

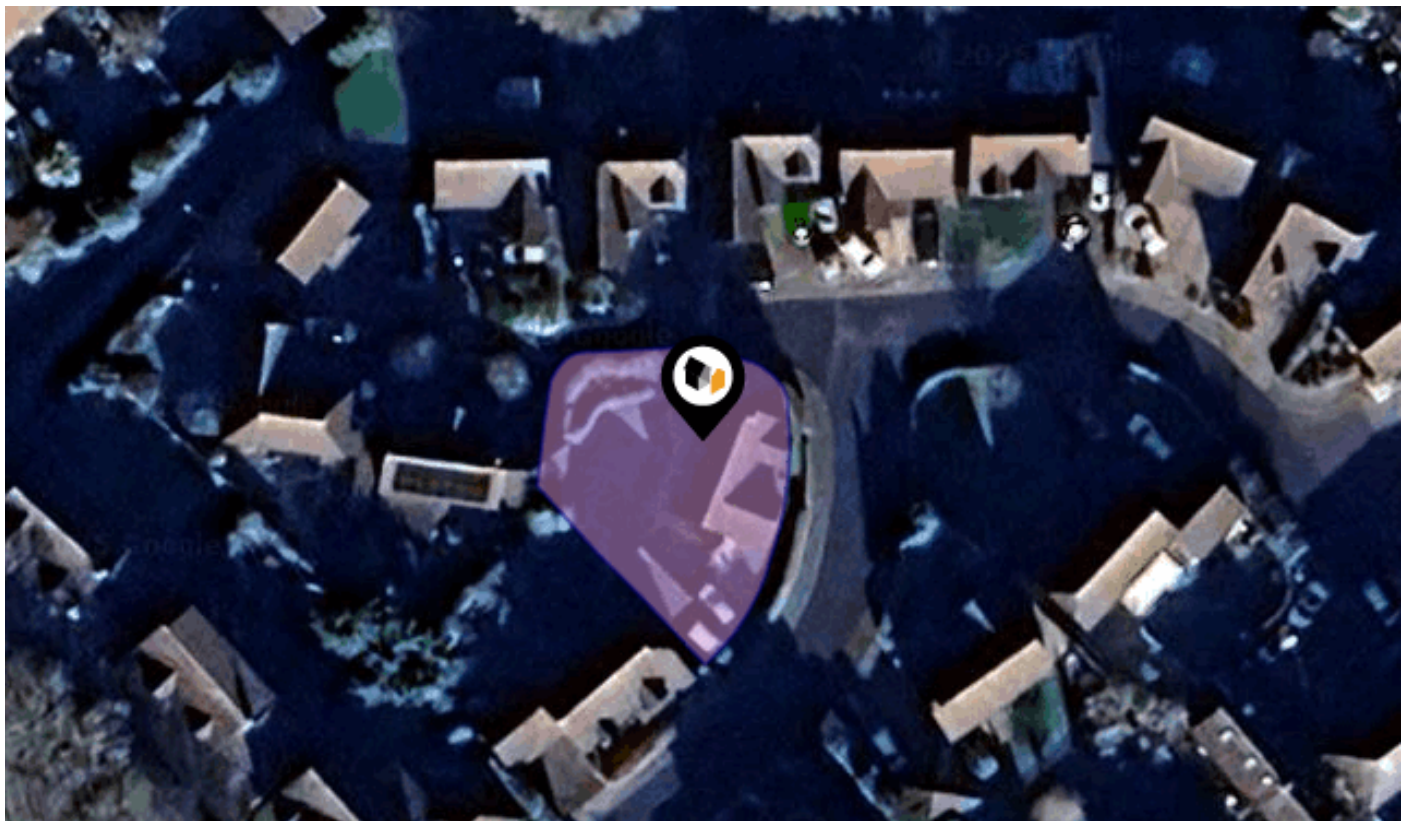


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 22nd July 2025



YEOMANS CLOSE, THORLEY, BISHOP'S STORTFORD, CM23

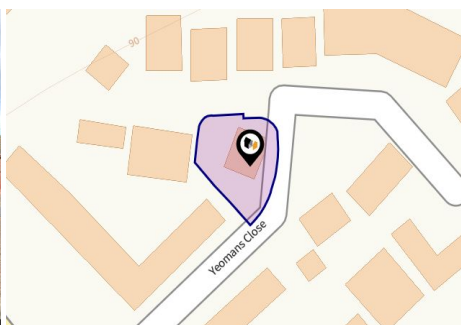
iad UK

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

07855 462239

david.kirby@iad.uk.com

iadgroup.com



Property

Type:	Detached
Bedrooms:	4
Plot Area:	0.1 acres
Council Tax :	Band F
Annual Estimate:	£3,379
Title Number:	HD308021

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

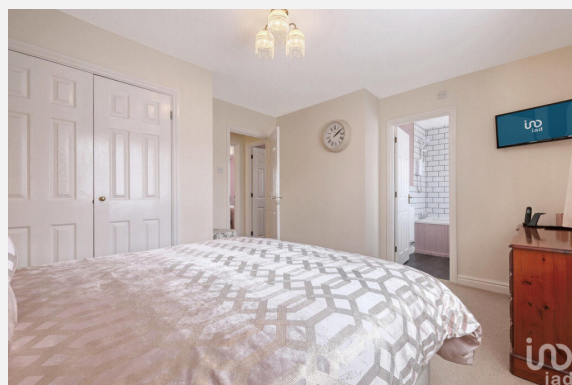
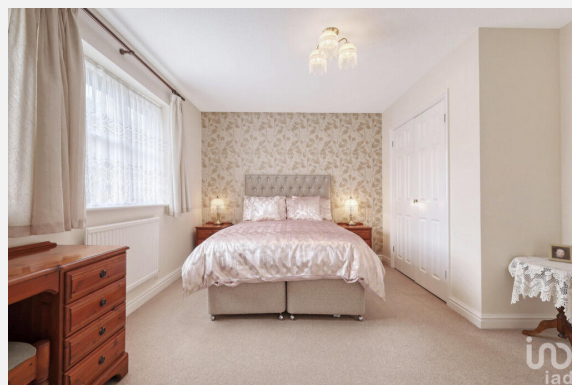
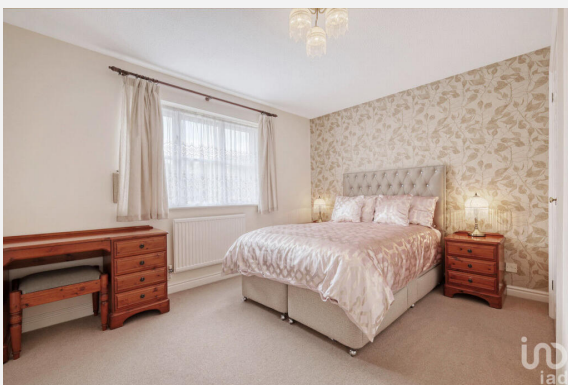
8 mb/s	80 mb/s	1000 mb/s

Mobile Coverage:
(based on calls indoors)

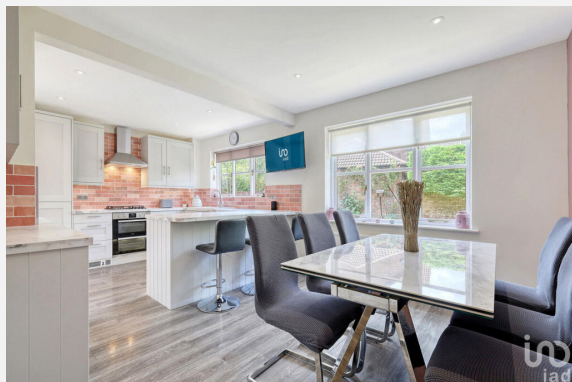
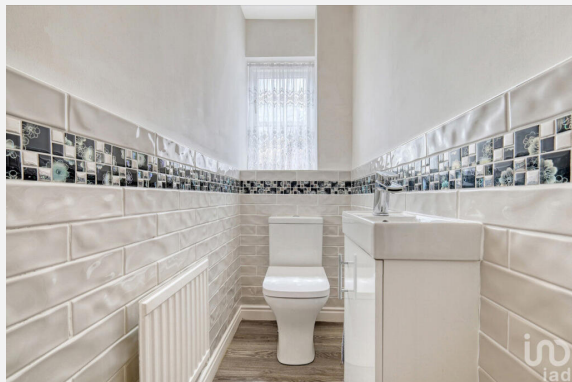


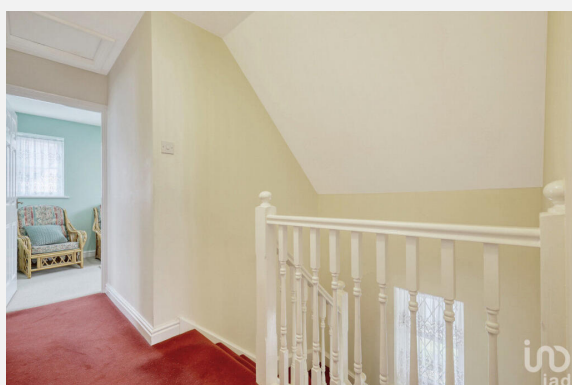
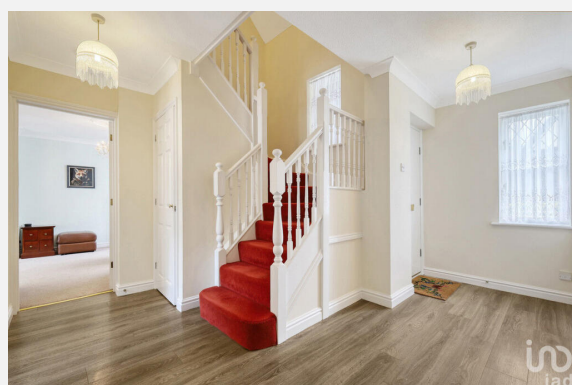
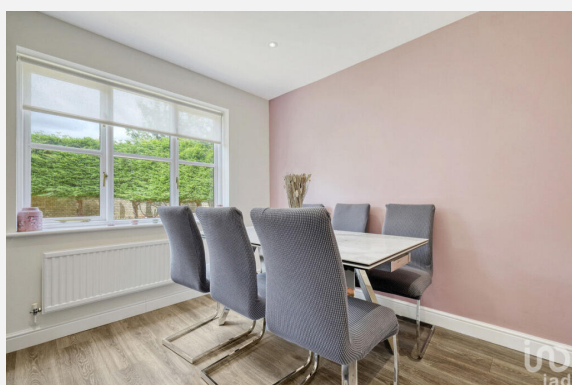
Satellite/Fibre TV Availability:





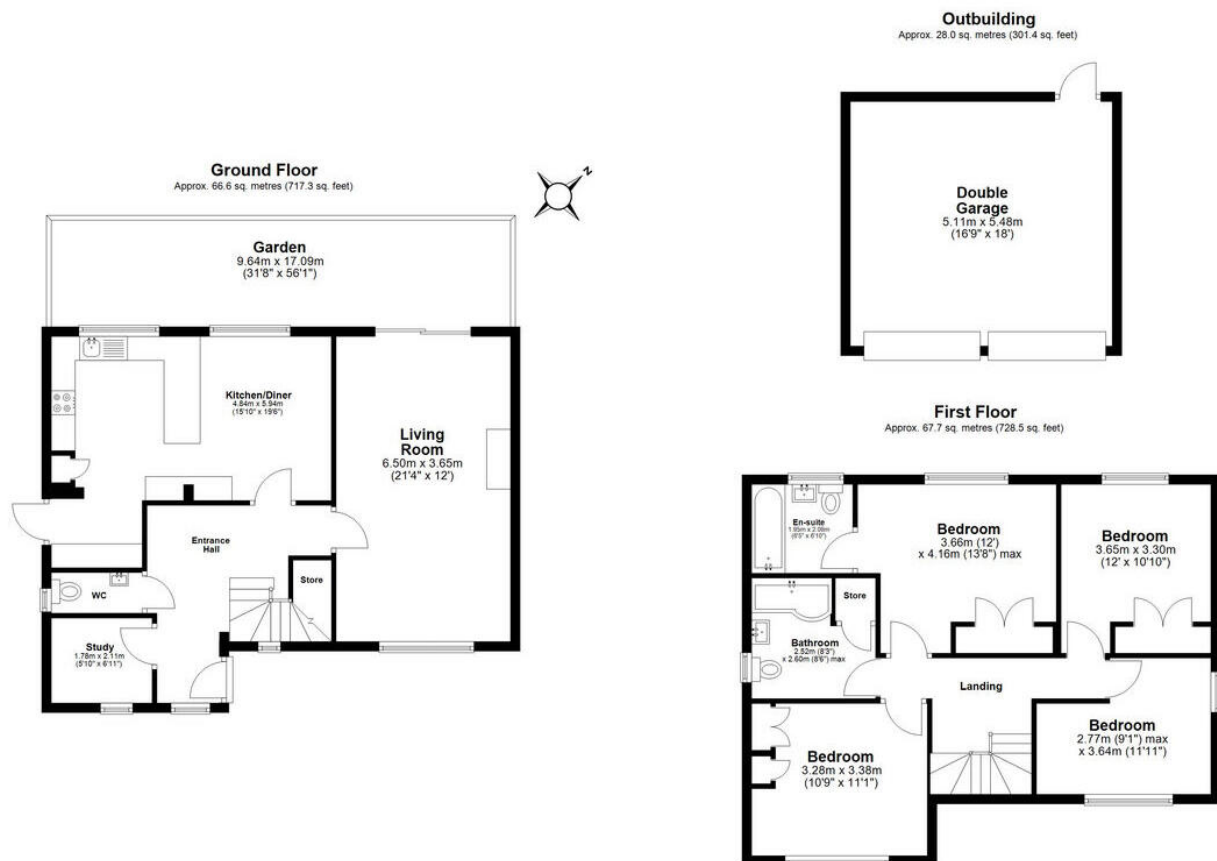








YEOMANS CLOSE, THORLEY, BISHOP'S STORTFORD, CM23



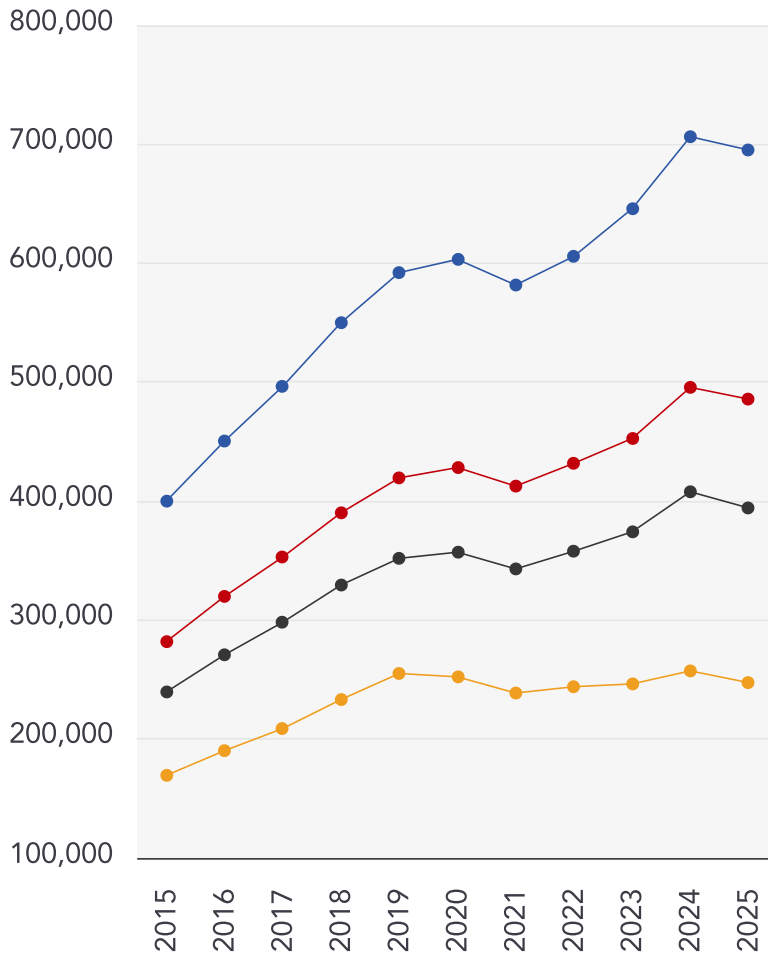
Total area: approx. 162.3 sq. metres (1747.2 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

© @moderphoto | www.moderphoto.co.uk
Plan produced using PlanUp

Yeomans Close

10 Year History of Average House Prices by Property Type in CM23



Detached

+73.8%

Semi-Detached

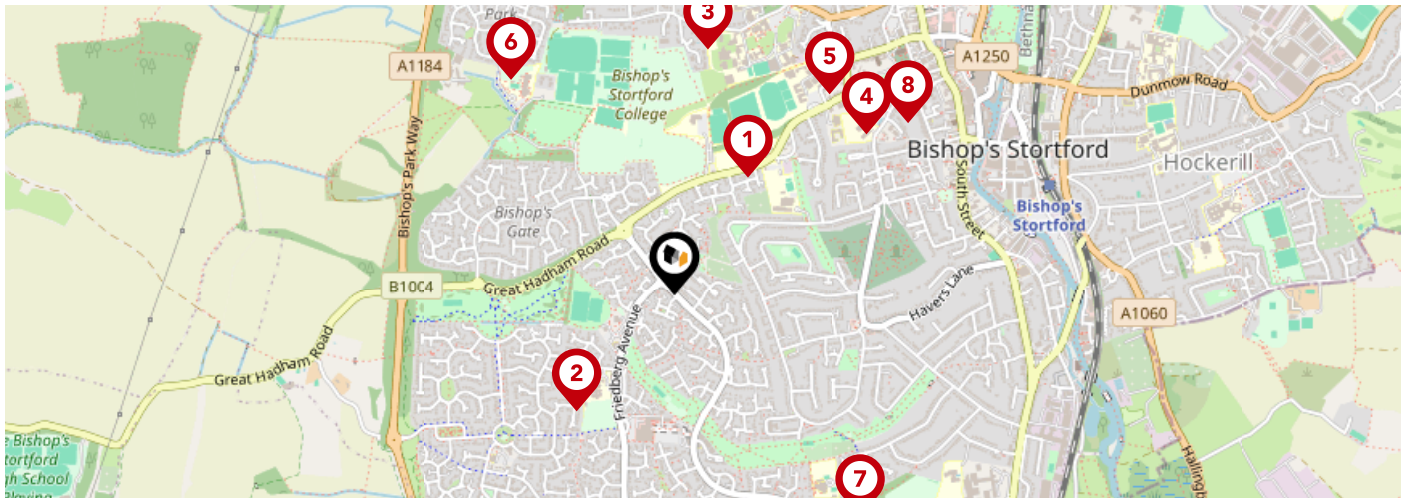
+72.33%

Terraced

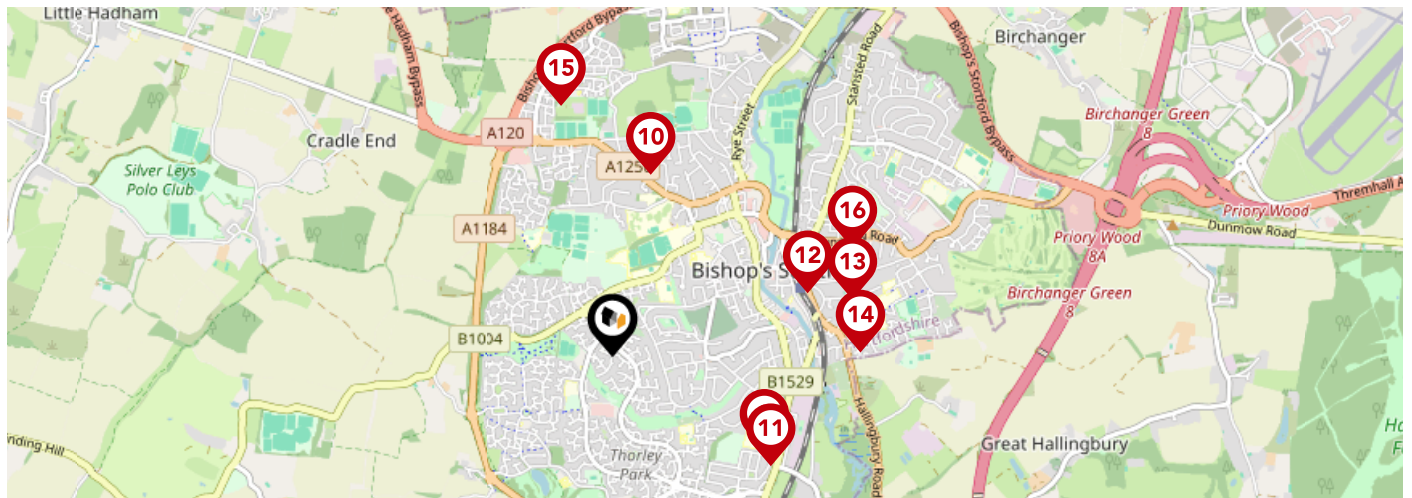
+64.55%

Flat

+46%



		Nursery	Primary	Secondary	College	Private
1	St Joseph's Catholic Primary School B/S Ofsted Rating: Good Pupils: 434 Distance:0.32	☐	☒	☐	☐	☐
2	Manor Fields Primary School Ofsted Rating: Good Pupils: 447 Distance:0.35	☐	☒	☐	☐	☐
3	Bishop's Stortford College Ofsted Rating: Not Rated Pupils: 1289 Distance:0.56	☐	☐	☒	☐	☐
4	Windhill21 Ofsted Rating: Outstanding Pupils: 448 Distance:0.57	☐	☒	☐	☐	☐
5	St Mary's Catholic School Ofsted Rating: Outstanding Pupils: 1153 Distance:0.58	☐	☐	☒	☐	☐
6	Hillmead Primary School Ofsted Rating: Good Pupils: 233 Distance:0.62	☐	☒	☐	☐	☐
7	Richard Whittington Primary School Ofsted Rating: Good Pupils: 304 Distance:0.66	☐	☒	☐	☐	☐
8	St Michael's Church of England Primary School Ofsted Rating: Good Pupils: 212 Distance:0.66	☐	☒	☐	☐	☐



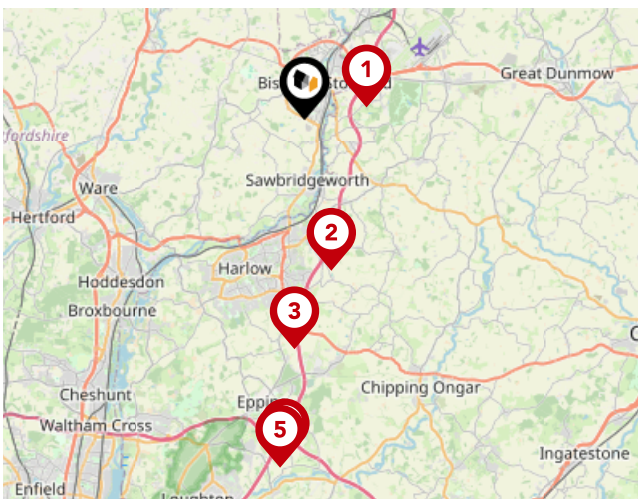
		Nursery	Primary	Secondary	College	Private
	Thorley Hill Primary School Ofsted Rating: Good Pupils: 234 Distance:0.82	☐	☒	☐	☐	☐
	Northgate Primary School Ofsted Rating: Good Pupils: 450 Distance:0.86	☐	☒	☐	☐	☐
	The Bishop's Stortford High School Ofsted Rating: Outstanding Pupils: 1258 Distance:0.88	☐	☐	☒	☐	☐
	White Trees Independent School Ofsted Rating: Good Pupils: 58 Distance:0.95	☐	☐	☒	☐	☐
	The Hertfordshire & Essex High School and Science College Ofsted Rating: Outstanding Pupils: 1436 Distance:1.13	☐	☐	☒	☐	☐
	Thorn Grove Primary School Ofsted Rating: Good Pupils: 222 Distance:1.14	☐	☒	☐	☐	☐
	Avanti Brook Primary School Ofsted Rating: Not Rated Pupils: 32 Distance:1.18	☐	☒	☐	☐	☐
	Hockerill Anglo-European College Ofsted Rating: Good Pupils: 920 Distance:1.21	☐	☐	☒	☐	☐

Area Transport (National)



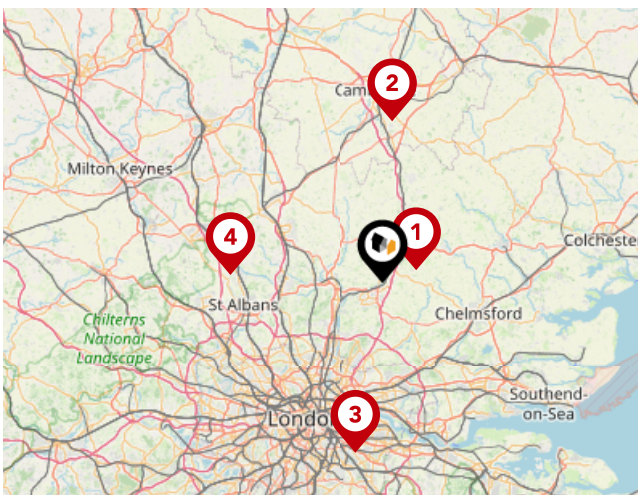
National Rail Stations

Pin	Name	Distance
1	Bishop's Stortford Rail Station	0.86 miles
2	Sawbridgeworth Rail Station	3.48 miles
3	Stansted Mountfitchet Rail Station	3.48 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J8	2.34 miles
2	M11 J7A	5.6 miles
3	M11 J7	8.4 miles
4	M11 J6	12.53 miles
5	M25 J27	12.79 miles

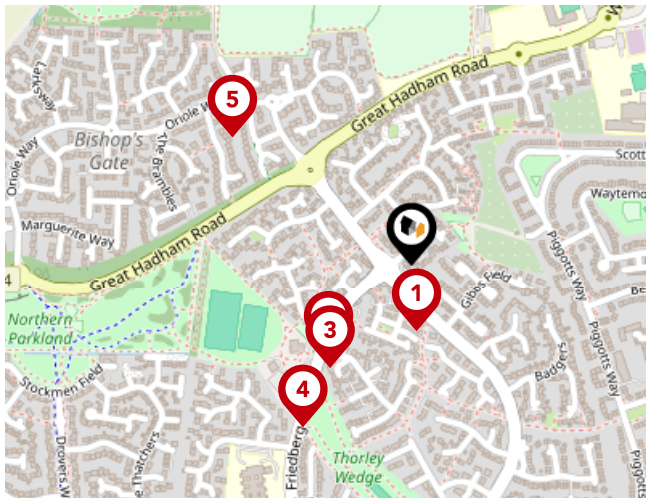


Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	5.25 miles
2	Cambridge	23.69 miles
3	Luton Airport	22.34 miles
4	Silvertown	25.27 miles

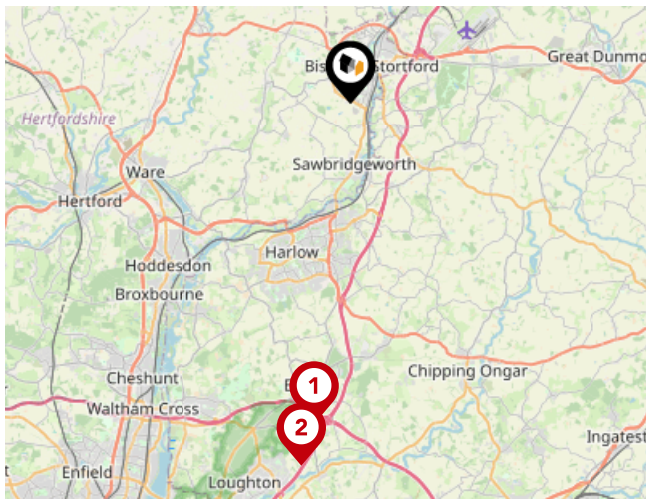
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	The Coppice	0.08 miles
2	The Barons	0.14 miles
3	The Barons	0.15 miles
4	Penningtons	0.22 miles
5	Kestrel Gardens	0.25 miles



Local Connections

Pin	Name	Distance
1	Epping Underground Station	11.84 miles
2	Theydon Bois Underground Station	13.41 miles



iad UK

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.

iad UK

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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



iad UK

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

