



See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Wednesday 29th April 2026



HEXHAM GARDENS, BLETCHLEY, MILTON KEYNES, MK3

Price Estimate : £269,000

Chris Durrant powered by eXp

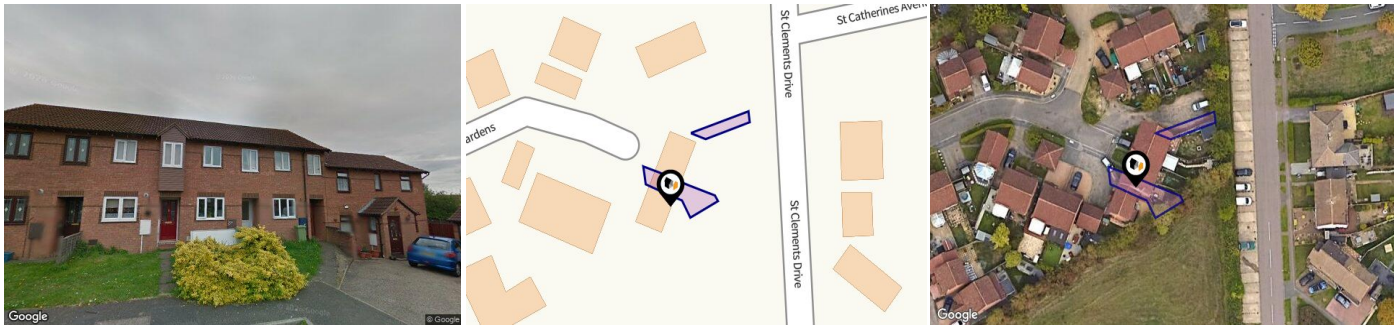
8 Linceslade Grove Loughton Milton Keynes MK5 8DL

07595473891

chris.durrant@exp.uk.com

chrisdurrant.exp.uk.com





Property

Type:	Terraced	Price Estimate:	£269,000
Bedrooms:	2	Tenure:	Freehold
Floor Area:	559 ft ² / 52 m ²		
Plot Area:	0.03 acres		
Council Tax :	Band B		
Annual Estimate:	£1,845		
Title Number:	BM114703		

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)

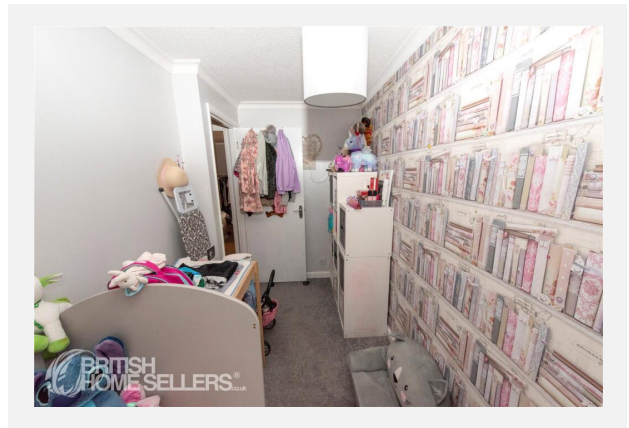
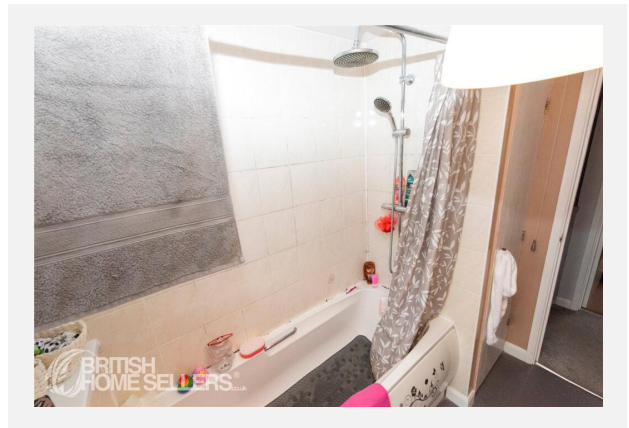
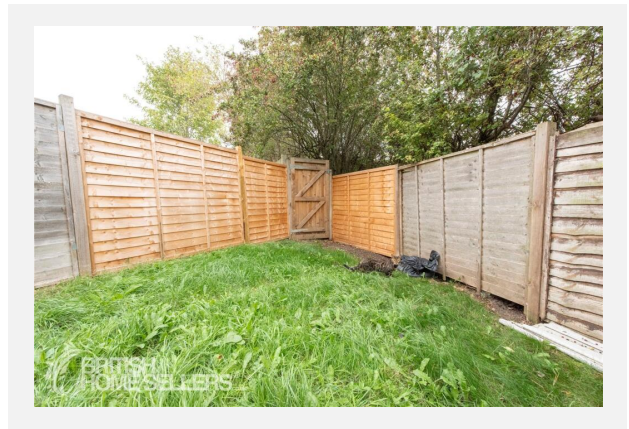
2 mb/s	80 mb/s	1800 mb/s

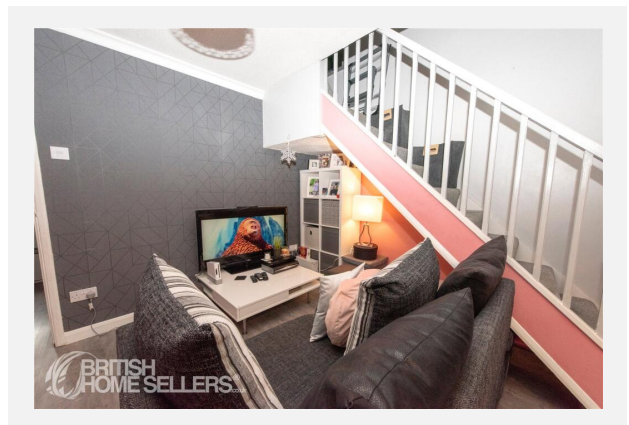
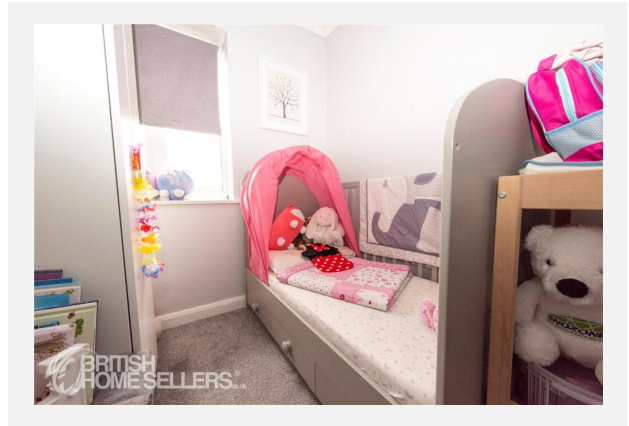
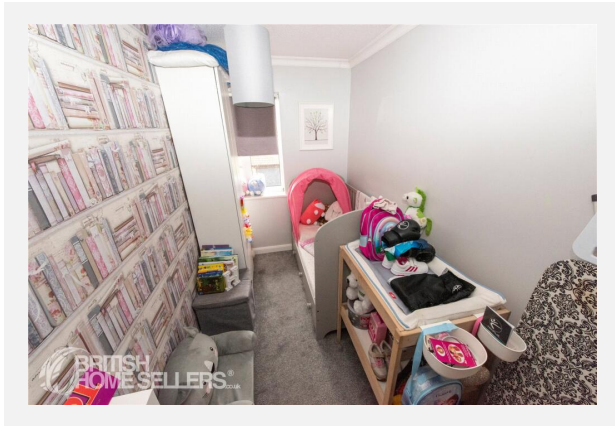
Mobile Coverage: (based on calls indoors)

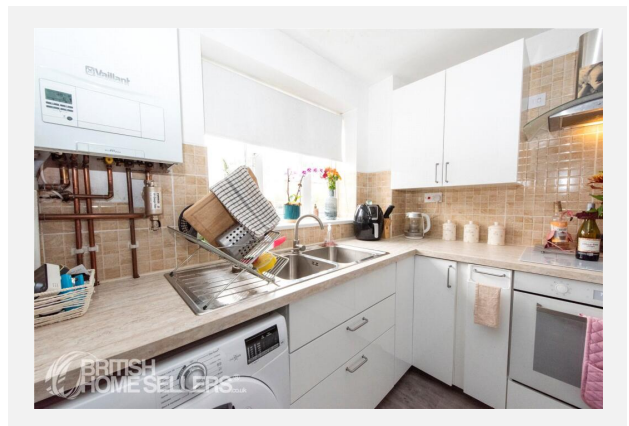


Satellite/Fibre TV Availability:









HEXHAM GARDENS, BLETCHLEY, MILTON KEYNES, MK3



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com

Property EPC - Certificate

Bletchley, MK3

Energy rating

C

Valid until 28.09.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	1
Open Fireplace:	0
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Good lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	52 m ²

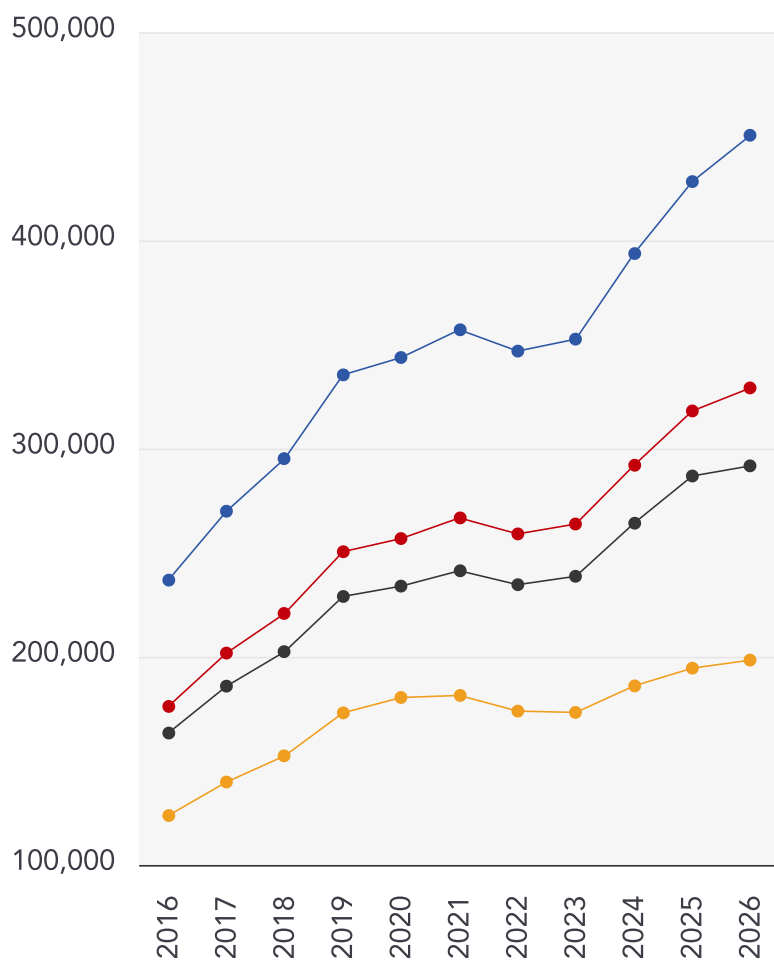
74, Hexham Gardens, Milton Keynes, MK3 5EU						Terraced House
Last Sold Date:	13/02/2026	23/09/2005	06/11/2003	20/04/2001	10/01/2000	
Last Sold Price:	£230,000	£123,000	£113,000	£72,000	£58,995	
85, Hexham Gardens, Milton Keynes, MK3 5EU						Detached House
Last Sold Date:	31/05/2023	31/03/2023	24/07/2015	25/11/2005	24/04/1998	18/10/1996
Last Sold Price:	£315,000	£340,000	£220,000	£163,500	£67,000	£57,000
80, Hexham Gardens, Milton Keynes, MK3 5EU						Terraced House
Last Sold Date:	02/03/2023					
Last Sold Price:	£300,000					
87, Hexham Gardens, Milton Keynes, MK3 5EU						Semi-detached House
Last Sold Date:	04/04/2022	27/10/2003				
Last Sold Price:	£270,000	£124,950				
84, Hexham Gardens, Milton Keynes, MK3 5EU						Semi-detached House
Last Sold Date:	25/03/2022	07/11/2003	16/11/2001			
Last Sold Price:	£205,000	£124,995	£84,995			
79, Hexham Gardens, Milton Keynes, MK3 5EU						Terraced House
Last Sold Date:	22/01/2021	24/08/2007	07/09/2005	17/03/2000	20/10/1995	
Last Sold Price:	£192,500	£125,000	£117,500	£59,995	£39,000	
86, Hexham Gardens, Milton Keynes, MK3 5EU						Semi-detached House
Last Sold Date:	23/09/2020	28/02/2014	22/02/2002	30/05/2000	13/12/1996	
Last Sold Price:	£223,000	£133,000	£84,000	£69,995	£43,000	
76, Hexham Gardens, Milton Keynes, MK3 5EU						Terraced House
Last Sold Date:	05/06/2020	02/08/2002				
Last Sold Price:	£225,000	£104,500				
81, Hexham Gardens, Milton Keynes, MK3 5EU						Semi-detached House
Last Sold Date:	02/08/2019	20/11/2009	01/05/2008			
Last Sold Price:	£270,000	£163,500	£186,000			
69, Hexham Gardens, Milton Keynes, MK3 5EU						Terraced House
Last Sold Date:	13/06/2012	31/08/2007	03/12/1999			
Last Sold Price:	£135,000	£154,995	£63,995			
73, Hexham Gardens, Milton Keynes, MK3 5EU						Terraced House
Last Sold Date:	11/05/2012	19/01/2005	19/03/1999			
Last Sold Price:	£125,000	£128,000	£48,000			
70, Hexham Gardens, Milton Keynes, MK3 5EU						Terraced House
Last Sold Date:	11/09/2009	06/10/2006	10/12/1999			
Last Sold Price:	£118,000	£142,500	£56,000			

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

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in MK3



Detached

+90.23%

Semi-Detached

+86.85%

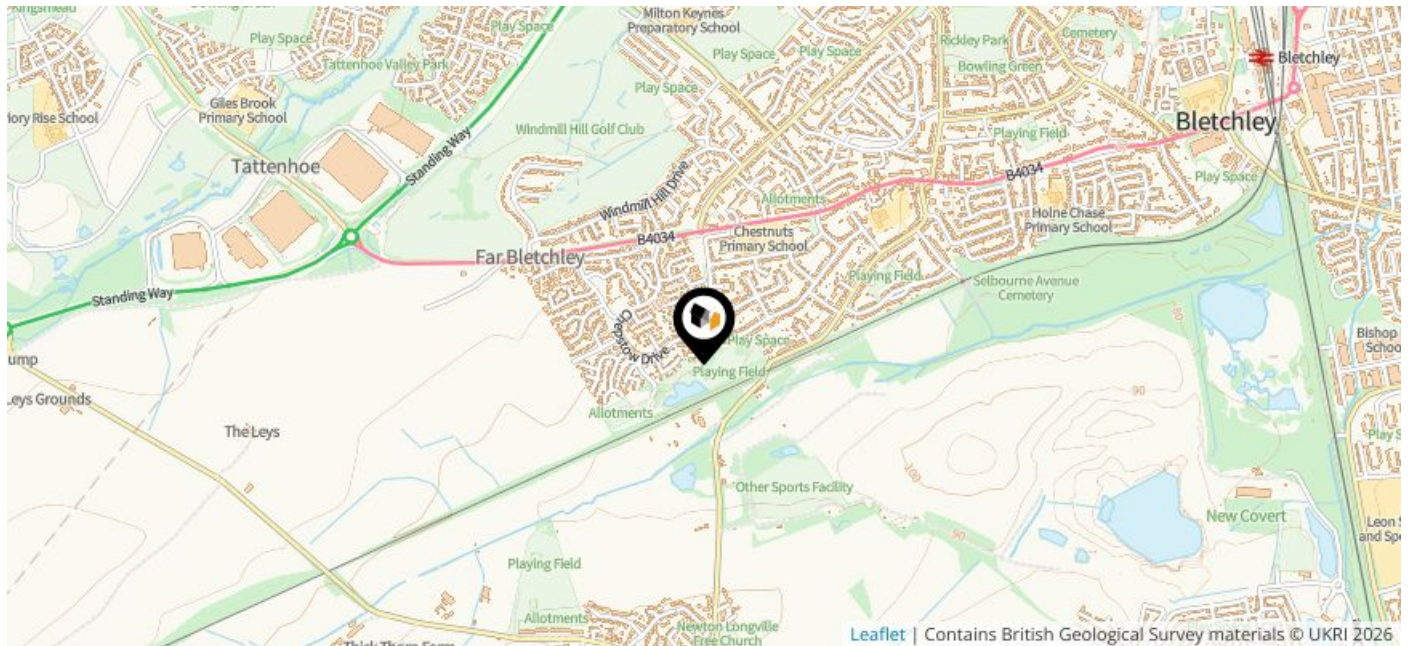
Terraced

+78.56%

Flat

+60.32%

This map displays nearby coal mine entrances and their classifications.



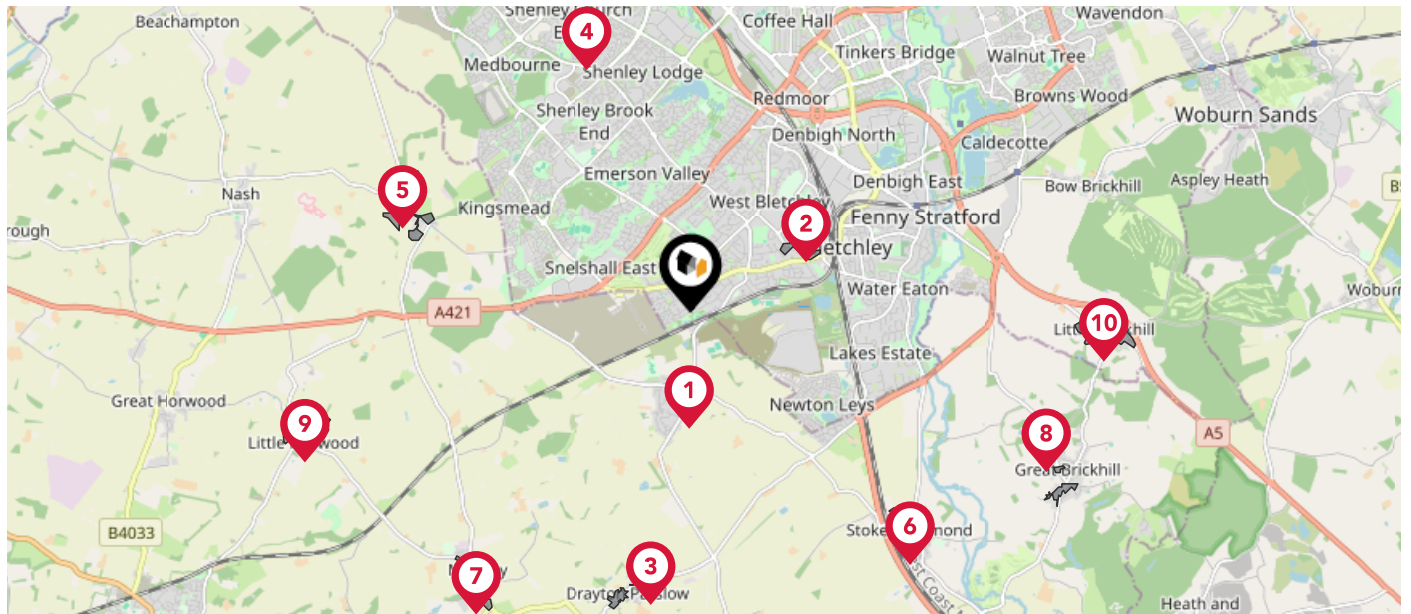
Mine Entry

- ✕ 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.

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.



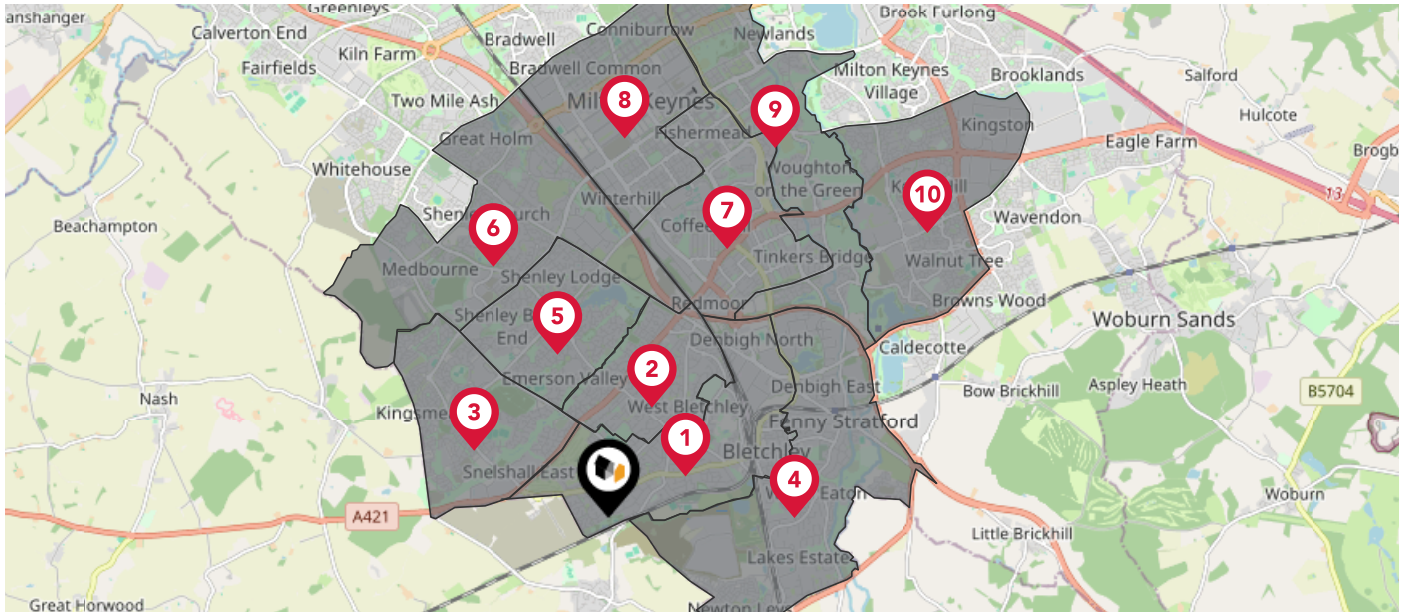
Nearby Conservation Areas

- 1 Newton Longville
- 2 Bletchley
- 3 Drayton Parslow
- 4 Shenley Church End
- 5 Whaddon
- 6 Stoke Hammond
- 7 Mursley
- 8 Great Brickhill
- 9 Little Horwood
- 10 Little Brickhill











Maps

Council Wards

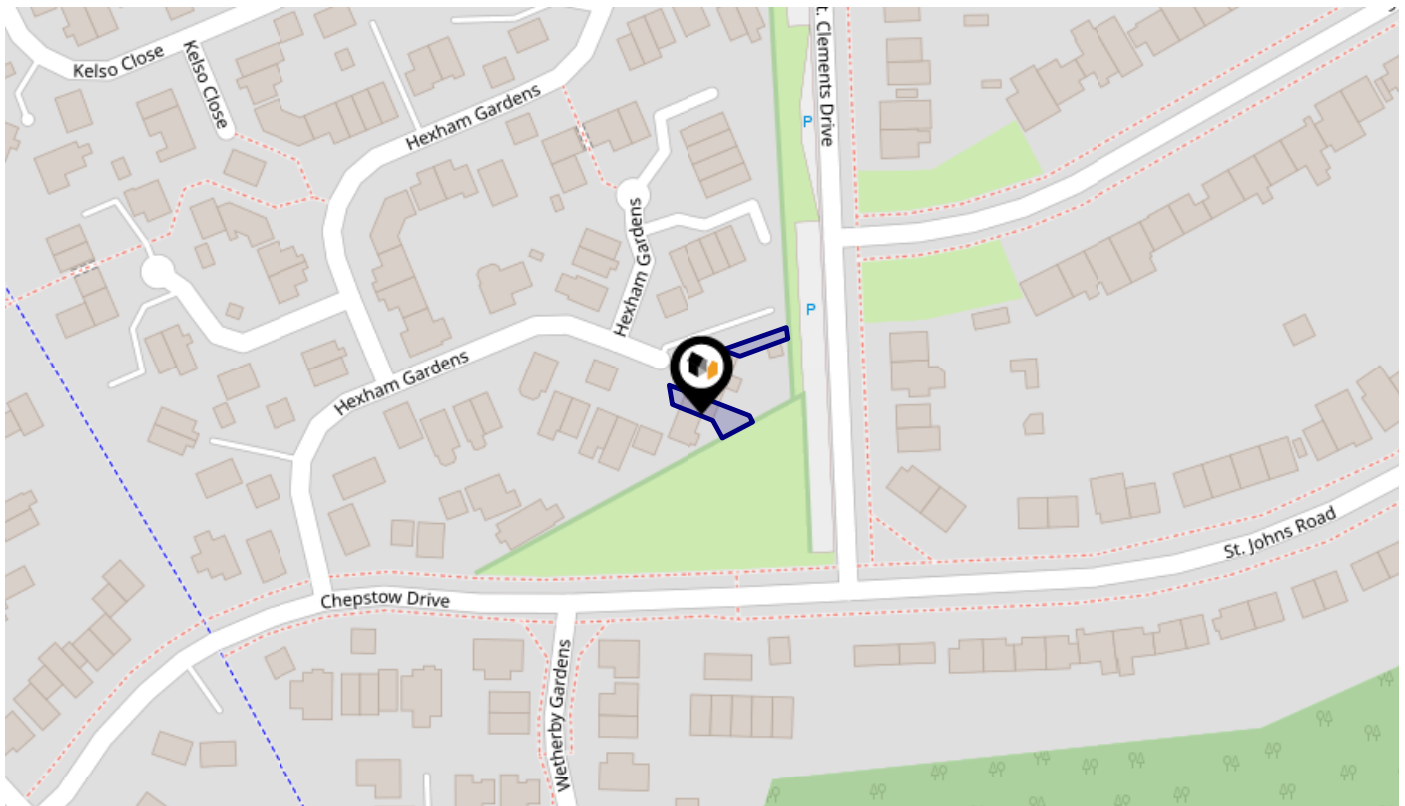
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  Bletchley Park Ward
-  Bletchley West Ward
-  Tattenhoe Ward
-  Bletchley East Ward
-  Shenley Brook End Ward
-  Loughton & Shenley Ward
-  Woughton & Fishermead Ward
-  Central Milton Keynes Ward
-  Campbell Park & Old Woughton Ward
-  Monkston Ward

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.

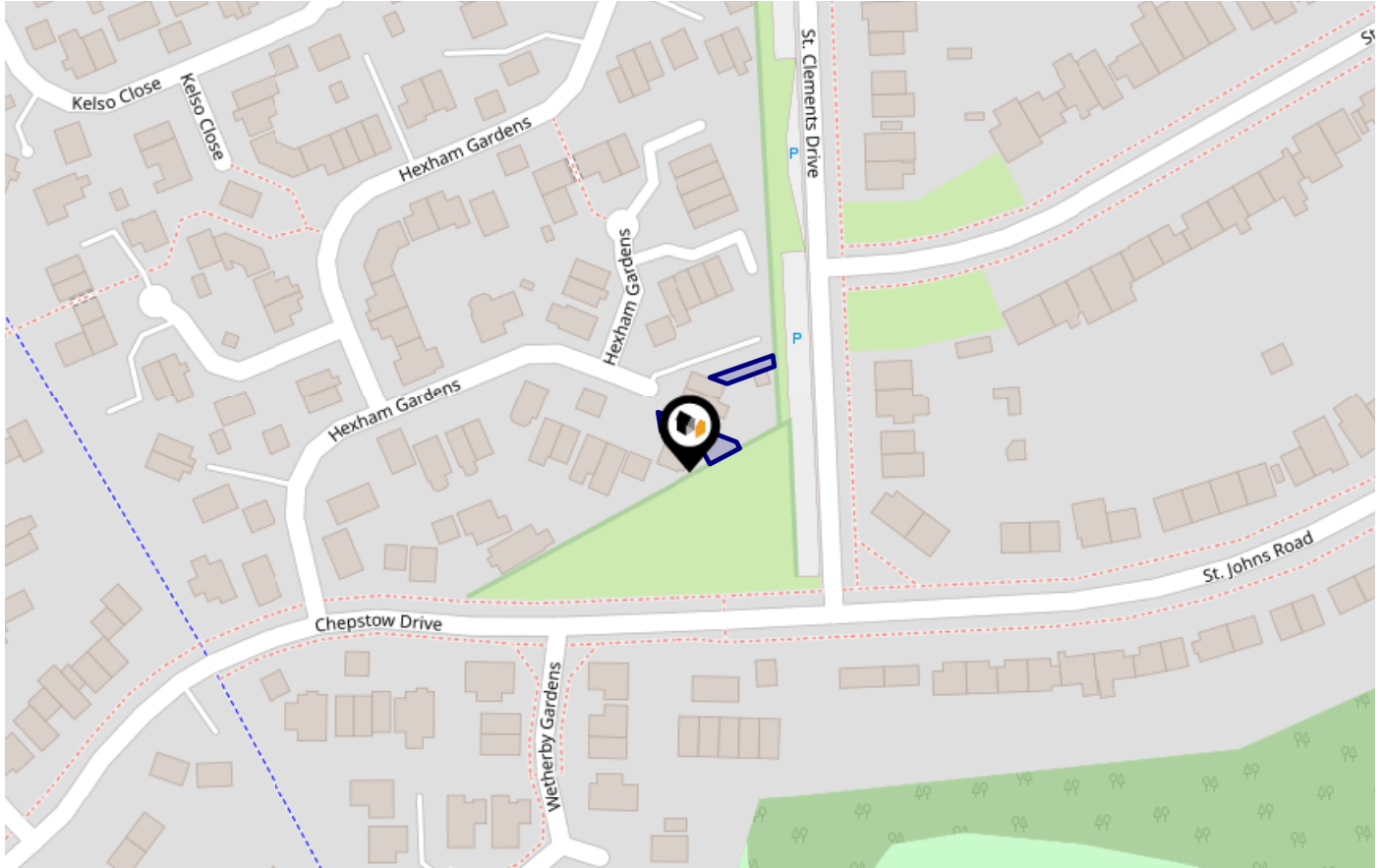
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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	■

Flood Risk

Rivers & Seas - Flood Risk

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

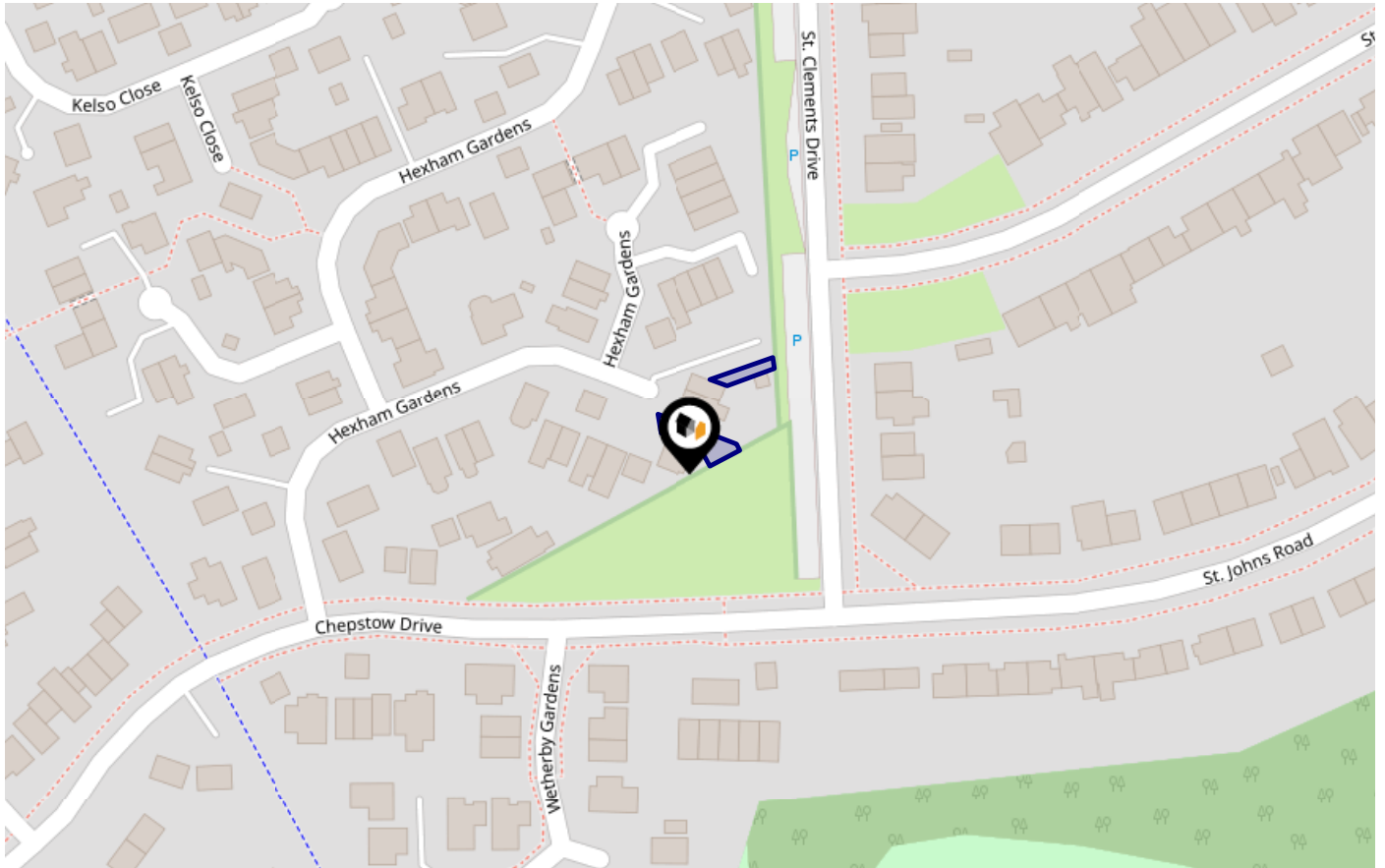
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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.

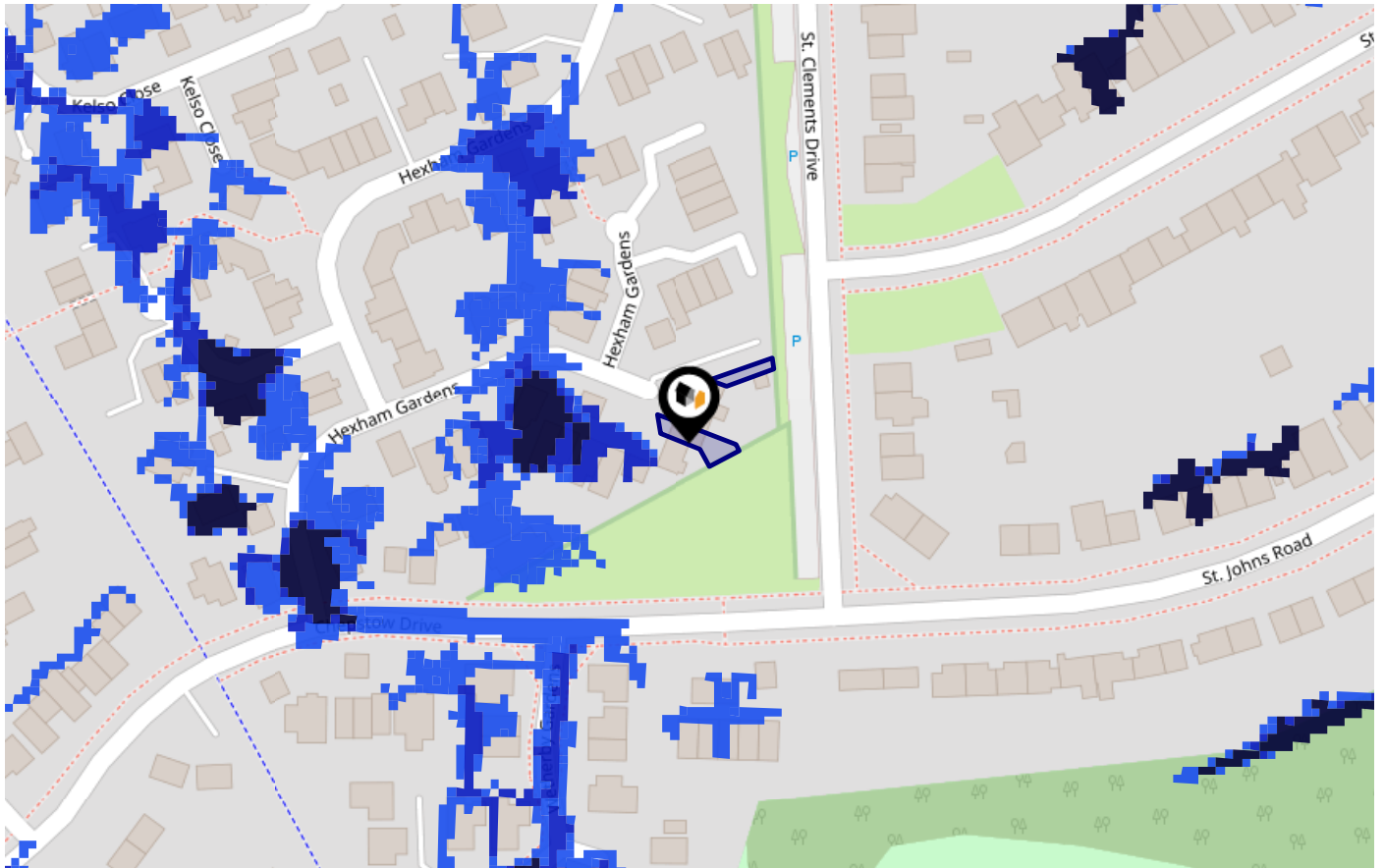
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Flood Risk

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

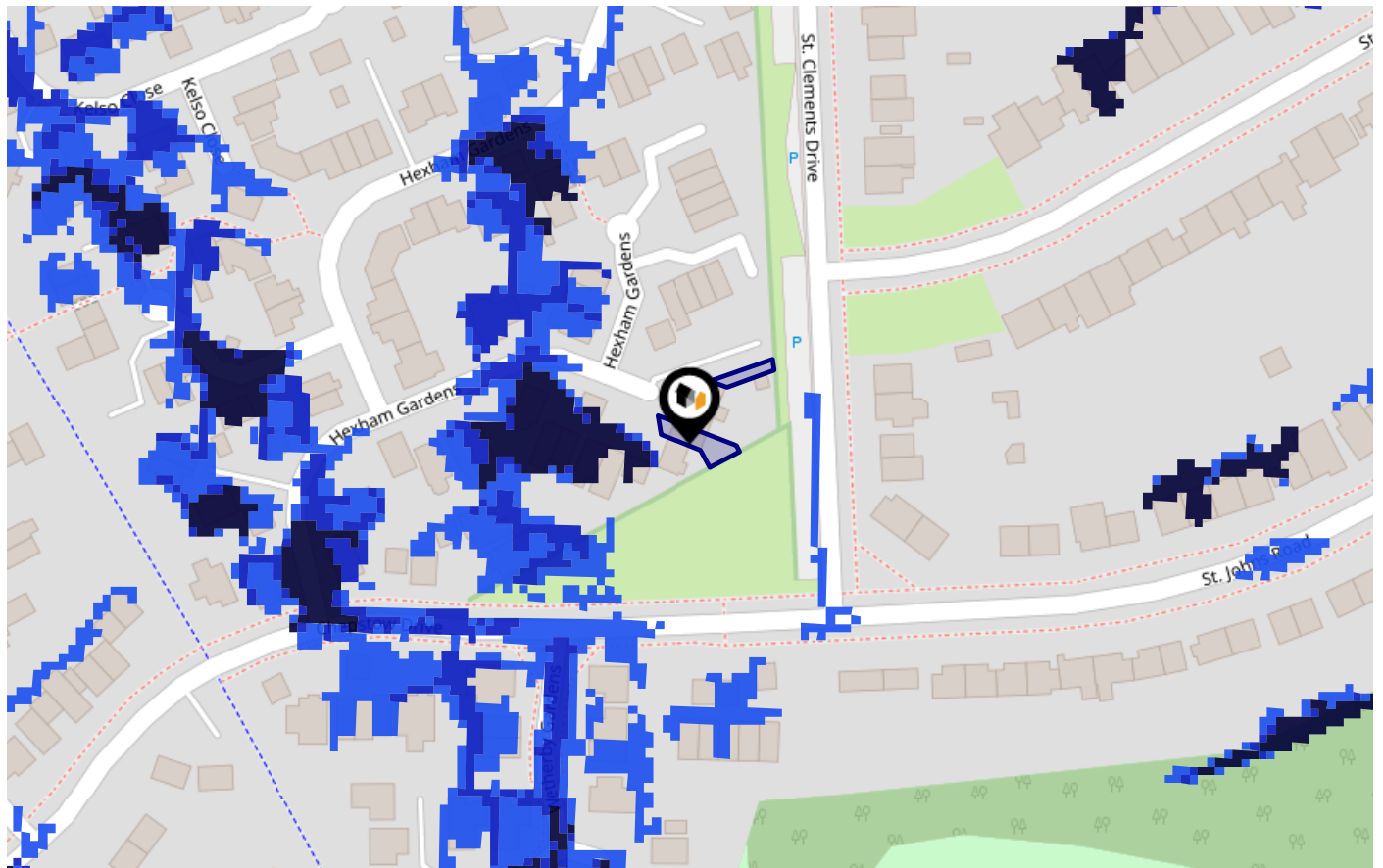
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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.

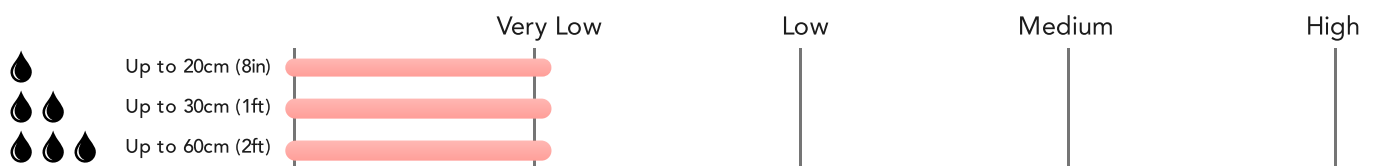


Risk Rating: **Very low**

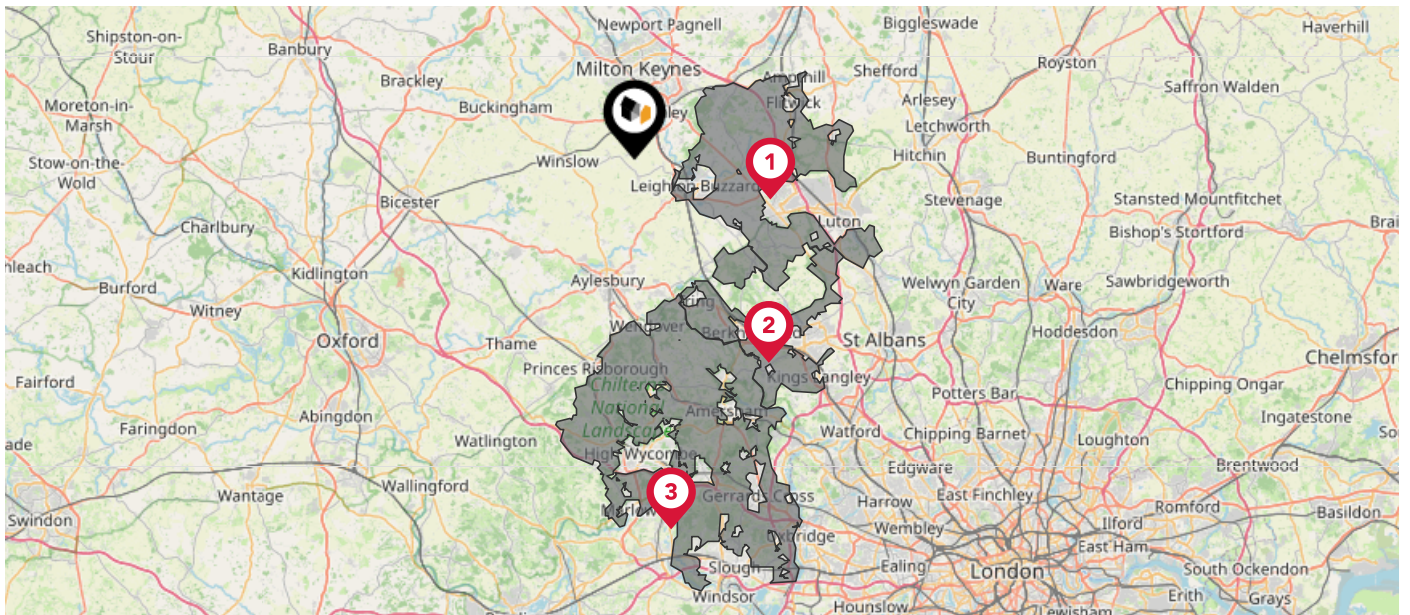
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



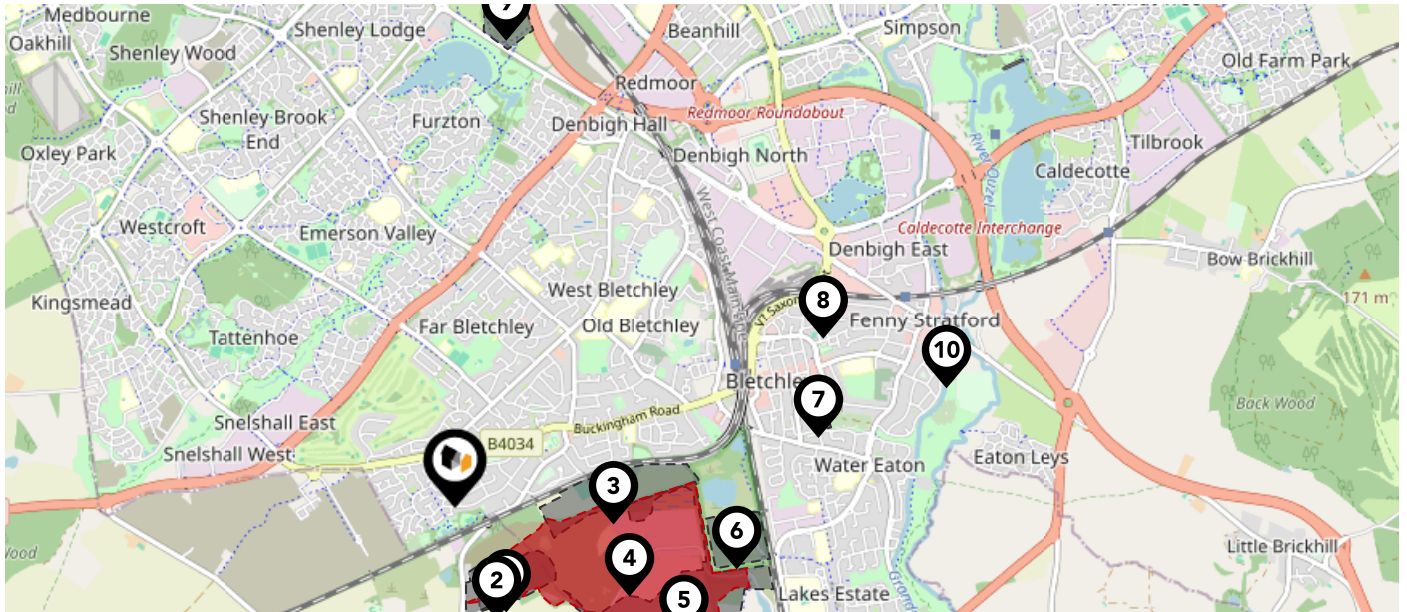
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

- 1 London Green Belt - Central Bedfordshire
- 2 London Green Belt - Dacorum
- 3 London Green Belt - Buckinghamshire

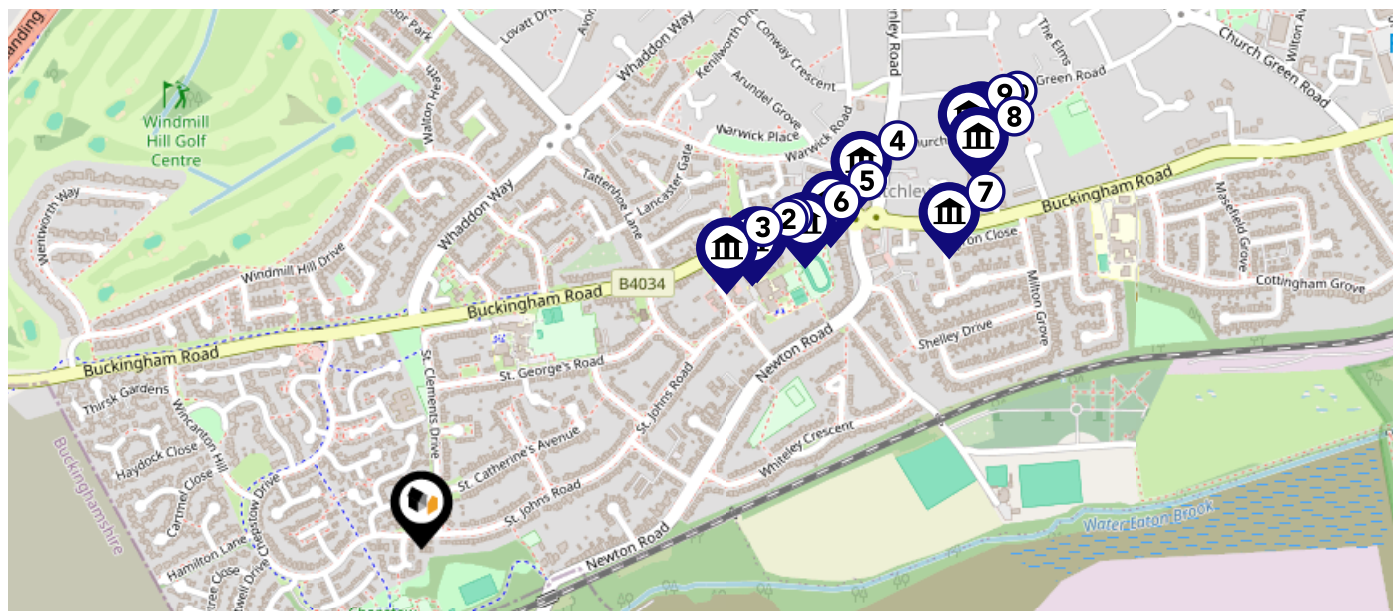
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.













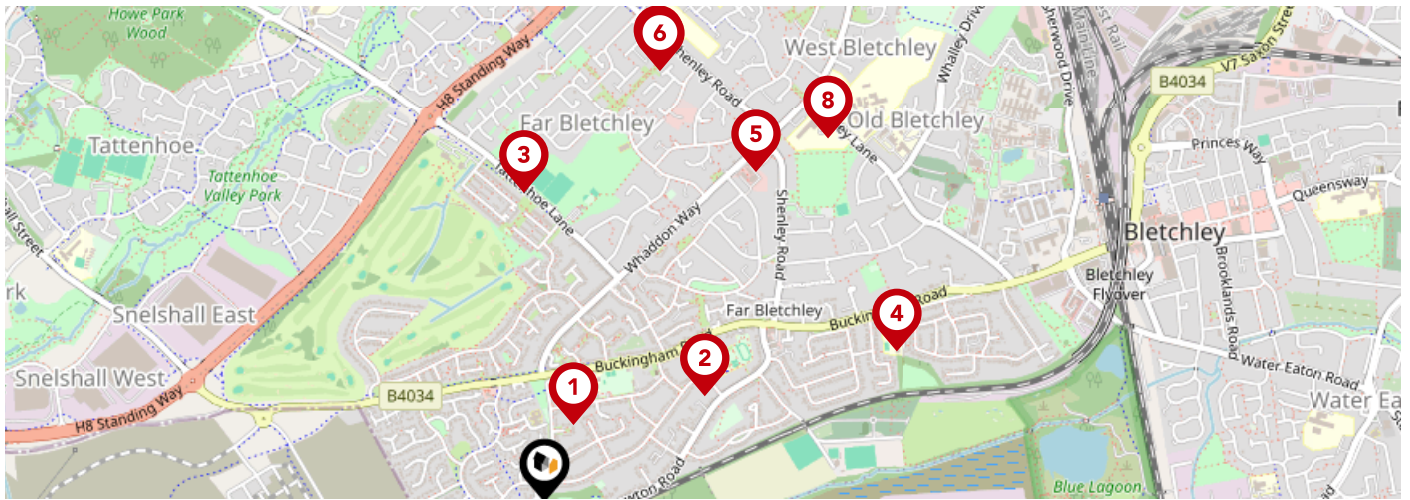
Nearby Landfill Sites

1	Sports Ground off Bletchley Road-Newton Longville, Milton Keynes	Historic Landfill	<input type="checkbox"/>
2	London Brick Company Limited-Bletchley Road, Bletchley, Buckinghamshire	Historic Landfill	<input type="checkbox"/>
3	B4034, Water Eaton-London Brick Company Ltd, Water Eaton	Historic Landfill	<input type="checkbox"/>
4	No name provided by source	Active Landfill	<input checked="" type="checkbox"/>
5	Area A2 Newton Longville Landfill Site-Bletchley Road, Newton Longville, Buckinghamshire	Historic Landfill	<input type="checkbox"/>
6	Flettons Pit-Water Eaton, Milton Keynes, Buckinghamshire	Historic Landfill	<input type="checkbox"/>
7	Westfield Road-Bletchley	Historic Landfill	<input type="checkbox"/>
8	Tavistock Road-Bletchley	Historic Landfill	<input type="checkbox"/>
9	Elfield Park-The National Bowl, Watling Street, Elfield Park	Historic Landfill	<input type="checkbox"/>
10	Former Canal Dredging Tip Fenny Stratfor-Off Watling Street, Fenny Stratford	Historic Landfill	<input type="checkbox"/>

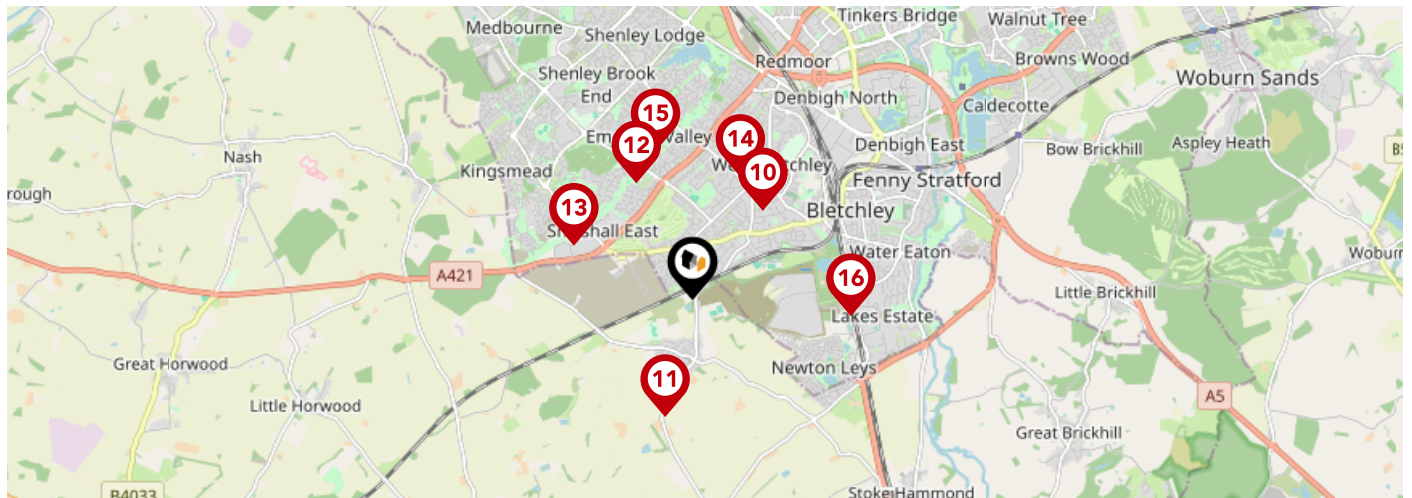
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district		Grade	Distance
	1332228 - 139, Buckingham Road	Grade II	0.5 miles
	1125428 - 141, Buckingham Road	Grade II	0.5 miles
	1332229 - Elm Farmhouse	Grade II	0.5 miles
	1332232 - 15, Shenley Road	Grade II	0.6 miles
	1125426 - Cottage And Barn Adjoining Number 170	Grade II	0.6 miles
	1125427 - Brooklands Farmhouse	Grade II	0.6 miles
	1332227 - 128, Buckingham Road	Grade II	0.7 miles
	1125432 - Yew Tree Cottage	Grade II	0.8 miles
	1160149 - Walnut Tree Cottage	Grade II	0.8 miles
	1125431 - Well House	Grade II	0.8 miles



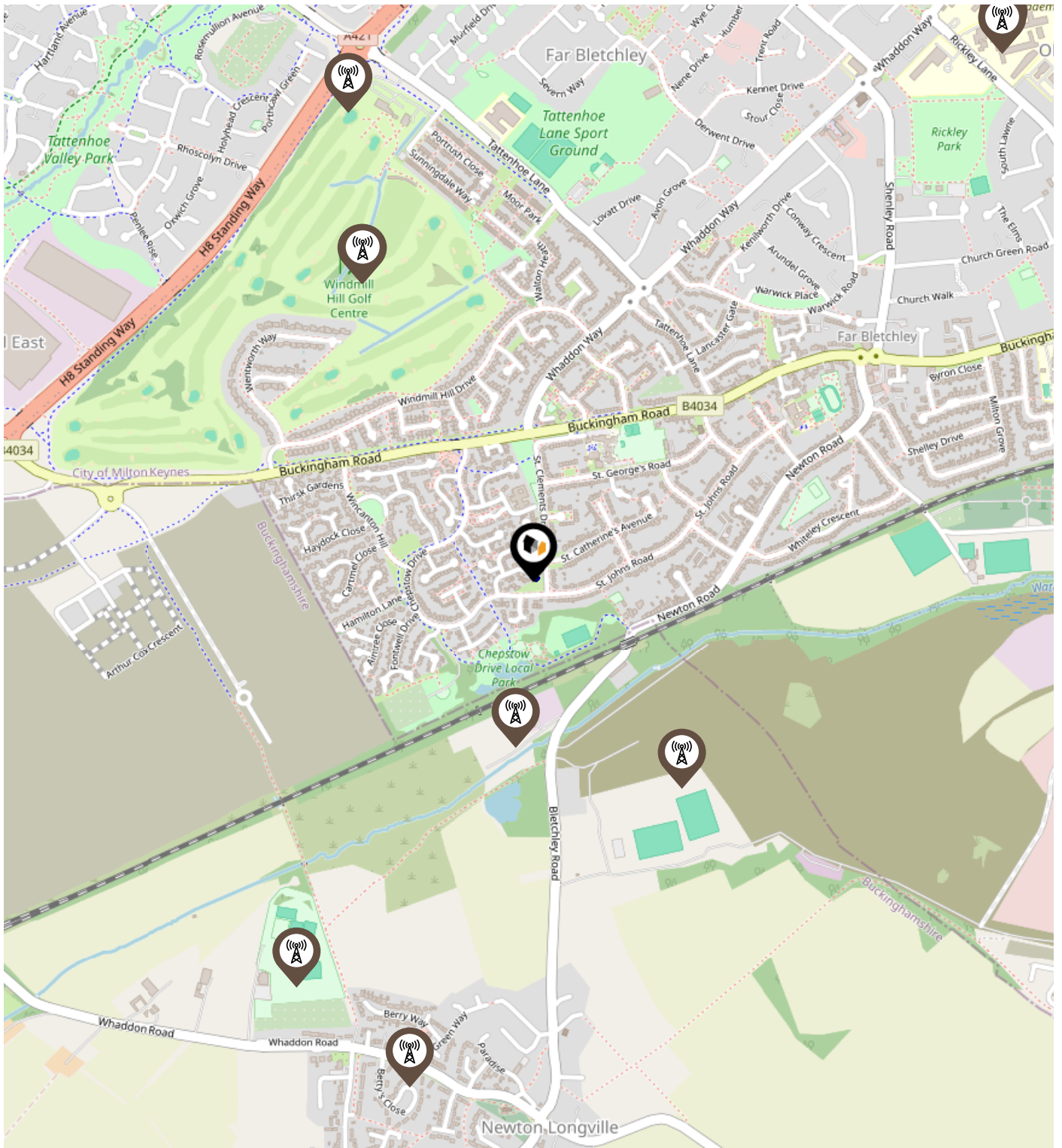
		Nursery	Primary	Secondary	College	Private
1	Chestnuts Primary School Ofsted Rating: Good Pupils: 432 Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Thomas Aquinas Catholic Primary School Ofsted Rating: Requires improvement Pupils: 262 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Milton Keynes Preparatory School Ofsted Rating: Not Rated Pupils: 380 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Holne Chase Primary School Ofsted Rating: Good Pupils: 211 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Cambian Bletchley Park School Ofsted Rating: Good Pupils: 55 Distance:0.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Milton Keynes Primary Pupil Referral Unit Ofsted Rating: Good Pupils: 1 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Romans Field School Ofsted Rating: Good Pupils: 67 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Rickley Park Primary School Ofsted Rating: Good Pupils: 458 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	Lord Grey Academy Ofsted Rating: Good Pupils: 1414 Distance:1.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	White Spire School Ofsted Rating: Outstanding Pupils: 166 Distance:1.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Newton Longville Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Howe Park School Ofsted Rating: Good Pupils: 174 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Giles Brook Primary School Ofsted Rating: Good Pupils: 436 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Barleyhurst Park Primary Ofsted Rating: Good Pupils: 206 Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Emerson Valley School Ofsted Rating: Good Pupils: 474 Distance:1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	KWS Milton Keynes Ofsted Rating: Good Pupils: 6 Distance:1.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

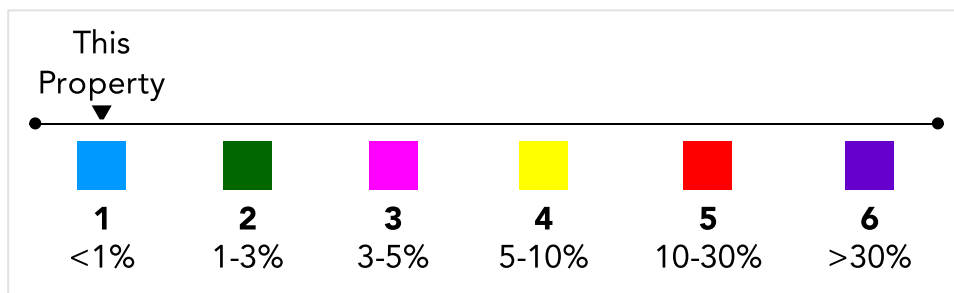
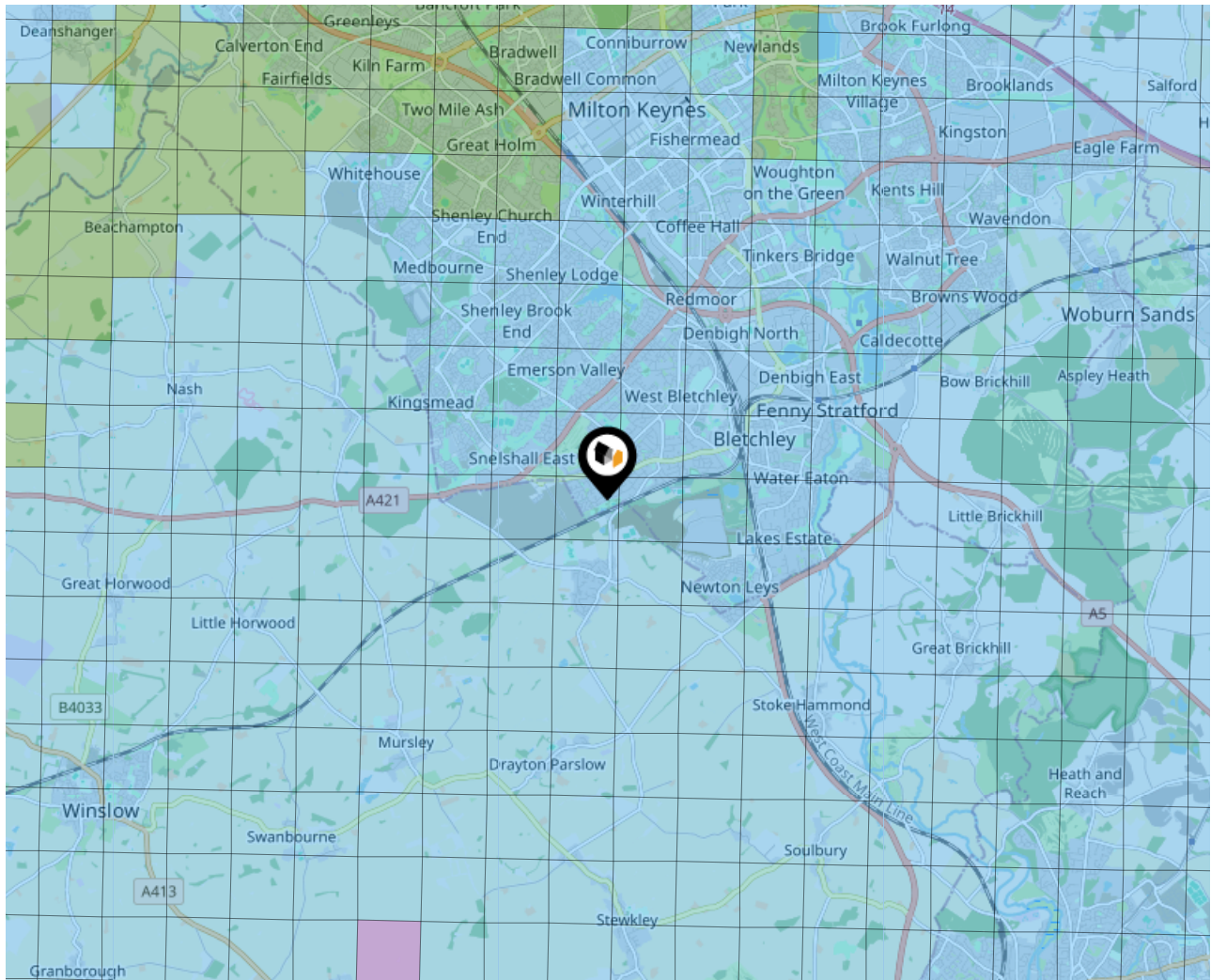


Key:

-  Power Pylons
-  Communication Masts

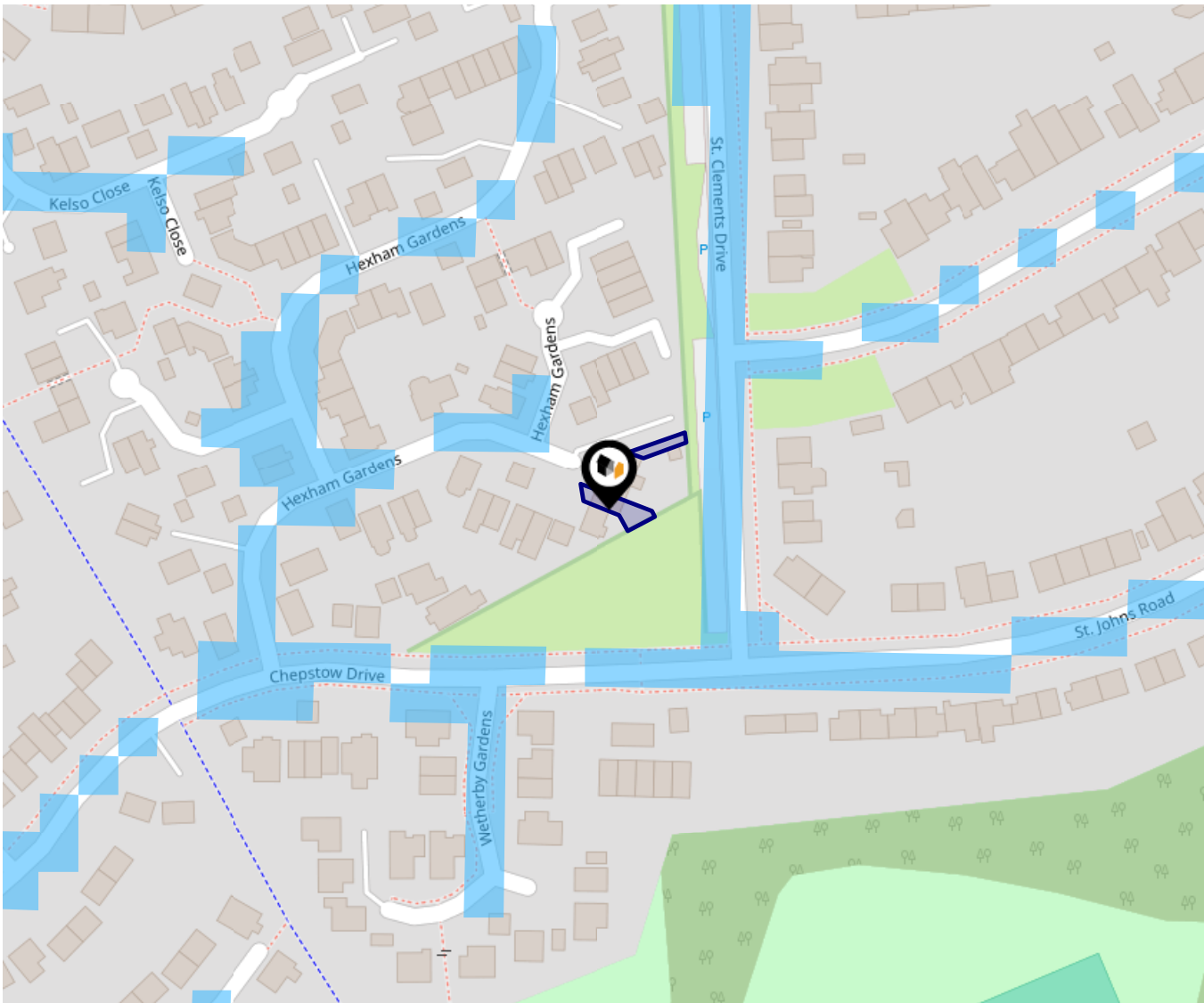
What is Radon?

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).



Local Area

Road Noise

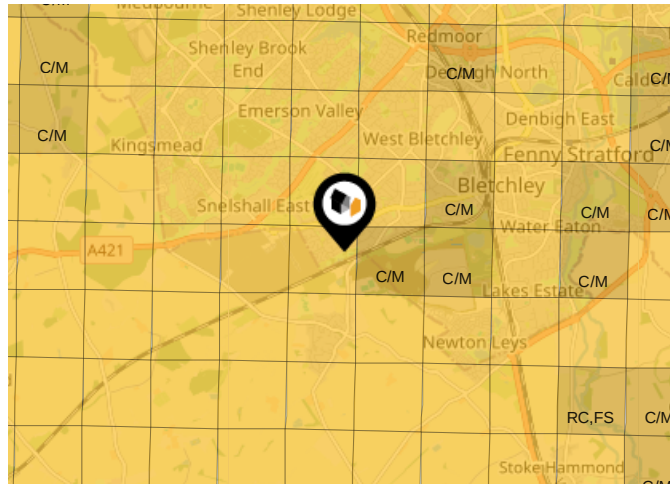


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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- **Soil Depth:** DEEP
RUDACEOUS)
Soil Group: MEDIUM TO HEAVY

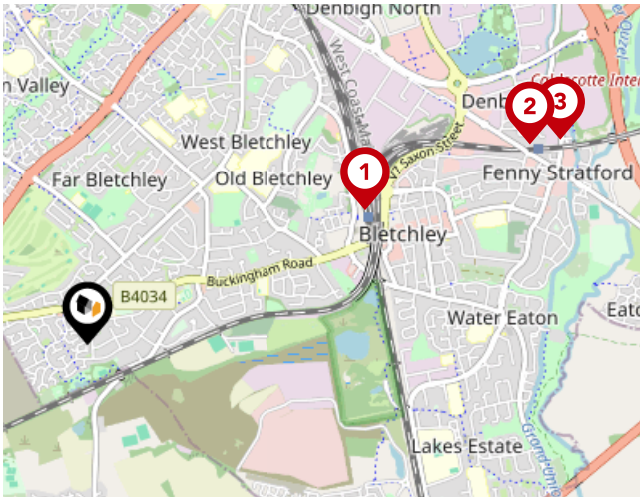


Primary Classifications (Most Common Clay Types)

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

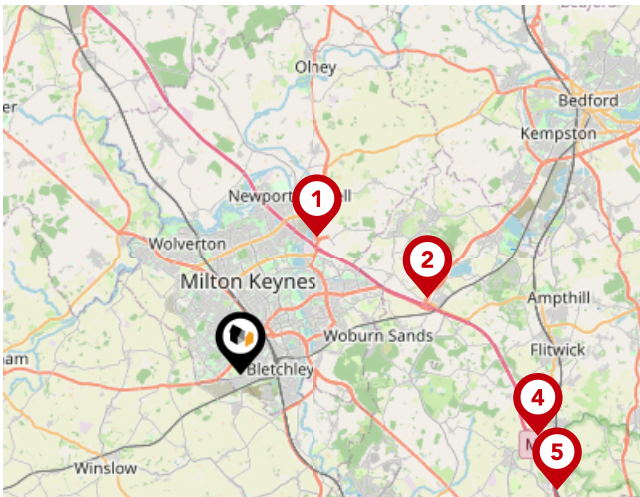
Area

Transport (National)



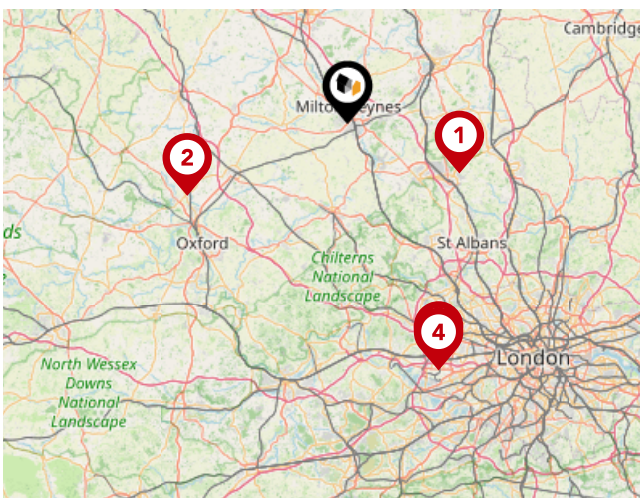
National Rail Stations

Pin	Name	Distance
1	Bletchley Rail Station	1.4 miles
2	Fenny Stratford Rail Station	2.21 miles
3	Fenny Stratford Rail Station	2.35 miles



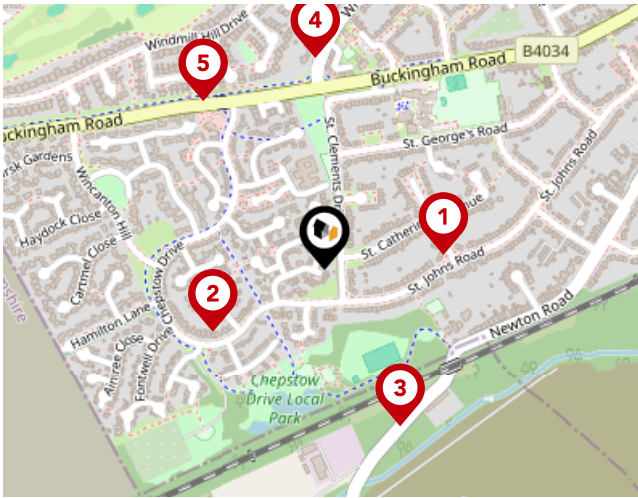
Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J14	5.74 miles
2	M1 J13	7.39 miles
3	M1 J15	14.82 miles
4	M1 J12	11.11 miles
5	M1 J11A	12.33 miles



Airports/HELIPADS

Pin	Name	Distance
1	Luton Airport	18.16 miles
2	Kidlington	25.61 miles
3	Heathrow Airport	37.88 miles
4	Heathrow Airport Terminal 4	38.89 miles



Bus Stops/Stations

Pin	Name	Distance
1	St. John's Road	0.14 miles
2	Chepstow Drive South	0.15 miles
3	Bletchley Road	0.2 miles
4	Knaresborough Court	0.24 miles
5	Chepstow Drive	0.24 miles

Chris Durrant powered by eXp

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.

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



/ChrisDurrantexp



/chris-durrant-08752622

Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Chris Durrant powered by eXp or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Chris Durrant powered by eXp and therefore no warranties can be given as to their good working order.

Chris Durrant powered by eXp 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.

CHRIS DURRANT **exp** UK

Chris Durrant powered by eXp

8 Linceslade Grove Loughton Milton

Keynes MK5 8DL

07595473891

chris.durrant@exp.uk.com

chrisdurrant.exp.uk.com

