

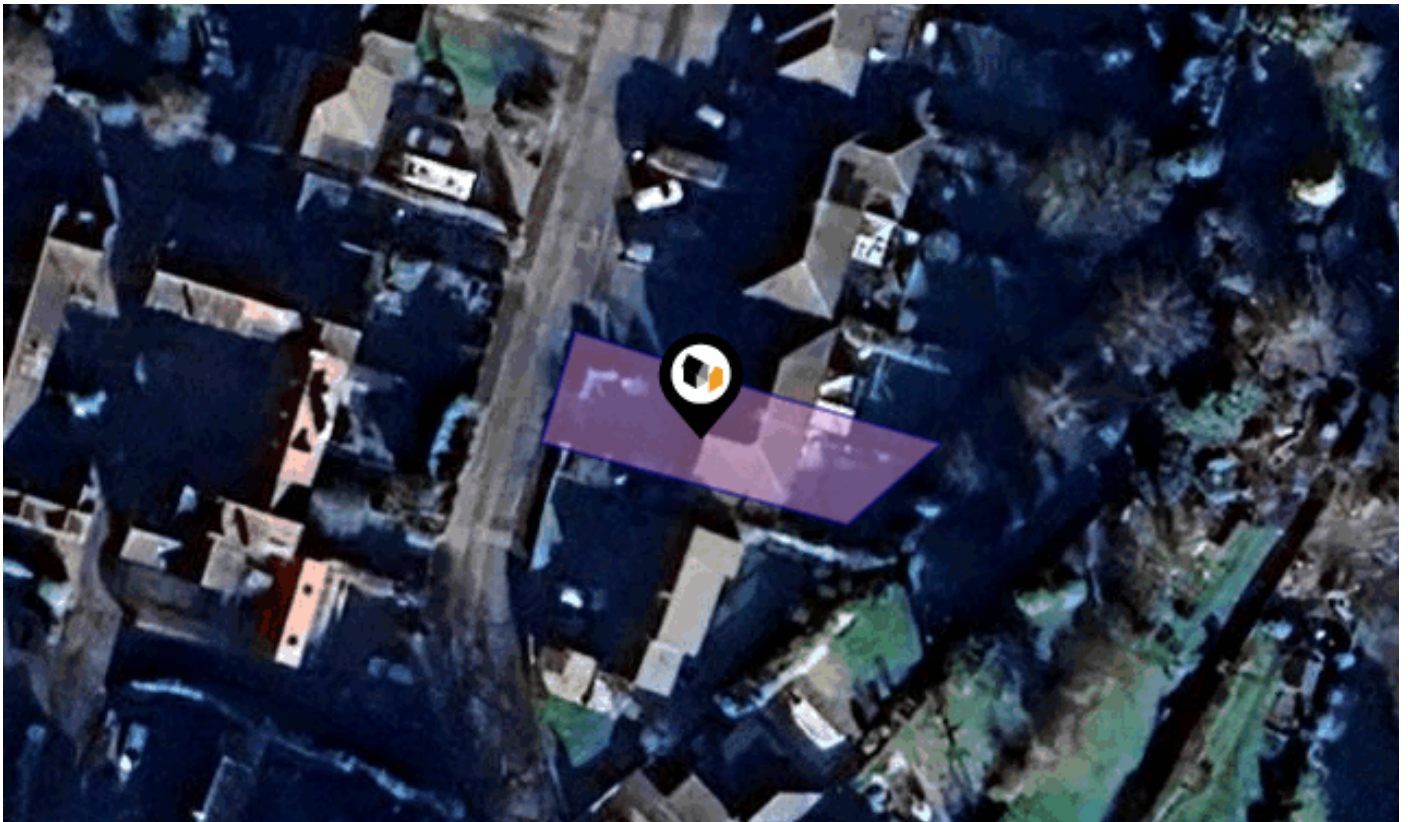


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 18th March 2025



BLYTHWOOD GARDENS, STANSTED, CM24

iad UK

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Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,087 ft ² / 101 m ²		
Plot Area:	0.07 acres		
Year Built :	1967-1975		
Council Tax :	Band D		
Annual Estimate:	£2,149		
Title Number:	EX52445		

Local Area

Local Authority:	Essex	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No	18	193	-
Flood Risk:		mb/s	mb/s	mb/s
• Rivers & Seas	Very low			
• Surface Water	Very low			

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address

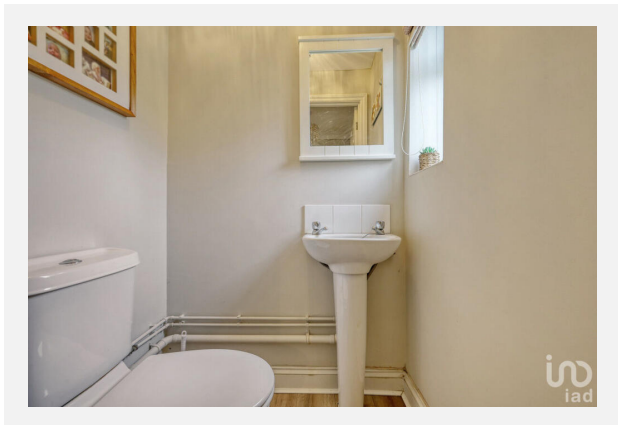
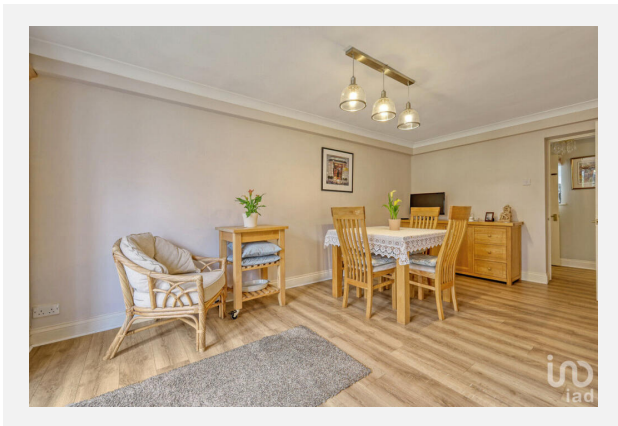


Planning records for: *Blythwood Gardens, Stansted, CM24*

Reference - UTT/0060/08/FUL
Decision: Approved
Date: 31st January 2008
Description: Erection of first floor side extension

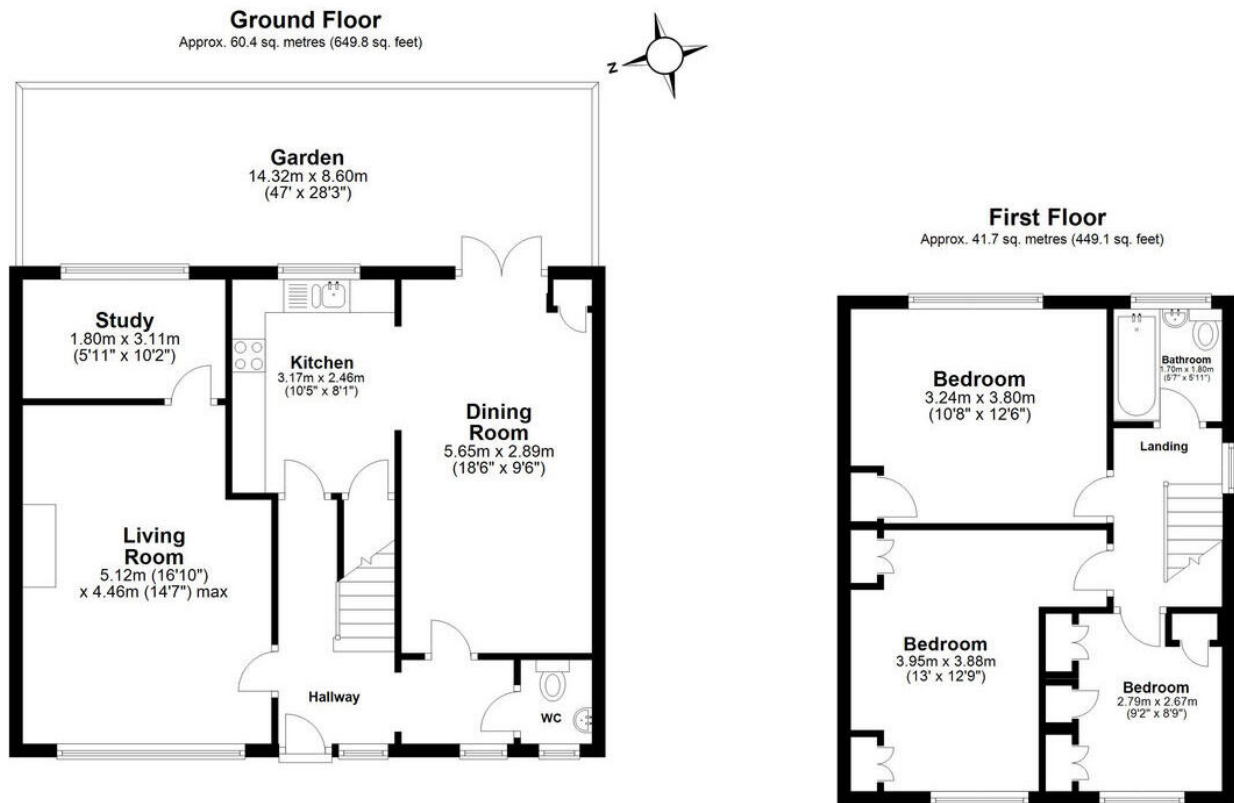
Reference - Uttlesford/UTT/0060/08/FUL
Decision: Decided
Date: 16th January 2008
Description: Erection of first floor side extension







BLYTHWOOD GARDENS, STANSTED, CM24



Total area: approx. 102.1 sq. metres (1098.9 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
Plan produced using PlanUp.

Blythwood Gardens



Blythwood Gardens, CM24

Energy rating

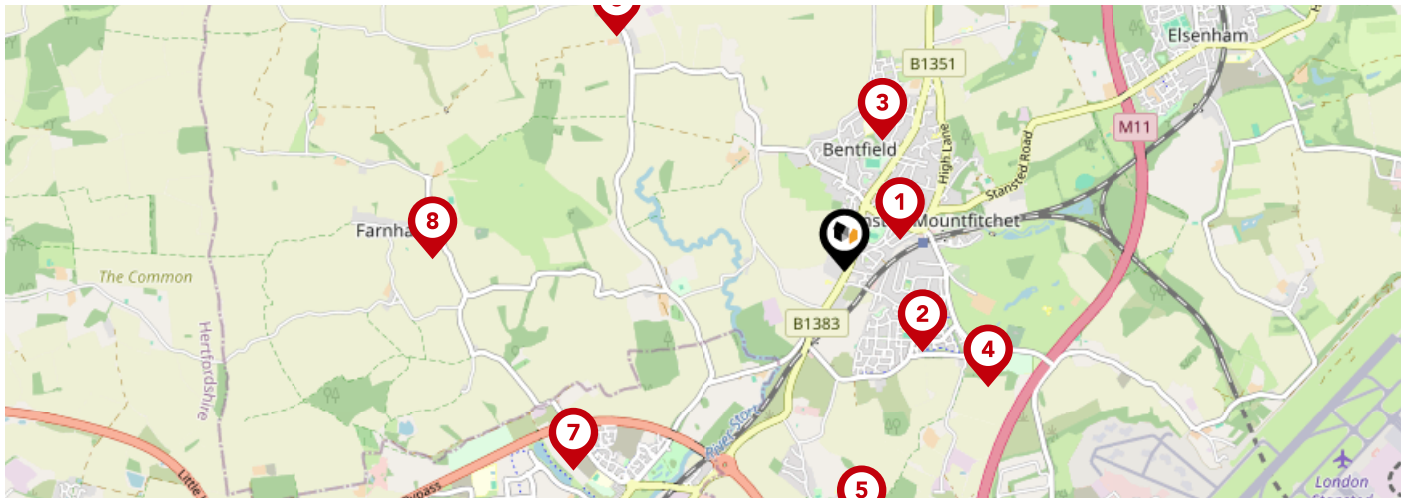
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Valid until 31.07.2029

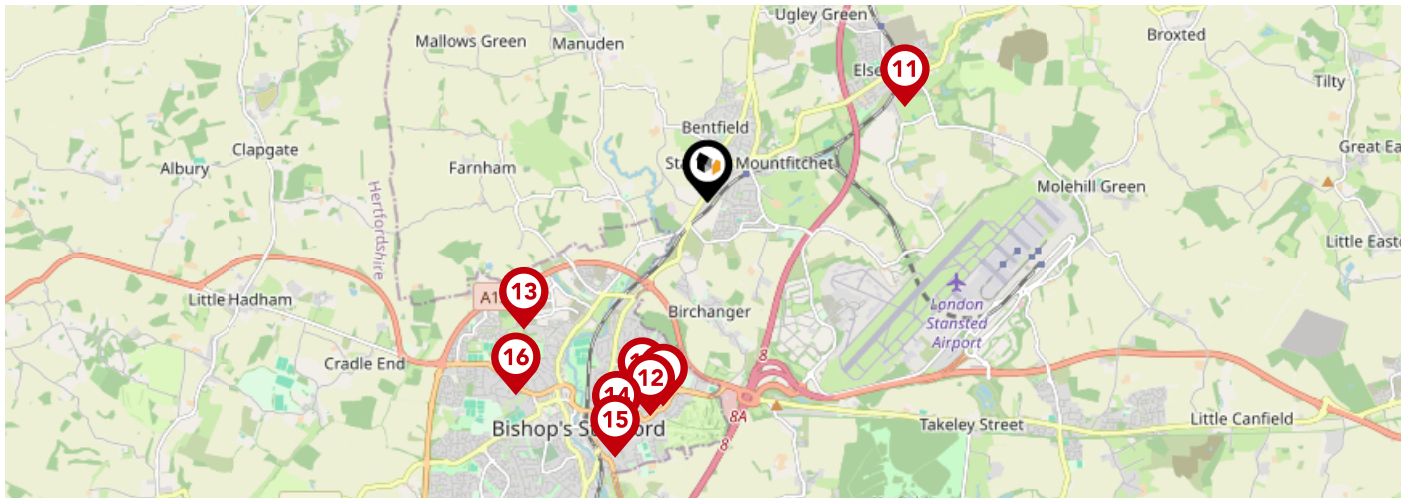
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	1
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very 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 all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	101 m ²



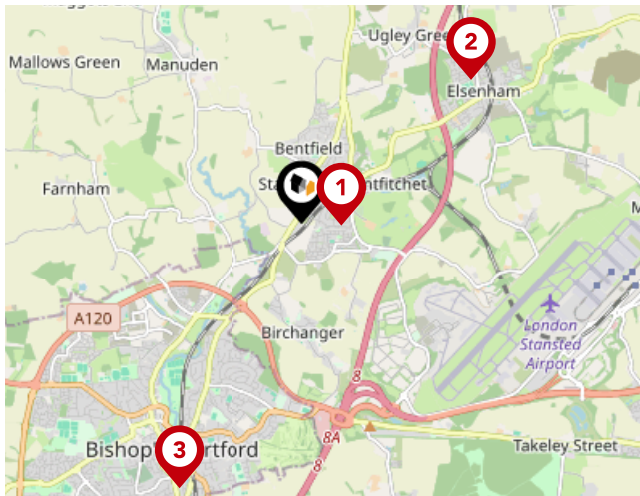
	Nursery	Primary	Secondary	College	Private
<p>1 Magna Carta Primary Academy Ofsted Rating: Good Pupils: 201 Distance:0.29</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 St Mary's CofE Foundation Primary School Ofsted Rating: Good Pupils: 262 Distance:0.52</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Bentfield Primary School and Nursery Ofsted Rating: Good Pupils: 214 Distance:0.62</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Forest Hall School Ofsted Rating: Good Pupils: 496 Distance:0.85</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Birchanger Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 107 Distance:1.18</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Manuden Primary School Ofsted Rating: Good Pupils: 96 Distance:1.49</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Avanti Meadows Primary School Ofsted Rating: Good Pupils: 214 Distance:1.54</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Farnham Church of England Primary School Ofsted Rating: Good Pupils: 37 Distance:1.89</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Birchwood High School Ofsted Rating: Good Pupils: 1425 Distance:1.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All Saints Church of England Primary School and Nursery, Bishop's Stortford Ofsted Rating: Good Pupils: 209 Distance:1.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Elsenham Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 357 Distance:2.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Summerville Primary School Ofsted Rating: Good Pupils: 440 Distance:2.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Avanti Grange Secondary School Ofsted Rating: Not Rated Pupils: 297 Distance:2.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hockerill Anglo-European College Ofsted Rating: Good Pupils: 920 Distance:2.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Hertfordshire & Essex High School and Science College Ofsted Rating: Outstanding Pupils: 1436 Distance:2.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Northgate Primary School Ofsted Rating: Good Pupils: 450 Distance:2.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

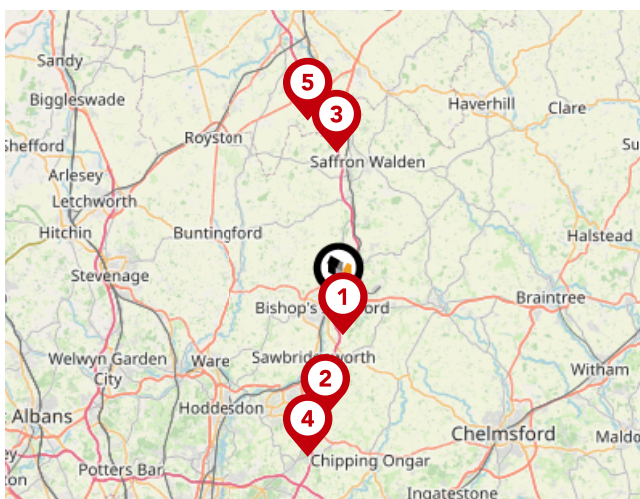
Area

Transport (National)



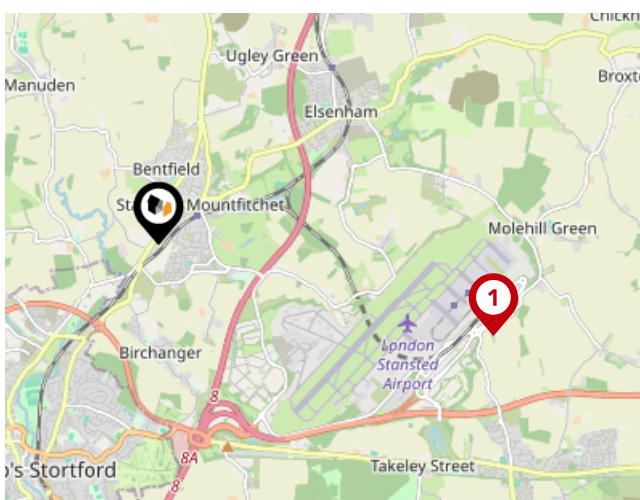
National Rail Stations

Pin	Name	Distance
1	Stansted Mountfitchet Rail Station	0.37 miles
2	Elsenham Rail Station	2.05 miles
3	Bishops Stortford Rail Station	2.65 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J8	2.15 miles
2	M11 J7A	8.17 miles
3	M11 J9	11.27 miles
4	M11 J7	11.23 miles
5	M11 J10	13.82 miles



Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	3.17 miles
2	Silvertown	28.19 miles
3	Luton Airport	24.24 miles
4	Southend-on-Sea	31.81 miles

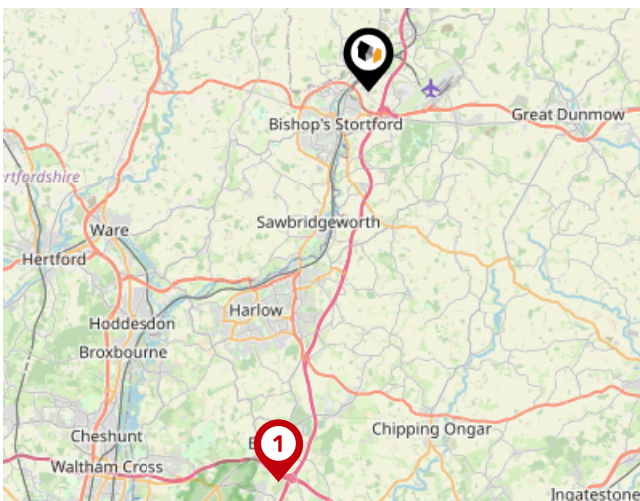
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Silver Street	0.06 miles
2	Pines Hill	0.22 miles
3	Chapel Hill	0.2 miles
4	Clarence Road	0.26 miles
5	Clarence Road	0.28 miles



Local Connections

Pin	Name	Distance
1	Epping Underground Station	14.74 miles

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