

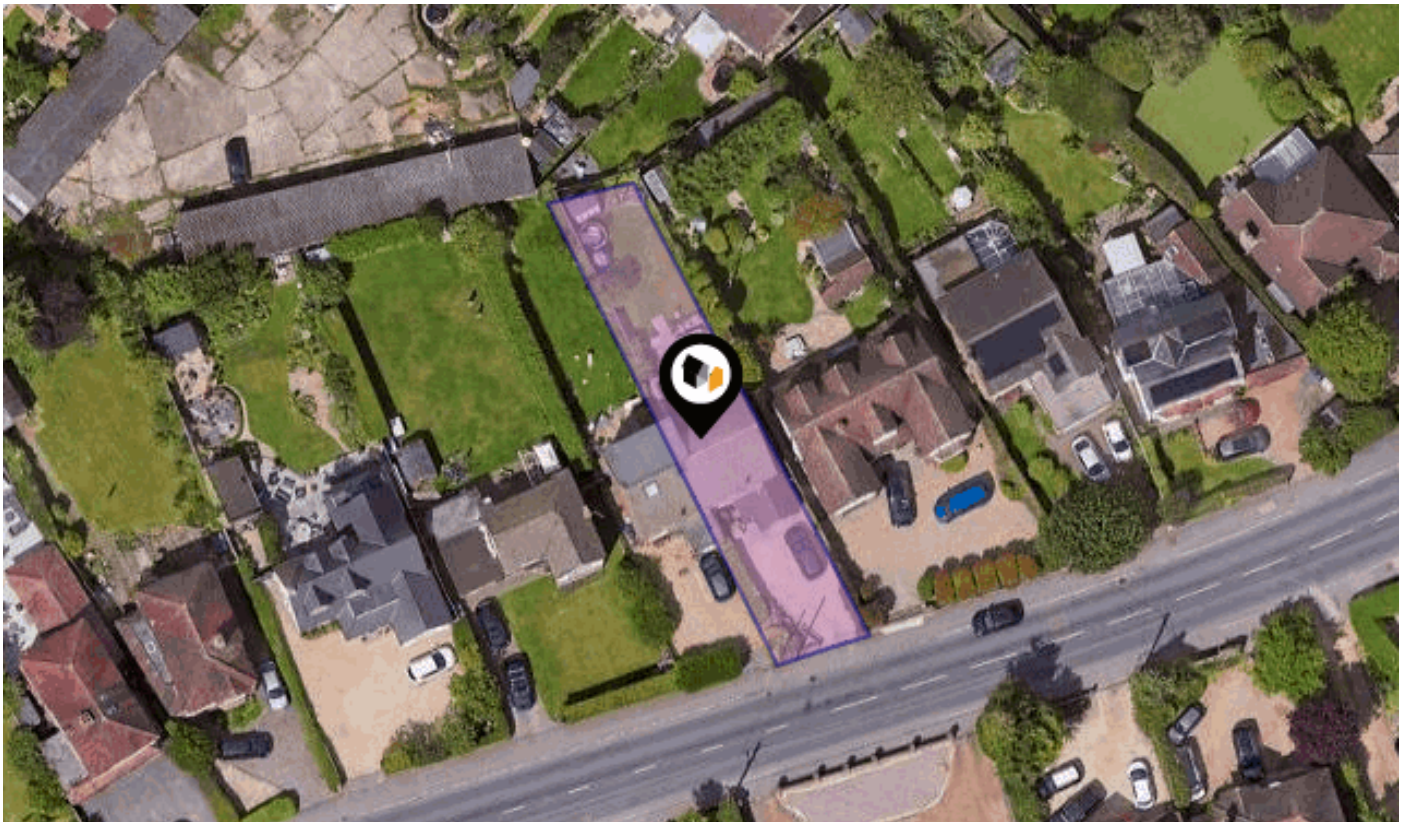


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Sunday 20<sup>th</sup> October 2024**



**WYCOMBE ROAD, HOLMER GREEN, HIGH WYCOMBE,  
HP15**

**Avocado Property**

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# Property Overview



## Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,237 ft <sup>2</sup> / 115 m <sup>2</sup>		
Plot Area:	0.08 acres		
Year Built :	1967-1975		
Council Tax :	Band E		
Annual Estimate:	£2,794		
Title Number:	BM205139		

## Local Area

Local Authority:	Buckinghamshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	No Risk	10	80	8000
• Surface Water	Low	mb/s	mb/s	mb/s
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		

# Planning History

## This Address



Planning records for: *Wycombe Road, Holmer Green, High Wycombe, HP15*

Reference - CH/2013/1411/FA	
Decision:	Decided
Date:	20th August 2013
Description:	Single storey front and rear extensions

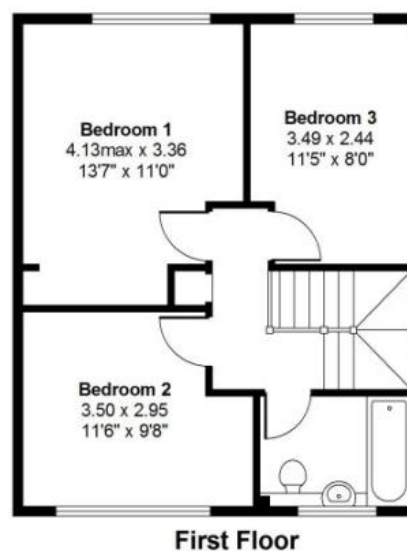
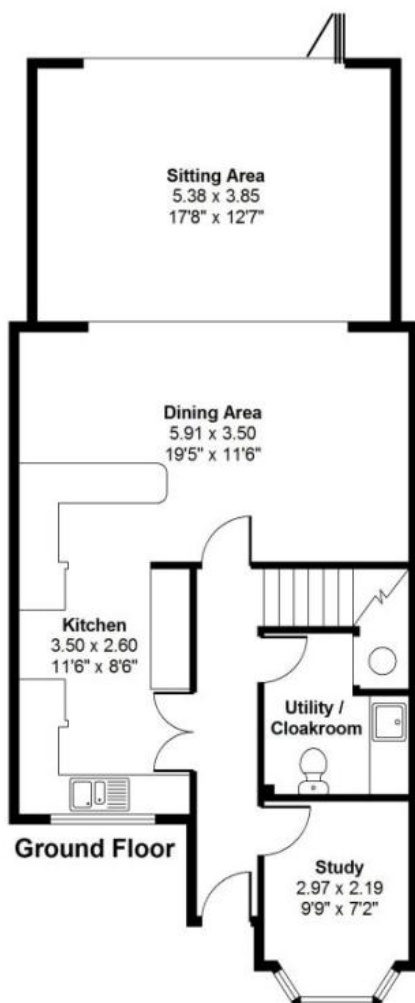






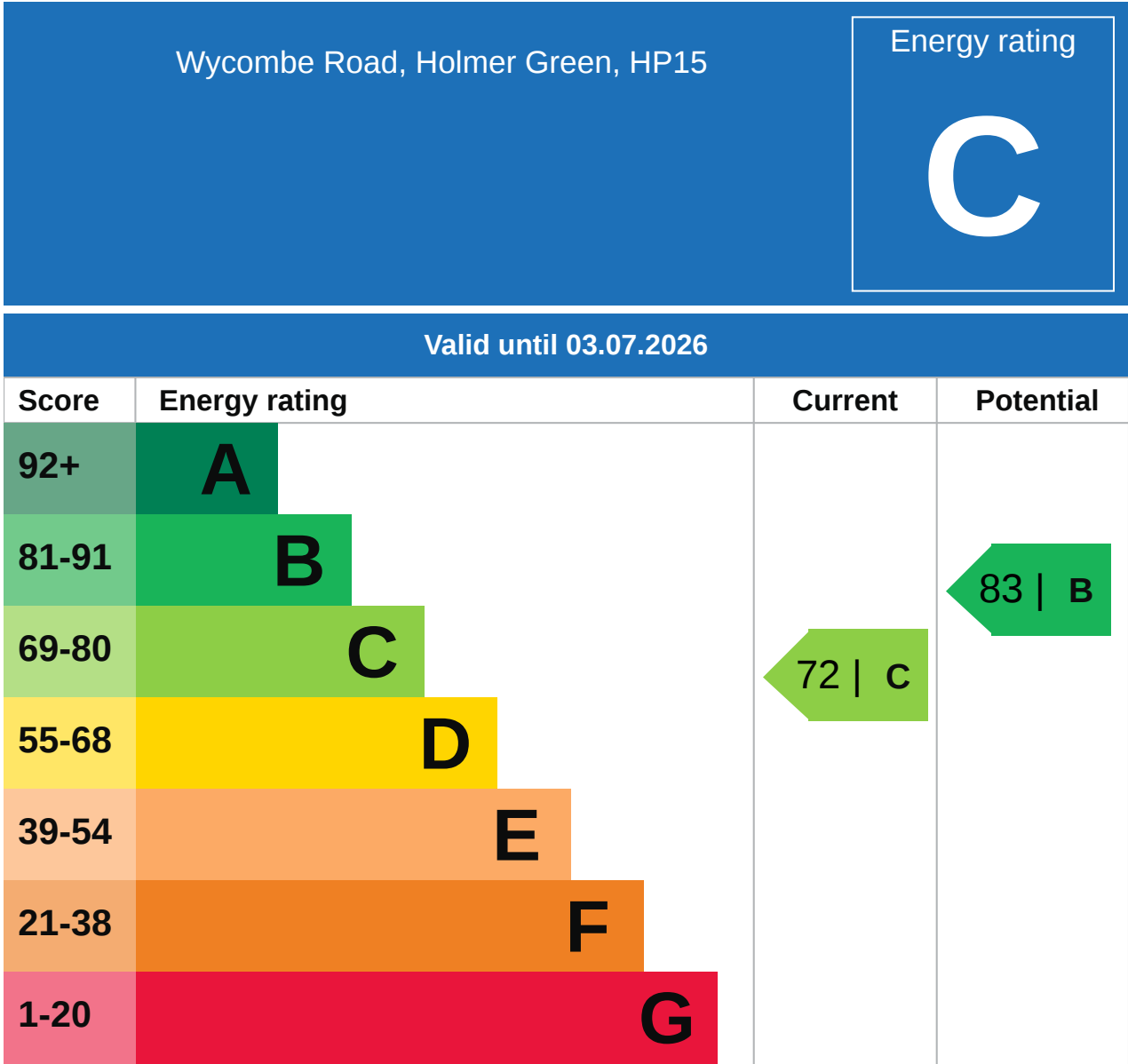
## WYCOMBE ROAD, HOLMER GREEN, HIGH WYCOMBE, HP15

NOT TO SCALE



Approximate Floor Area  
114.51 sq m - 1233 sq ft  
(Gross Internal)

# Property EPC - Certificate





# Property

## EPC - Additional Data

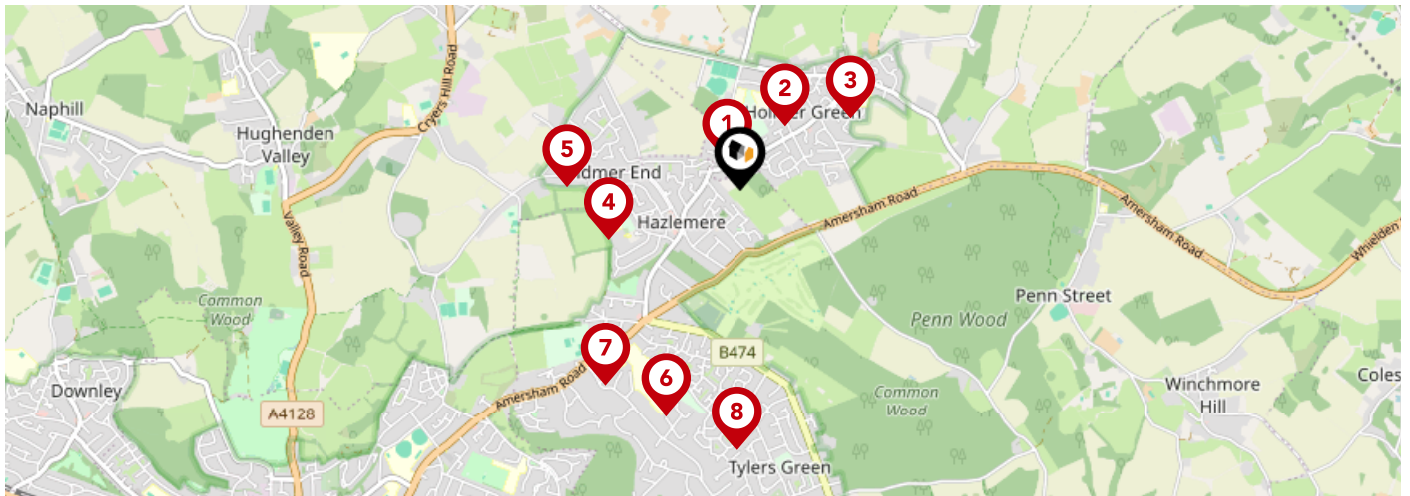


### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Unknown
<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, unknown install date
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 250 mm loft insulation
<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 87% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	115 m <sup>2</sup>

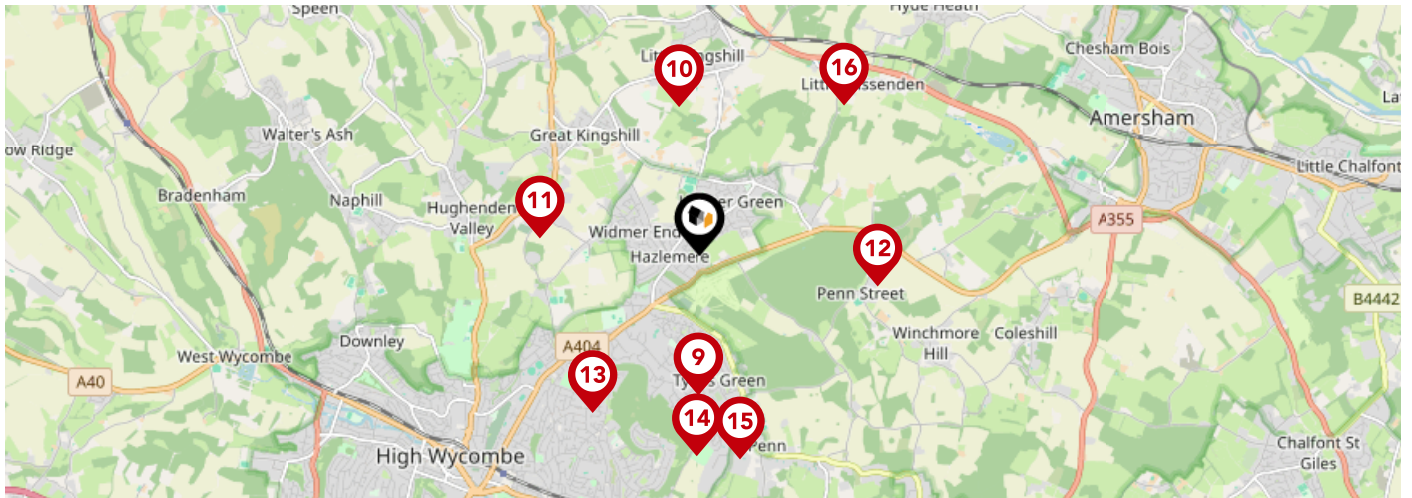










# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Holmer Green First School and Pre-School</b> Ofsted Rating: Good   Pupils: 175   Distance:0.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Holmer Green Senior School</b> Ofsted Rating: Good   Pupils: 1218   Distance:0.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Holmer Green Junior School</b> Ofsted Rating: Good   Pupils: 239   Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Cedar Park School &amp; Nursery</b> Ofsted Rating: Good   Pupils: 217   Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Widmer End Community Combined School</b> Ofsted Rating: Good   Pupils: 202   Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Sir William Ramsay School</b> Ofsted Rating: Not Rated   Pupils:0   Distance:1.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Hazlemere Church of England Combined School</b> Ofsted Rating: Good   Pupils: 201   Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Manor Farm Junior School</b> Ofsted Rating: Not Rated   Pupils: 227   Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

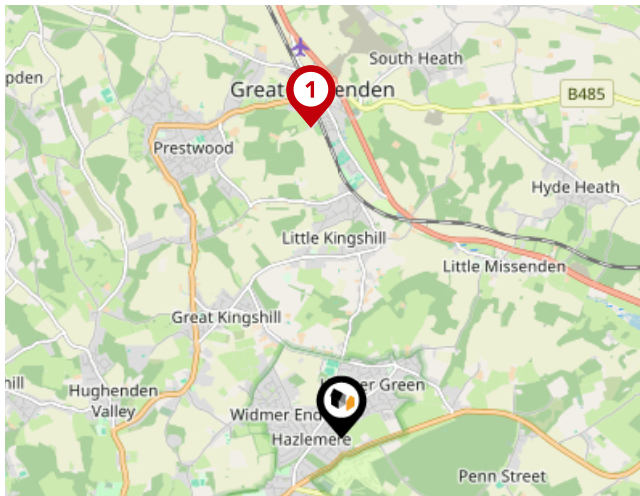
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Manor Farm Community Infant School</b> Ofsted Rating: Good   Pupils: 160   Distance: 1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Little Kingshill Combined School</b> Ofsted Rating: Outstanding   Pupils: 233   Distance: 1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Great Kingshill Church of England Combined School</b> Ofsted Rating: Good   Pupils: 411   Distance: 1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Curzon Church of England Combined School</b> Ofsted Rating: Good   Pupils: 160   Distance: 1.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Highworth Combined School and Nursery</b> Ofsted Rating: Good   Pupils: 461   Distance: 1.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Tylers Green Middle School</b> Ofsted Rating: Good   Pupils: 255   Distance: 1.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Tylers Green First School</b> Ofsted Rating: Good   Pupils: 175   Distance: 1.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Little Missenden Church of England School</b> Ofsted Rating: Good   Pupils: 33   Distance: 1.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

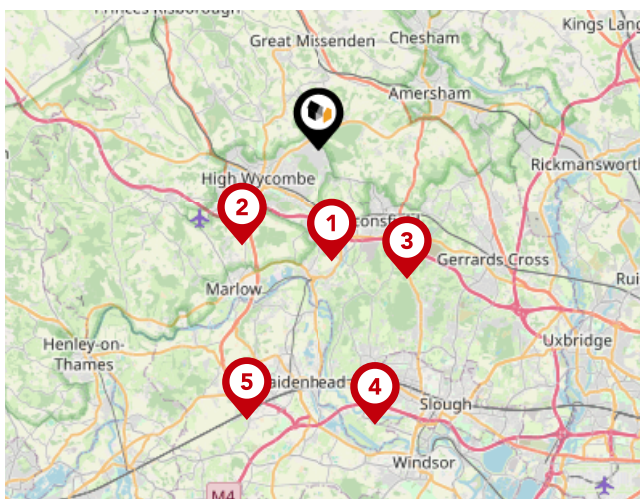
# Area

## Transport (National)



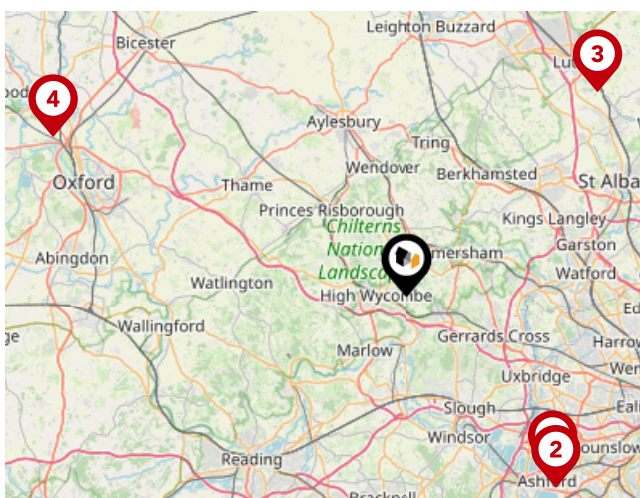
### National Rail Stations

Pin	Name	Distance
1	Great Missenden Rail Station	2.87 miles
2	High Wycombe Rail Station	2.92 miles
3	Amersham Rail Station	4.17 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M40 J3	4.11 miles
2	M40 J4	4.49 miles
3	M40 J2	5.72 miles
4	M4 J7	10.32 miles
5	A404(M) J9	10.27 miles



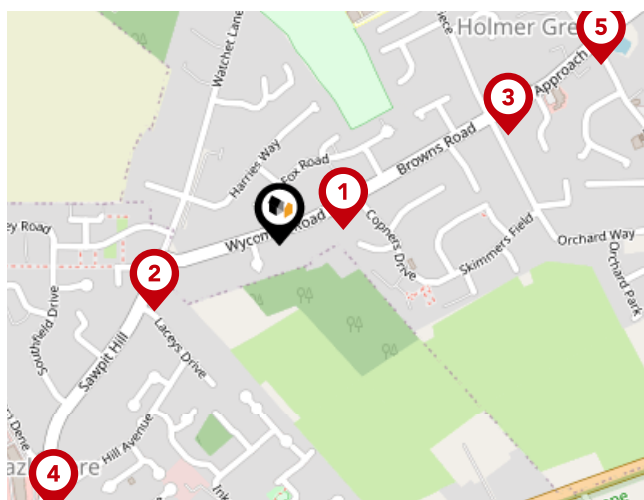
### Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	16.85 miles
2	Heathrow Airport Terminal 4	17.77 miles
3	Luton Airport	20.54 miles
4	Kidlington	28.54 miles



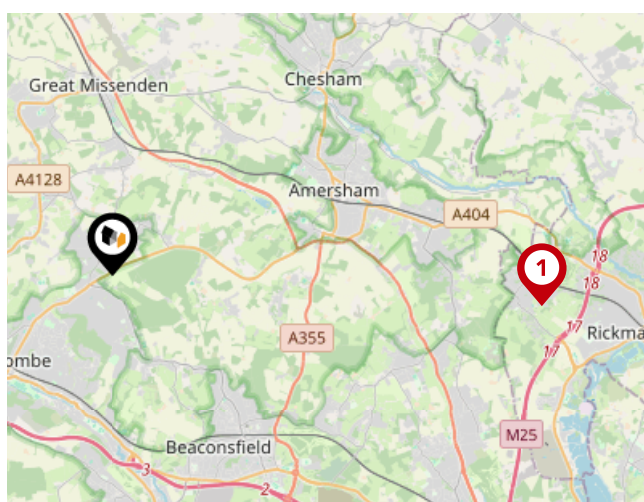
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Copners Drive	0.07 miles
2	Sawpit Hill	0.16 miles
3	Browns Road	0.29 miles
4	Park Parade	0.4 miles
5	The Pond	0.42 miles



### Local Connections

Pin	Name	Distance
1	Chorleywood Underground Station	7.93 miles



# Avocado Property

## About Us



### Avocado Property

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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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