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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 02<sup>nd</sup> April 2025**



**FLEET CLOSE, HUGHENDEN VALLEY, HIGH WYCOMBE,  
HP14**

**Avocado Property**

07971955240

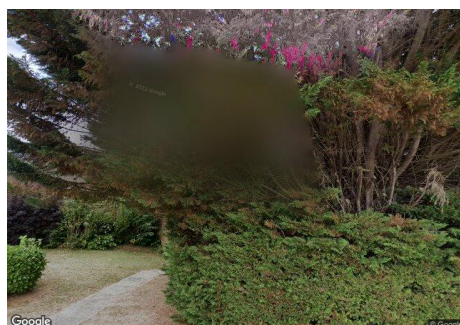
michael@avocadobucks.co.uk

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# Property Overview



## Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,313 ft <sup>2</sup> / 122 m <sup>2</sup>		
Plot Area:	0.12 acres		
Council Tax :	Band F		
Annual Estimate:	£3,469		
Title Number:	BM145186		

## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>7</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)

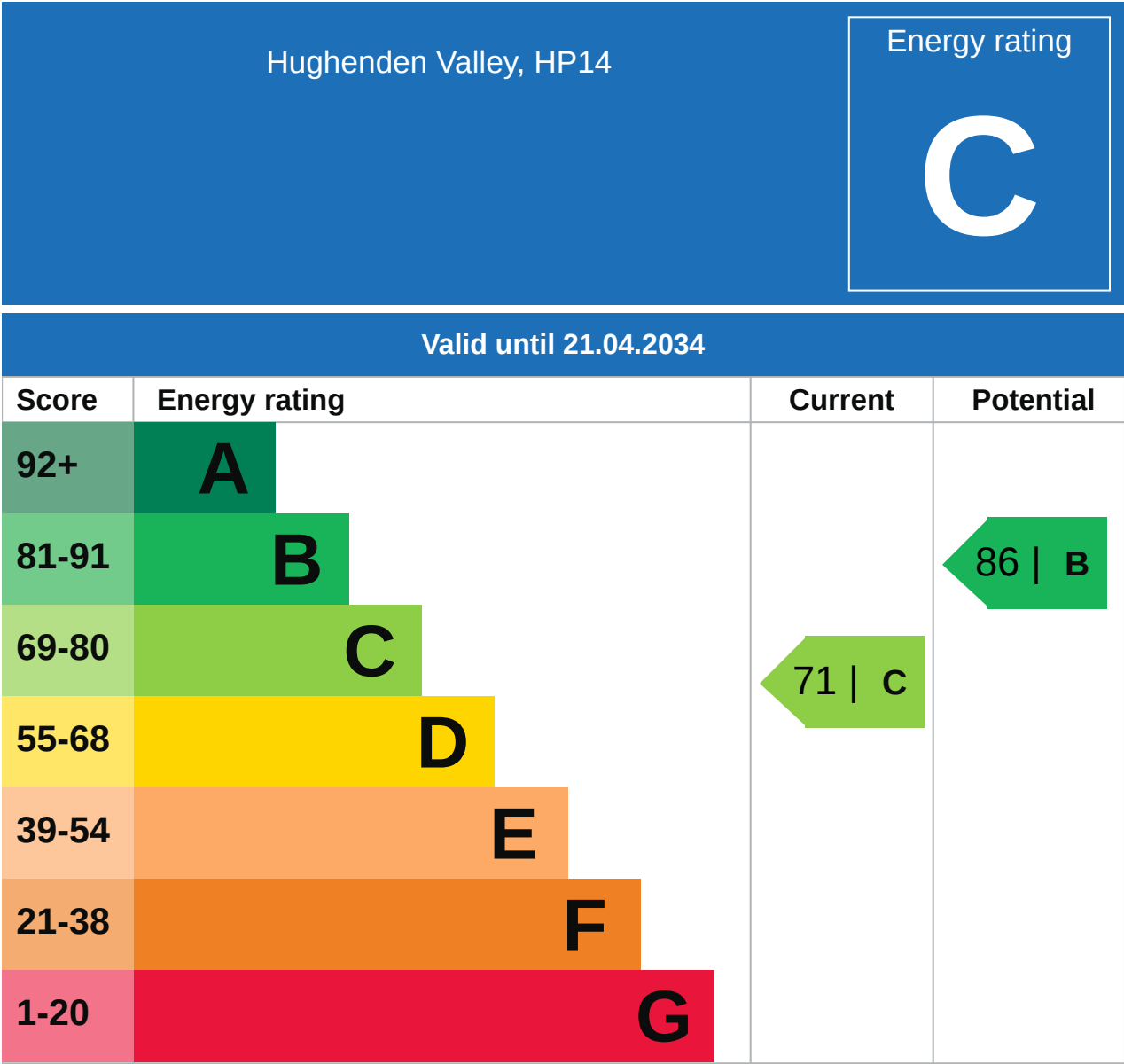


### Satellite/Fibre TV Availability:



# Property

## EPC - Certificate



# Property

## EPC - Additional Data



### Additional EPC Data

---

<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, partial insulation (assumed)
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 150 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 67% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	122 m <sup>2</sup>

# Market Sold in Street



## 15, Fleet Close, High Wycombe, HP14 4LL

Last Sold Date: 22/09/2023  
Last Sold Price: £775,000

## 7, Fleet Close, High Wycombe, HP14 4LL

Last Sold Date: 29/08/2018	01/10/2004	10/01/1997
Last Sold Price: £568,123	£335,000	£164,950

## 3, Fleet Close, High Wycombe, HP14 4LL

Last Sold Date: 06/03/2015  
Last Sold Price: £500,000

## 8, Fleet Close, High Wycombe, HP14 4LL

Last Sold Date: 03/07/2014  
Last Sold Price: £449,950

## 12, Fleet Close, High Wycombe, HP14 4LL

Last Sold Date: 06/09/2013  
Last Sold Price: £420,000

## 23, Fleet Close, High Wycombe, HP14 4LL

Last Sold Date: 21/06/2013  
Last Sold Price: £430,000

## 22, Fleet Close, High Wycombe, HP14 4LL

Last Sold Date: 12/11/2009  
Last Sold Price: £380,000

## 16, Fleet Close, High Wycombe, HP14 4LL

Last Sold Date: 10/11/2009	11/04/2003
Last Sold Price: £475,000	£350,000

## Ascott Cedars, 17, Fleet Close, High Wycombe, HP14 4LL

Last Sold Date: 05/11/2009	24/07/2003
Last Sold Price: £475,000	£375,000

## 5, Fleet Close, High Wycombe, HP14 4LL

Last Sold Date: 15/08/2008	17/12/2004
Last Sold Price: £450,000	£368,000

## 20, Fleet Close, High Wycombe, HP14 4LL

Last Sold Date: 07/06/2005  
Last Sold Price: £425,000

## 10, Fleet Close, High Wycombe, HP14 4LL

Last Sold Date: 23/05/2005  
Last Sold Price: £340,000

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

# Market Sold in Street



## 21, Fleet Close, High Wycombe, HP14 4LL

Last Sold Date:	23/05/1997
Last Sold Price:	£204,000

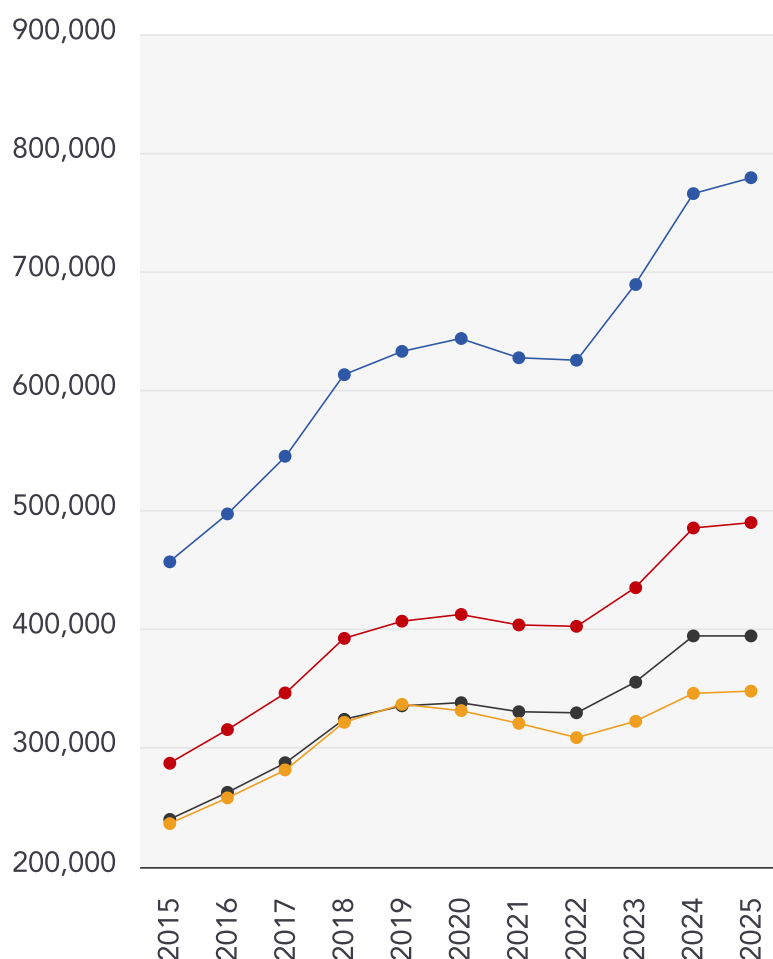
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in HP14



Detached

**+70.73%**

Semi-Detached

**+70.44%**

Terraced

**+64.26%**

Flat

**+47.1%**

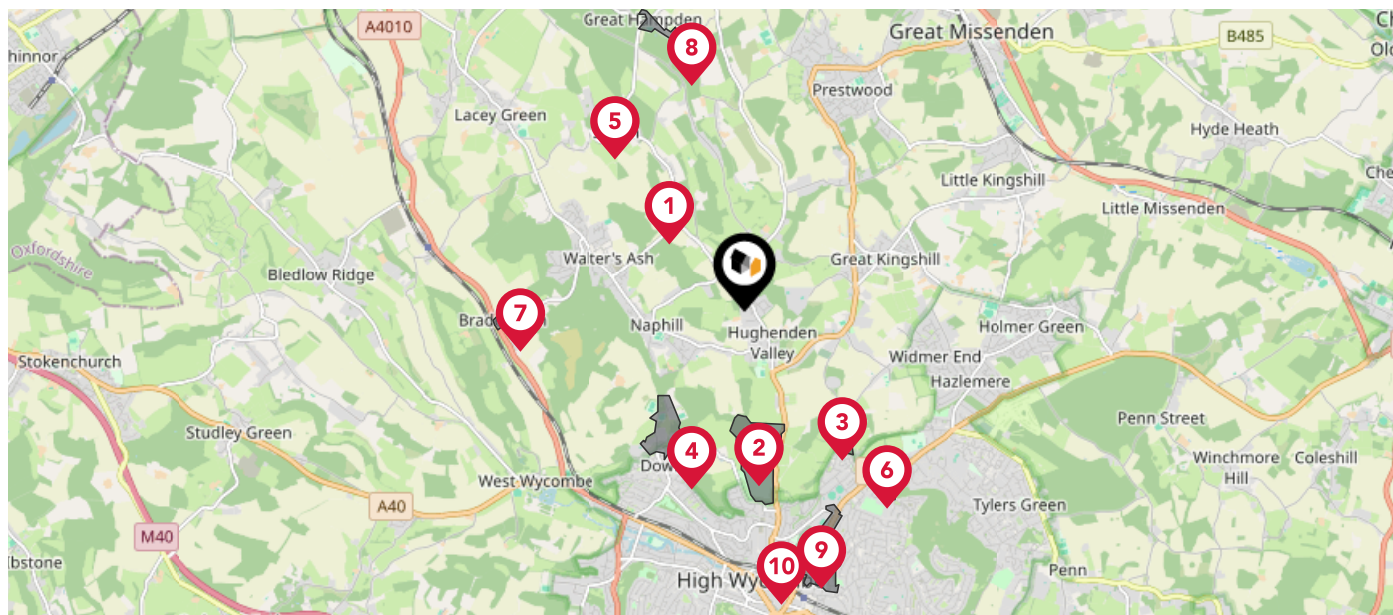


# Maps

## 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  | Upper North Dean |
| 2  | Hughendon Manor  |
| 3  | Four Ashes       |
| 4  | Downley Common   |
| 5  | Speen            |
| 6  | Terriers         |
| 7  | Bradenham        |
| 8  | Great Hampden    |
| 9  | Amersham Hill    |
| 10 | Priory Avenue    |

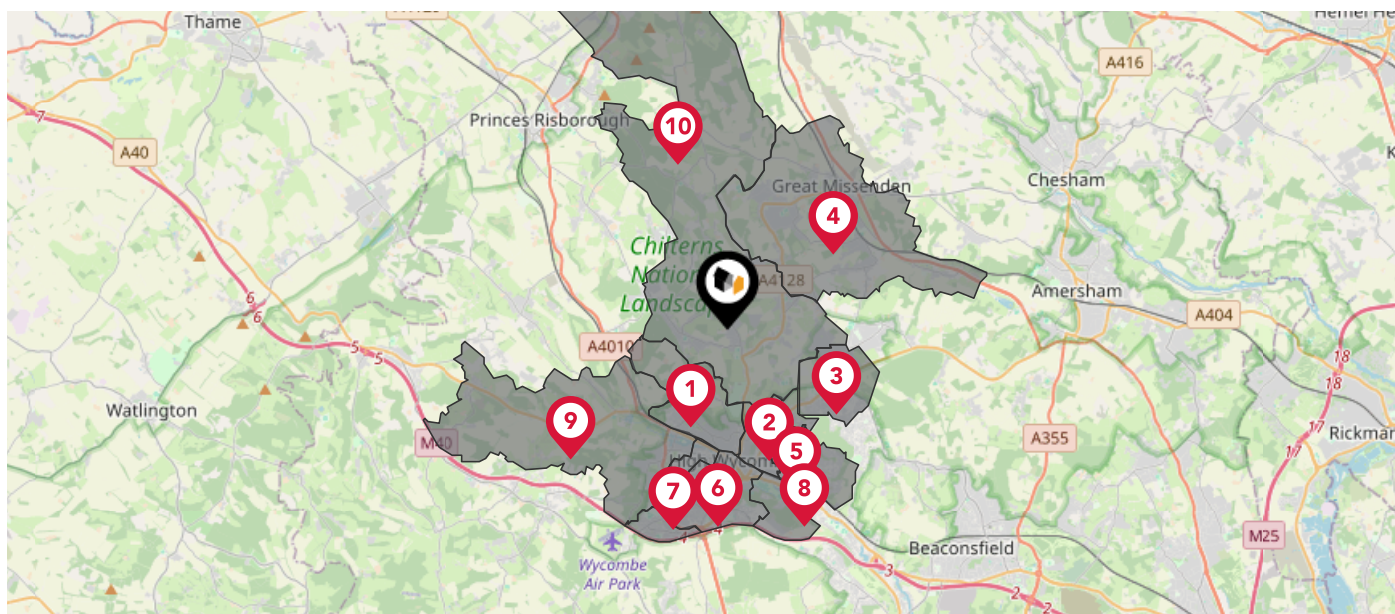


# Maps

## 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



Downley Ward



Terriers and Amersham Hill Ward



Hazlemere Ward



Great Missenden Ward



Totteridge and Bowerdean Ward



Abbey Ward



Booker, Cressex and Castlefield Ward



Ryemead and Micklefield Ward



West Wycombe Ward



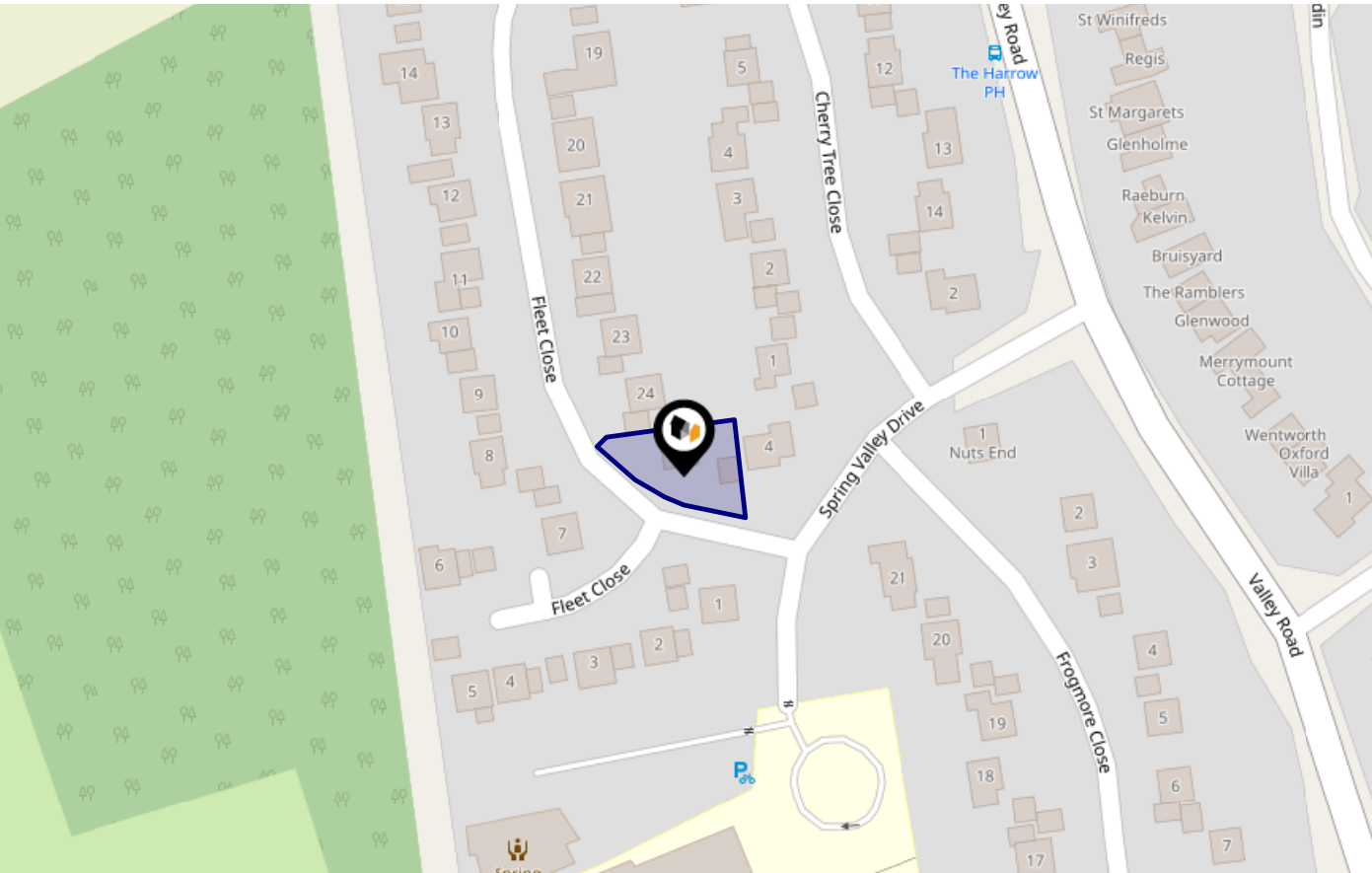
Ridgeway East Ward

# 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.

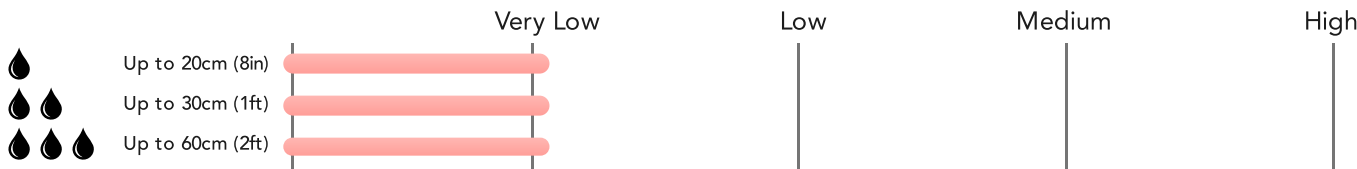


**Risk Rating: Very low**

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 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:

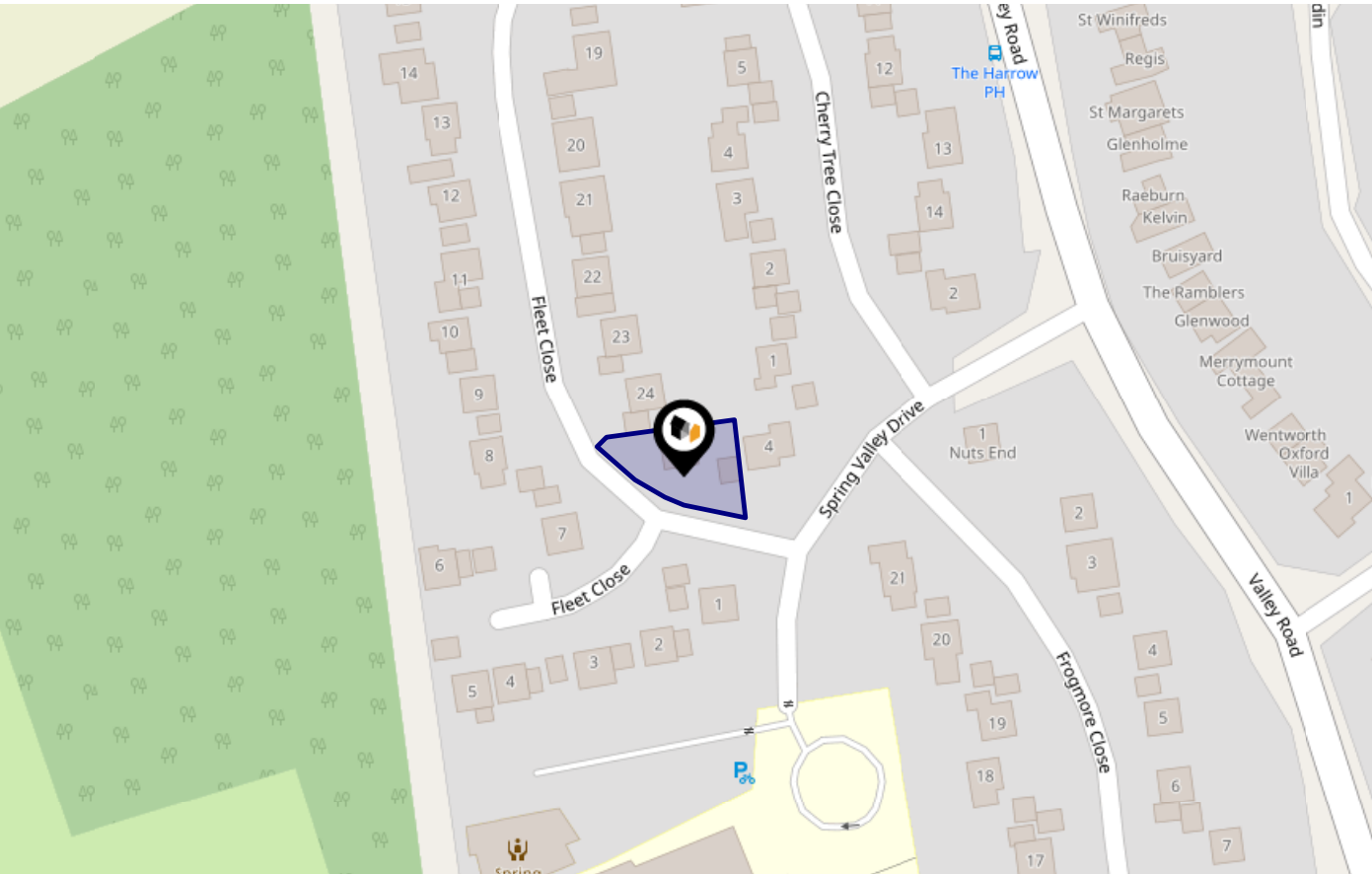


# Flood Risk

## 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.

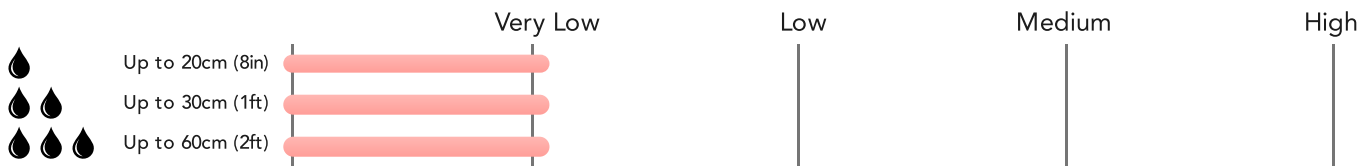


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Chance of flooding to the following depths at this property:

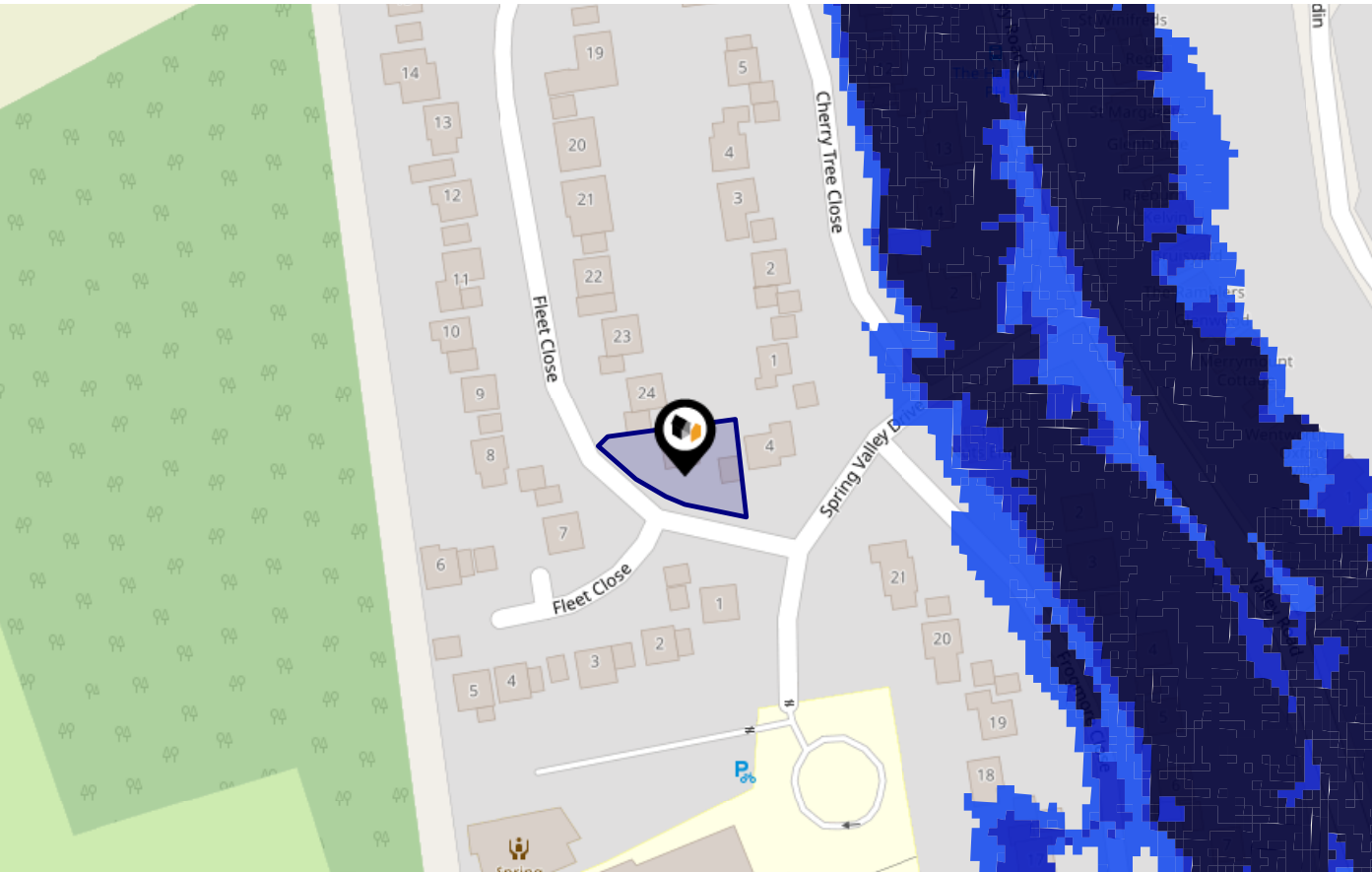


# Flood Risk

## 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.

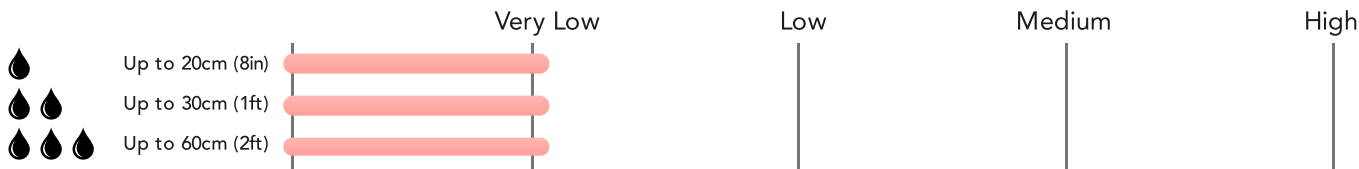


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

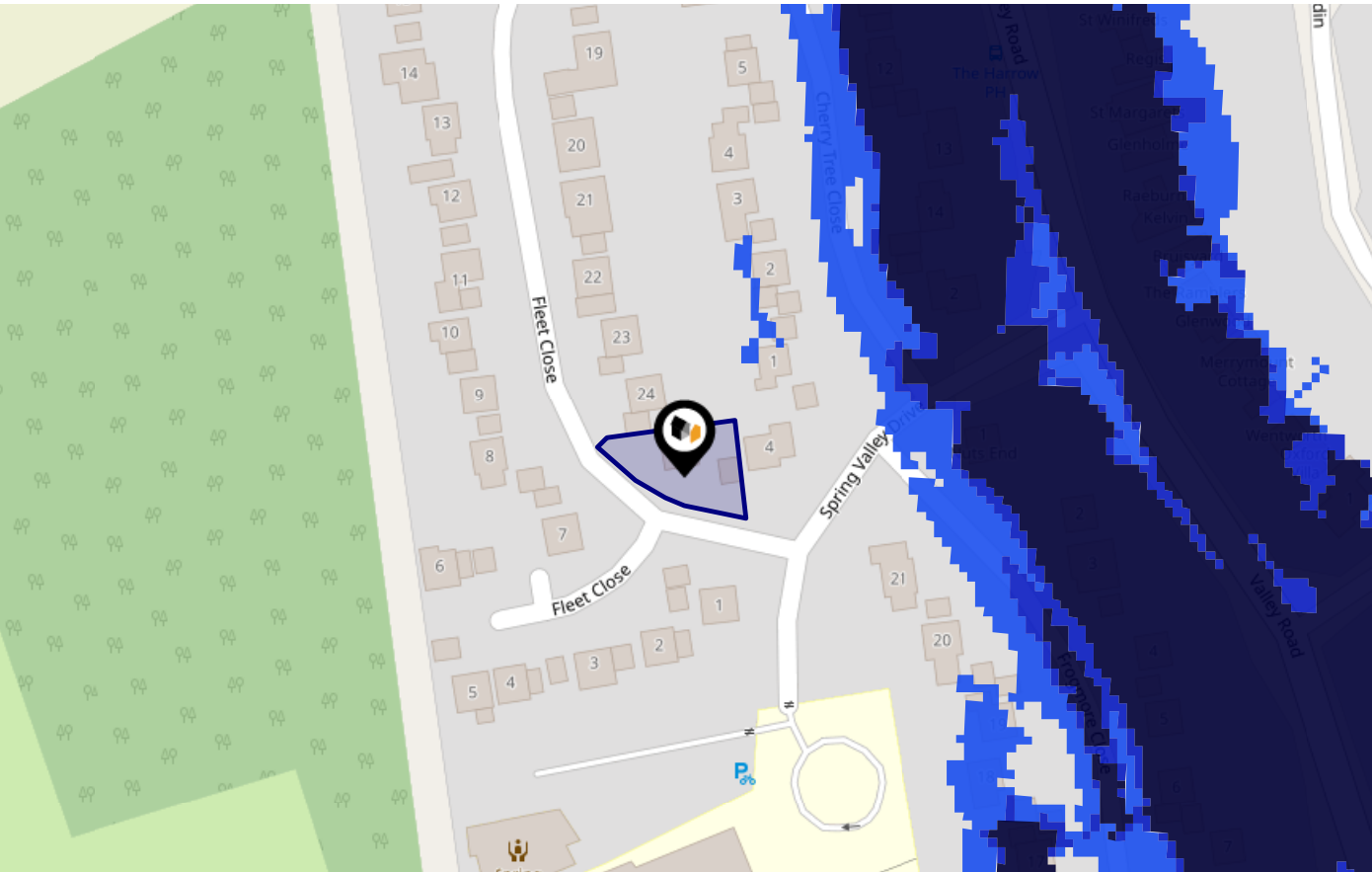


# Flood Risk

## Surface Water - Climate Change



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.

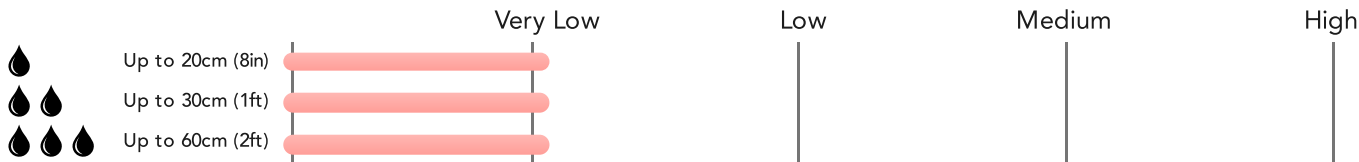


Risk Rating: Very low

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.

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Chance of flooding to the following depths at this property:



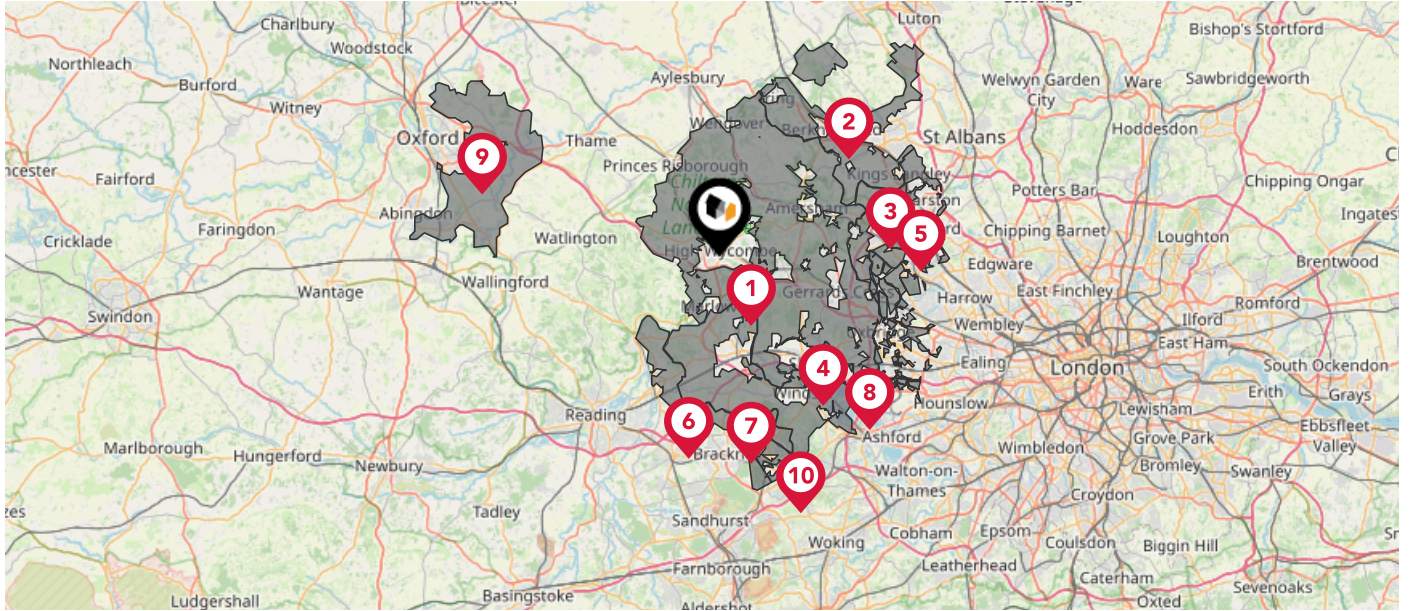


# Maps

## Green Belt



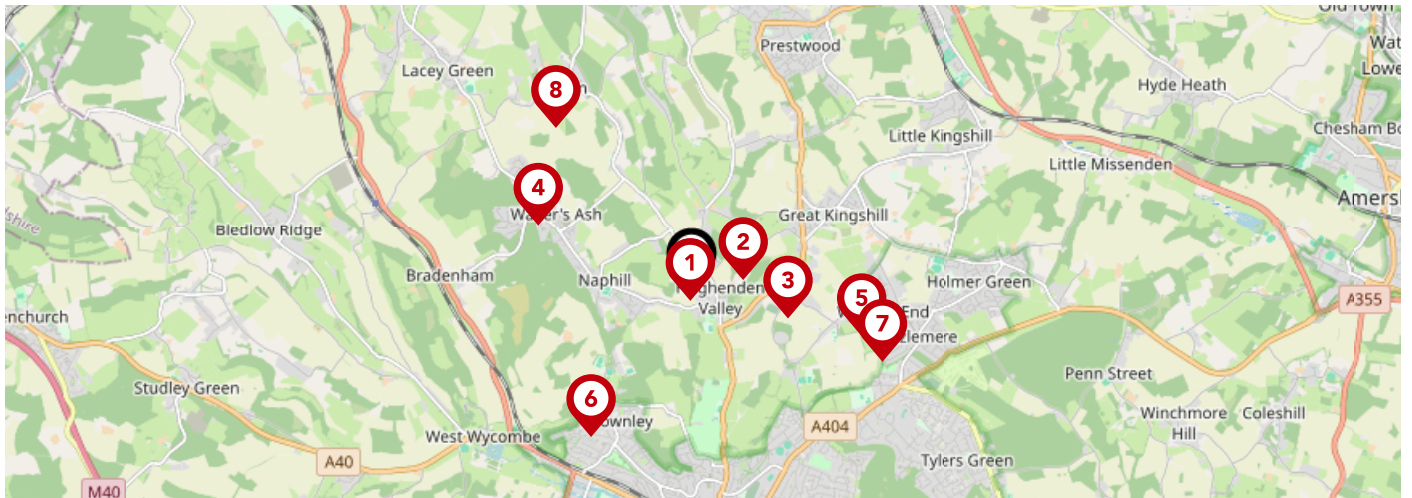
This map displays nearby areas that have been designated as Green Belt...



### Nearby Green Belt Land

- 1 London Green Belt - Buckinghamshire
- 2 London Green Belt - Dacorum
- 3 London Green Belt - Three Rivers
- 4 London Green Belt - Slough
- 5 London Green Belt - Watford
- 6 London Green Belt - Wokingham
- 7 London Green Belt - Bracknell Forest
- 8 London Green Belt - Hillingdon
- 9 Oxford Green Belt - South Oxfordshire
- 10 London Green Belt - Windsor and Maidenhead

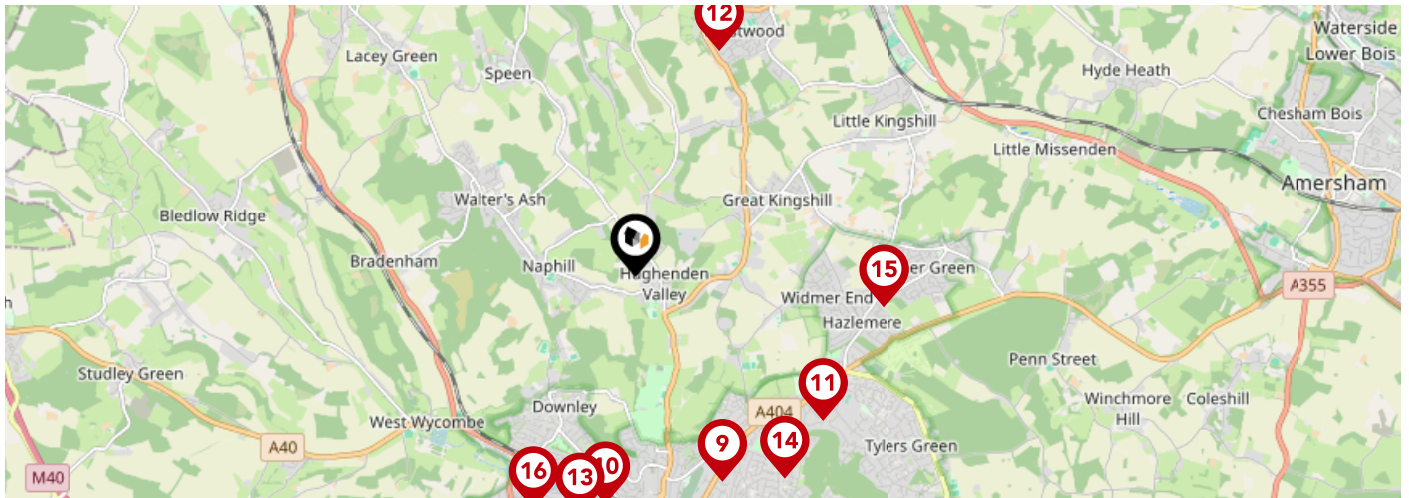
# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Hughenden Primary School</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Pipers Corner School</b> Ofsted Rating: Not Rated   Pupils: 618   Distance:0.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Great Kingshill Church of England Combined School</b> Ofsted Rating: Good   Pupils: 411   Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Naphill and Walters Ash School</b> Ofsted Rating: Good   Pupils: 297   Distance:1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Widmer End Community Combined School</b> Ofsted Rating: Good   Pupils: 202   Distance:1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>The Downley School</b> Ofsted Rating: Not Rated   Pupils: 388   Distance:1.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Cedar Park School &amp; Nursery</b> Ofsted Rating: Good   Pupils: 217   Distance:1.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Speen CofE VA School</b> Ofsted Rating: Good   Pupils: 40   Distance:1.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



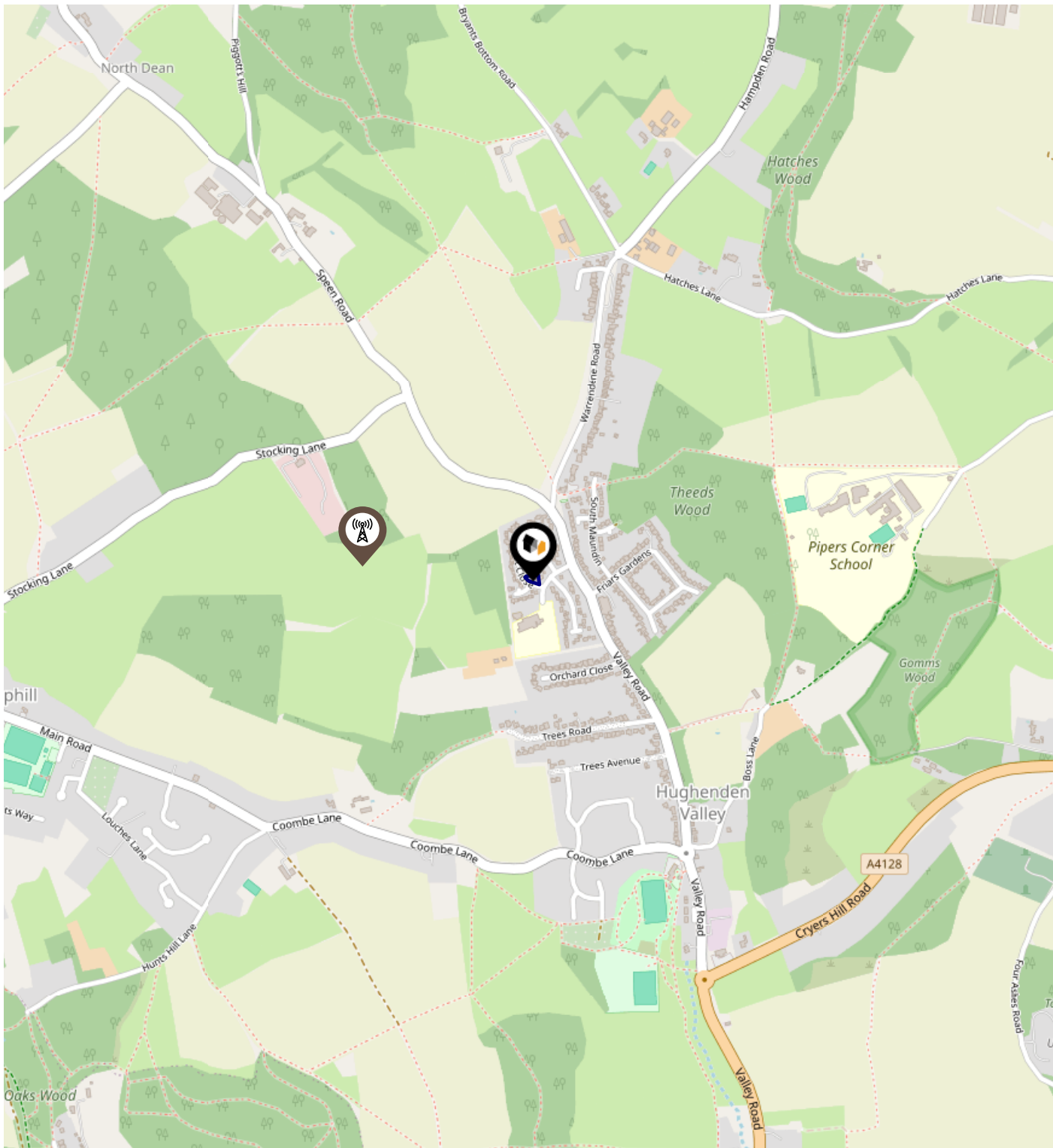
# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>The Royal Grammar School, High Wycombe</b> Ofsted Rating: Good   Pupils: 1418   Distance:2.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>The Disraeli School</b> Ofsted Rating: Good   Pupils: 716   Distance:2.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Hazlemere Church of England Combined School</b> Ofsted Rating: Good   Pupils: 201   Distance:2.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Prestwood Junior School</b> Ofsted Rating: Good   Pupils: 179   Distance:2.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Unity College</b> Ofsted Rating: Good   Pupils: 11   Distance:2.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Highworth Combined School and Nursery</b> Ofsted Rating: Good   Pupils: 461   Distance:2.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Holmer Green First School and Pre-School</b> Ofsted Rating: Good   Pupils: 175   Distance:2.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Millbrook Combined School</b> Ofsted Rating: Requires improvement   Pupils: 694   Distance:2.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area

## Masts & Pylons



### Key:

- Power Pylons
- Communication Masts

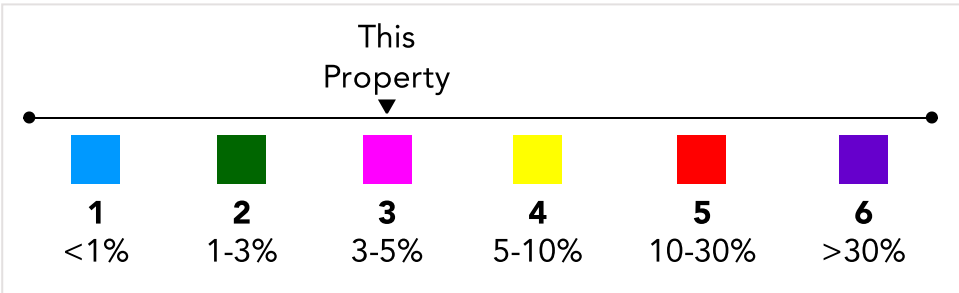
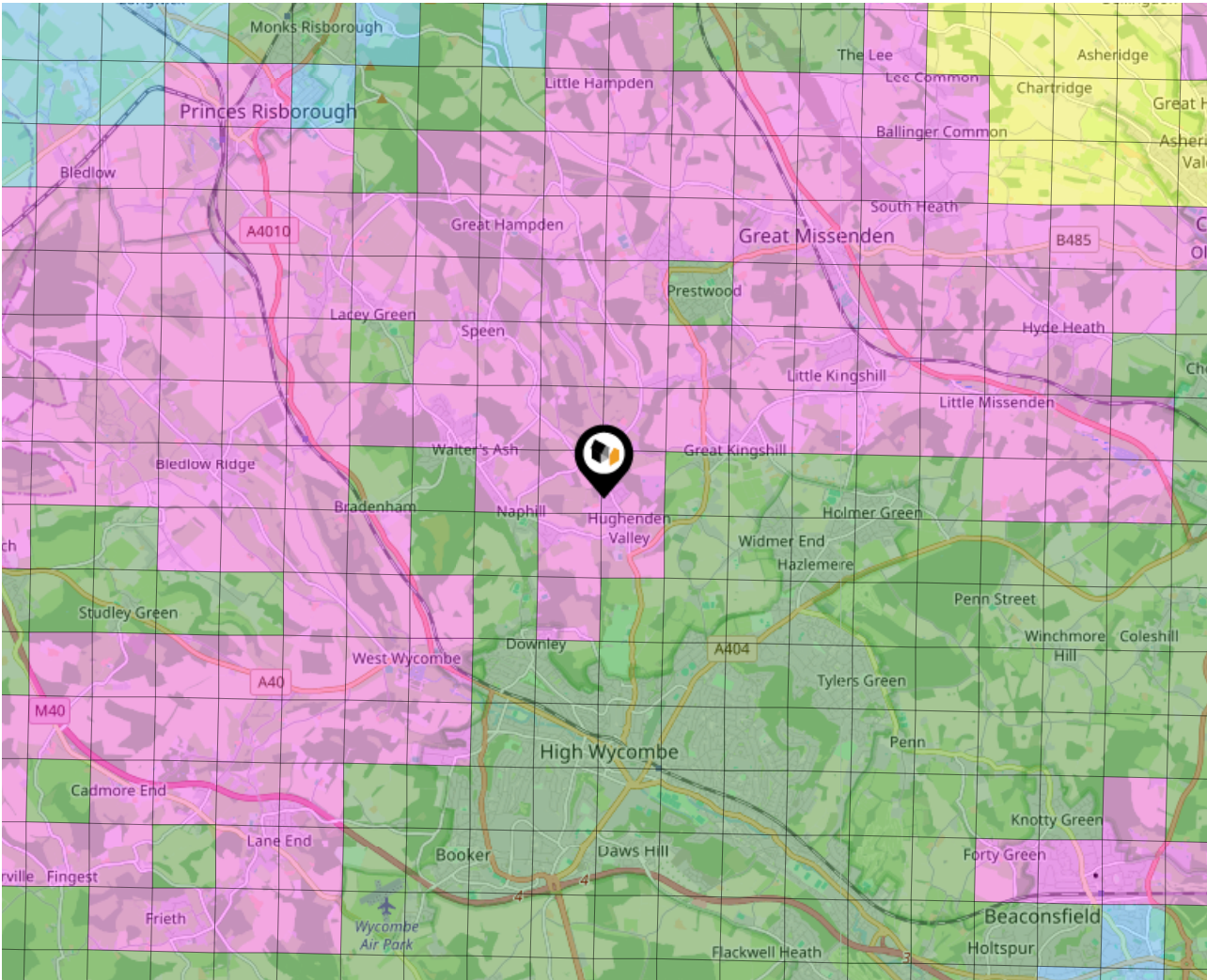
# Environment

## Radon Gas



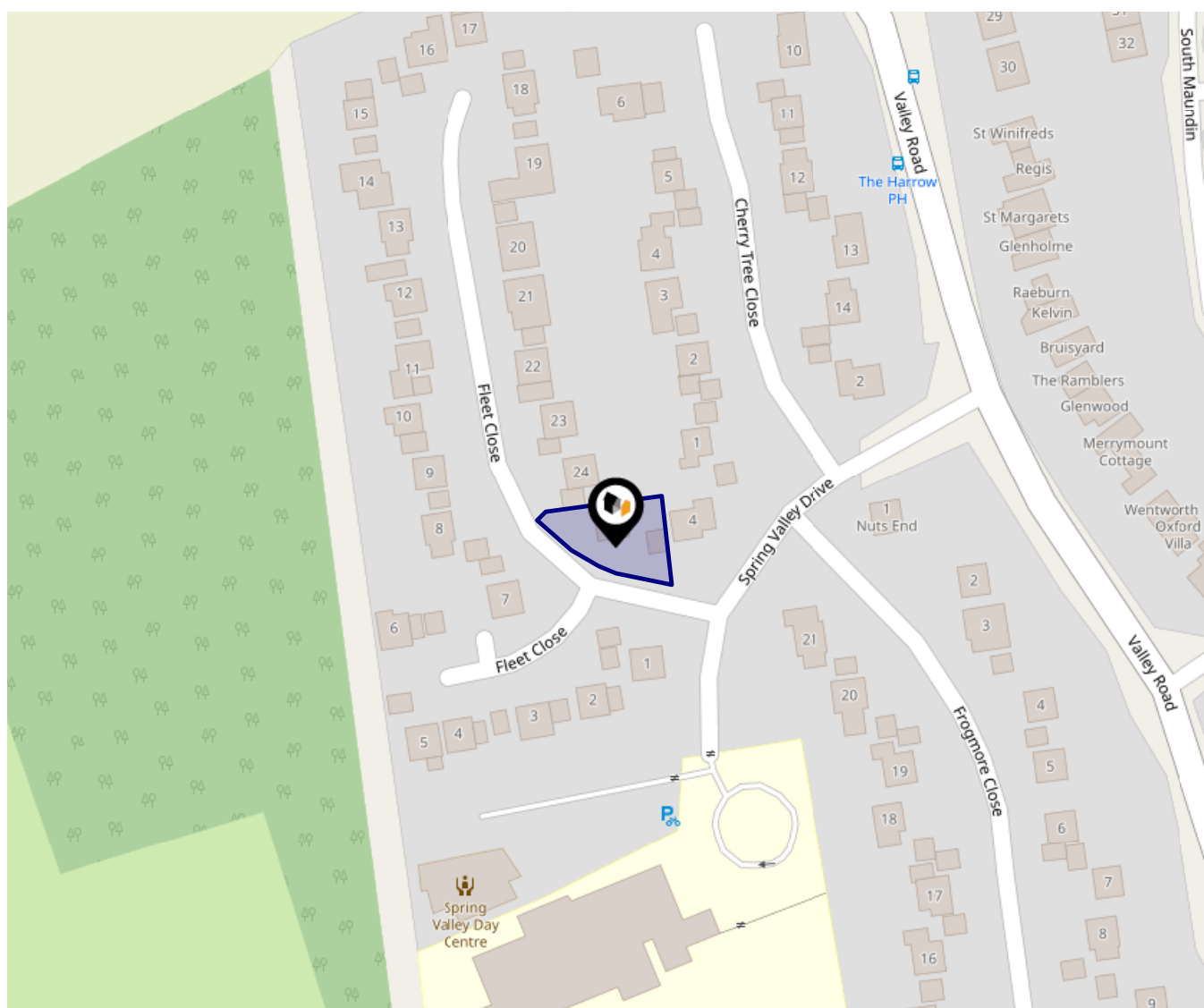
### What is Radon?

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/m<sup>3</sup>).



# 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.

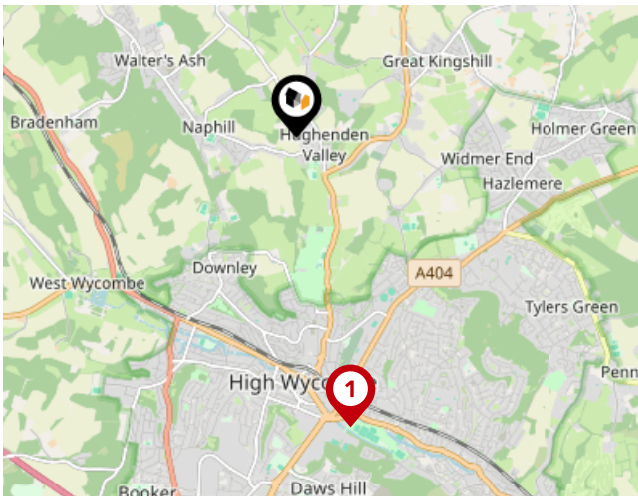
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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



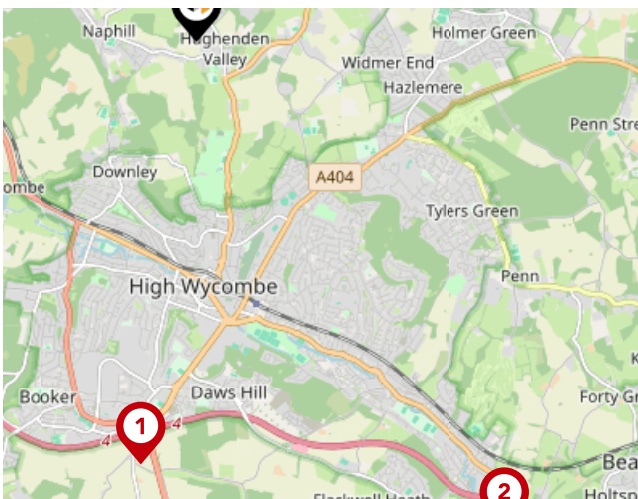
# Area

## Transport (National)



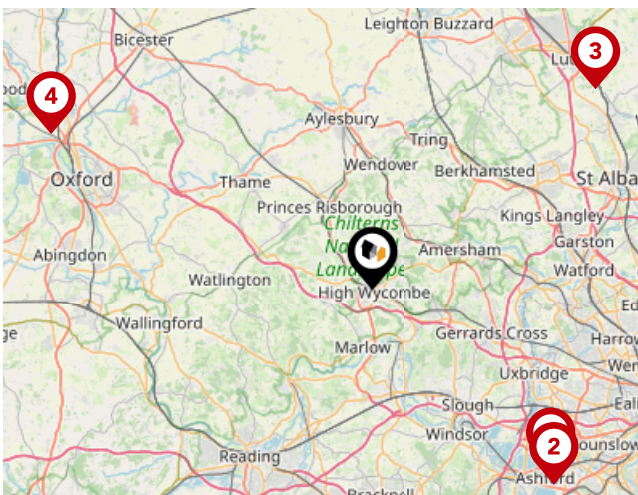
### National Rail Stations

Pin	Name	Distance
1	High Wycombe Rail Station	2.71 miles
2	Great Missenden Rail Station	3.2 miles
3	Saunderton Rail Station	2.97 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M40 J4	3.91 miles
2	M40 J3	5.31 miles
3	A404(M) J9	10.34 miles
4	M40 J2	7.59 miles
5	M40 J5	6.66 miles

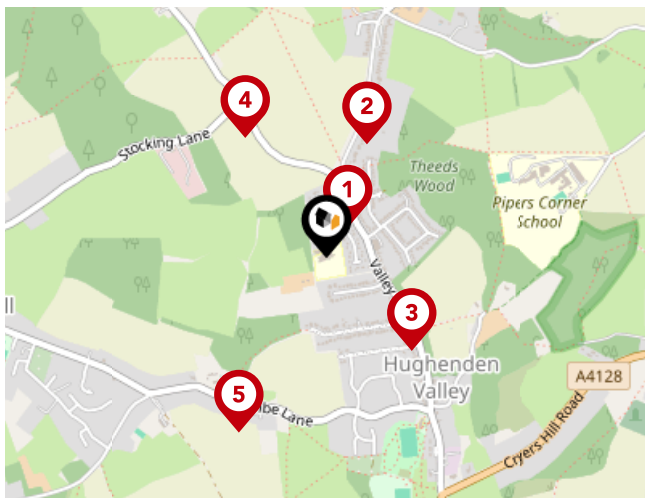


### Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	18.74 miles
2	Heathrow Airport Terminal 4	19.61 miles
3	Luton Airport	21.93 miles
4	Kidlington	26.23 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	The Harrow PH	0.08 miles
2	Warrendene Road	0.28 miles
3	Trees Road	0.29 miles
4	Stocking Lane	0.33 miles
5	Coombe Farm	0.45 miles



### Local Connections

Pin	Name	Distance
1	Chorleywood Underground Station	10.3 miles

# Avocado Property

## 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.



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