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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 17th September 2026



**76, DICKENS DRIVE, OLD STRATFORD, MILTON KEYNES,
MK19 6NN**

Chris Durrant powered by eXp

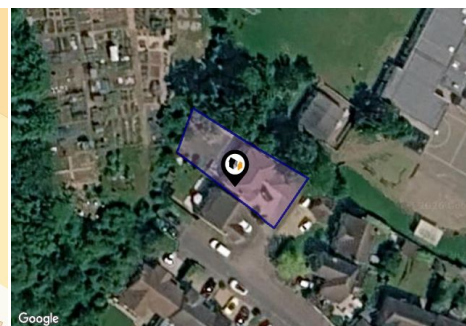
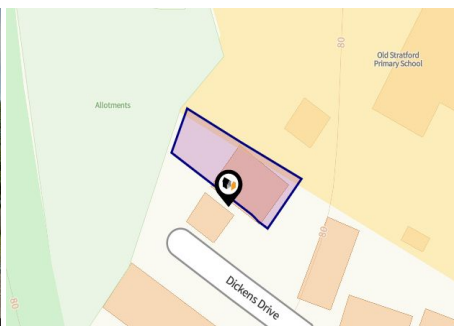
8 Lincslade Grove Loughton Milton Keynes MK5 8DL

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Property

Type:	Detached	Last Sold Date:	06/09/2019
Bedrooms:	4	Last Sold Price:	£450,000
Floor Area:	1,517 ft ² / 141 m ²	Last Sold £/ft²:	£296
Plot Area:	0.1 acres	Tenure:	Freehold
Year Built :	1997		
Council Tax :	Band F		
Annual Estimate:	£3,592		
Title Number:	NN187084		
UPRN:	10000459805		
Restrictive Covenants:	Yes		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

14 mb/s	95 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



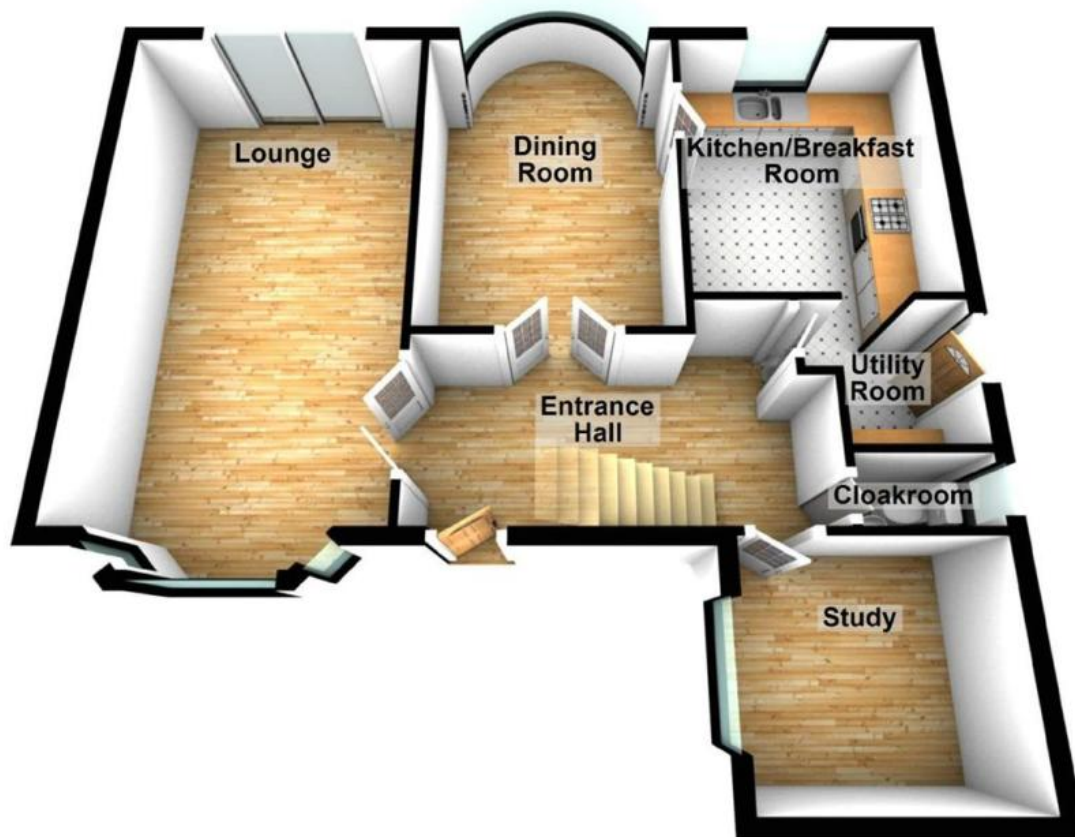
Satellite/Fibre TV Availability:



76, DICKENS DRIVE, OLD STRATFORD, MILTON KEYNES, MK19 6NN

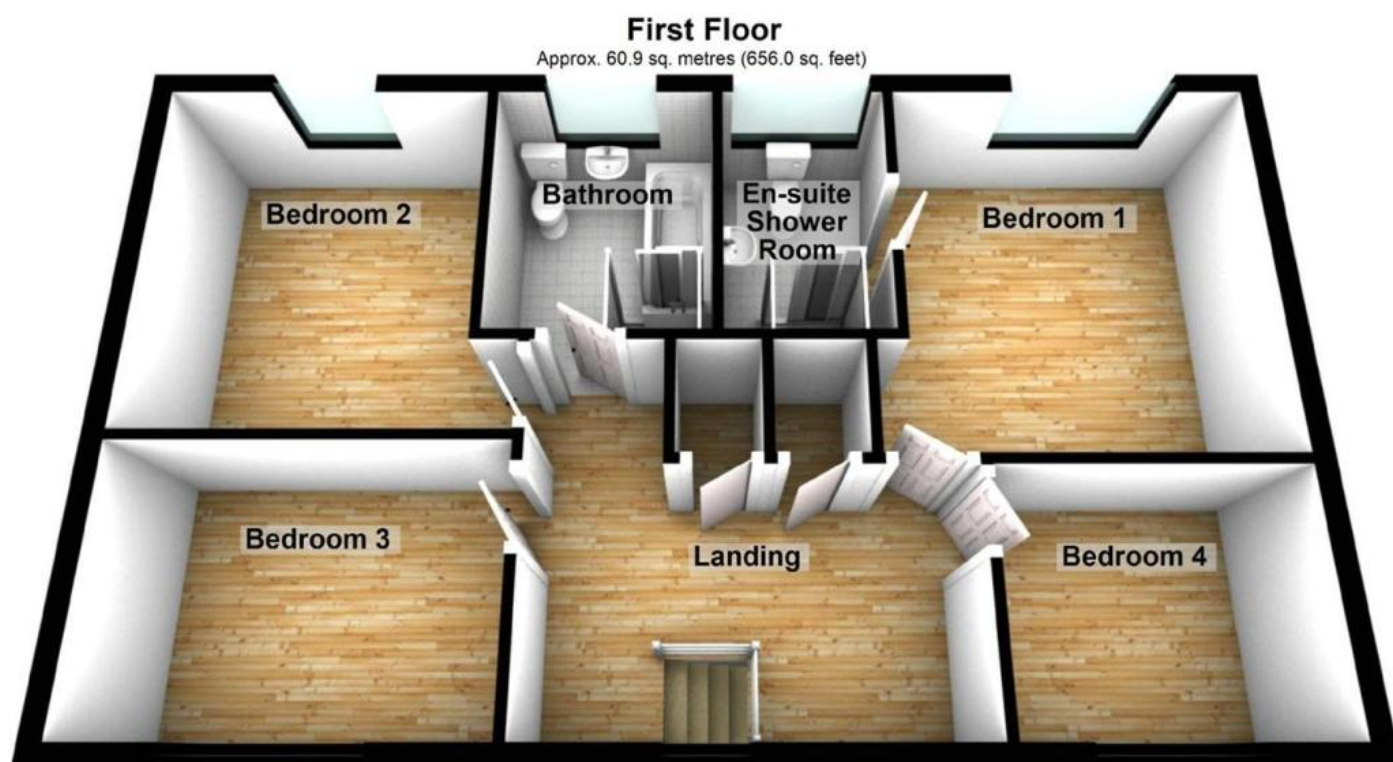
Ground Floor

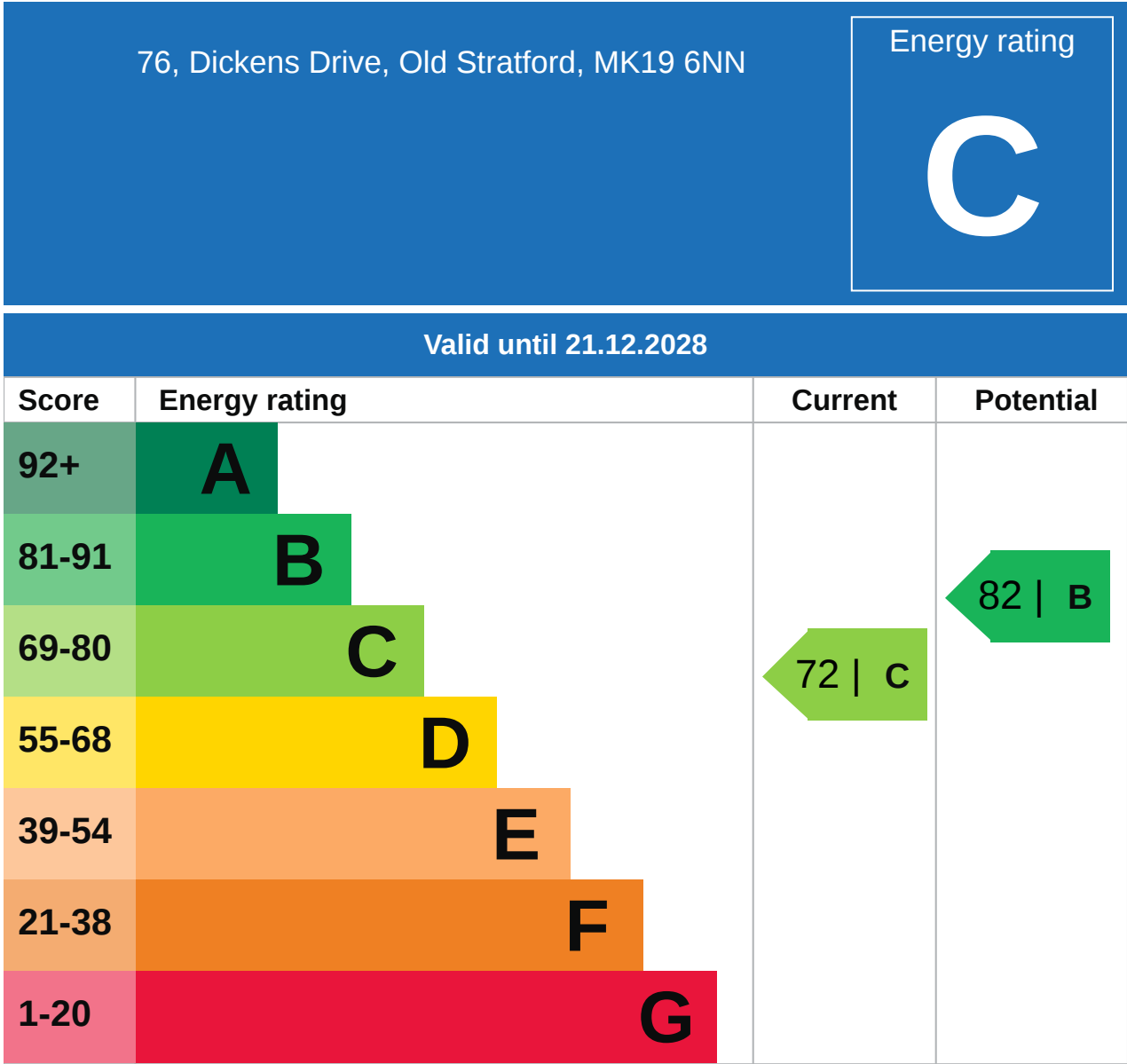
Approx. 66.2 sq. metres (712.2 sq. feet)



Total area: approx. 127.1 sq. metres (1368.2 sq. feet)

**76, DICKENS DRIVE, OLD STRATFORD, MILTON KEYNES,
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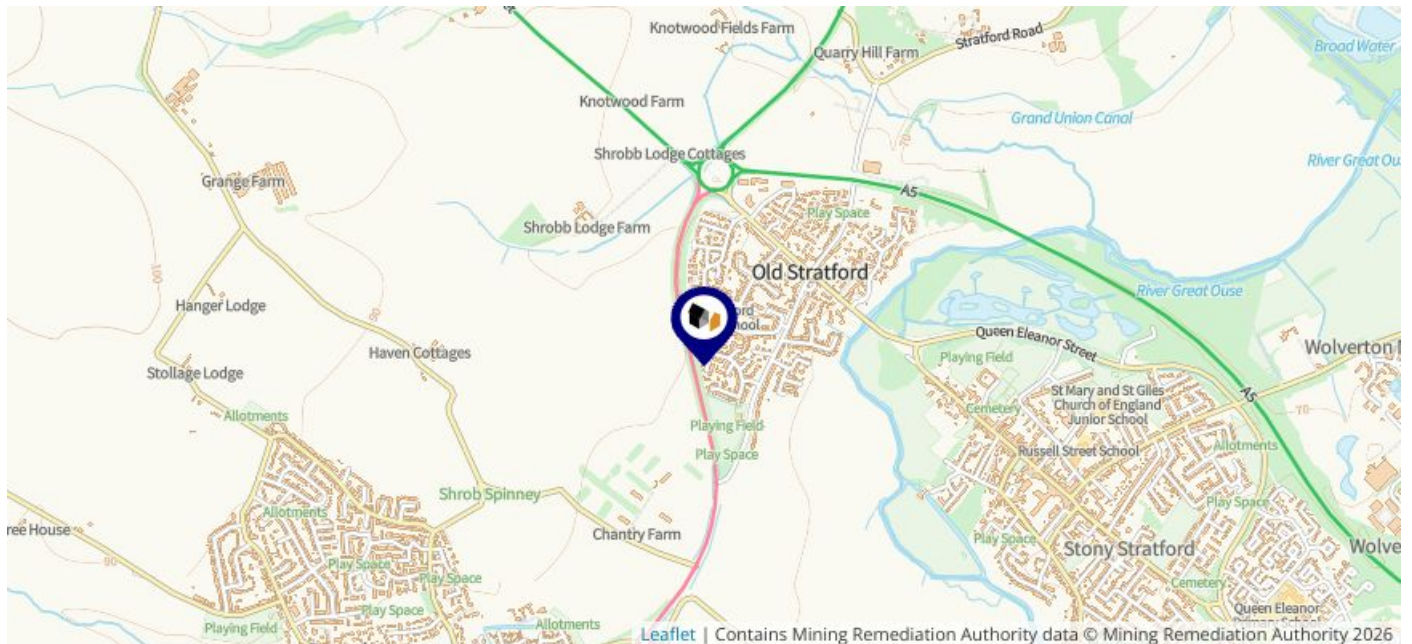




Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
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:	Low energy lighting in 71% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	141 m ²

This map displays nearby coal mine entrances and their classifications.



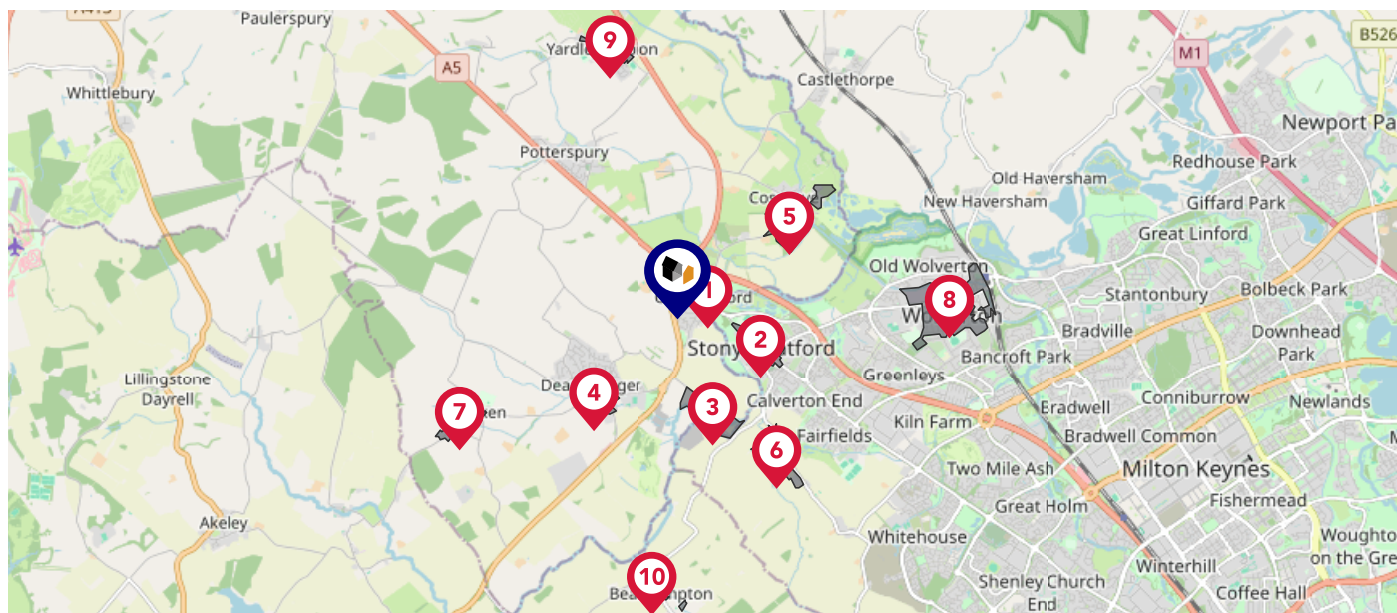
Mine Entry

- ✕ 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



Old Stratford



Stony Stratford



Passenham



Deanshanger



Cosgrove



Calverton



Wicken



Wolverton

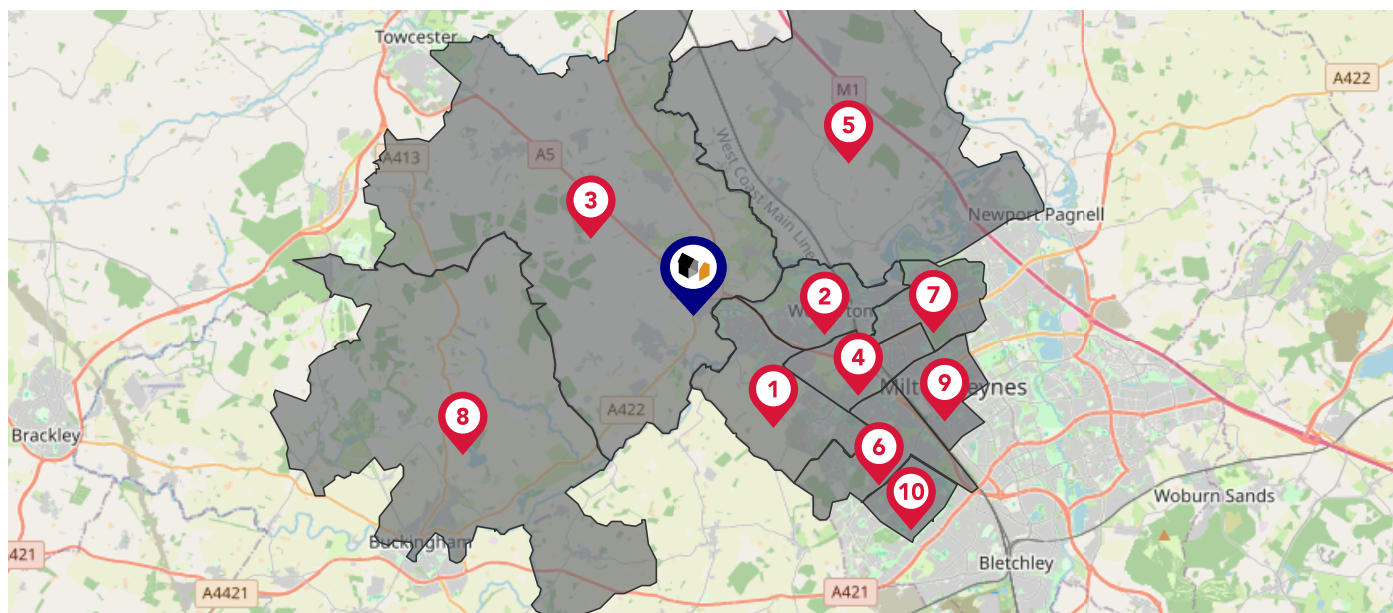


Yardley Gobion



Beachampton

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

Stony Stratford Ward

2

Wolverton Ward

3

Deanshanger Ward

4

Bradwell Ward

5

Newport Pagnell North & Hanslope Ward

6

Loughton & Shenley Ward

7

Stantonbury Ward

8

Buckingham East Ward

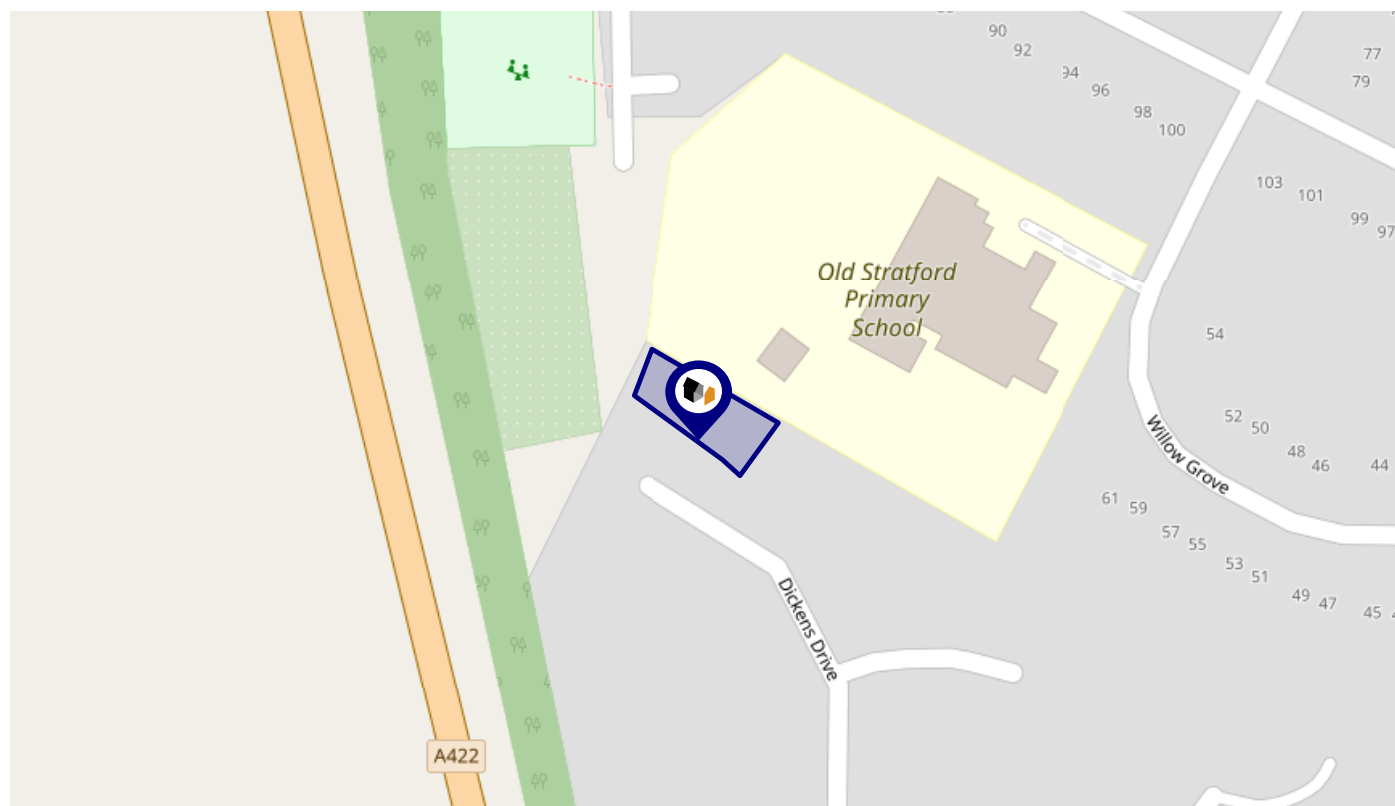
9

Central Milton Keynes Ward

10

Shenley Brook End 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.

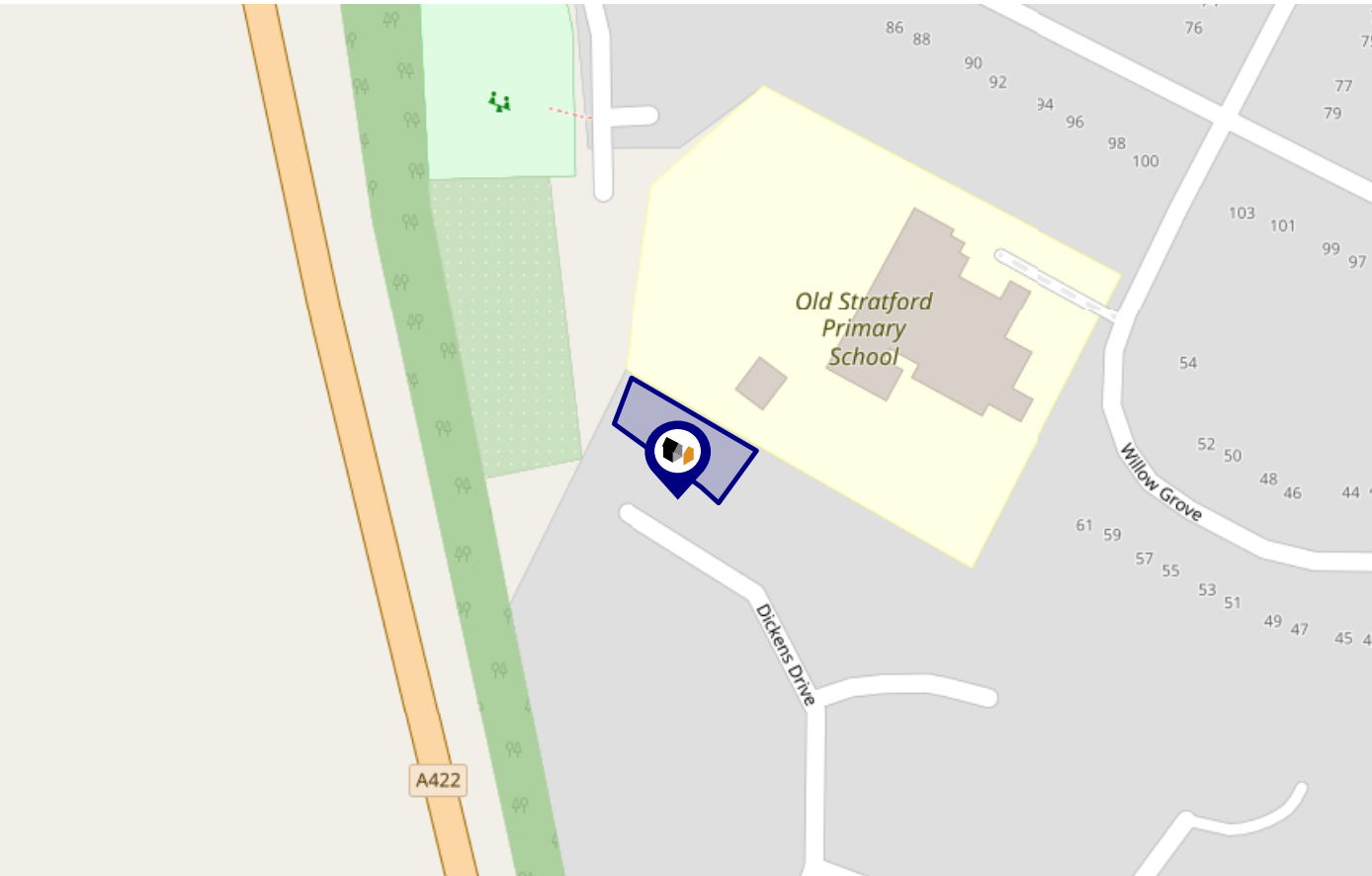
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

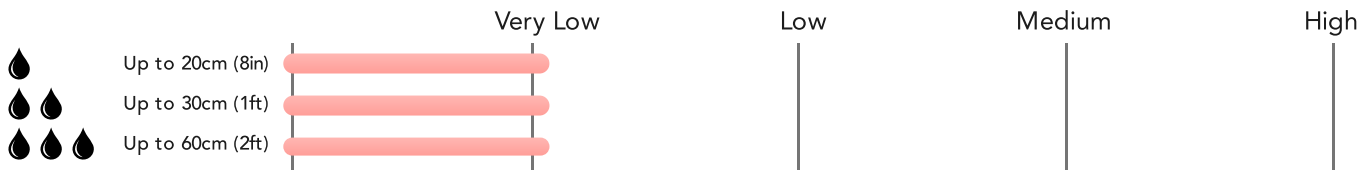


Risk Rating: Very low

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.

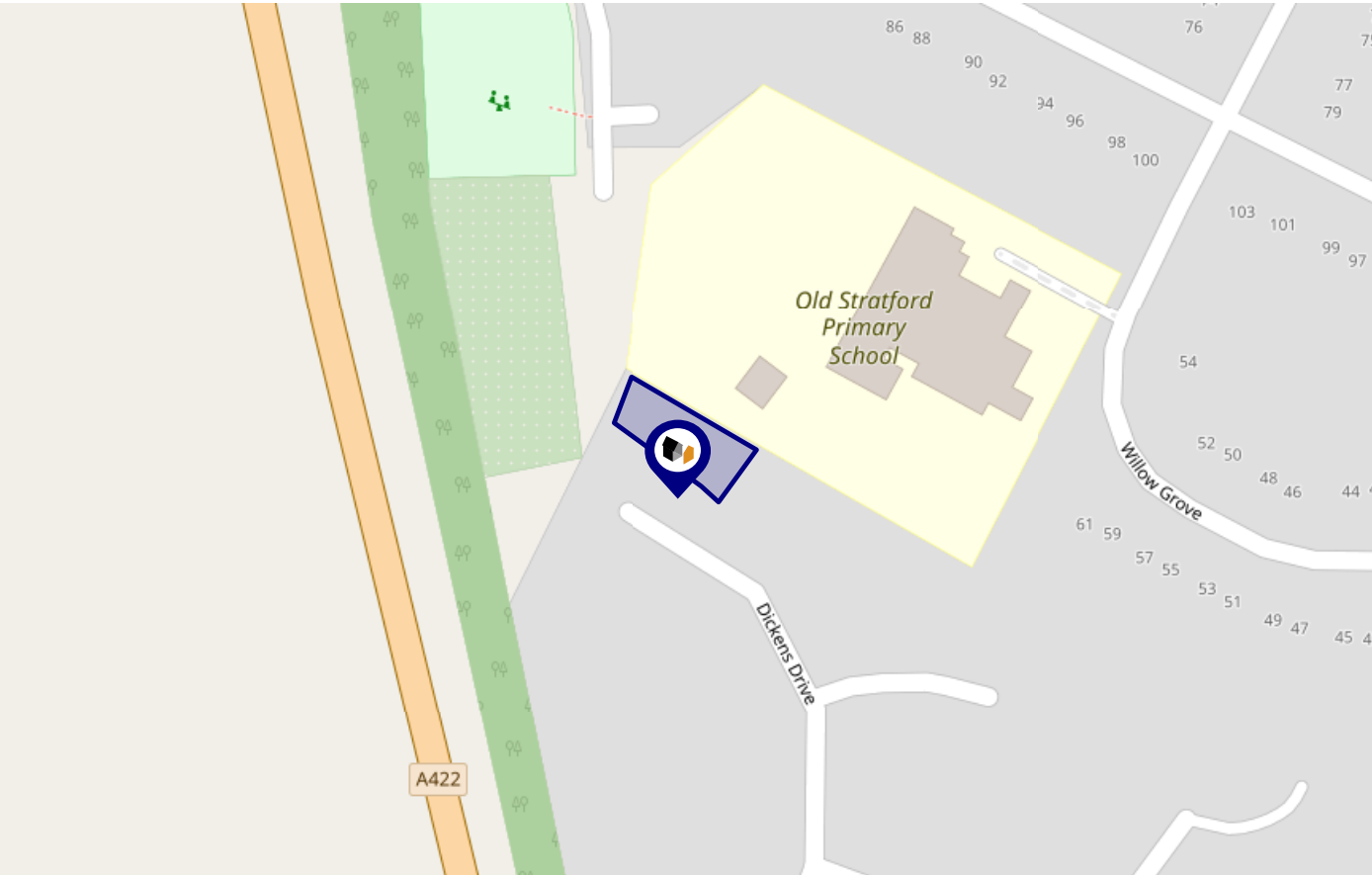
Chance of flooding to the following depths at this property:



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.

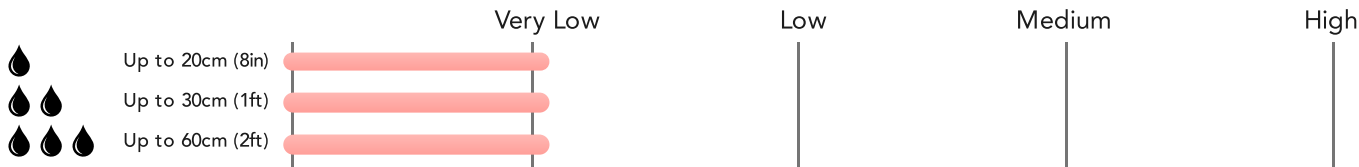


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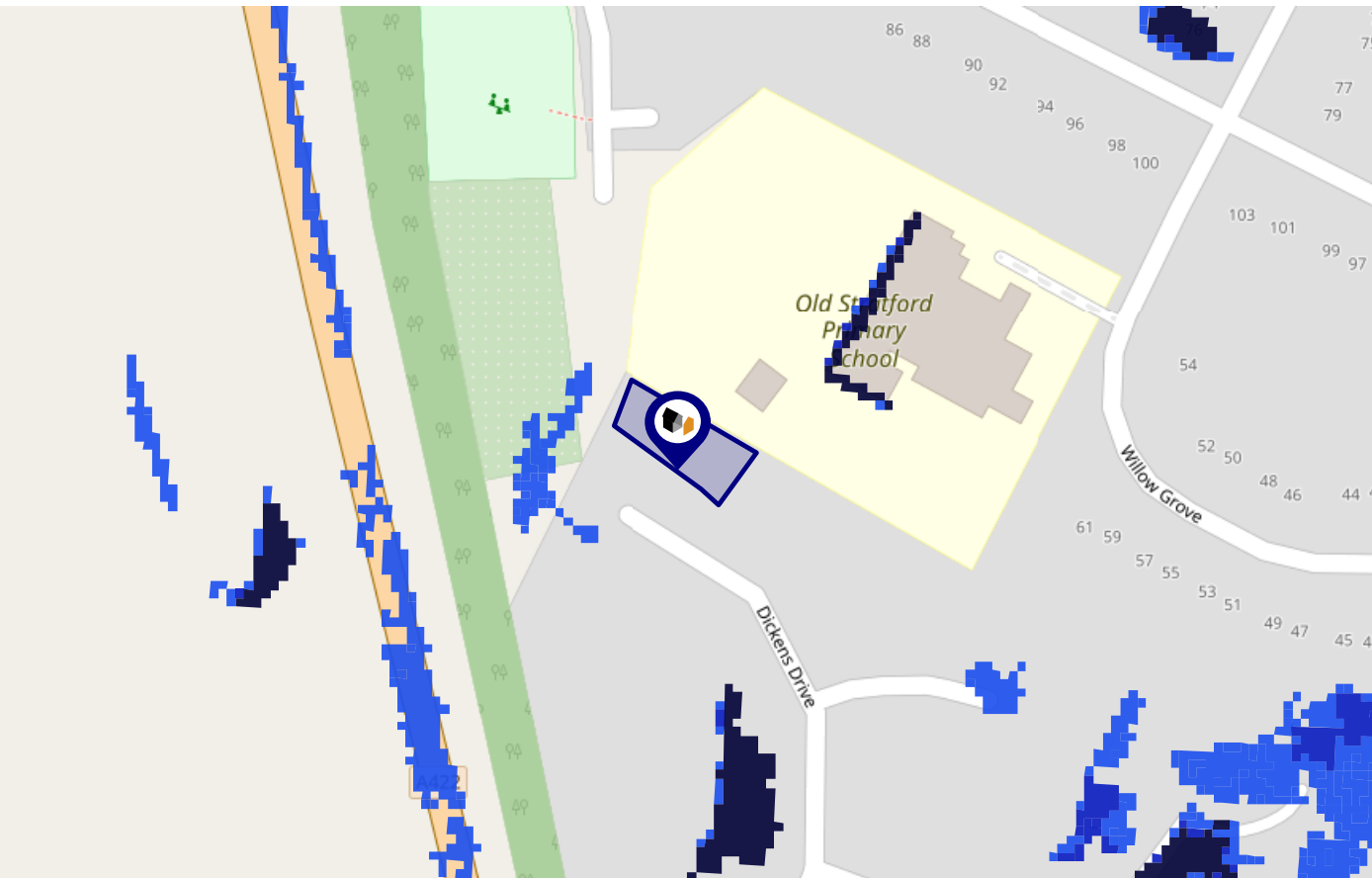
Chance of flooding to the following depths at this property:



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.

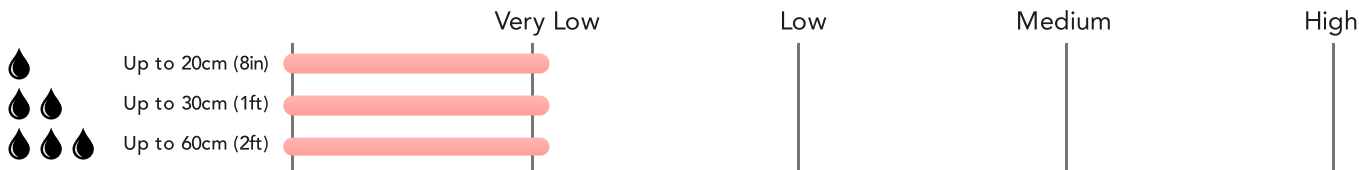


Risk Rating: Very low

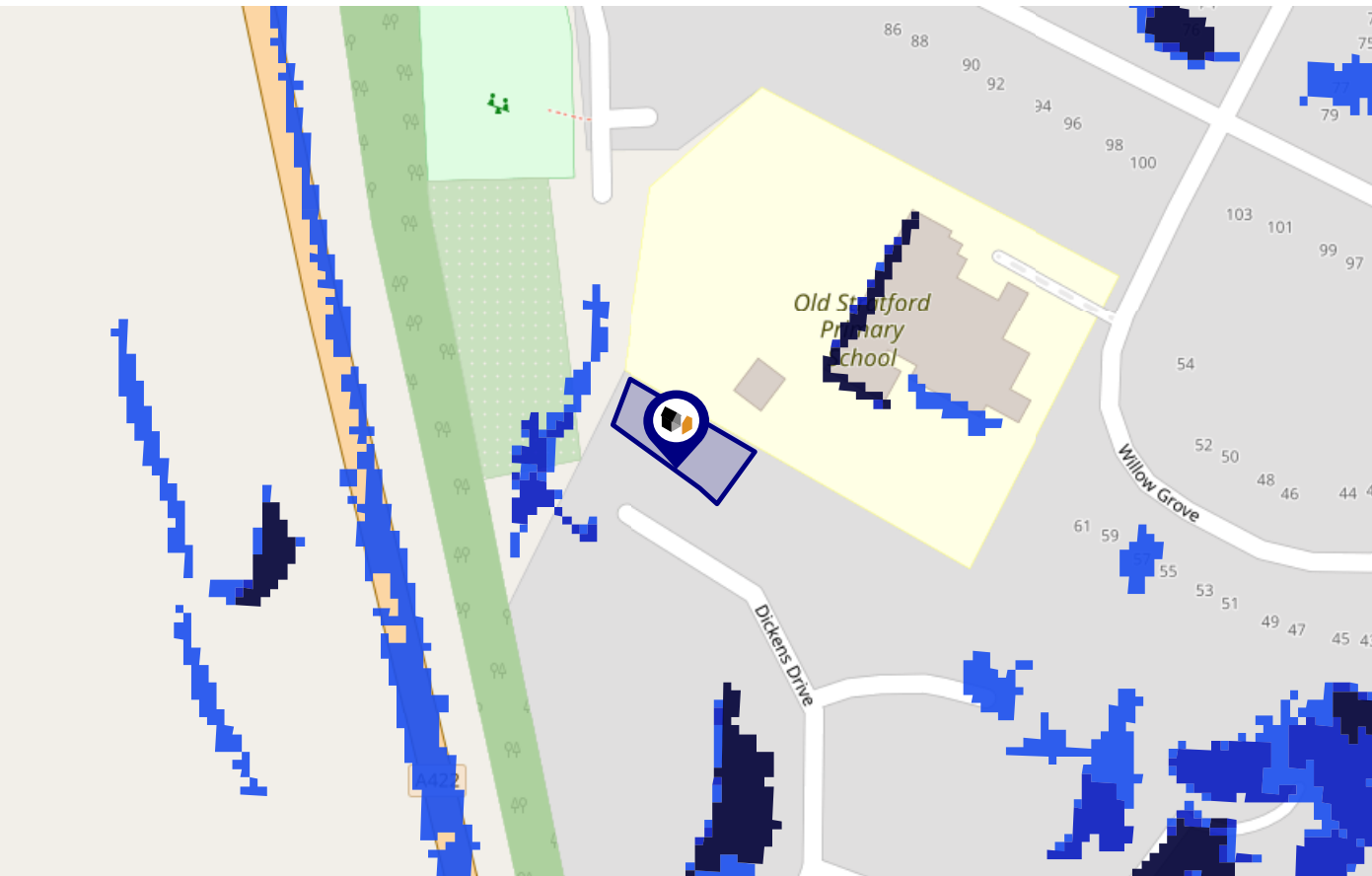
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.

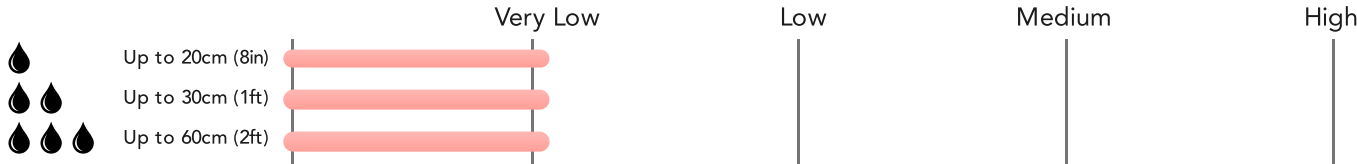


Risk Rating: Very low

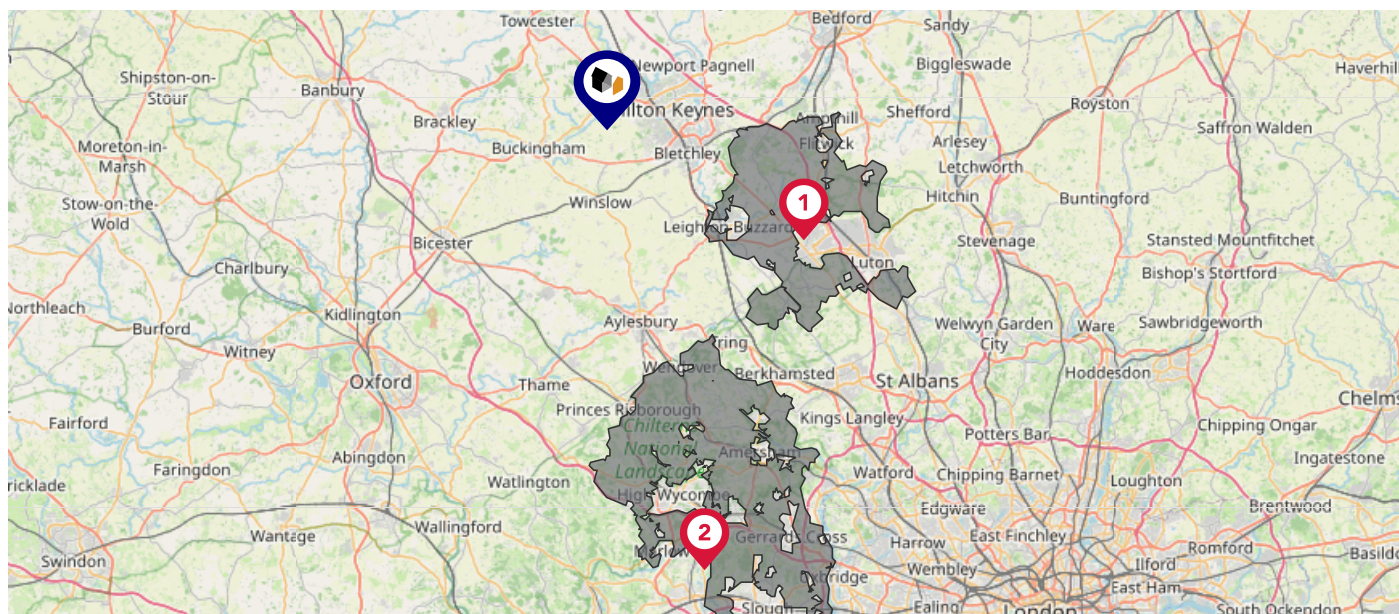
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Chance of flooding to the following depths at this property:



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



Nearby Green Belt Land

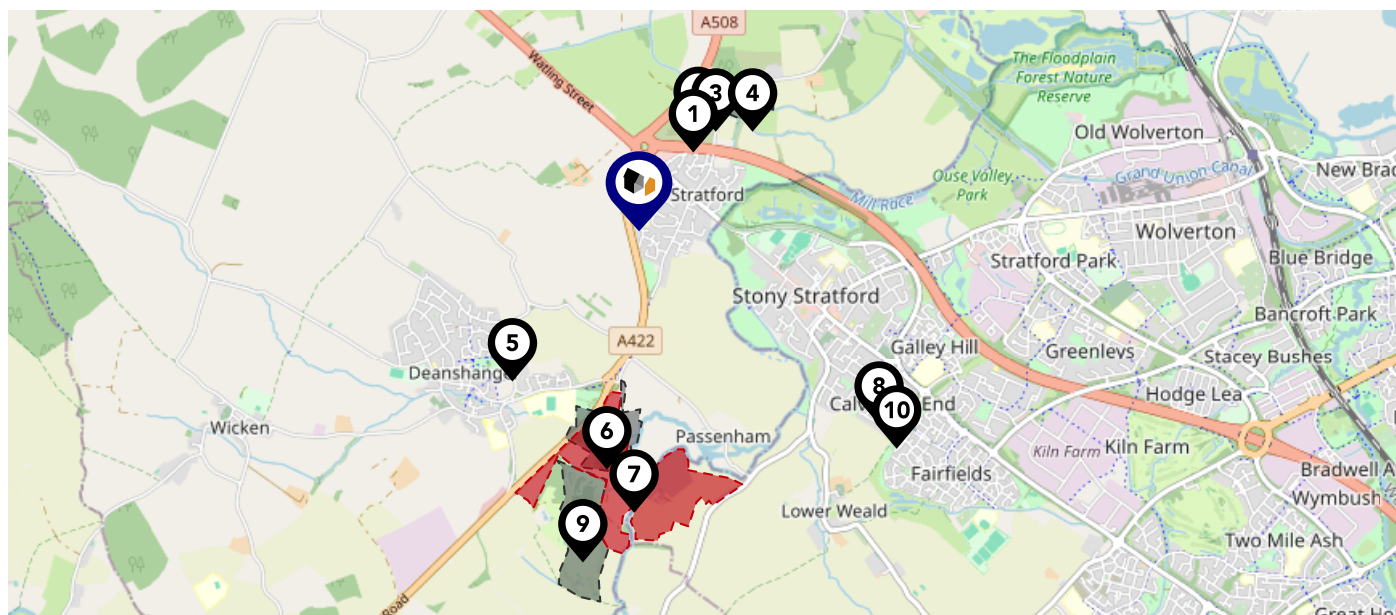


London Green Belt - Central Bedfordshire



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.



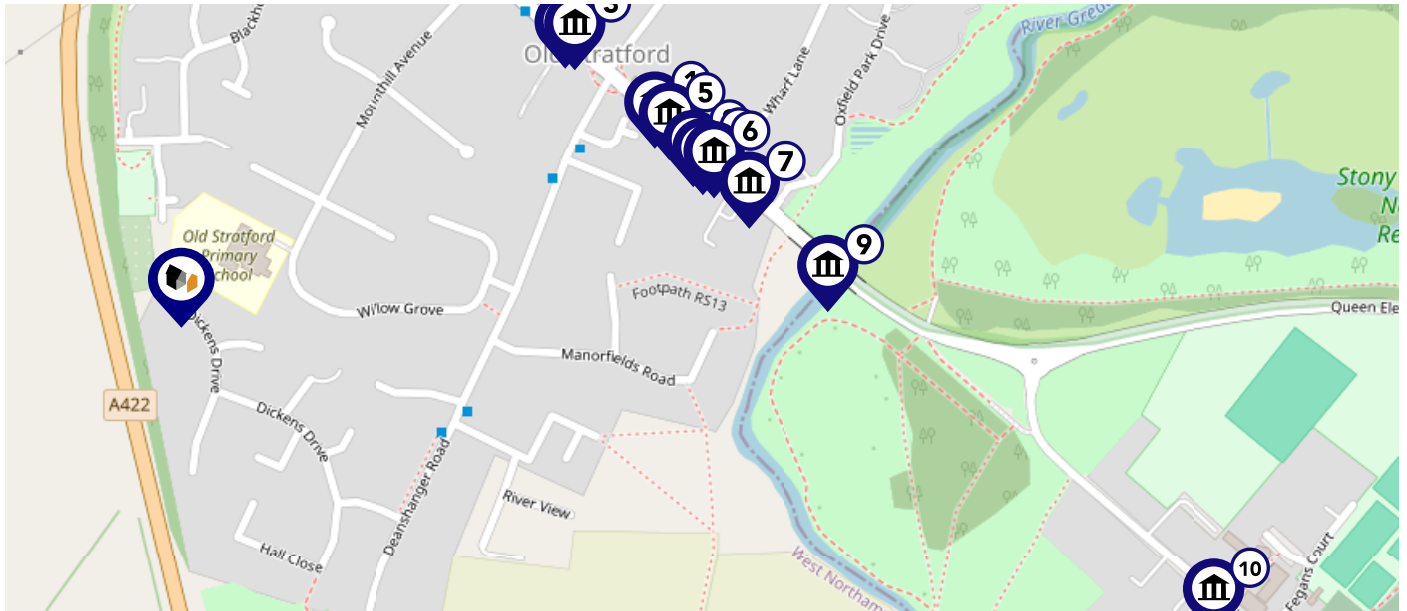
Nearby Landfill Sites

1	Old Furtho Pit-Old Stratford	Historic Landfill	
2	Furtho Pit-Cosgrove	Historic Landfill	
3	J Harper - Brook Farm-Northampton Road,, Cosgrove,Buckinghamshire	Historic Landfill	
4	Stratford Road-Cosgrove	Historic Landfill	
5	Old Lagoons, Deanshanger-Hayes Road, Deanshanger	Historic Landfill	
6	R M C Aggregates - Passenham-Passenham Lane, Nr Deanshanger, Stony Stratford, Northants, MK19 6HN	Historic Landfill	
7	EA/EPR/AB3503UZ/V005	Active Landfill	
8	Calverton End No.2-Stony Stratford	Historic Landfill	
9	Kingfisher Farm-Deanshanger	Historic Landfill	
10	Calverton End No.1-Stony Stratford	Historic Landfill	

Maps

Listed Buildings

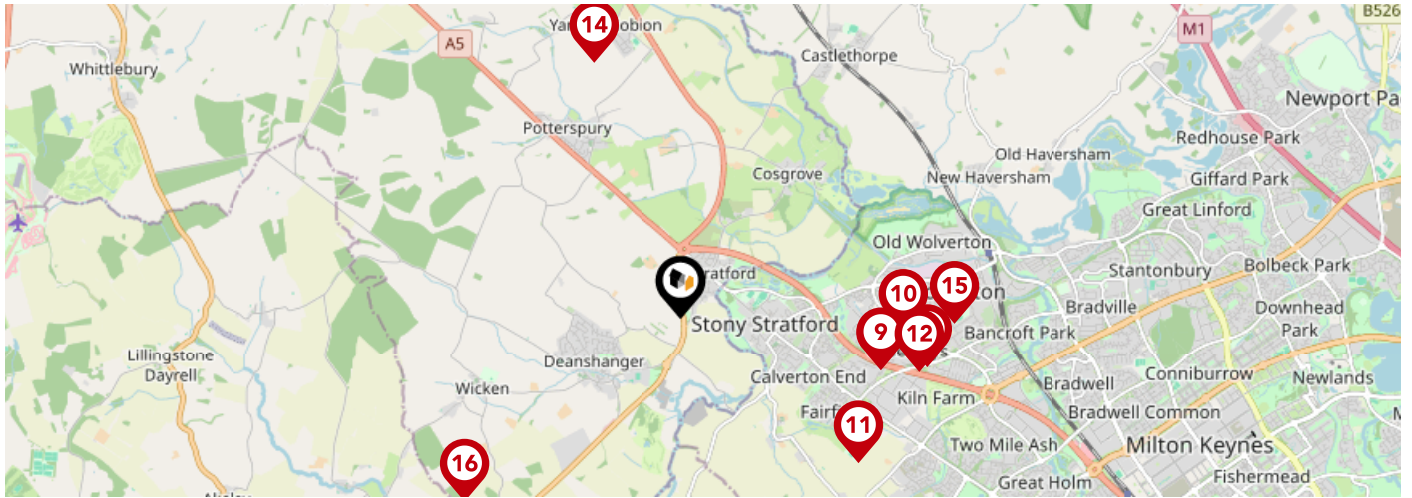
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1041640 - Kingstone House	Grade II	0.3 miles
	1190910 - Claremont House	Grade II	0.3 miles
	1371241 - 2, Towcester Road	Grade II	0.3 miles
	1041641 - 17, London Road	Grade II	0.3 miles
	1371278 - 9, London Road	Grade II	0.3 miles
	1371279 - 19, London Road	Grade II	0.3 miles
	1190926 - Firs Farmhouse	Grade II	0.3 miles
	1190989 - Number 4 Including Garden Area Railings In Front	Grade II	0.3 miles
	1371277 - Bridge Over River Ouse (that Part In Old Stratford Civil Parish)	Grade II	0.4 miles
	1332238 - Low Street Wall Before Chapel Of Former St Anthonys Preparatory School	Grade II	0.6 miles



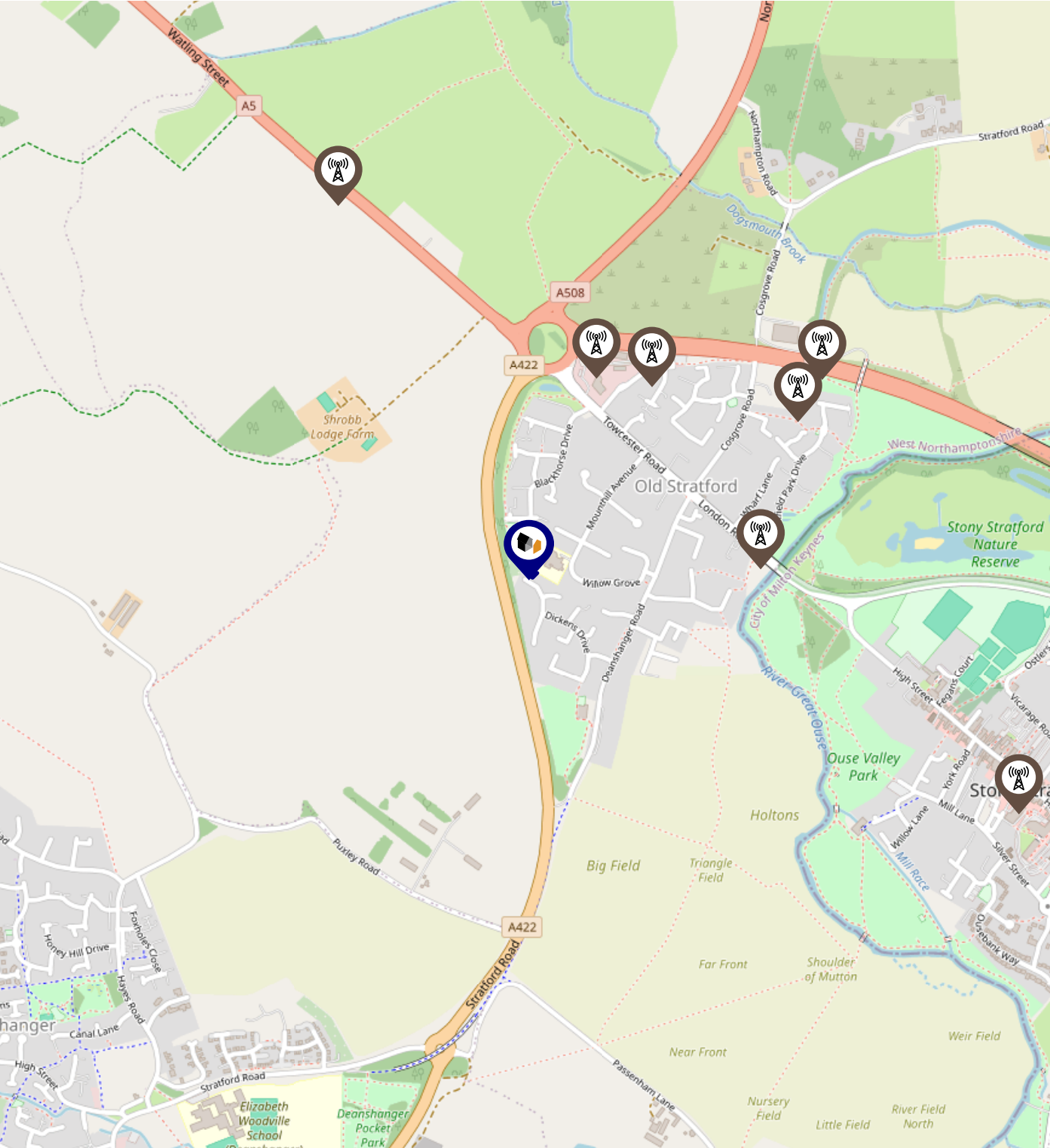
		Nursery	Primary	Secondary	College	Private
1	Old Stratford Primary School Ofsted Rating: Good Pupils: 187 Distance:0.13	☐	☒	☐	☐	☐
2	Russell Street School Ofsted Rating: Outstanding Pupils: 191 Distance:0.88	☐	☒	☐	☐	☐
3	Elizabeth Woodville School Ofsted Rating: Requires improvement Pupils: 1124 Distance:0.96	☐	☐	☒	☐	☐
4	St Mary and St Giles Church of England School Ofsted Rating: Good Pupils: 362 Distance:0.98	☐	☒	☐	☐	☐
5	Deanshanger Primary School Ofsted Rating: Requires improvement Pupils: 307 Distance:1.15	☐	☒	☐	☐	☐
6	Cosgrove Village Primary School Ofsted Rating: Good Pupils: 39 Distance:1.5	☐	☒	☐	☐	☐
7	John Hellins Primary School Ofsted Rating: Outstanding Pupils: 208 Distance:1.71	☐	☒	☐	☐	☐
8	Slated Row School Ofsted Rating: Outstanding Pupils: 229 Distance:1.87	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
9	St Mary Magdalene Catholic Primary School Ofsted Rating: Outstanding Pupils: 385 Distance:1.88	☐	☒	☐	☐	☐
10	The Radcliffe School Ofsted Rating: Good Pupils: 1246 Distance:2.03	☐	☐	☒	☐	☐
11	Fairfields Primary School Ofsted Rating: Good Pupils: 542 Distance:2.08	☐	☒	☐	☐	☐
12	Greenleys First School Ofsted Rating: Good Pupils: 115 Distance:2.22	☐	☒	☐	☐	☐
13	Greenleys Junior School Ofsted Rating: Good Pupils: 225 Distance:2.28	☐	☒	☐	☐	☐
14	Yardley Gobion Church of England Primary School Ofsted Rating: Good Pupils: 80 Distance:2.46	☐	☒	☐	☐	☐
15	Wyvern School Ofsted Rating: Good Pupils: 353 Distance:2.49	☐	☒	☐	☐	☐
16	Akeley Wood Junior School Ofsted Rating: Not Rated Pupils: 229 Distance:2.58	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

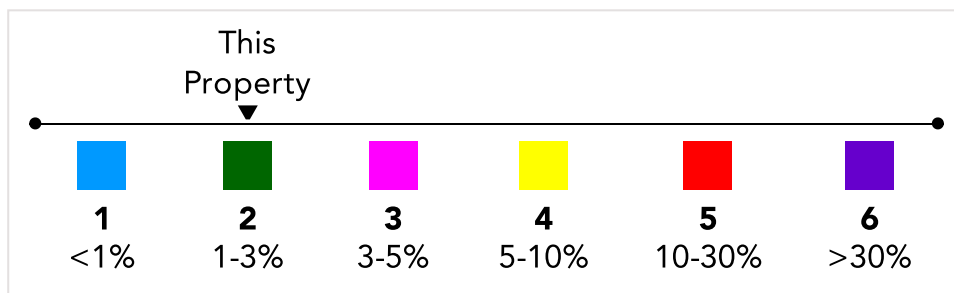
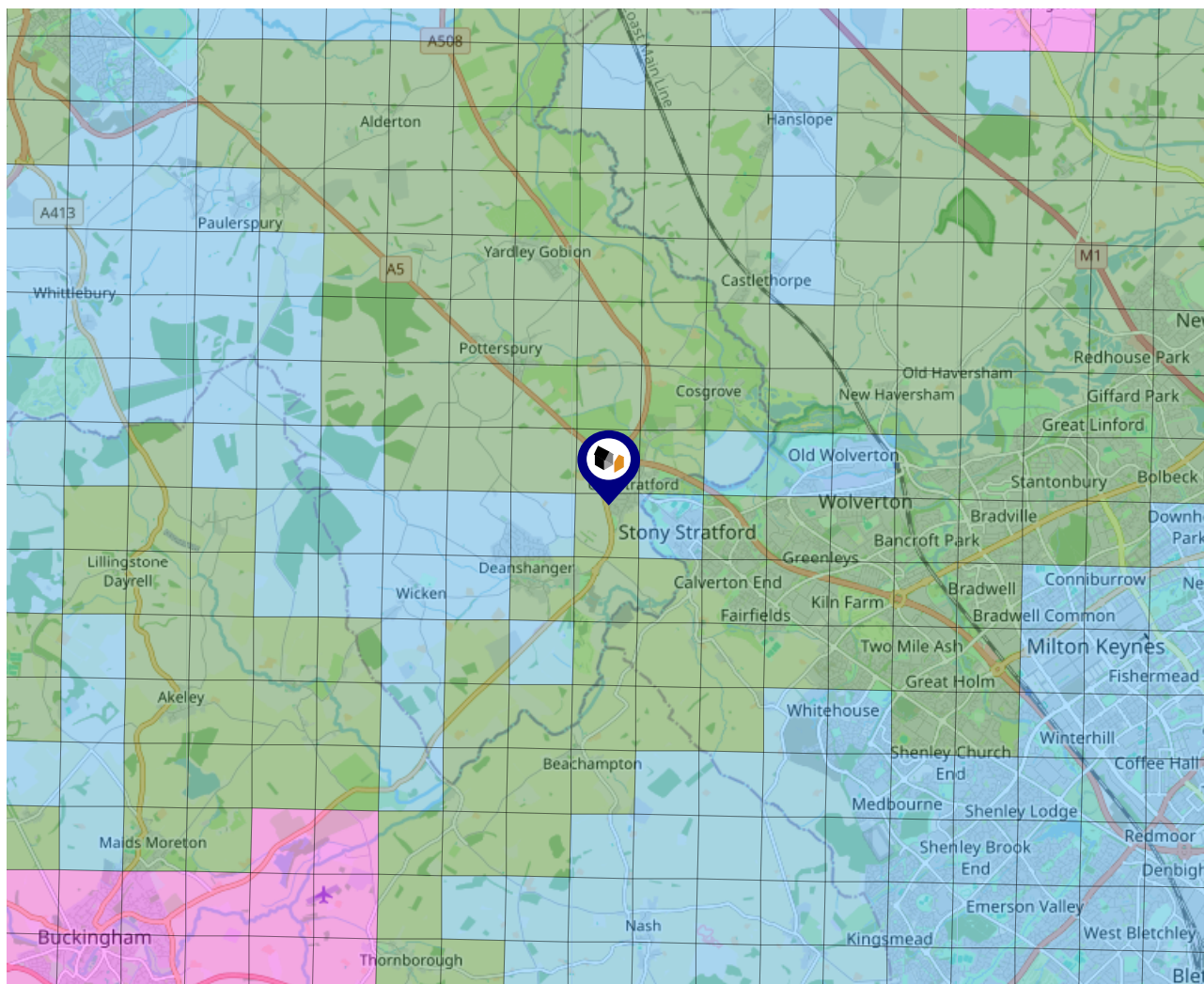


Key:

-  Power Pylons
-  Communication Masts

What is Radon?

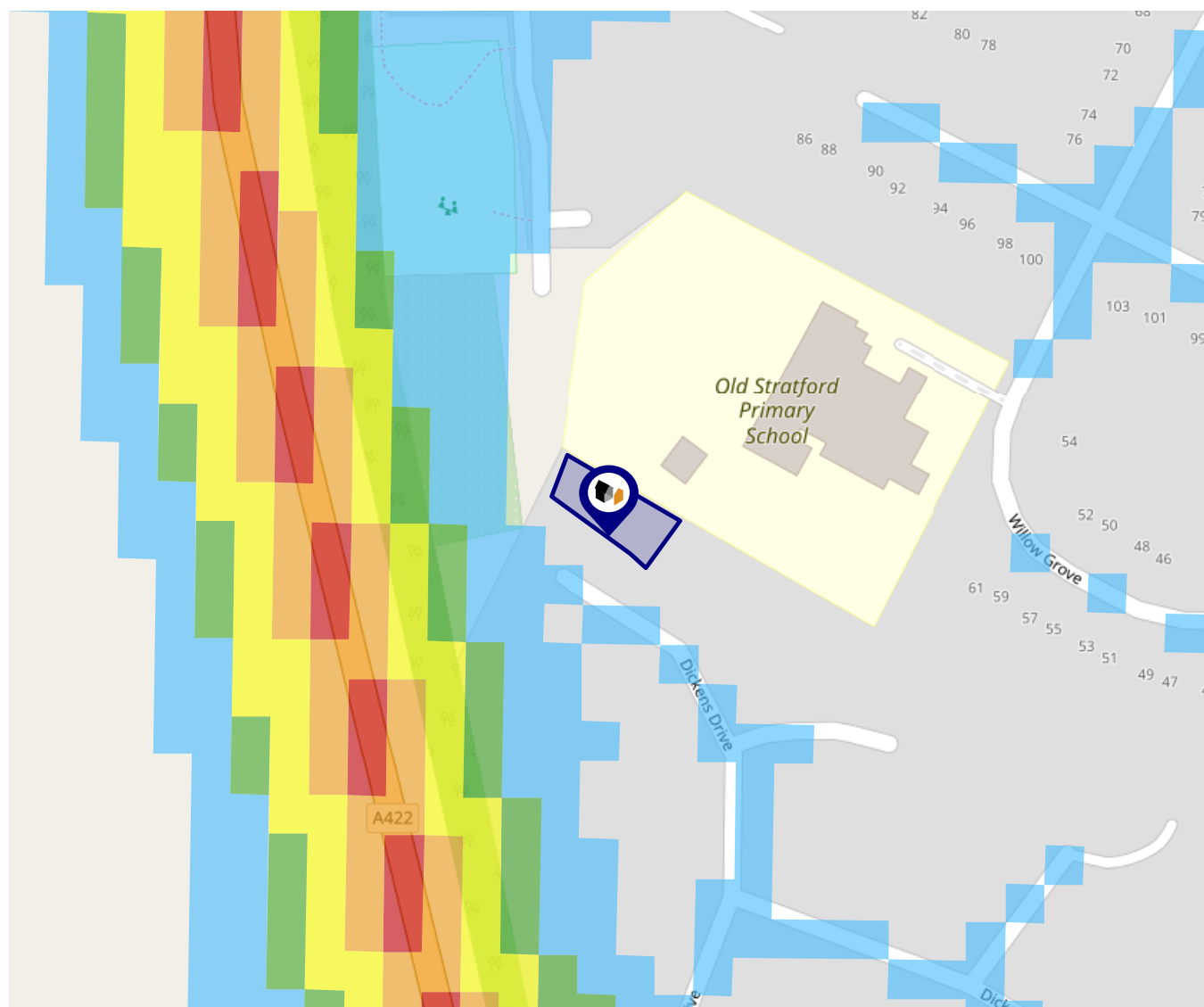
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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



Local Area

Road Noise

CHRIS DURRANT exp UK

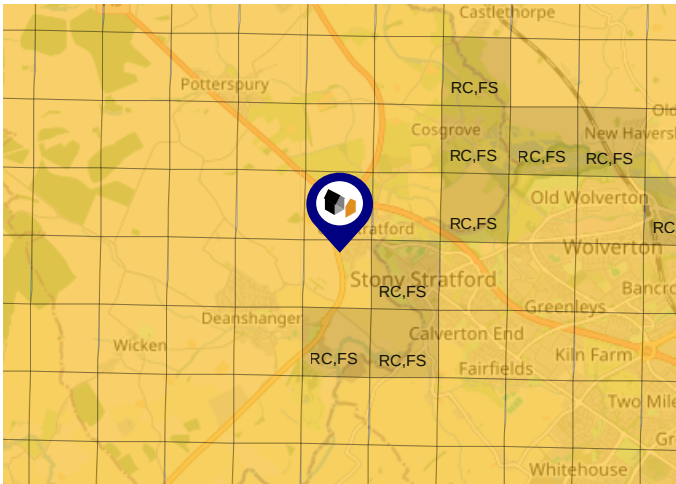


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

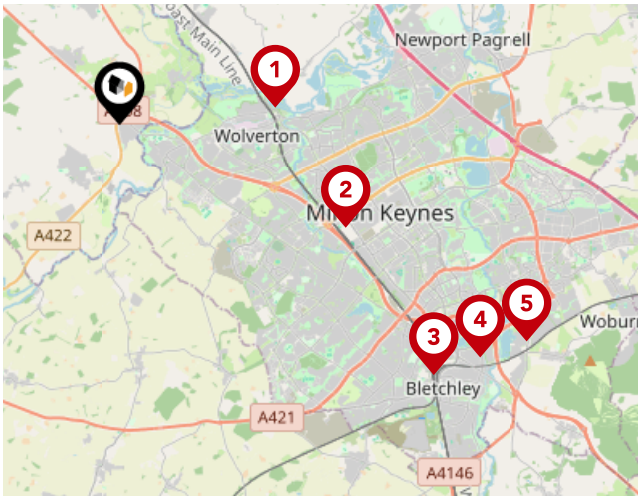


Primary Classifications (Most Common Clay Types)

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

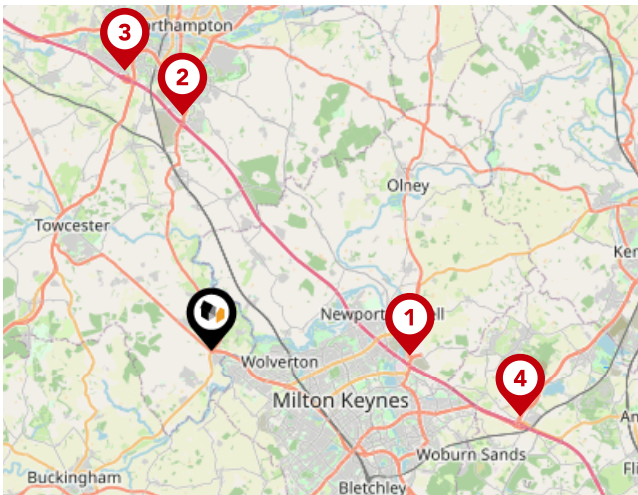
Area

Transport (National)



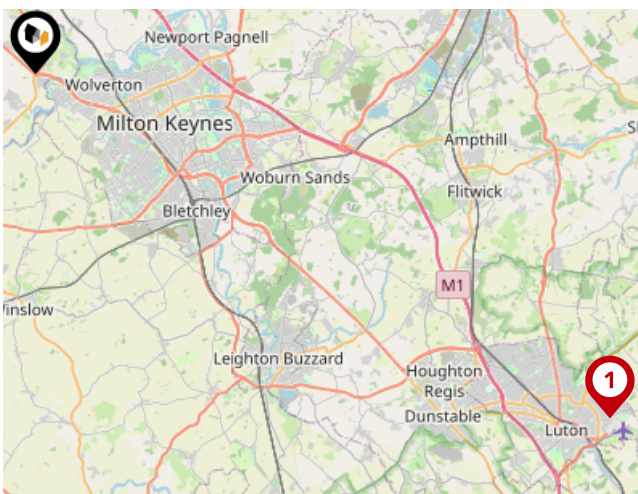
National Rail Stations

Pin	Name	Distance
1	Wolverton Rail Station	2.83 miles
2	Milton Keynes Central Rail Station	4.5 miles
3	Bletchley Rail Station	7.3 miles
4	Fenny Stratford Rail Station	7.81 miles
5	Bow Brickhill Rail Station	8.4 miles



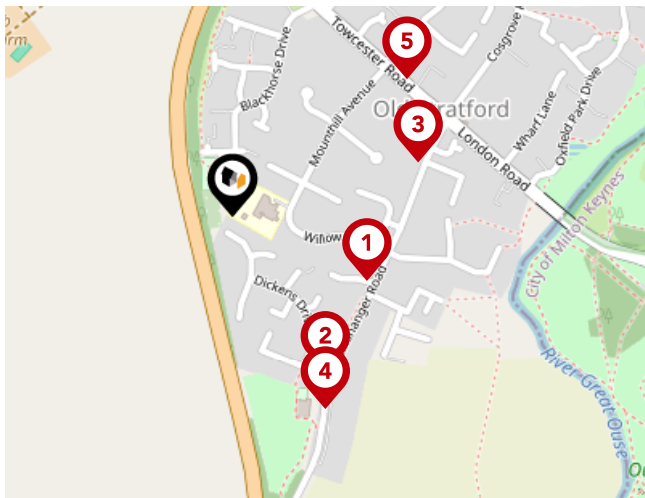
Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J14	7.2 miles
2	M1 J15	8.63 miles
3	M1 J15A	10.7 miles
4	M1 J13	11.5 miles



Airports/Helipads

Pin	Name	Distance
1	London Luton Airport	24.47 miles



Bus Stops/Stations

Pin	Name	Distance
1	Brookside Close	0.16 miles
2	Community Centre	0.2 miles
3	Hawkwell Estate	0.22 miles
4	Community Centre	0.24 miles
5	Mounthill Avenue	0.25 miles

Local Connections

No Local Connections found within 30 km of this property.

Ferry Terminals

No Ferry Terminals found within 60 km of this property.

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