

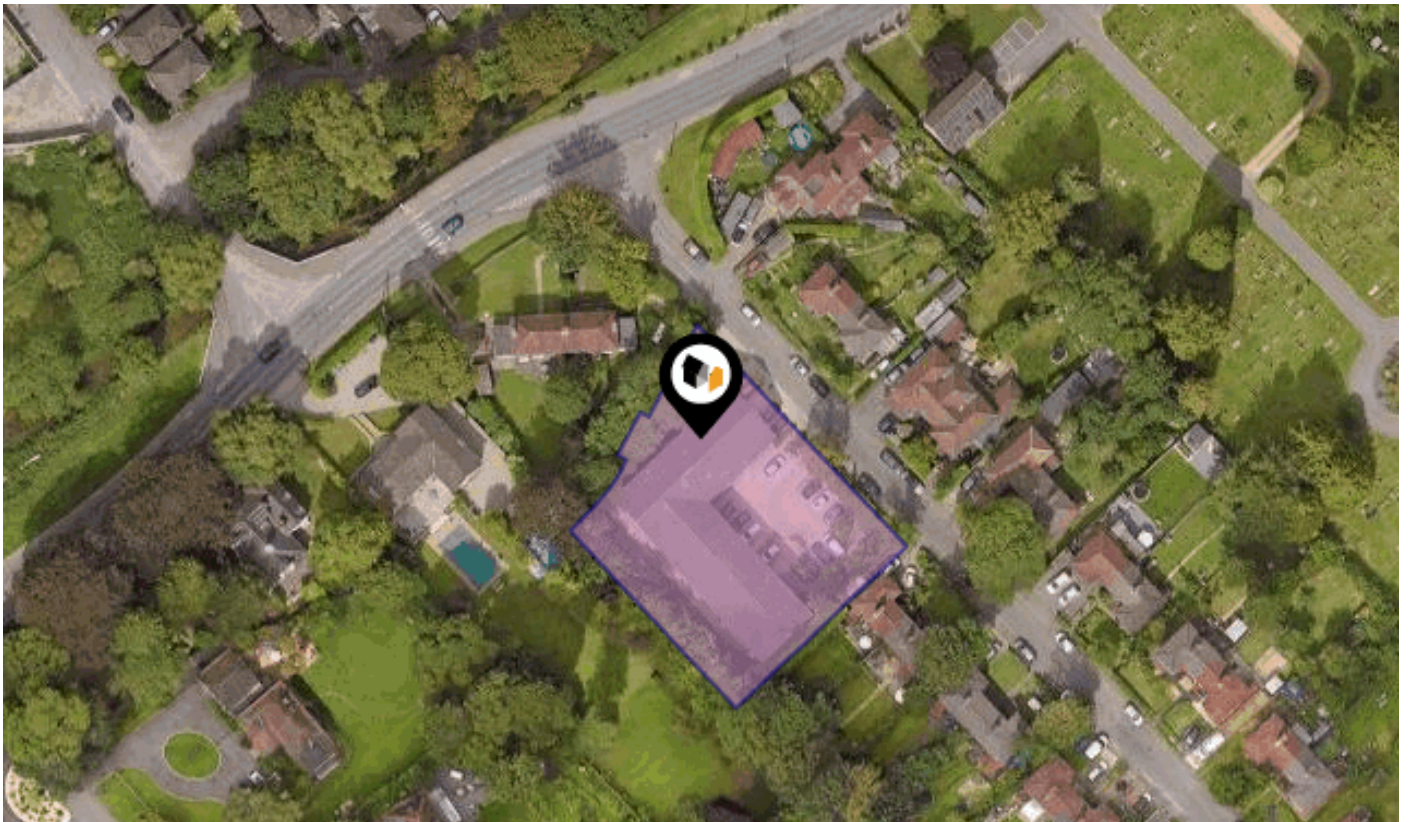


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 25<sup>th</sup> October 2024



**LINCOLN HOUSE, BROOKFIELD ROAD, WOOBURN GREEN,  
HIGH WYCOMBE, HP10**

**Avocado Property**

07971955240

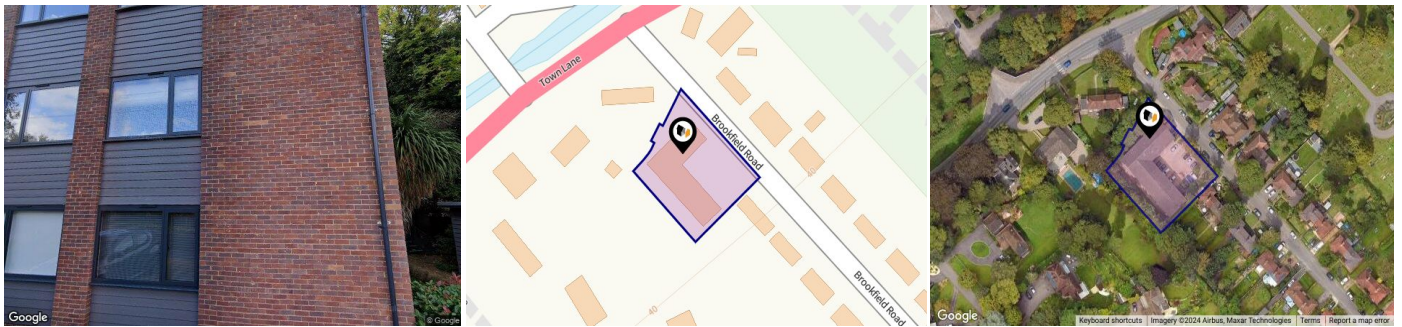
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# Property Overview



## Property

<b>Type:</b>	Flat / Maisonette	<b>Tenure:</b>	Leasehold
<b>Bedrooms:</b>	2		
<b>Floor Area:</b>	624 ft <sup>2</sup> / 58 m <sup>2</sup>		
<b>Plot Area:</b>	0.45 acres		
<b>Year Built :</b>	2018		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£2,032		
<b>Title Number:</b>	BM425337		

## Local Area

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

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

<b>15</b> mb/s	<b>80</b> mb/s	<b>8000</b> mb/s

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



### Satellite/Fibre TV Availability:

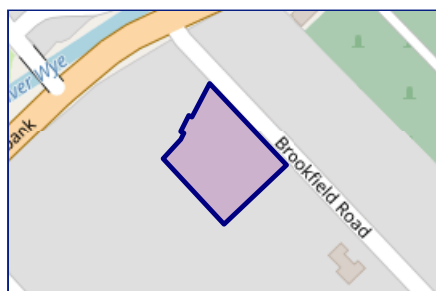


# Property Multiple Title Plans



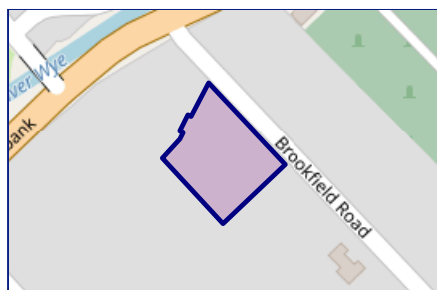
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

## Freehold Title Plan



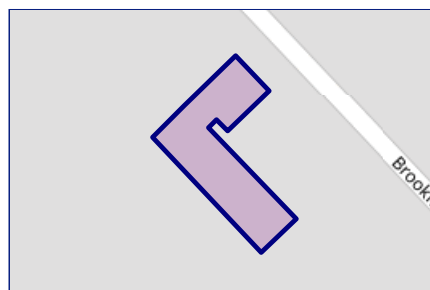
**BM408214**

## Leasehold Title Plans



**BM425337**

Start Date: 14/06/2018  
End Date: 31/12/2141  
Lease Term: 125 years from and including 1 January 2017 Exp. on 31 December 2141  
Term Remaining: 117 years



**BM424147**

Start Date: -  
End Date: -  
Lease Term: From and including 1 January 2017 for a term of 125 years and 3 days expiring on 4 January 2142  
Term Remaining: -

# Property EPC - Certificate



Lincoln House, Brookfield Road, Wooburn Green, HP10

Energy rating

C

Valid until 07.08.2027

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79   c	80   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Property

## EPC - Additional Data

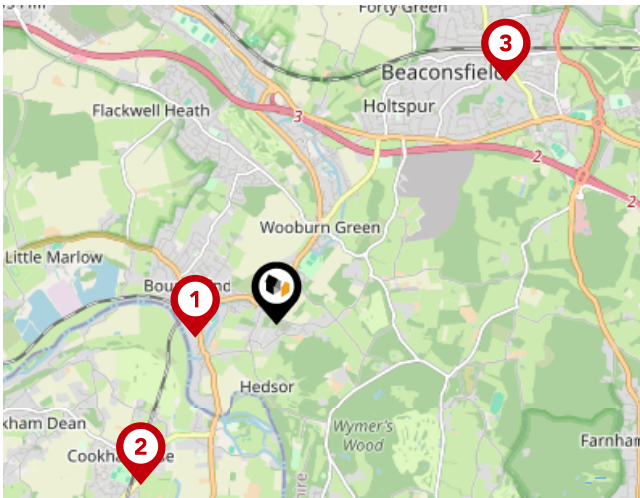


### Additional EPC Data

<b>Property Type:</b>	Flat
<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>Floor Level:</b>	Ground
<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, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	(another dwelling above)
<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 all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	58 m <sup>2</sup>

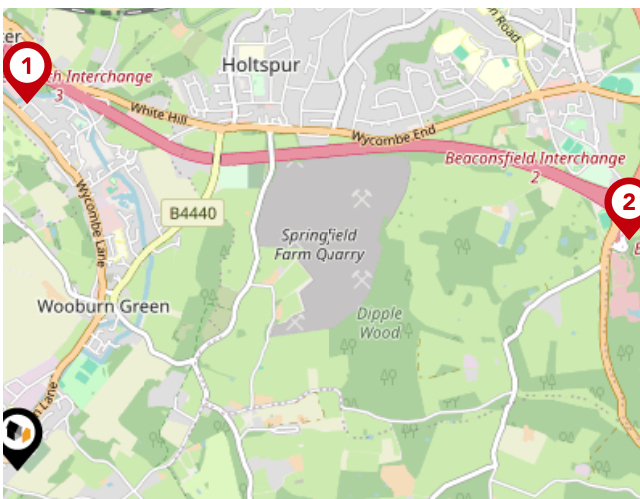
# Area

## Transport (National)



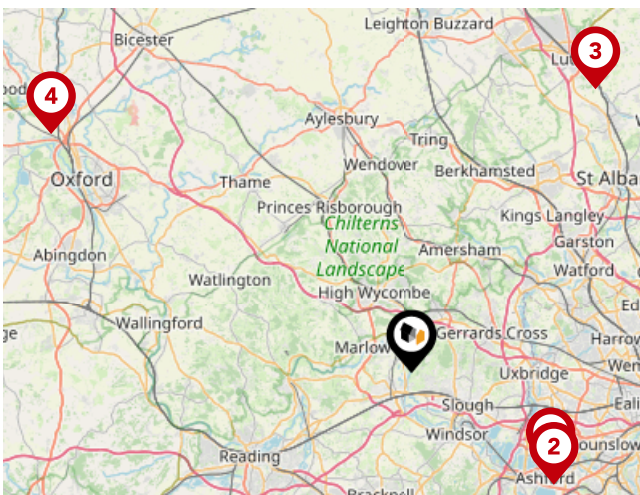
### National Rail Stations

Pin	Name	Distance
1	Bourne End Rail Station	0.77 miles
2	Cookham Rail Station	1.94 miles
3	Beaconsfield Rail Station	3.07 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M40 J3	1.69 miles
2	M40 J2	3.02 miles
3	M4 J7	4.64 miles
4	M4 J8	5.57 miles
5	A404(M) J9A	5.28 miles

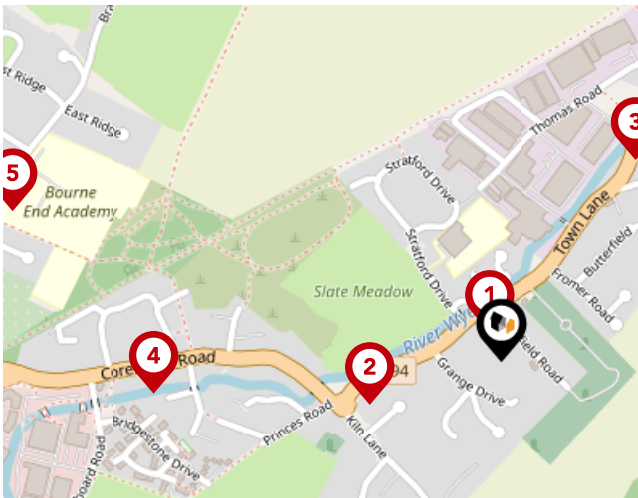


### Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	12.59 miles
2	Heathrow Airport Terminal 4	13.37 miles
3	Luton Airport	24.86 miles
4	Kidlington	31.73 miles

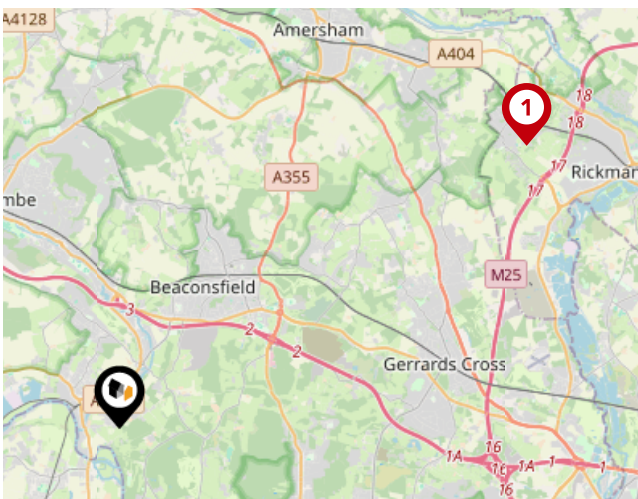
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Cemetery	0.04 miles
2	Brookbank	0.16 miles
3	Town Lane	0.28 miles
4	Cores End	0.4 miles
5	Bourne End Academy	0.59 miles



### Local Connections

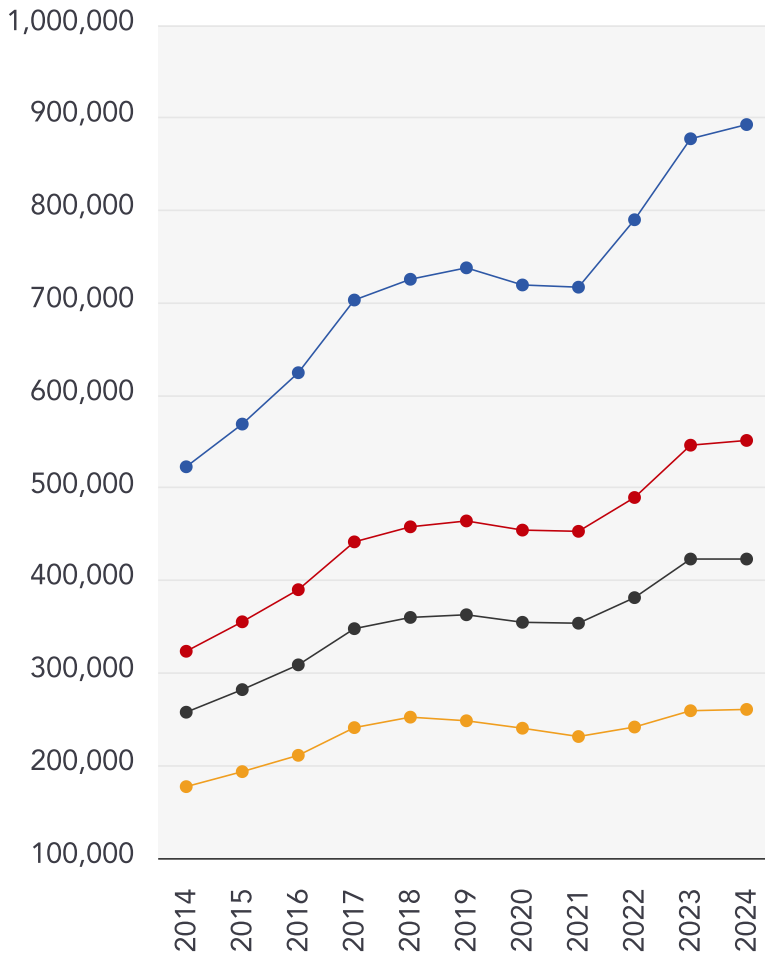
Pin	Name	Distance
1	Chorleywood Underground Station	9.13 miles

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in HP10



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

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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