

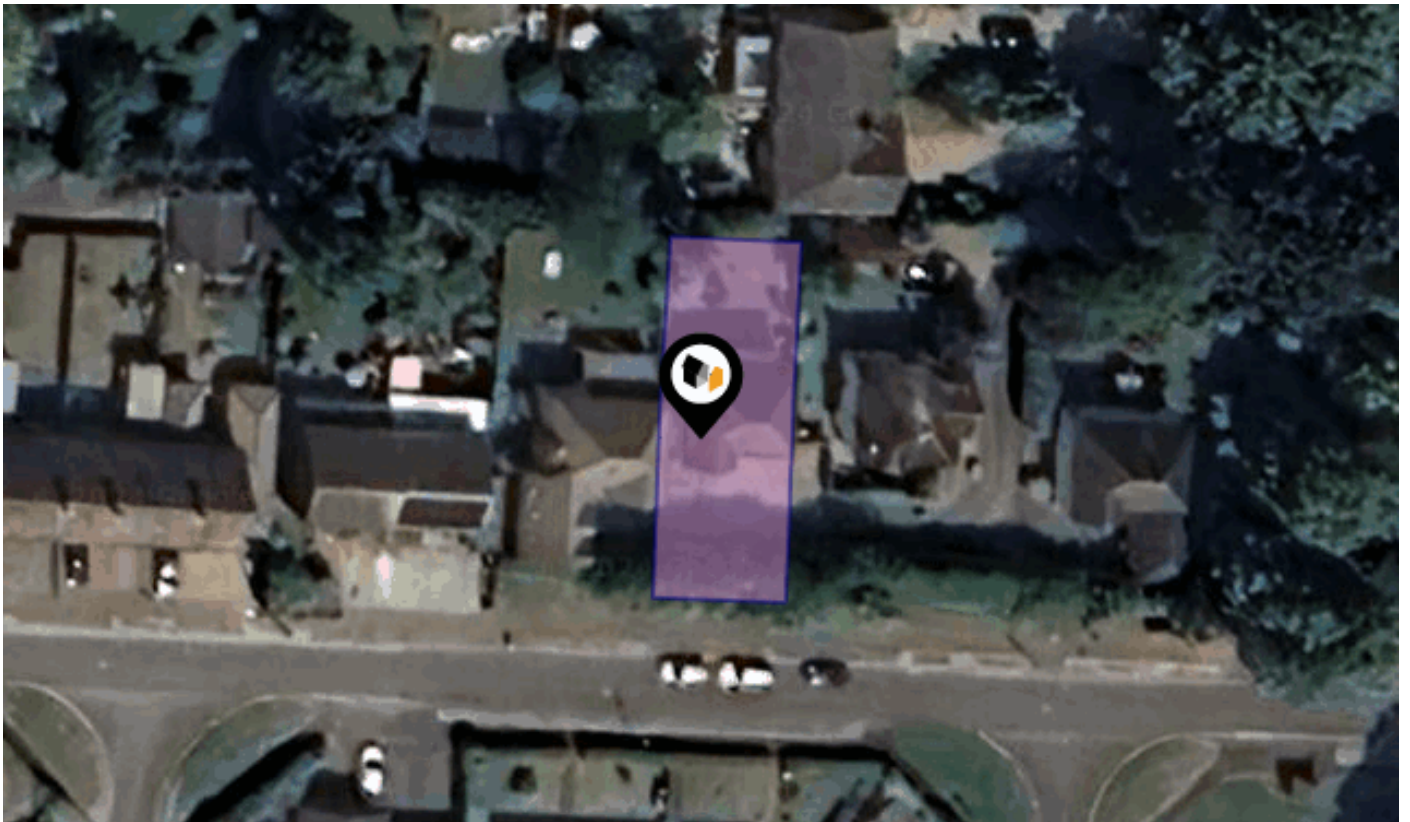


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 28th October 2024



THE MEADS, STANSTED, CM24

iad UK

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iadgroup.com



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,474 ft ² / 137 m ²		
Plot Area:	0.08 acres		
Year Built :	1983-1990		
Council Tax :	Band F		
Annual Estimate:	£3,104		
Title Number:	EX412110		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

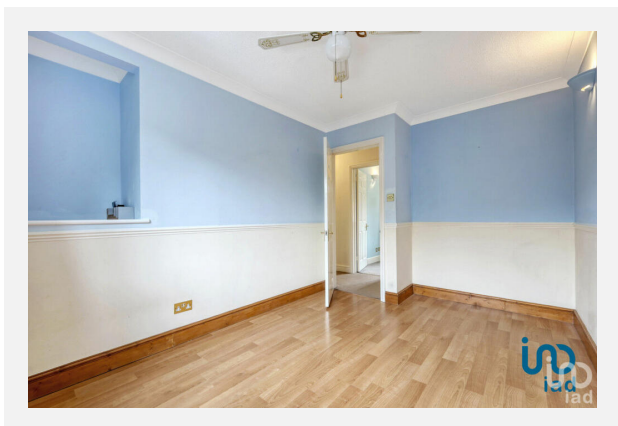
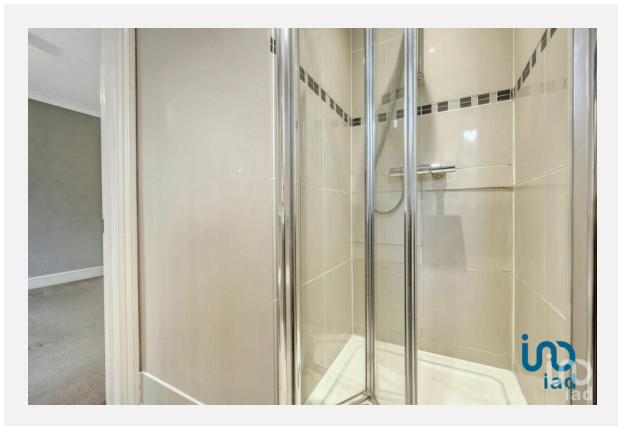
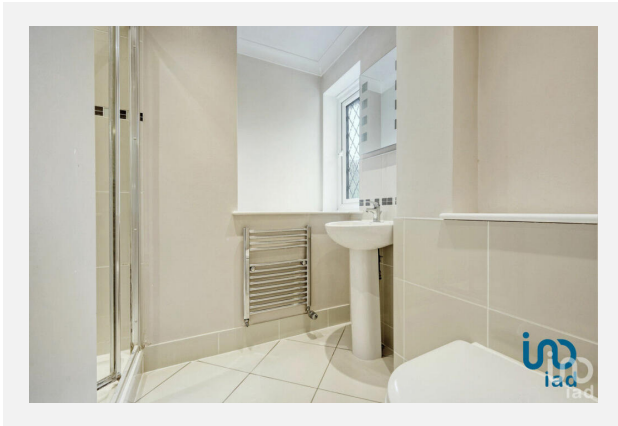
15 mb/s	80 mb/s	330 mb/s

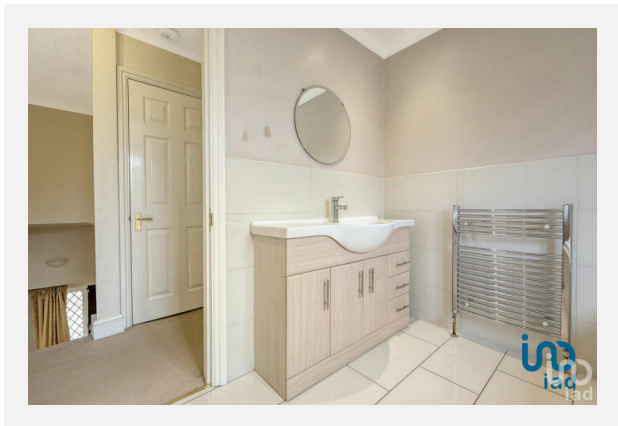
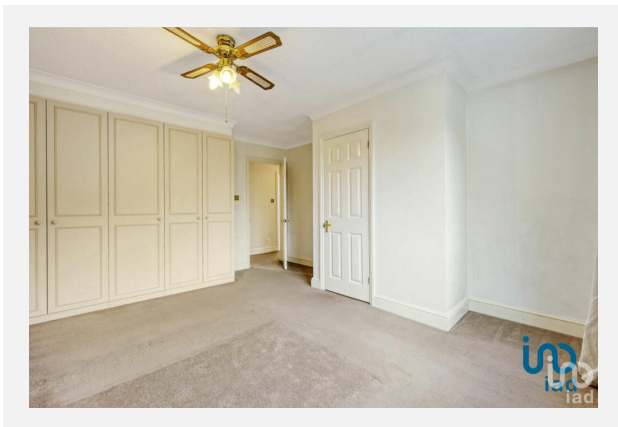
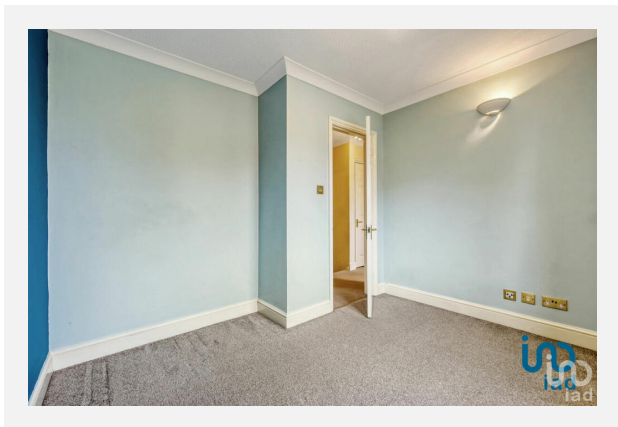
Mobile Coverage:
(based on calls indoors)

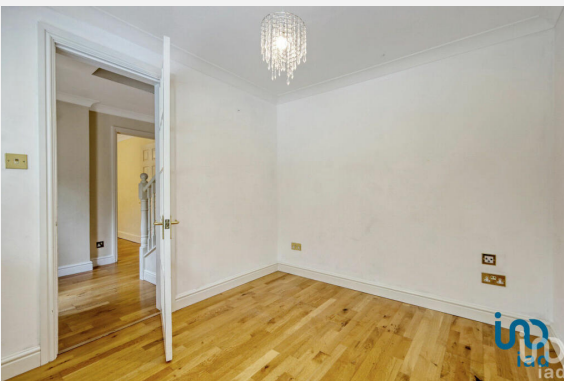


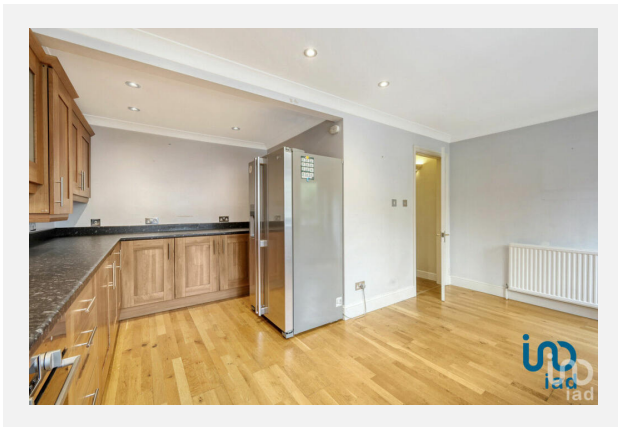
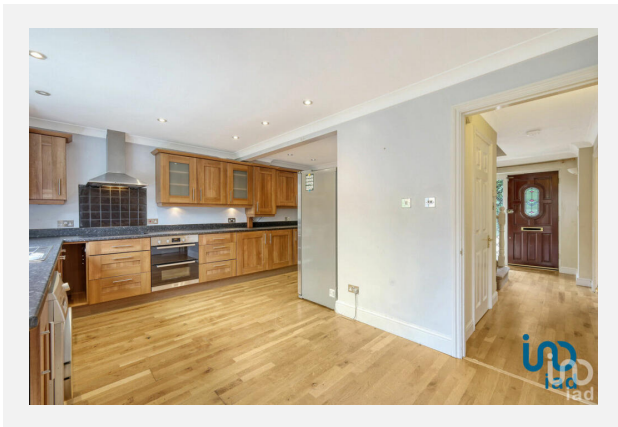
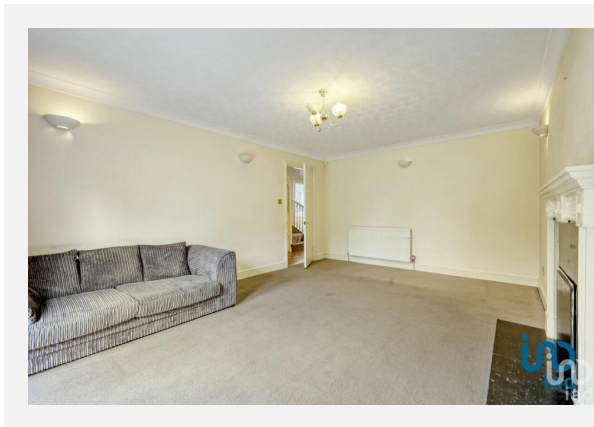
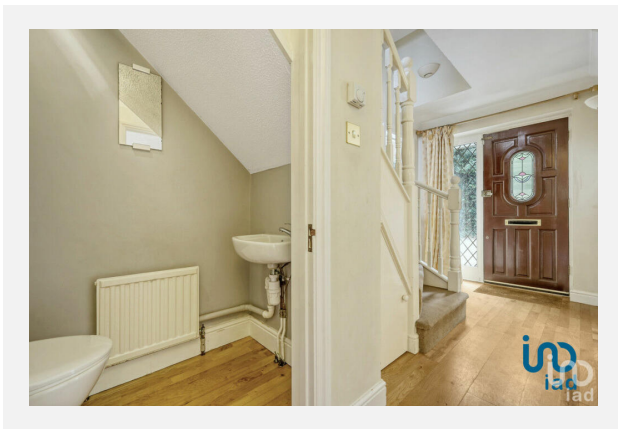
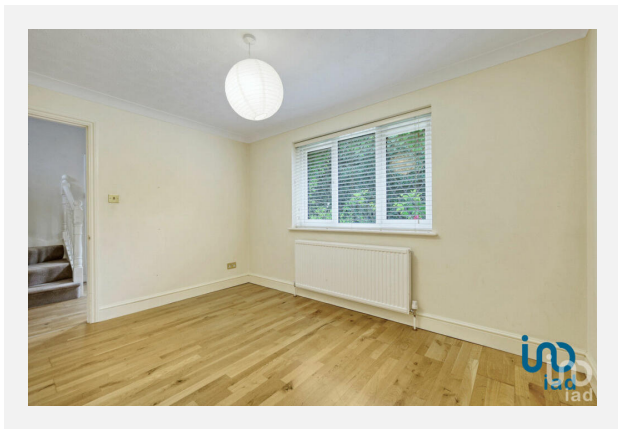
Satellite/Fibre TV Availability:

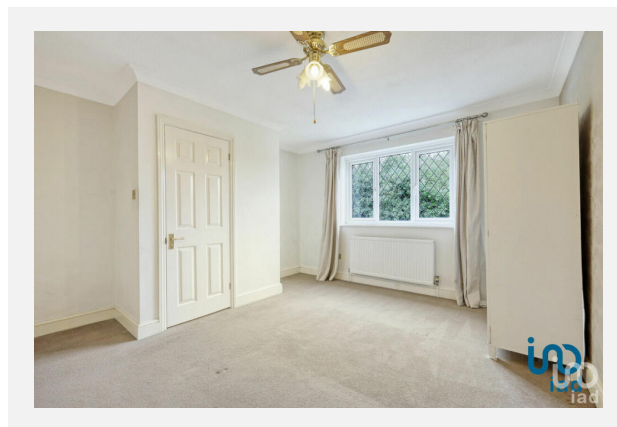




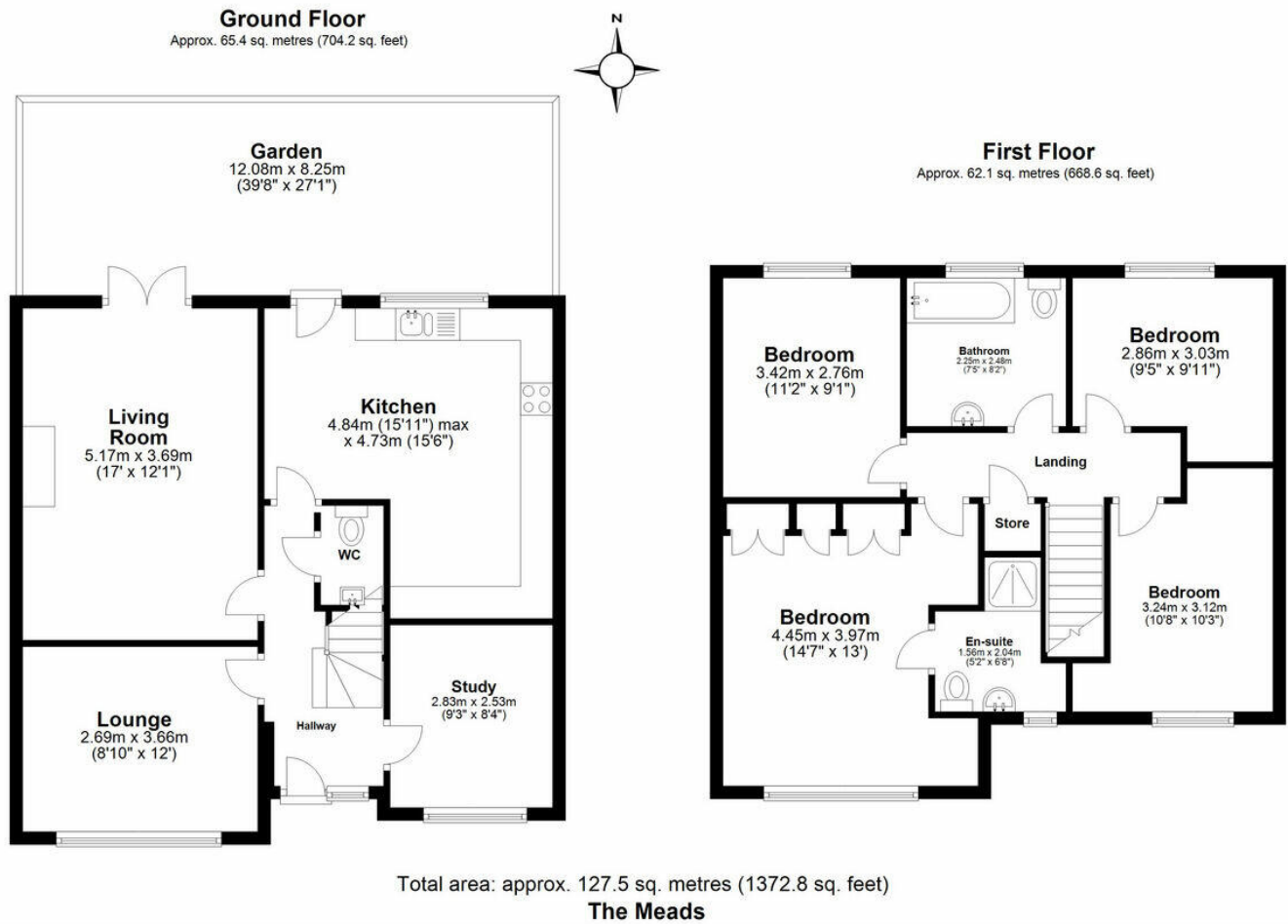








THE MEADS, STANSTED, CM24



The Meads, CM24

Energy rating

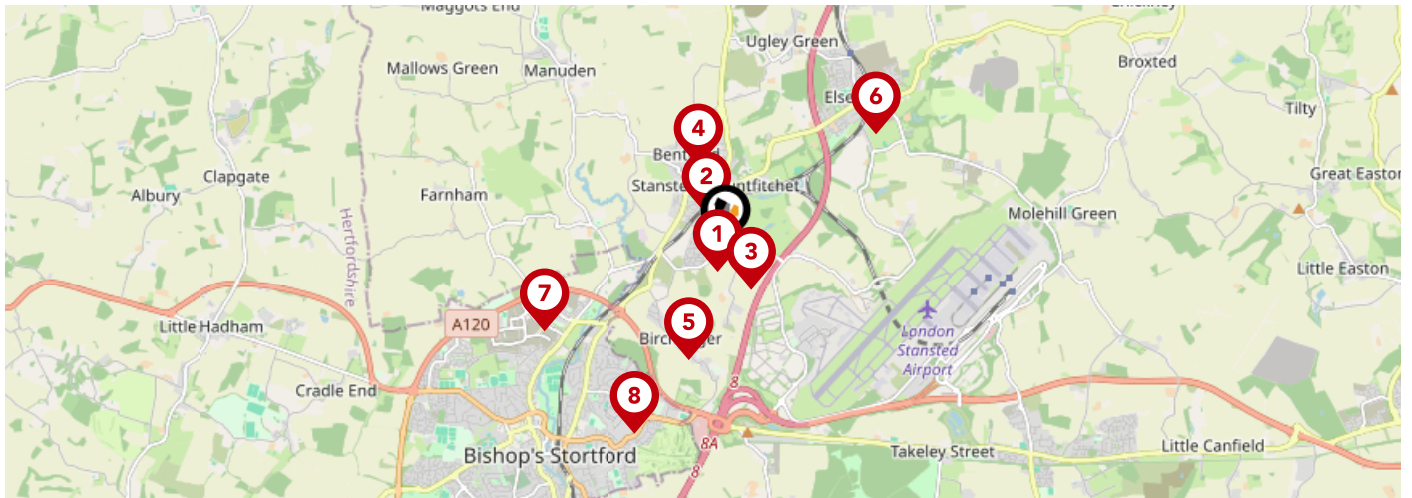
D

Valid until 26.02.2030

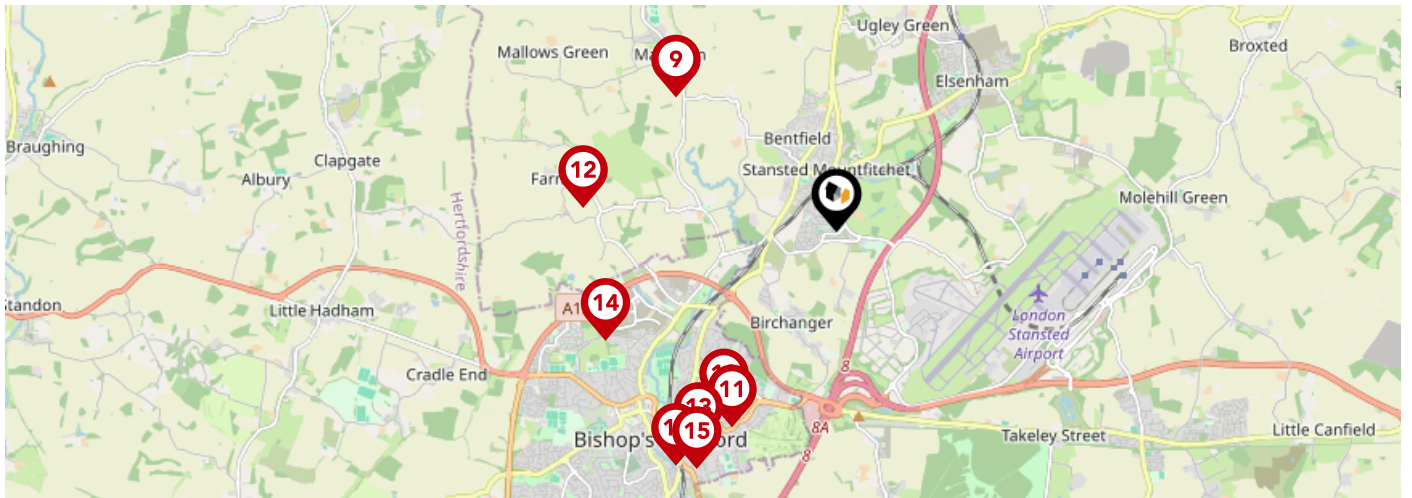
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
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:	Average
Lighting:	Low energy lighting in 75% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	137 m ²



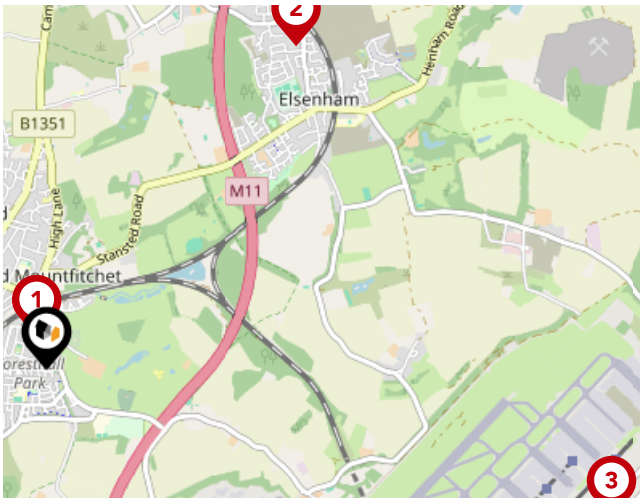
	Nursery	Primary	Secondary	College	Private
<p>1 St Mary's CofE Foundation Primary School Ofsted Rating: Good Pupils: 262 Distance:0.23</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Magna Carta Primary Academy Ofsted Rating: Good Pupils: 201 Distance:0.34</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Forest Hall School Ofsted Rating: Good Pupils: 496 Distance:0.45</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Bentfield Primary School and Nursery Ofsted Rating: Good Pupils: 214 Distance:0.79</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Birchanger Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 107 Distance:1.08</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Elsenham Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 357 Distance:1.73</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Avanti Meadows Primary School Ofsted Rating: Good Pupils: 214 Distance:1.82</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Birchwood High School Ofsted Rating: Good Pupils: 1425 Distance:1.89</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
Manuden Primary School Ofsted Rating: Good Pupils: 96 Distance:1.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
All Saints Church of England Primary School and Nursery, Bishop's Stortford Ofsted Rating: Good Pupils: 209 Distance:1.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Summercroft Primary School Ofsted Rating: Good Pupils: 440 Distance:2.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Farnham Church of England Primary School Ofsted Rating: Good Pupils: 37 Distance:2.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hockerill Anglo-European College Ofsted Rating: Good Pupils: 920 Distance:2.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Avanti Grange Secondary School Ofsted Rating: Not Rated Pupils: 297 Distance:2.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The Hertfordshire & Essex High School and Science College Ofsted Rating: Outstanding Pupils: 1436 Distance:2.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
White Trees Independent School Ofsted Rating: Good Pupils: 58 Distance:2.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

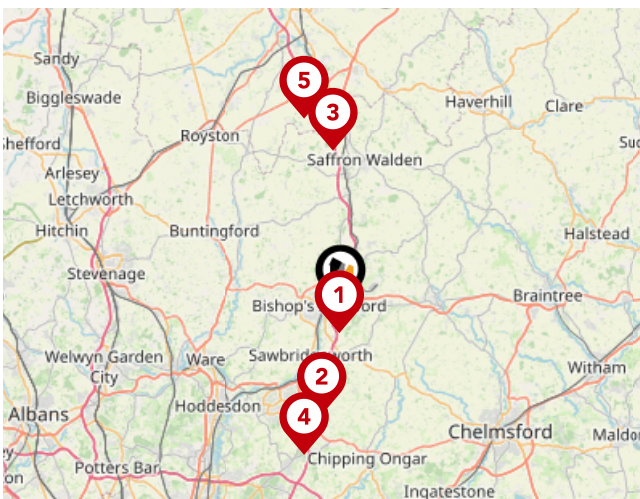
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Stansted Mountfitchet Rail Station	0.15 miles
2	Elsenham Rail Station	1.87 miles
3	Stansted Airport Rail Station	2.67 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J8	1.97 miles
2	M11 J7A	8.07 miles
3	M11 J9	11.44 miles
4	M11 J7	11.17 miles
5	M11 J10	14.05 miles

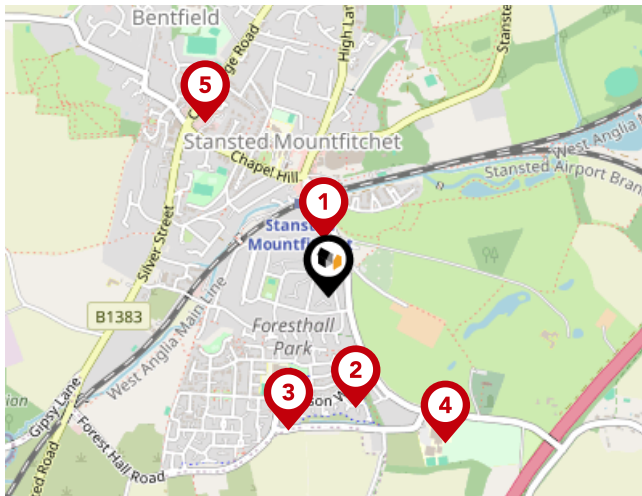


Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	2.72 miles
2	Silvertown	28.13 miles
3	Luton Airport	24.66 miles
4	Southend-on-Sea	31.41 miles

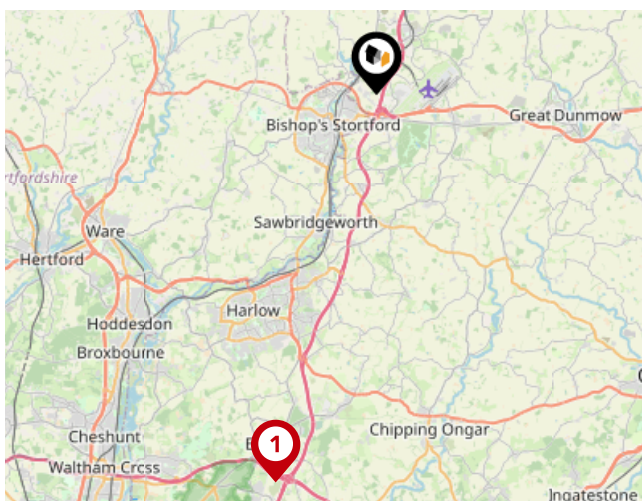
Area

Transport (Local)



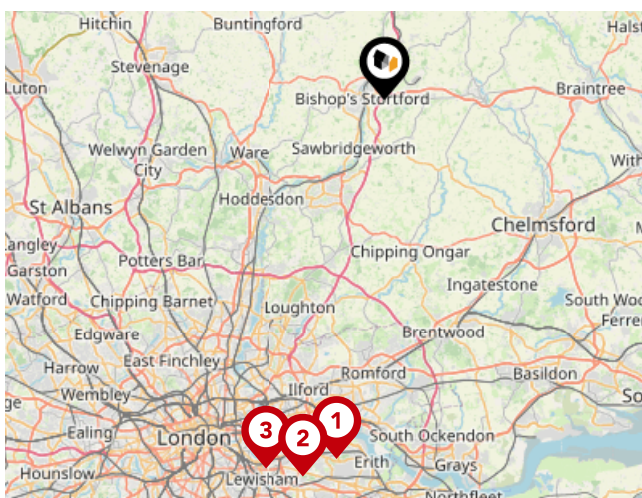
Bus Stops/Stations

Pin	Name	Distance
1	Railway Station	0.13 miles
2	Palmer Close	0.26 miles
3	Reeve Road	0.32 miles
4	School	0.43 miles
5	Clarence Road	0.49 miles



Local Connections

Pin	Name	Distance
1	Epping Underground Station	14.69 miles



Ferry Terminals

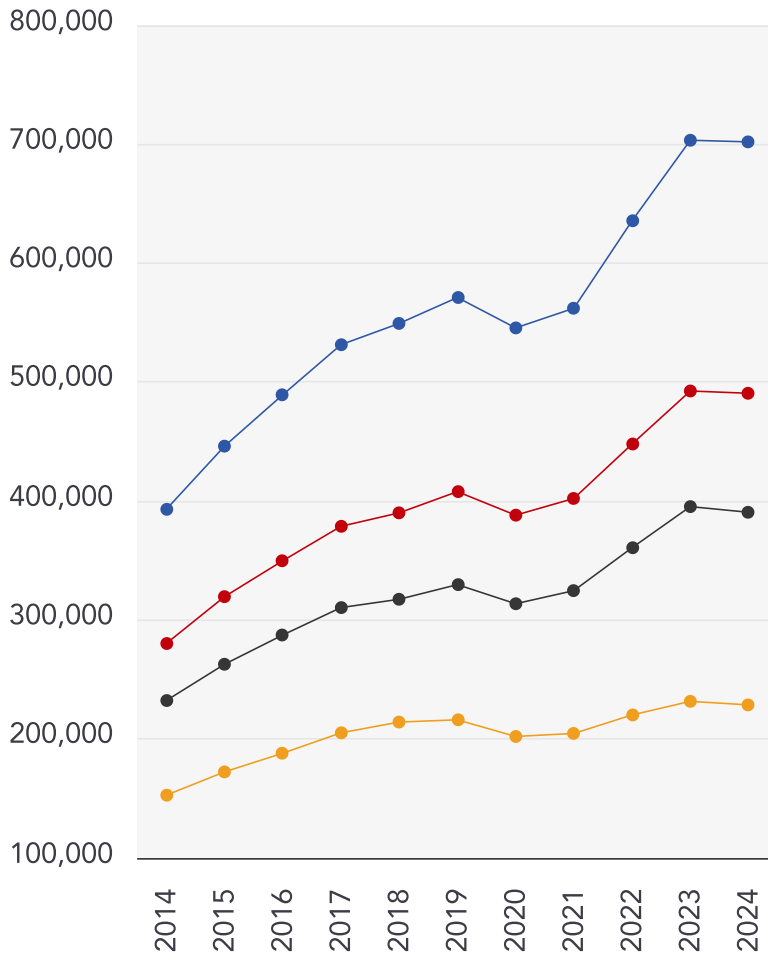
Pin	Name	Distance
1	Barking Riverside Pier	26.67 miles
2	Woolwich Ferry North Pier	28.41 miles
3	East India Pier	28.49 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in CM24



Detached

+78.56%

Semi-Detached

+75.03%

Terraced

+68.08%

Flat

+49.64%



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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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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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