

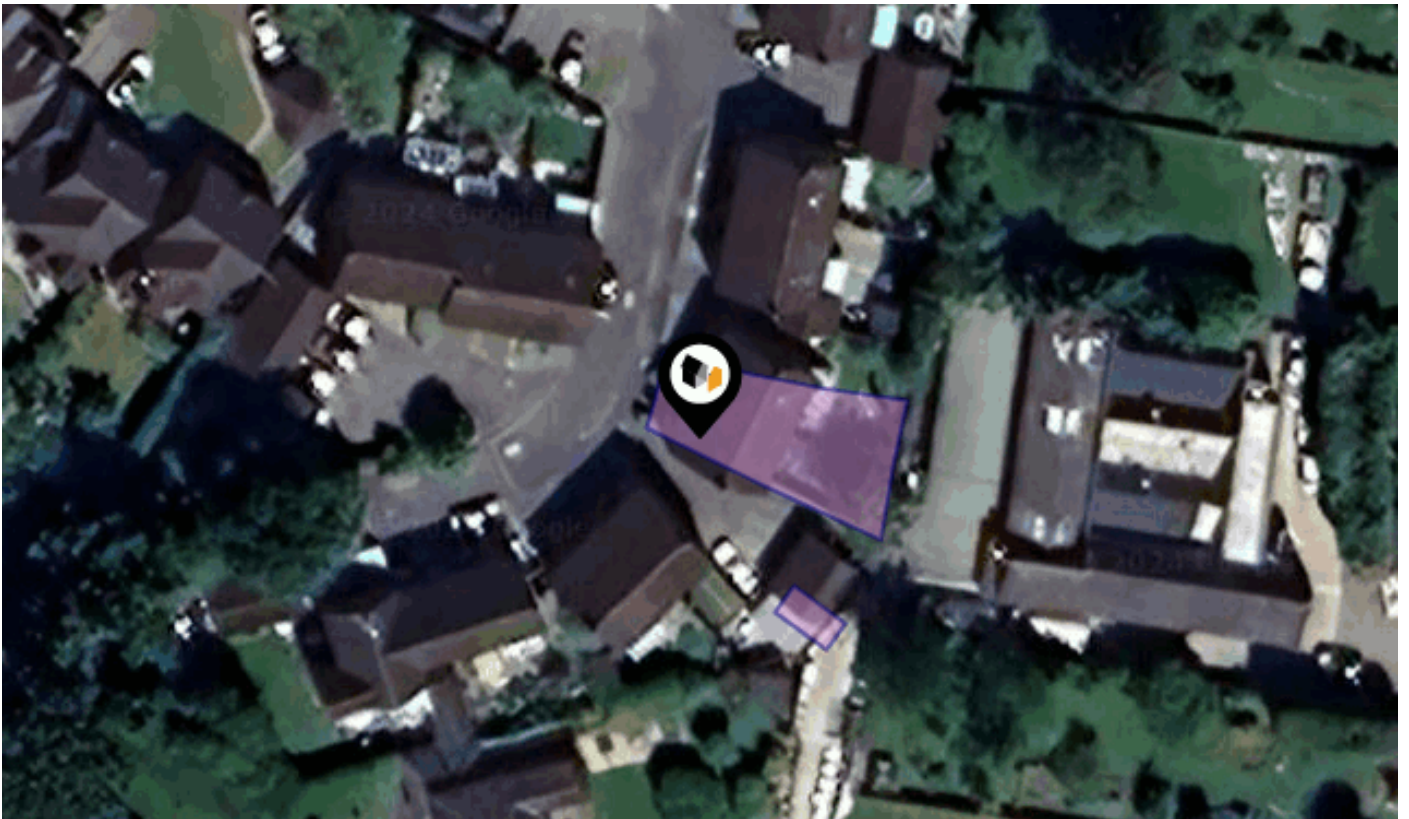


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 23<sup>rd</sup> October 2024



**BRAESIDE, HIGH WYCOMBE, HP14**

**Avocado Property**

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# Property Overview



## Property

|                         |  |                |          |
|-------------------------|--|----------------|----------|
| <b>Type:</b>            | Semi-Detached                              | <b>Tenure:</b> | Freehold |
| <b>Bedrooms:</b>        | 4  |                |          |
| <b>Floor Area:</b>      | 1,280 ft <sup>2</sup> / 119 m <sup>2</sup> |                |          |
| <b>Plot Area:</b>       | 0.05 acres                                 |                |          |
| <b>Year Built :</b>     | 2004                                       |                |          |
| <b>Council Tax :</b>    | Band E                                     |                |          |
| <b>Annual Estimate:</b> | £2,794                                     |                |          |
| <b>Title Number:</b>    | BM290496                                   |                |          |

## Local Area

|                           |          |
|---------------------------|----------|
| <b>Local Authority:</b>   | -        |
| <b>Conservation Area:</b> | No       |
| <b>Flood Risk:</b>        |          |
| • Rivers & Seas           | No Risk  |
| • Surface Water           | Very Low |

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

|                   |                   |                     |
|-------------------|-------------------|---------------------|
| <b>18</b><br>mb/s | <b>80</b><br>mb/s | <b>1000</b><br>mb/s |
|                   |                   |                     |

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



### Satellite/Fibre TV Availability:



# Property EPC - Certificate



Braeside, Naphill, HP14

Energy rating

**C**

Valid until 04.04.2026

| Score | Energy rating | Current       | Potential     |
|-------|---------------|---------------|---------------|
| 92+   | <b>A</b>      |               |               |
| 81-91 | <b>B</b>      |               | 86   <b>B</b> |
| 69-80 | <b>C</b>      | 76   <b>C</b> |               |
| 55-68 | <b>D</b>      |               |               |
| 39-54 | <b>E</b>      |               |               |
| 21-38 | <b>F</b>      |               |               |
| 1-20  | <b>G</b>      |               |               |

# Property

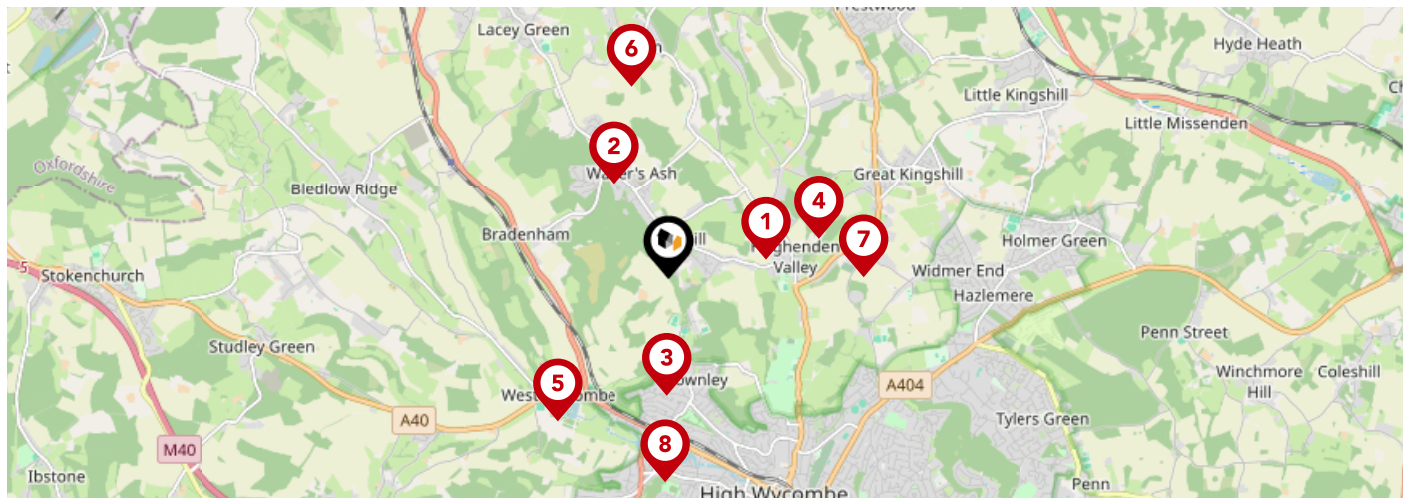
## EPC - Additional Data



### Additional EPC Data

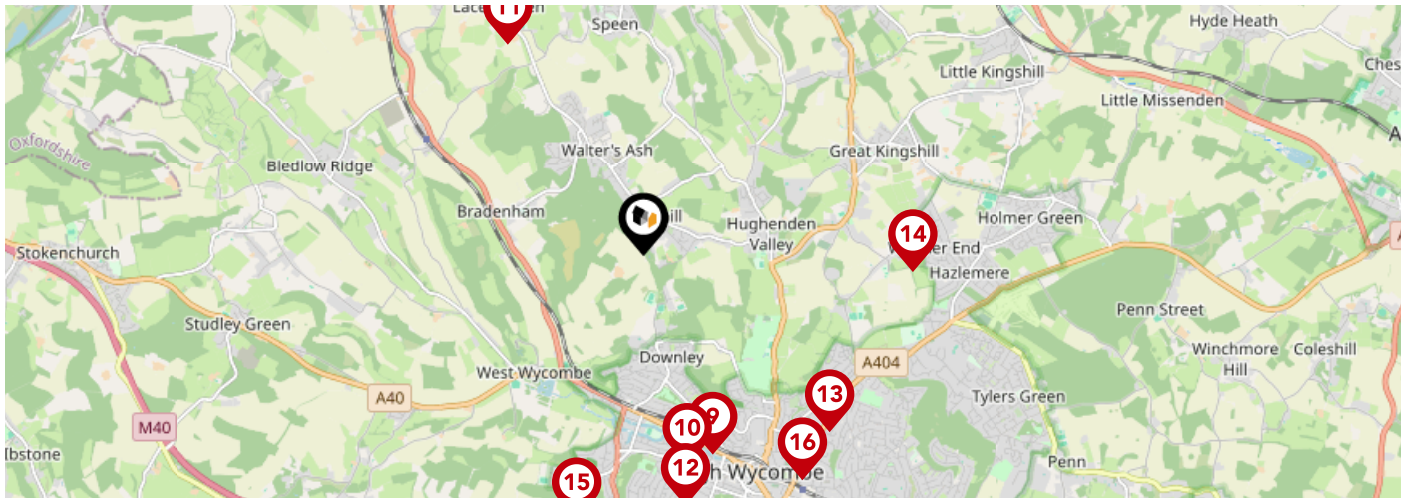
|                                     |   |
|-------------------------------------|---|
| <b>Property Type:</b>               | House   |
| <b>Build Form:</b>                  | Semi-Detached                                 |
| <b>Transaction Type:</b>            | Marketed sale                                 |
| <b>Energy Tariff:</b>               | Single  |
| <b>Main Fuel:</b>                   | Mains gas (not community)                     |
| <b>Main Gas:</b>                    | Yes   |
| <b>Flat Top Storey:</b>             | No  |
| <b>Top Storey:</b>                  | 0   |
| <b>Glazing Type:</b>                | Double glazing installed during or after 2002 |
| <b>Previous Extension:</b>          | 0   |
| <b>Open Fireplace:</b>              | 0   |
| <b>Ventilation:</b>                 | Natural                                       |
| <b>Walls:</b>                       | Cavity wall, as built, insulated (assumed)    |
| <b>Walls Energy:</b>                | Good  |
| <b>Roof:</b>                        | Pitched, insulated (assumed)                  |
| <b>Roof Energy:</b>                 | Good  |
| <b>Main Heating:</b>                | Boiler and radiators, mains gas               |
| <b>Main Heating Controls:</b>       | Programmer, room thermostat and TRVs          |
| <b>Hot Water System:</b>            | From main system                              |
| <b>Hot Water Energy Efficiency:</b> | Good  |
| <b>Lighting:</b>                    | Low energy lighting in 58% of fixed outlets   |
| <b>Floors:</b>                      | Solid, insulated (assumed)                    |
| <b>Total Floor Area:</b>            | 119 m <sup>2</sup>                            |

# Area Schools



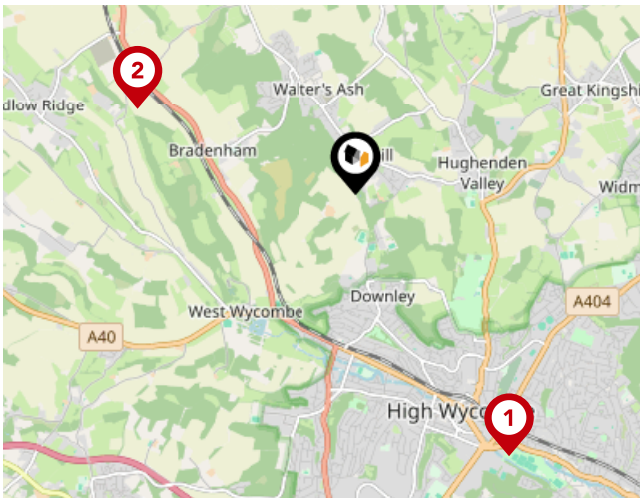
|          |  | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Hughenden Primary School</b><br>Ofsted Rating: Not Rated   Pupils:0   Distance:0.93                       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Naphill and Walters Ash School</b><br>Ofsted Rating: Good   Pupils: 297   Distance:1                      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>The Downley School</b><br>Ofsted Rating: Not Rated   Pupils: 388   Distance:1.08                          | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>Pipers Corner School</b><br>Ofsted Rating: Not Rated   Pupils: 618   Distance:1.43                        | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>West Wycombe School</b><br>Ofsted Rating: Requires improvement   Pupils: 165   Distance:1.65              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Speen CofE VA School</b><br>Ofsted Rating: Good   Pupils: 40   Distance:1.79                              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>Great Kingshill Church of England Combined School</b><br>Ofsted Rating: Good   Pupils: 411   Distance:1.8 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Millbrook Combined School</b><br>Ofsted Rating: Requires improvement   Pupils: 694   Distance:1.87        | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

# Area Schools



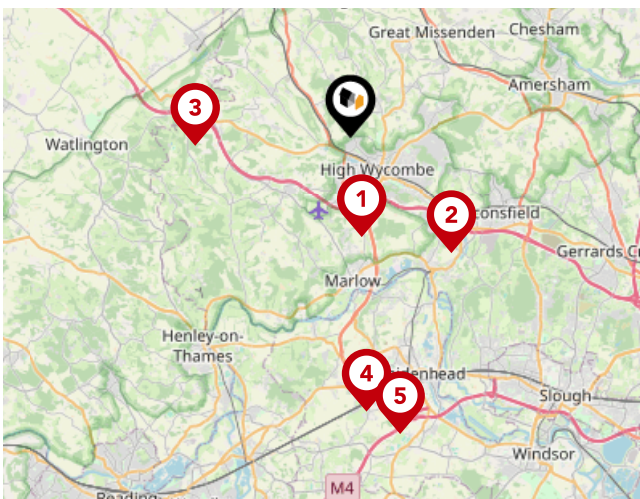
|  |  | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|--|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | <b>The Disraeli School</b><br>Ofsted Rating: Good   Pupils: 716   Distance:1.94                                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Unity College</b><br>Ofsted Rating: Good   Pupils: 11   Distance:1.97   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>St John's Church of England Primary School, Lacey Green</b><br>Ofsted Rating: Good   Pupils: 198   Distance:2.3 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Oakridge School</b><br>Ofsted Rating: Good   Pupils: 476   Distance:2.34  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>The Royal Grammar School, High Wycombe</b><br>Ofsted Rating: Good   Pupils: 1418   Distance:2.36                | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Widmer End Community Combined School</b><br>Ofsted Rating: Good   Pupils: 202   Distance:2.48                   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Progress Schools - Buckinghamshire</b><br>Ofsted Rating: Good   Pupils: 4   Distance:2.52                       | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Godstowe Preparatory School</b><br>Ofsted Rating: Not Rated   Pupils: 395   Distance:2.53                       | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

# Area Transport (National)



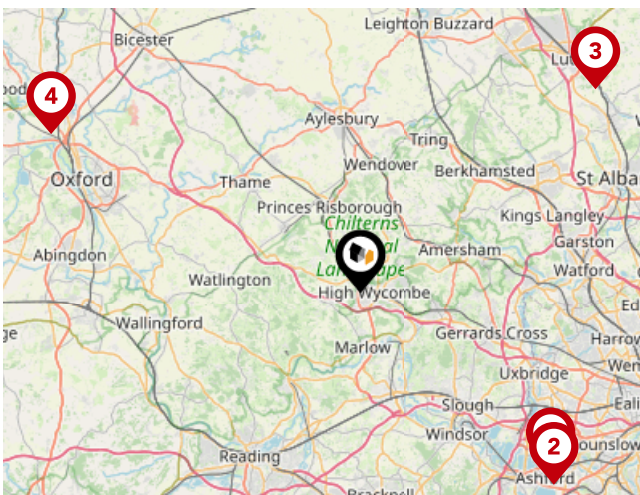
## National Rail Stations

| Pin | Name                         | Distance   |
|-----|------------------------------|------------|
| 1   | High Wycombe Rail Station    | 2.79 miles |
| 2   | Saunderton Rail Station      | 2.15 miles |
| 3   | Great Missenden Rail Station | 4.03 miles |



## Trunk Roads/Motorways

| Pin | Name        | Distance    |
|-----|-------------|-------------|
| 1   | M40 J4      | 3.64 miles  |
| 2   | M40 J3      | 5.65 miles  |
| 3   | M40 J5      | 5.73 miles  |
| 4   | A404(M) J9  | 10.1 miles  |
| 5   | A404(M) J9A | 11.02 miles |

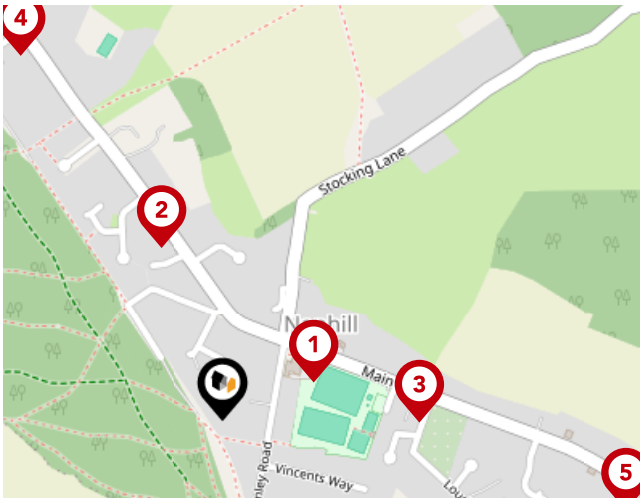


## Airports/Helipads

| Pin | Name                        | Distance    |
|-----|-----------------------------|-------------|
| 1   | Heathrow Airport            | 19.21 miles |
| 2   | Heathrow Airport Terminal 4 | 20.07 miles |
| 3   | Luton Airport               | 22.78 miles |
| 4   | Kidlington                  | 25.53 miles |

# Area

## Transport (Local)



### Bus Stops/Stations

| Pin | Name            | Distance   |
|-----|-----------------|------------|
| 1   | Village Hall    | 0.11 miles |
| 2   | Pursells Meadow | 0.21 miles |
| 3   | Louches Lane    | 0.23 miles |
| 4   | Holly End       | 0.48 miles |
| 5   | Hunts Hill Lane | 0.48 miles |

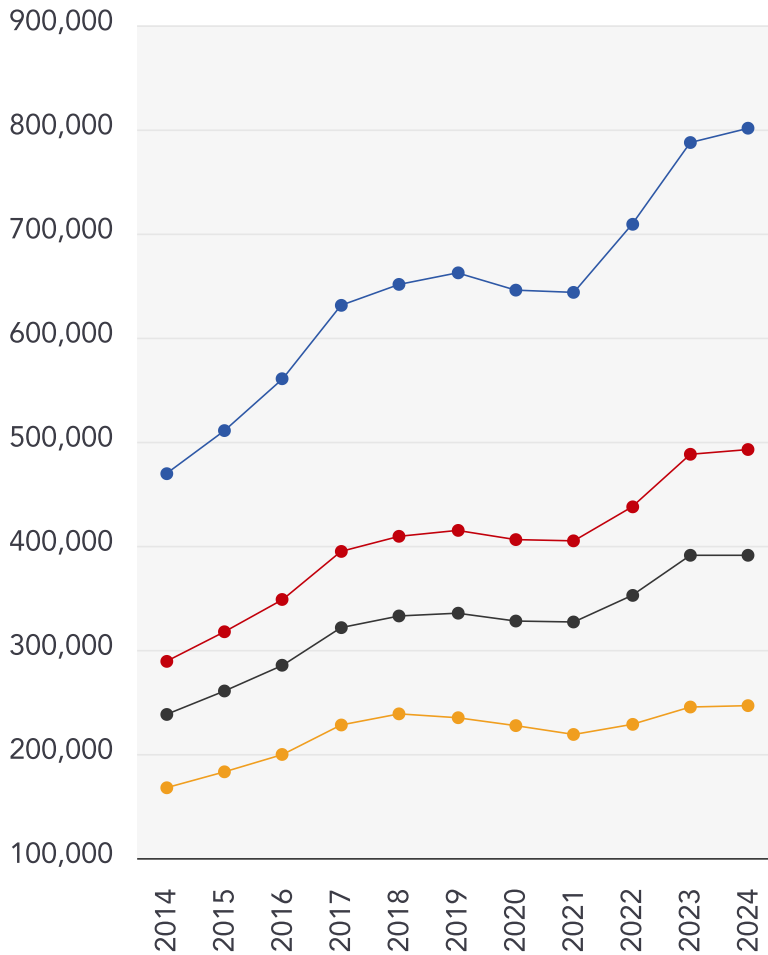


# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in HP14



Detached

**+70.73%**

Semi-Detached

**+70.44%**

Terraced

**+64.26%**

Flat

**+47.1%**

# Avocado Property

## About Us



### Avocado Property

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We are proud to be different, we want to create a legacy as the business that positively disrupted the industry and challenged the estate agent status quo.

Our clients all get direct access to business partners who live locally and are part of their local community. We work with local businesses to help promote their companies free of charge and we give back to teachers, nurses and armed forces servicemen/women.

We are passionate about changing the industry, passionate about helping people move on to the next chapter in their lives and passionate about property.

# Avocado Property

## Data Quality

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