

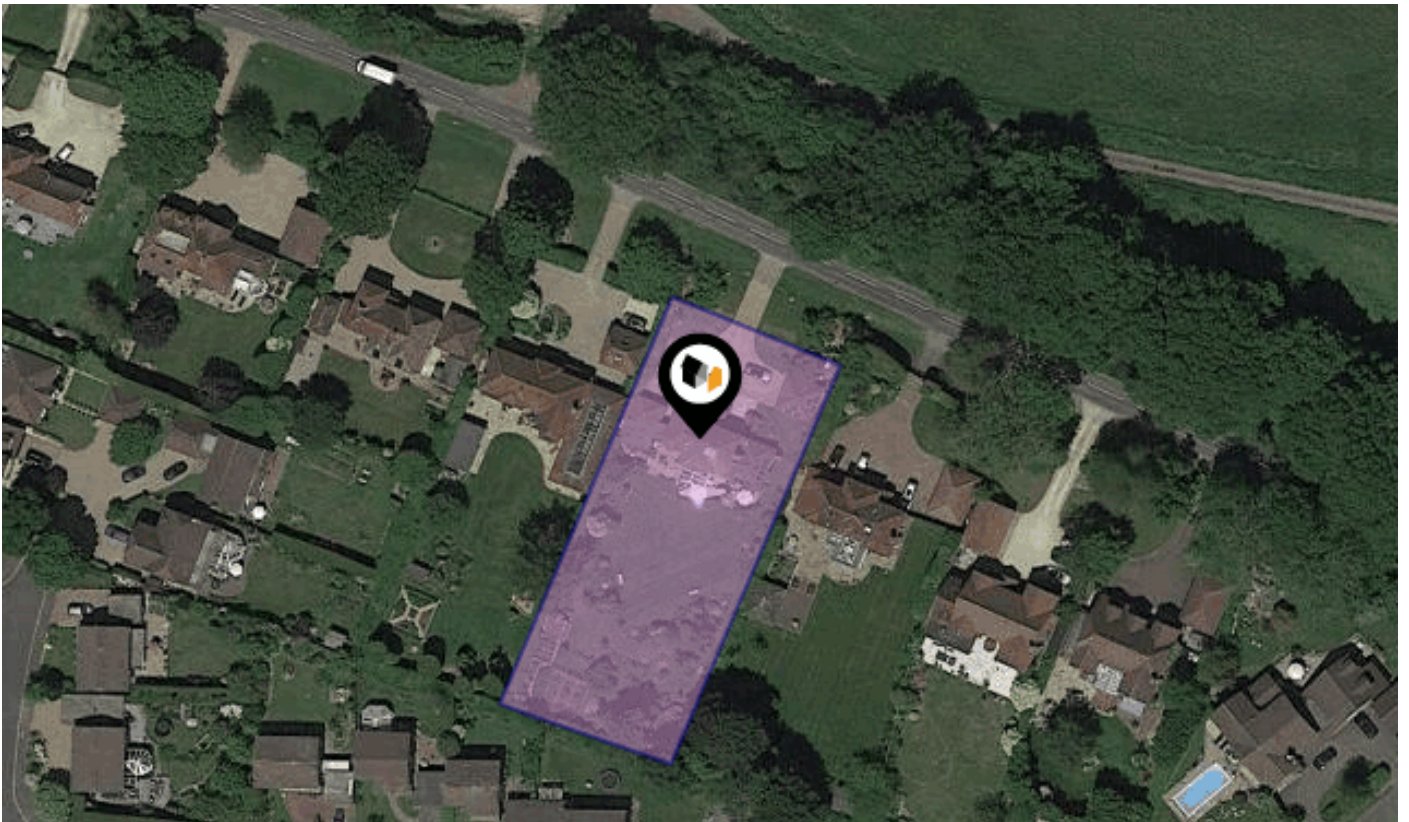


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 25th October 2024



WEEDON HILL, HYDE HEATH, AMERSHAM, HP6

Avocado Property

07971955240

michael@avocadobucks.co.uk

www.avocadopropertyagents.co.uk



Powered by
aprift
Know any property instantly

Property Overview



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	1		
Floor Area:	452 ft ² / 42 m ²		
Plot Area:	0.56 acres		
Year Built :	1930-1949		
Council Tax :	Band G		
Annual Estimate:	£3,810		
Title Number:	P167591		

Local Area

Local Authority:	Buckinghamshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
● Rivers & Seas	No Risk	6	80	1000
● Surface Water	Very Low	mb/s	mb/s	mb/s
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		

Planning History

This Address

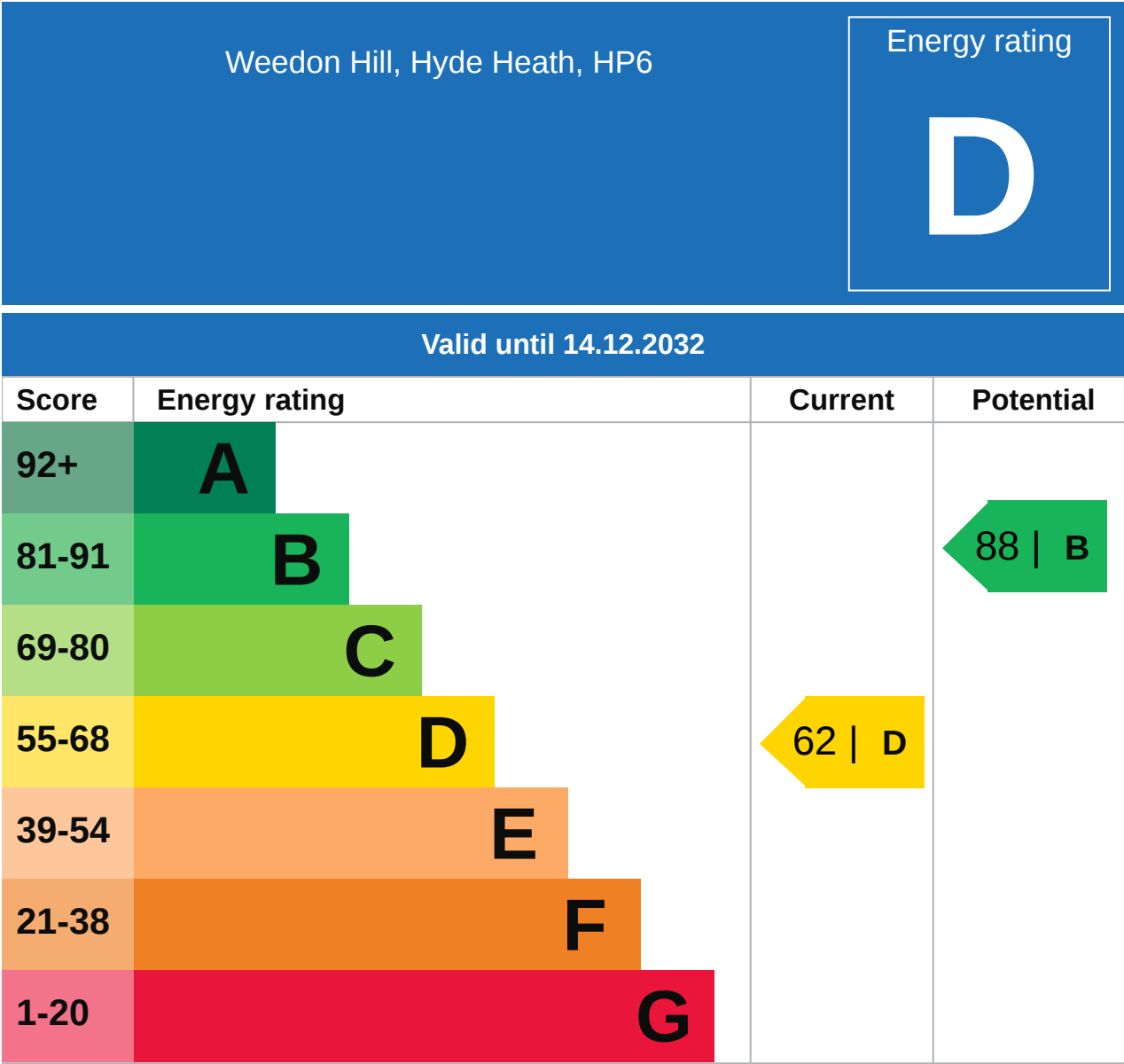


Planning records for: *Weedon Hill, Hyde Heath, Amersham, HP6*

Reference - CH/2007/0561/FA	
Decision:	Decided
Date:	04th April 2007
Description:	Rear conservatory

Property

EPC - Certificate



Property

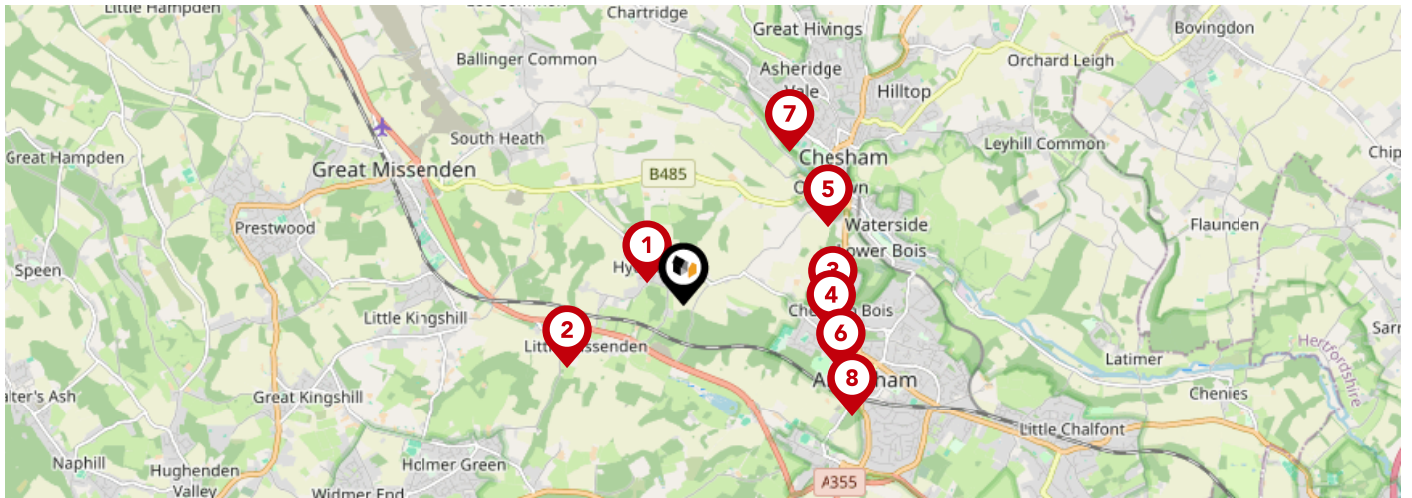
EPC - Additional Data



Additional EPC Data

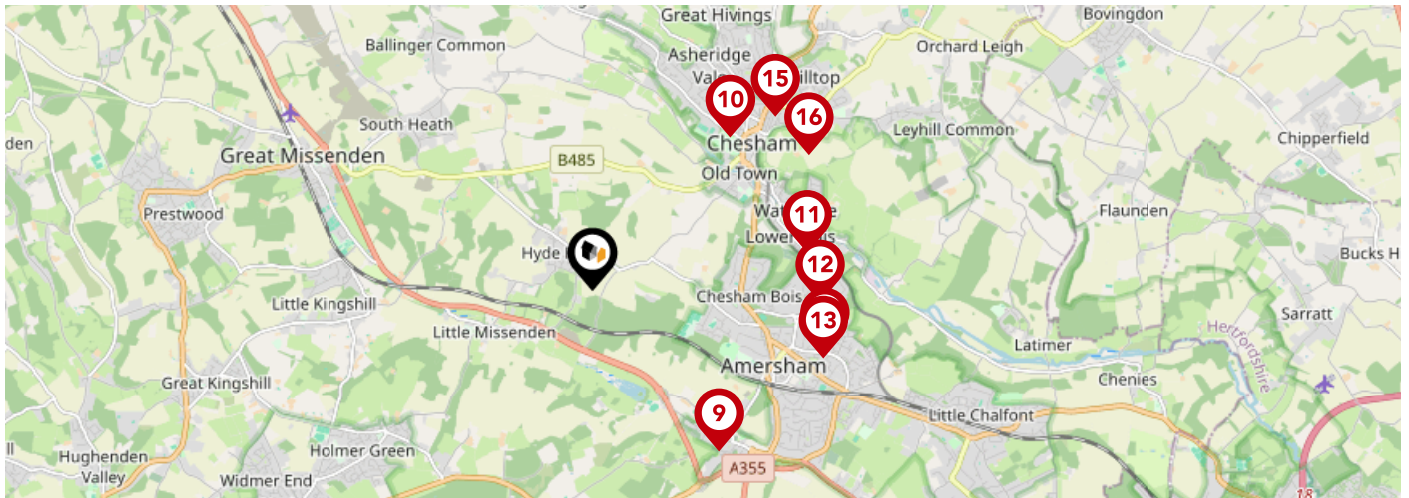
Property Type:	Bungalow
Build Form:	Semi-Detached
Transaction Type:	Rental
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
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 all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	42 m ²









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Hyde Heath Infant School Ofsted Rating: Good Pupils: 67 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Little Missenden Church of England School Ofsted Rating: Good Pupils: 33 Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Our Lady's Catholic Primary School Ofsted Rating: Good Pupils: 212 Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	The Beacon School Ofsted Rating: Not Rated Pupils: 510 Distance:1.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Thomas Harding Junior School Ofsted Rating: Good Pupils: 227 Distance:1.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Heatherton School Ofsted Rating: Not Rated Pupils: 165 Distance:1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Chiltern Hills Academy Ofsted Rating: Good Pupils: 1076 Distance:1.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Dr Challoner's Grammar School Ofsted Rating: Outstanding Pupils: 1370 Distance:1.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

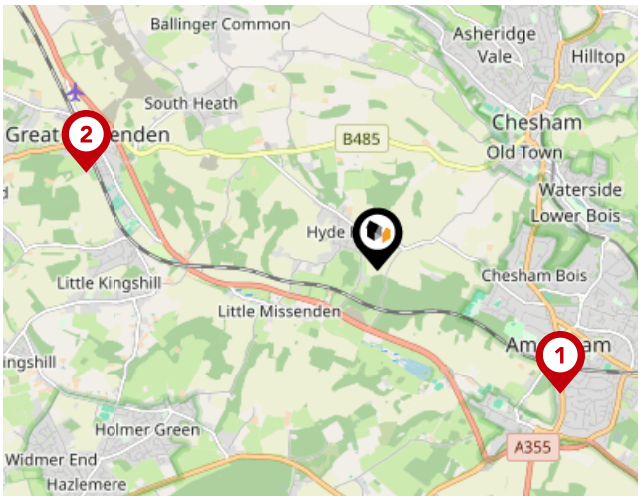
Area Schools



		Nursery	Primary	Secondary	College	Private
	St Mary's CofE Primary School, Amersham Ofsted Rating: Good Pupils: 321 Distance:1.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Elmtree Infant and Nursery School Ofsted Rating: Good Pupils: 198 Distance:1.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Waterside Primary Academy Ofsted Rating: Not Rated Pupils: 208 Distance:2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chesham Bois Church of England School Ofsted Rating: Good Pupils: 220 Distance:2.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chestnut Lane School Ofsted Rating: Outstanding Pupils: 208 Distance:2.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Elangeni School Ofsted Rating: Good Pupils: 240 Distance:2.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Newtown School Ofsted Rating: Good Pupils: 226 Distance:2.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chesham Grammar School Ofsted Rating: Outstanding Pupils: 1317 Distance:2.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

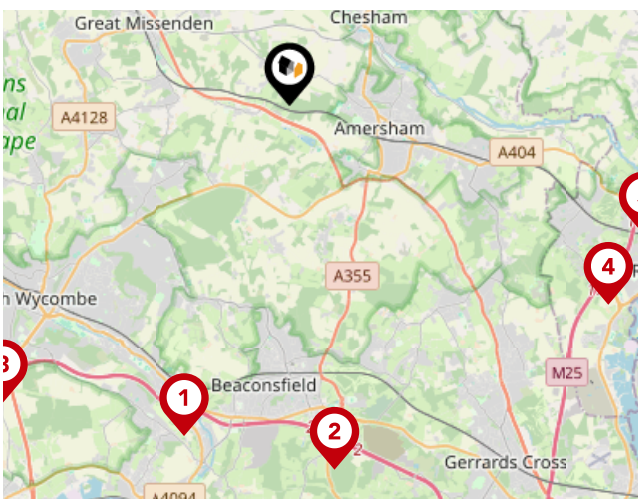
Area

Transport (National)



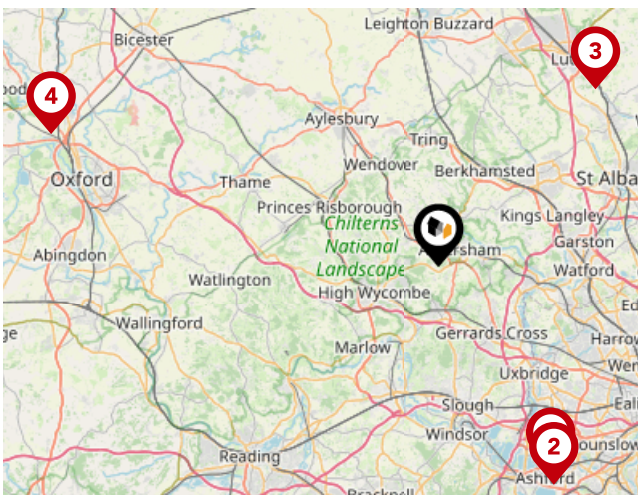
National Rail Stations

Pin	Name	Distance
1	Amersham Rail Station	2.03 miles
2	Great Missenden Rail Station	2.83 miles
3	Chalfont & Latimer Rail Station	4 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M40 J3	6.35 miles
2	M40 J2	6.73 miles
3	M40 J4	7.57 miles
4	M25 J17	6.91 miles
5	M25 J18	6.93 miles

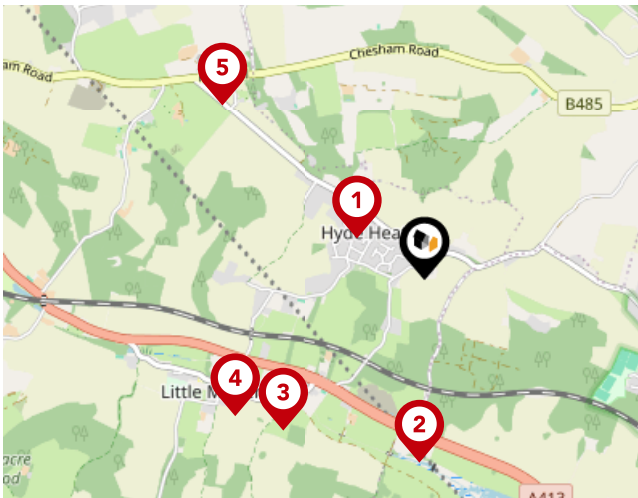


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	17.11 miles
2	Heathrow Airport Terminal 4	18.1 miles
3	Luton Airport	17.47 miles
4	Kidlington	30.04 miles

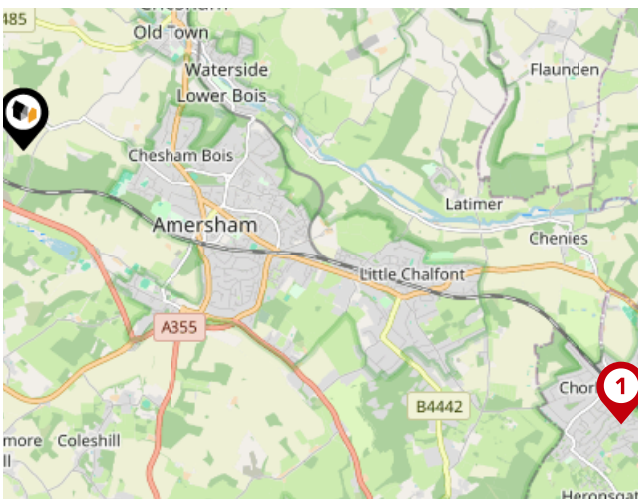
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	The Green	0.37 miles
2	Mop End Lane	0.84 miles
3	The Crown PH	0.95 miles
4	The Red Lion PH	1.07 miles
5	Hyde End	1.23 miles



Local Connections

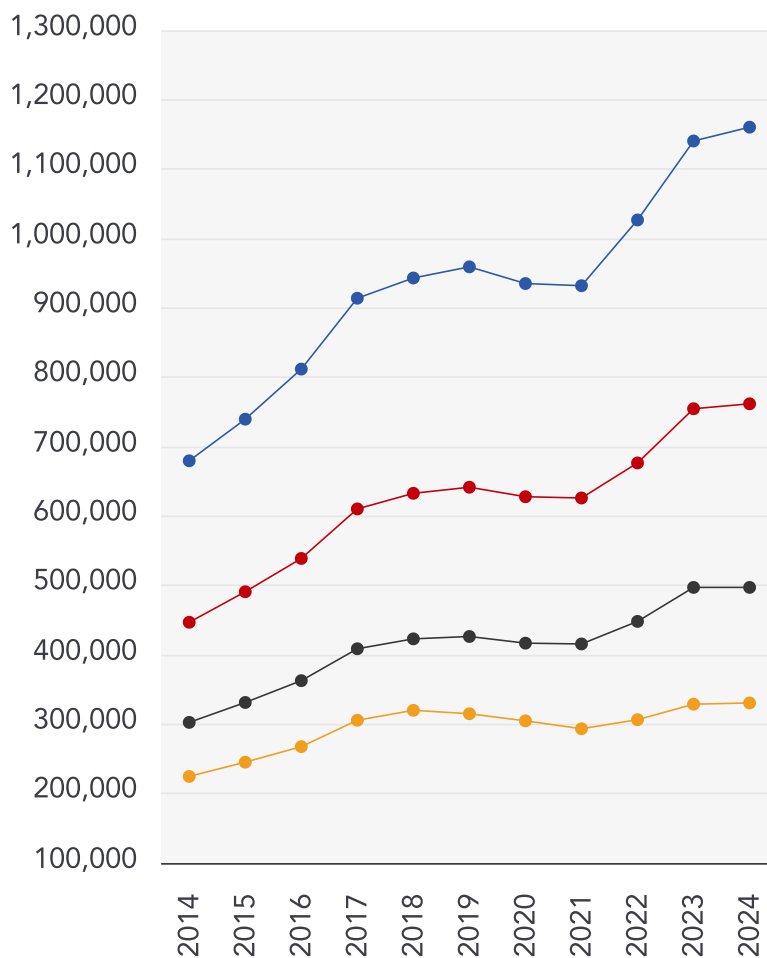
Pin	Name	Distance
1	Chorleywood Underground Station	6.04 miles
2	Rickmansworth Underground Station	8.19 miles
3	Croxley Underground Station	9.28 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in HP6



Detached

+70.73%

Semi-Detached

+70.44%

Terraced

+64.26%

Flat

+47.1%

Avocado Property

About Us



Avocado Property

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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Avocado Property

07971955240

michael@avocadobucks.co.uk

www.avocadopropertyagents.co.uk

