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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 14th February 2025



PYNCHBEK, BISHOP'S STORTFORD, CM23

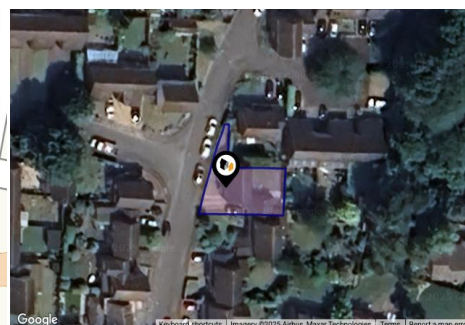
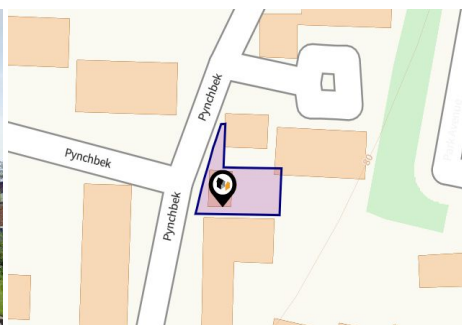
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Property

Type:	Detached
Bedrooms:	4
Floor Area:	947 ft ² / 88 m ²
Plot Area:	0.06 acres
Year Built :	1976-1982
Council Tax :	Band E
Annual Estimate:	£2,720
Title Number:	HD93169

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

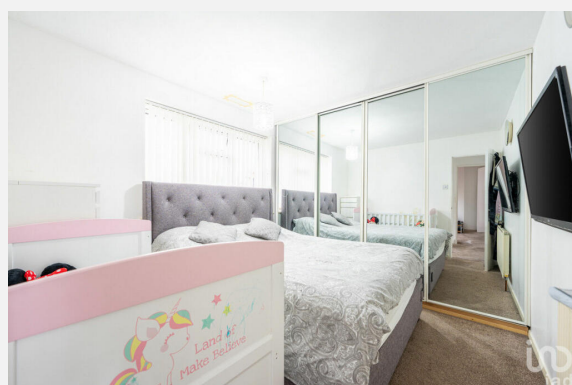
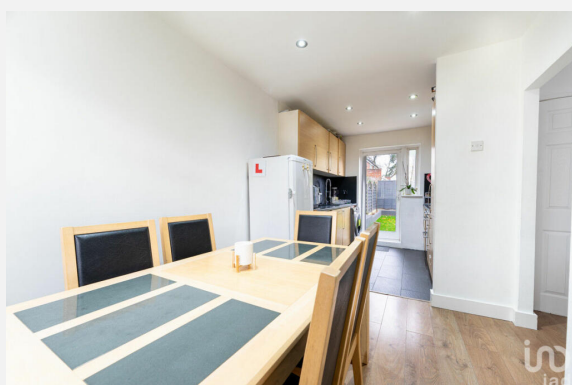
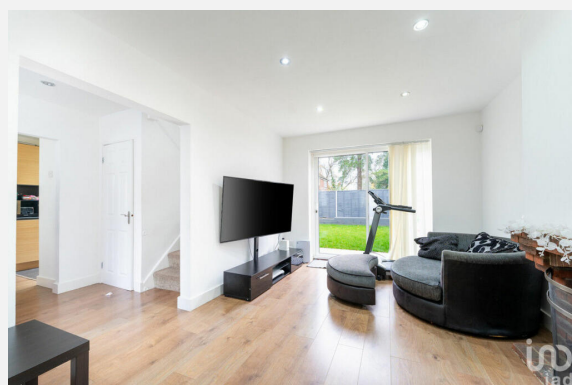
7 mb/s	80 mb/s	1000 mb/s

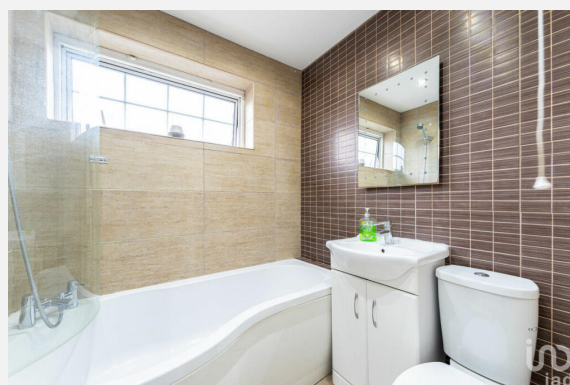
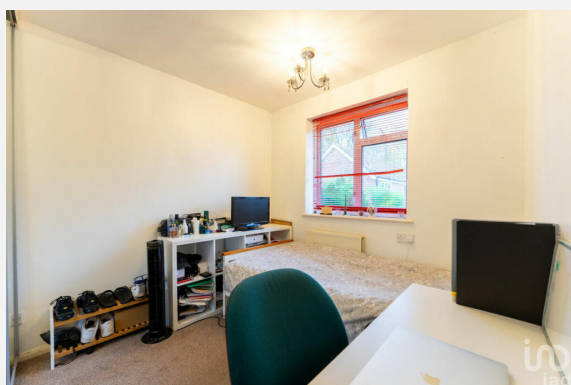
Mobile Coverage:
(based on calls indoors)

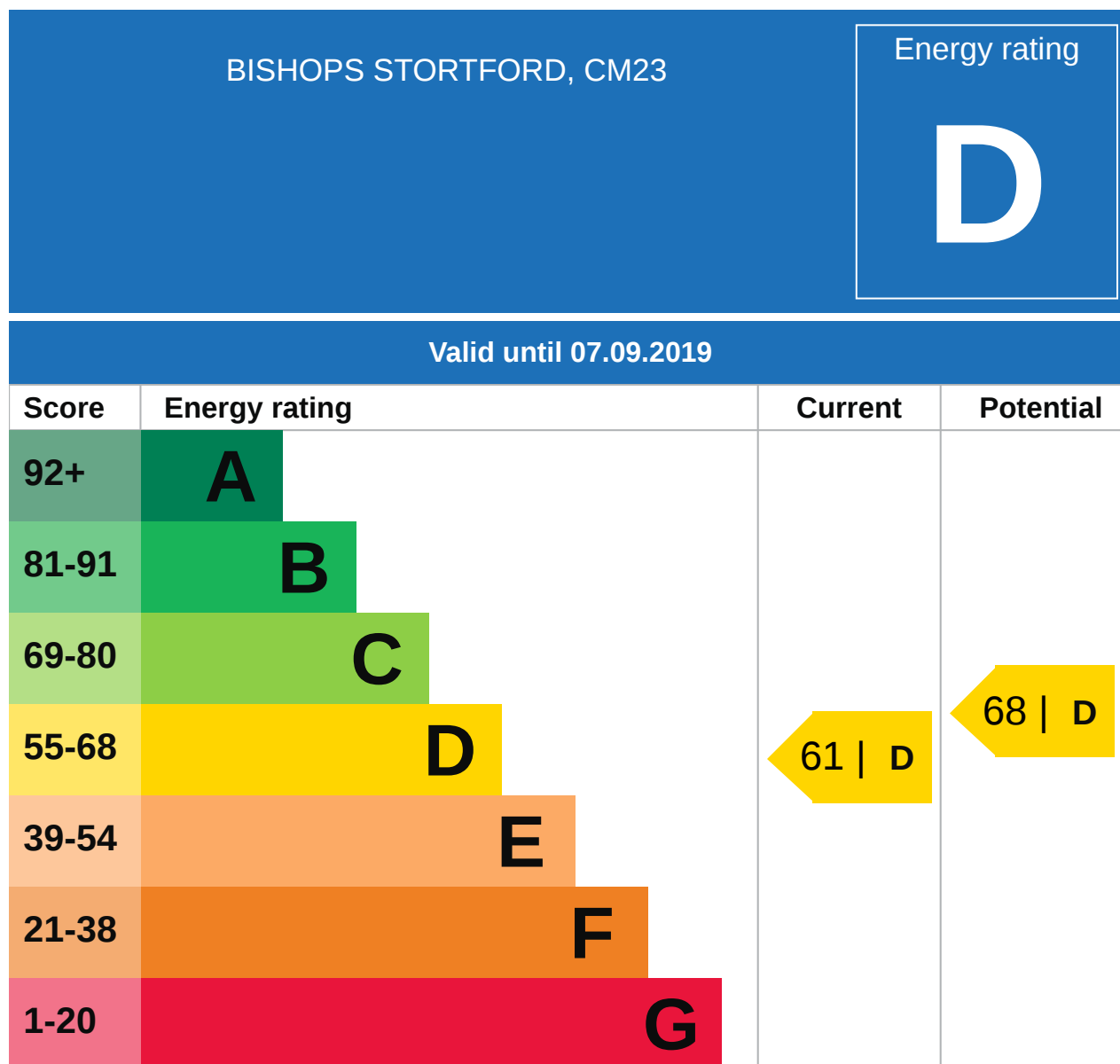


Satellite/Fibre TV Availability:



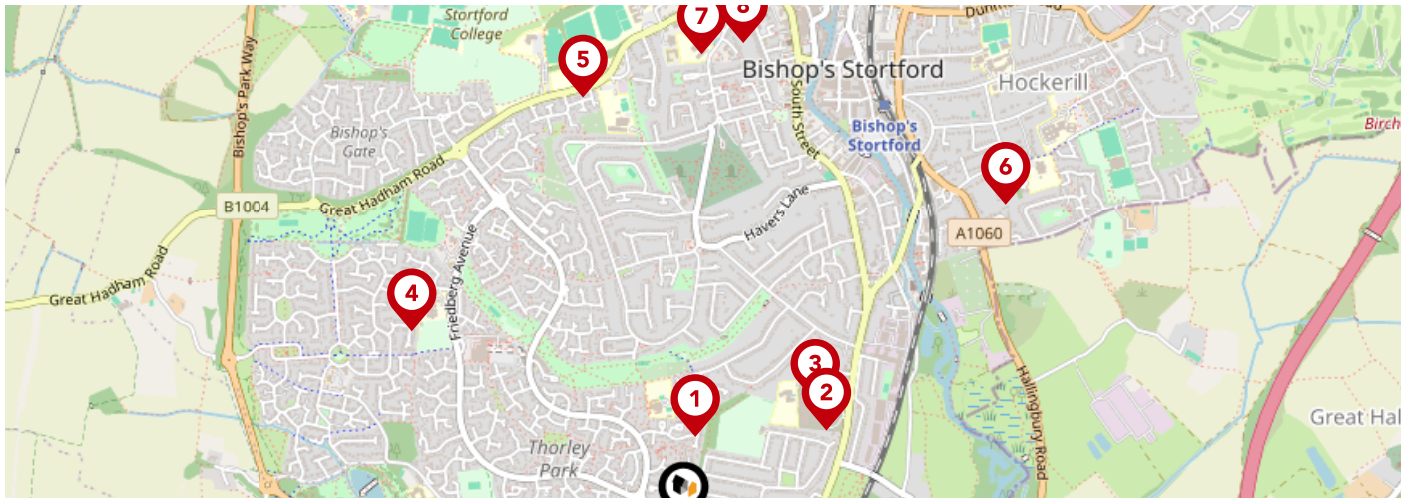




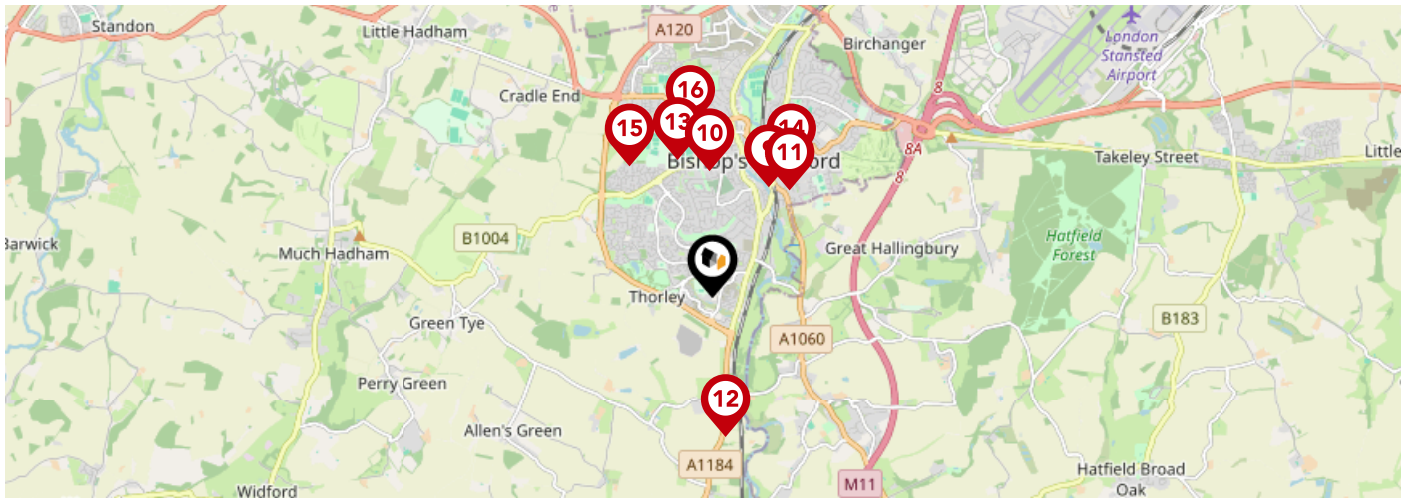










Additional EPC Data

Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	No low energy lighting
Lighting Energy:	Very poor
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	88 m ²



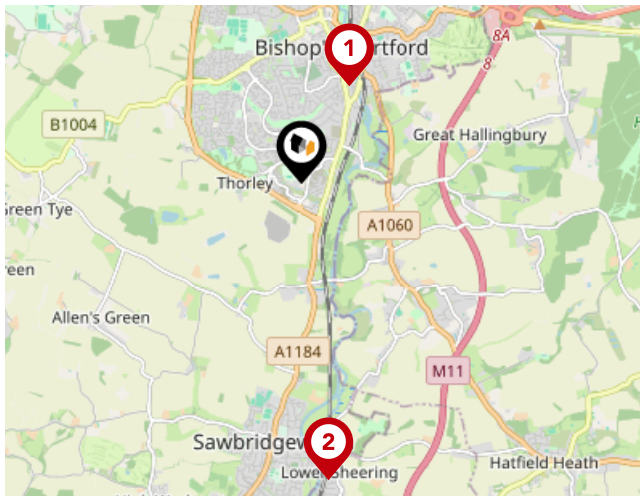
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2	The Bishop's Stortford High School Ofsted Rating: Outstanding Pupils: 1258 Distance:0.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Thorley Hill Primary School Ofsted Rating: Good Pupils: 234 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Manor Fields Primary School Ofsted Rating: Good Pupils: 447 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Joseph's Catholic Primary School B/S Ofsted Rating: Good Pupils: 434 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Thorn Grove Primary School Ofsted Rating: Good Pupils: 222 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Windhill21 Ofsted Rating: Outstanding Pupils: 448 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Michael's Church of England Primary School Ofsted Rating: Good Pupils: 212 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
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	St Mary's Catholic School Ofsted Rating: Outstanding Pupils: 1153 Distance: 1.17	<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: 1.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Spellbrook CofE Primary School Ofsted Rating: Good Pupils: 117 Distance: 1.27	<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: 1.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hockerill Anglo-European College Ofsted Rating: Good Pupils: 920 Distance: 1.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hillmead Primary School Ofsted Rating: Good Pupils: 233 Distance: 1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Northgate Primary School Ofsted Rating: Good Pupils: 450 Distance: 1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

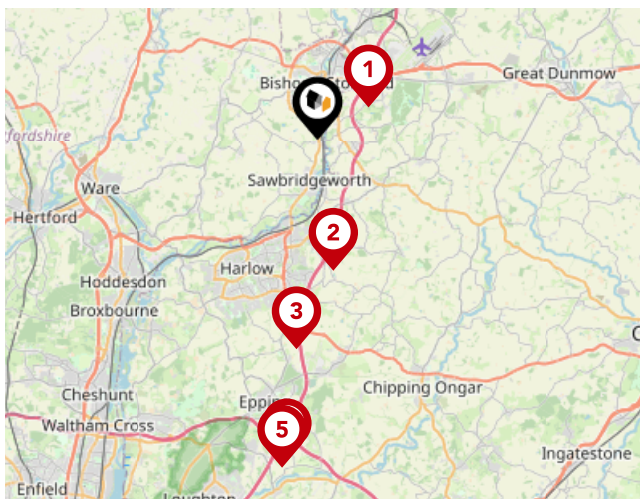
Area

Transport (National)



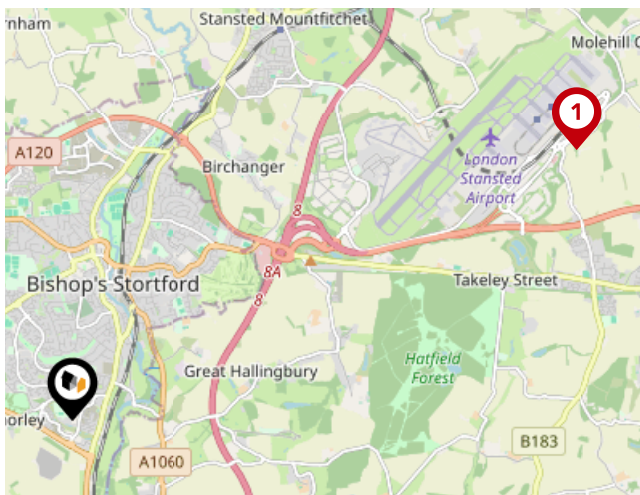
National Rail Stations

Pin	Name	Distance
1	Bishops Stortford Rail Station	1 miles
2	Sawbridgeworth Rail Station	2.72 miles
3	Stansted Mountfitchet Rail Station	3.82 miles



Trunk Roads/Motorways

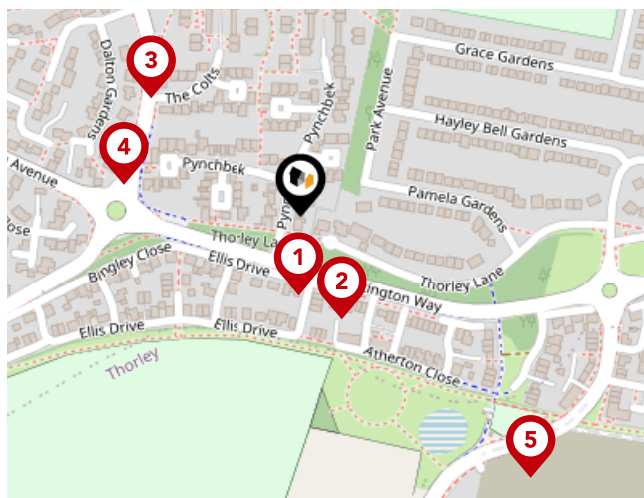
Pin	Name	Distance
1	M11 J8	2.24 miles
2	M11 J7A	4.83 miles
3	M11 J7	7.71 miles
4	M11 J6	11.85 miles
5	M25 J27	12.11 miles



Airports/Helipads

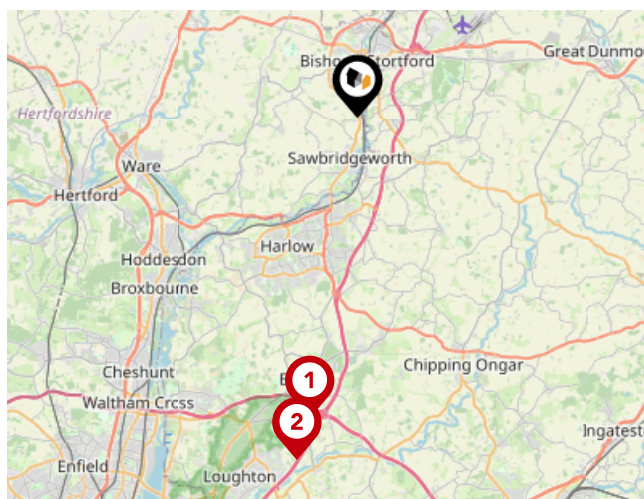
Pin	Name	Distance
1	Stansted Airport	5.23 miles
2	Silvertown	24.63 miles
3	Luton Airport	22.74 miles
4	Southend-on-Sea	30.69 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	Pynchbek	0.04 miles
	Pynchbek	0.06 miles
	The Colts	0.11 miles
	The Colts	0.1 miles
	Play Area	0.2 miles



Local Connections

Pin	Name	Distance
	Epping Underground Station	11.19 miles
	Theydon Bois Underground Station	12.78 miles

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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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