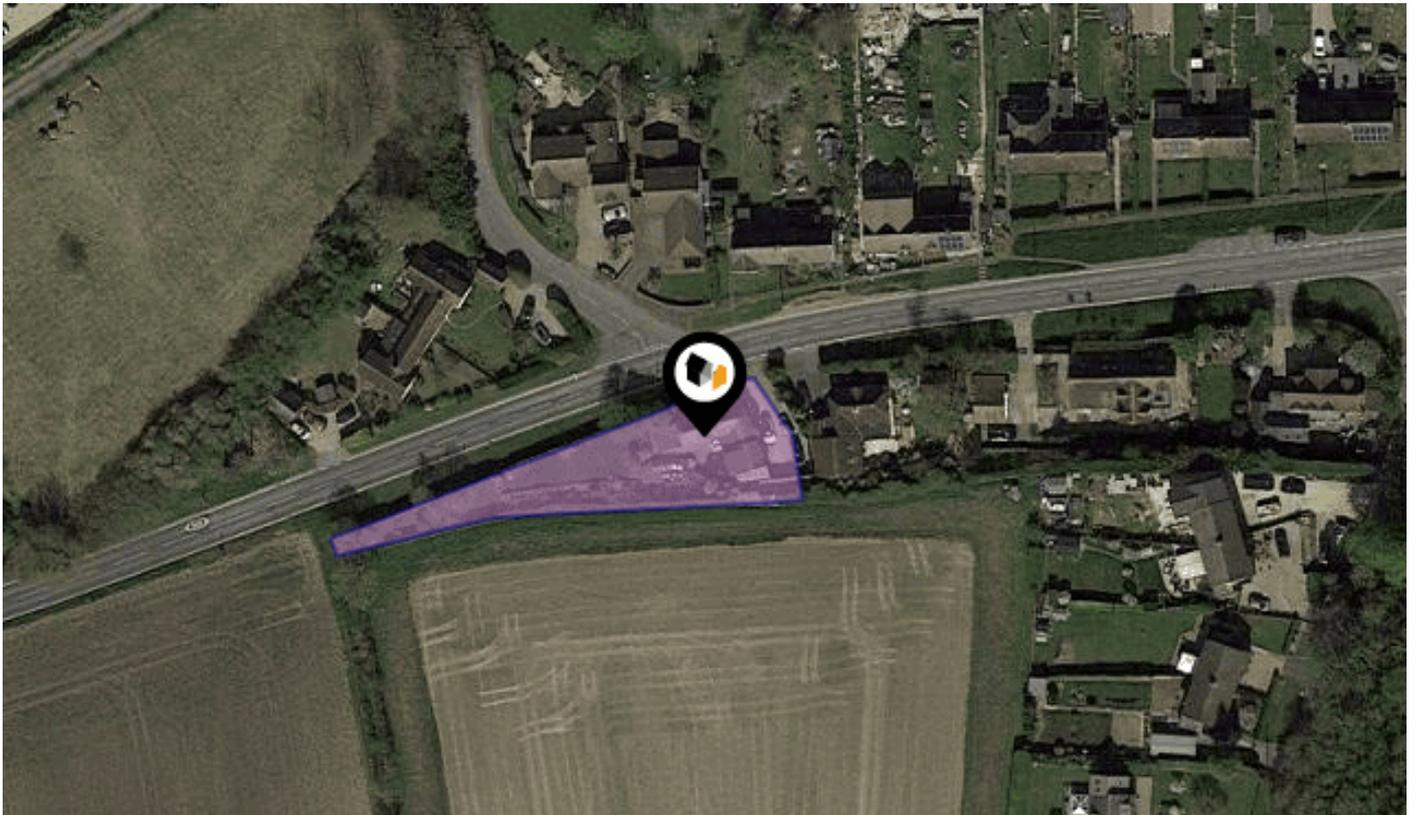




KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 11th December 2023



WICKEN BONHUNT, SAFFRON WALDEN, CB11

iad UK

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<https://www.iadgroup.com/en/>



Property

| | |
|-------------------------|--------------|
| Type: | Detached |
| Bedrooms: | 44 |
| Plot Area: | 0.22 acres |
| Council Tax : | Band E |
| Annual Estimate: | £2,402 |
| Title Number: | EX454405 |
| UPRN: | 200001679134 |

Tenure: Freehold

Local Area

| | |
|---------------------------|------------|
| Local Authority: | Uttlesford |
| Conservation Area: | No |
| Flood Risk: | |
| • Rivers & Seas | Very Low |
| • Surface Water | High |

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

| | | |
|------------------|-------------------|------------------|
| 5 mb/s | 46 mb/s | - mb/s |
| | | |

Mobile Coverage:
(based on calls indoors)

| | | | |
|--|--|--|--|
| | | | |
| | | | |

Satellite/Fibre TV Availability:

| | | |
|--|--|--|
| | | |
| | | |









WICKEN BONHUNT, SAFFRON WALDEN, CB11

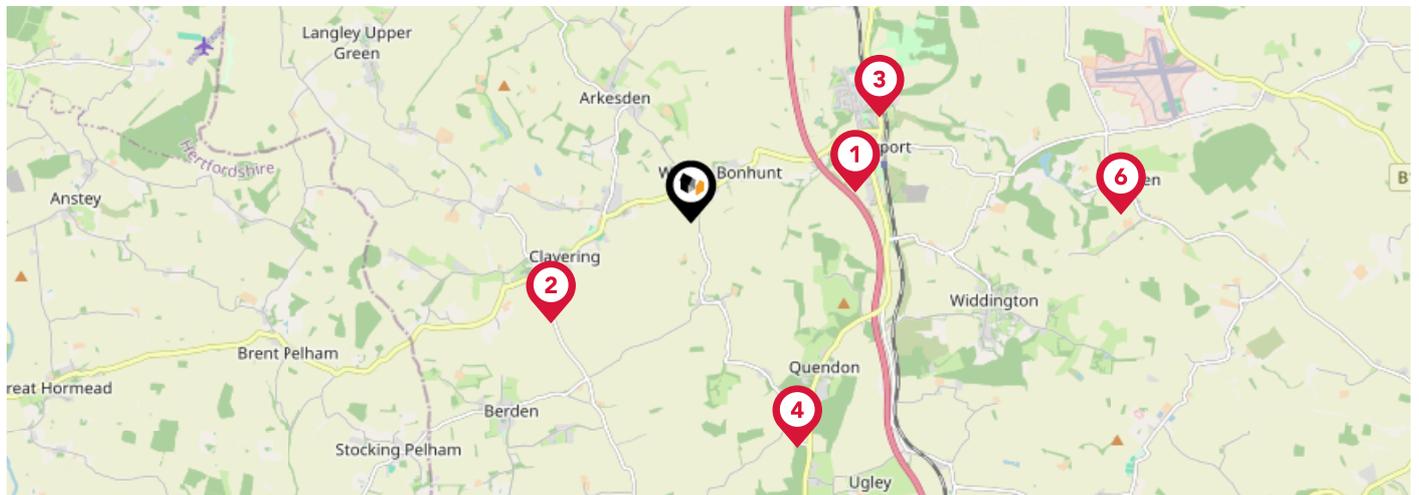
Ground Floor
Approx. 106.4 sq. metres (1144.8 sq. feet)



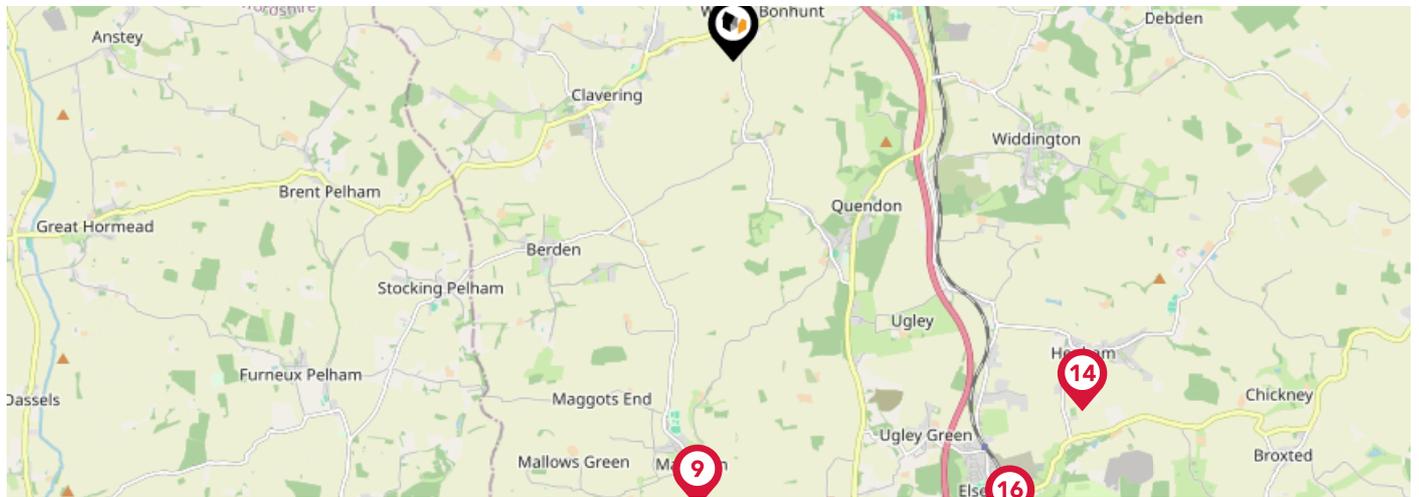
First Floor
Approx. 77.8 sq. metres (837.4 sq. feet)



Total area: approx. 184.1 sq. metres (1982.2 sq. feet)
The sizes and floor plan shown is intended only as a guide, all sizes are approximate and cannot be relied upon as fact.
Plan produced using PlanUp.



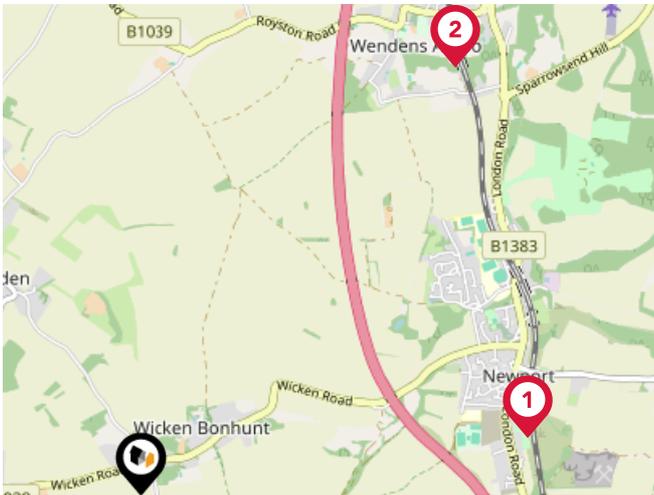
| | | Nursery | Primary | Secondary | College | Private |
|---|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | Newport Primary School Ofsted Rating: Good Pupils: 168 Distance:1.52 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Clavering Primary School Ofsted Rating: Good Pupils: 199 Distance:1.58 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Joyce Frankland Academy, Newport Ofsted Rating: Good Pupils: 895 Distance:1.96 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Rickling Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 108 Distance:2.29 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Saffron Walden County High School Ofsted Rating: Outstanding Pupils: 2104 Distance:3.75 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Debden Church of England Voluntary Controlled Primary Academy Ofsted Rating: Requires Improvement Pupils: 86 Distance:3.91 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Katherine Semar Infant School Ofsted Rating: Outstanding Pupils: 179 Distance:3.94 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Katherine Semar Junior School Ofsted Rating: Outstanding Pupils: 253 Distance:3.94 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



| | Nursery | Primary | Secondary | College | Private |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <p>9 Manuden Primary School</p> <p>Ofsted Rating: Outstanding Pupils: 93 Distance:4.11</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>10 St Thomas More Catholic Primary School, Saffron Walden</p> <p>Ofsted Rating: Good Pupils: 206 Distance:4.25</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>11 R A Butler Infant School</p> <p>Ofsted Rating: Good Pupils: 242 Distance:4.29</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>12 R A Butler Junior School</p> <p>Ofsted Rating: Good Pupils: 378 Distance:4.29</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>13 St Mary's Church of England Voluntary Aided Primary School</p> <p>Ofsted Rating: Good Pupils: 211 Distance:4.5</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>14 Henham and Ugley Primary and Nursery School</p> <p>Ofsted Rating: Good Pupils: 201 Distance:4.52</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>15 Bentfield Primary School</p> <p>Ofsted Rating: Good Pupils: 261 Distance:4.66</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>16 Elsenham Church of England Voluntary Controlled Primary School</p> <p>Ofsted Rating: Good Pupils: 272 Distance:4.97</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Area

Transport (National)



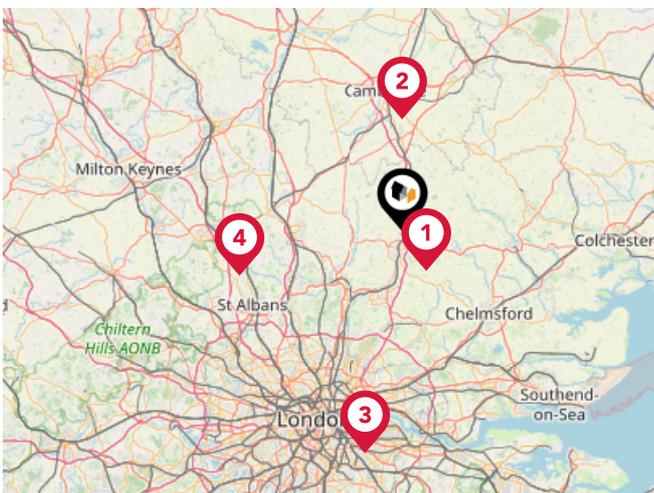
National Rail Stations

| Pin | Name | Distance |
|-----|------------------------------|------------|
| 1 | Newport (Essex) Rail Station | 1.77 miles |
| 2 | Audley End Rail Station | 2.42 miles |
| 3 | Elsenham Rail Station | 4.48 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|---------|-------------|
| 1 | M11 J9 | 6.12 miles |
| 2 | M11 J8 | 7.29 miles |
| 3 | M11 J10 | 8.61 miles |
| 4 | M11 J11 | 13.09 miles |
| 5 | M11 J12 | 15.37 miles |



Airports/Helipads

| Pin | Name | Distance |
|-----|-------------------------|-------------|
| 1 | London Stansted Airport | 6.97 miles |
| 2 | Cambridge Airport | 16.15 miles |
| 3 | London City Airport | 33.13 miles |
| 4 | London Luton Airport | 24.44 miles |

Area

Transport (Local)



Bus Stops/Stations

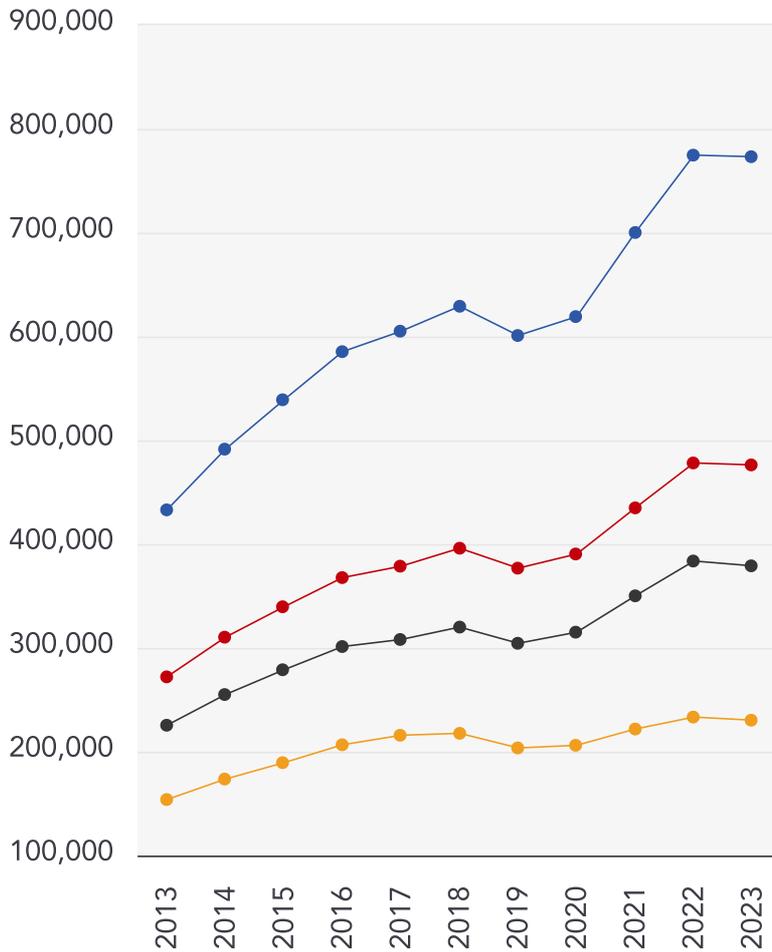
| Pin | Name | Distance |
|-----|------------------|------------|
| 1 | Poore Street | 0.03 miles |
| 2 | Council Houses | 0.07 miles |
| 3 | Council Houses | 0.07 miles |
| 4 | Coach and Horses | 0.31 miles |
| 5 | Coach and Horses | 0.36 miles |

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in CB11



Detached

+78.56%

Semi-Detached

+75.03%

Terraced

+68.08%

Flat

+49.64%



iad UK

An international success story

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With the way our model works, our agents are able to be fully dedicated to you and your property. This and the local expertise of each iad agent brings a winning formula that gets you the best results.

iad is the first European proptech unicorn and has grown successfully over the last 15 years with 20,000 consultants worldwide, ready to accompany and help you realise your property goals.

Testimonial 1



I can't thank the team enough. I found a wonderful little property a few months ago s and they showed a lot of patience and help to get the sale over the line for me and I couldn't be happier with my home! I must give a massive thank you to Mark who fought my corner for me, negotiating with the seller and keeping her on board until the sale went through. I would recommend for anyone.

Testimonial 2



I was impressed with their professionalism. Good photo and video package of the house. They know their stuff. The house sale was virtually stress-free.

Testimonial 3



I've worked with this Estate Agents for several years as their board erector and have enjoyed the experience. The staff are polite & very helpful and a great team.

Testimonial 4



Agent was very professional and very responsive. I have to especially thank James and Liz for their proactive follow up in making the rental process so smooth!

iad UK

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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