

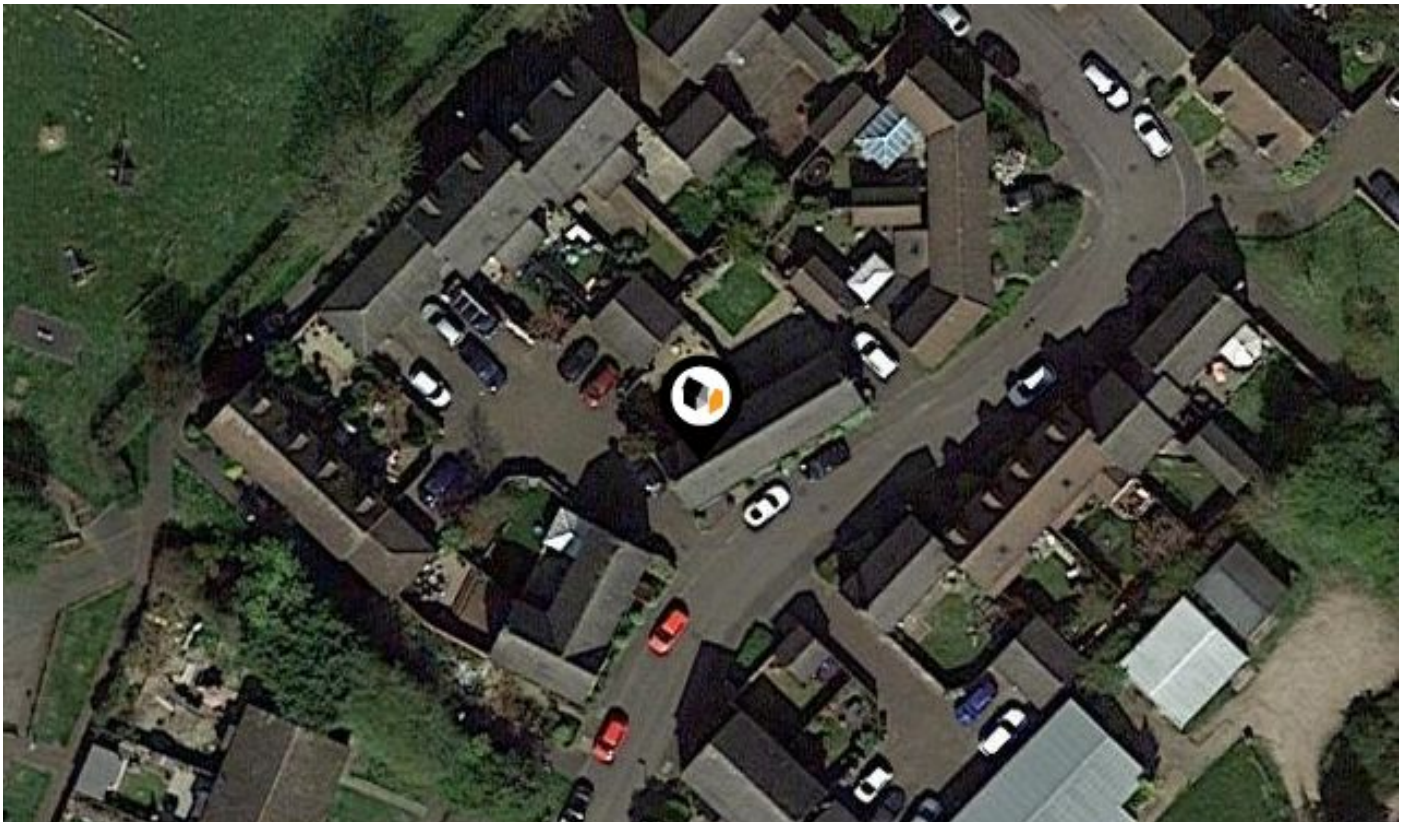


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 11th February 2025



HURN GROVE, BISHOP'S STORTFORD, CM23

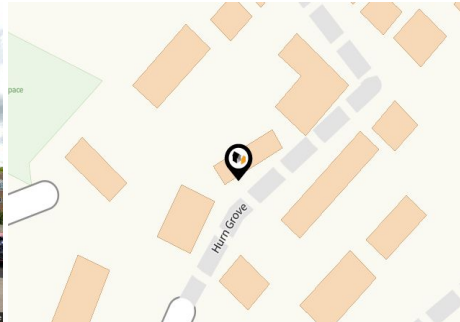
iad UK

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iadgroup.com



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	839 ft ² / 78 m ²
Year Built :	1996-2002
Council Tax :	Band D
Annual Estimate:	£2,225

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

17
mb/s



60
mb/s



1000
mb/s



Mobile Coverage:

(based on calls indoors)



O₂



EE



3



O₂

Satellite/Fibre TV Availability:



BT



sky

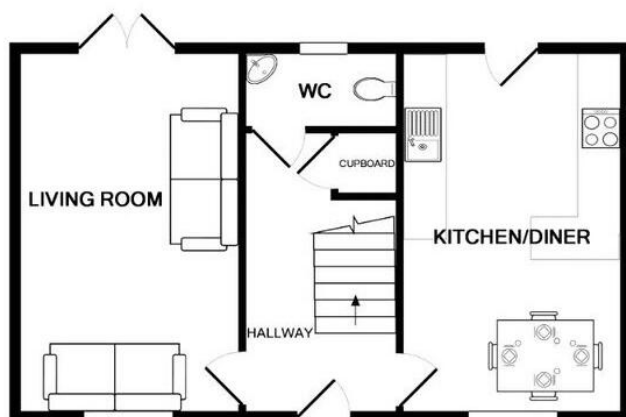


Virgin media

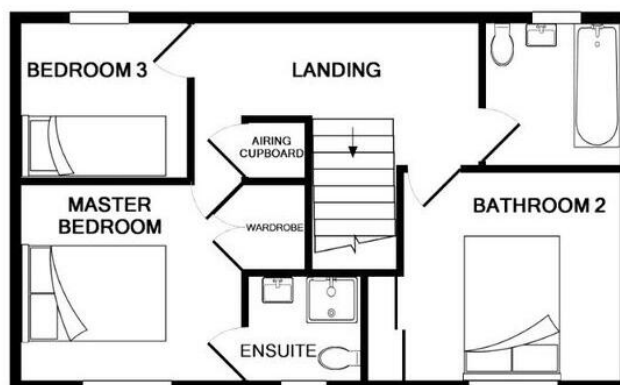




HURN GROVE, BISHOP'S STORTFORD, CM23



GROUND FLOOR
APPROX. FLOOR
AREA 403 SQ.FT.
(37.4 SQ.M.)

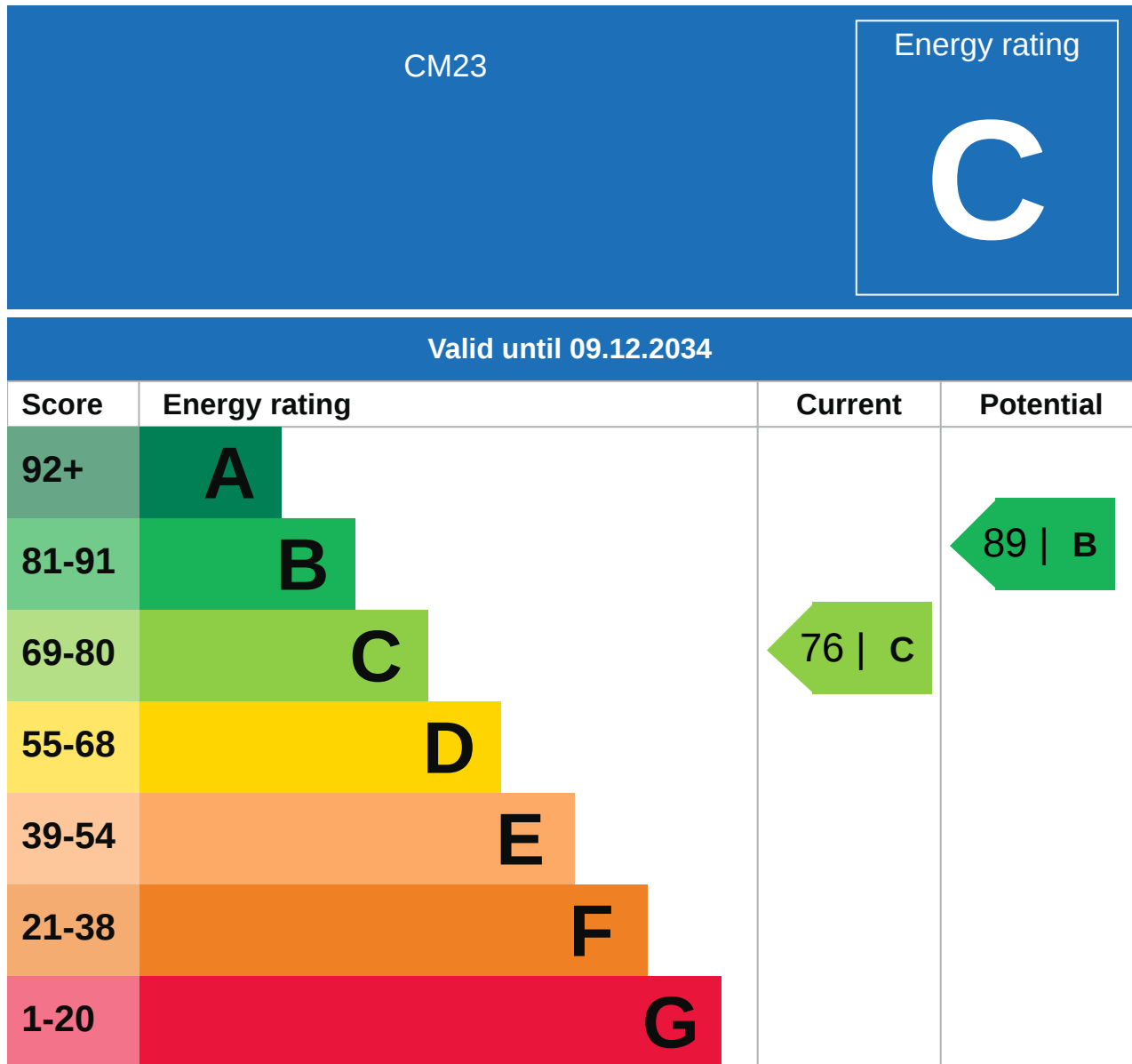


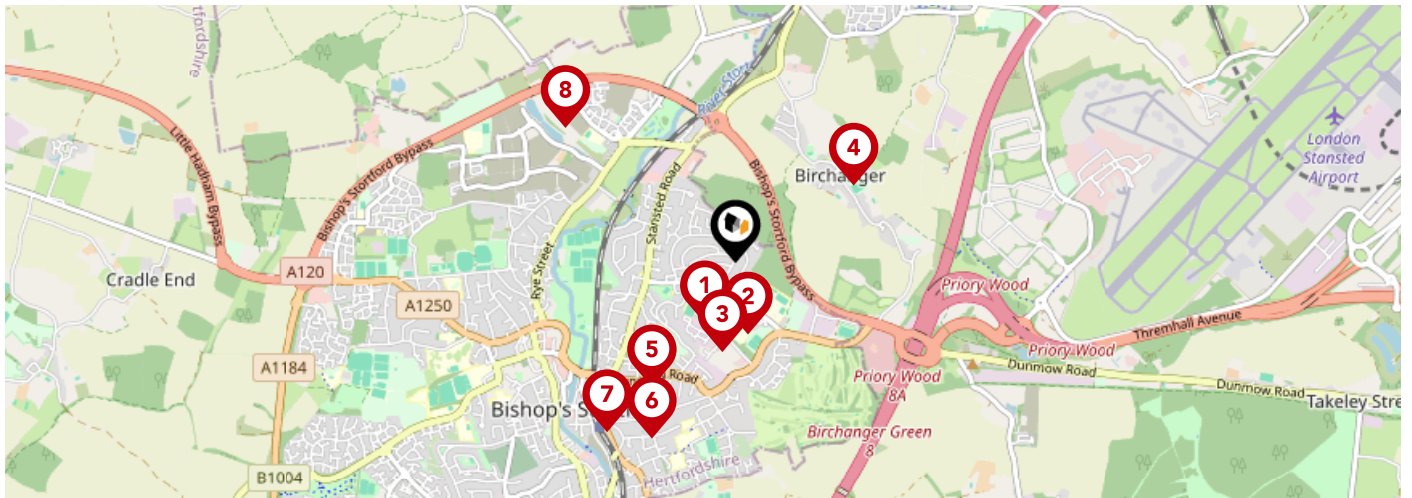
1ST FLOOR
APPROX. FLOOR
AREA 403 SQ.FT.
(37.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 806 SQ.FT. (74.9 SQ.M.)

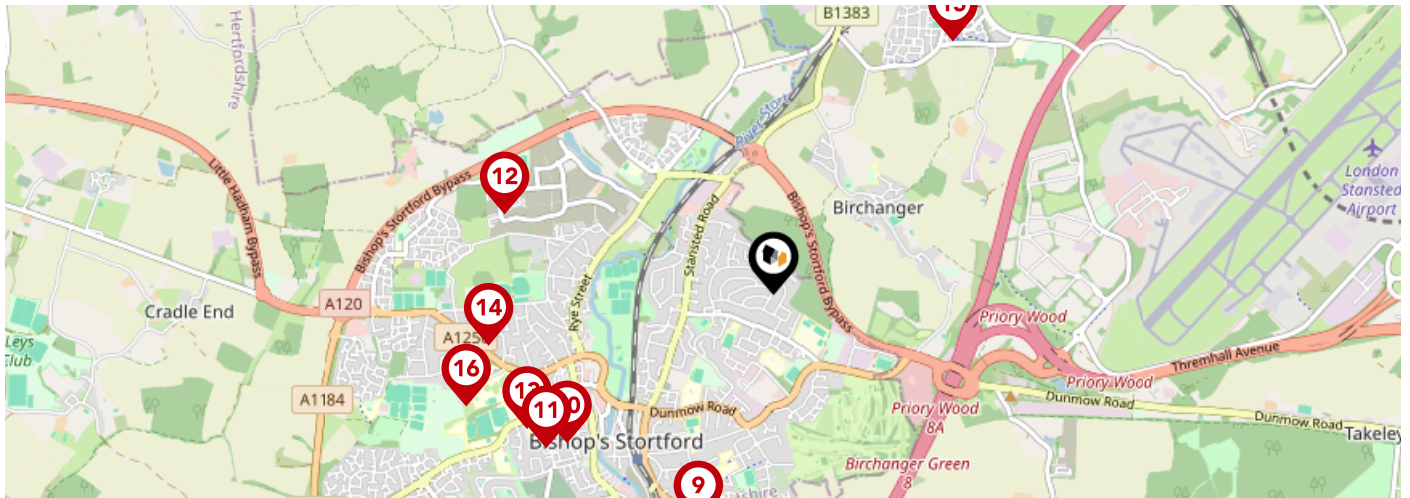
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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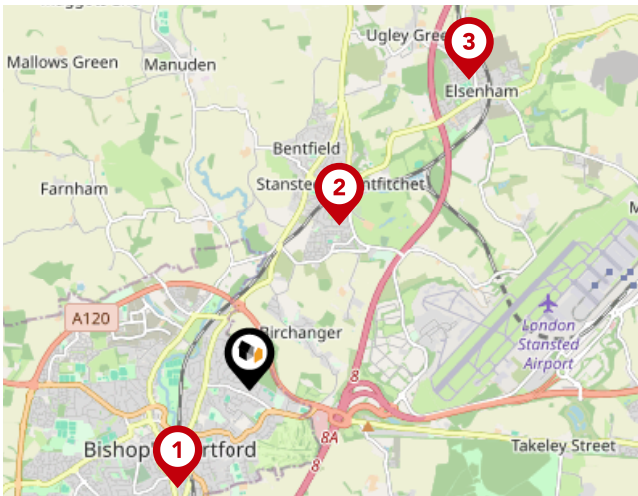
		Nursery	Primary	Secondary	College	Private
1	All Saints Church of England Primary School and Nursery, Bishop's Stortford Ofsted Rating: Good Pupils: 209 Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Birchwood High School Ofsted Rating: Good Pupils: 1425 Distance:0.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Summercroft Primary School Ofsted Rating: Good Pupils: 440 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Birchanger Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 107 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Hockerill Anglo-European College Ofsted Rating: Good Pupils: 920 Distance:0.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Hertfordshire & Essex High School and Science College Ofsted Rating: Outstanding Pupils: 1436 Distance:0.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	White Trees Independent School Ofsted Rating: Good Pupils: 58 Distance:0.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Avanti Meadows Primary School Ofsted Rating: Good Pupils: 214 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Thorn Grove Primary School Ofsted Rating: Good Pupils: 222 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Michael's Church of England Primary School Ofsted Rating: Good Pupils: 212 Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Windhill21 Ofsted Rating: Outstanding Pupils: 448 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Avanti Grange Secondary School Ofsted Rating: Not Rated Pupils: 297 Distance:1.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's Catholic School Ofsted Rating: Outstanding Pupils: 1153 Distance:1.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Northgate Primary School Ofsted Rating: Good Pupils: 450 Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's CofE Foundation Primary School Ofsted Rating: Good Pupils: 262 Distance:1.42	<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: 1289 Distance:1.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

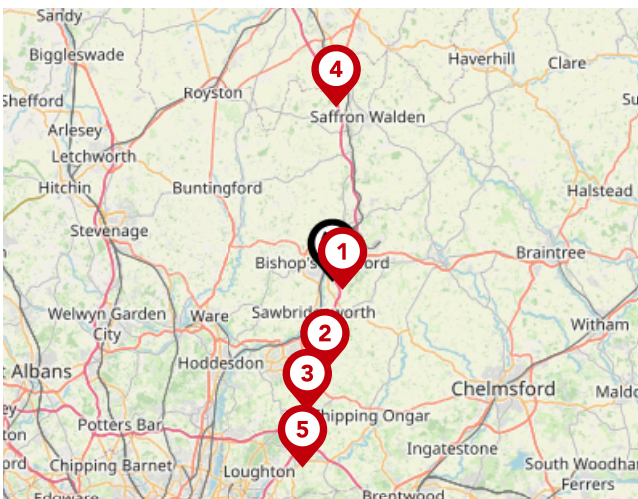
Area

Transport (National)



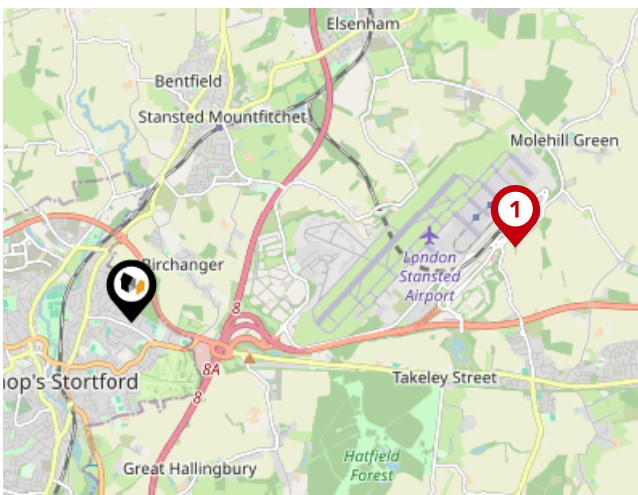
National Rail Stations

Pin	Name	Distance
	Bishops Stortford Rail Station	1.1 miles
	Stansted Mountfitchet Rail Station	1.73 miles
	Elsenham Rail Station	3.5 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M11 J8	1 miles
	M11 J7A	6.6 miles
	M11 J7	9.64 miles
	M11 J9	12.8 miles
	M11 J6	13.76 miles

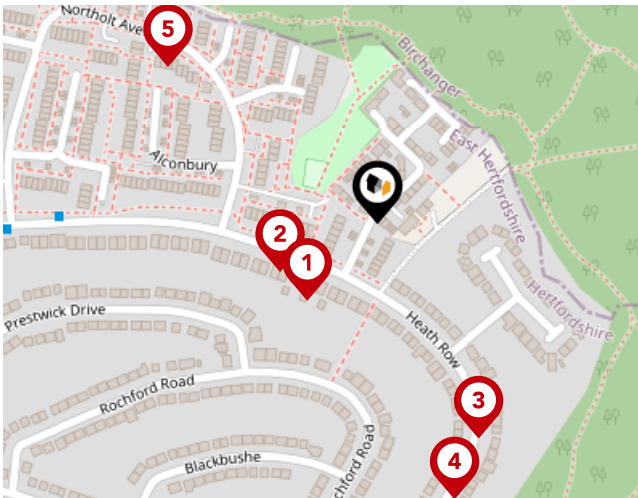


Airports/Helipads






Pin	Name	Distance
	Stansted Airport	3.59 miles
	Silvertown	26.6 miles
	Luton Airport	23.74 miles
	Southend-on-Sea	31.06 miles

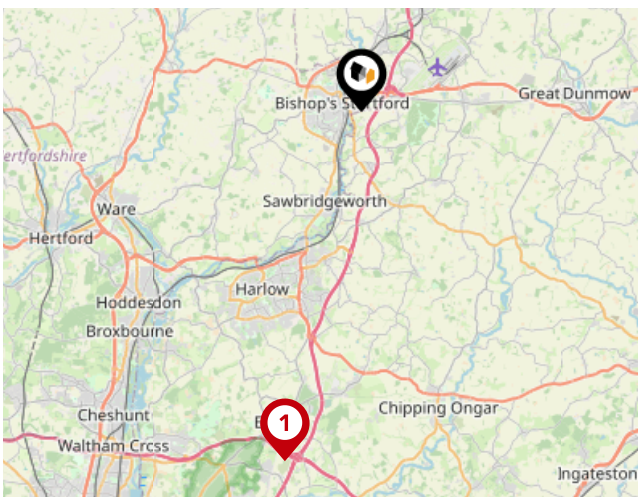
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	Hurn Grove	0.06 miles
	Hurn Grove	0.06 miles
	Cranwell Gardens	0.14 miles
	Cranwell Gardens	0.16 miles
	Northolt Avenue H&R	0.15 miles



Local Connections

Pin	Name	Distance
	Epping Underground Station	13.15 miles



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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!

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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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