

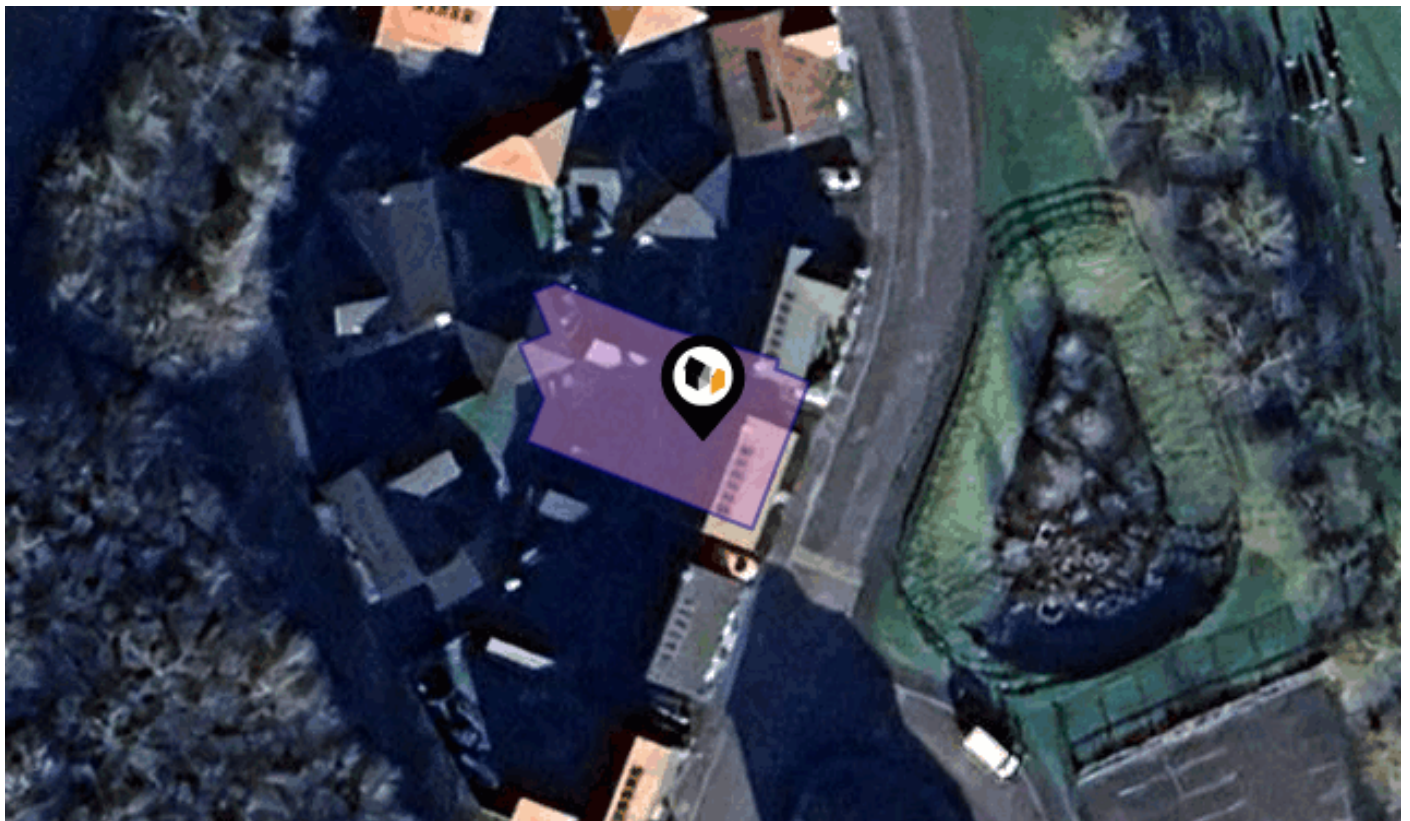


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 01st December 2025



ISABEL DRIVE, ELSENHAM, BISHOP'S STORTFORD, CM22

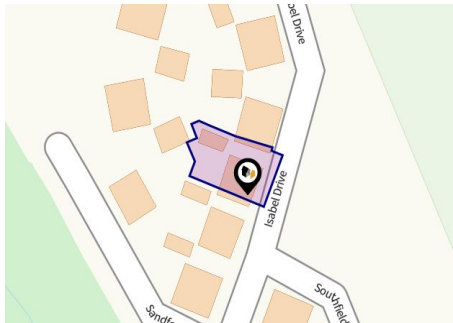
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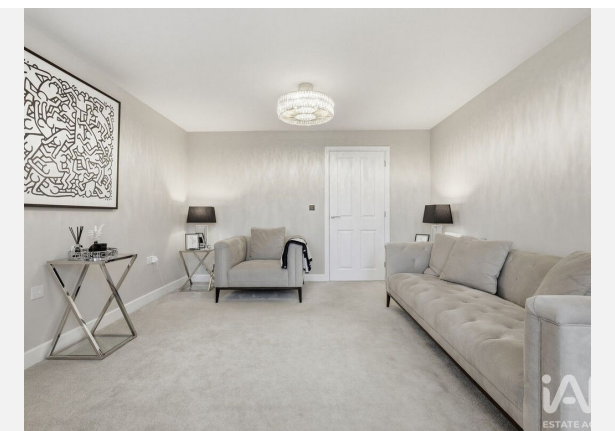
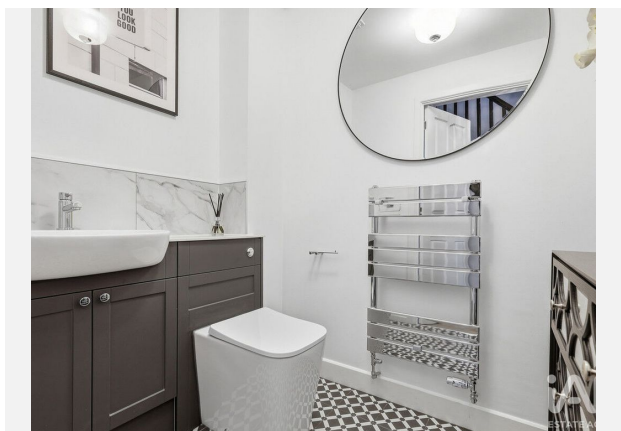
Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,700 ft ² / 158 m ²		
Plot Area:	0.07 acres		
Year Built :	2018		
Council Tax :	Band E		
Annual Estimate:	£2,735		
Title Number:	EX976702		

Local Area

Local Authority:	Uttlesford	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	3 mb/s	80 mb/s	1800 mb/s
• Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
O ₂	EE	3	O2	
				







ISABEL DRIVE, ELSENHAM, BISHOP'S STORTFORD, CM22



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.

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Isabel Drive

Isabel Drive, Elsenham, CM22

Energy rating

B

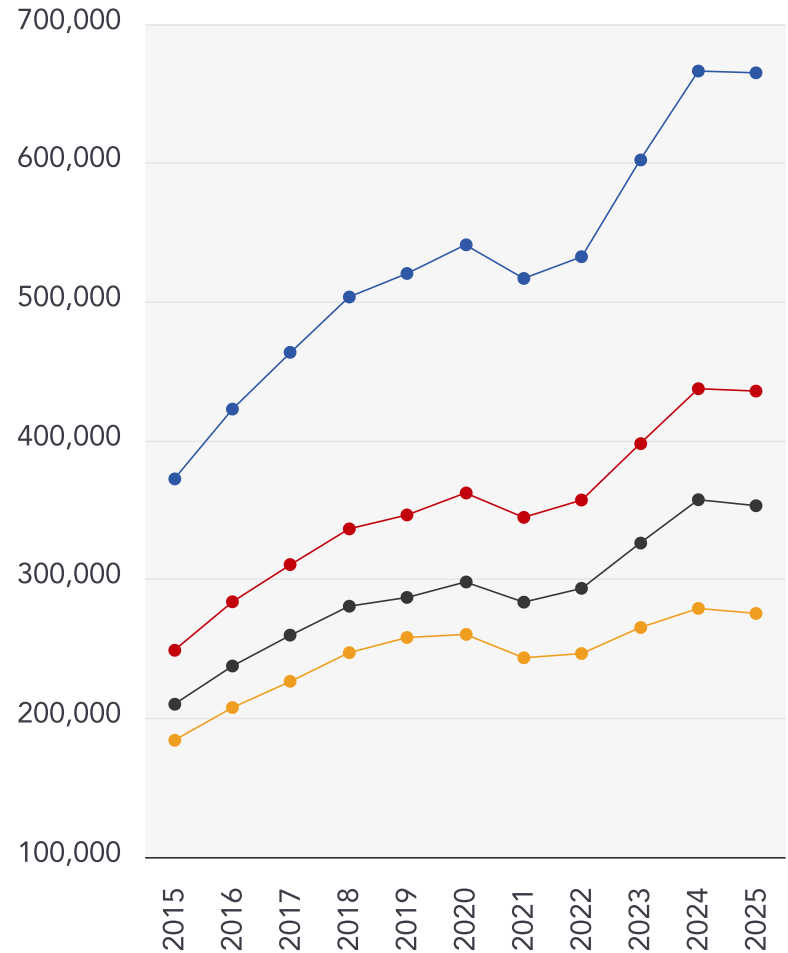
Valid until 05.07.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.27 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/m-Â°K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.14 W/m-Â°K
Total Floor Area:	158 m ²

10 Year History of Average House Prices by Property Type in CM22



Detached

+78.56%

Semi-Detached

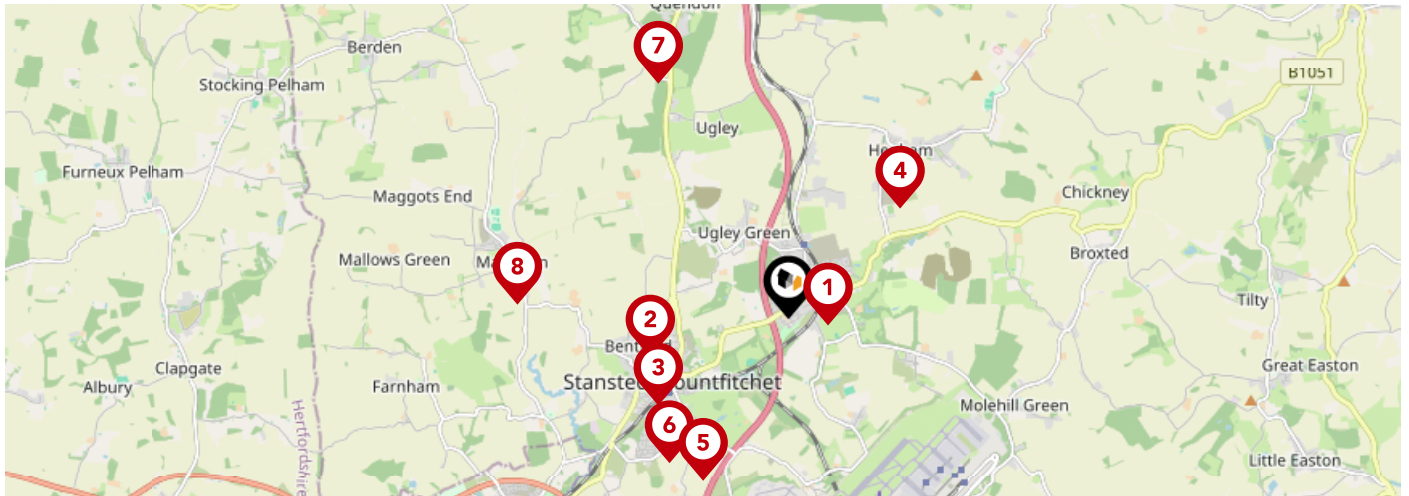
+75.03%

Terraced

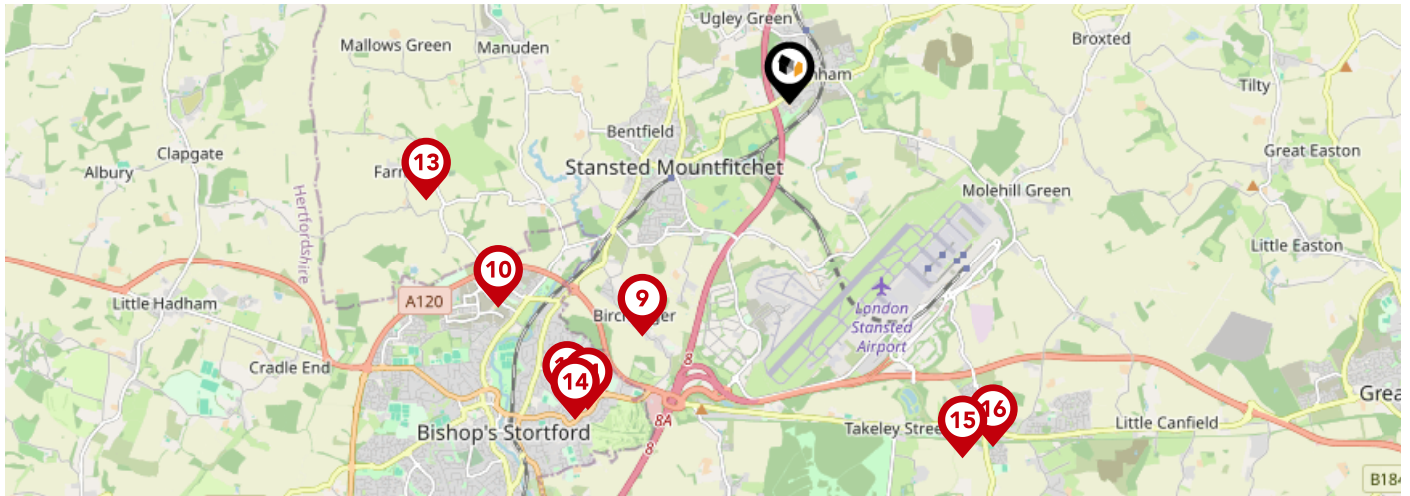
+68.08%

Flat

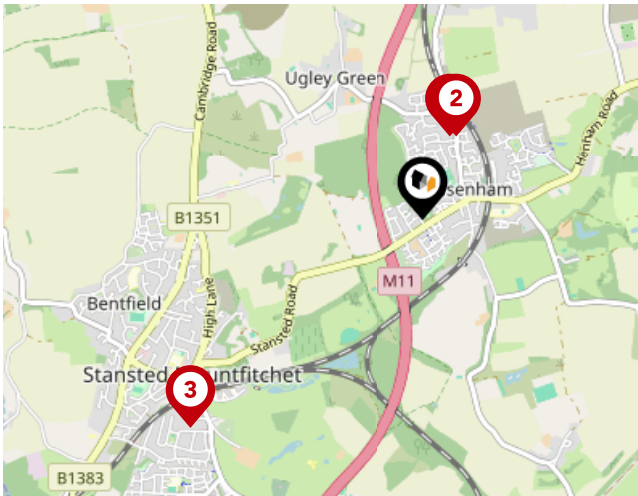
+49.64%



		Nursery	Primary	Secondary	College	Private
1	Elsenham Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 357 Distance:0.37	☐	☒	☐	☐	☐
2	Bentfield Primary School and Nursery Ofsted Rating: Good Pupils: 214 Distance:1.31	☐	☒	☐	☐	☐
3	Magna Carta Primary Academy Ofsted Rating: Good Pupils: 201 Distance:1.43	☐	☒	☐	☐	☐
4	Henham and Ugley Primary and Nursery School Ofsted Rating: Good Pupils: 191 Distance:1.44	☐	☒	☐	☐	☐
5	Forest Hall School Ofsted Rating: Good Pupils: 496 Distance:1.66	☐	☐	☒	☐	☐
6	St Mary's CofE Foundation Primary School Ofsted Rating: Good Pupils: 262 Distance:1.7	☐	☒	☐	☐	☐
7	Rickling Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 96 Distance:2.45	☐	☒	☐	☐	☐
8	Manuden Primary School Ofsted Rating: Good Pupils: 96 Distance:2.48	☐	☒	☐	☐	☐

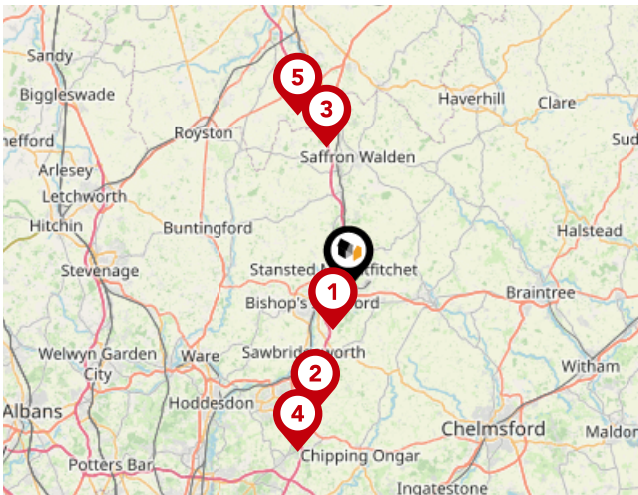


		Nursery	Primary	Secondary	College	Private
	Birchanger Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 107 Distance:2.51	☐	☒	☐	☐	☐
	Avanti Meadows Primary School Ofsted Rating: Good Pupils: 214 Distance:3.25	☐	☒	☐	☐	☐
	Birchwood High School Ofsted Rating: Good Pupils: 1425 Distance:3.35	☐	☐	☒	☐	☐
	All Saints Church of England Primary School and Nursery, Bishop's Stortford Ofsted Rating: Good Pupils: 209 Distance:3.42	☐	☒	☐	☐	☐
	Farnham Church of England Primary School Ofsted Rating: Good Pupils: 37 Distance:3.44	☐	☒	☐	☐	☐
	Summerville Primary School Ofsted Rating: Good Pupils: 440 Distance:3.48	☐	☒	☐	☐	☐
	The Christian School (Takeley) Ofsted Rating: Not Rated Pupils: 26 Distance:3.61	☐	☐	☒	☐	☐
	Roseacres Primary School Ofsted Rating: Good Pupils: 209 Distance:3.64	☐	☒	☐	☐	☐



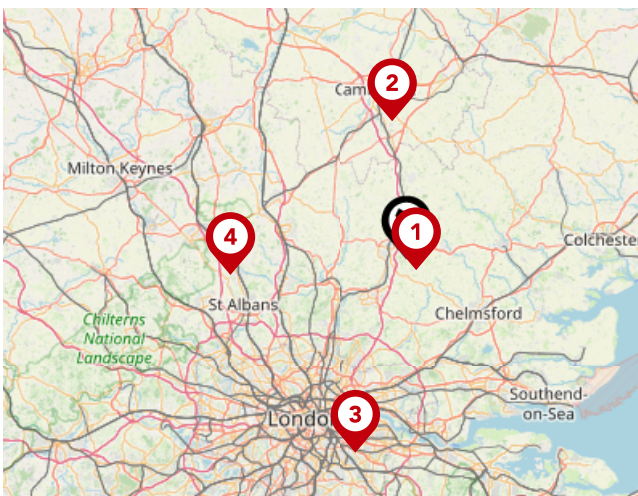
National Rail Stations

Pin	Name	Distance
1	Elsenham Rail Station	0.4 miles
2	Elsenham Rail Station	0.41 miles
3	Stansted Mountfitchet Rail Station	1.43 miles



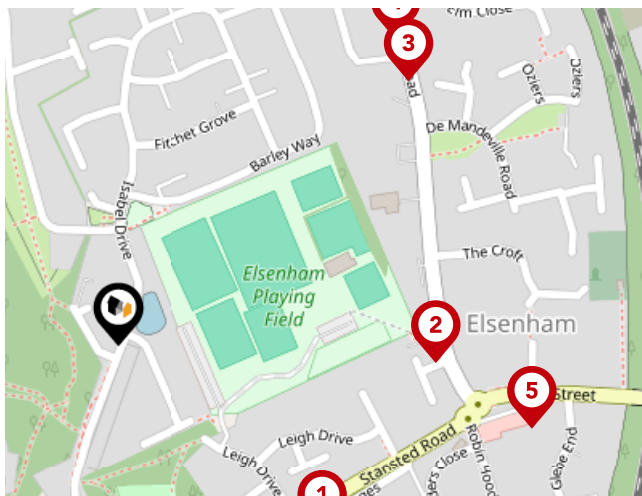
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J8	3.25 miles
2	M11 J7A	9.36 miles
3	M11 J9	10.46 miles
4	M11 J7	12.5 miles
5	M11 J10	13.22 miles



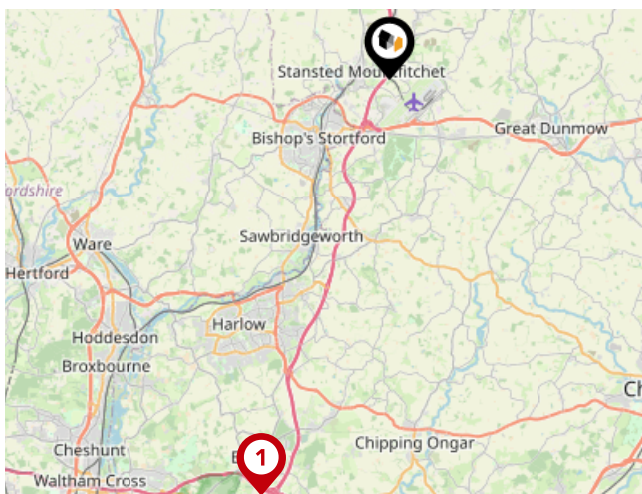
Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	2.28 miles
2	Cambridge	20.23 miles
3	Silvertown	29.44 miles
4	Luton Airport	25.8 miles



Bus Stops/Stations

Pin	Name	Distance
	Leigh Drive	0.16 miles
	Station Road	0.18 miles
	Ridley Gardens	0.22 miles
	Ridley Gardens	0.24 miles
	Glebe End	0.24 miles



Local Connections

Pin	Name	Distance
	Epping Underground Station	16.02 miles



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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!

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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