants Stadium/Continental Airlines Arena as well as the Beacon and other theatrical venues in the capacity of Production Manager, Stage Manager and Director. Her ability to assess a situation and remedy any obstacles with her positive attitude and integrity raised the bar for those who worked by her and for her. Problem solving accompanied by creativity was just what the entertainment industry craved as she was hired to run television shows in Hollywood and made it her home for over seven years. Organization, engaging marketing skills and constantly reinventing herself allowed for a very successful career in such a cut throat business. Serene moved back to Chelmsford 6 years ago so her now adult son could

Prepared by Serene Knell, BROKER, REALTOR®



Personal and Professional Information



get to know his extended family and she has applied everything that has brought her success to the industry of Real Estate. Serene worked with Century 21 for many years while she assisted, educated and guided her Buyers and Sellers through each transaction. The ability to relieve their stress and ensure a negotiation goes from conception to closing is imperative for a sale or purchase of such monetary value and emotional magnitude. The art of listening is vital to being successful. Great ideas mean nothing if not executed properly. Most importantly the ability to communicate in a likable manner and encourage everyone involved to do their part successfully requires someone such as Serene to see a transaction through to the end. There is always a Buyer and there is always a Seller... it's about proactively seeking the one out for the other through every possible venue and ingenious marketing skills that are true and not just a gimmick.

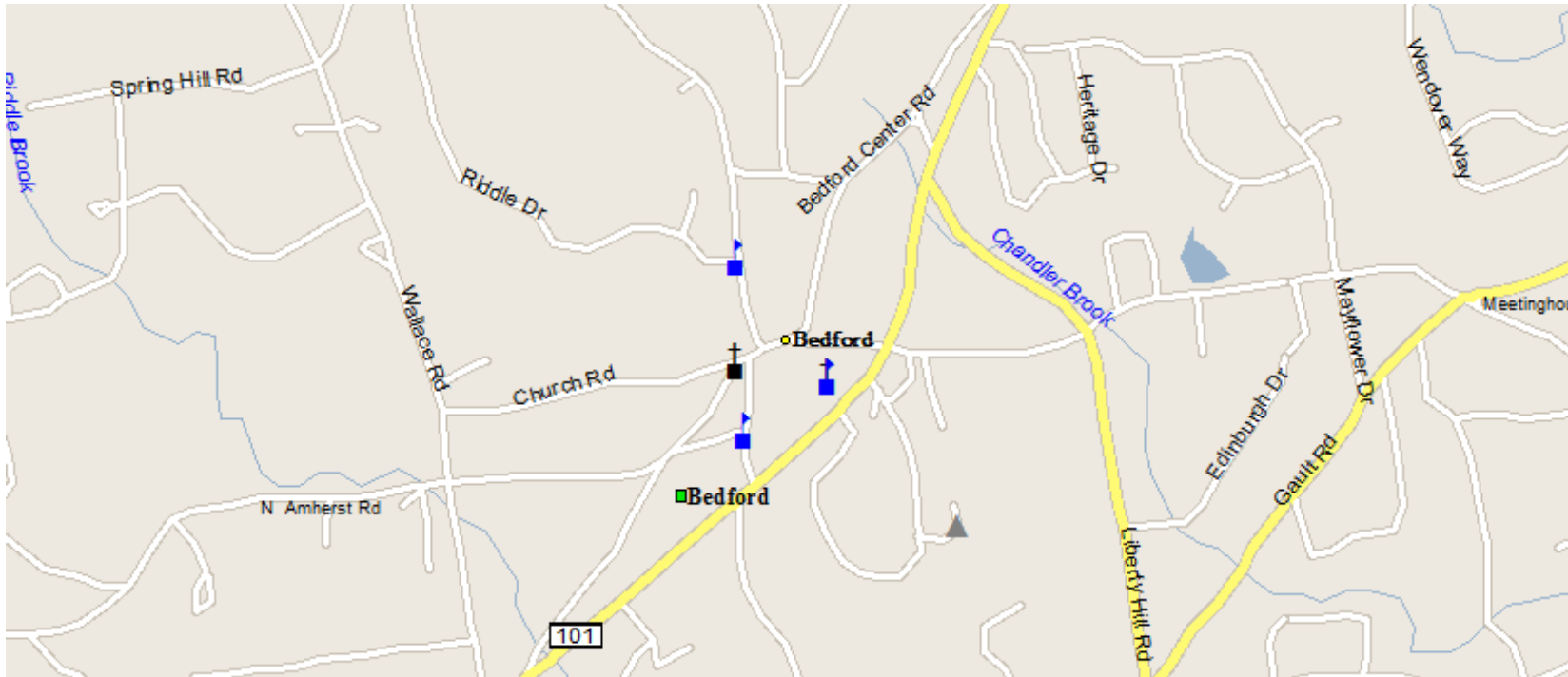
Serene has also flipped many properties over the years which has given her extensive knowledge on the bones of a home. She knows what to look for that may cause a red flag when buying or selling. How to make minor changes that will give you a major return and how to properly stage a home that makes the difference of selling in a timely manner and setting your home apart from the rest. These skills made her client base grow quickly. Serene continues to educate herself so she can educate her clients and eventually she became a Broker and started Simply Sell Now.com which is exactly what it's name states. Simply Sell Now opened in April of 2007 and was created for Serene to utilize all of her creative marketing skills to enable her clients to accomplish their goals. Serene is the Broker/Owner and has chosen not to hire additional agents so she can focus on what she loves to do...work with her clients directly!

Make today a Great Day!





BEDFORD, NH





Neighborhood Facts

BEDFORD

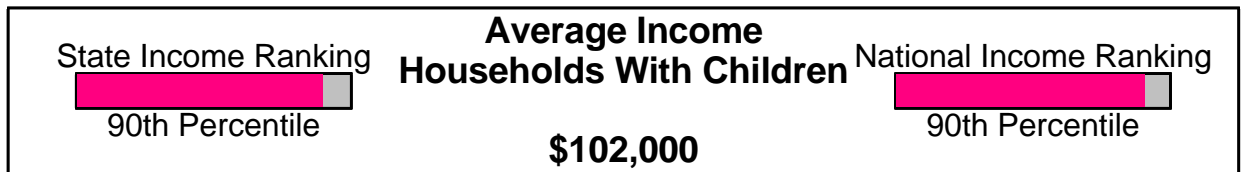
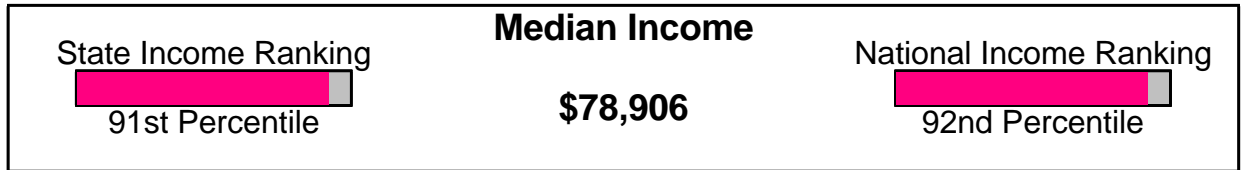
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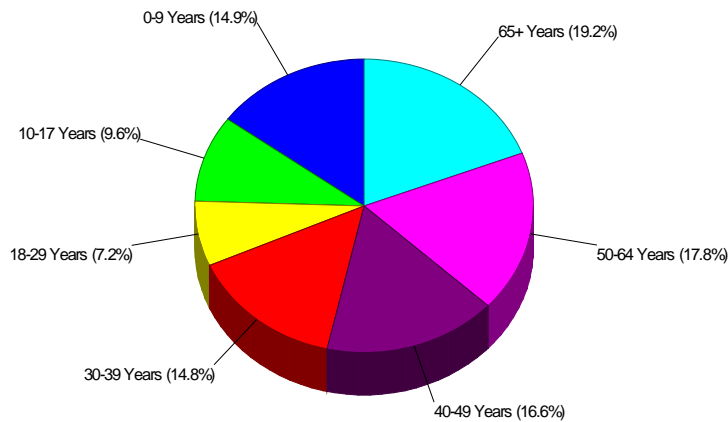
Neighborhood Facts



Income For Neighborhood Within Town of Bedford



Age Breakdown For Neighborhood Within Town of Bedford Average Age = 42.2 Years



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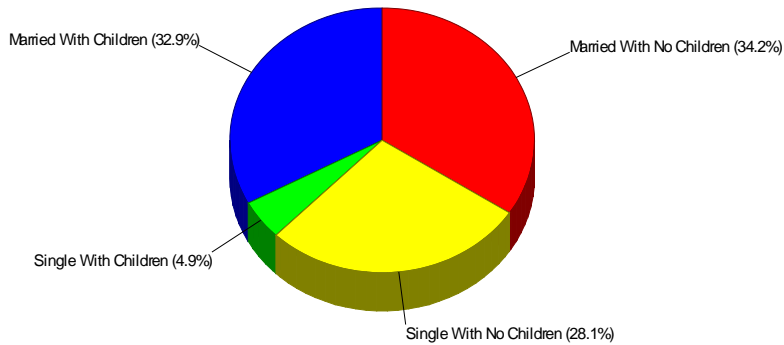


Neighborhood Facts



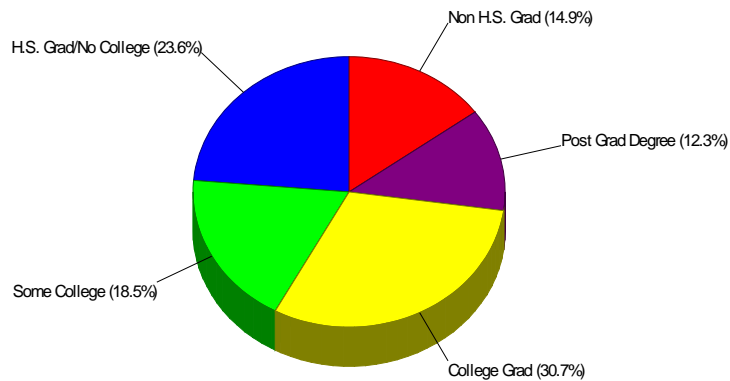
Household Characteristics For Neighborhood Within Town of Bedford

67.1% Married
37.7% With Children



Adult Education Level For Neighborhood Within Town of Bedford

85.1% High School Graduates
43.0% College Graduates



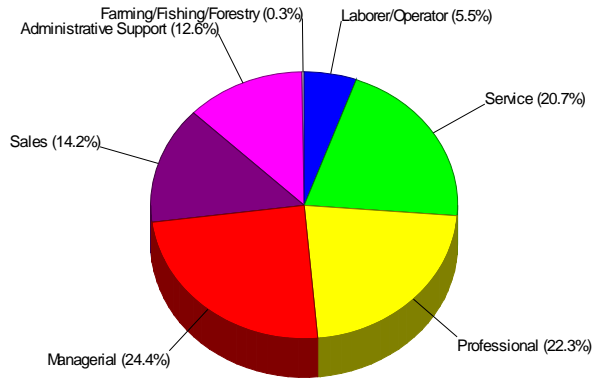
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Neighborhood Facts



Employment For Neighborhood Within Town of Bedford Average Travel Time To Work = 26.3 Minutes



Occupation





Area Facts

BEDFORD

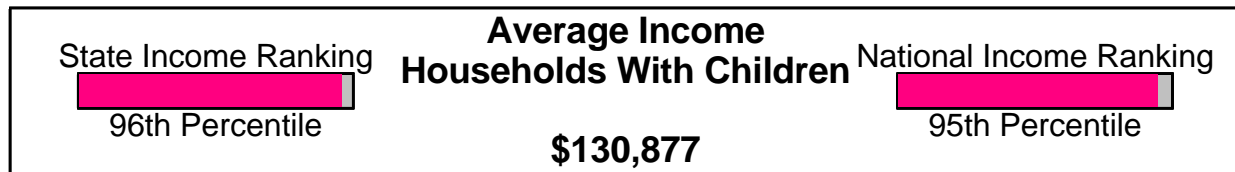
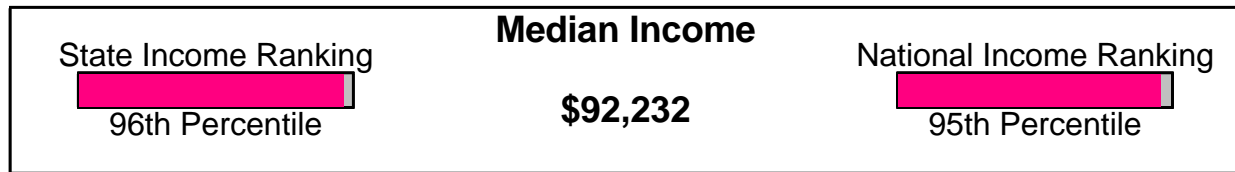
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Area Facts

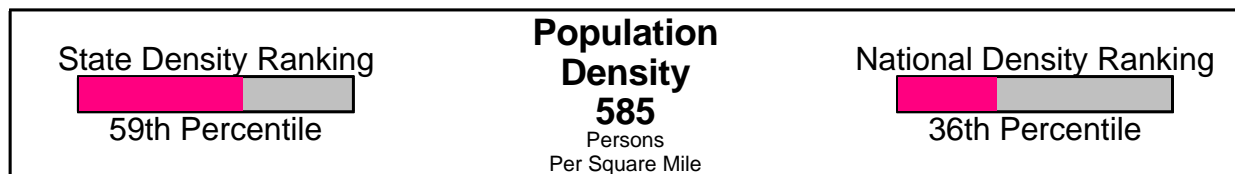


Income For Town of Bedford



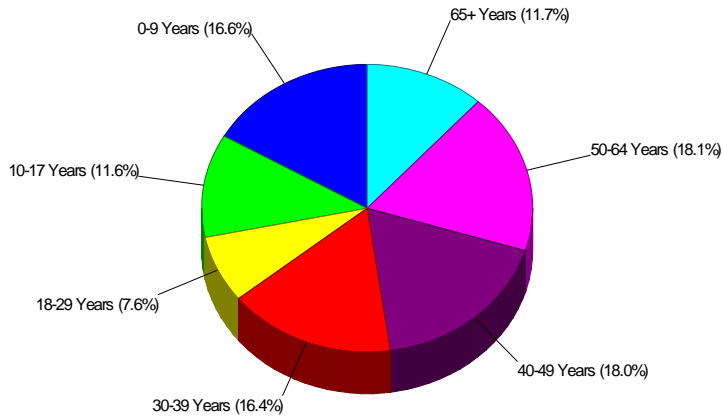
Population For Town of Bedford

Population = 19,205
Land Area = 32.8 Square Miles



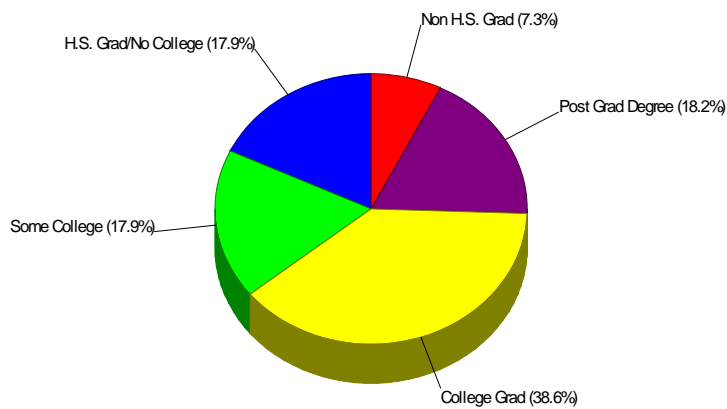


Age Breakdown For Town of Bedford Average Age = 38.9 Years



Adult Education Level For Town of Bedford

92.7% High School Graduates
56.8% College Graduates



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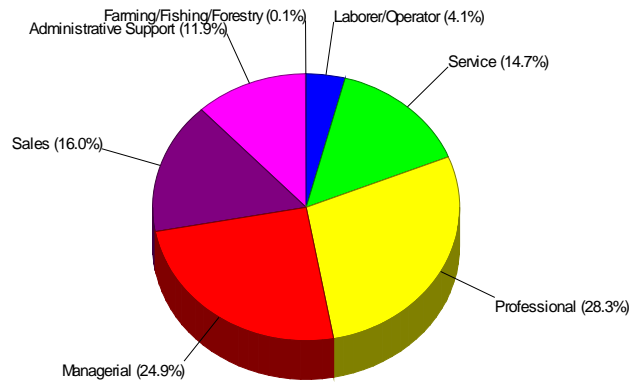


Area Facts



Employment For Town of Bedford

Average Travel Time To Work = 29.6 Minutes



Occupation





School Information

BEDFORD

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School Information



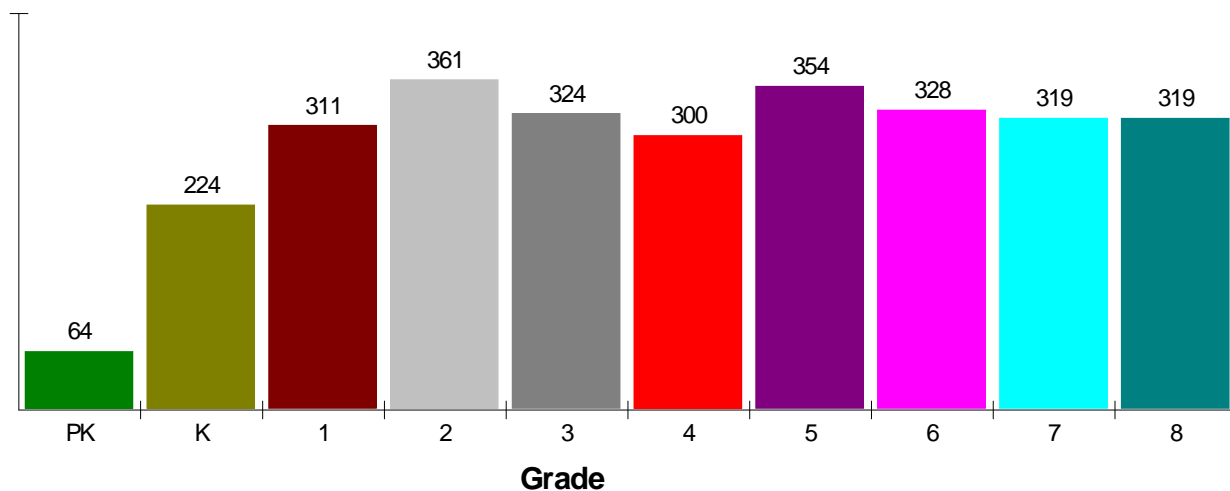
General Facts FOR BEDFORD SCHOOL DISTRICT

BEDFORD SCHOOL DISTRICT
103 COUNTY ROAD
BEDFORD, NH 03110

Type:	(603)472-3755	Union Component Local District
Grade Range:		PK - 8
Schools:		4
Teacher:		185
Students:		2,904
Student/Teacher Ratio:		15.7 To 1
Student/Librarian Ratio:		726.0 To 1
Secondary Student/Guidance Ratio:		Not Available

Student Enrollment By Grade FOR BEDFORD SCHOOL DISTRICT

Total Enrollment = 2,904



National Enrollment Ranking: 4,382 of 15,679 (72nd Percentile)
State Enrollment Ranking: 25 of 167 (85th Percentile)

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School Information

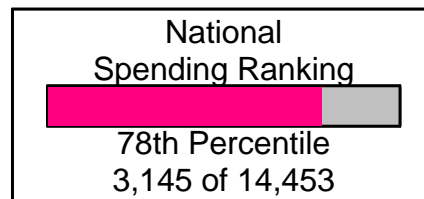
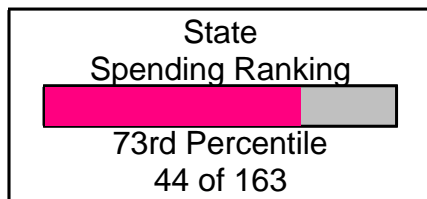
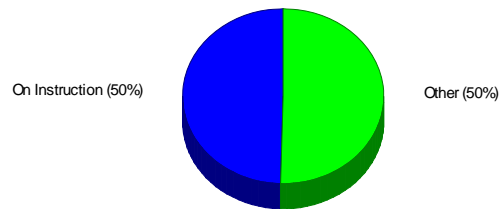


High School Statistics FOR BEDFORD SCHOOL DISTRICT

Information Not Available For This Area

School Expenditures FOR BEDFORD SCHOOL DISTRICT

Expenditures Per Student
\$12,261

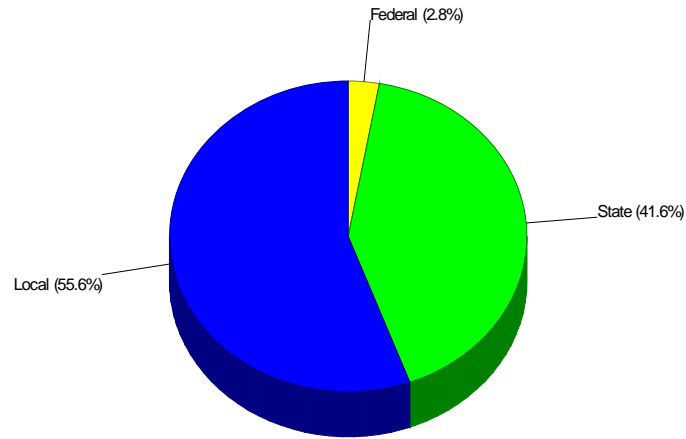


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School Funding FOR BEDFORD SCHOOL DISTRICT



School Information



Public Schools for District

MCKELVIE MIDDLE SCHOOL
108 LIBERTY HILL RD, BEDFORD, NH 03110
Distance from Subject: 0.8 Miles
Student/Teacher Ratio: 14.8 to 1
School Type: Regular
Students/Teachers: 944/64
School Colors : Gold & Royal
Phone: (603)472-3951
Grades: 6 - 8

MEMORIAL SCHOOL
55 OLD BEDFORD RD, BEDFORD, NH 03110
Distance from Subject: 1.0 Miles
Student/Teacher Ratio: 14.5 to 1
School Type: Regular
Students/Teachers: 537/37
Phone: (603)627-1776
Grades: PK - 5

PETER WOODBURY SCHOOL
180 COUNTY RD, BEDFORD, NH 03110
Distance from Subject: 1.8 Miles
Student/Teacher Ratio: 15.6 to 1
Mascot: Alligators
School Type: Regular
Students/Teachers: 638/41
School Colors : Royal & White
Phone: (603)622-0431
Grades: K - 5

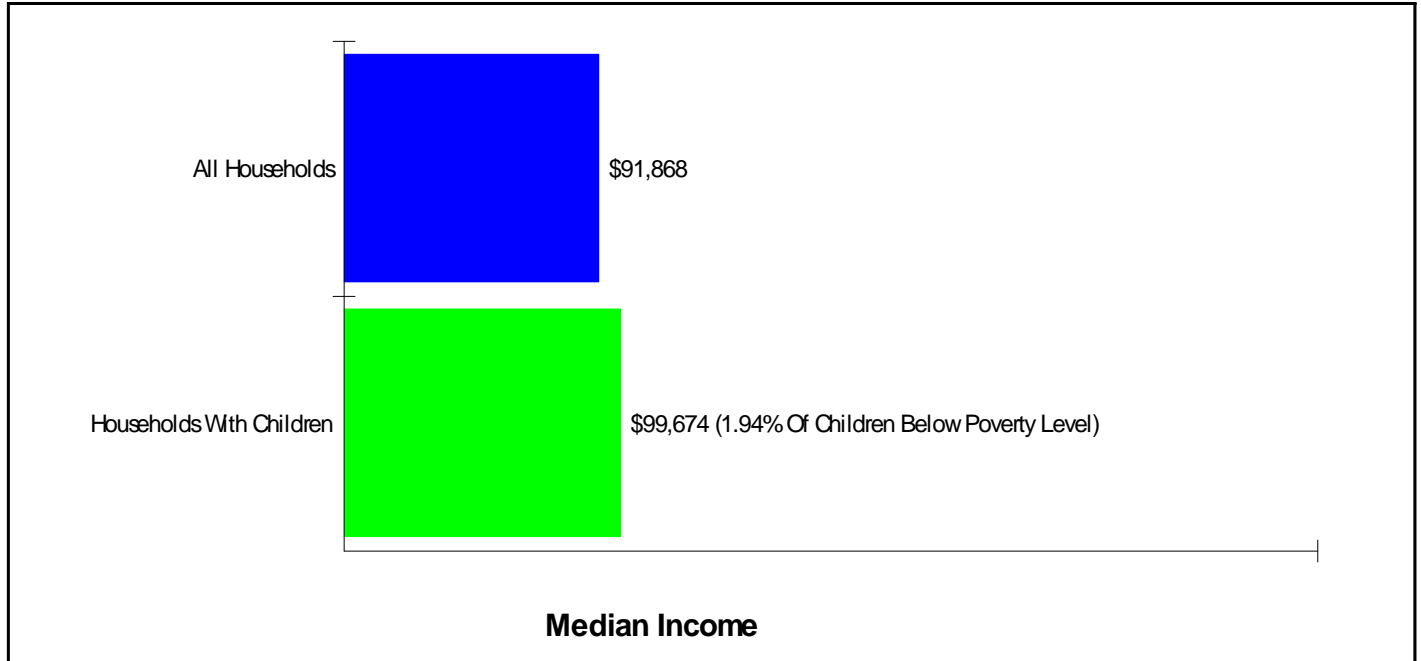
RIDDLE BROOK ELEMENTARY SCHOOL
230 NEW BOSTON RD, BEDFORD, NH 03110
Distance from Subject: 2.0 Miles
Student/Teacher Ratio: 16.3 to 1
School Type: Regular
Students/Teachers: 717/44
Phone: (603)471-1082
Grades: K - 5



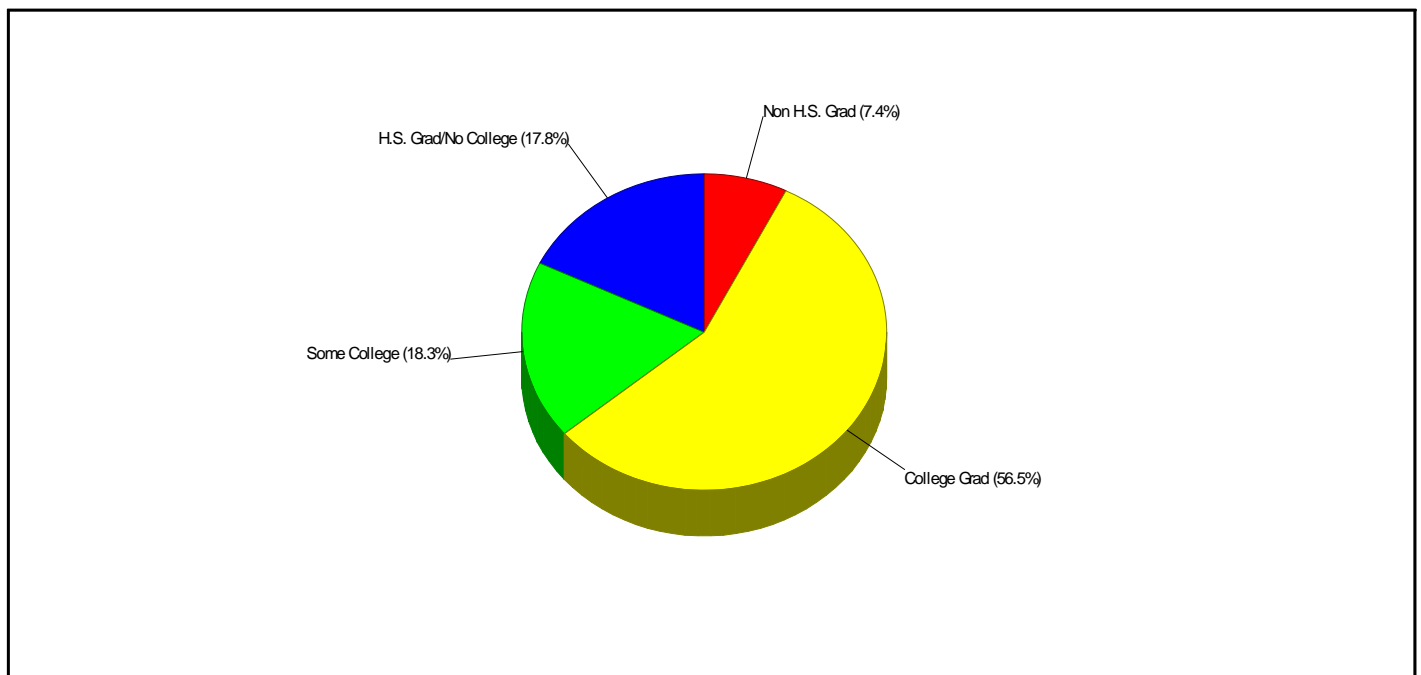
School Information



Income FOR BEDFORD SCHOOL DISTRICT



Parent Education Level FOR BEDFORD SCHOOL DISTRICT



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School Information



Private Schools

Private School Enrollment= 19.41% within School District

RAINBOWLAND CHILD DEV CENTER

Phone: (603)622-6766

Grades: PK - K

Distance from Subject: 0.1 Miles

School Type: Not Given

Affiliation: Nonsectarian

Gender: Coed

Students: 77

Student/Teacher Ratio: 5.8 to 1

Enrollment By Grade: PK-56 K-21

BEDFORD VILLAGE MORNING SCHOOL

Phone: (603)472-5531

Grades: PK - K

19 MINISTERIAL ROAD, BEDFORD, NH 03110

Distance from Subject: 0.2 Miles

School Type: Early Childhood

Affiliation: Nonsectarian

Gender: Coed

Students: 120

Student/Teacher Ratio: 7.6 to 1

Enrollment By Grade: PK-82 K-38

CREATIVE GROWING PRESCHOOL

Phone: (603)472-5983

Grades: PK - K

11 BELL HILL ROAD, BEDFORD, NH 03110

Distance from Subject: 0.2 Miles

School Type: Early Childhood

Affiliation: Nonsectarian

Gender: All-Female

Students: 50

Student/Teacher Ratio: 10.0 to 1

Enrollment By Grade: PK-40 K-10

HARMONY LEARNING CENTER

Phone: (603)472-5451

Grades: PK - K

54 CONSTITUTION DR, BEDFORD, NH 03110

Distance from Subject: 0.9 Miles

School Type: Early Childhood

Affiliation: Nonsectarian

Gender: Coed

Students: 71

Student/Teacher Ratio: 8.3 to 1

Enrollment By Grade: PK-38 K-33

BRONWYN FUN - LEARN

Phone: (603)669-2811

Grades: PK - K

51 OLD BEDFORD ROAD, BEDFORD, NH 03110

Distance from Subject: 0.9 Miles

School Type: Early Childhood

Affiliation: Nonsectarian

Gender: Coed

Students: 43

Student/Teacher Ratio: 8.0 to 1

Enrollment By Grade: PK-35 K-8



School Information



Private Schools

Private School Enrollment= 19.41% within School District

LAMBS WORKSHOP THE

1 COVENANT WAY, BEDFORD, NH 03110

Distance from Subject: 1.6 Miles

Affiliation: Christian

Students: 120

Enrollment By Grade: PK-100 K-20

Phone: (603)472-2113

Grades: PK - K

School Type: Early Childhood

Gender: Coed

Student/Teacher Ratio: 15.4 to 1

KELLOGG SDA SCHOOL

41 Back River Rd, BEDFORD, NH 03110

Distance from Subject: 1.9 Miles

Affiliation: Seventh-Day Adventist

Students: 29

Student/ Homeroom Ratio: 14.5

School Colors: Royal & White

Enrollment By Grade: 1-4 2-2 3-5 4-4 5-6 6-3 7-1 8-4

Phone: (603)627-4678

Grades: 1 - 8

School Type: Regular

Gender: Coed

Student/Teacher Ratio: 14.5 to 1

LITTLE APPLES DAY CARE - LEARN

39 BACK RIVER RD, BEDFORD, NH 03110

Distance from Subject: 2.0 Miles

Affiliation: Nonsectarian

Students: 48

Enrollment By Grade: PK-40 K-8

Phone: (603)623-2273

Grades: PK - K

School Type: Early Childhood

Gender: Coed

Student/Teacher Ratio: 8.0 to 1

BEDFORD MONTESSORI SCHOOL

BEDFORD, NH 03110

Distance from Subject: 2.0 Miles

Affiliation: Nonsectarian

Students: 58

Enrollment By Grade: PK-41 K-17

Phone: (603)627-9545

Grades: PK - K

School Type: Not Given

Gender: Coed

Student/Teacher Ratio: 2.8 to 1

KINDERCARE LEARNING CENTER

Distance from Subject: 2.0 Miles

Affiliation: Nonsectarian

Students: 22

Enrollment By Grade: K-22

Phone: (603)621-7485

Grades: K

School Type: Not Given

Gender: Coed

Student/Teacher Ratio: 22.0 to 1





Housing Information

BEDFORD

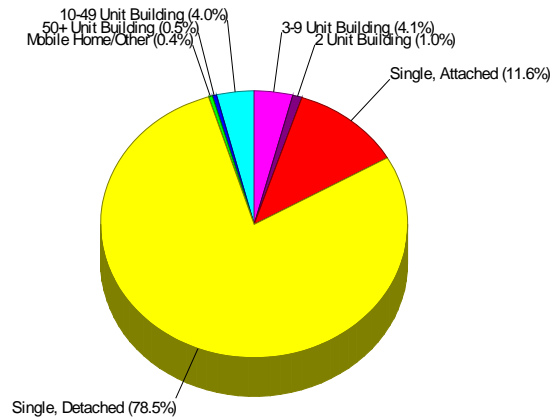
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Housing Characteristics For Neighborhood Within Town of Bedford

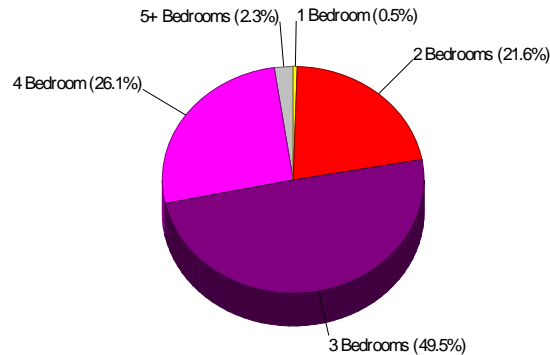
Average Age of Housing 23 years



Type of Dwelling

Home Ownership For Neighborhood Within Town of Bedford

Owner Occupied Households = 87.6%
Median Housing Value = \$287,801
Median Number of Bedrooms = 3



Home Size Breakdown



Housing Information



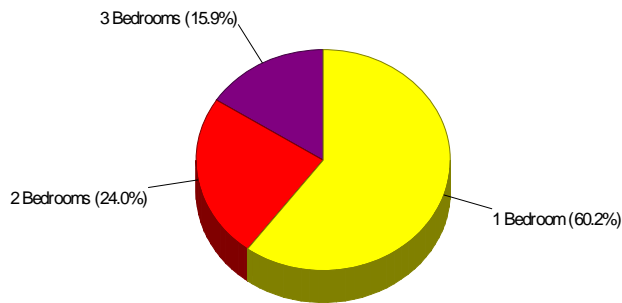
Rental

For Neighborhood Within Town of Bedford

Renter Occupied Households = 12.4%

Median Monthly Rent = \$855

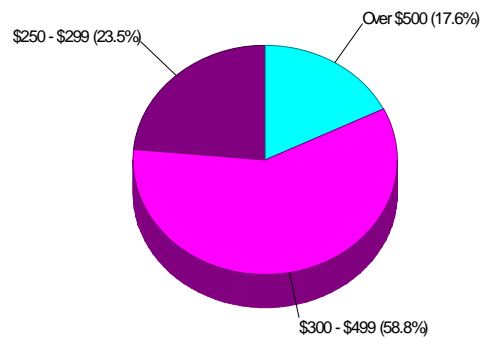
Median Number of Bedrooms = 1



Home Size Breakdown

Home Sales Pricing Pattern (Closest 20)

Median Price = \$390,000
Average Price = \$440,353



**Dollars In Thousands
Homes Sold In Past Year**



Crime Information

BEDFORD

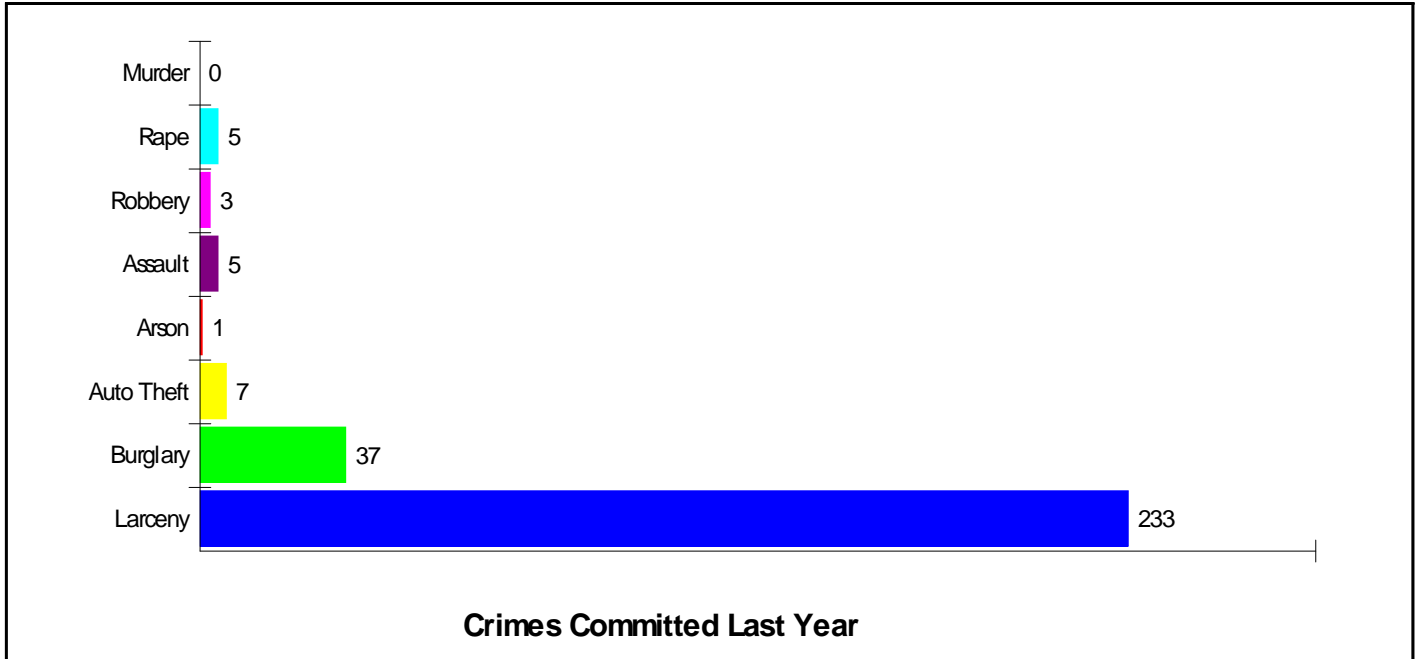
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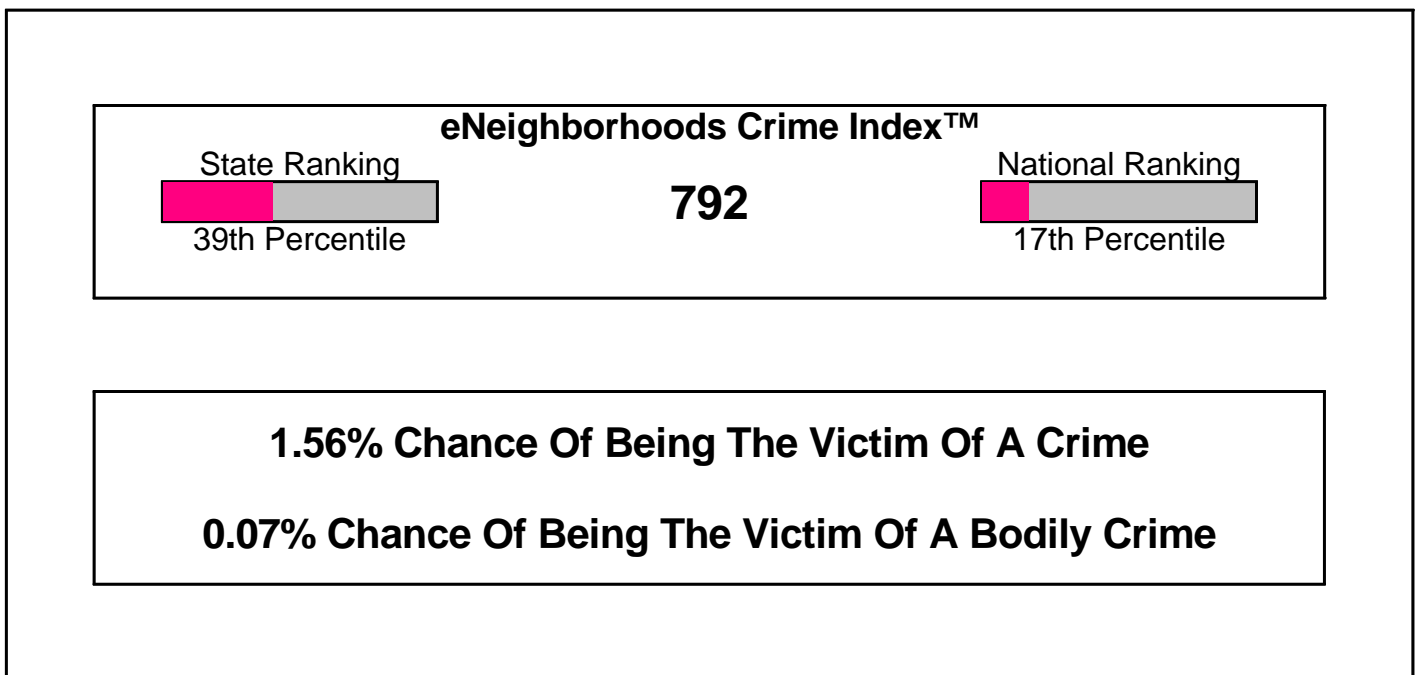
Crime Information



Crime Incidents For Town of Bedford



Crime Index For Town of Bedford





Climate Information

BEDFORD

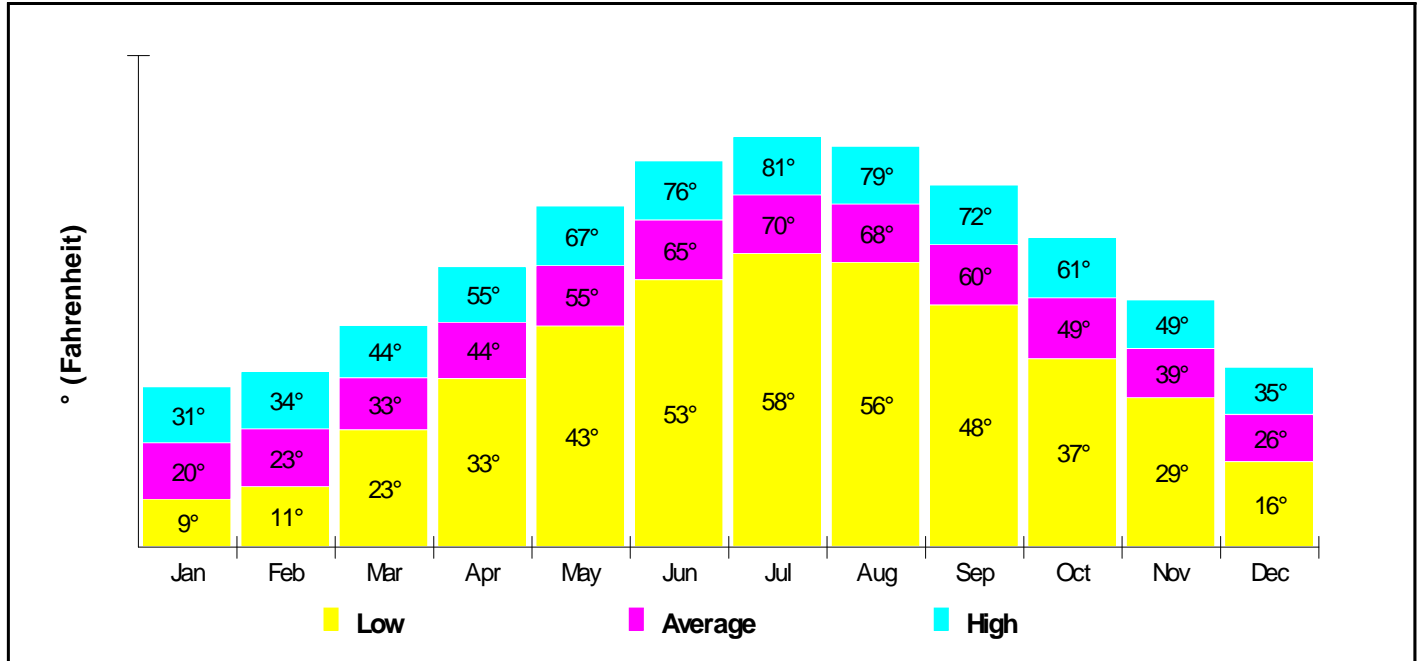
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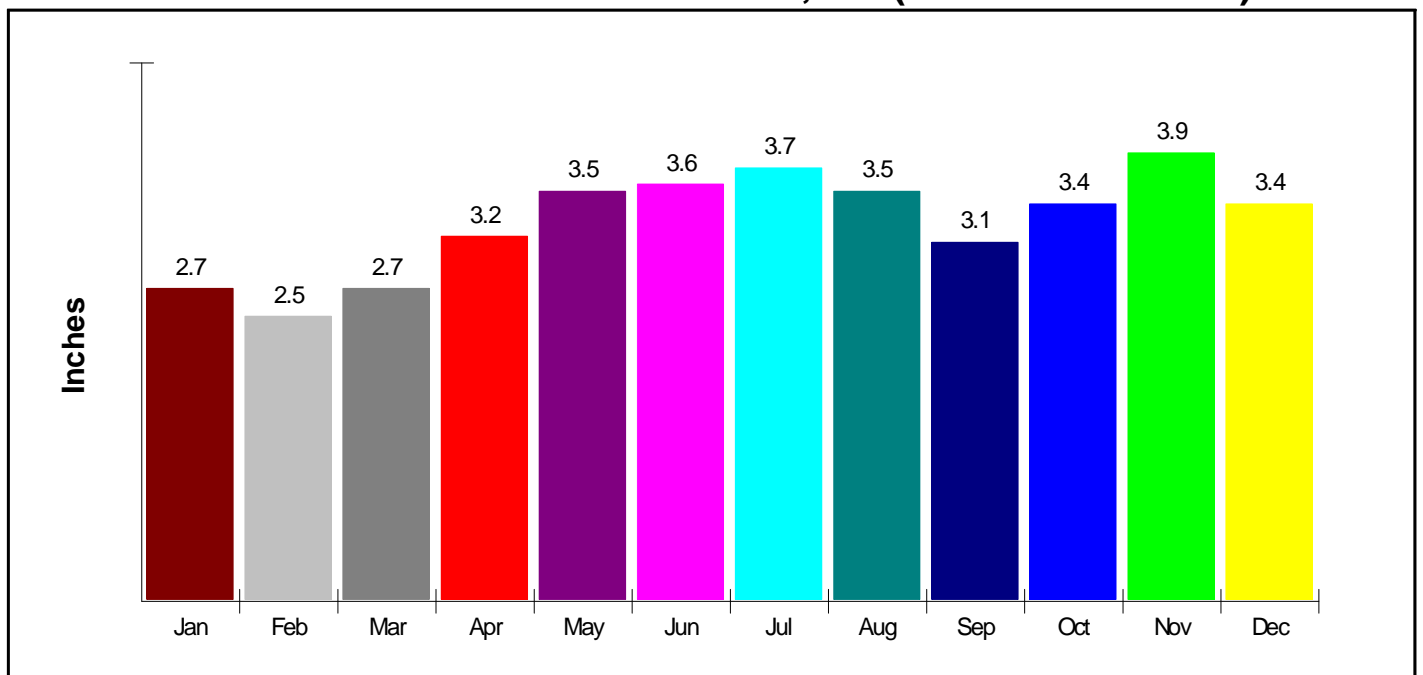
Climate Information



Temperature Measured at MASSABESIC LAKE, NH (elevation = 250ft.)



Average Precipitation Measured at MASSABESIC LAKE, NH (elevation = 250ft.)



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Houses of Worship

BEDFORD

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Houses of Worship



Houses of Worship

BEDFORD COMMUNITY CHURCH

BEDFORD, NH 03110

Denomination: Churches, Non-Denominational**Phone:** (603)472-2100**Distance from Subject:** 0.10 miles

BEDFORD PRESBYTERIAN CHURCH

4 CHURCH RD, BEDFORD, NH 03110

Denomination: Presbyterian Churches**Phone:** (603)472-5841**Distance from Subject:** 0.10 miles

BETHANY COVENANT CHURCH

1 COVENANT WAY, BEDFORD, NH 03110

Denomination: Covenant & Evangelical Churches**Phone:** (603)472-5545**Distance from Subject:** 1.60 miles

SAINT ELIZ SETON CHURCH RECTORY

190 MEETINGHOUSE RD, BEDFORD, NH 03110

Denomination: Catholic Churches**Phone:** (603)669-7444**Distance from Subject:** 1.80 miles

CHURCH JESUS CHRIST LATTER DAY SAINTS

BEDFORD FARMS, BEDFORD, NH 03110

Denomination: Church of Jesus Christ of Latter Day Saints**Phone:** (603)622-0429**Distance from Subject:** 1.90 miles

SISTERS OF MERCY

288 BOYNTON ST, MANCHESTER, NH 03102

Denomination: Churches, Denomination Unknown**Phone:** (603)625-9061**Distance from Subject:** 2.10 miles

NORTH COUNTRY BAPTIST CHURCH

13 EXCHANGE ST, BEDFORD, NH 03110

Denomination: Baptist Churches**Phone:** (603)752-4920**Distance from Subject:** 2.40 miles

FAITH CHRISTIAN CTR

12 STATION RD, BEDFORD, NH 03110

Denomination: Churches, Denomination Unknown**Phone:** (603)622-6306**Distance from Subject:** 2.70 miles

KINGDOM FAMILY WORSHIP CTR

12 STATION RD, BEDFORD, NH 03110

Denomination: Covenant & Evangelical Churches**Phone:** (603)622-6306**Distance from Subject:** 2.70 miles

HOPE NEW ALLIANCE CHURCH

340 VARNEY ST, MANCHESTER, NH 03102

Denomination: Assembly of God Churches**Phone:** (603)641-5138**Distance from Subject:** 2.90 miles

Houses of Worship



Houses of Worship

SISTERS OF ST BENEDICT

87 SAINT ANSELMS DR, MANCHESTER, NH 03102

Denomination: Churches, Denomination Unknown**Phone:** (603)641-7227**Distance from Subject:** 2.90 miles

LIGHTHOUSE CHRISTIAN FLLWSHP

10 COMMERCE PARK N, BEDFORD, NH 03110

Denomination: Churches of Christ**Phone:** (603)621-0555**Distance from Subject:** 2.90 miles

SACRED HEART PARISH HALL

265 S MAIN ST, MANCHESTER, NH 03102

Denomination: Catholic Churches**Phone:** (603)668-4004**Distance from Subject:** 3.00 miles

SISTERS OF MERCY

176 MITCHELL ST, MANCHESTER, NH 03103

Denomination: Churches, Denomination Unknown**Phone:** (603)623-8373**Distance from Subject:** 3.10 miles

ST EDMOND'S RECTORY PASTOR

55 EDMOND ST, MANCHESTER, NH 03102

Denomination: Churches, Denomination Unknown**Phone:** (603)625-4088**Distance from Subject:** 3.20 miles



County Facts

BEDFORD

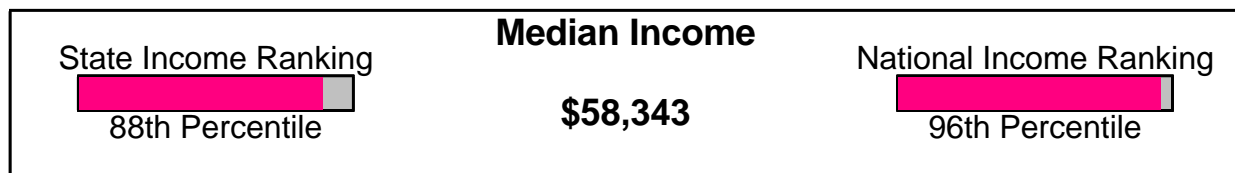
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County Facts

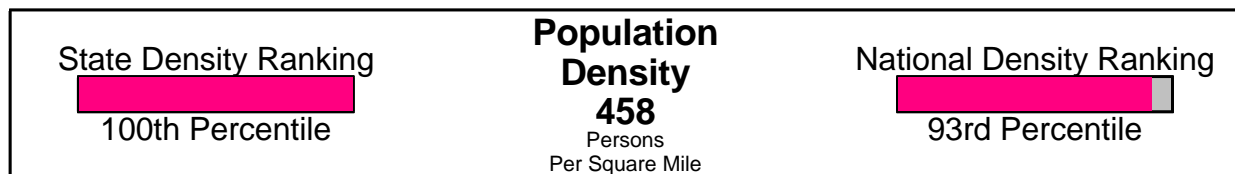


Income For Hillsborough County



Population For Hillsborough County

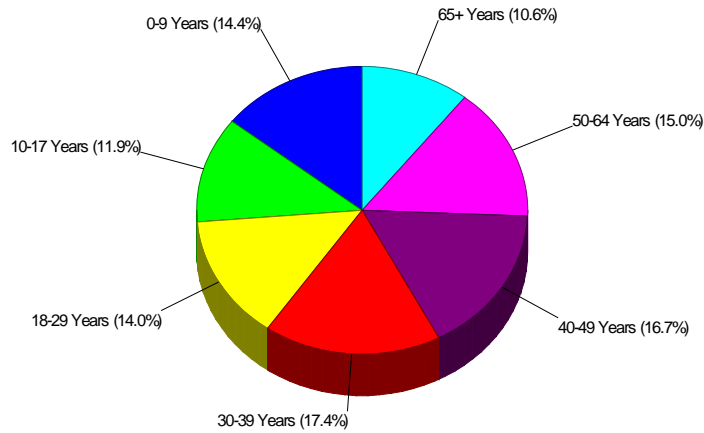
Population = 401,291
Land Area = 876.4 Square Miles



County Facts

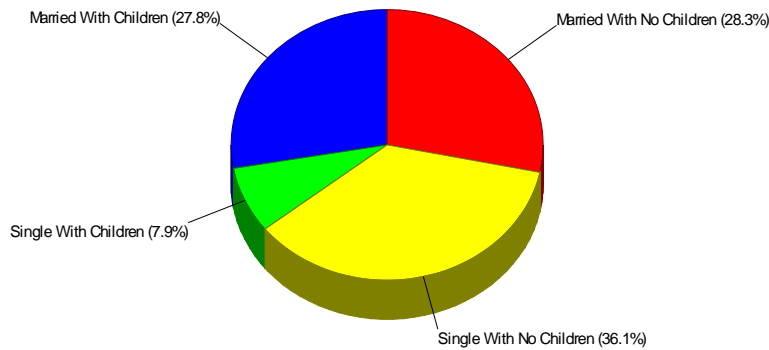


Age Breakdown For Hillsborough County Average Age = 36.0 Years



Household Characteristics For Hillsborough County

56.0% Married
35.7% With Children



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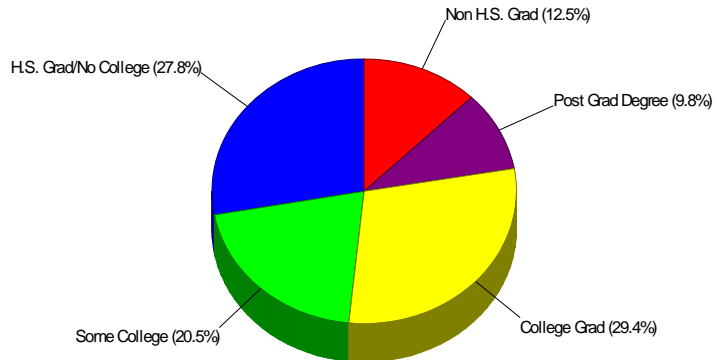


County Facts



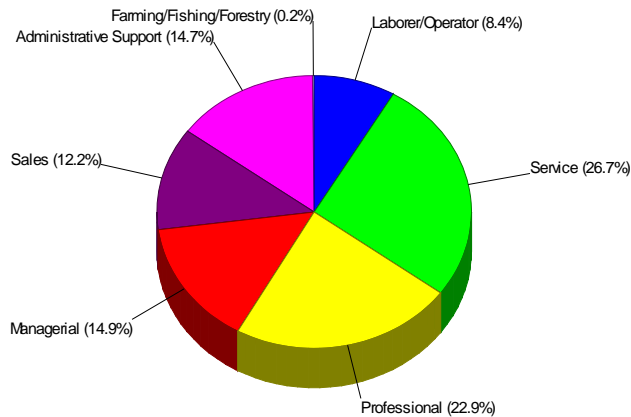
Adult Education Level For Hillsborough County

**87.5% High School Graduates
39.2% College Graduates**



Employment For Hillsborough County

Average Travel Time To Work = 27.8 Minutes



Occupation

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State Facts

BEDFORD

Prepared by Serene Knell, BROKER, REALTOR®



State Facts



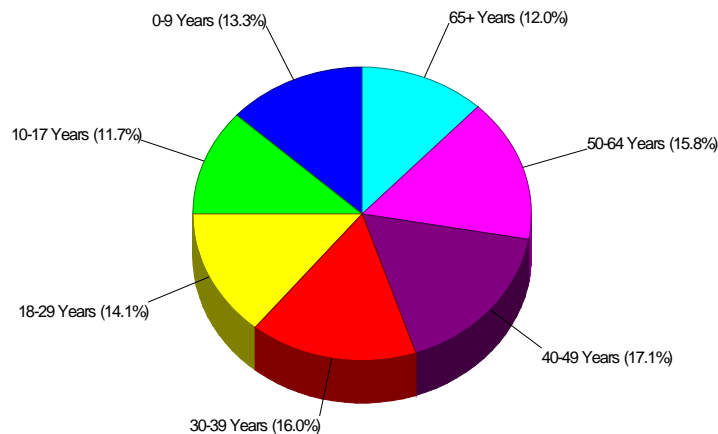
General Facts For New Hampshire



Median Income:	\$52,409
Income (W/Children):	\$73,308
Population:	1,309,940
Land Area:	8,968 Square Miles
Population Density:	146 Persons Per Square Mile
Nickname:	Granite State
Capital:	Concord
Date of Statehood:	June 21, 1788
State Bird:	Purple Finch
State Flower:	Purple Lilac
State Tree:	White Birch

Age Breakdown For New Hampshire

Average Age = 37.1 Years



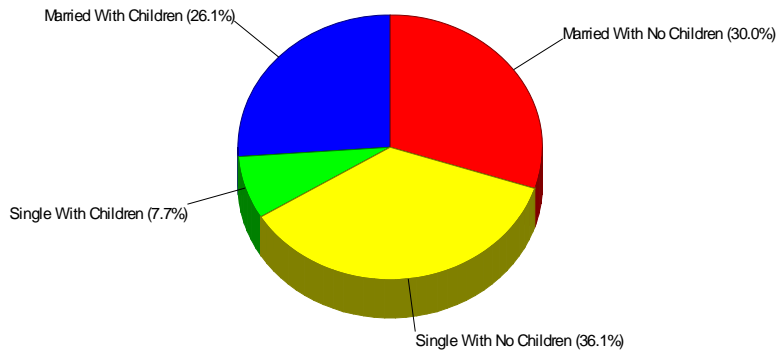
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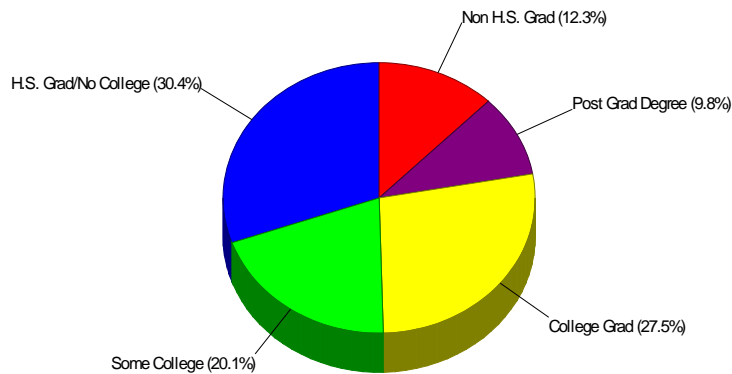
Household Characteristics For New Hampshire

56.2% Married
33.8% With Children



Adult Education Level For New Hampshire

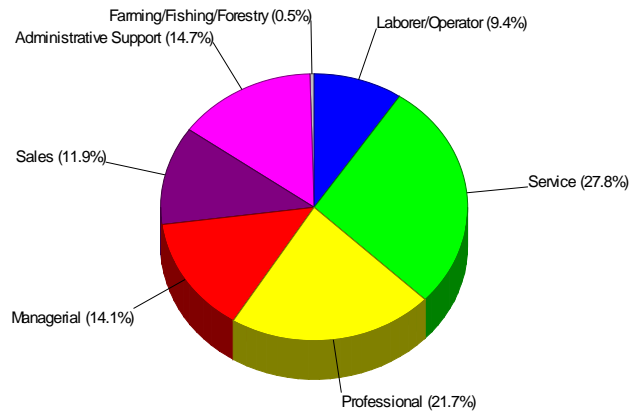
87.7% High School Graduates
37.3% College Graduates





Employment For New Hampshire

Average Travel Time To Work = 27.3 Minutes



Occupation