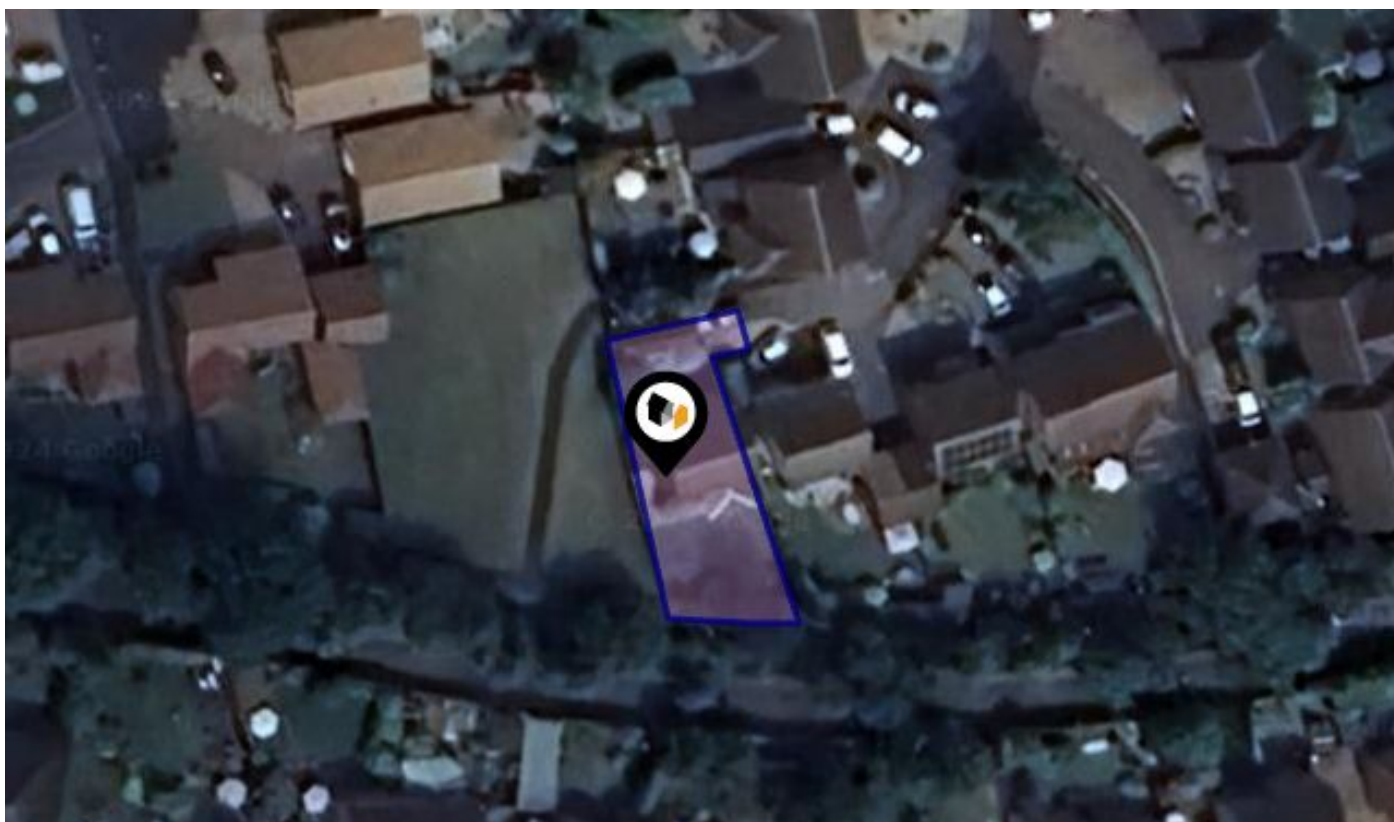




KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 21st May 2024



BADGERS, BISHOP'S STORTFORD, CM23

iad UK

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

07540 246212

laura.kirby@iad.uk.com

iadgroup.com



Property

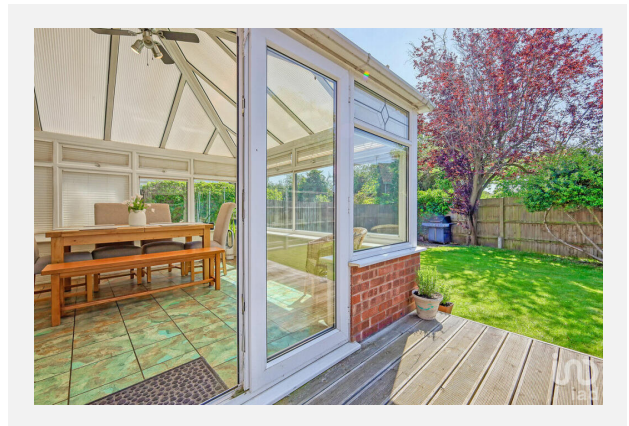
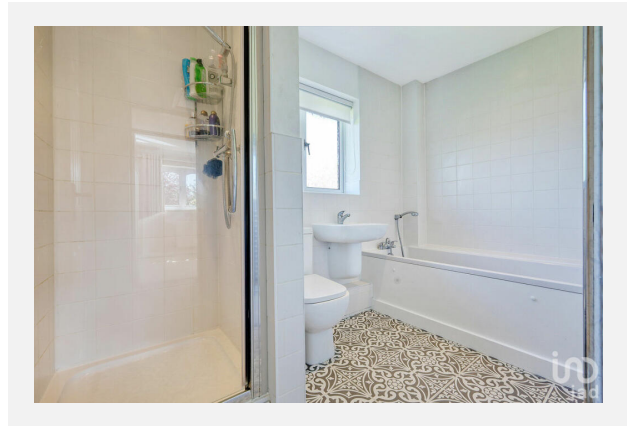
Type:	Detached	Last Sold £/ft²:	£391
Bedrooms:	3	Tenure:	Freehold
Floor Area:	1,097 ft ² / 102 m ²		
Plot Area:	0.06 acres		
Year Built :	1983-1990		
Council Tax :	Band E		
Annual Estimate:	£2,720		
Title Number:	HD196917		
UPRN:	100080719291		

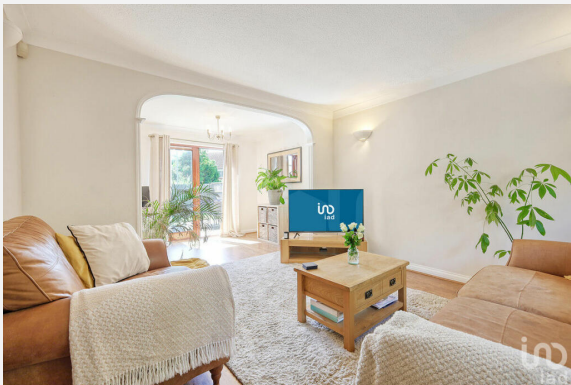
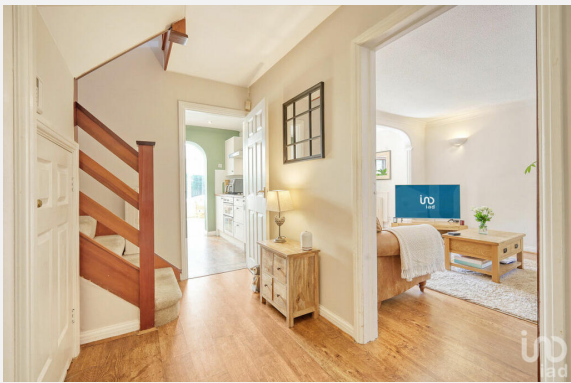
Local Area

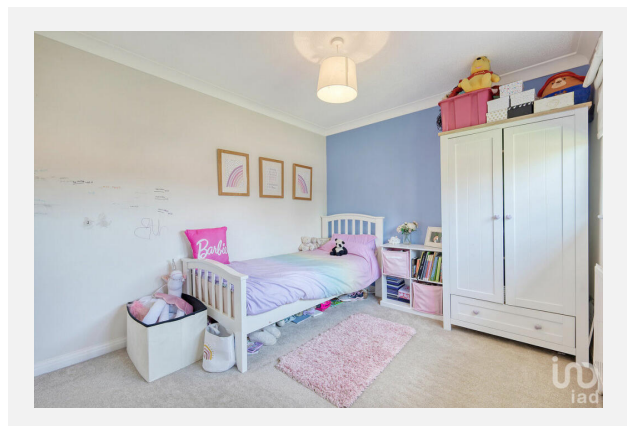
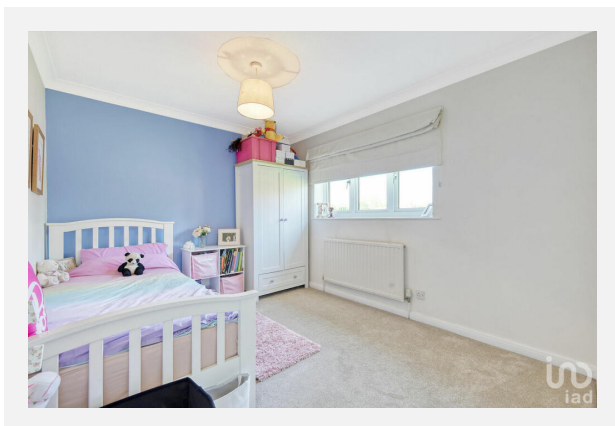
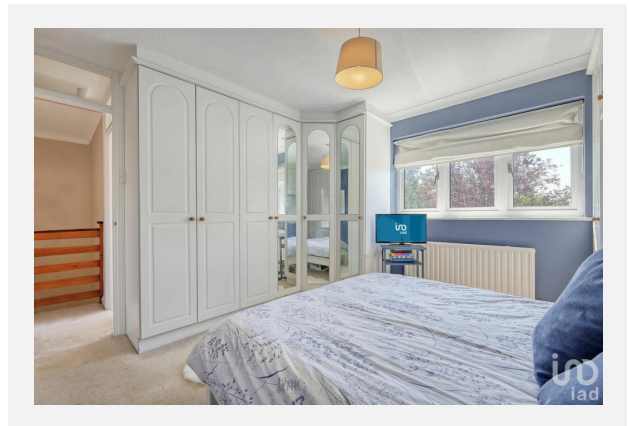
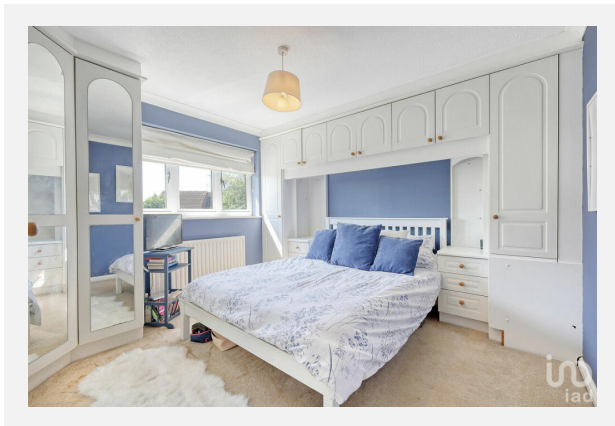
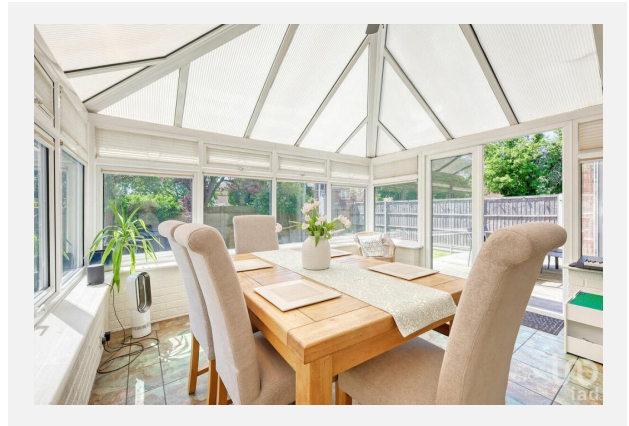
Local Authority:	East hertfordshire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Very Low

Satellite/Fibre TV Availability:









BADGERS, BISHOP'S STORTFORD, CM23



Badgers, CM23

Energy rating

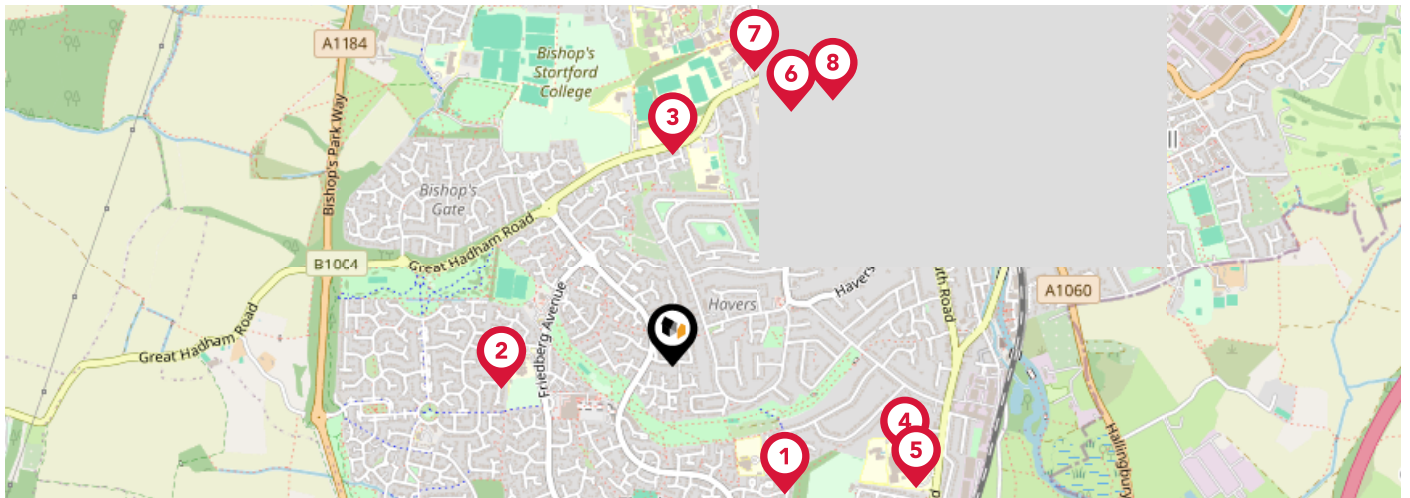
D

Valid until 24.06.2027

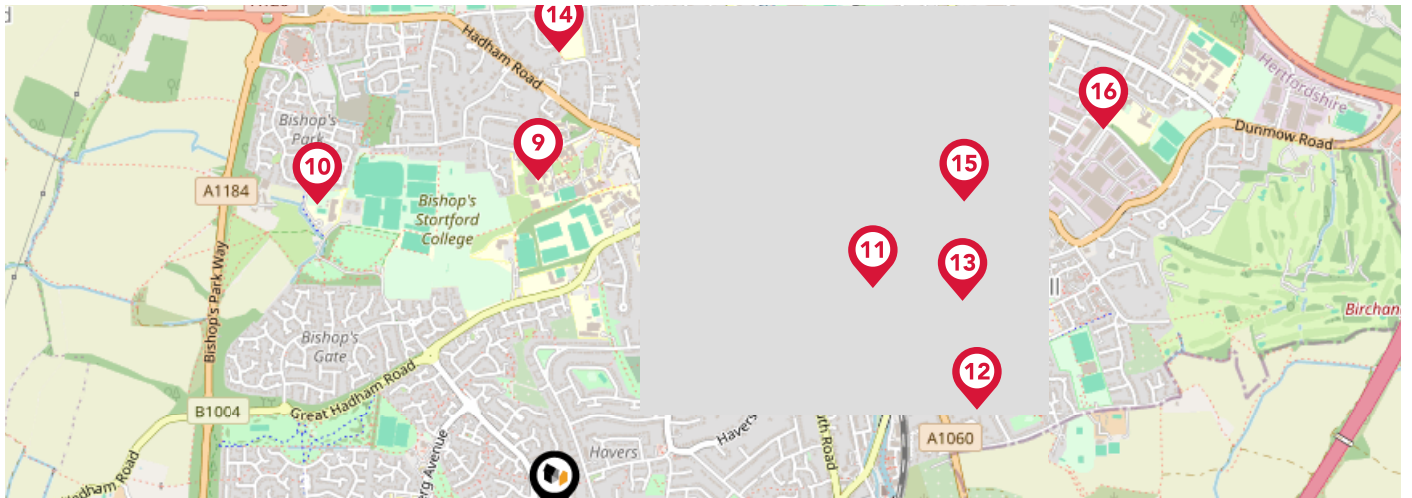
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	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, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
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 50% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	102 m ²



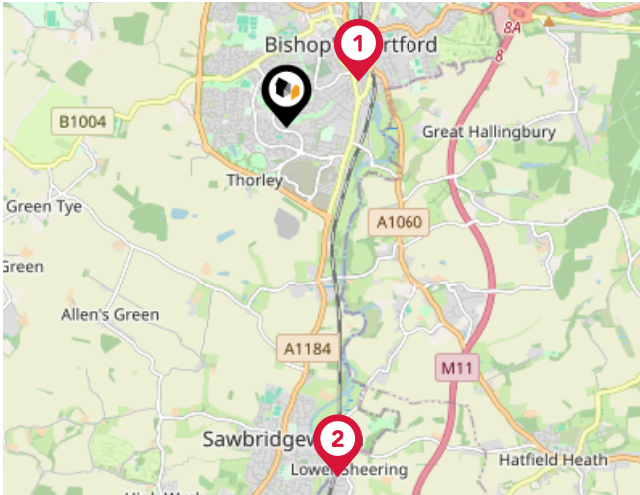
		Nursery	Primary	Secondary	College	Private
1	Richard Whittington Primary School Ofsted Rating: Good Pupils: 305 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Manor Fields Primary School Ofsted Rating: Good Pupils: 434 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Joseph's Catholic Primary School Ofsted Rating: Outstanding Pupils: 374 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Thorley Hill Primary School Ofsted Rating: Good Pupils: 232 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The Bishop's Stortford High School Ofsted Rating: Outstanding Pupils: 1193 Distance:0.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Windhill21 Ofsted Rating: Outstanding Pupils: 491 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Mary's Catholic School Ofsted Rating: Outstanding Pupils: 1011 Distance:0.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Michael's Church of England Primary School Ofsted Rating: Good Pupils: 223 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
<p>9 Bishop's Stortford College</p> <p>Ofsted Rating: Not Rated Pupils: 1174 Distance:0.76</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Hillmead Primary School</p> <p>Ofsted Rating: Good Pupils: 296 Distance:0.89</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 White Trees Independent School</p> <p>Ofsted Rating: Requires improvement Pupils: 16 Distance:0.89</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Thorn Grove Primary School</p> <p>Ofsted Rating: Good Pupils: 213 Distance:1</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 The Hertfordshire & Essex High School and Science College</p> <p>Ofsted Rating: Outstanding Pupils: 1267 Distance:1.05</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Northgate Primary School</p> <p>Ofsted Rating: Outstanding Pupils: 464 Distance:1.06</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Hockerill Anglo-European College</p> <p>Ofsted Rating: Outstanding Pupils: 843 Distance:1.18</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Summerview Primary School</p> <p>Ofsted Rating: Good Pupils: 461 Distance:1.53</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

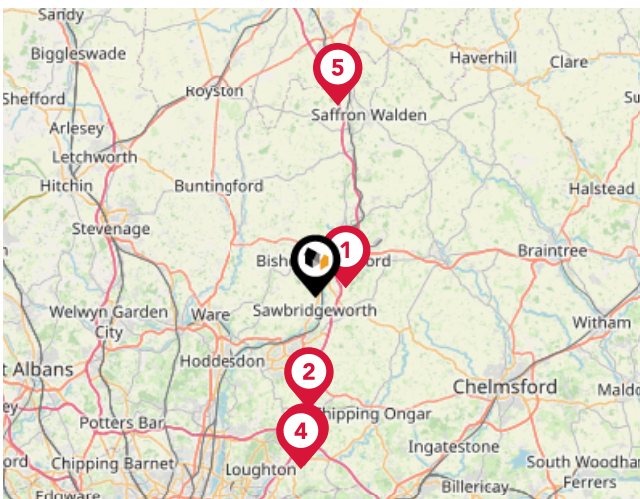
Area

Transport (National)



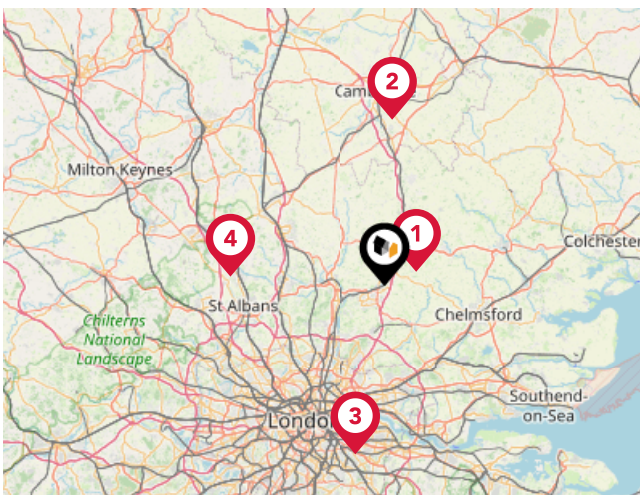
National Rail Stations

Pin	Name	Distance
1	Bishops Stortford Rail Station	0.78 miles
2	Sawbridgeworth Rail Station	3.24 miles
3	Stansted Mountfitchet Rail Station	3.55 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J8	2.33 miles
2	M11 J7	8.19 miles
3	M11 J6	12.33 miles
4	M25 J27	12.58 miles
5	M11 J9	14.17 miles

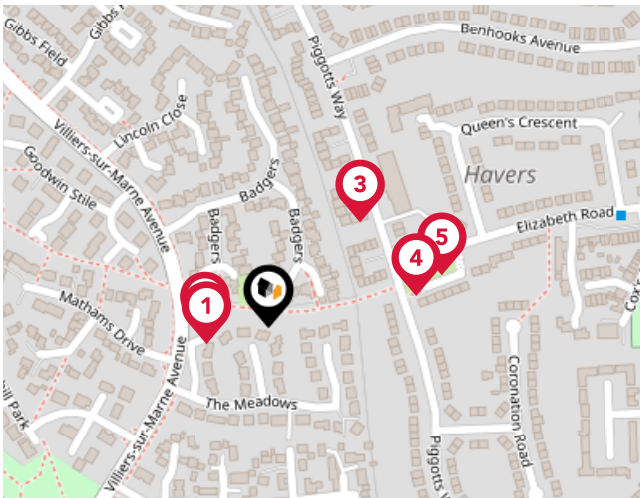


Airports/Helipads

Pin	Name	Distance
1	London Stansted Airport	5.18 miles
2	Cambridge Airport	24.15 miles
3	London City Airport	25.08 miles
4	London Luton Airport	22.53 miles

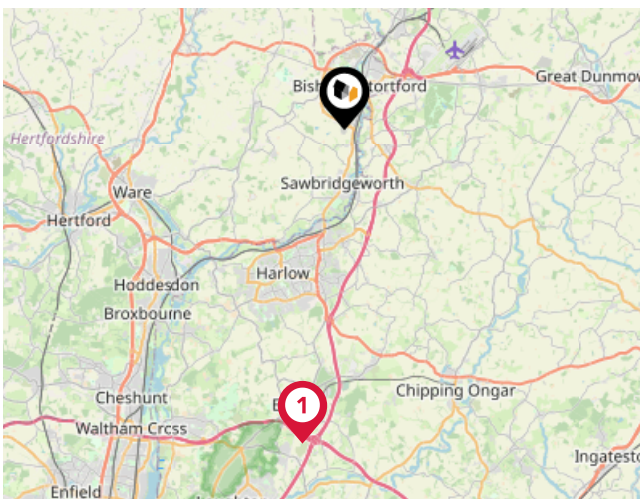
Area

Transport (Local)



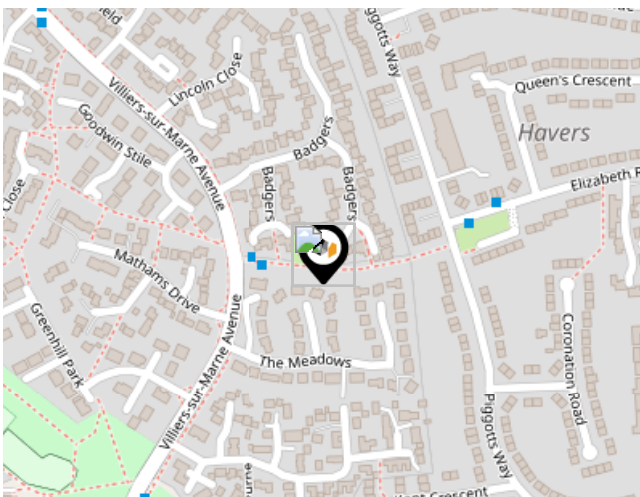
Bus Stops/Stations

Pin	Name	Distance
1	Bus Link	0.04 miles
2	Bus Link	0.04 miles
3	Valley Court	0.08 miles
4	Queens Crescent	0.09 miles
5	Queens Crescent	0.1 miles



Local Connections

Pin	Name	Distance
1	Epping Underground Station	11.65 miles



Ferry Terminals

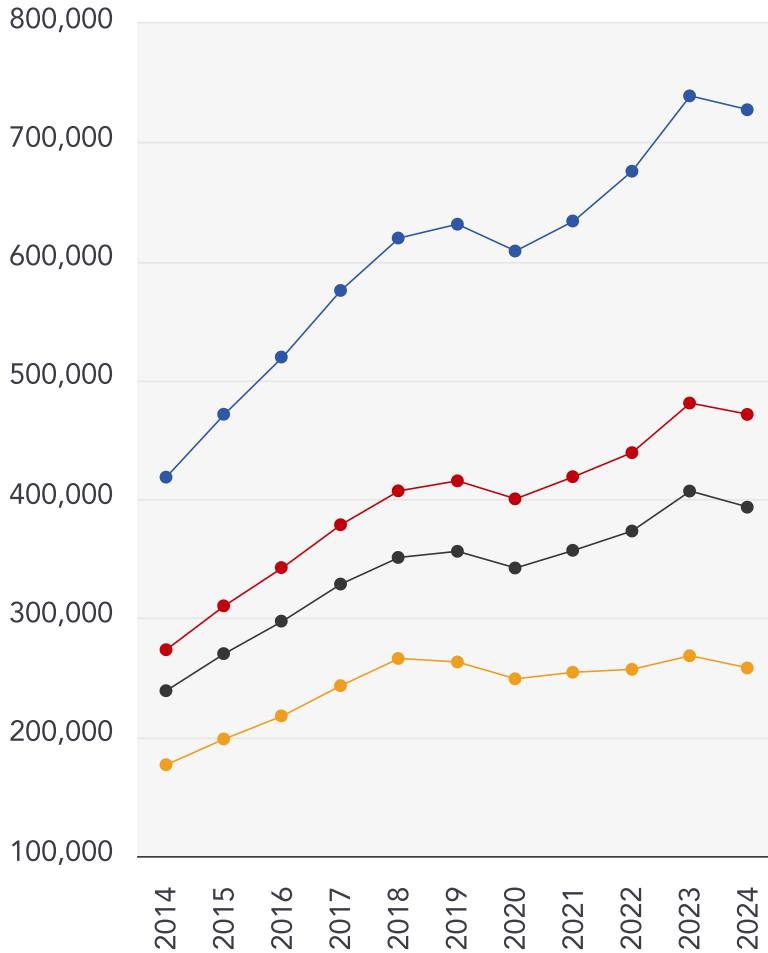
Pin	Name	Distance
1	Woolwich Ferry North Pier	25.39 miles
2	Woolwich Arsenal Pier	25.51 miles
3	East India Pier	25.31 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in CM23



Detached

+73.8%

Semi-Detached

+72.33%

Terraced

+64.55%

Flat

+46%



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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

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