

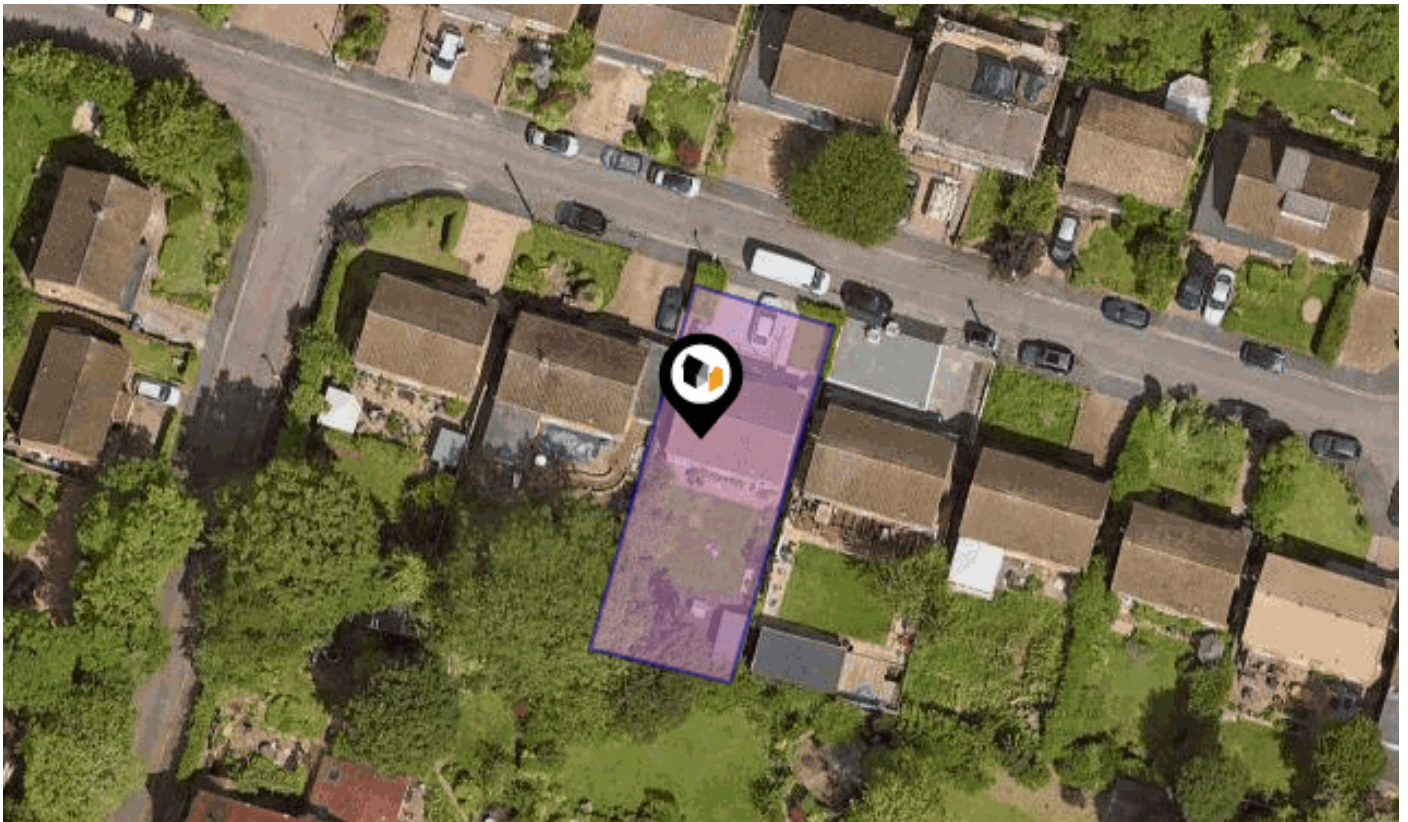


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 09th January 2025



RYE VIEW, HIGH WYCOMBE, HP13

Avocado Property

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Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,420 ft ² / 132 m ²		
Plot Area:	0.1 acres		
Year Built :	1967-1975		
Council Tax :	Band F		
Annual Estimate:	£3,302		
Title Number:	BM184925		

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

16	80	910
mb/s	mb/s	mb/s

Mobile Coverage:

(based on calls indoors)

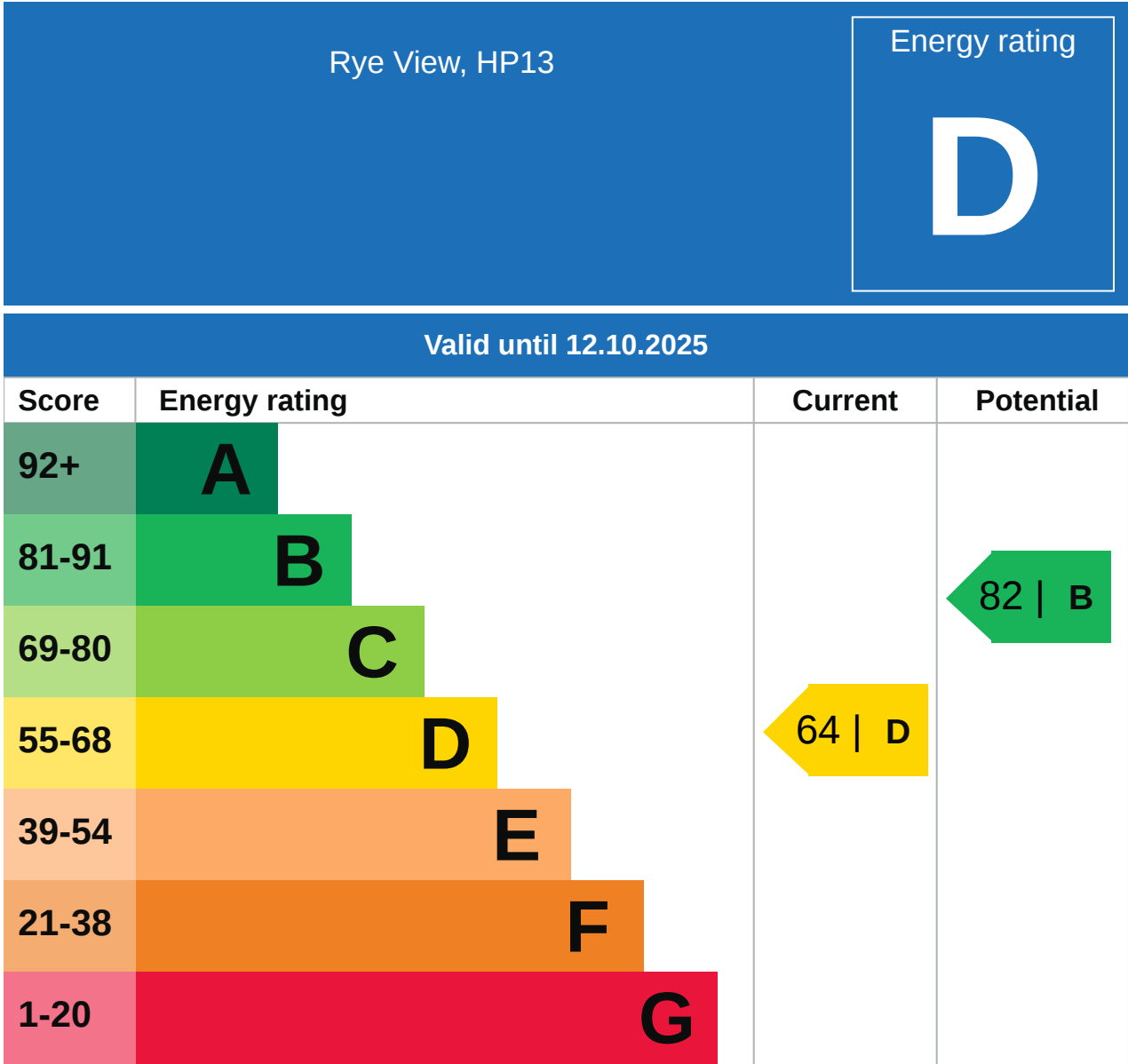


Satellite/Fibre TV Availability:



Property

EPC - Certificate



Property

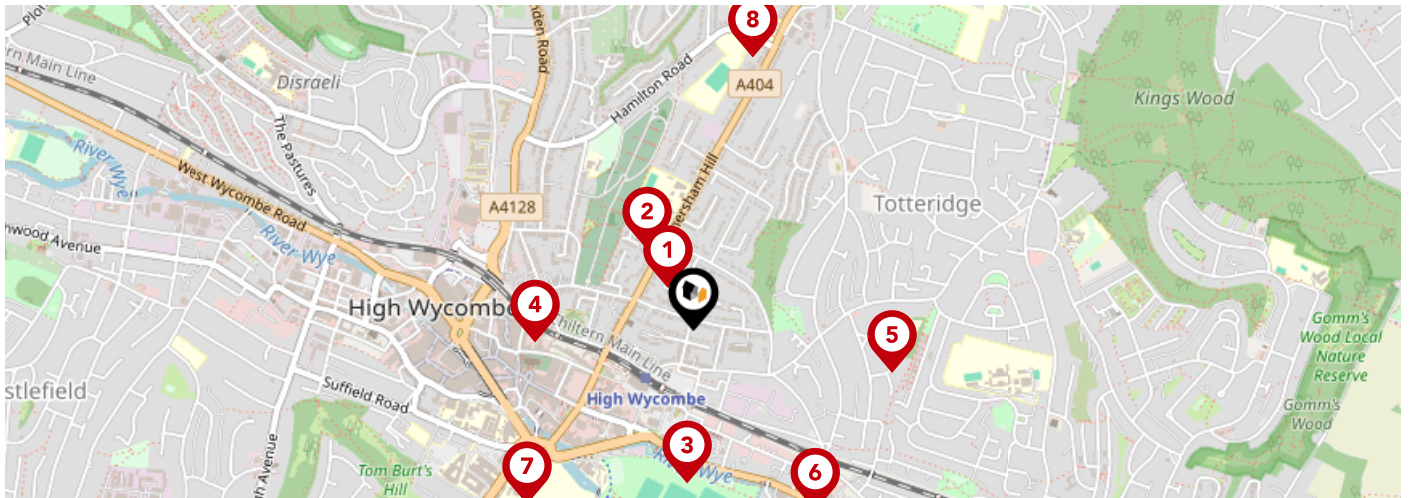
EPC - Additional Data



Additional EPC Data

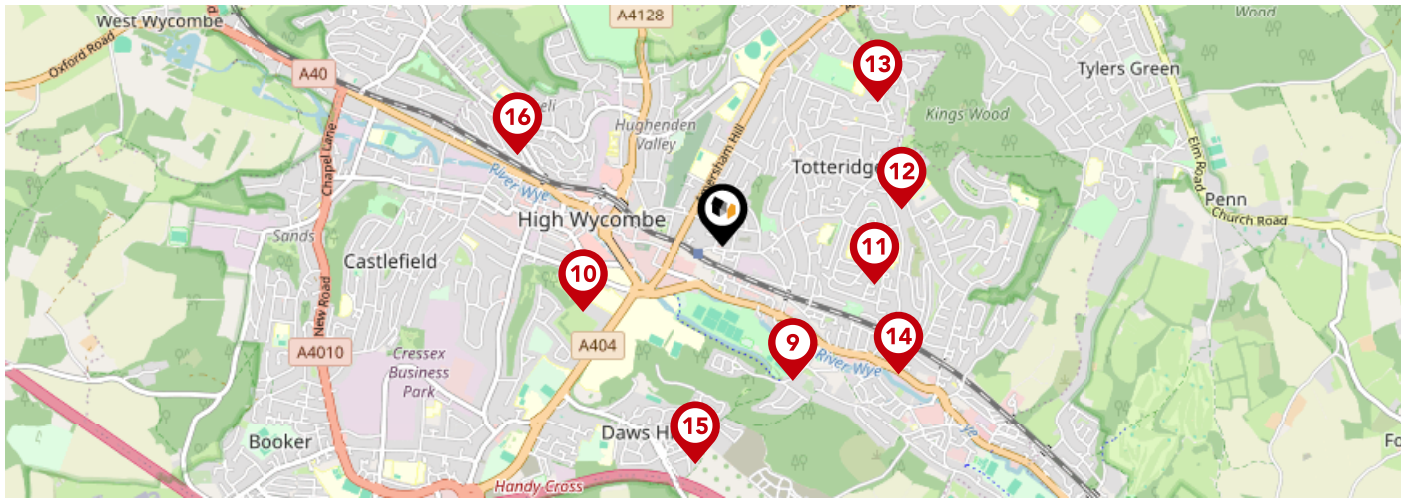
Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 75 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 67% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	132 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Aspire Ofsted Rating: Outstanding Pupils: 77 Distance:0.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Godstowe Preparatory School Ofsted Rating: Not Rated Pupils: 395 Distance:0.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Chalfonts Independent Grammar School Ofsted Rating: Not Rated Pupils: 150 Distance:0.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Hamilton Academy Ofsted Rating: Good Pupils: 668 Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Hannah Ball Academy Ofsted Rating: Requires improvement Pupils:0 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Bowerdean Nursery School Ofsted Rating: Outstanding Pupils: 165 Distance:0.5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Wycombe Abbey Ofsted Rating: Not Rated Pupils: 645 Distance:0.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	The Royal Grammar School, High Wycombe Ofsted Rating: Good Pupils: 1418 Distance:0.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

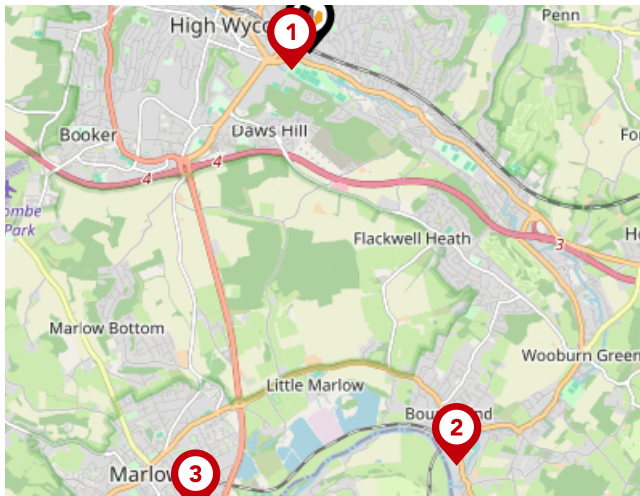
Area Schools



		Nursery	Primary	Secondary	College	Private
9	Crown House School Ofsted Rating: Not Rated Pupils: 126 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	High Wycombe Church of England Combined School Ofsted Rating: Good Pupils: 208 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	The Highcrest Academy Ofsted Rating: Good Pupils: 1068 Distance:0.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Kings Wood School and Nursery Ofsted Rating: Good Pupils: 455 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Highworth Combined School and Nursery Ofsted Rating: Good Pupils: 461 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Beechview Academy Ofsted Rating: Requires improvement Pupils: 163 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Abbey View Primary Academy Ofsted Rating: Good Pupils: 214 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	The Disraeli School Ofsted Rating: Good Pupils: 716 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

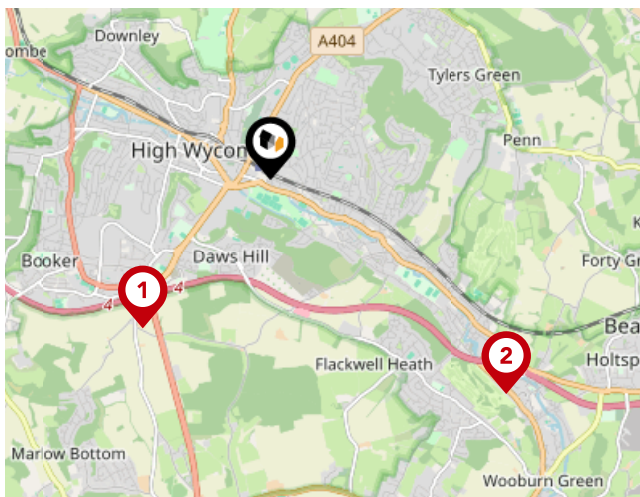
Area

Transport (National)



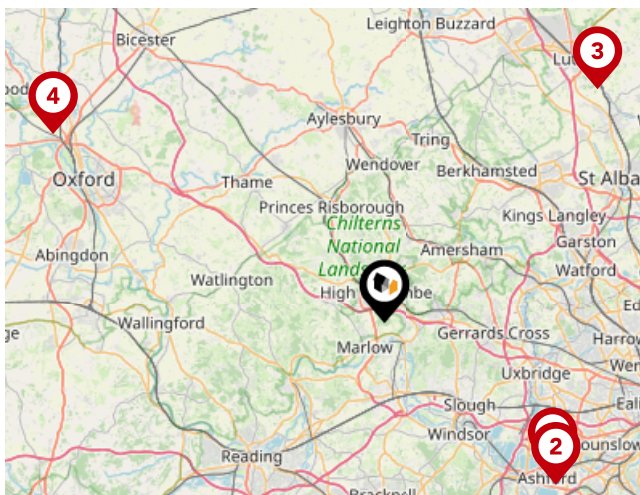
National Rail Stations

Pin	Name	Distance
	High Wycombe Rail Station	0.23 miles
	Bourne End Rail Station	4.02 miles
	Marlow Rail Station	4.35 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M40 J4	1.8 miles
	M40 J3	2.94 miles
	A404(M) J9	7.89 miles
	M40 J2	5.59 miles
	A404(M) J9A	8.62 miles

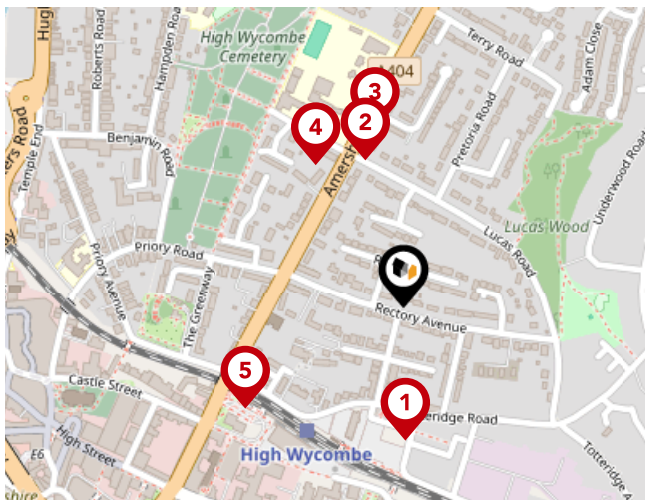


Airports/Helipads

Pin	Name	Distance
	Heathrow Airport	16.53 miles
	Heathrow Airport Terminal 4	17.37 miles
	Luton Airport	23.23 miles
	Kidlington	27.99 miles

Area

Transport (Local)



Bus Stops/Stations

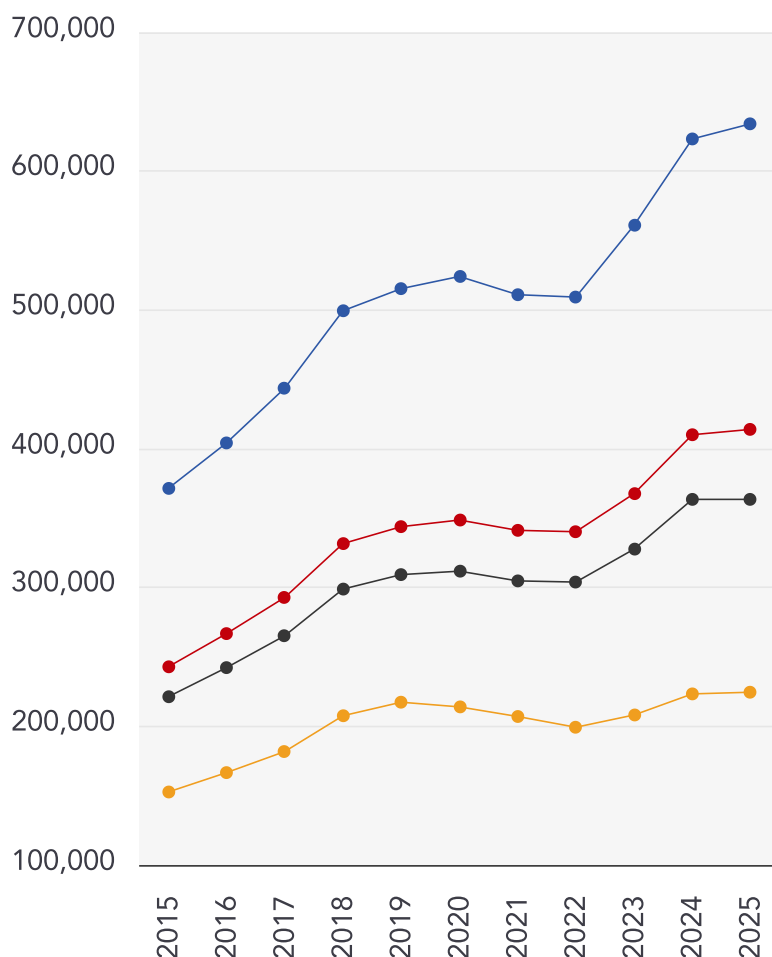
Pin	Name	Distance
1	Duke Street	0.15 miles
2	Maybrook Gardens	0.18 miles
3	Maybrook Gardens	0.21 miles
4	Godstowe School	0.19 miles
5	Railway Station	0.22 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in HP13



Detached

+70.73%

Semi-Detached

+70.44%

Terraced

+64.26%

Flat

+47.1%

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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