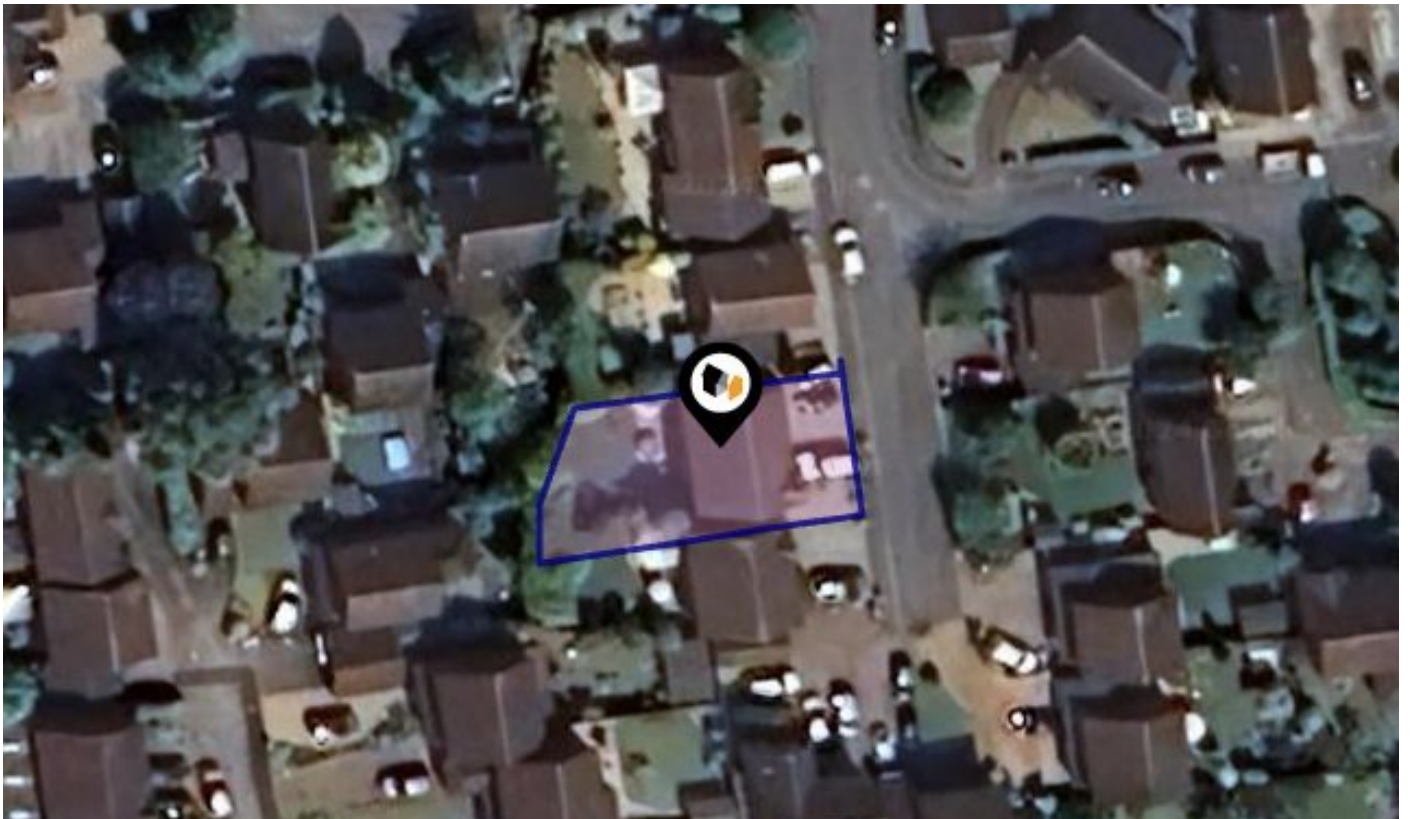




KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 16th July 2024



BROADLEAF AVENUE, BISHOP'S STORTFORD, CM23

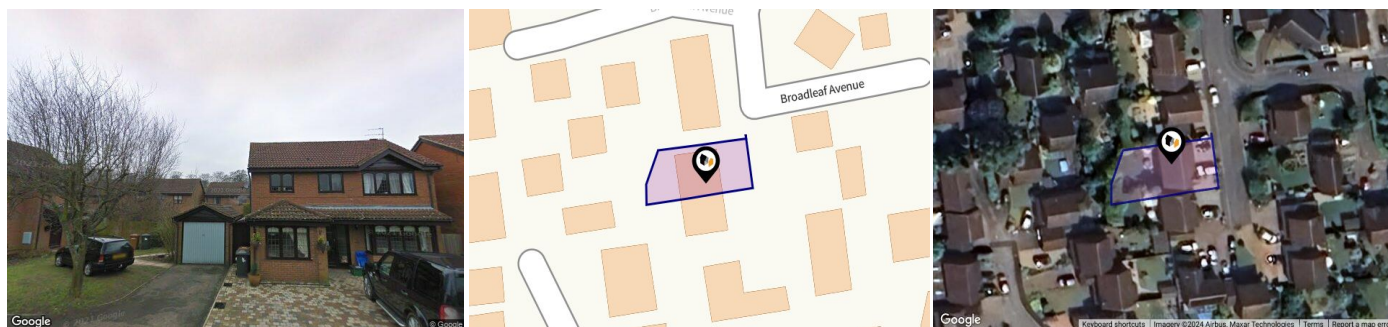
iad UK

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

07540 246212

laura.kirby@iad.uk.com

iadgroup.com



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Plot Area:	0.08 acres		
Council Tax :	Band E		
Annual Estimate:	£2,720		
Title Number:	HD173535		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

3 mb/s	67 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

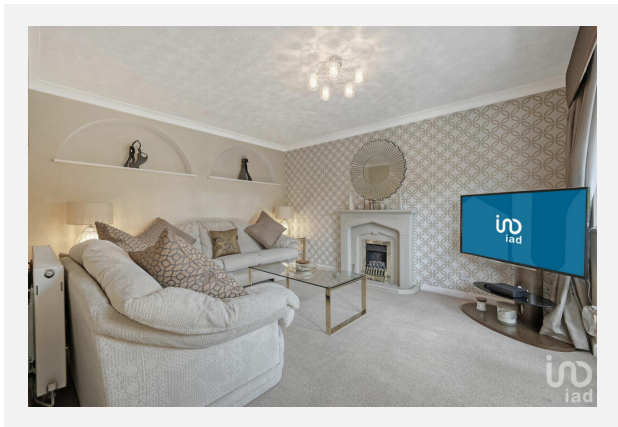
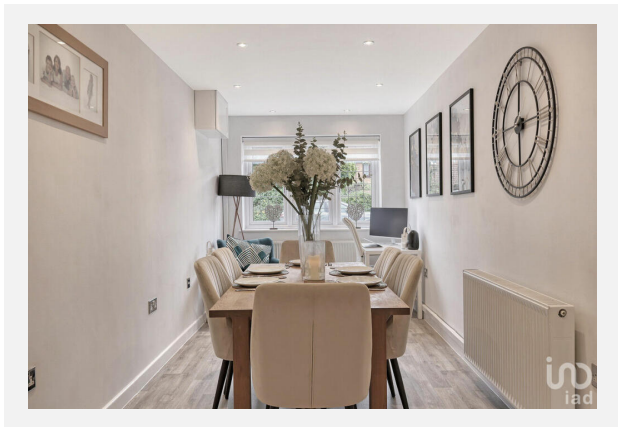
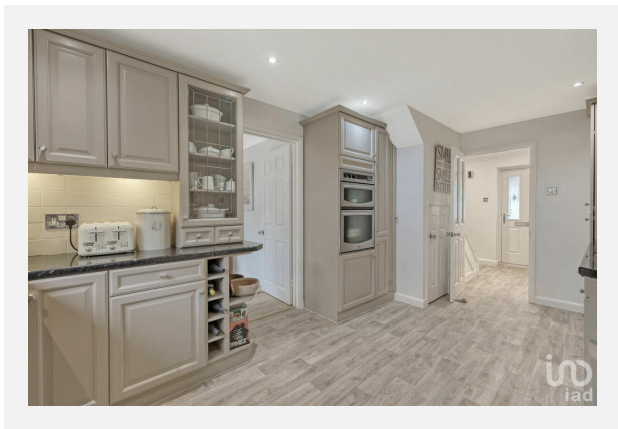
This Address

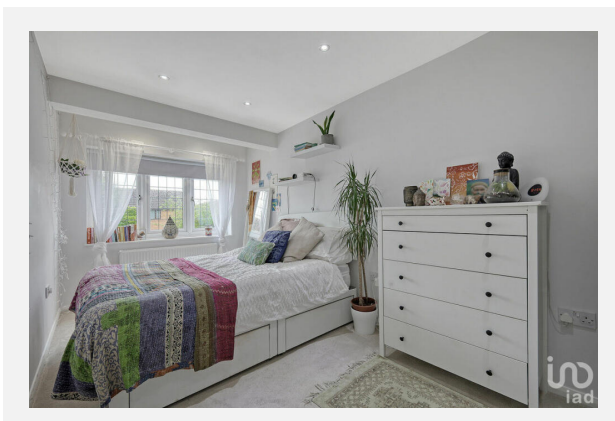
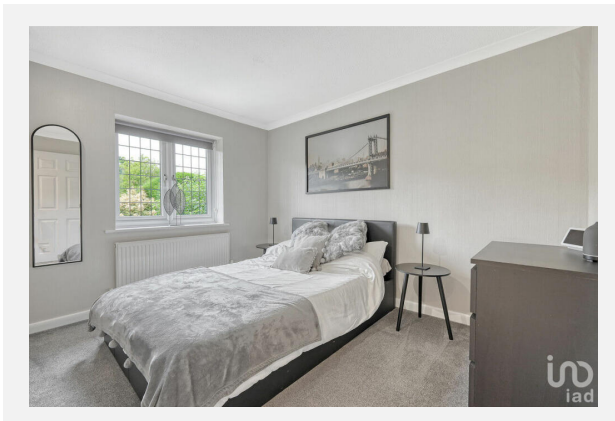
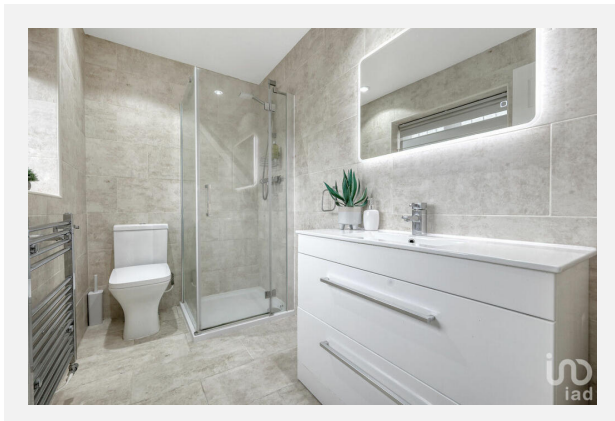


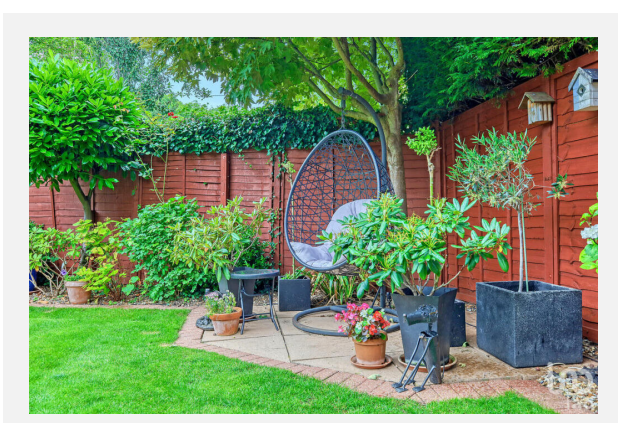
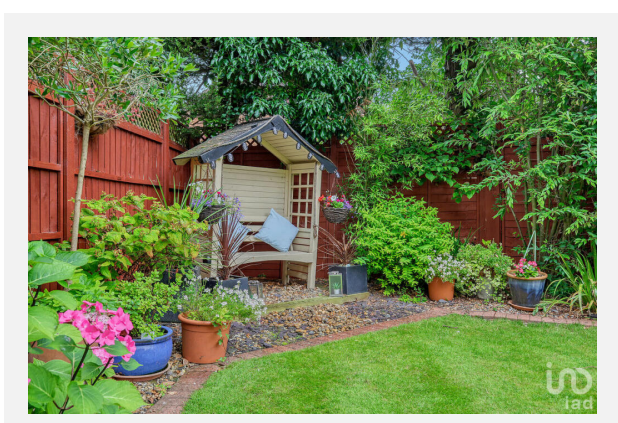
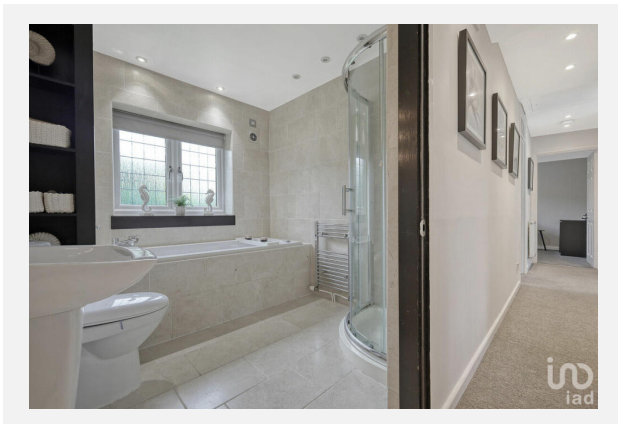
Planning records for: *Broadleaf Avenue, Bishop's Stortford, CM23*

Reference - 3/07/0208/FP	
Decision:	Decided
Date:	31st January 2007
Description:	First floor side extension and conversion of garage to habitable





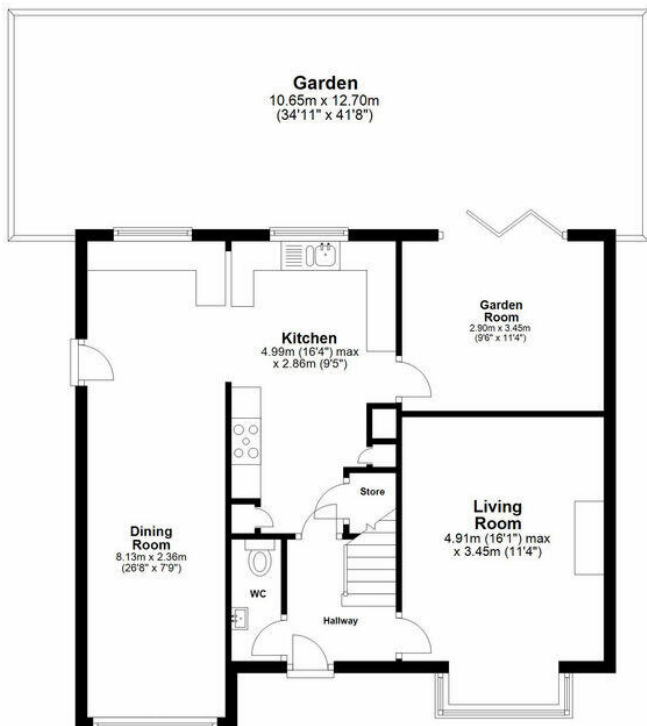




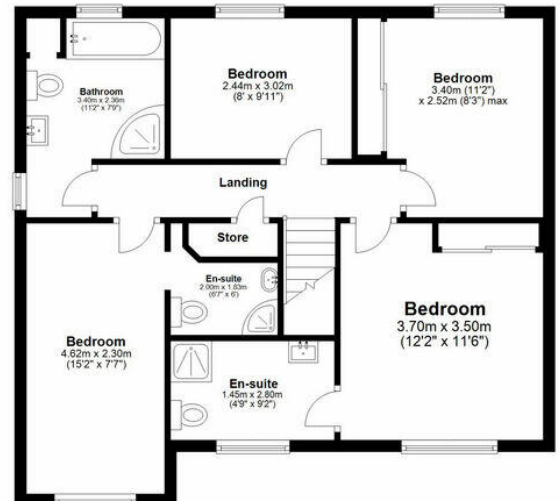


BROADLEAF AVENUE, BISHOP'S STORTFORD, CM23

Ground Floor
Approx. 66.2 sq. metres (712.1 sq. feet)

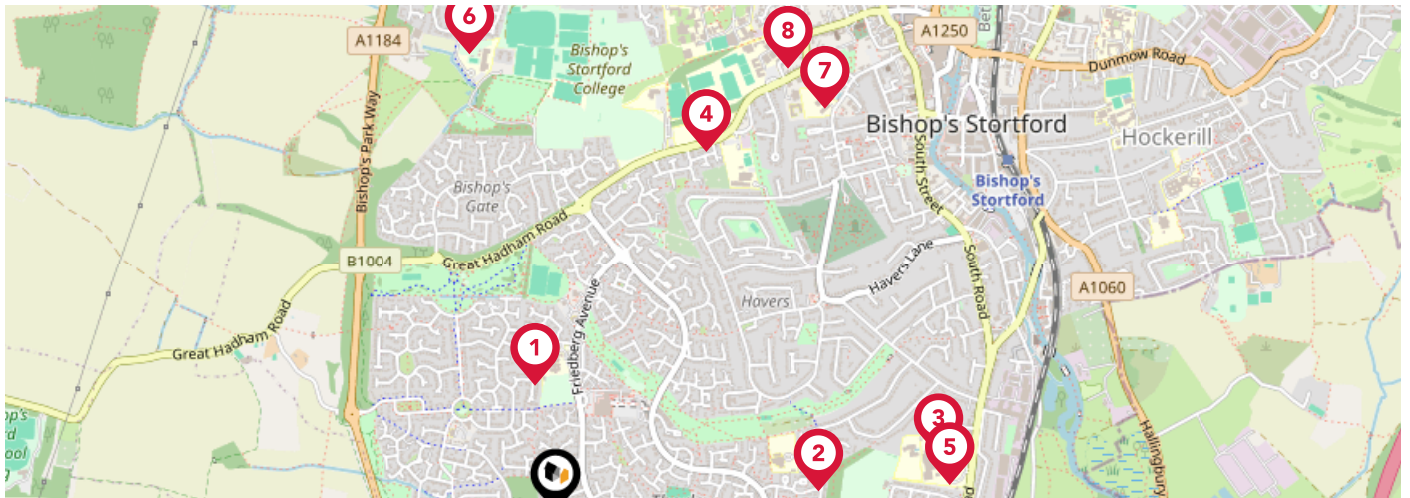


First Floor
Approx. 64.8 sq. metres (697.3 sq. feet)

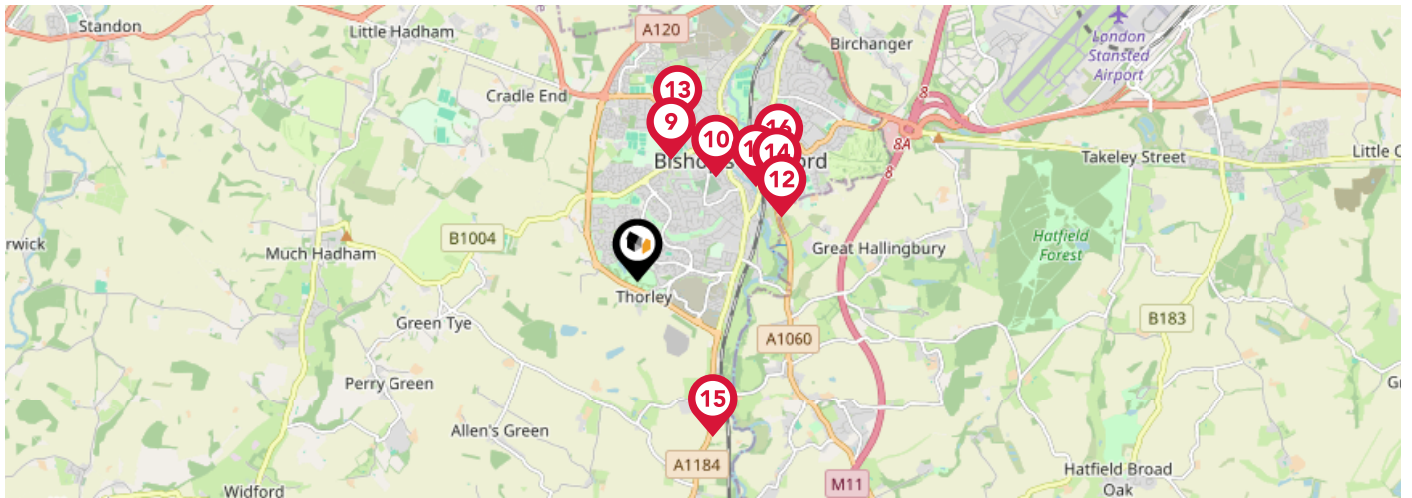










Total area: approx. 130.9 sq. metres (1409.5 sq. feet)
Broadleaves Avenue





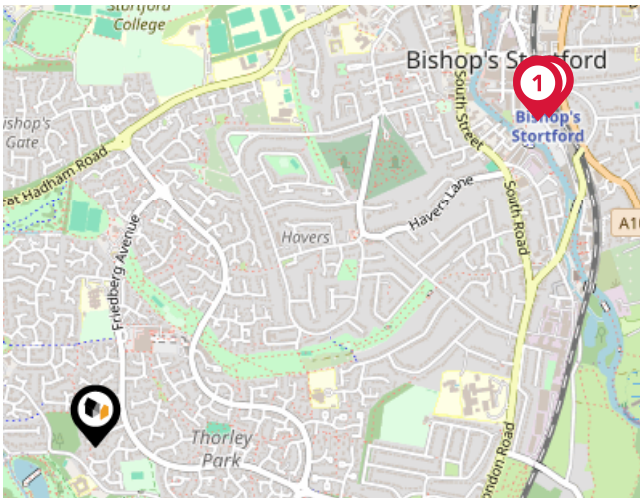
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1 Manor Fields Primary School Ofsted Rating: Good Pupils: 434 Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Richard Whittington Primary School Ofsted Rating: Good Pupils: 305 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Thorley Hill Primary School Ofsted Rating: Good Pupils: 232 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 St Joseph's Catholic Primary School Ofsted Rating: Outstanding Pupils: 374 Distance:0.89	<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:0.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Hillmead Primary School Ofsted Rating: Good Pupils: 296 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Windhill21 Ofsted Rating: Outstanding Pupils: 491 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 St Mary's Catholic School Ofsted Rating: Outstanding Pupils: 1011 Distance:1.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
 Bishop's Stortford College Ofsted Rating: Not Rated Pupils: 1174 Distance:1.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Michael's Church of England Primary School Ofsted Rating: Good Pupils: 223 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 White Trees Independent School Ofsted Rating: Requires improvement Pupils: 16 Distance:1.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Thorn Grove Primary School Ofsted Rating: Good Pupils: 213 Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Northgate Primary School Ofsted Rating: Outstanding Pupils: 464 Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 The Hertfordshire & Essex High School and Science College Ofsted Rating: Outstanding Pupils: 1267 Distance:1.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Spellbrook CofE Primary School Ofsted Rating: Good Pupils: 100 Distance:1.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Hockerill Anglo-European College Ofsted Rating: Outstanding Pupils: 843 Distance:1.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

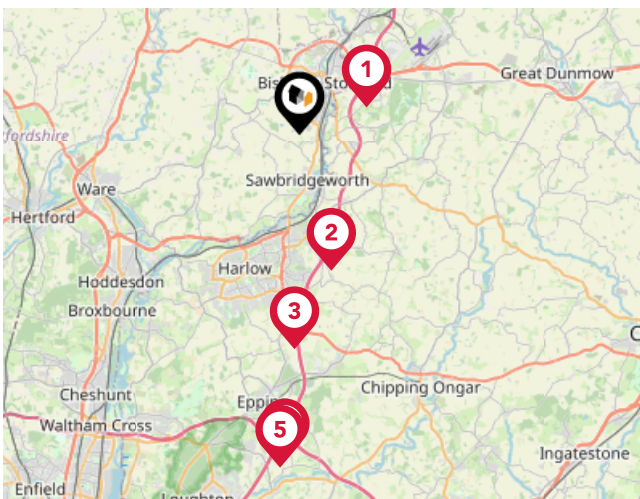
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Bishops Stortford Rail Station	1.26 miles
2	Bishops Stortford Rail Station	1.26 miles
3	Bishops Stortford Rail Station	1.28 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J8	2.68 miles
2	M11 J7A	5.09 miles
3	M11 J7	7.84 miles
4	M11 J6	11.97 miles
5	M25 J27	12.22 miles

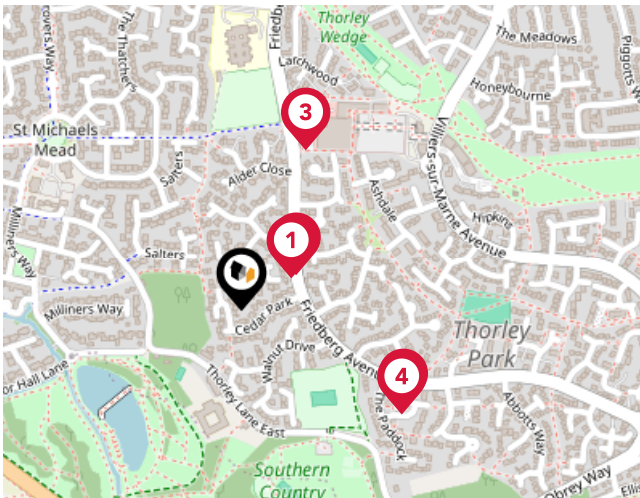


Airports/Helipads

Pin	Name	Distance
1	London Stansted Airport	5.63 miles
2	London Stansted Airport	5.68 miles
3	London Luton Airport	22.15 miles
4	London Luton Airport	22.2 miles

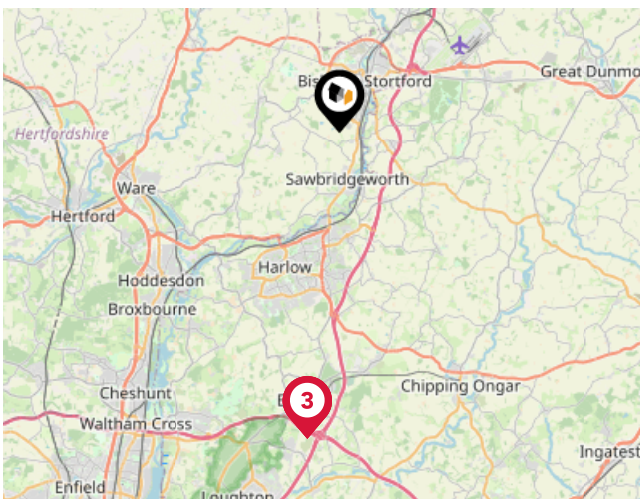
Area

Transport (Local)



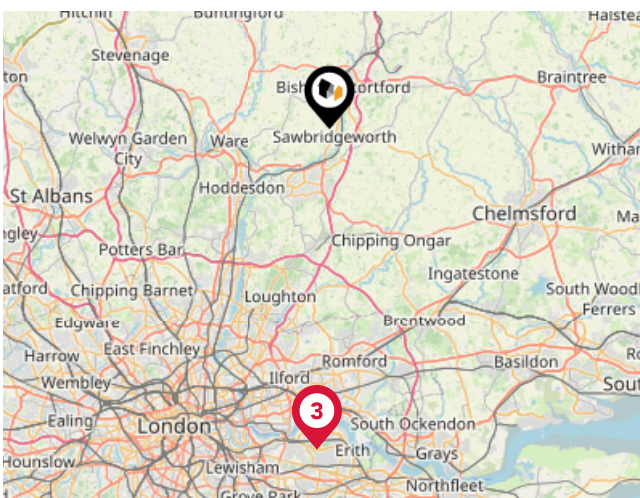
Bus Stops/Stations

Pin	Name	Distance
1	Irving Close	0.07 miles
2	Irving Close	0.08 miles
3	Sainsbury's	0.2 miles
4	The Paddock	0.22 miles
5	The Paddock	0.22 miles



Local Connections

Pin	Name	Distance
1	Epping Underground Station	11.27 miles
2	Epping Underground Station	11.27 miles
3	Epping Underground Station	11.29 miles



Ferry Terminals

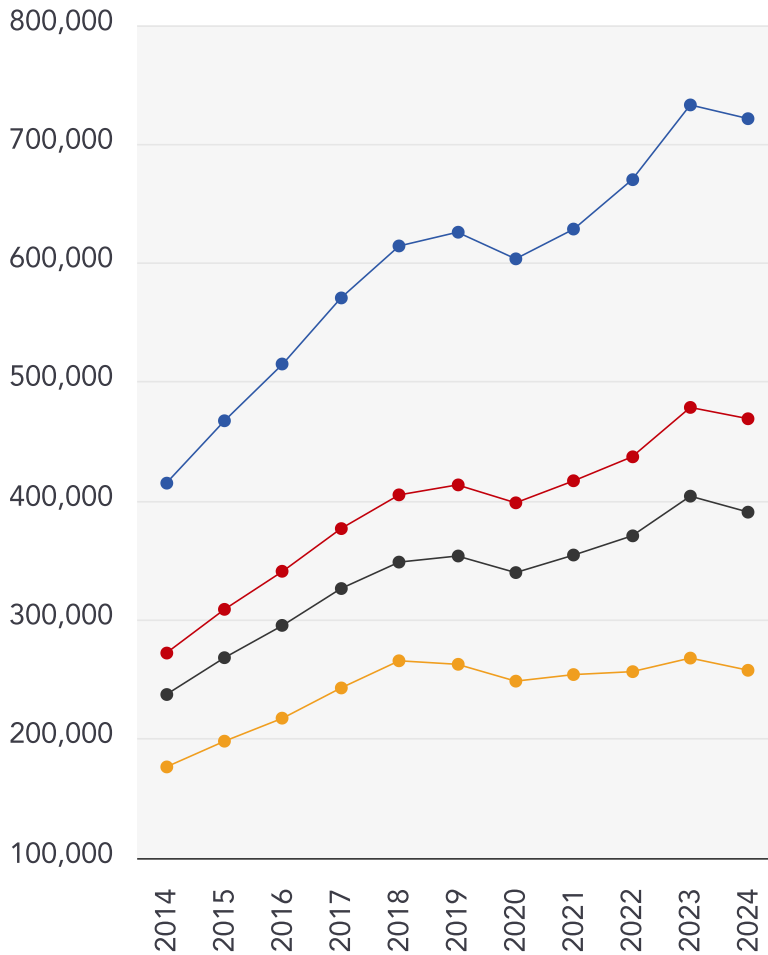
Pin	Name	Distance
1	Barking Riverside Pier	23.45 miles
2	Barking Riverside Pier	23.5 miles
3	Barking Riverside Pier	23.51 miles

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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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.

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!

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