

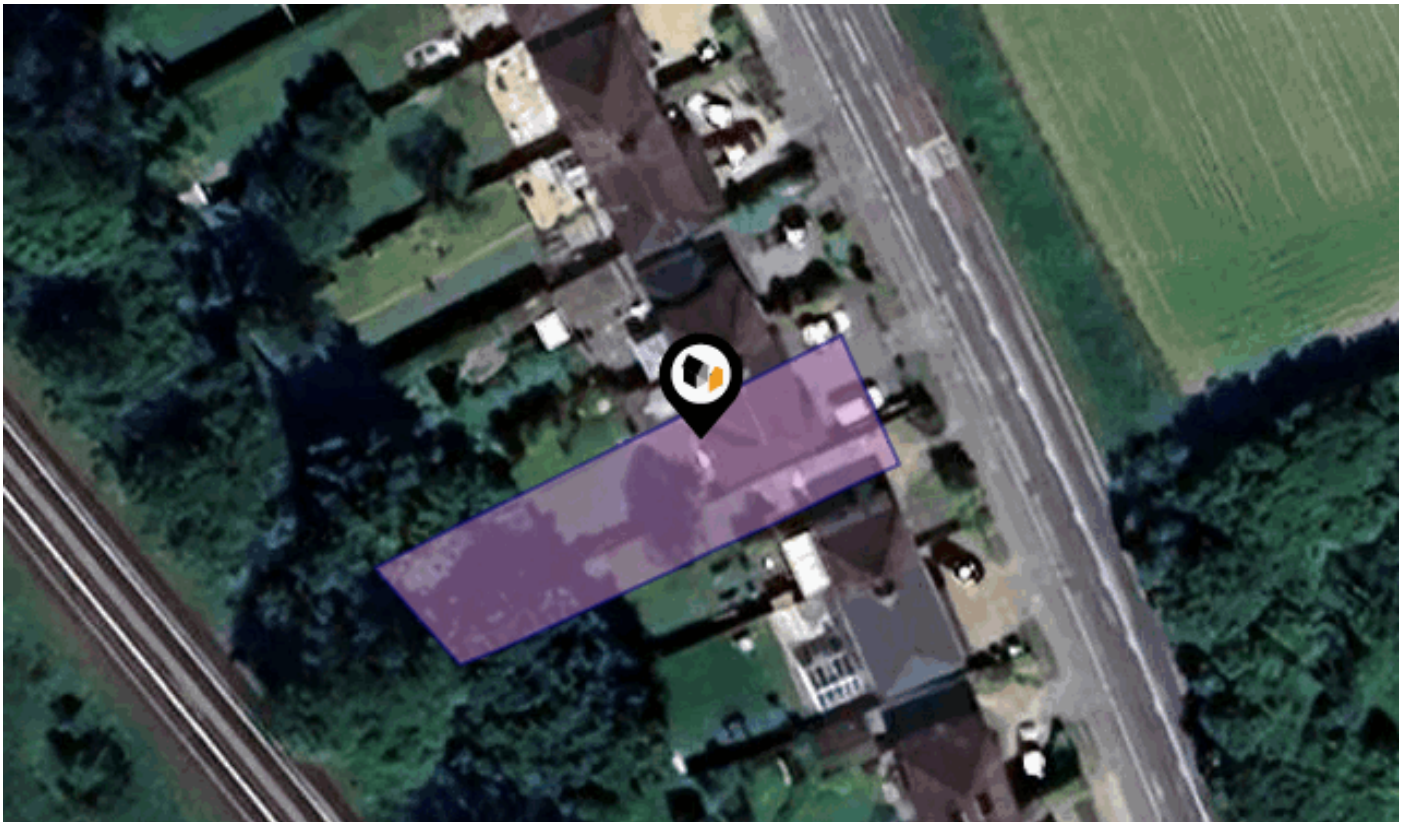


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 19th November 2024



BRADENHAM ROAD, HIGH WYCOMBE, HP14

Avocado Property

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Property Overview



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,550 ft ² / 144 m ²		
Plot Area:	0.12 acres		
Year Built :	1930-1949		
Council Tax :	Band E		
Annual Estimate:	£2,794		
Title Number:	BM259246		

Local Area

Local Authority:	Buckinghamshire	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:		21	-
• Rivers & Seas	No Risk	mb/s	mb/s
• Surface Water	High		
Mobile Coverage:		Satellite/Fibre TV Availability:	
(based on calls indoors)			

Planning History

This Address

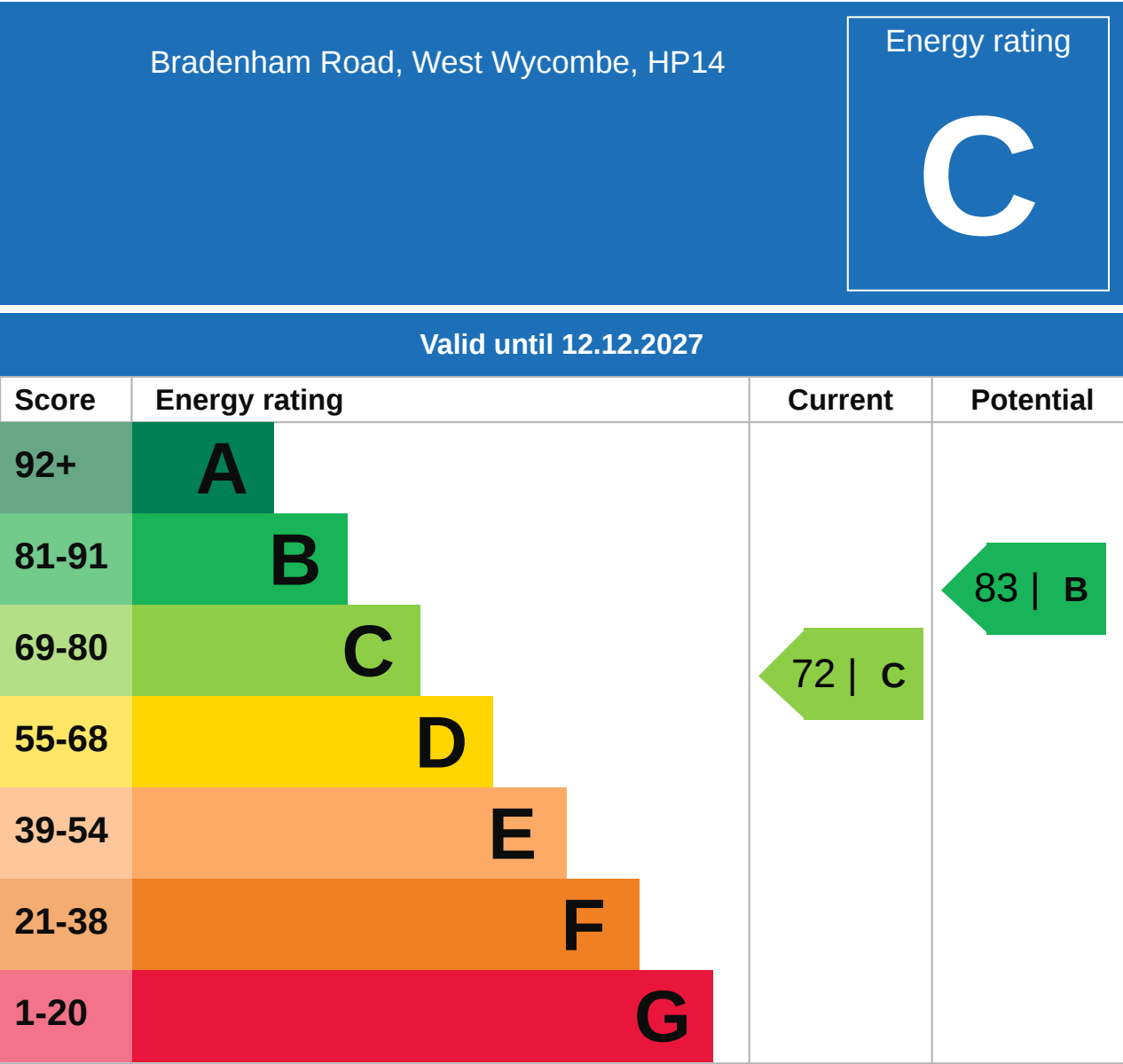


Planning records for: *Bradenham Road, High Wycombe, HP14*

Reference - 07/05718/FUL	
Decision:	Decided
Date:	26th March 2007
Description:	Construction of part two storey, part single storey side and rear extension and single storey front extension

Reference - 11/05452/FUL	
Decision:	Decided
Date:	04th March 2011
Description:	Householder application for a front bay window extension

Property
EPC - Certificate



Property

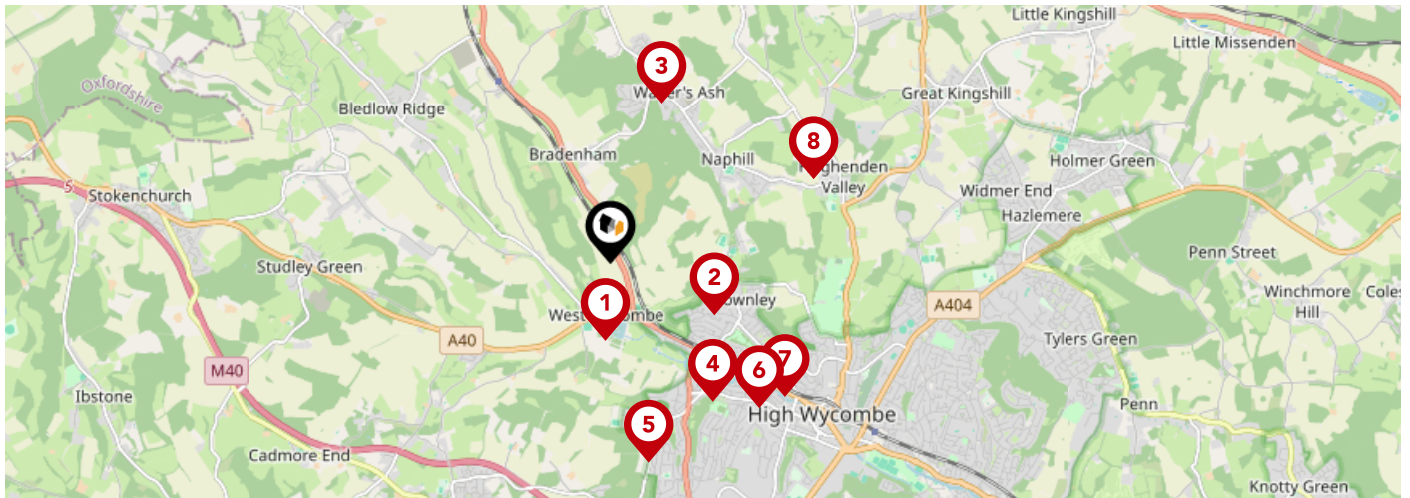
EPC - Additional Data



Additional EPC Data

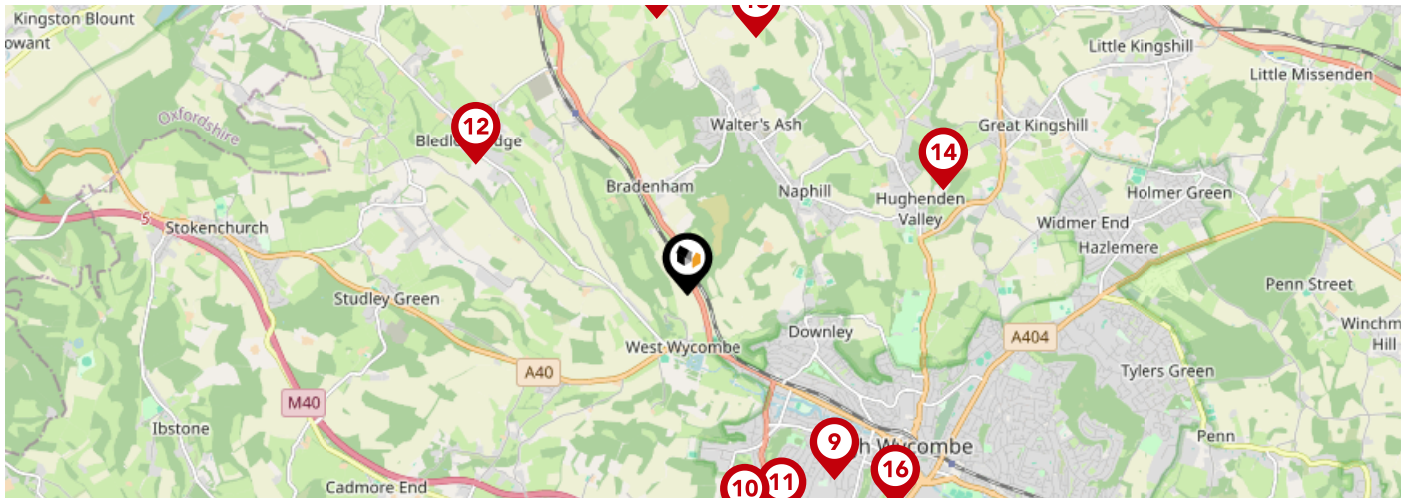
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	4
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 100 mm loft insulation
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 23% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	144 m ²









Area Schools



		Nursery	Primary	Secondary	College	Private
1	West Wycombe School Ofsted Rating: Requires improvement Pupils: 165 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	The Downley School Ofsted Rating: Not Rated Pupils: 388 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Naphill and Walters Ash School Ofsted Rating: Good Pupils: 297 Distance:1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Millbrook Combined School Ofsted Rating: Requires improvement Pupils: 694 Distance:1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Progress Schools - Buckinghamshire Ofsted Rating: Good Pupils: 4 Distance:1.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Unity College Ofsted Rating: Good Pupils: 11 Distance:1.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The Disraeli School Ofsted Rating: Good Pupils: 716 Distance:2.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Hughenden Primary School Ofsted Rating: Not Rated Pupils:0 Distance:2.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

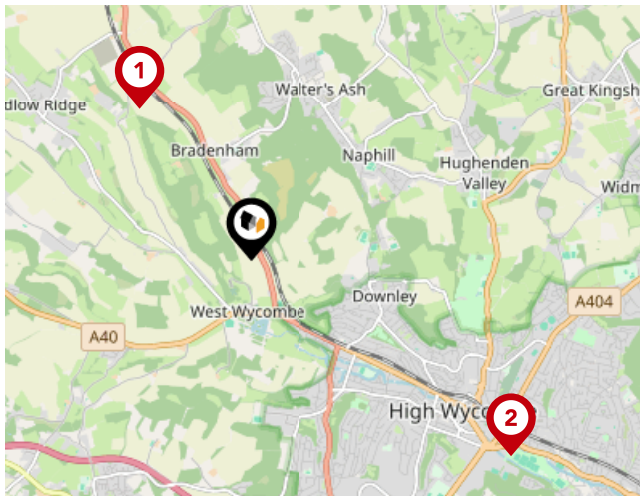
Area Schools



		Nursery	Primary	Secondary	College	Private
	Oakridge School Ofsted Rating: Good Pupils: 476 Distance:2.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Booker Hill School Ofsted Rating: Good Pupils: 251 Distance:2.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Castlefield School Ofsted Rating: Good Pupils: 469 Distance:2.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bledlow Ridge School Ofsted Rating: Good Pupils: 177 Distance:2.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Speen CofE VA School Ofsted Rating: Good Pupils: 40 Distance:2.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pipers Corner School Ofsted Rating: Not Rated Pupils: 618 Distance:2.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St John's Church of England Primary School, Lacey Green Ofsted Rating: Good Pupils: 198 Distance:2.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	High Wycombe Church of England Combined School Ofsted Rating: Good Pupils: 208 Distance:2.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

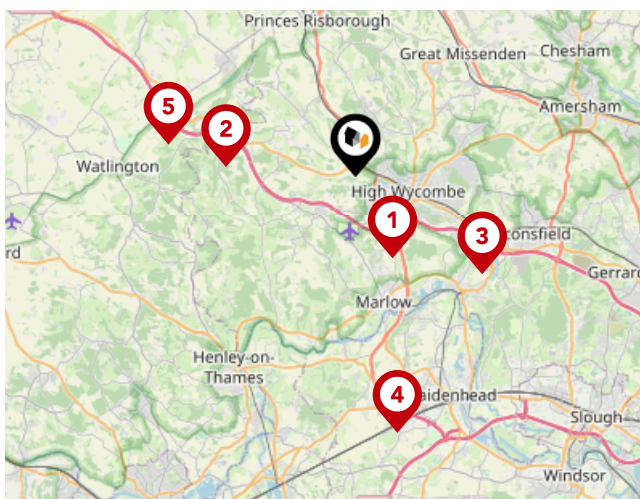
Area

Transport (National)



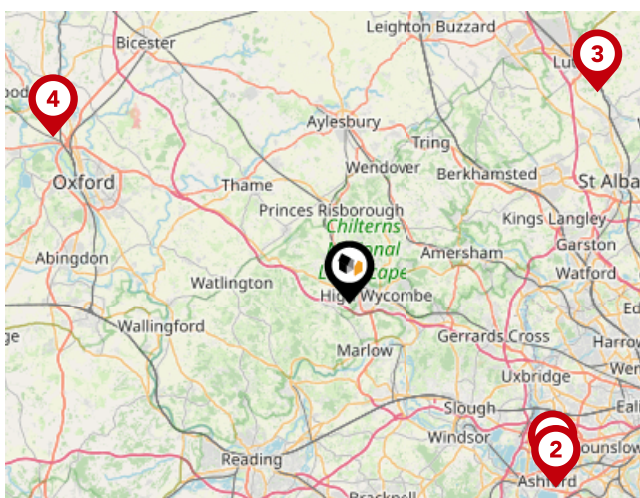
National Rail Stations

Pin	Name	Distance
1	Saunderton Rail Station	1.74 miles
2	High Wycombe Rail Station	2.98 miles
3	Princes Risborough Rail Station	4.68 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M40 J4	3.31 miles
2	M40 J5	4.77 miles
3	M40 J3	5.94 miles
4	A404(M) J9	9.6 miles
5	M40 J6	6.93 miles

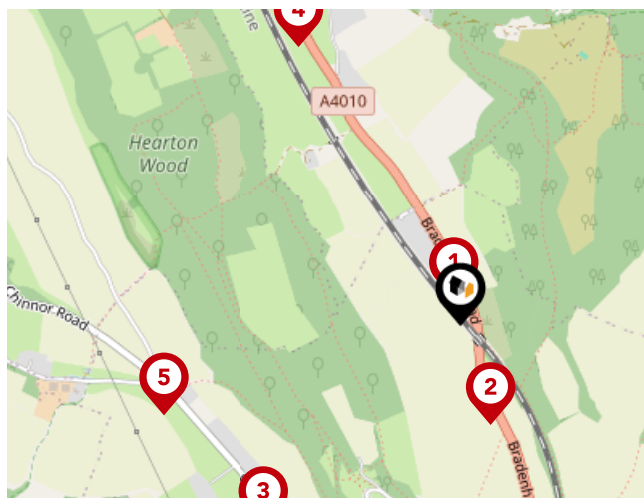


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	19.53 miles
2	Heathrow Airport Terminal 4	20.35 miles
3	Luton Airport	23.92 miles
4	Kidlington	24.97 miles

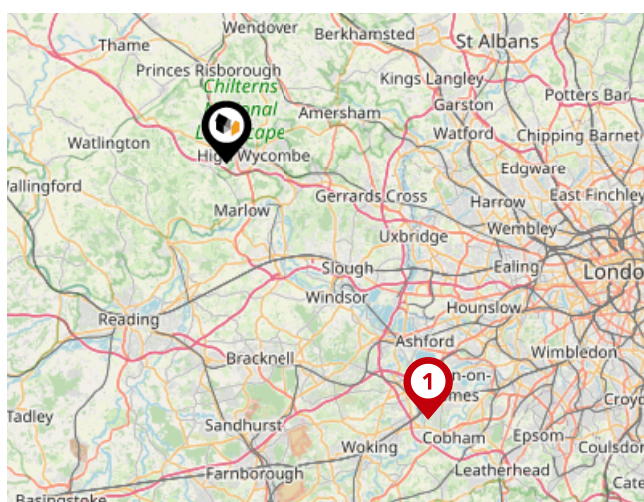
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Braddenham Road	0.06 miles
2	Railway Bridge	0.24 miles
3	Cockshoot Farm	0.65 miles
4	The Red Lion PH	0.74 miles
5	Chorley Road	0.71 miles



Ferry Terminals

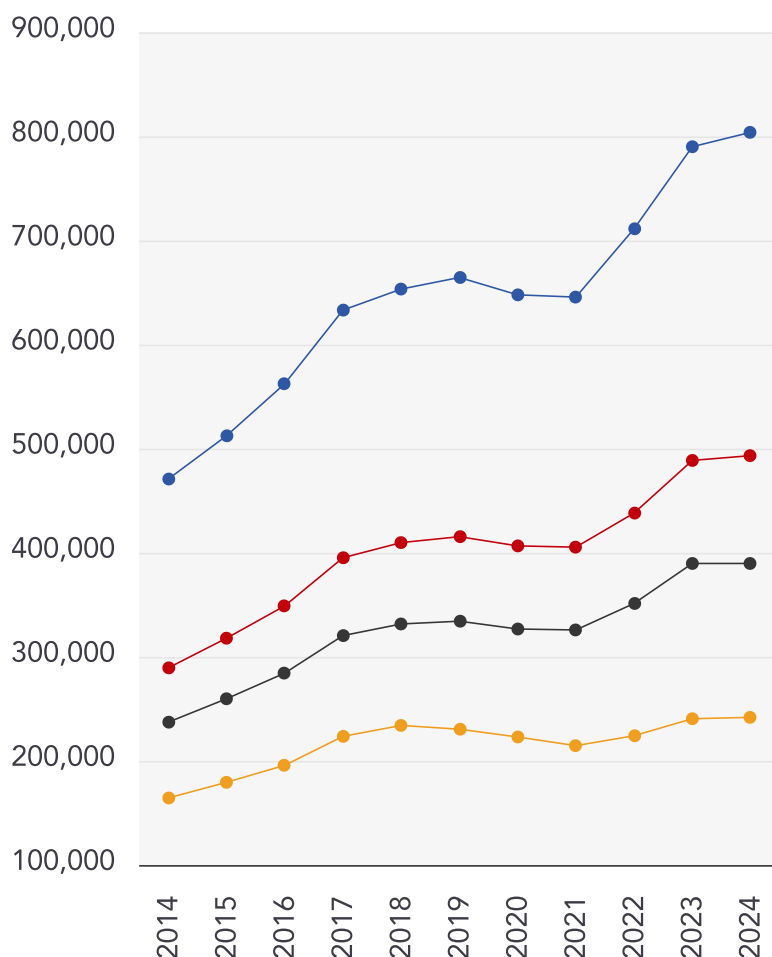
Pin	Name	Distance
1	Shepperton Ferry Landing	24 miles

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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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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