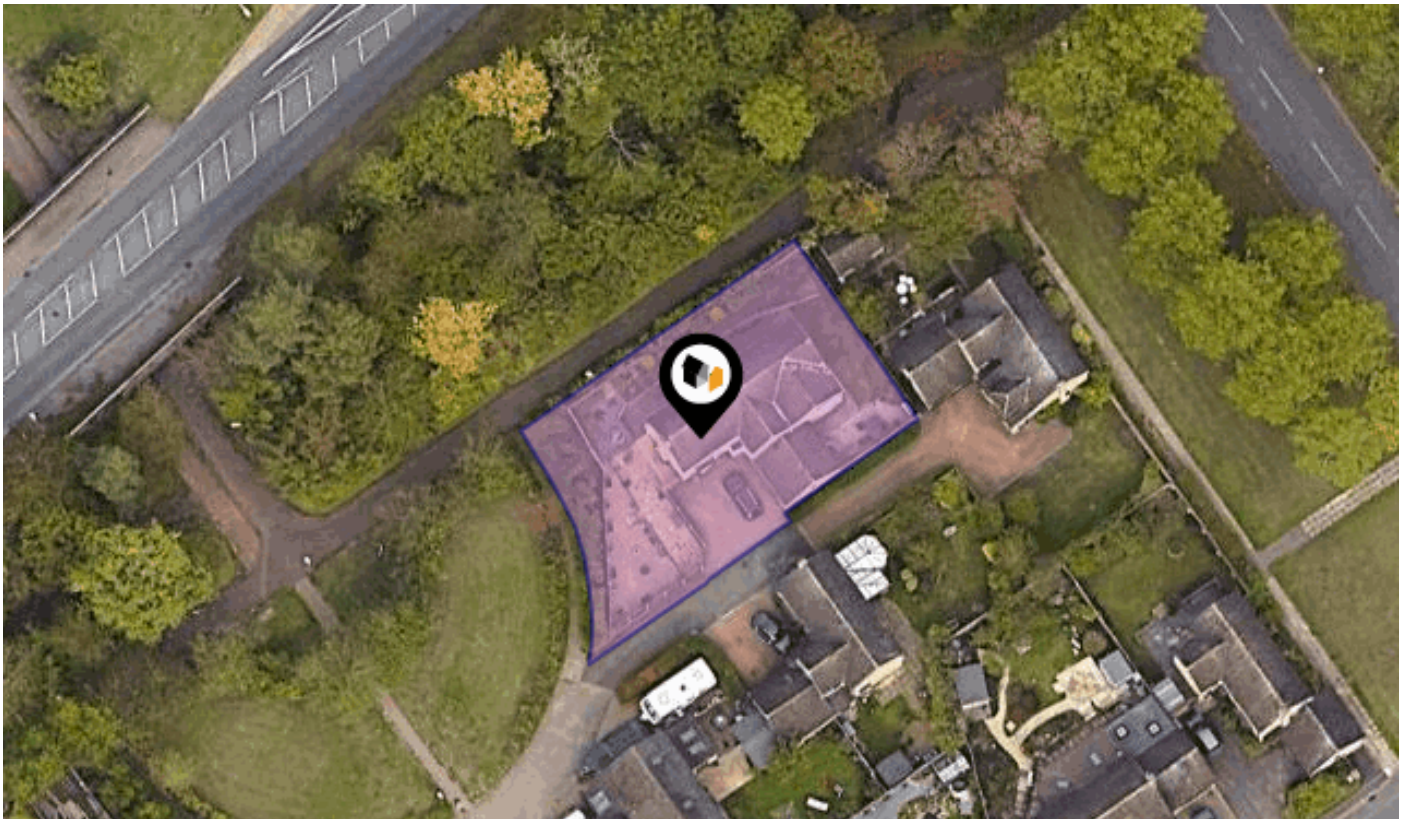# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 13th January 2026

MILFOIL AVENUE, CONNIBURROW, MILTON KEYNES, MK14
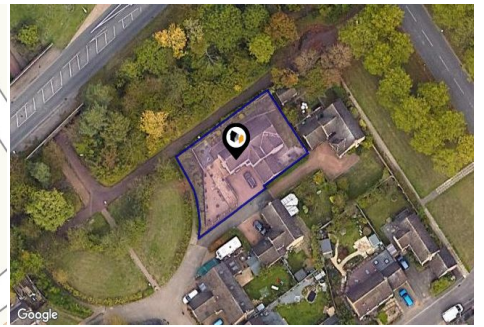
Chris Durrant powered by eXp

8 Linceslade Grove Loughton Milton Keynes MK5 8DL

07595473891

chris.durrant@exp.uk.com

chrisdurrant.exp.uk.com

Property

Type:	Detached	**Tenure:**	Freehold
Bedrooms:	5		
Floor Area:	1,865 ft^2 / 173 m^2		
Plot Area:	0.14 acres		
Council Tax :	Band F		
Annual Estimate:	£3,262		
Title Number:	BM97170		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

3 mb/s	**39** mb/s	**1000** mb/s

Mobile Coverage:
(based on calls indoors)

O2 | EE | 3 | Vodafone

Satellite/Fibre TV Availability:

✓ BT | ✓ sky | ✗ Virgin media

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MILFOIL AVENUE, CONNIBURROW, MILTON KEYNES, MK14

Bedroom 5
7'3" x 9'1"
2.22 m x 2.78 m

Bedroom 4
7'6" x 9'1"
2.28 m x 2.78 m

Bedroom 3
9'0" x 9'1"
2.75 m x 2.78 m

Bedroom 2
9'1" x 15'6"
2.76 m x 4.72 m

Bedroom 1
12'4" x 15'6"
3.76 m x 4.72 m

Landing

Hall

First Floor

Bath Room
11'6" x 7'1"
3.51 m x 2.16 m

Ensuite

Dressing Room

Dining Room
11'8" x 9'1"
3.57 m x 2.78 m

Family Room
12'0" x 15'6"
3.67 m x 4.72 m

Kitchen
9'7" x 15'8"
2.93 m x 4.77 m

Sitting Room
12'2" x 16'2"
3.70 m x 4.93 m

Entrance

WC

Utility / Pantry
12'3" x 6'11"
3.73 m x 2.11 m

Study
12'2" x 6'5"
3.70 m x 1.95 m

Double Garage
16'11" x 15'10"
5.16 m x 4.84 m

Ground Floor

TOTAL: 1865 sq. ft, 173 m2
GROUND FLOOR: 938 sq. ft, 87 m2, FIRST FLOOR: 927 sq. ft, 86 m2
EXCLUDED AREAS: DOUBLE GARAGE: 269 sq. ft, 25 m2, BAY WINDOW: 6 sq. ft, 1 m2, WALLS: 165 sq. ft, 16 m2

Floor Plan Created By Harper & Reid. Measurements Deemed Highly Reliable But Not Guaranteed

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N

Market
Sold in Street

17, Milfoil Avenue, Milton Keynes, MK14 7DY

Last Sold Date:	17/02/2025	18/09/2001
Last Sold Price:	£480,000	£160,000

5, Milfoil Avenue, Milton Keynes, MK14 7DY

Last Sold Date:	23/06/2022
Last Sold Price:	£355,000

14, Milfoil Avenue, Milton Keynes, MK14 7DY

Last Sold Date:	28/03/2022
Last Sold Price:	£475,000

16, Milfoil Avenue, Milton Keynes, MK14 7DY

Last Sold Date:	28/09/2021	25/11/2016
Last Sold Price:	£525,000	£350,000

2, Milfoil Avenue, Milton Keynes, MK14 7DY

Last Sold Date:	25/01/2021
Last Sold Price:	£370,000

23, Milfoil Avenue, Milton Keynes, MK14 7DY

Last Sold Date:	20/07/2017
Last Sold Price:	£330,000

20, Milfoil Avenue, Milton Keynes, MK14 7DY

Last Sold Date:	22/08/2014	17/12/1998
Last Sold Price:	£270,000	£100,000

8, Milfoil Avenue, Milton Keynes, MK14 7DY

Last Sold Date:	07/12/2012	23/08/2002	31/08/1995
Last Sold Price:	£222,500	£184,995	£60,000

18, Milfoil Avenue, Milton Keynes, MK14 7DY

Last Sold Date:	24/05/2007	16/11/1999
Last Sold Price:	£275,000	£114,000

15, Milfoil Avenue, Milton Keynes, MK14 7DY

Last Sold Date:	25/07/2003	27/08/1999	26/09/1997
Last Sold Price:	£197,500	£122,500	£87,000

10, Milfoil Avenue, Milton Keynes, MK14 7DY

Last Sold Date:	17/05/2002
Last Sold Price:	£139,995

11, Milfoil Avenue, Milton Keynes, MK14 7DY

Last Sold Date:	01/03/2001
Last Sold Price:	£155,000

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

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Market
Sold in Street

21, Milfoil Avenue, Milton Keynes, MK14 7DY

Last Sold Date:	30/04/1999
Last Sold Price:	£97,000

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

10 Year History of Average House Prices by Property Type in MK14
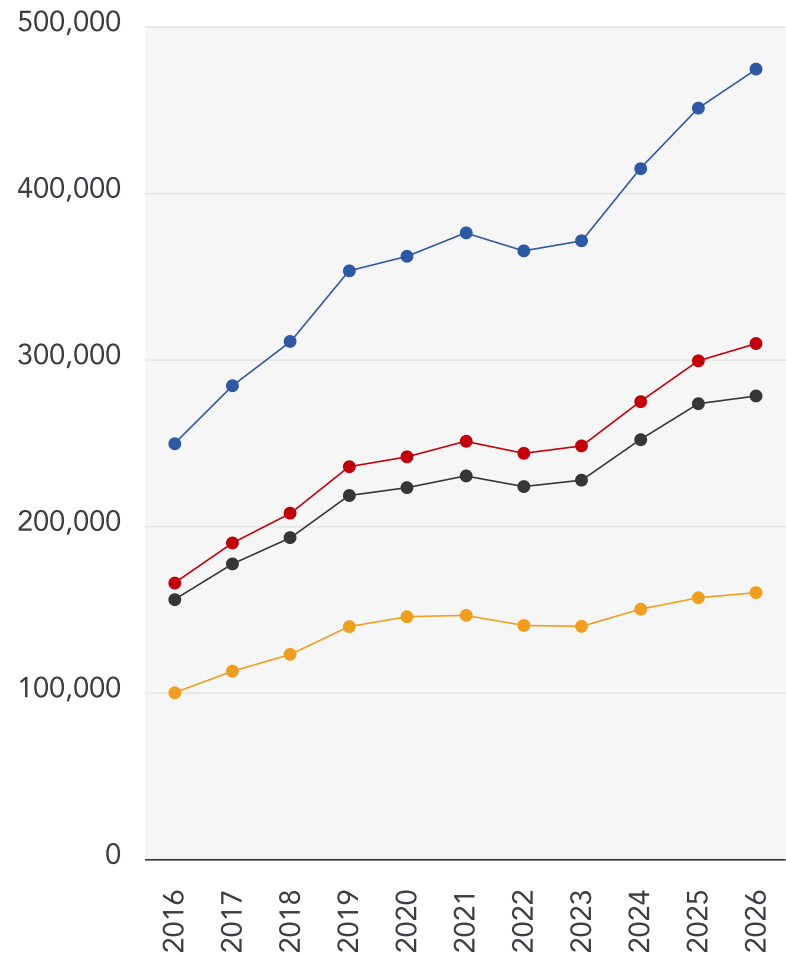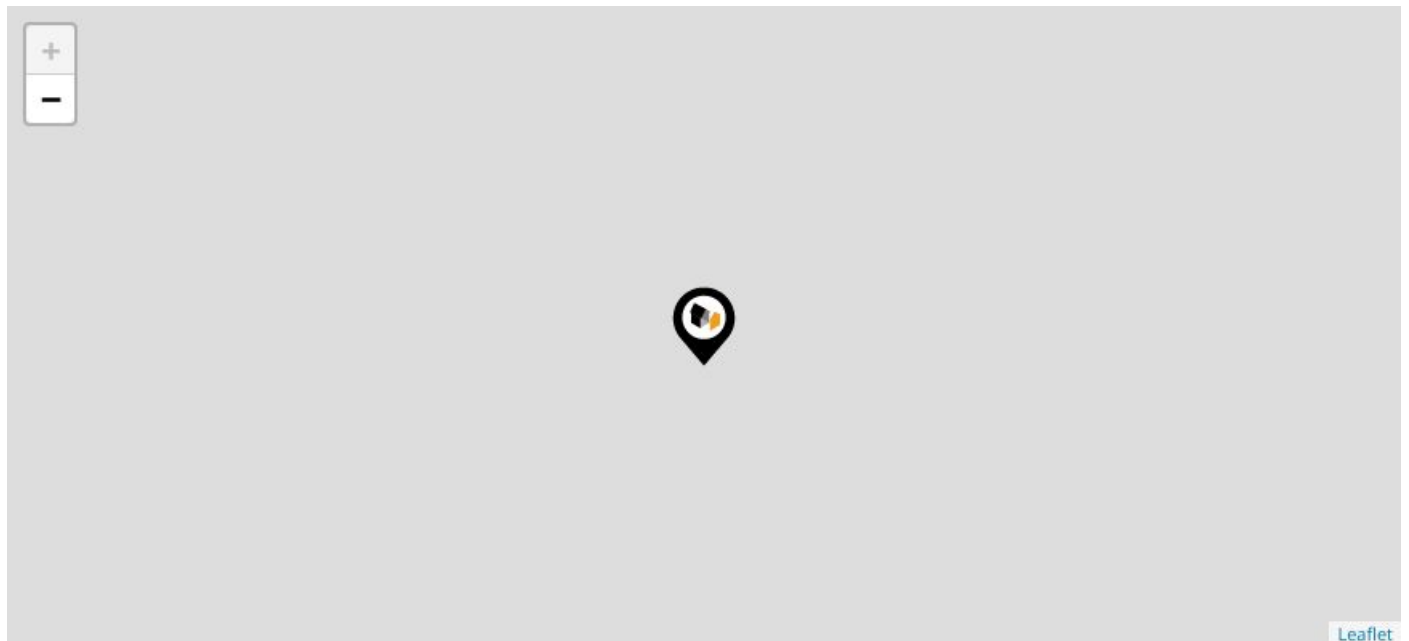

Detached

+90.23%

Semi-Detached

+86.85%

Terraced

+78.56%

Flat

+60.32%

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This map displays nearby coal mine entrances and their classifications.

Mine Entry

✕   Adit
✕   Gutter Pit
✕   Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Conservation Areas

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.
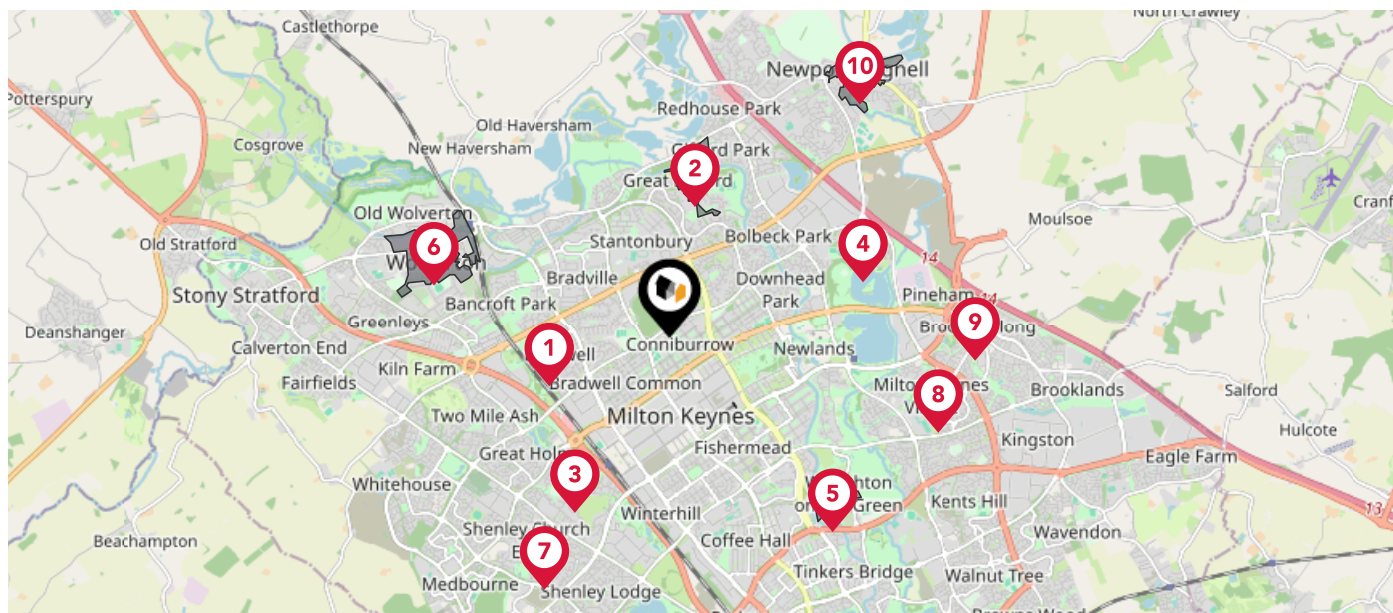
Nearby Conservation Areas

1	Old Bradwell
2	Great Linford
3	Loughton
4	Willen
5	Wroughton on the Green
6	Wolverton
7	Shenley Church End
8	Milton Keynes Village
9	Broughton
10	Newport Pagnell

Maps
Council Wards

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The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500
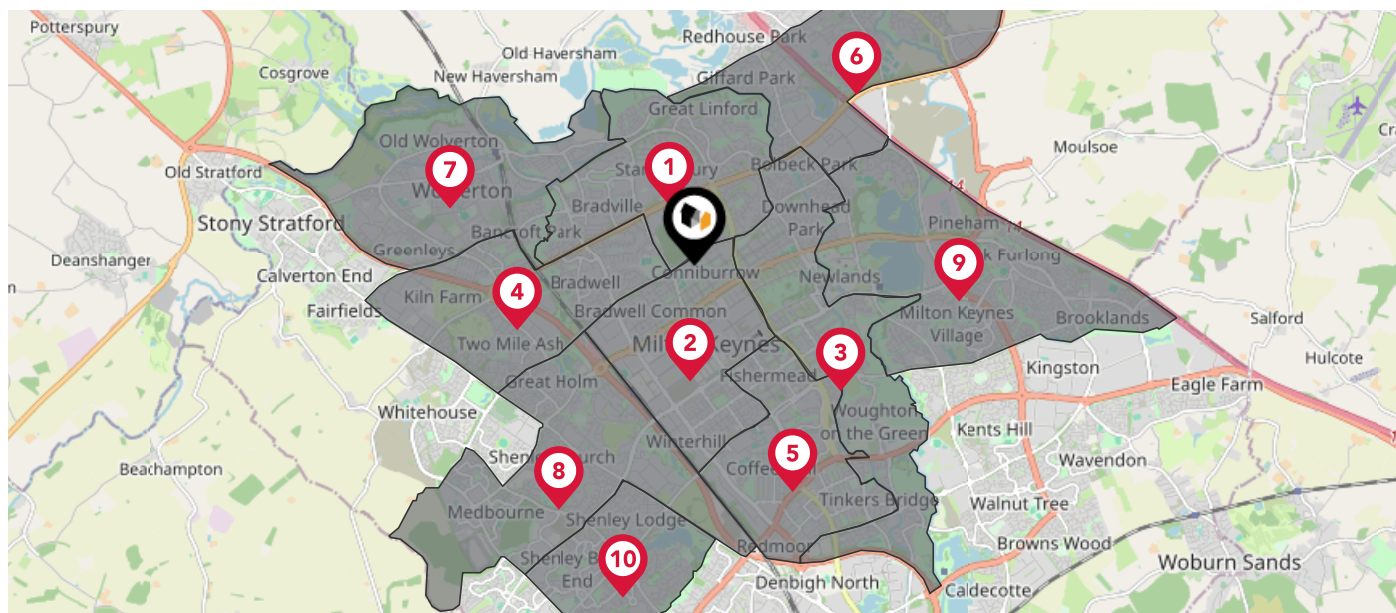
Nearby Council Wards	
1	Stantonbury Ward
2	Central Milton Keynes Ward
3	Campbell Park & Old Woughton Ward
4	Bradwell Ward
5	Woughton & Fishermead Ward
6	Newport Pagnell South Ward
7	Wolverton Ward
8	Loughton & Shenley Ward
9	Broughton Ward
10	Shenley Brook End Ward

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CHRIS DURRANT eXp UK

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...
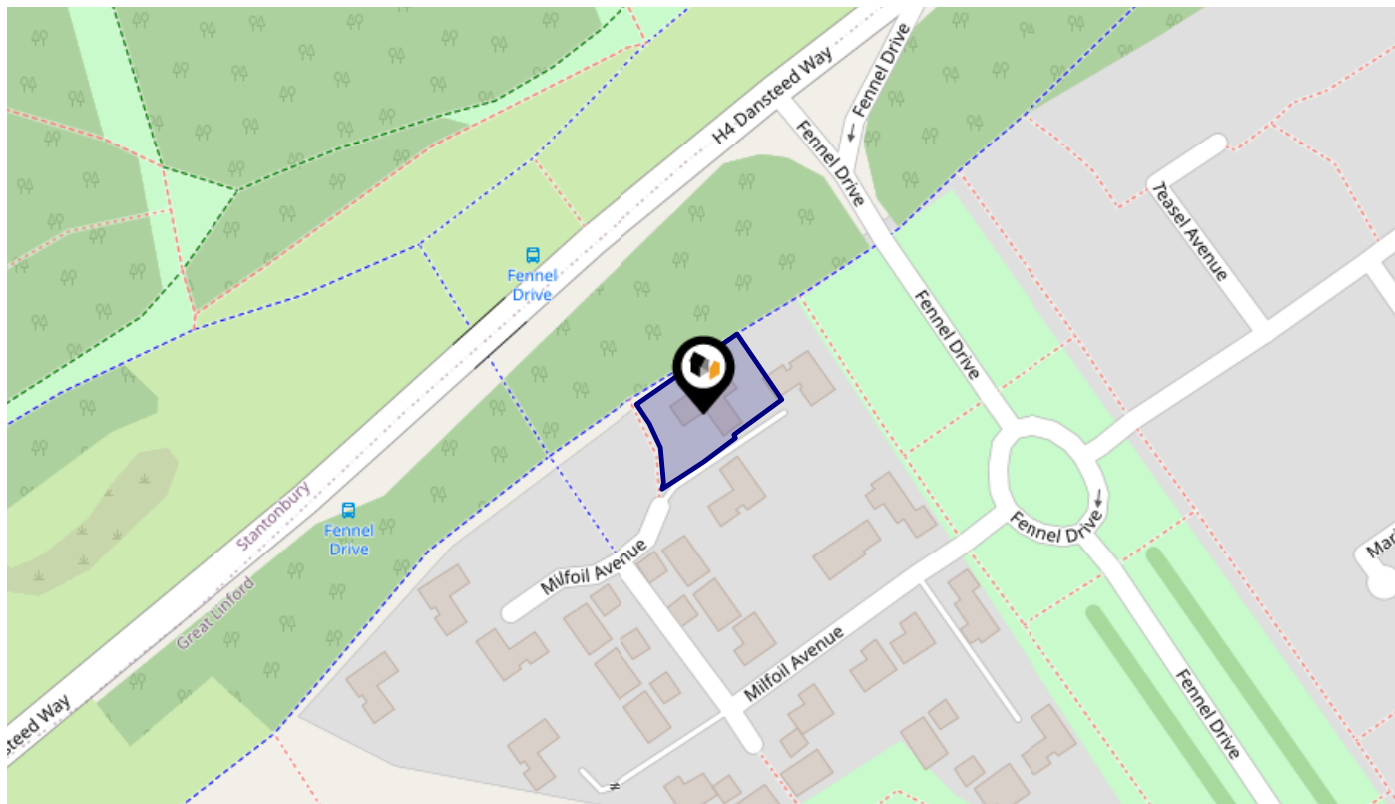
Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5	75.0+ dB	🟥
4	70.0-74.9 dB	🟧
3	65.0-69.9 dB	🟨
2	60.0-64.9 dB	🟩
1	55.0-59.9 dB	🟦

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This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.
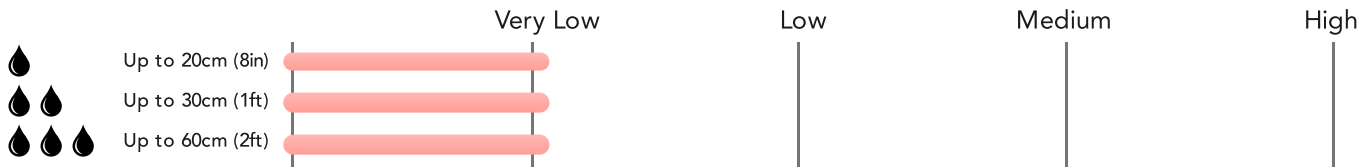

Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

■ **High Risk -** an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.

■ **Medium Risk -** an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.

■ **Low Risk -** an area which has a chance of flooding of greater than **1 in 1000 (0.1%)** in any one year.

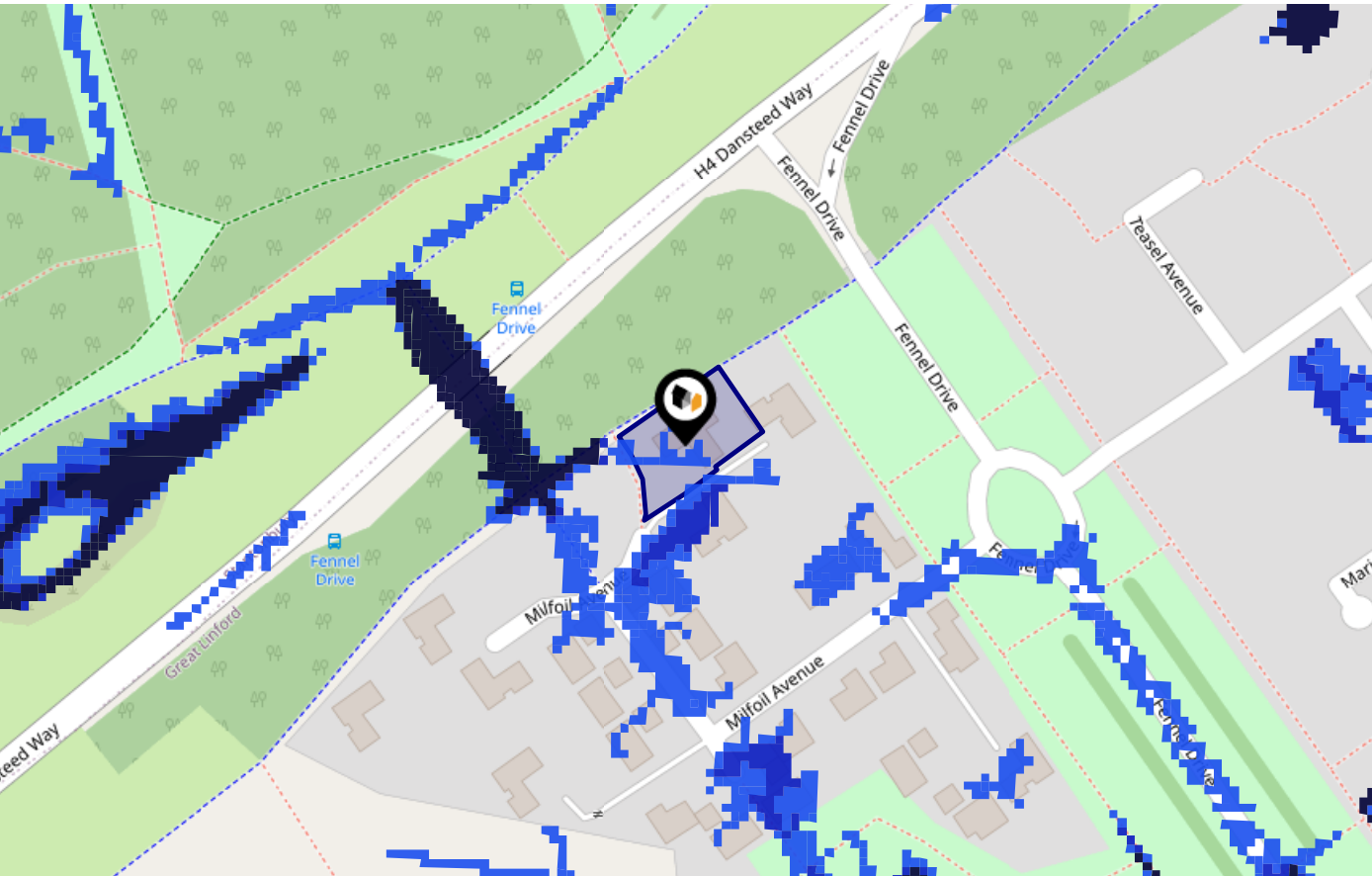■ **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)	▬▬▬▬			
🌢🌢	Up to 30cm (1ft)	▬▬▬▬			
🌢🌢🌢	Up to 60cm (2ft)	▬▬▬▬			

Flood Risk
Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

■ **High Risk -** an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.

■ **Medium Risk -** an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.

■ **Low Risk -** an area which has a chance of flooding of greater than **1 in 1000 (0.1%)** in any one year.

■ **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

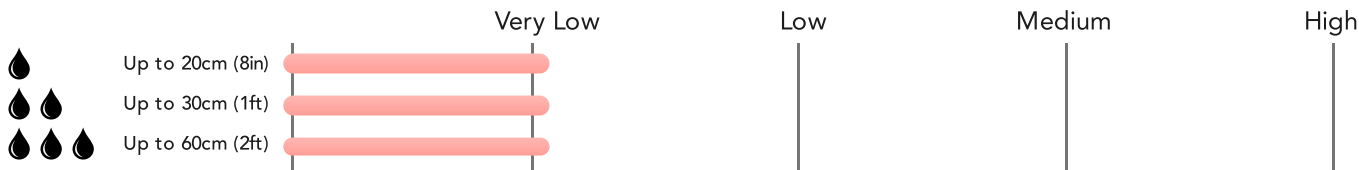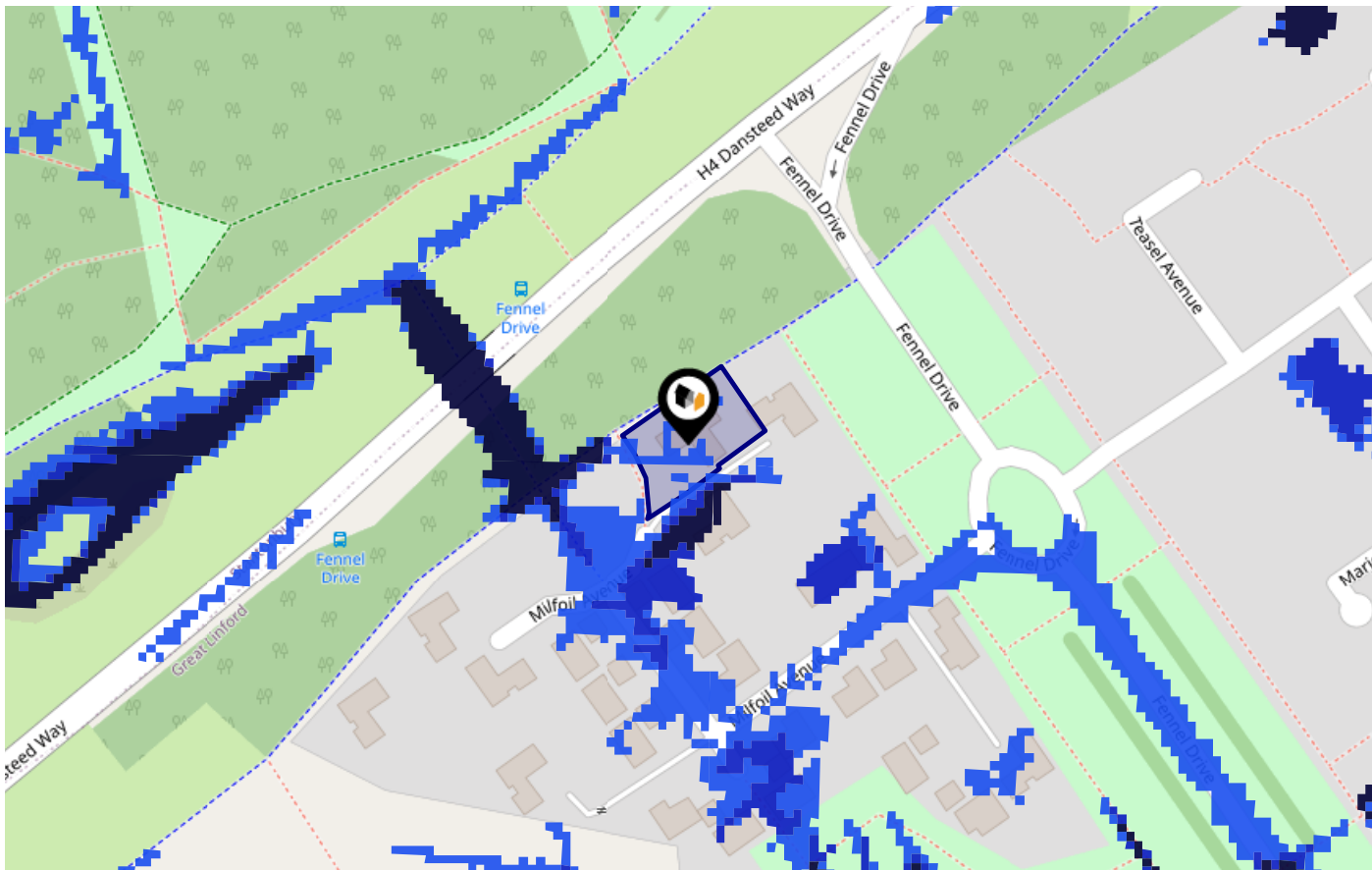|		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)				
🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

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This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

■ **High Risk -** an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.

■ **Medium Risk -** an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.

■ **Low Risk -** an area which has a chance of flooding of greater than **1 in 1000 (0.1%)** in any one year.

■ **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **High Risk -** an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- **Medium Risk -** an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
- **Low Risk -** an area which has a chance of flooding of greater than **1 in 1000 (0.1%)** in any one year.
- **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

This map displays nearby areas that have been designated as Green Belt...
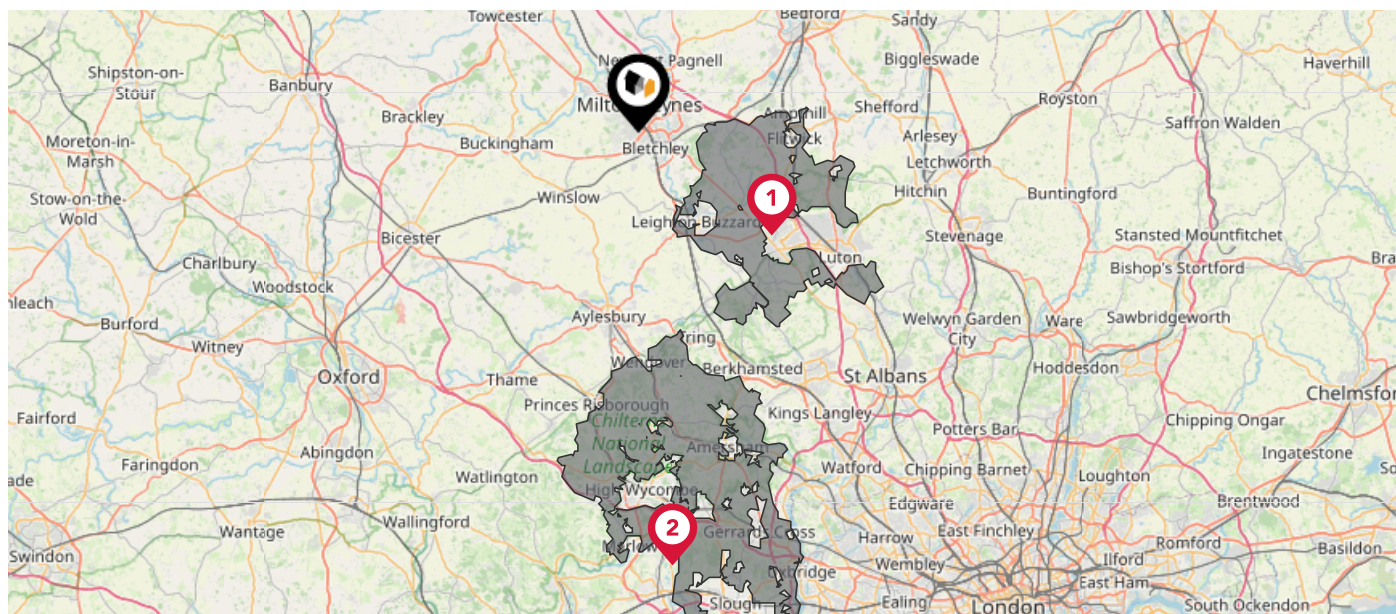
Nearby Green Belt Land

1   London Green Belt - Central Bedfordshire

2   London Green Belt - Buckinghamshire

Maps
Landfill Sites

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.
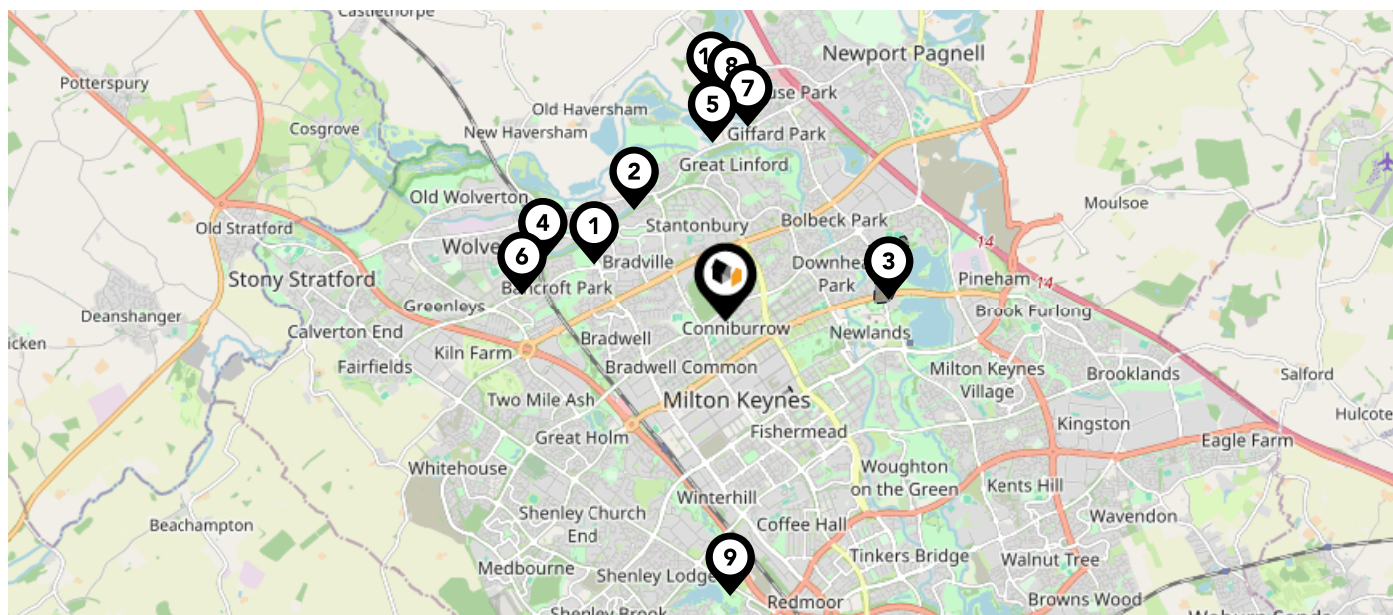

	Nearby Landfill Sites		
1	Old gravel pits upto c 12m of ?19th C fi-Bradwell Island, New Bradwell	Historic Landfill	
2	New Bradwell Council Landfill-Newport Road, New Bradwell, Buckinghamshire	Historic Landfill	
3	Willen Tip-Milton Keynes	Historic Landfill	
4	Pre-76 Wolverton-Wolverton, New Bradwell	Historic Landfill	
5	Great Linford Pit-Milton Keynes	Historic Landfill	
6	Bushfield County Middle School-Moon Street, Wolverton	Historic Landfill	
7	Great Linford Pit-Milton Keynes	Historic Landfill	
8	Great Linford Pit-Milton Keynes	Historic Landfill	
9	Elfield Park-The National Bowl, Watling Street, Elfield Park	Historic Landfill	
10	Great Linford Pit-Milton Keynes	Historic Landfill	

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...
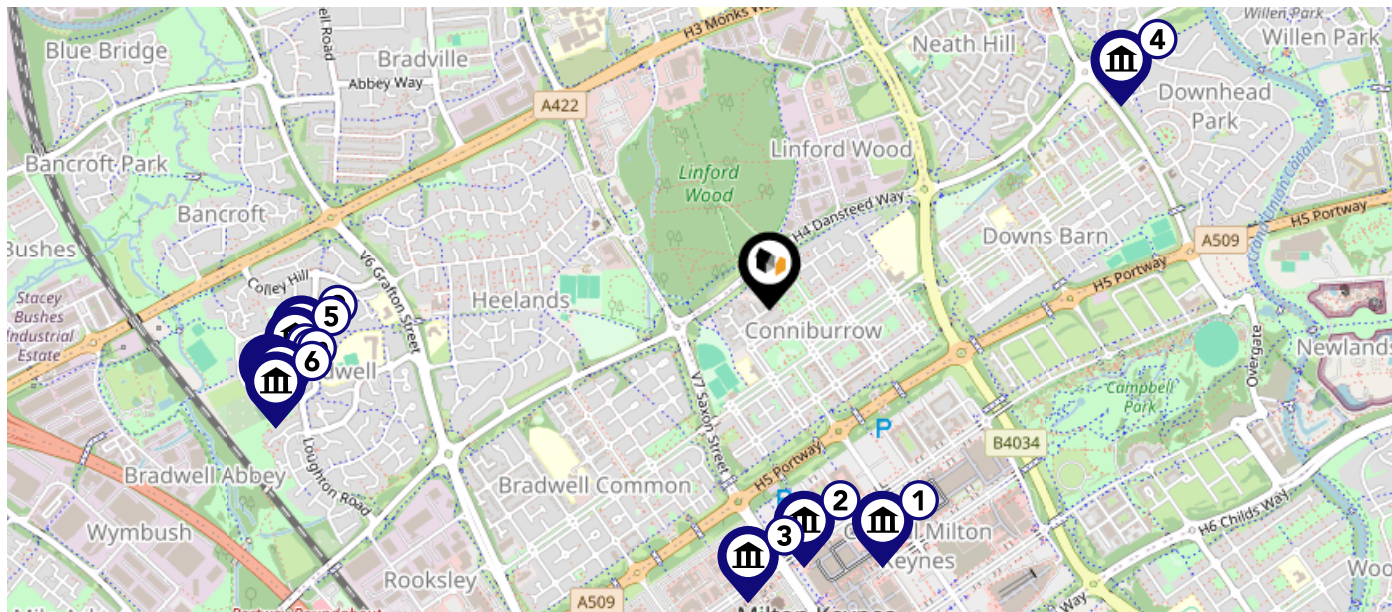
| Listed Buildings in the local district	Grade	Distance
① 1393882 - Shopping Building	Grade II	0.6 miles
② 1424282 - Central Library	Grade II	0.6 miles
③ 1432576 - Octo Sculpture And Reflecting Pool	Grade II	0.7 miles
④ 1125274 - Lodge Farmhouse	Grade II	0.9 miles
⑤ 1159882 - Stable Block	Grade II	1.1 miles
⑥ 1125269 - The Prince Albert Public House	Grade II	1.1 miles
⑦ 1332312 - Turners Farmhouse	Grade II	1.1 miles
⑧ 1125272 - The Victoria Public House	Grade II	1.1 miles
⑨ 1125266 - 40 And 42, Loughton Road	Grade II	1.1 miles
⑩ 1332311 - Garden Wall At No 4	Grade II	1.1 miles

Area
Schools
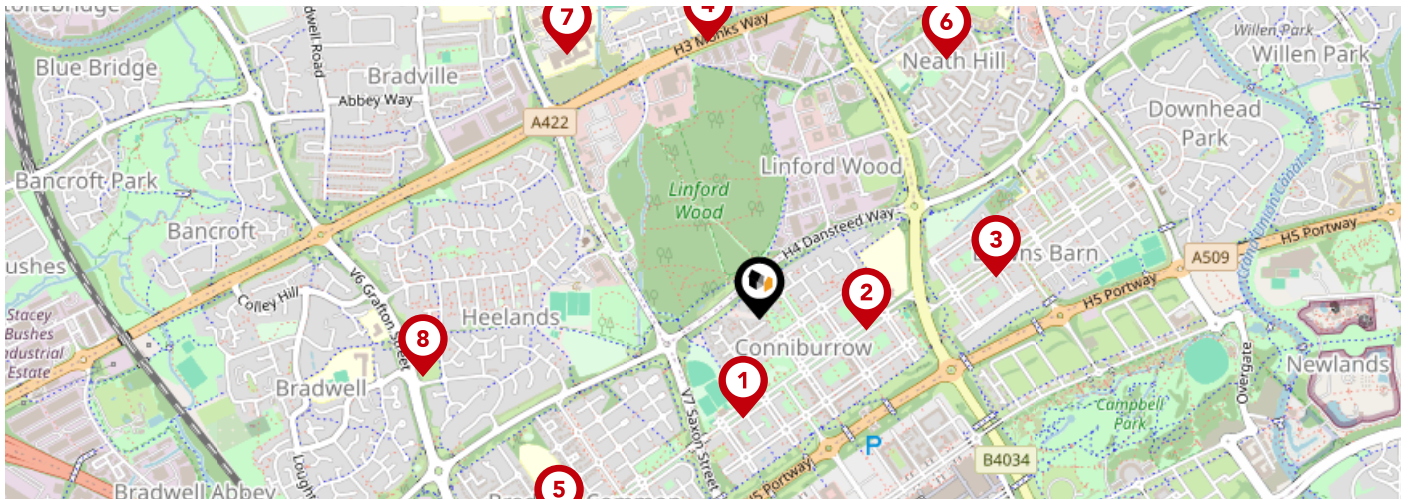
		Nursery	Primary	Secondary	College	Private
1	**Germander Park School** Ofsted Rating: Good | Pupils: 81 | Distance:0.23	☐	☑	☐	☐	☐
2	**Southwood School** Ofsted Rating: Good | Pupils: 193 | Distance:0.25	☐	☑	☐	☐	☐
3	**Downs Barn School** Ofsted Rating: Good | Pupils: 89 | Distance:0.55	☐	☑	☐	☐	☐
4	**The Webber Independent School** Ofsted Rating: Not Rated | Pupils: 315 | Distance:0.64	☐	☐	☑	☐	☐
5	**Summerfield School** Ofsted Rating: Good | Pupils: 338 | Distance:0.66	☐	☑	☐	☐	☐
6	**St Monica's Catholic Primary School** Ofsted Rating: Good | Pupils: 428 | Distance:0.73	☐	☑	☐	☐	☐
7	**Stantonbury School** Ofsted Rating: Requires improvement | Pupils: 1504 | Distance:0.75	☐	☐	☑	☐	☐
8	**Heelands School** Ofsted Rating: Good | Pupils: 86 | Distance:0.78	☐	☑	☐	☐	☐

Area
Schools

		Nursery	Primary	Secondary	College	Private
9	**Brooksward School** Ofsted Rating: Good | Pupils:0 | Distance:0.86	☐	☑	☐	☐	☐
10	**Priory Common School** Ofsted Rating: Good | Pupils: 73 | Distance:0.87	☐	☑	☐	☐	☐
11	**Wood End Infant & Pre-School** Ofsted Rating: Good | Pupils: 84 | Distance:0.89	☐	☑	☐	☐	☐
12	**Stanton School** Ofsted Rating: Outstanding | Pupils: 301 | Distance:0.9	☐	☑	☐	☐	☐
13	**Bradwell Village School** Ofsted Rating: Good | Pupils: 201 | Distance:0.92	☐	☑	☐	☐	☐
14	**Stephenson Academy** Ofsted Rating: Good | Pupils: 121 | Distance:1.02	☐	☐	☑	☐	☐
15	**Great Linford Primary School** Ofsted Rating: Good | Pupils: 341 | Distance:1.14	☐	☑	☐	☐	☐
16	**Jubilee Wood Primary School** Ofsted Rating: Good | Pupils: 531 | Distance:1.25	☐	☑	☐	☐	☐

Local Area
Masts & Pylons
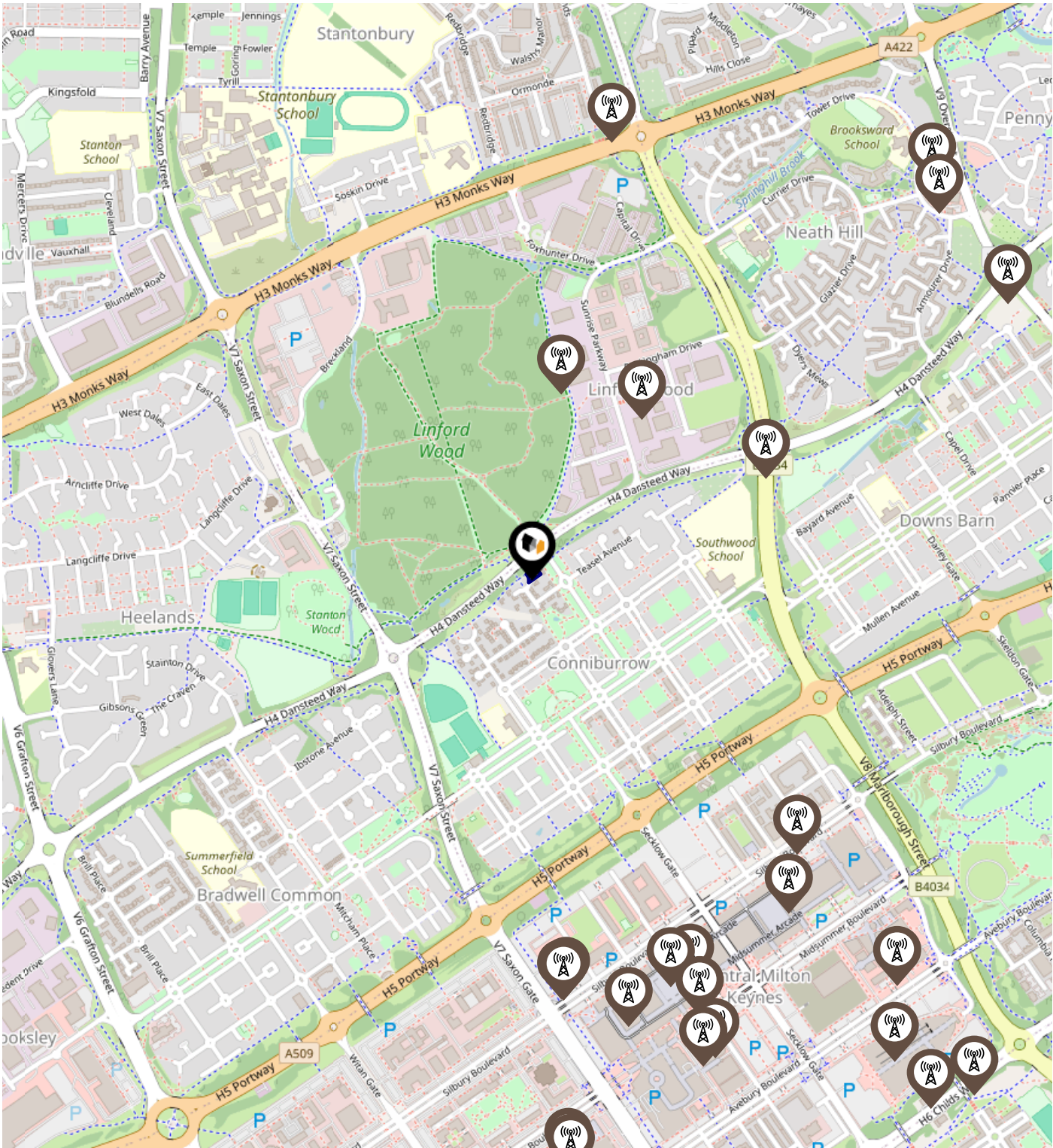
Key:

🗼 Power Pylons

🗼 Communication Masts

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What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).

This
Property
▼

1	2	3	4	5	6
<1%	1-3%	3-5%	5-10%	10-30%	>30%

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Local Area
Road Noise
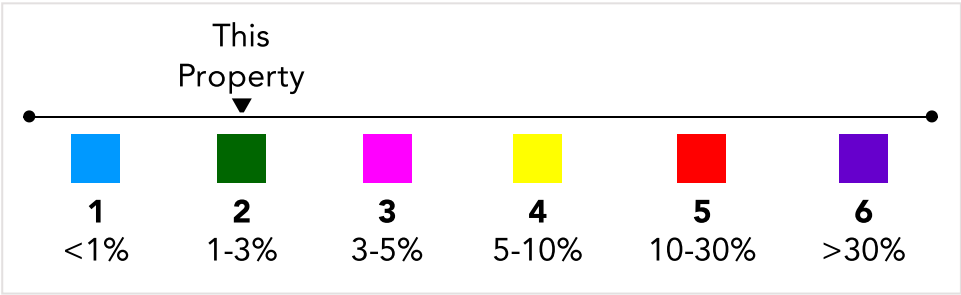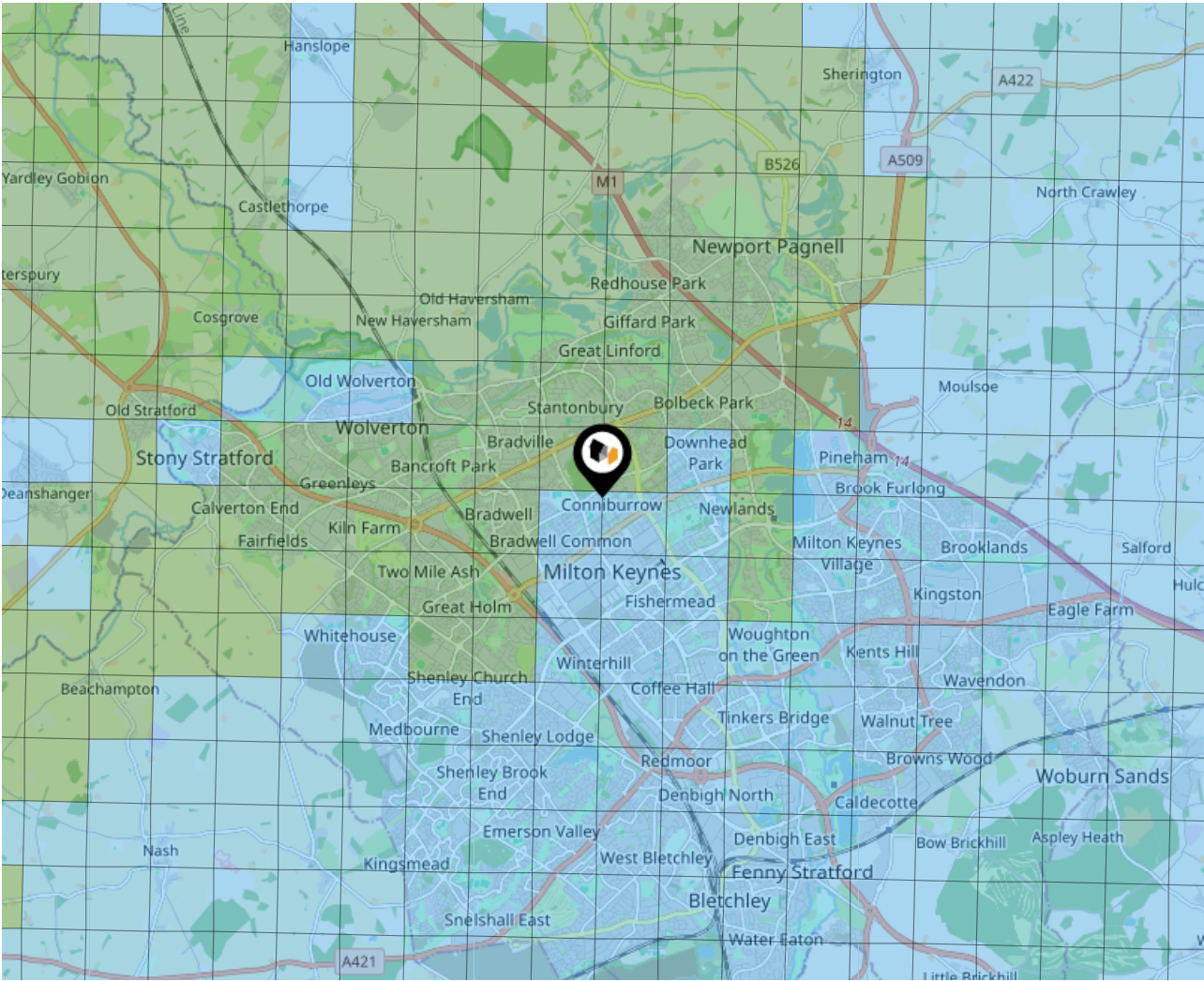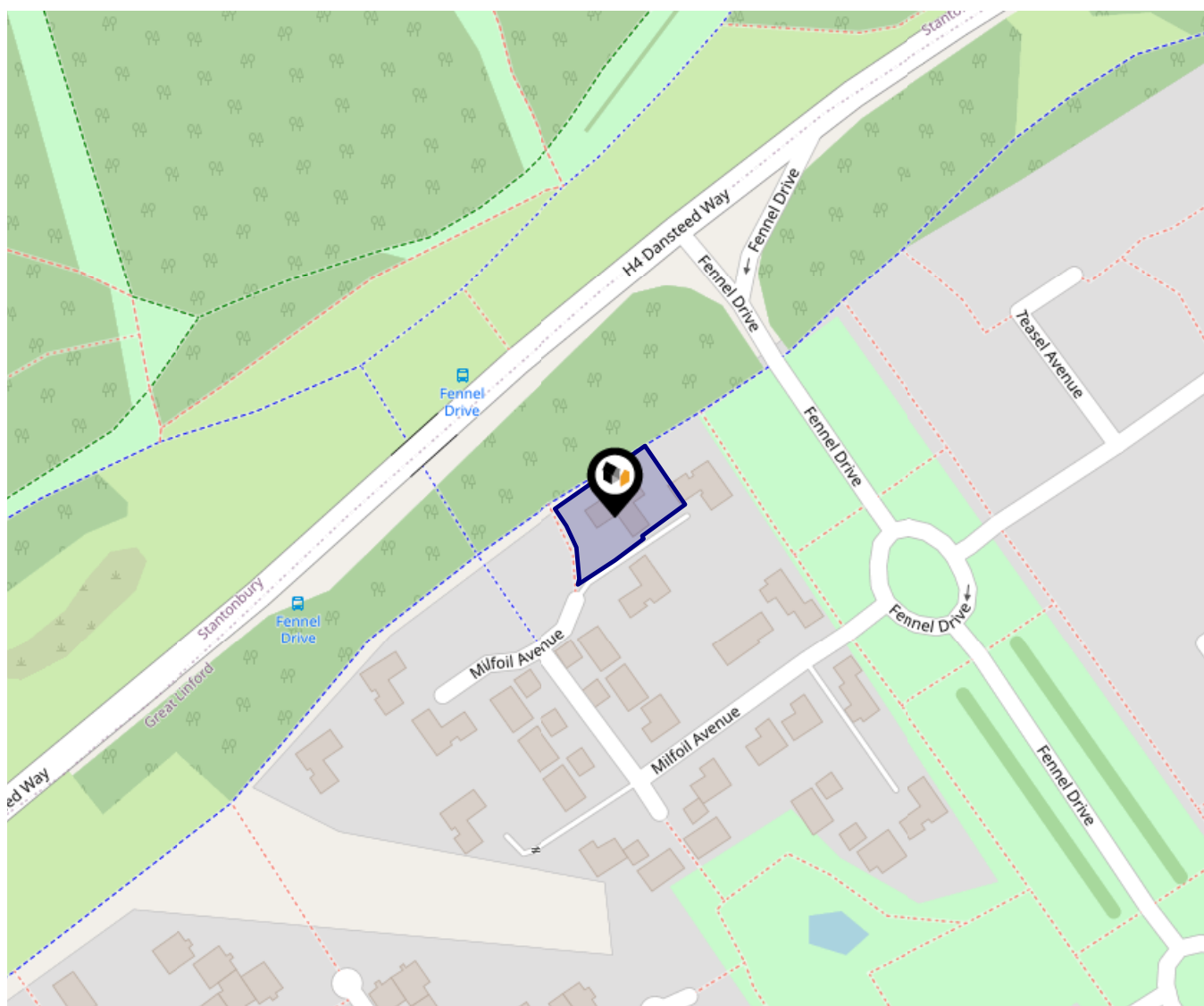
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 🟥 75.0+ dB
- 🟧 70.0-74.9 dB
- 🟨 65.0-69.9 dB
- 🟩 60.0-64.9 dB
- 🟦 55.0-59.9 dB

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Environment
Soils & Clay

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	VARIABLE	**Soil Texture:**	LOAM TO CLAYEY LOAM
Parent Material Grain:	MIXED (ARGILLIC-RUDACEOUS)	**Soil Depth:**	DEEP
Soil Group:	MEDIUM TO HEAVY		
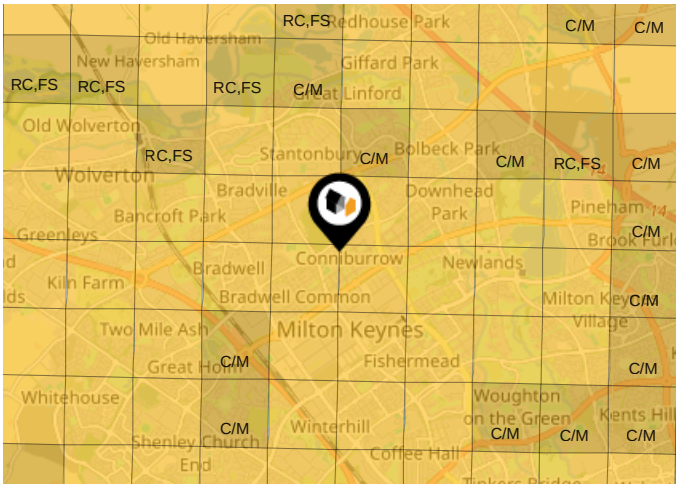
Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess
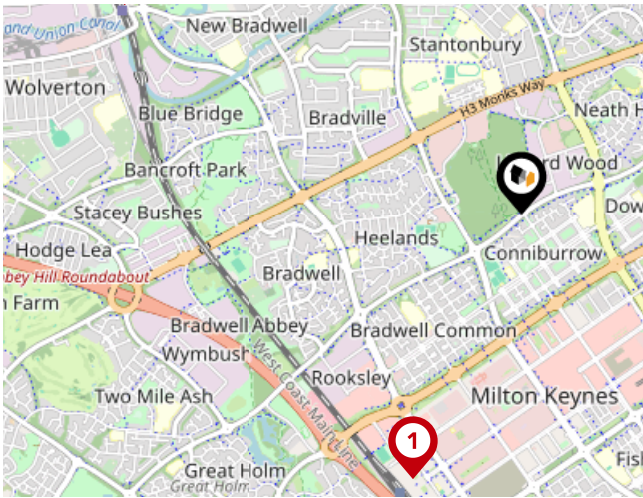
National Rail Stations

Pin	Name	Distance
1	Milton Keynes Central Rail Station	1.3 miles
2	Wolverton Rail Station	2.04 miles
3	Fenny Stratford Rail Station	4.05 miles
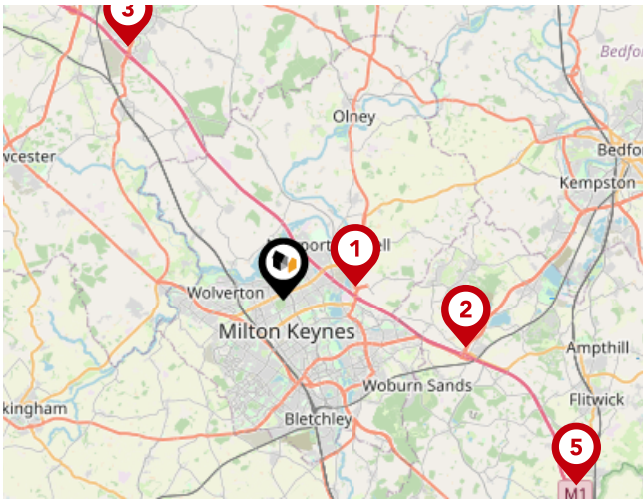
Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J14	2.64 miles
2	M1 J13	6.87 miles
3	M1 J15	10.84 miles
4	M1 J15A	13.38 miles
5	M1 J12	12.65 miles
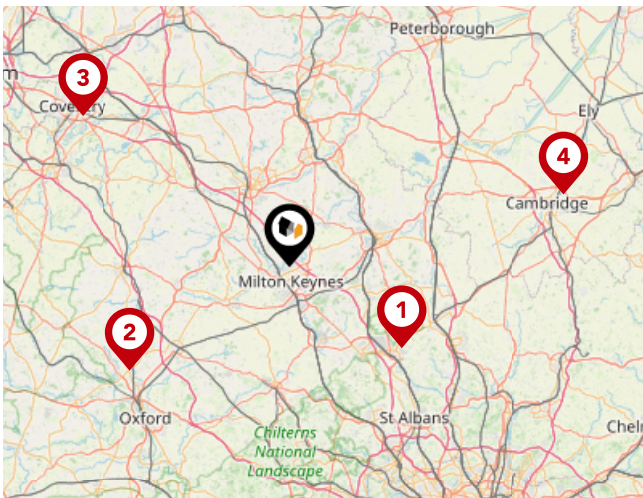
Airports/Helipads

Pin	Name	Distance
1	Luton Airport	20.27 miles
2	Kidlington	27.94 miles
3	Baginton	37.29 miles
4	Cambridge	41.18 miles
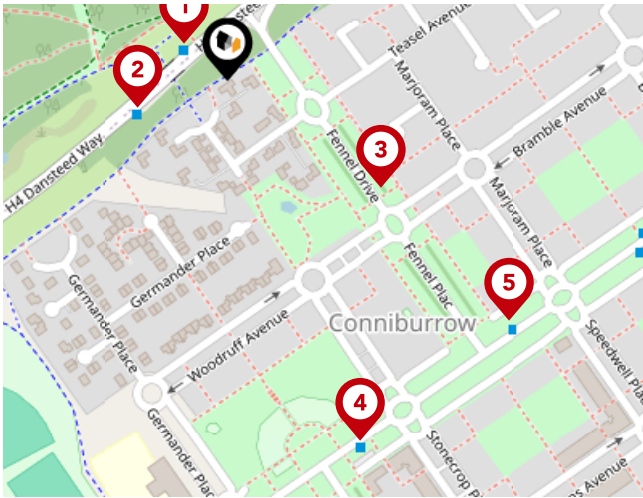
Bus Stops/Stations

Pin	Name	Distance
1	Fennel Drive	0.03 miles
2	Fennel Drive	0.05 miles
3	Fennel Drive north	0.11 miles
4	Mallow Gate	0.22 miles
5	Marjoram Place	0.21 miles

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Chris Durrant – 'Your' Estate Agent has one goal – to put you at the forefront of your property transaction and ensure that your move is as smooth as possible.

Chris Durrant powered by eXp
Testimonials

Testimonial 1 ★★★★★

Highly recommend! Chris did a tremendous job helping us sell our property. He really cares about his clients and does all he can to get things done in a timely manner. I wholeheartedly recommend him as very professional and great communication throughout the purchase process

Testimonial 2 ★★★★★

Chris recently dealt with our purchase. Nothing was too much trouble and he was always available to communicate between the different parties and to keep us informed . I would definitely recommend

Testimonial 3 ★★★★★

After having my property valued with several agents, Chris stood out from the crowd. His ambition and enthusiasm shows he has the right tools for this industry and would highly recommend him. Thanks for all your help Chris, Keep up the good work

f /ChrisDurrantexp   **in** /chris-durrant-08752622

Agent
Disclaimer

Important - Please Read

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