

CARL MYERS



BESPOKE ESTATE AGENT

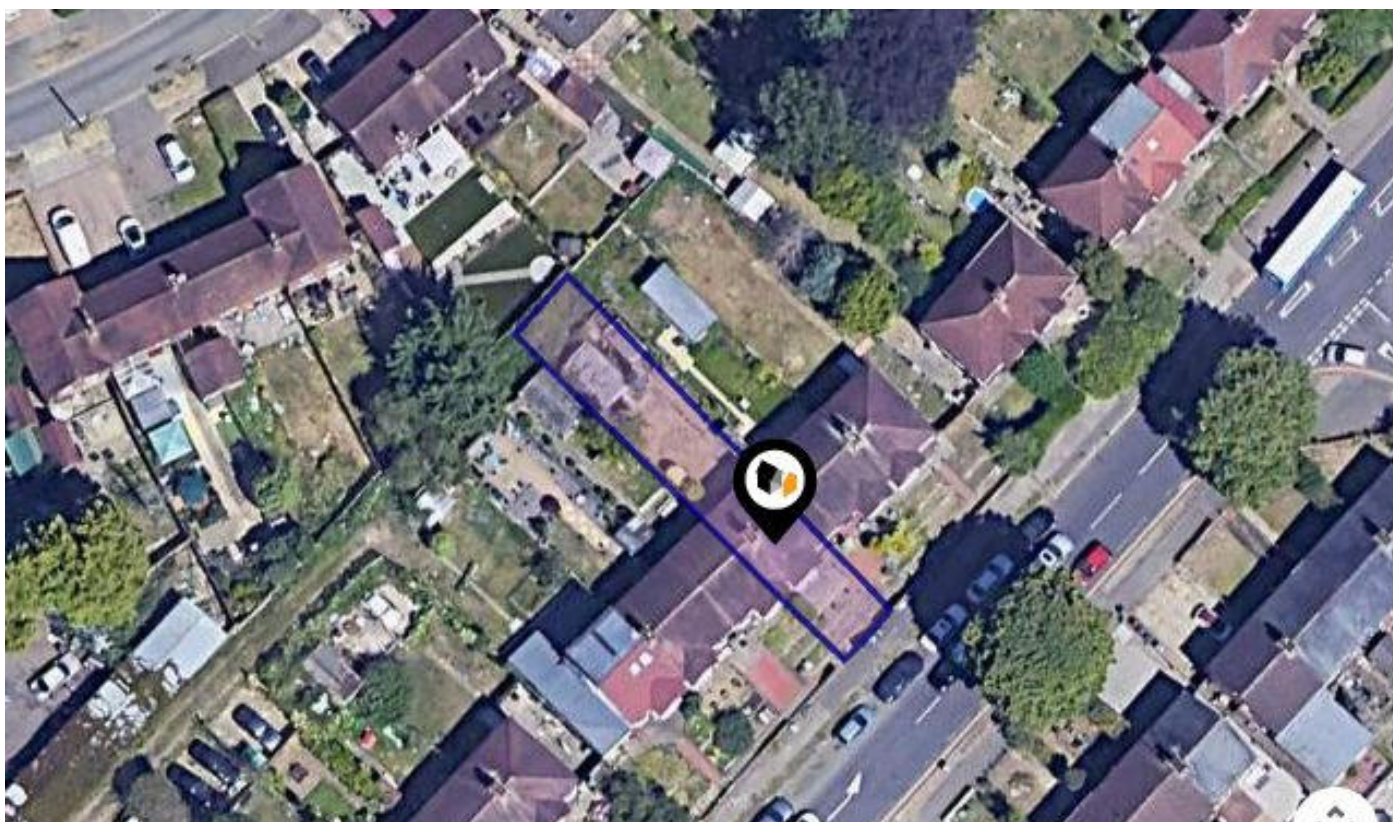


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 22nd October 2025



CRAWLEY GREEN ROAD, LUTON, LU2

Carl Myers Bespoke Estate Agent powered by eXp

Kettering

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Introduction

Our Comments

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Introducing "Be Better Informed" – A New Service from Carl Myers Bespoke Estate Agent

At Carl Myers Bespoke Estate Agent, we believe that as a buyer, you deserve to have all the property facts at your fingertips. That's why we've launched "Be Better Informed," our brand-new service designed to give you comprehensive property insights.

Explore our fully interactive property brochures, packed with all the essential information you need:

- ▣ Detailed property boundaries, plot sizes, and square footage.
- ▣ Nearby schools and their ratings.
- ▣ Proximity to the nearest bus stops and other transportation options.
- ▣ Broadband speeds, mobile phone coverage, and available satellite/TV services.

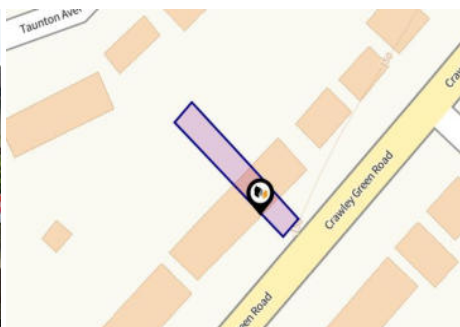
With "Be Better Informed," you can make confident, well-informed decisions about your next home. If there's any additional information you need and can't find in the brochure, please don't hesitate to reach out to us. Call us at 01536 903036, WhatsApp or text us at 07867 528633, or email us at carl@carlmyers.co.uk.

Property Overview

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Property

Type:	Terraced
Bedrooms:	3
Floor Area:	742 ft ² / 69 m ²
Plot Area:	0.06 acres
Year Built :	1930-1949
Council Tax :	Band C
Annual Estimate:	£2,063
Title Number:	BD173379

Tenure: Freehold

Local Area

Local Authority:	Luton
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

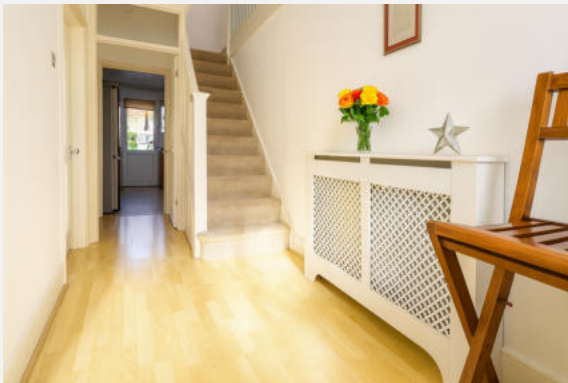
4	54	1800
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



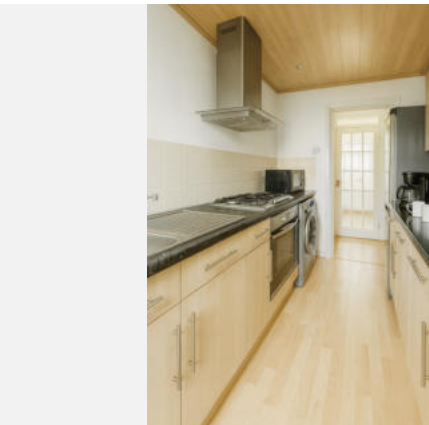
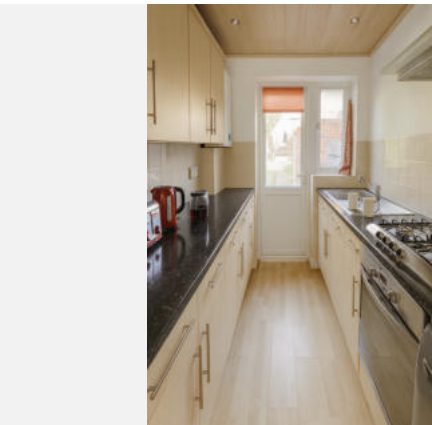
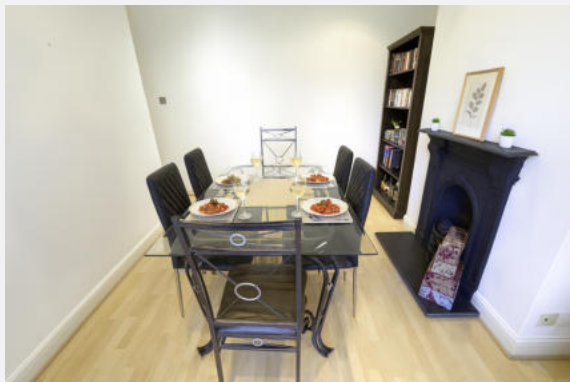


Gallery Photos

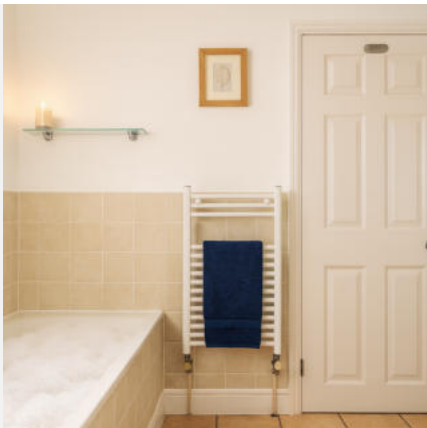
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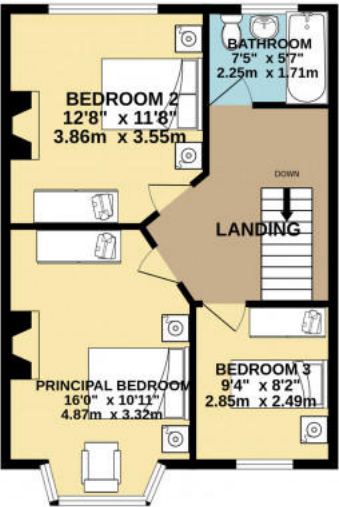
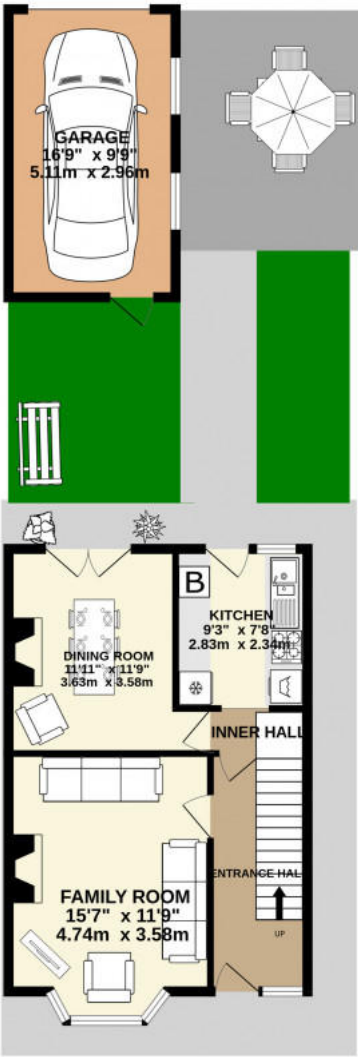




CRAWLEY GREEN ROAD, LUTON, LU2

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property

EPC - Certificate

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LUTON, LU2

Energy rating

D

Valid until 21.10.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

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Additional EPC Data

Property Type:	Mid-terrace house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, TRVs and bypass
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Excellent lighting efficiency
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	69 m ²

Market

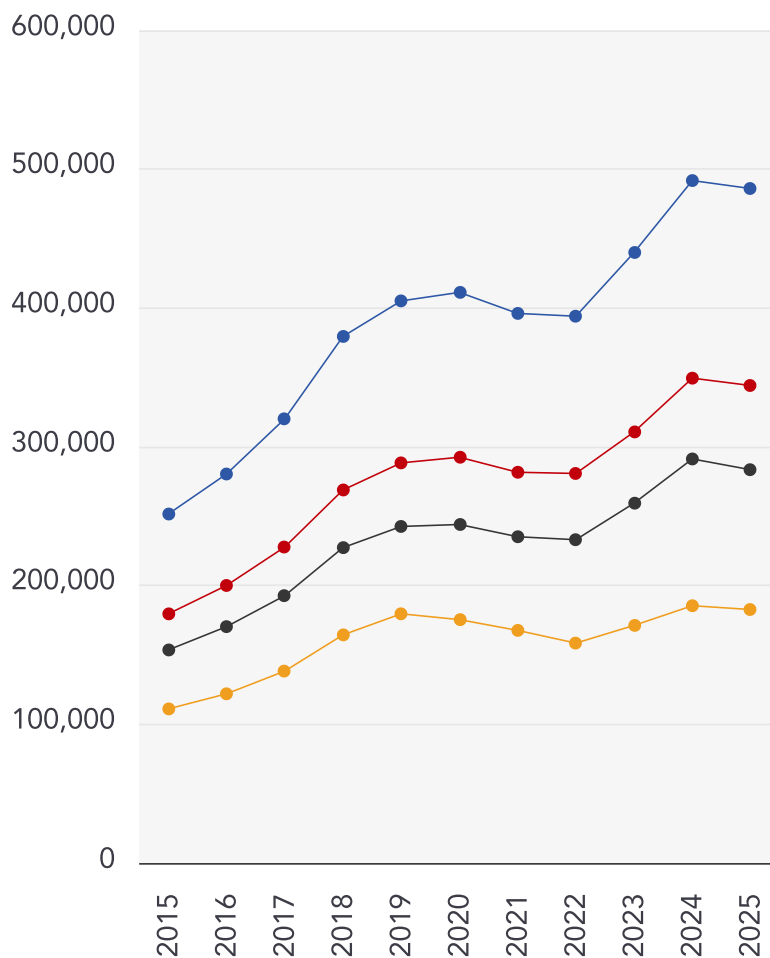
House Price Statistics

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10 Year History of Average House Prices by Property Type in LU2



Detached

+93.26%

Semi-Detached

+91.64%

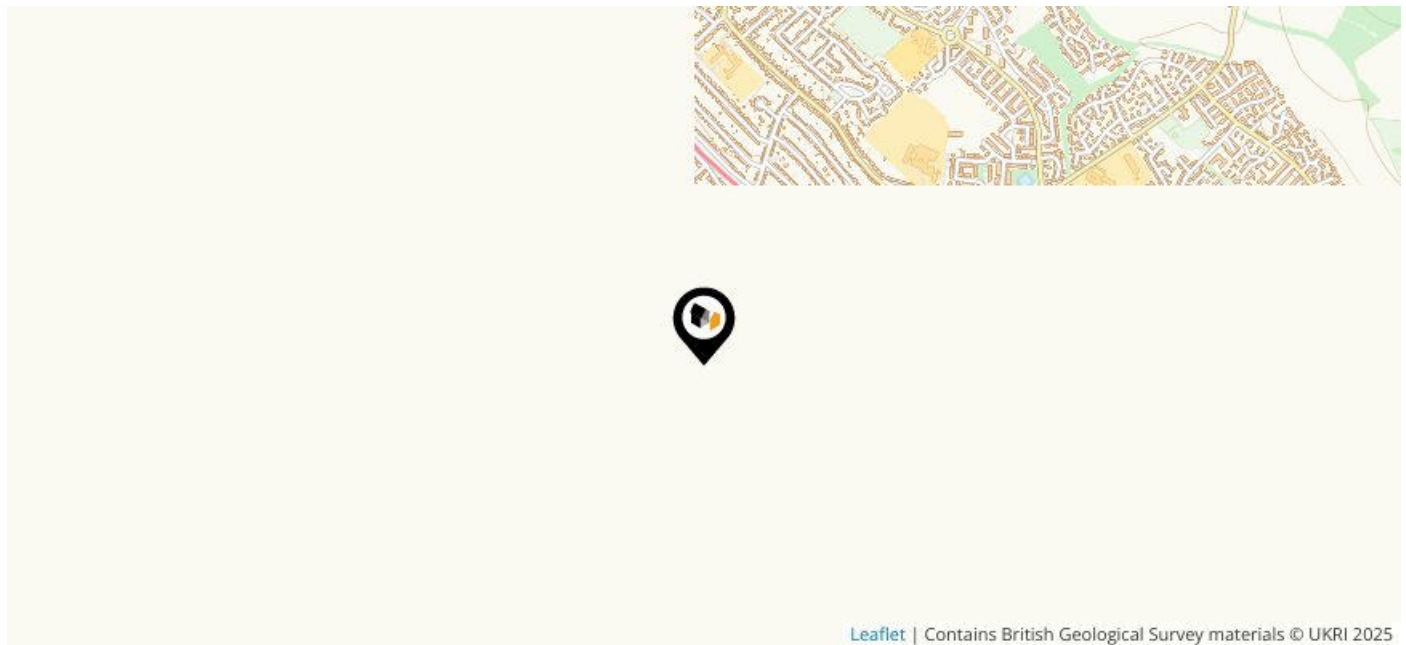
Terraced

+84.58%

Flat

+64.48%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

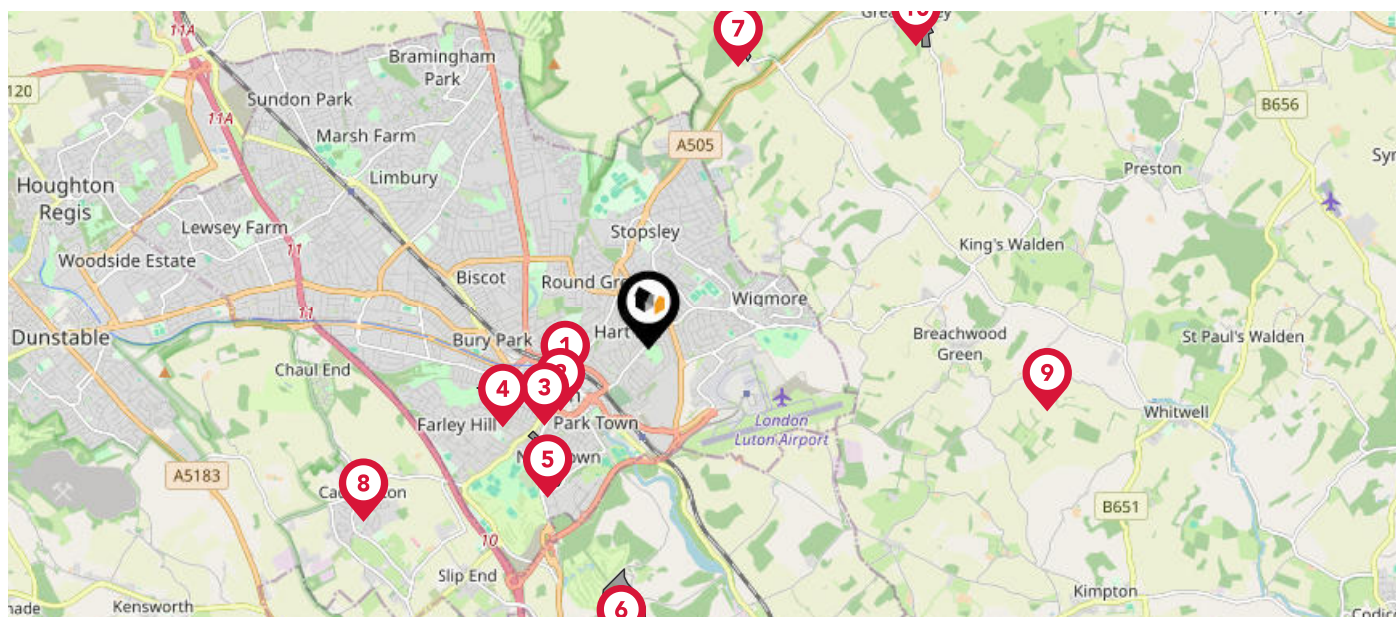
Conservation Areas

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This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas



High Town



Plaiters Lea



Town Centre



Rothsay



Luton South



Luton Hoo Conservation Area



Lilley



Caddington Conservation Area



Bendish



Great Offley

Maps

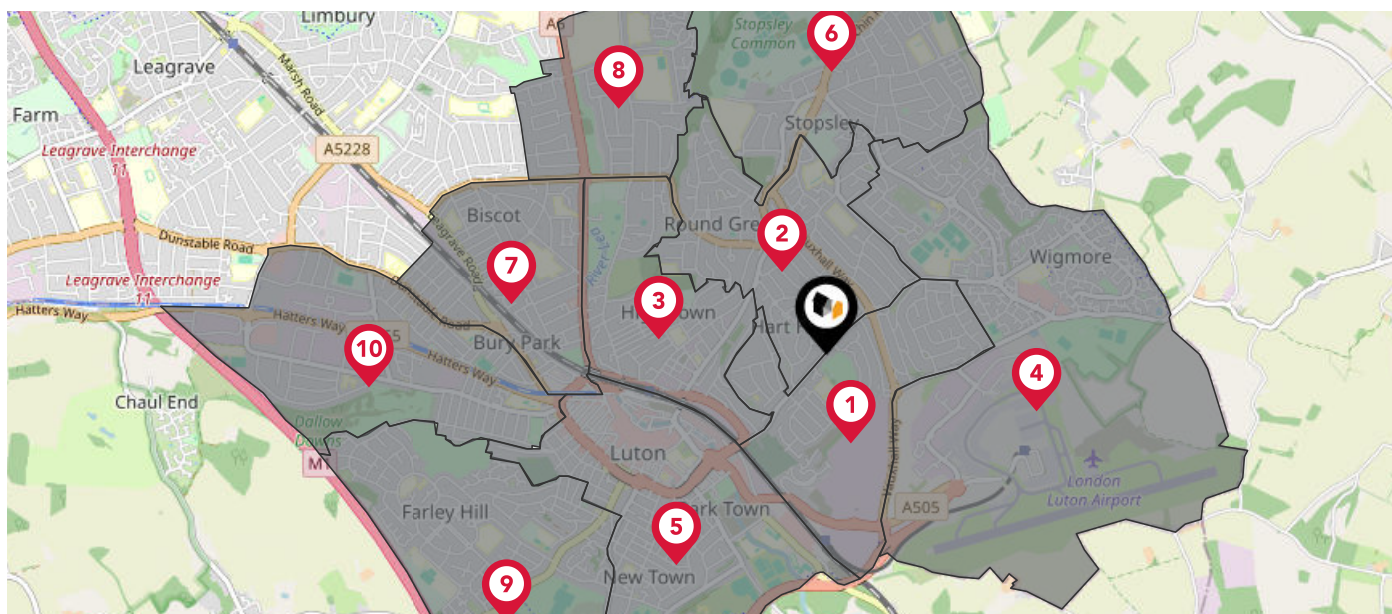
Council Wards

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The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards



Crawley Ward



Round Green Ward



High Town Ward



Wigmore Ward



South Ward



Stopsley Ward



Biscot Ward



Barnfield Ward



Farley Ward



Dallow Ward

Maps

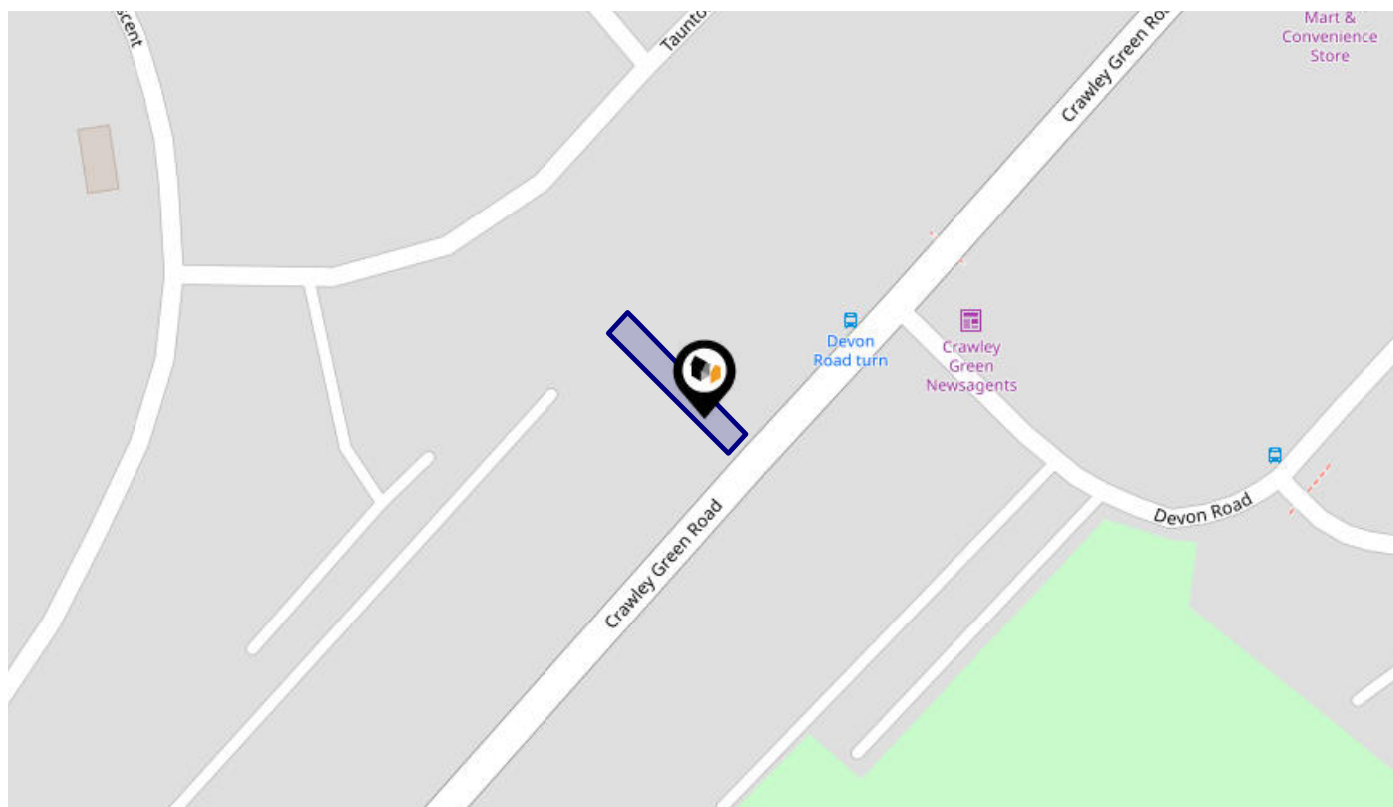
Rail Noise

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This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

Flood Risk

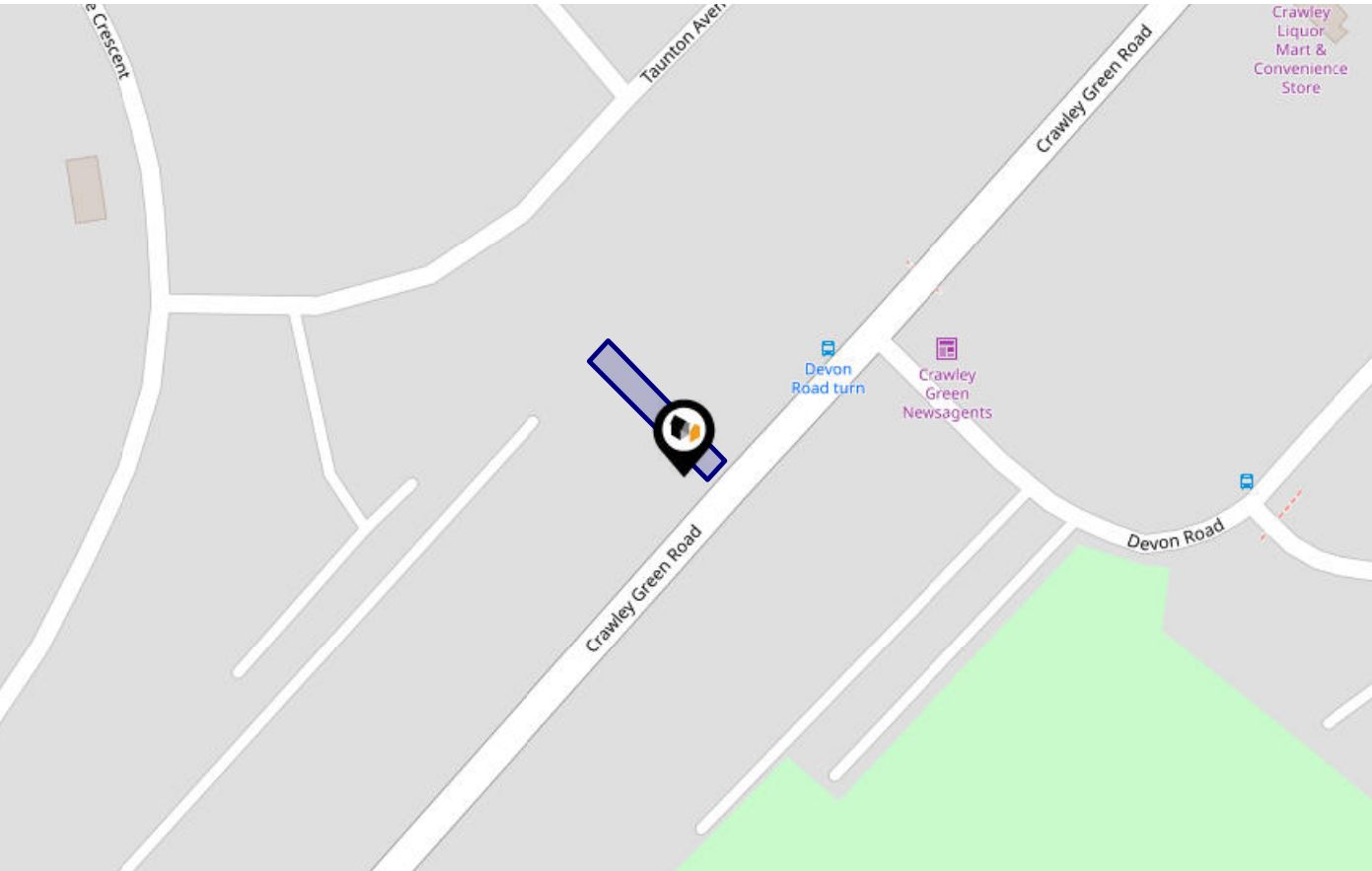
Rivers & Seas - Flood Risk

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This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

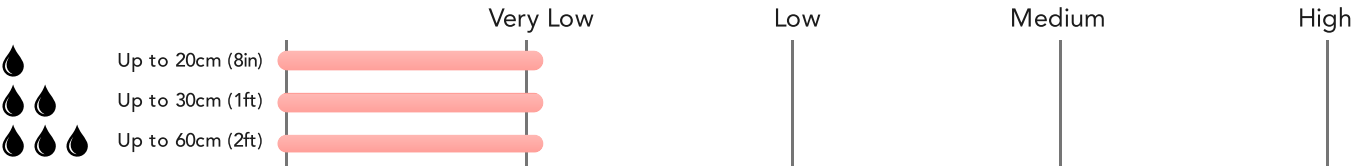


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



Flood Risk

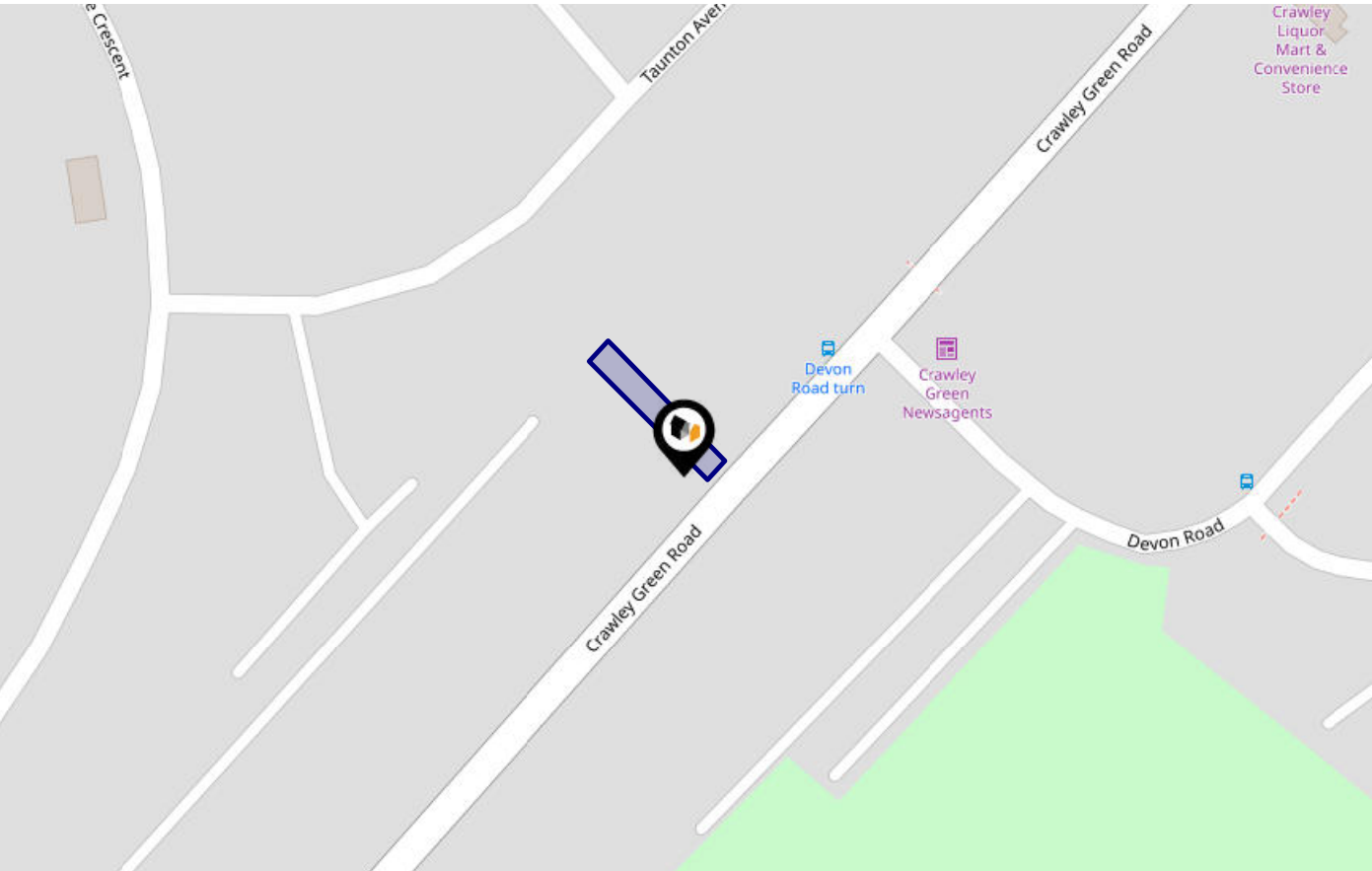
Rivers & Seas - Climate Change

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This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

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Flood Risk

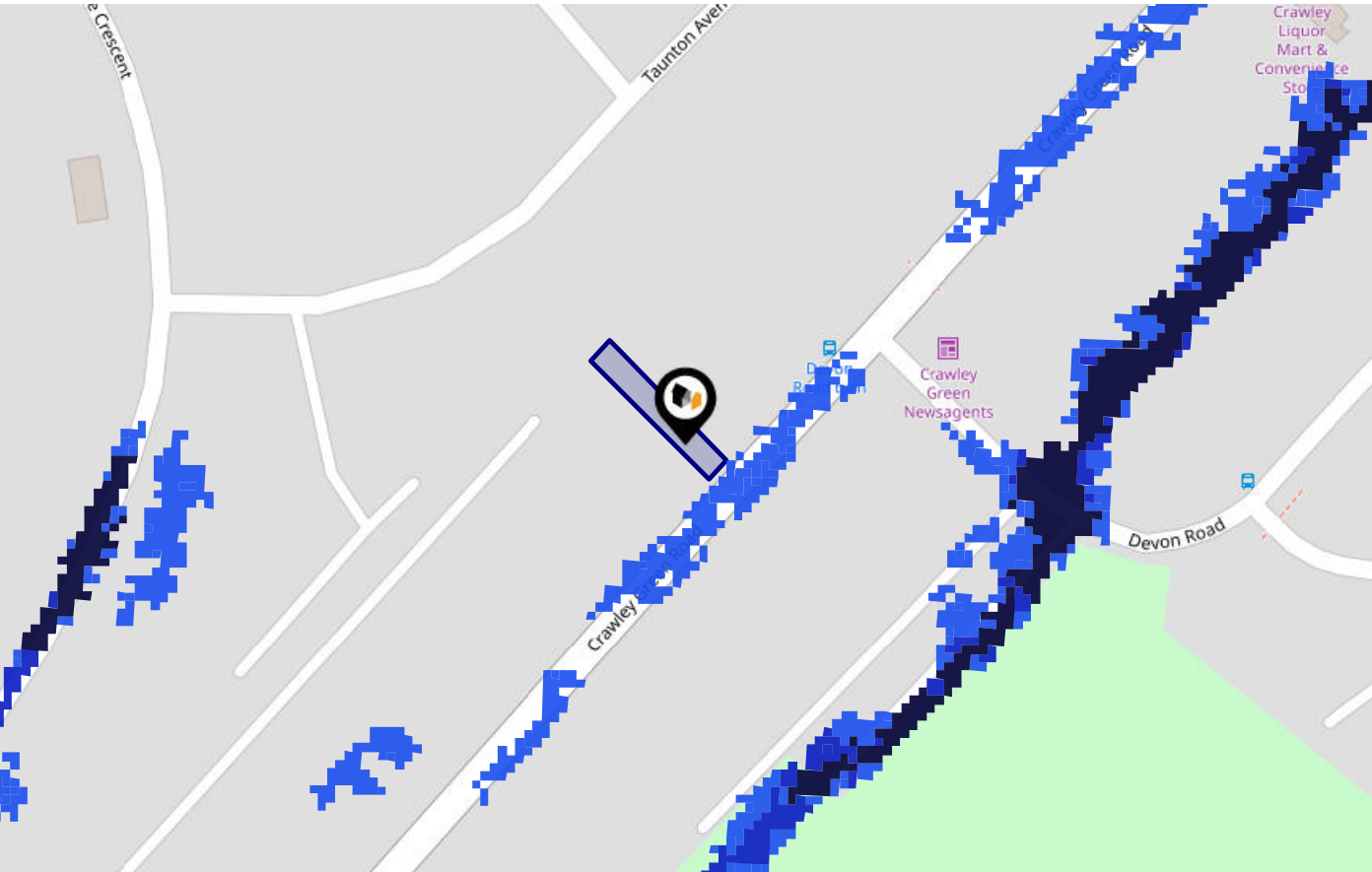
Surface Water - Flood Risk

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This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

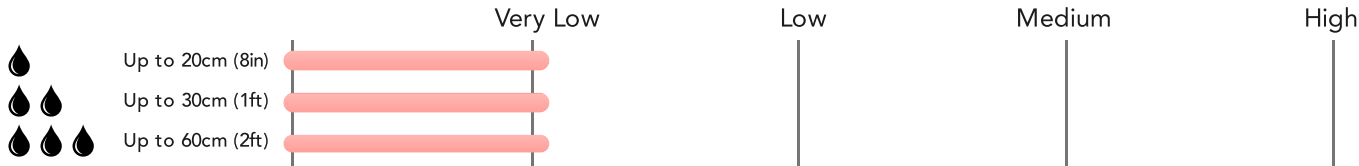


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Chance of flooding to the following depths at this property:



Flood Risk

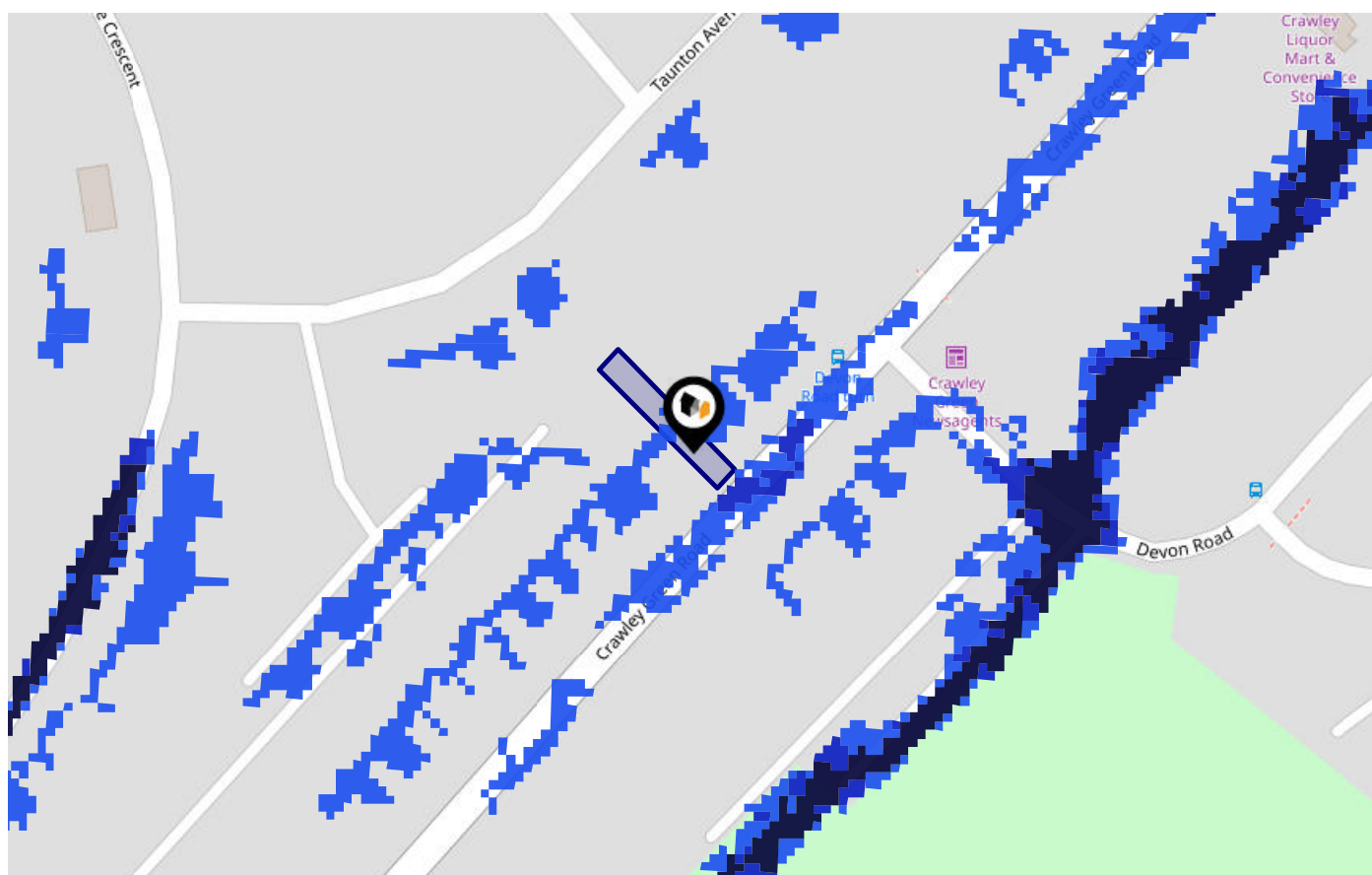
Surface Water - Climate Change

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This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

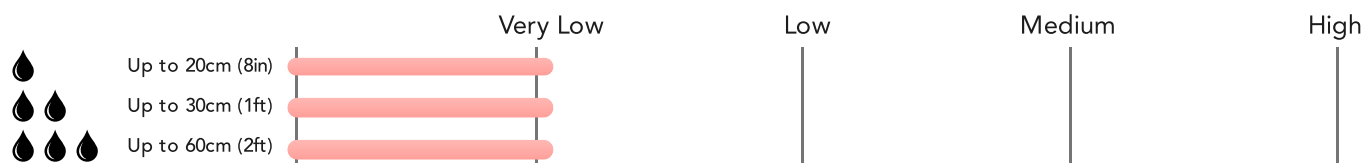


Risk Rating: Very low

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Chance of flooding to the following depths at this property:



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Maps

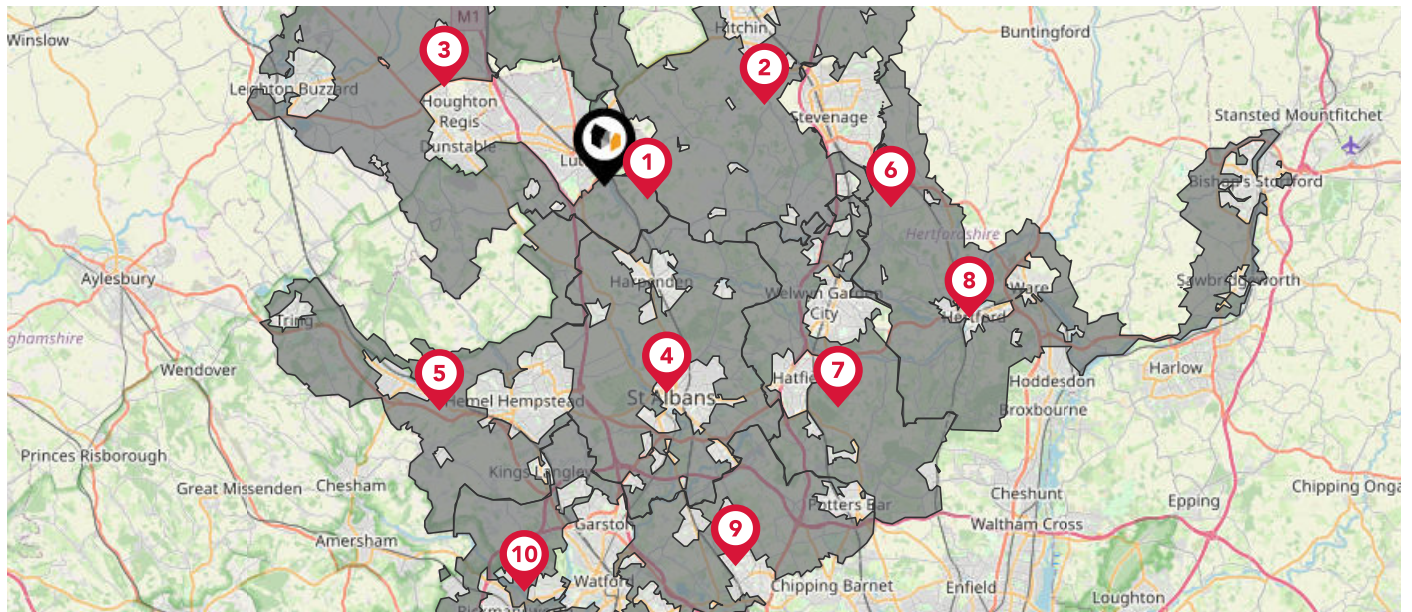
Green Belt

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This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

- 1 London Green Belt - Luton
- 2 London Green Belt - North Hertfordshire
- 3 London Green Belt - Central Bedfordshire
- 4 London Green Belt - St Albans
- 5 London Green Belt - Dacorum
- 6 London Green Belt - Stevenage
- 7 London Green Belt - Welwyn Hatfield
- 8 London Green Belt - East Hertfordshire
- 9 London Green Belt - Hertsmere
- 10 London Green Belt - Three Rivers

Maps

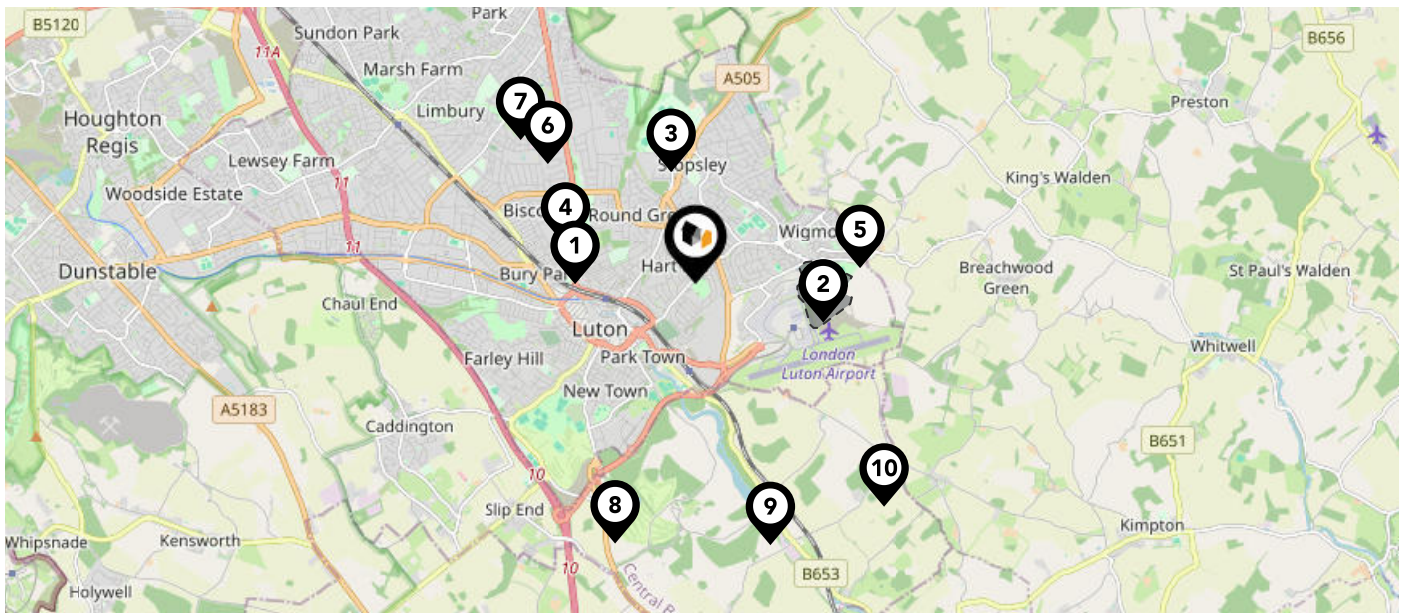
Landfill Sites

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This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Lye Trading Estate-Old Bedford Road	Historic Landfill
2	Luton Airport-Eaton Green Road, Luton, Bedfordshire	Historic Landfill
3	Stopsley-Luton	Historic Landfill
4	Croda Works-New Bedford Road, Luton, Bedfordshire	Historic Landfill
5	Wandon End Farm-Luton, Bedfordshire	Historic Landfill
6	Limbury-Luton	Historic Landfill
7	Limbury-Luton	Historic Landfill
8	Luton Hoo-Luton, Bedfordshire	Historic Landfill
9	Luton Hoo Tip-Luton Hoo, Hyde	Historic Landfill
10	Laburnum Farm-Chiltern Green, Luton, Bedfordshire	Historic Landfill

Maps

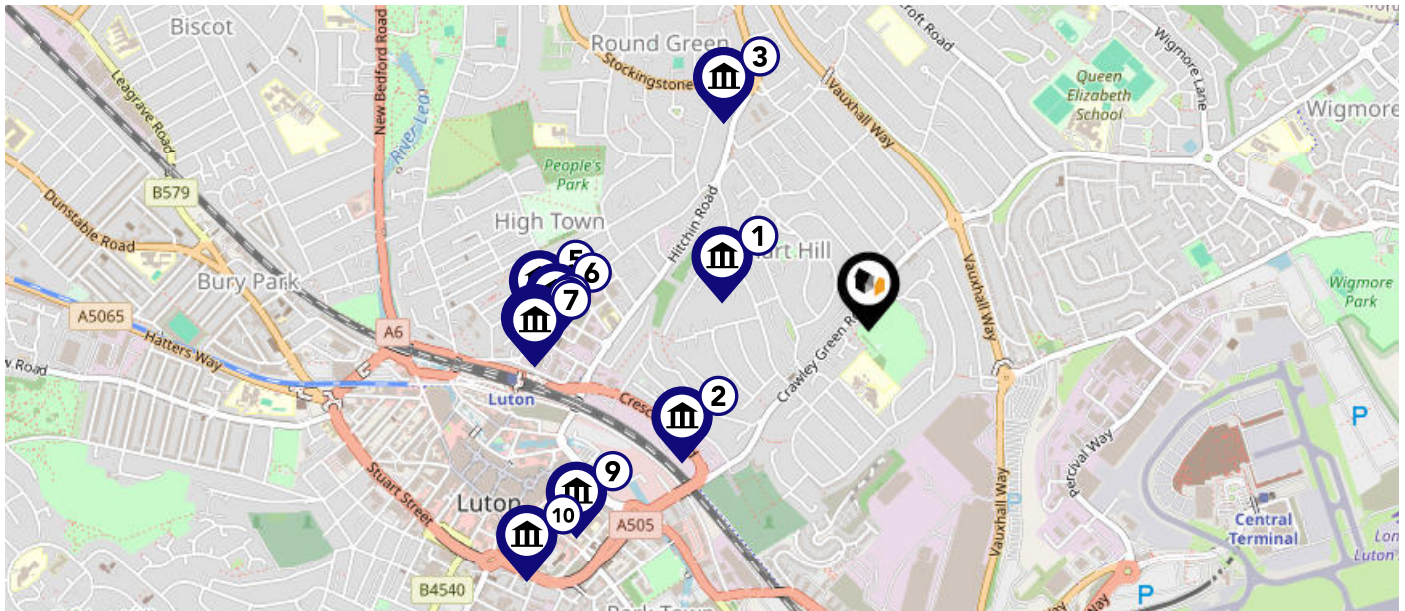
Listed Buildings

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This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



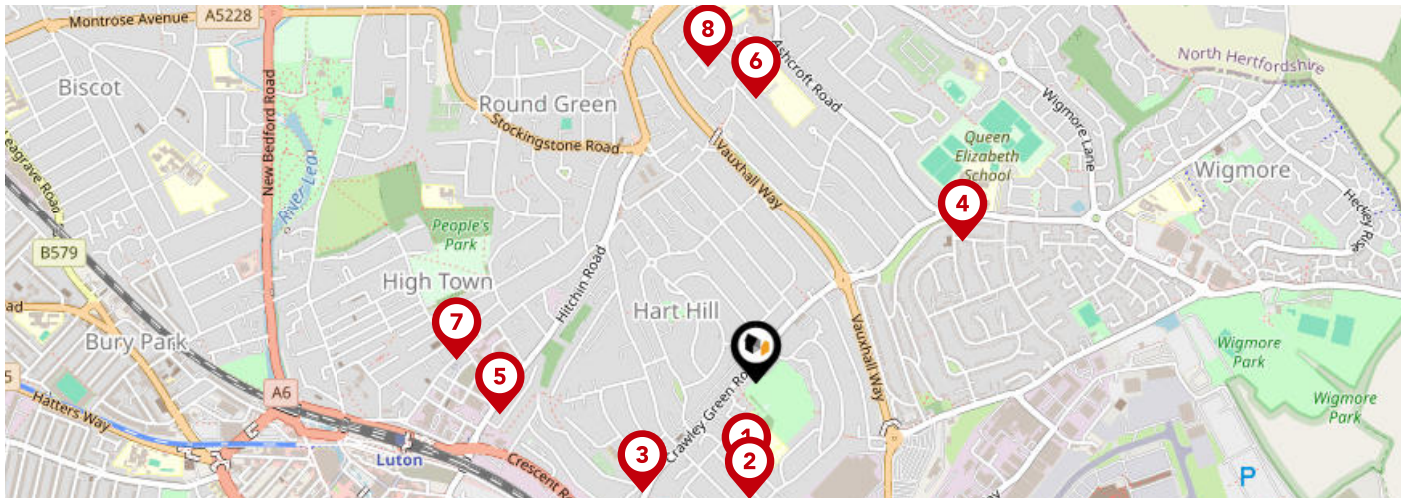
Listed Buildings in the local district	Grade	Distance
 1146452 - Hart Lane Water Tower	Grade II	0.3 miles
 1116880 - Gas Lamps Outside Numbers 10 And 32 Hart Hill Drive	Grade II	0.5 miles
 1376192 - Church Of St Christopher	Grade II	0.6 miles
 1114628 - High Town Methodist Church Hall	Grade II	0.7 miles
 1114643 - Church Of St Matthew	Grade II	0.7 miles
 1386059 - The Painters Arms	Grade II	0.7 miles
 1146501 - Gates, Dwarf Wall And Railings To High Town Methodist Church	Grade II	0.7 miles
 1114627 - High Town Methodist Church	Grade II	0.8 miles
 1114615 - Parish Church Of St Mary	Grade I	0.8 miles
 1114635 - 11 And 13, Park Street West	Grade II	0.9 miles

Area Schools

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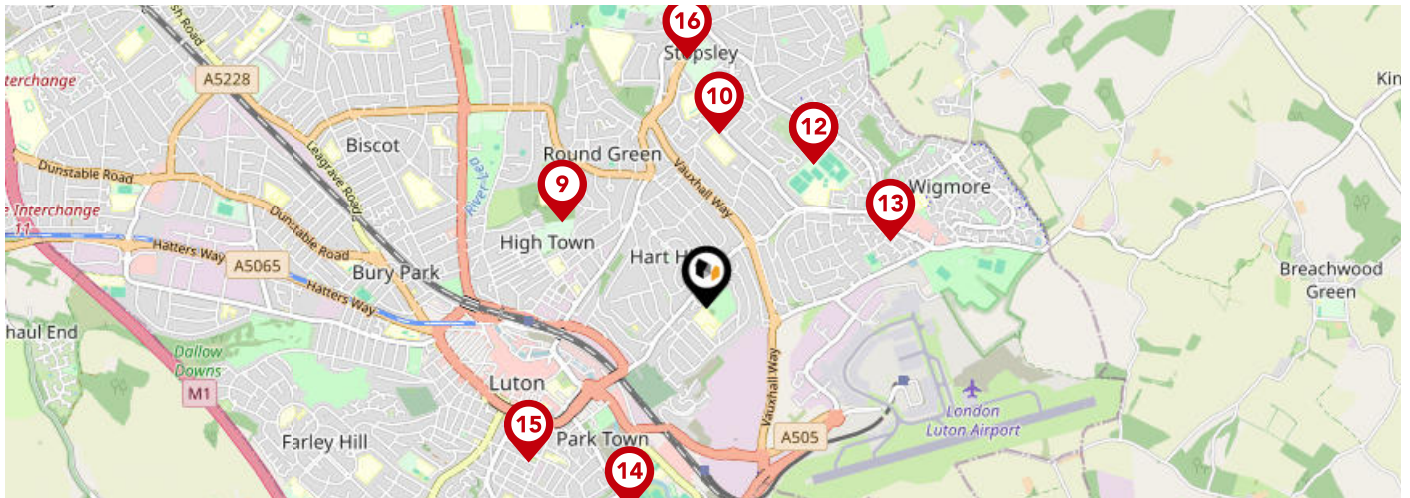
		Nursery	Primary	Secondary	College	Private
1	Wenlock CofE Academy Ofsted Rating: Not Rated Pupils: 350 Distance:0.21	☐	☒	☐	☐	☐
2	Crawley Green Infant School Ofsted Rating: Outstanding Pupils: 267 Distance:0.27	☐	☒	☐	☐	☐
3	Hart Hill Nursery School Ofsted Rating: Good Pupils: 117 Distance:0.36	☒	☐	☐	☐	☐
4	Queen Elizabeth School Ofsted Rating: Good Pupils: 1186 Distance:0.57	☐	☐	☒	☐	☐
5	Windmill Hill School Ofsted Rating: Serious Weaknesses Pupils: 103 Distance:0.59	☐	☐	☒	☐	☐
6	Ramridge Primary School Ofsted Rating: Good Pupils: 468 Distance:0.65	☐	☒	☐	☐	☐
7	St Matthew's Primary School Ofsted Rating: Good Pupils: 833 Distance:0.69	☐	☒	☐	☐	☐
8	Sacred Heart Primary School Ofsted Rating: Good Pupils: 407 Distance:0.73	☐	☒	☐	☐	☐

Area Schools

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		Nursery	Primary	Secondary	College	Private
	Richmond Hill School Ofsted Rating: Good Pupils: 275 Distance:0.77	☐	☒	☐	☐	☐
	Lady Zia Wernher School Ofsted Rating: Outstanding Pupils: 198 Distance:0.8	☐	☒	☐	☐	☐
	Somerles Infant School and Early Childhood Education Centre Ofsted Rating: Outstanding Pupils: 286 Distance:0.82	☐	☒	☐	☐	☐
	Somerles Junior School Ofsted Rating: Good Pupils: 241 Distance:0.82	☐	☒	☐	☐	☐
	Wigmore Primary Ofsted Rating: Good Pupils: 604 Distance:0.9	☐	☒	☐	☐	☐
	The Linden Academy Ofsted Rating: Requires improvement Pupils: 475 Distance:0.98	☐	☒	☐	☐	☐
	Chiltern Academy Ofsted Rating: Good Pupils: 1200 Distance:1.08	☐	☐	☒	☐	☐
	Stopsley Community Primary School Ofsted Rating: Good Pupils: 462 Distance:1.14	☐	☒	☐	☐	☐

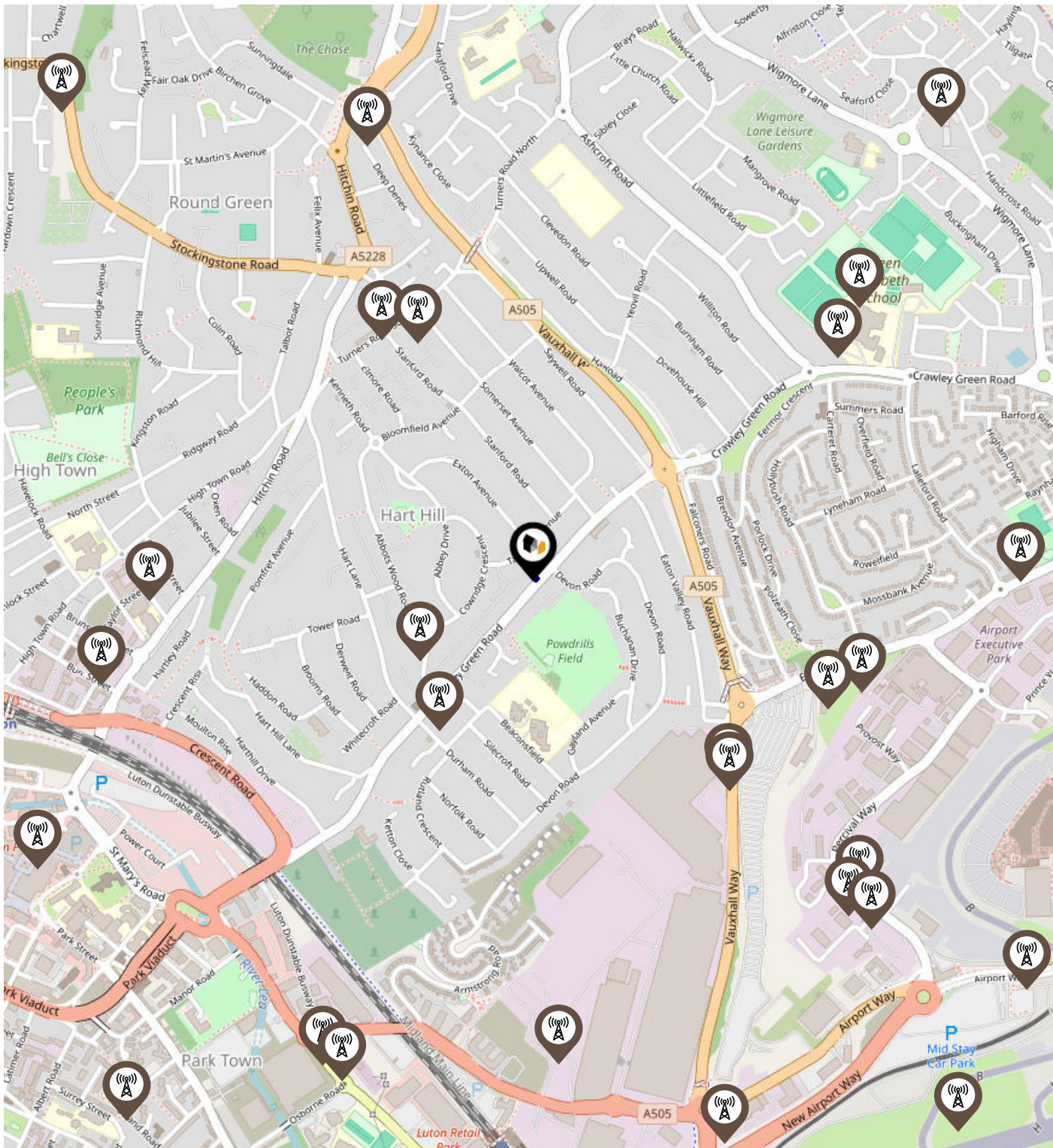
Local Area

Masts & Pylons

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Key:

- Power Pylons
- Communication Masts

Environment

Radon Gas

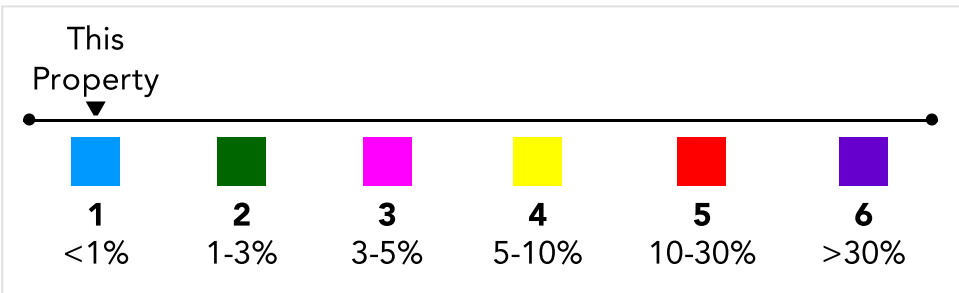
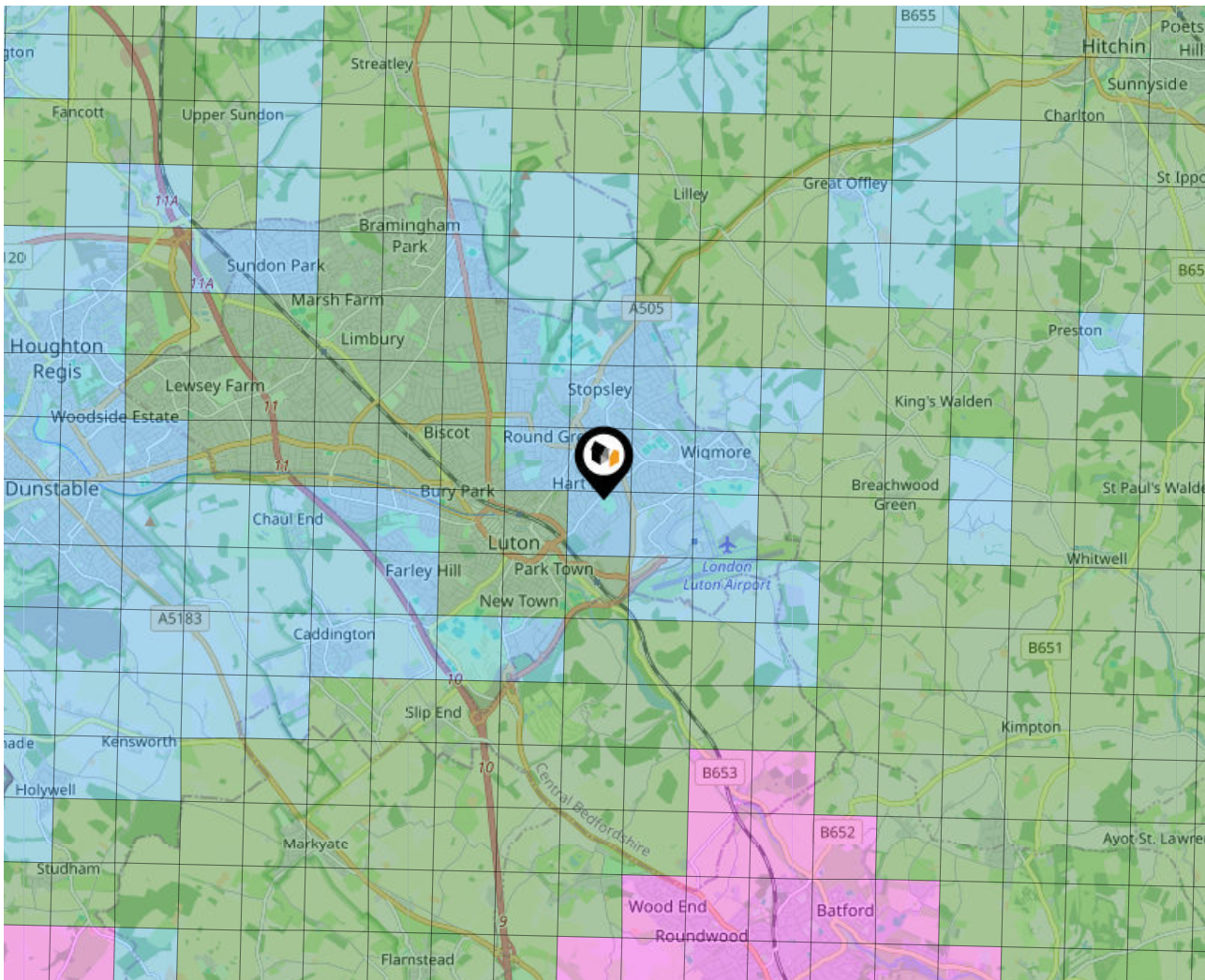
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What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



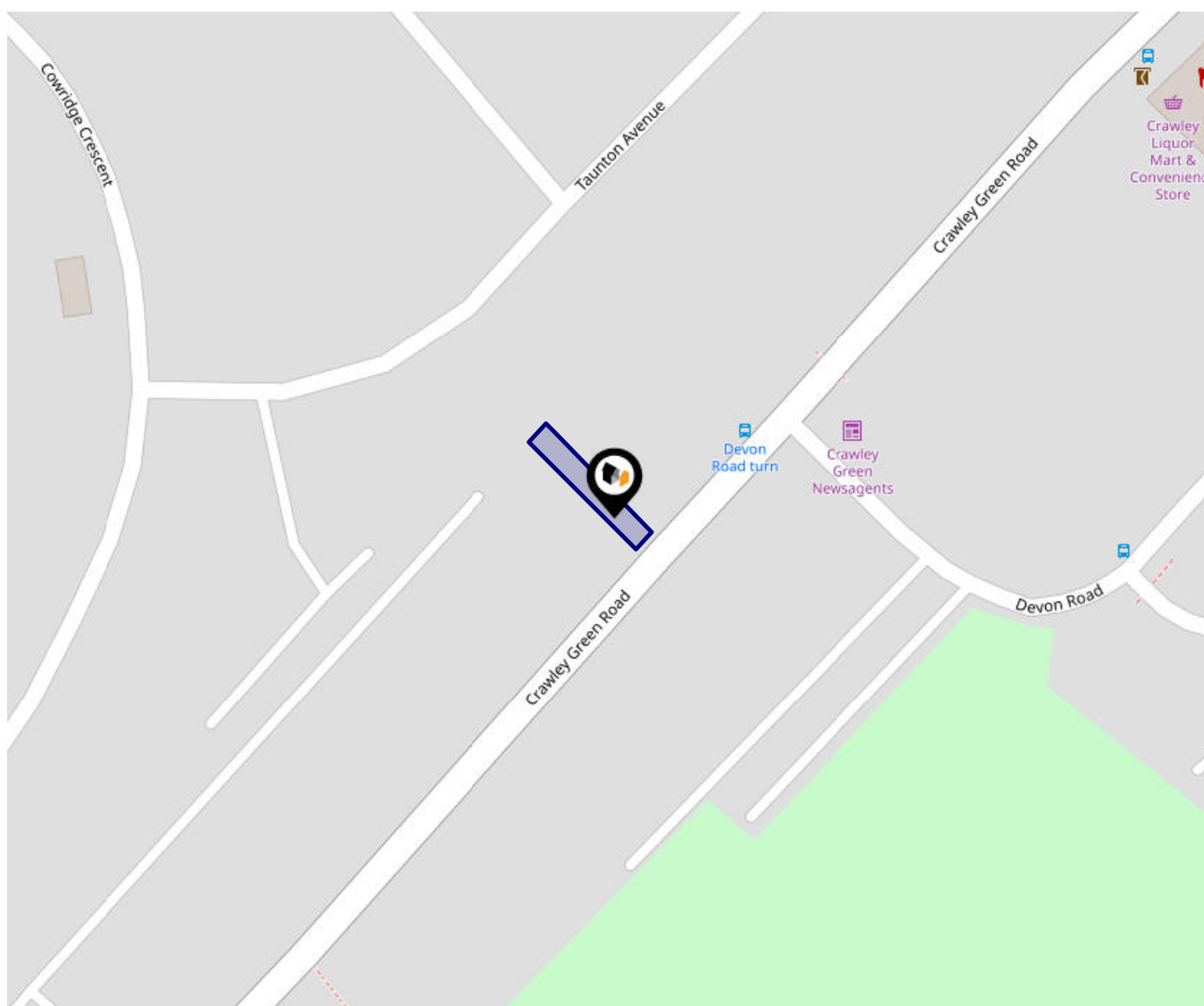
Local Area

Road Noise

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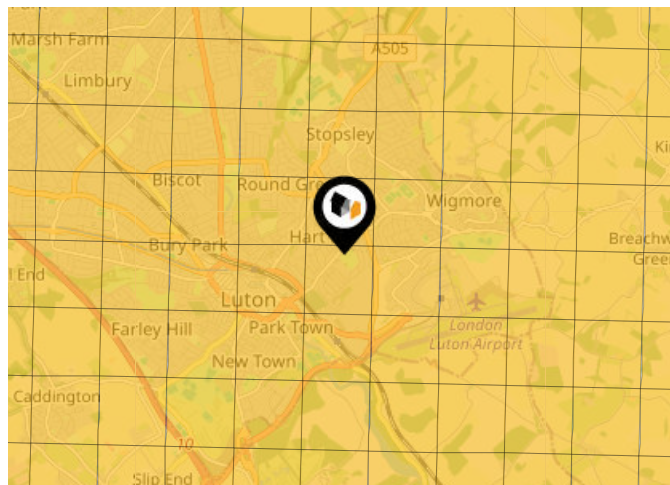
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	HIGH	Soil Texture:	CHALKY, SILTY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	SHALLOW
Soil Group:	ALL		



Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

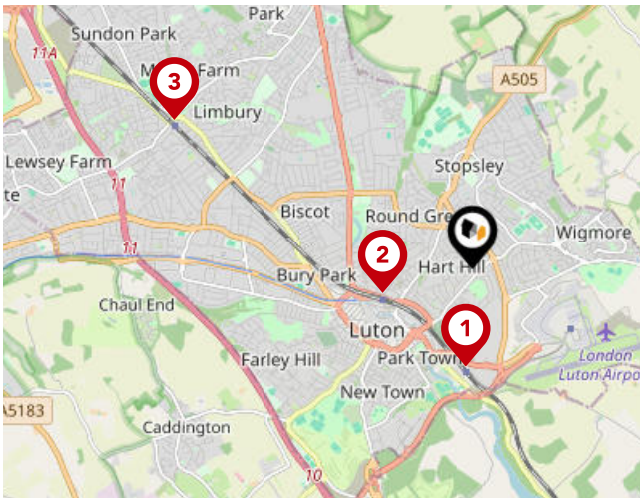
Area

Transport (National)

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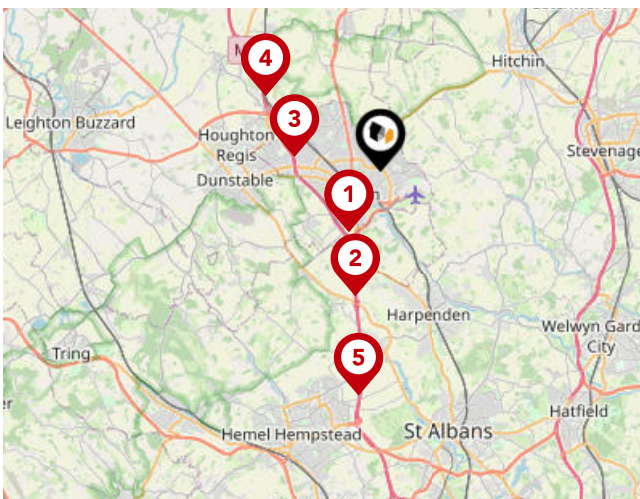


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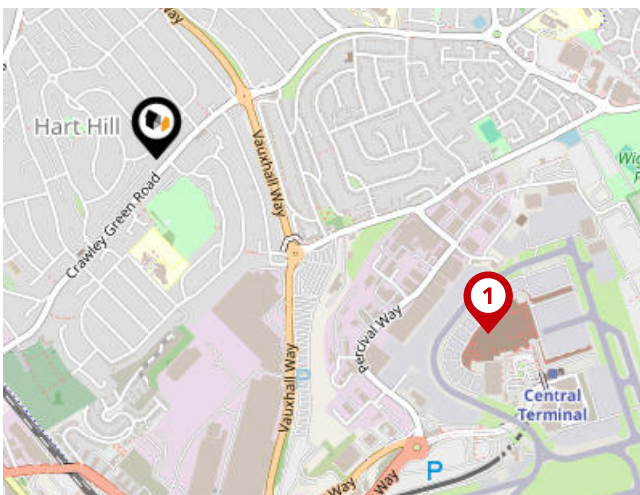
National Rail Stations

Pin	Name	Distance
	Luton Airport Parkway Rail Station	0.9 miles
	Luton Rail Station	0.84 miles
	Leagrave Rail Station	3.04 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M1 J10	2.5 miles
	M1 J9	4.62 miles
	M1 J11	3.24 miles
	M1 J11A	5.07 miles
	M1 J8	8.26 miles

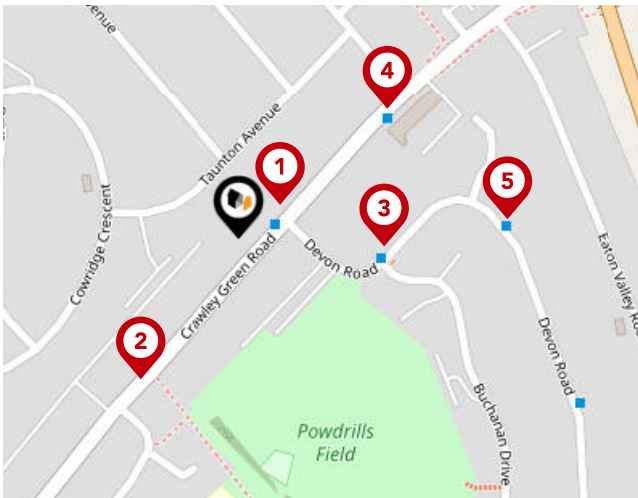


Airports/Helipads

Pin	Name	Distance
	Luton Airport	0.86 miles
	Heathrow Airport	28.54 miles
	Heathrow Airport Terminal 4	29.52 miles
	Stansted Airport	27.98 miles

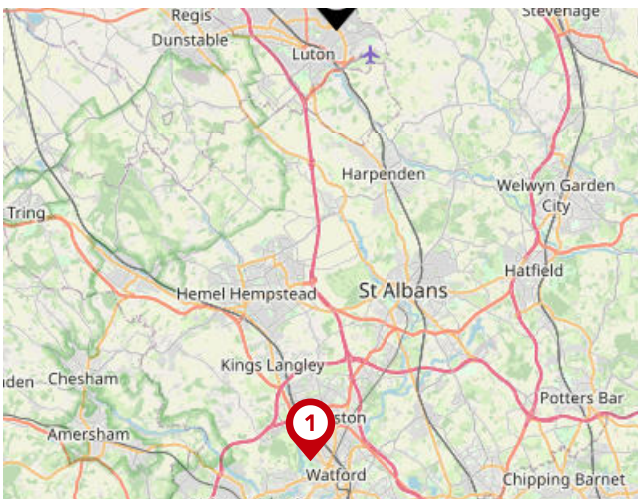
Transport (Local)

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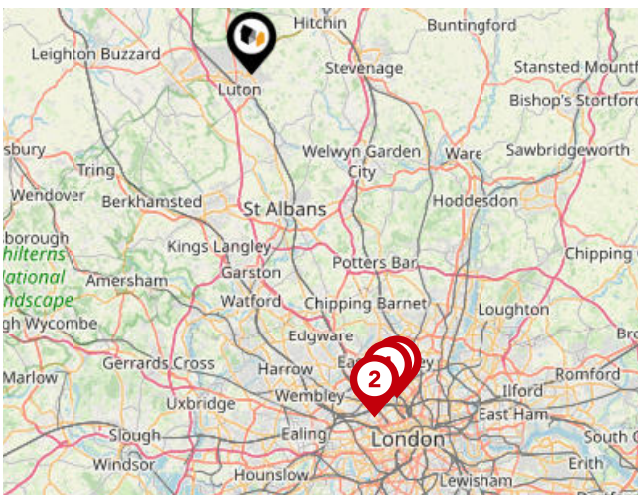
Bus Stops/Stations

Pin	Name	Distance
	Devon Road turn	0.03 miles
	Leygreen Close	0.1 miles
	Buchanan Drive	0.08 miles
	Somerset House	0.11 miles
	Plymouth Close	0.15 miles



Local Connections

Pin	Name	Distance
	Watford Underground Station	15.79 miles



Ferry Terminals

Pin	Name	Distance
	London Zoo Waterbus Stop	26.18 miles
	Little Venice Waterbus Stop	26.77 miles
	Camden Lock Waterbus	26.1 miles

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About Us

CARL MYERS



BESPOKE ESTATE AGENT

CARL MYERS



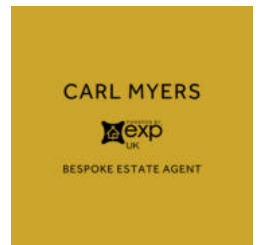
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Through our Estate Agent Productivity Suite and Rightmove and Zoopla subscriptions, buyers have access to all the latest listings including those from eXp UK network of estate agents. Buyers can search on the most relevant, local criteria that means the most to them including neighbourhoods, schools, parks, house size, rooms and price, all the details that are involved in selecting the home where you'll love to live.

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Testimonials



Testimonial 1



1. We have sold a number of properties using Carl Myers, We have never unhappy with the service we received. Carl Myers has been excellent . He fully talked us through the whole process and his manner as been both professional yet made us feel like we was his only vendors. His communication has been second to none , always coming back extremely quickly on telephone calls and e-mails often out of working hours. I would recommend him to anyone.

Testimonial 2



On this occasion, and because of the exceptional service I have received from Carl Myers I felt a review was needed. Carl has been there every step of the way giving me exceptional service and advice that has gone beyond my expectations. Carl is very knowledgeable and passes on information in a way that is very easy to understand and made whole process run very smoothly. I would highly recommend speaking to Carl.

Testimonial 3



I have sold 2 properties with Carl Myers, he was amazing. Especially with the hassle I had with the last property I sold. he managed to keep the buyer on side through a difficult time and grateful for all his hard work. he is a credit to the industry with impeccable customer service and hopefully we will work together on other properties I am selling in the future!!



/Carl Myers Bespoke Estate Agent



/carl_myers_bespoke

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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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