

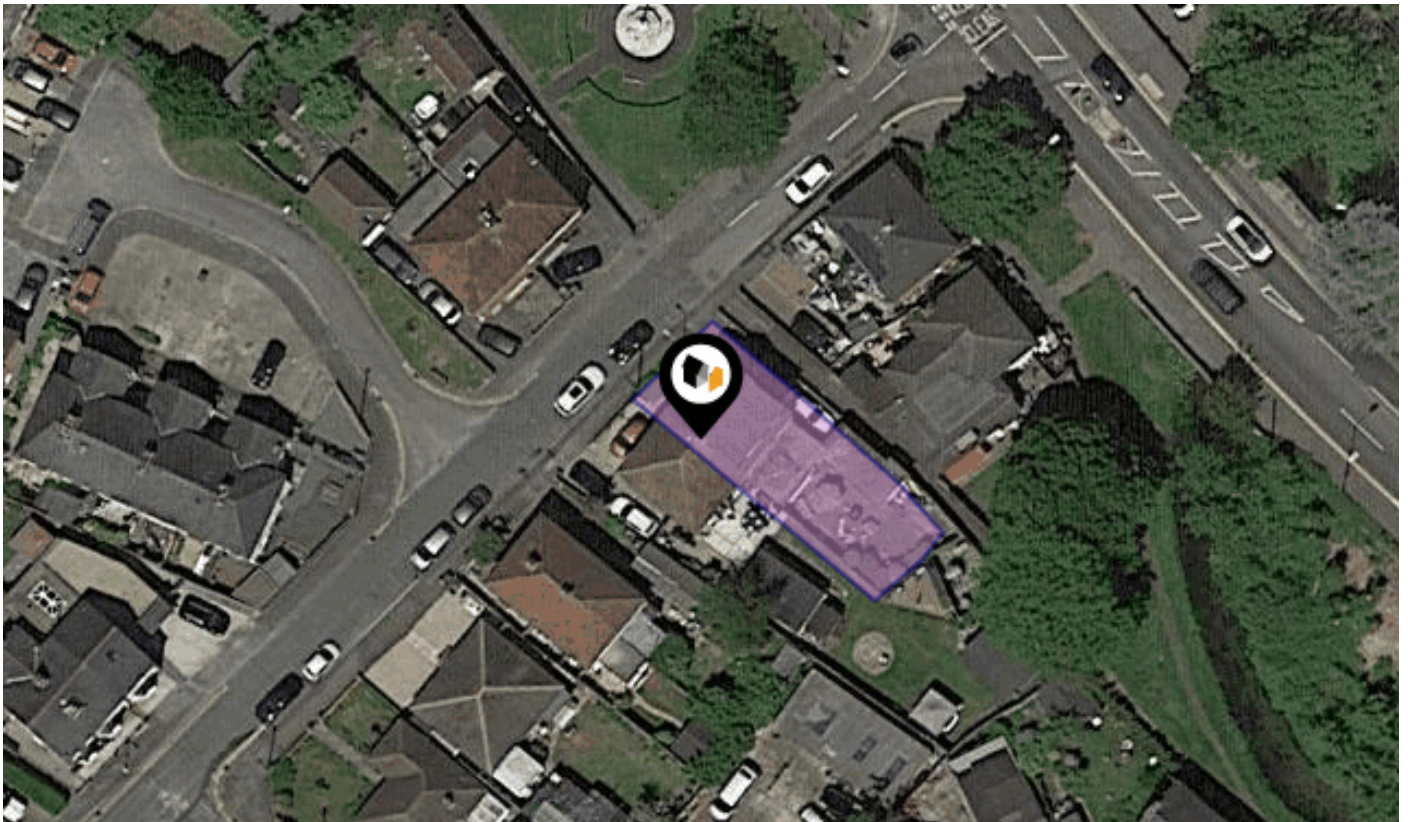


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 03rd June 2024



40, KINGS ROAD, HIGH WYCOMBE, HP11 1SA

Avocado Property

07971955240

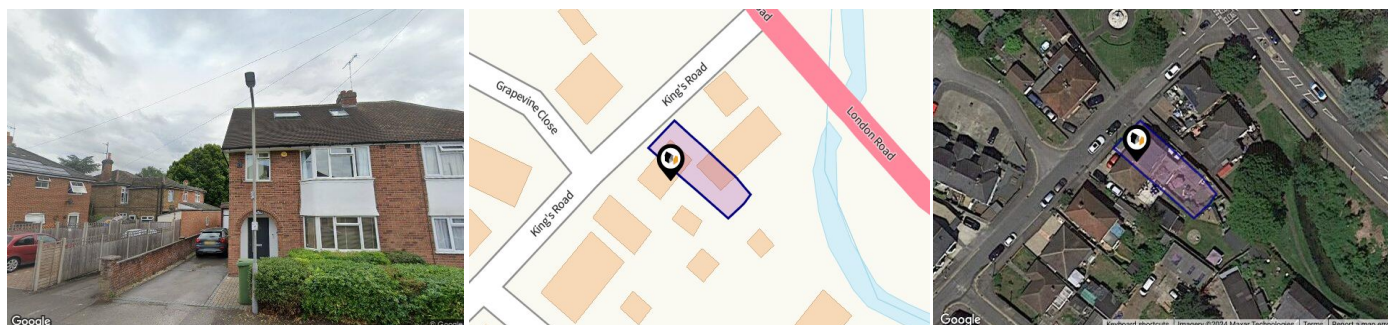
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Property Overview



Property

Type:	Semi-Detached	Last Sold Date:	08/08/2019
Bedrooms:	4	Last Sold Price:	£490,000
Floor Area:	1,528 ft ² / 142 m ²	Last Sold £/ft²:	£431
Plot Area:	0.06 acres	Tenure:	Freehold
Year Built :	1950-1966		
Council Tax :	Band D		
Annual Estimate:	£2,286		
Title Number:	BM151855		
UPRN:	100080540817		

Local Area

Local Authority:	Buckinghamshire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	High

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

5 mb/s	80 mb/s	910 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *40, Kings Road, High Wycombe, HP11 1SA*

Reference - 16/05012/CLP	
Decision:	Unknown
Date:	08th January 2016
Description:	Certificate of lawfulness for proposed construction of hip to gable roof extension, insertion of 2 x rooflights to front roofsope, insertion of window to side elevation & alterations to existing window at first floor side and construction of 1 x rear boxed dormer window in connection with loft conversion.

Property EPC - Certificate



40 Kings Road, HP11 1SA

Energy rating

C

Valid until 26.10.2033

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

Property

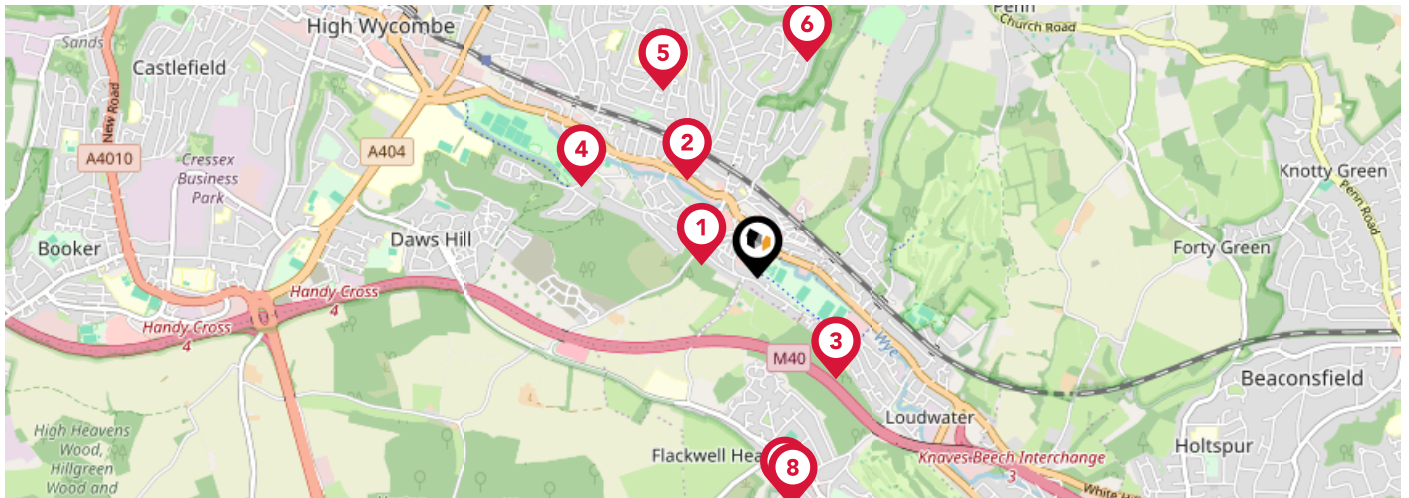
EPC - Additional Data



Additional EPC Data

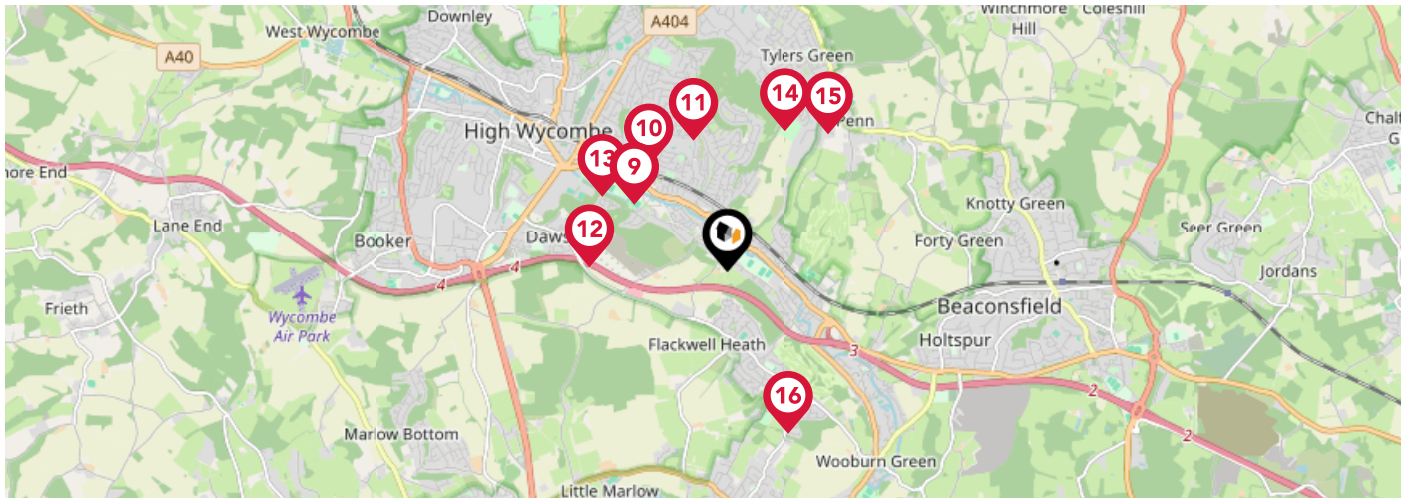
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Flat, insulated (assumed)
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	142 m ²

Area Schools



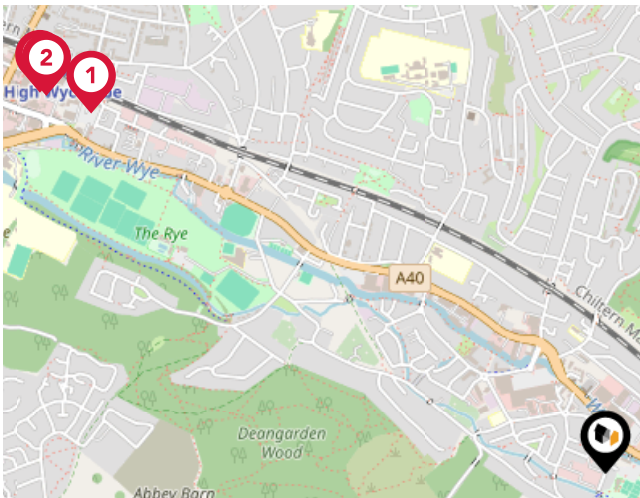
		Nursery	Primary	Secondary	College	Private
1	Marsh School Ofsted Rating: Good Pupils: 200 Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Beechview Academy Ofsted Rating: Requires Improvement Pupils: 206 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Loudwater Combined School Ofsted Rating: Good Pupils: 209 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Crown House School Ofsted Rating: Good Pupils: 156 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The Highcrest Academy Ofsted Rating: Good Pupils: 996 Distance:0.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Ash Hill Primary School Ofsted Rating: Good Pupils: 227 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Carrington Infant School Ofsted Rating: Good Pupils: 178 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Carrington Junior School Ofsted Rating: Requires Improvement Pupils: 241 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



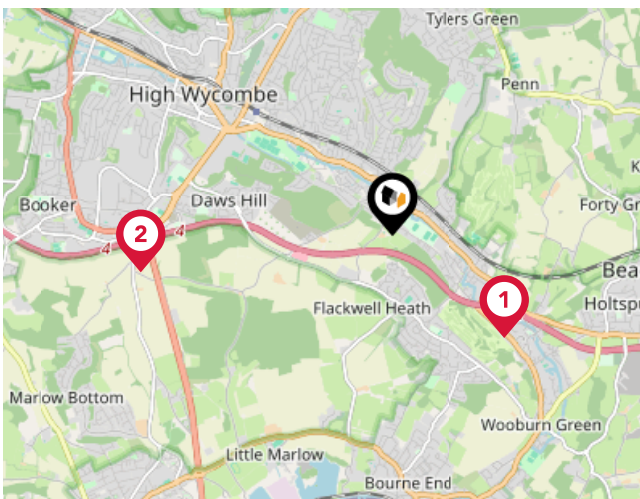
	Nursery	Primary	Secondary	College	Private
<p>9 Bowerdean Nursery School</p> <p>Ofsted Rating: Outstanding Pupils: 197 Distance: 1.06</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Hannah Ball School</p> <p>Ofsted Rating: Requires Improvement Pupils: 175 Distance: 1.21</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Kings Wood School and Nursery</p> <p>Ofsted Rating: Good Pupils: 456 Distance: 1.24</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Abbey View Primary Academy</p> <p>Ofsted Rating: Not Rated Pupils: 69 Distance: 1.26</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 The Chalfonts Independent Grammar School</p> <p>Ofsted Rating: Good Pupils: 58 Distance: 1.34</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Tylers Green Middle School</p> <p>Ofsted Rating: Good Pupils: 254 Distance: 1.4</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Tylers Green First School</p> <p>Ofsted Rating: Good Pupils: 171 Distance: 1.56</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Juniper Hill School</p> <p>Ofsted Rating: Good Pupils: 422 Distance: 1.59</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



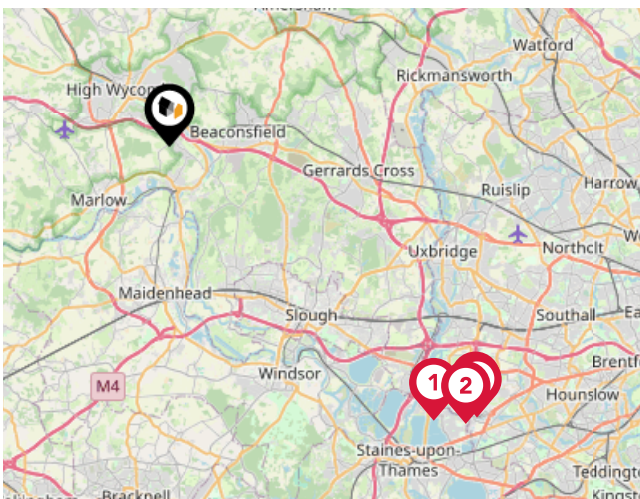
National Rail Stations

Pin	Name	Distance
1	High Wycombe Rail Station	1.45 miles
2	High Wycombe Rail Station	1.55 miles
3	High Wycombe Rail Station	1.57 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M40 J3	1.4 miles
2	M40 J4	2.34 miles
3	M40 J2	4.11 miles
4	A404(M) J9	7.11 miles
5	A404(M) J9A	7.63 miles

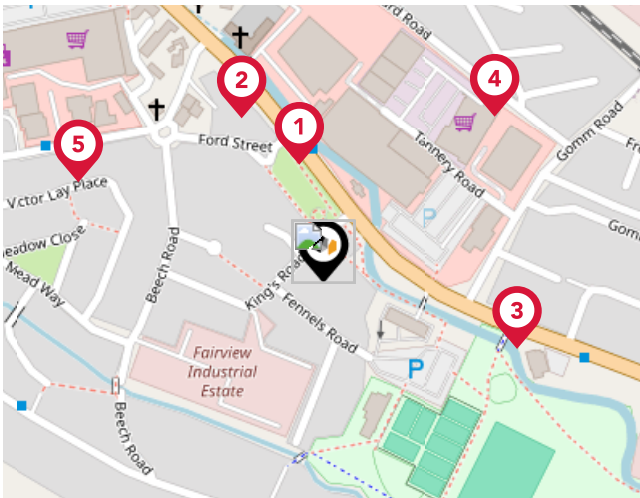


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport Terminal 5	14.05 miles
2	London Heathrow Airport Terminal 3	14.95 miles
3	London Heathrow Airport	14.99 miles
4	London Heathrow Airport Terminal 1	15.12 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Ford Street	0.07 miles
2	Ford Street	0.11 miles
3	The King George V PH	0.12 miles
4	Orchard Road	0.14 miles
5	Abbey Barn Road	0.15 miles

Avocado Property

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