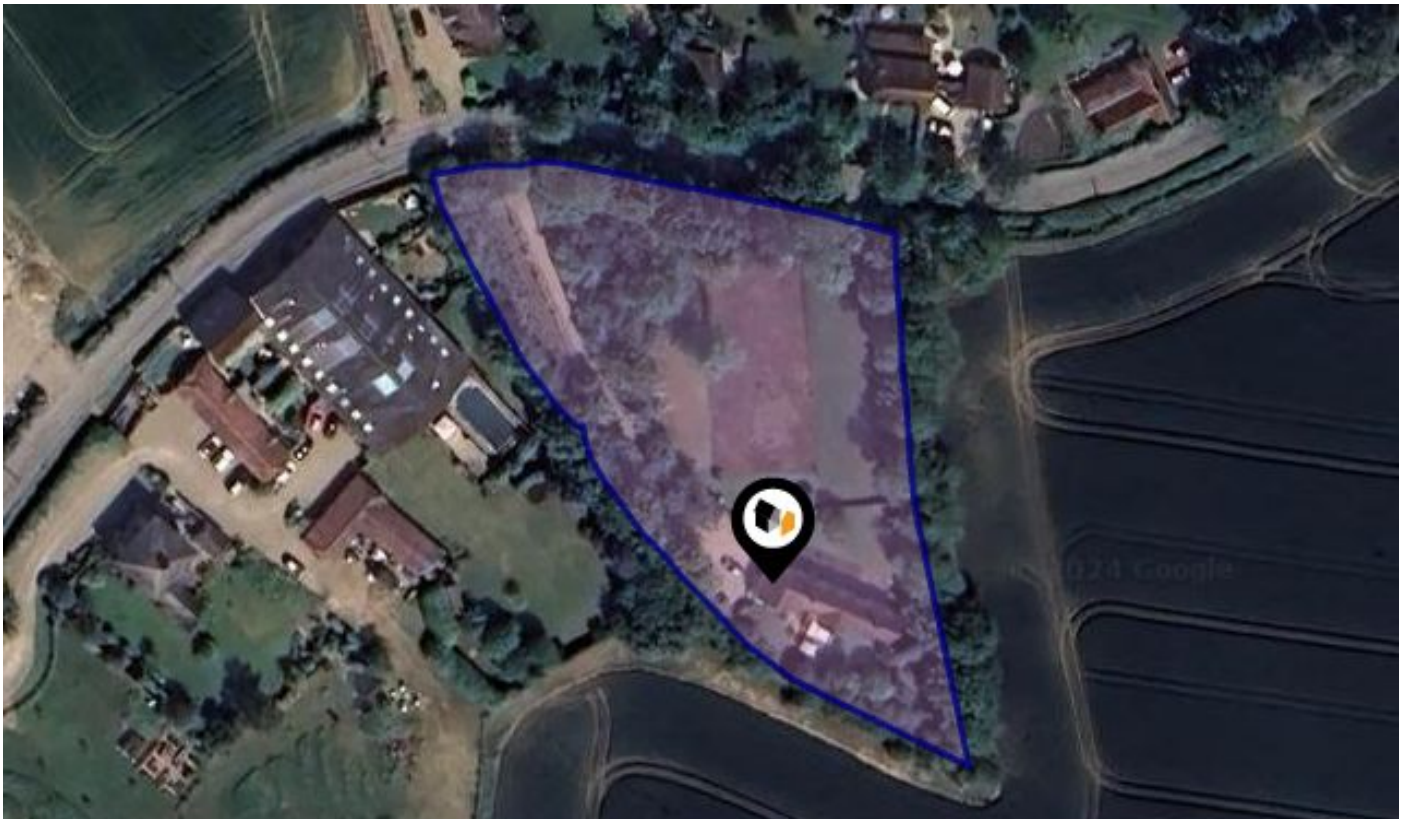




KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 03rd June 2024



PERRY GREEN, MUCH HADHAM, SG10

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:	Detached	Tenure:	Freehold
Bedrooms:	5		
Plot Area:	1.19 acres		
Council Tax :	Band G		
Annual Estimate:	£3,709		
Title Number:	HD416404		
UPRN:	10034624161		

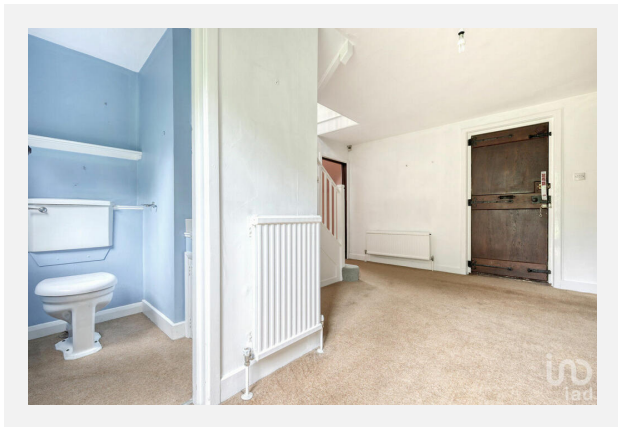
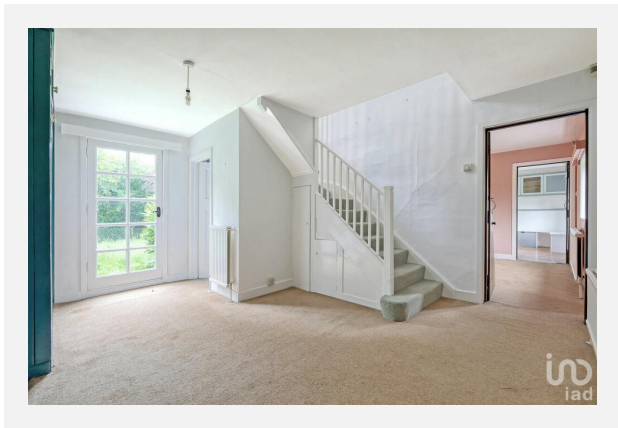
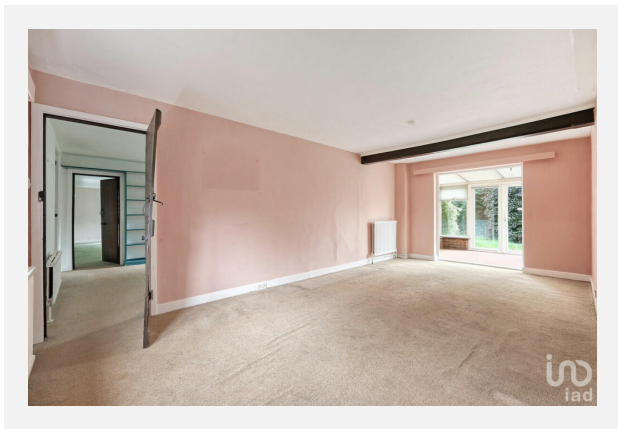
Local Area

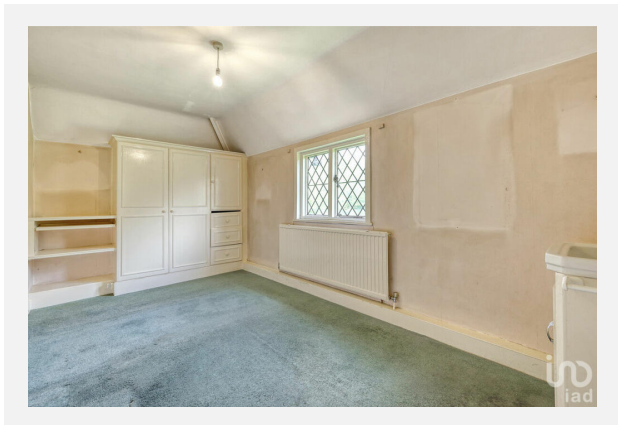
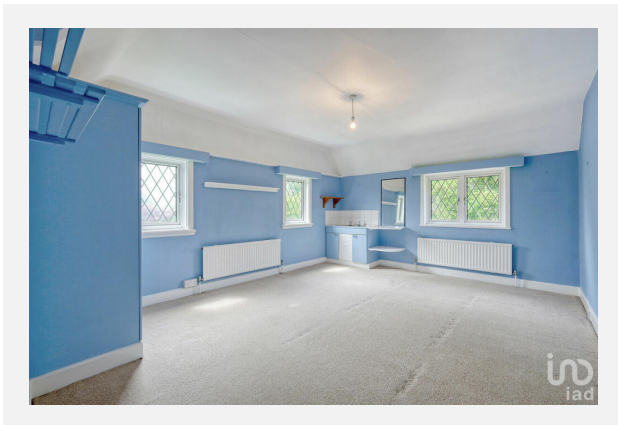
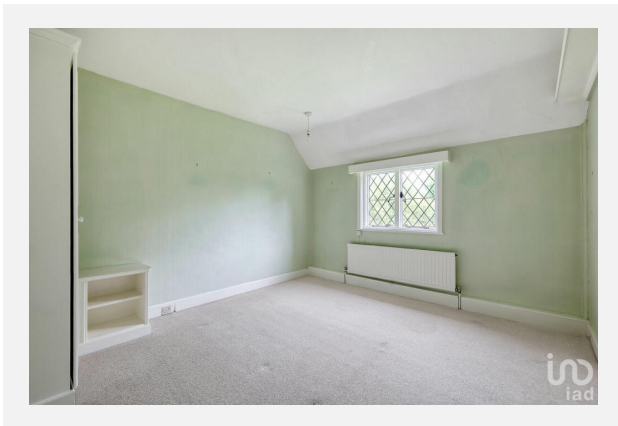
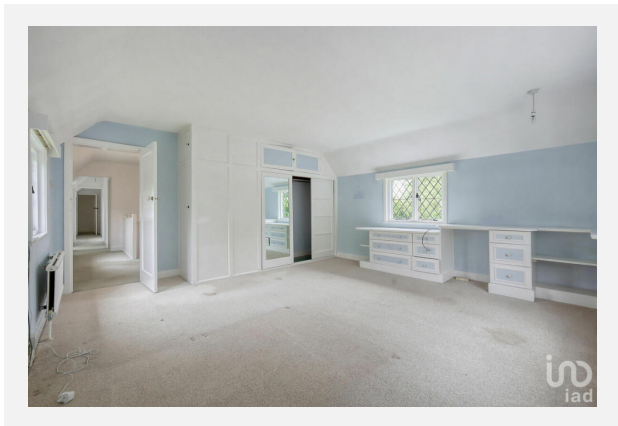
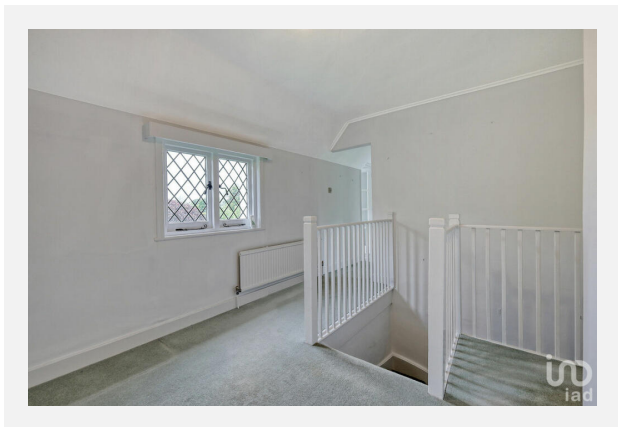
Local Authority:	Hertfordshire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Low

Satellite/Fibre TV Availability:







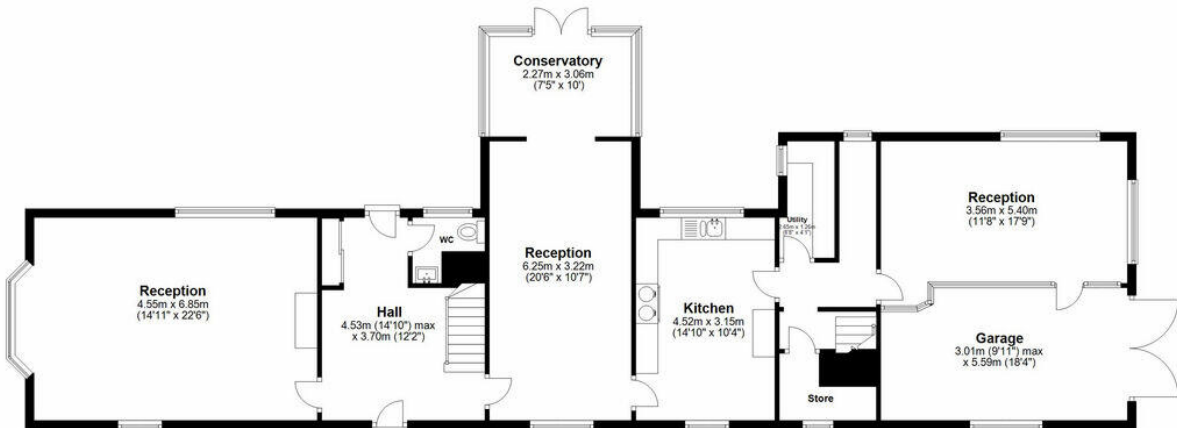




PERRY GREEN, MUCH HADHAM, SG10

Ground Floor

Approx. 139.9 sq. metres (1505.9 sq. feet)



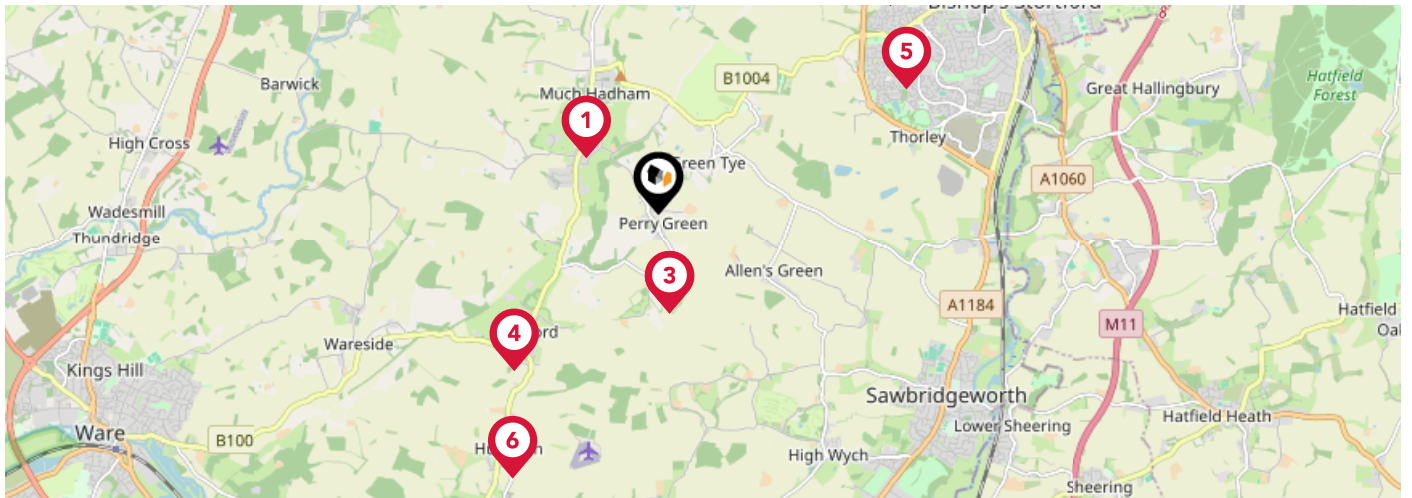
First Floor

Approx. 125.3 sq. metres (1348.8 sq. feet)

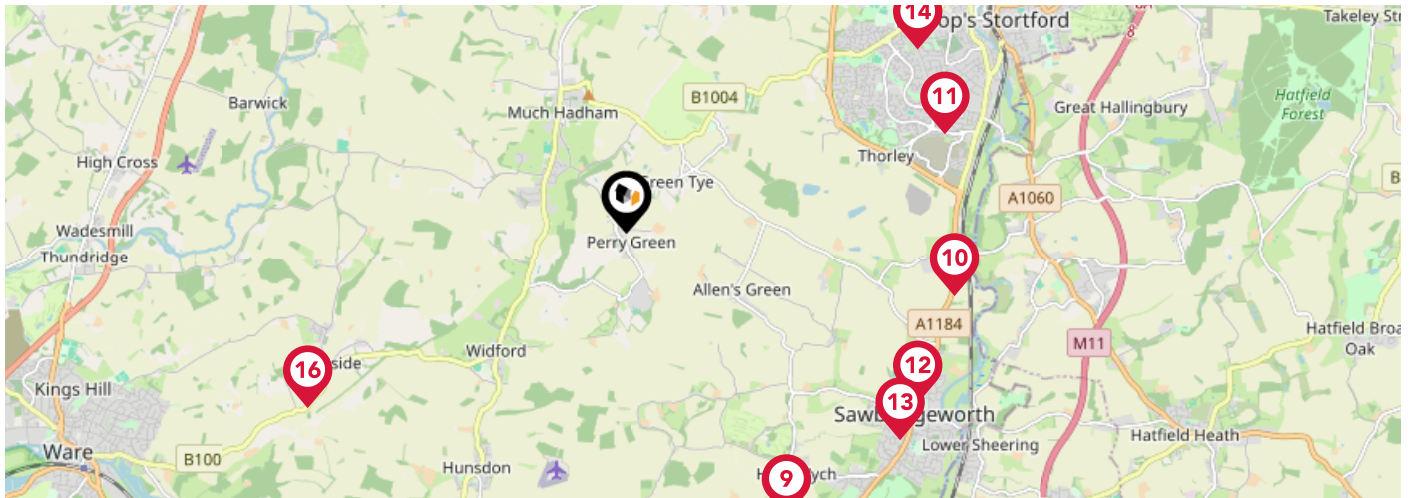


Total area: approx. 265.2 sq. metres (2854.7 sq. feet)
Long Barn





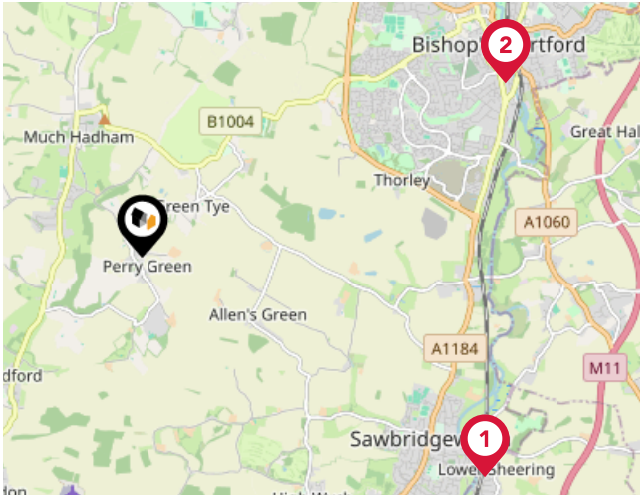
	Nursery	Primary	Secondary	College	Private
<p>1 St Andrew's CE Primary School and Nursery Ofsted Rating: Good Pupils: 206 Distance:0.83</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 St Elizabeth's Centre Ofsted Rating: Good Pupils:0 Distance:0.91</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 St Elizabeth's School Ofsted Rating: Good Pupils: 44 Distance:0.91</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Widford School Ofsted Rating: Good Pupils: 33 Distance:1.94</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Manor Fields Primary School Ofsted Rating: Good Pupils: 434 Distance:2.55</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Hunsdon Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 113 Distance:2.75</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Little Hadham Primary School Ofsted Rating: Good Pupils: 119 Distance:2.8</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Hillmead Primary School Ofsted Rating: Good Pupils: 296 Distance:2.86</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
High Wych Church of England Primary School Ofsted Rating: Good Pupils: 236 Distance:2.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Spellbrook CofE Primary School Ofsted Rating: Good Pupils: 100 Distance:3.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Richard Whittington Primary School Ofsted Rating: Good Pupils: 305 Distance:3.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leventhorpe Ofsted Rating: Outstanding Pupils: 1323 Distance:3.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mandeville Primary School Ofsted Rating: Outstanding Pupils: 250 Distance:3.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Joseph's Catholic Primary School Ofsted Rating: Outstanding Pupils: 374 Distance:3.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bishop's Stortford College Ofsted Rating: Not Rated Pupils: 1174 Distance:3.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wareside Church of England Primary School Ofsted Rating: Good Pupils: 34 Distance:3.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

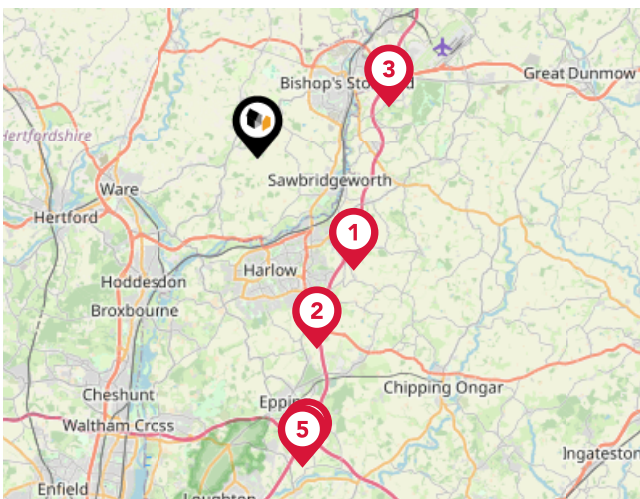
Area

Transport (National)



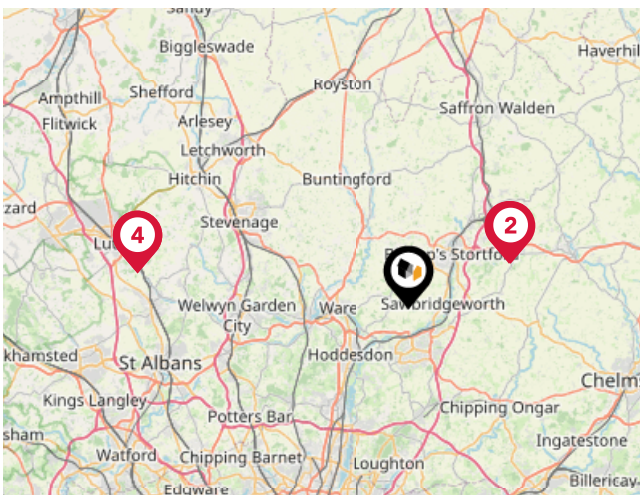
National Rail Stations

Pin	Name	Distance
1	Sawbridgeworth Rail Station	3.73 miles
2	Bishops Stortford Rail Station	3.71 miles
3	Bishops Stortford Rail Station	3.71 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J7A	5.38 miles
2	M11 J7	7.3 miles
3	M11 J8	5.16 miles
4	M11 J6	11.25 miles
5	M25 J27	11.45 miles

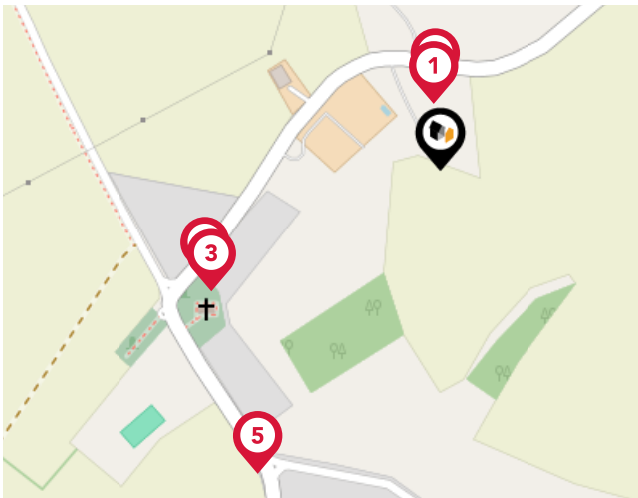


Airports/Helipads

Pin	Name	Distance
1	London Stansted Airport	8.11 miles
2	London Stansted Airport	8.16 miles
3	London Luton Airport	19.93 miles
4	London Luton Airport	19.98 miles

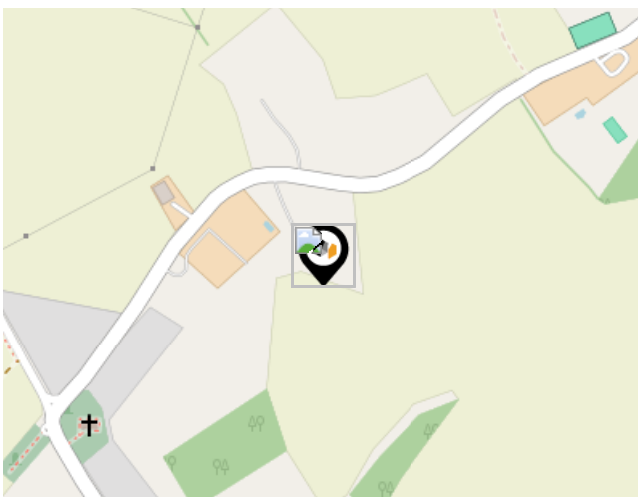
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Nurseries	0.04 miles
2	Nurseries	0.05 miles
3	Church of St Thomas	0.15 miles
4	Church of St Thomas	0.15 miles
5	Bucklers Hall	0.2 miles



Local Connections

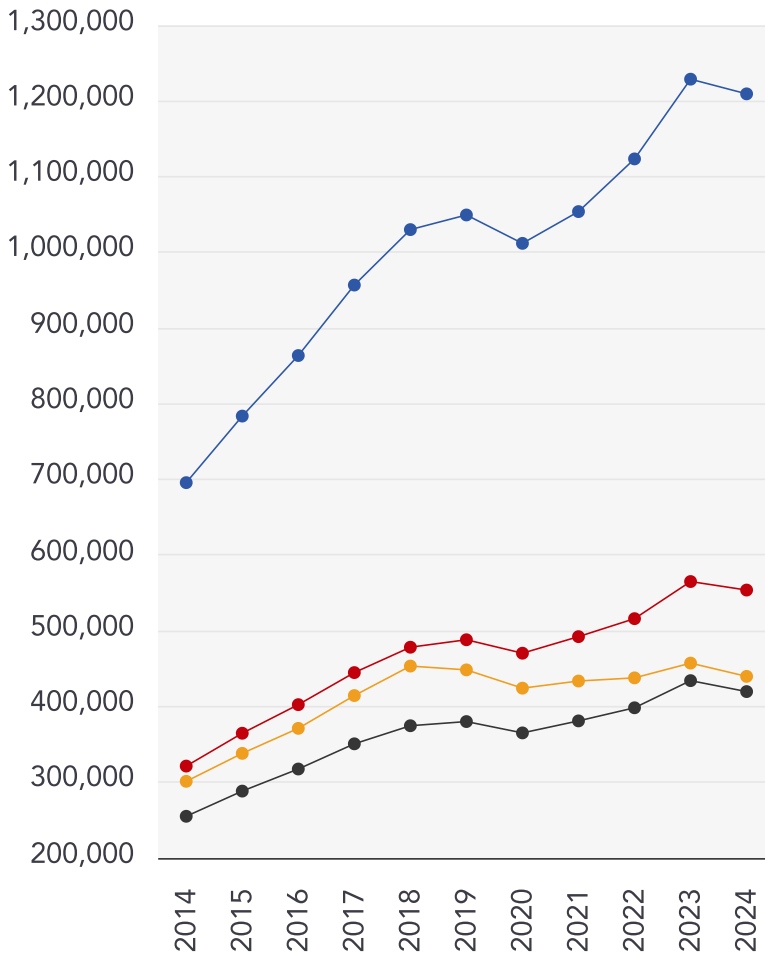
Pin	Name	Distance
1	Epping Underground Station	10.41 miles
2	Epping Underground Station	10.41 miles
3	Epping Underground Station	10.43 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in SG10



Detached

+73.8%

Semi-Detached

+72.33%

Flat

+46%

Terraced

+64.55%



iad UK

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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.

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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iad UK

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

