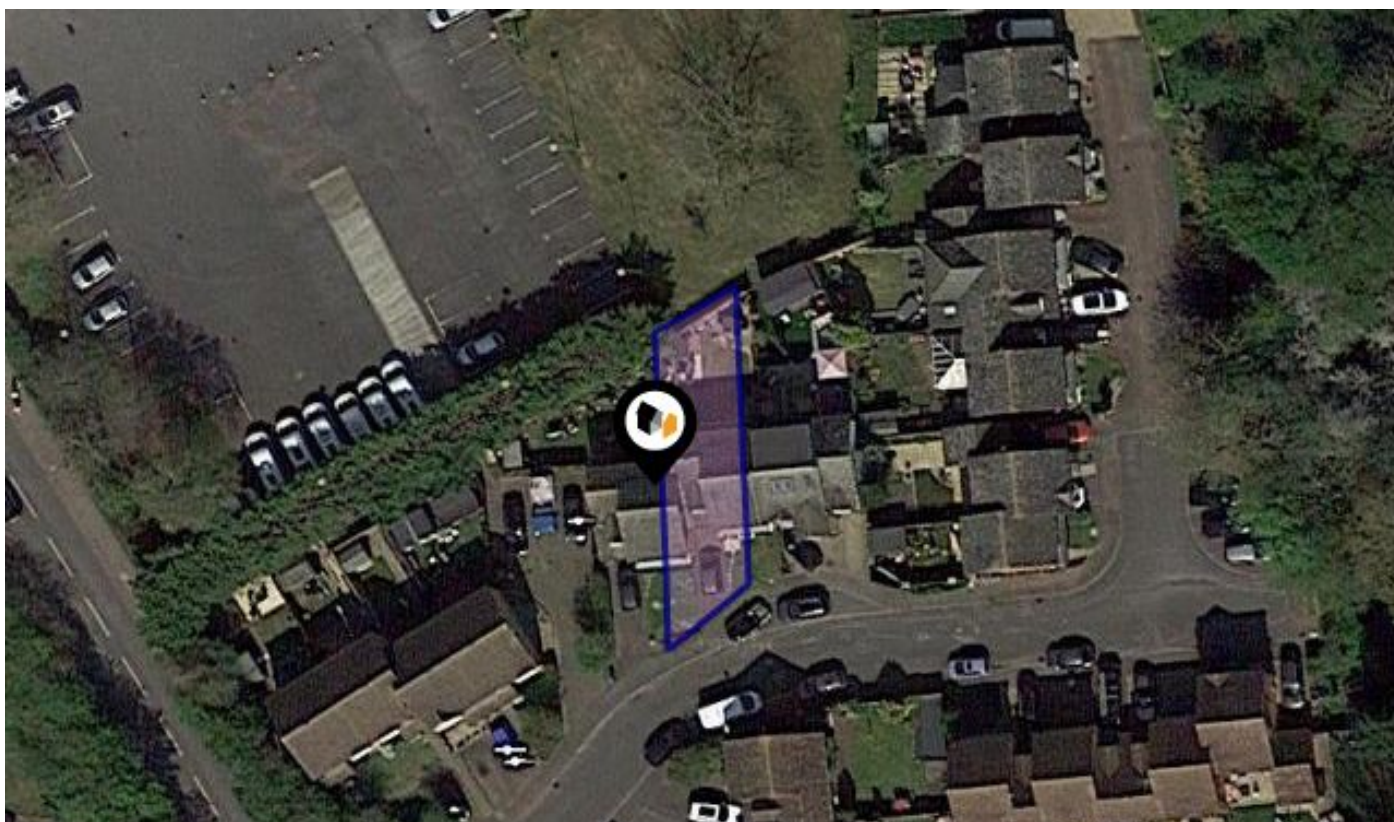




KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 13th May 2024



RIB CLOSE, STANDON, WARE, SG11

iad UK

iad HQ 13E Church End Estate Church End Little Hadham SG11 2DY

07855 462239

david.kirby@iad.uk.com

iadgroup.com



Property

Type:	Terraced	Last Sold £/ft²:	£257
Bedrooms:	3	Tenure:	Freehold
Plot Area:	0.05 acres		
Year Built :	1991-1995		
Council Tax :	Band D		
Annual Estimate:	£2,225		
Title Number:	HD308270		
UPRN:	100080754167		

Local Area

Local Authority:	Hertfordshire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Medium
• Surface Water	High

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

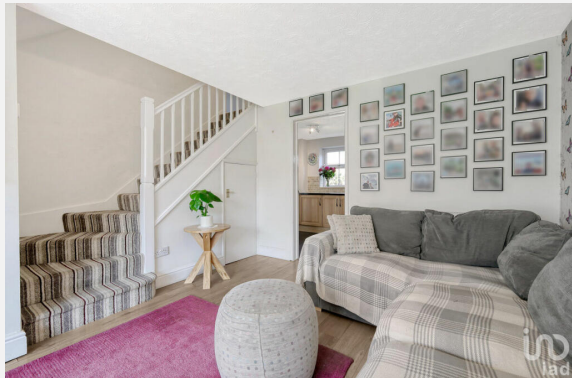
12 mb/s	80 mb/s	1000 mb/s

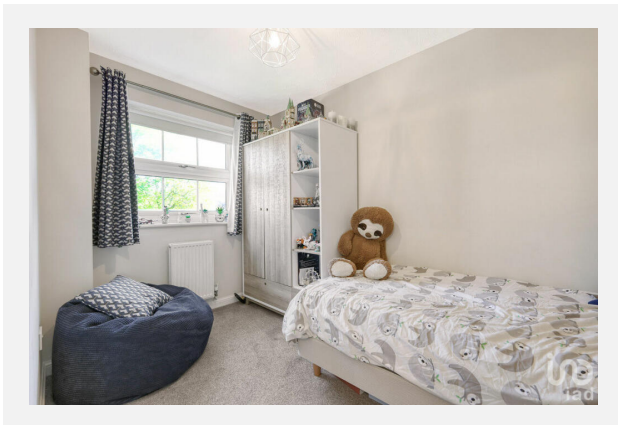
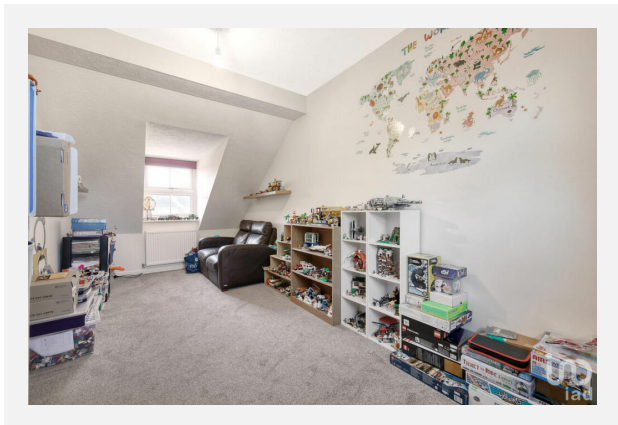
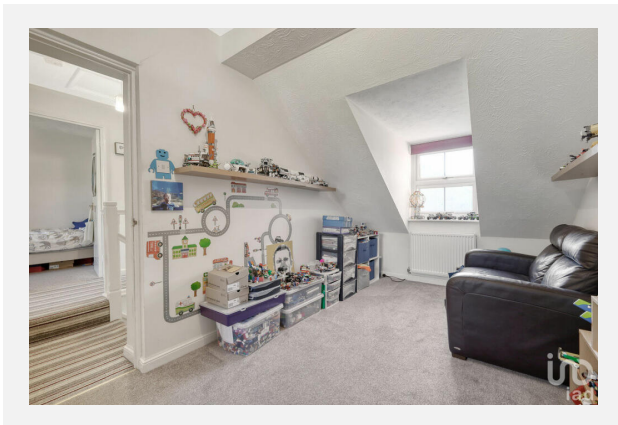
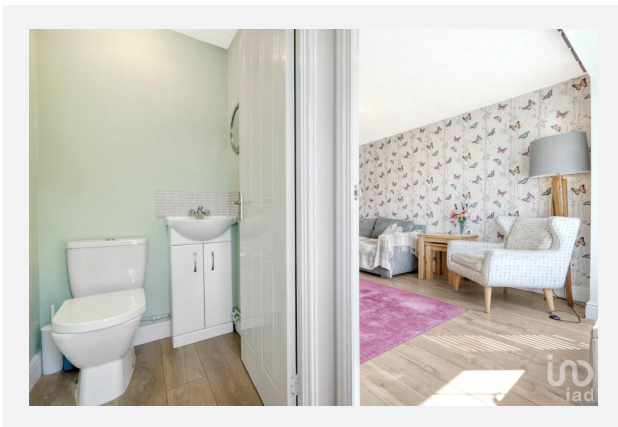
Mobile Coverage:
(based on calls indoors)

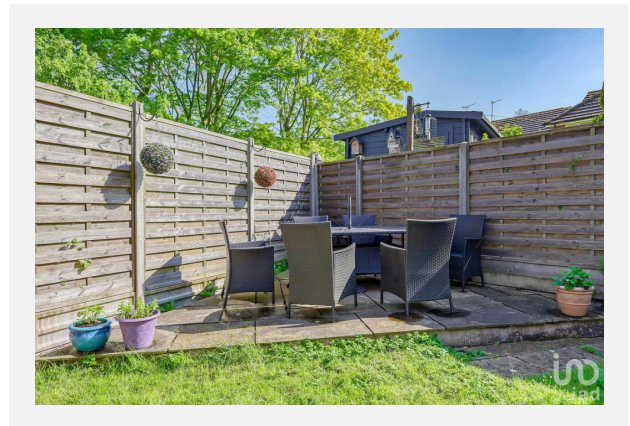
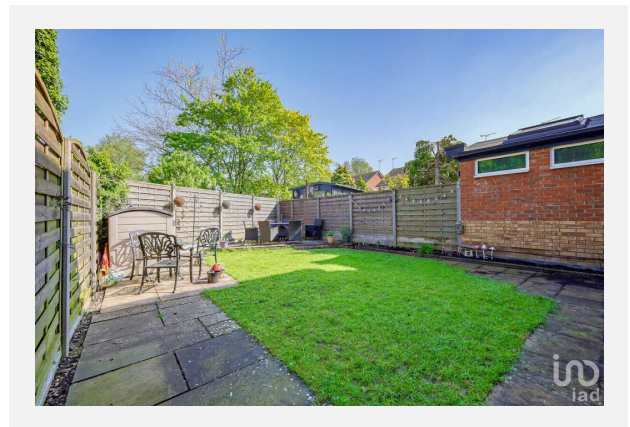
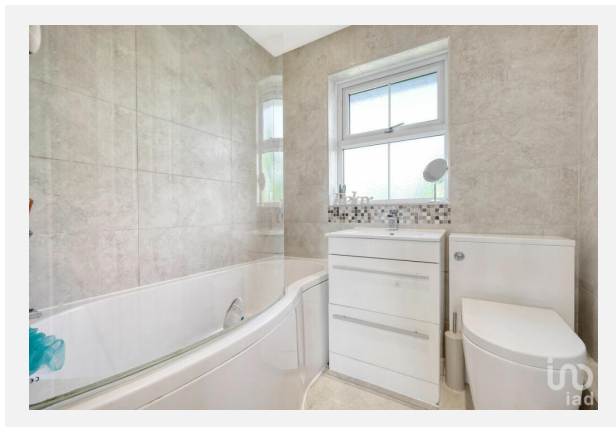


Satellite/Fibre TV Availability:

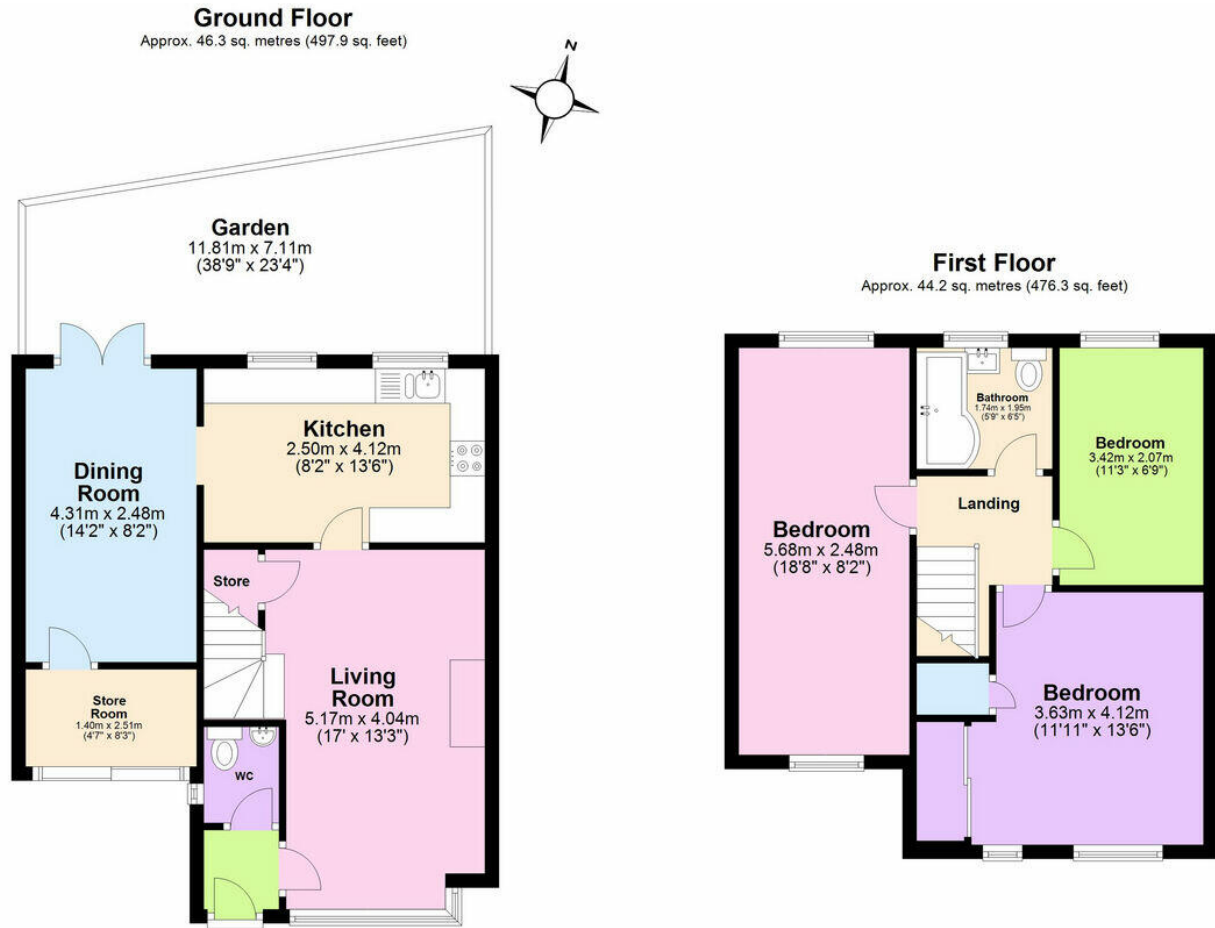






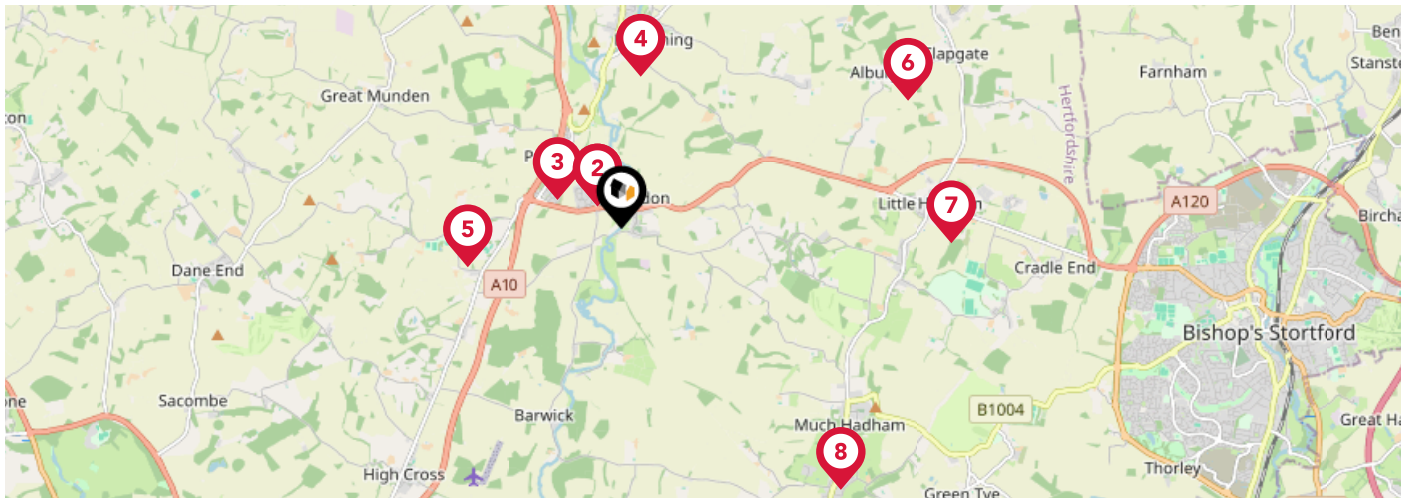


RIB CLOSE, STANDON, WARE, SG11

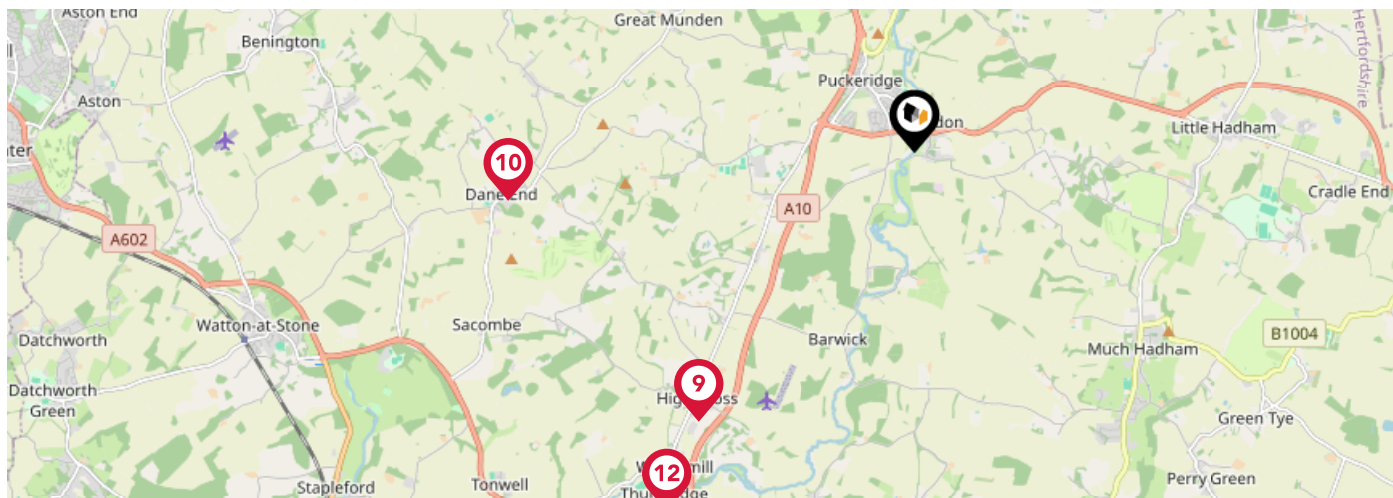


Total area: approx. 90.5 sq. metres (974.1 sq. feet)
Rib Close





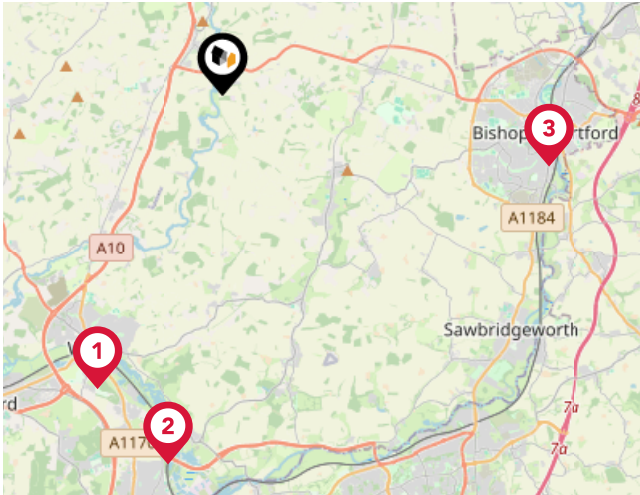
	Nursery	Primary	Secondary	College	Private
1 Roger De Clare First CofE School Ofsted Rating: Requires Improvement Pupils: 306 Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Ralph Sadleir School Ofsted Rating: Good Pupils: 406 Distance:0.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 St Thomas of Canterbury Roman Catholic Primary School Ofsted Rating: Outstanding Pupils: 115 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Jenyns First School and Nursery Ofsted Rating: Outstanding Pupils: 77 Distance:1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 St Edmund's College Ofsted Rating: Not Rated Pupils: 847 Distance:1.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Albury Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 57 Distance:2.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Little Hadham Primary School Ofsted Rating: Good Pupils: 119 Distance:3.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 St Andrew's CE Primary School and Nursery Ofsted Rating: Good Pupils: 206 Distance:3.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Puller Memorial, Church of England, Voluntary Aided Primary School Ofsted Rating: Good Pupils: 62 Distance:3.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Little Munden Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 76 Distance:3.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Furneux Pelham Church of England School Ofsted Rating: Good Pupils: 105 Distance:3.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Thundridge Church of England Primary School Ofsted Rating: Good Pupils: 84 Distance:3.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hormead Church of England (VA) First School Ofsted Rating: Good Pupils: 80 Distance:4.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wareside Church of England Primary School Ofsted Rating: Good Pupils: 34 Distance:4.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Millfield First and Nursery School Ofsted Rating: Outstanding Pupils: 330 Distance:4.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Widford School Ofsted Rating: Good Pupils: 33 Distance:4.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

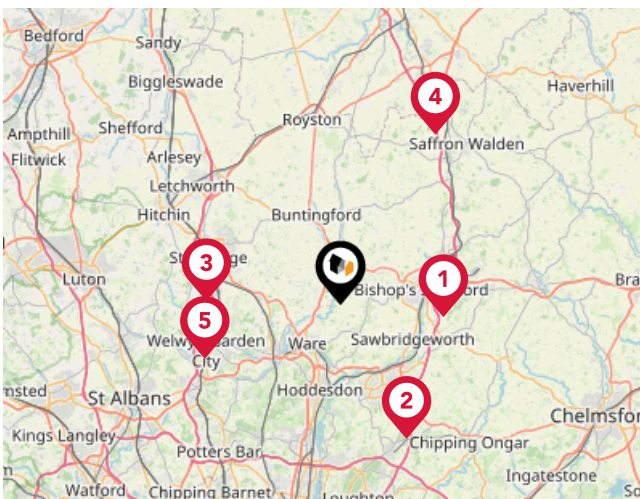
Area

Transport (National)



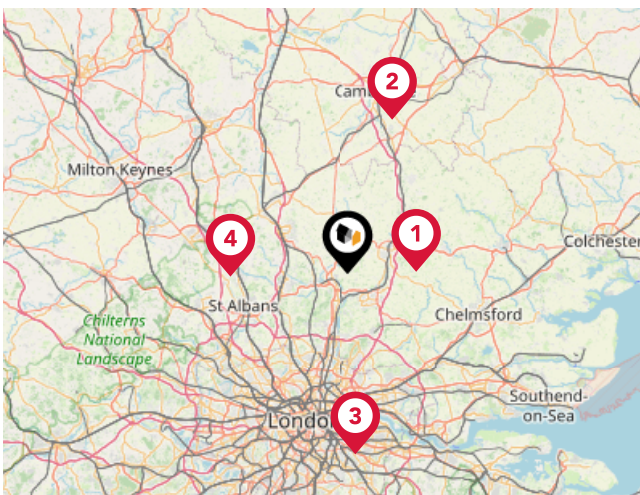
National Rail Stations

Pin	Name	Distance
1	Ware Rail Station	5.82 miles
2	St Margarets (Herts) Rail Station	6.82 miles
3	Bishops Stortford Rail Station	6.13 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J8	7.58 miles
2	M11 J7	10.99 miles
3	A1(M) J7	9.86 miles
4	M11 J9	14.16 miles
5	A1(M) J6	10.78 miles

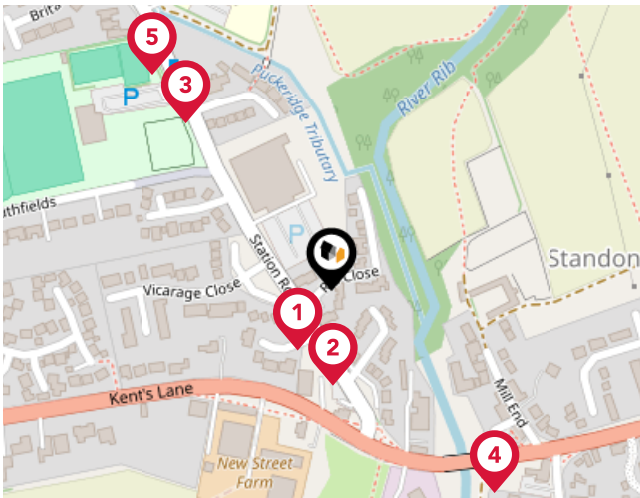


Airports/Helipads

Pin	Name	Distance
1	London Stansted Airport	10.08 miles
2	Cambridge Airport	23.31 miles
3	London City Airport	26.44 miles
4	London Luton Airport	17.16 miles

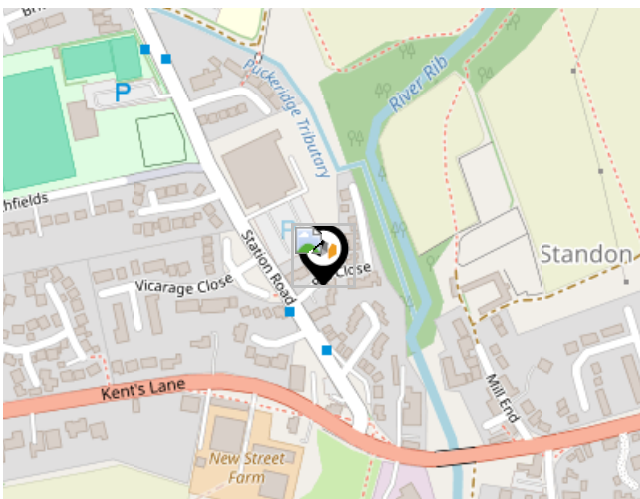
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Heron Restaurant	0.04 miles
2	Heron Restaurant	0.05 miles
3	Recreation Ground	0.13 miles
4	High Street	0.15 miles
5	Recreation Ground	0.16 miles



Local Connections

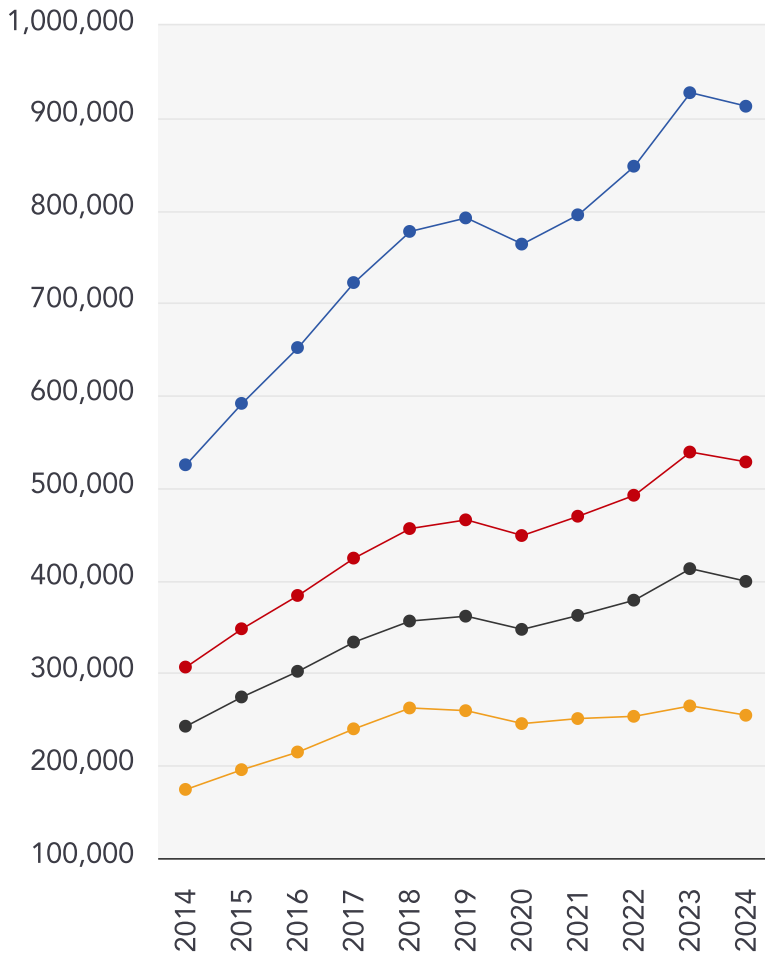
Pin	Name	Distance
1	Epping Underground Station	13.8 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in SG11



Detached

+73.8%

Semi-Detached

+72.33%

Terraced

+64.55%

Flat

+46%



iad UK

An international success story

iad is a new way to look at the property industry. Thanks to an innovative business model, everybody wins: the seller, the buyer and the consultant.

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.

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.



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.



iad UK

iad HQ 13E Church End Estate Church End
Little Hadham SG11 2DY
07855 462239
david.kirby@iad.uk.com
iadgroup.com

