CHRIS DURRANT eXp UK

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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 29th October 2026



BABYLON GROVE, WESTCROFT, MILTON KEYNES, MK4

Chris Durrant powered by eXp

8 Linceslade Grove Loughton Milton Keynes MK5 8DL

07595473891

chris.durrant@expuk.com

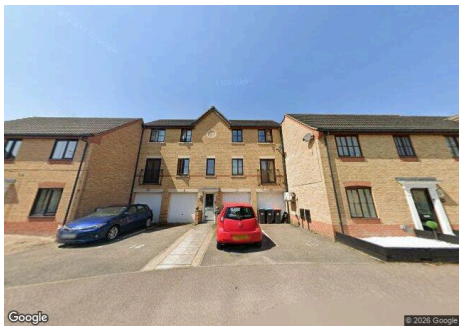
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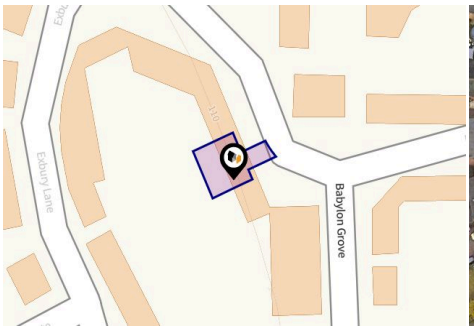
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Property
Overview

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Property

Type:	Semi-Detached	**Tenure:**	Freehold
Bedrooms:	4		
Floor Area:	1,356 ft^2 / 126 m^2		
Plot Area:	0.04 acres		
Year Built :	2003-2006		
Council Tax :	Band D		
Annual Estimate:	£2,372		
Title Number:	BM335264		

Local Area

Local Authority: Milton keynes

Conservation Area: No

Flood Risk:

- Rivers & Seas — Very low
- Surface Water — Low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

8 mb/s	80 mb/s	5500 mb/s

Mobile Coverage:
(based on calls indoors)

O2 ✓ EE ✓ 3 ✓ Vodafone ✓

Satellite/Fibre TV Availability:

BT ✓ sky ✓ Virgin media ✗

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Gallery
Photos










Gallery
Photos

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Gallery
Photos



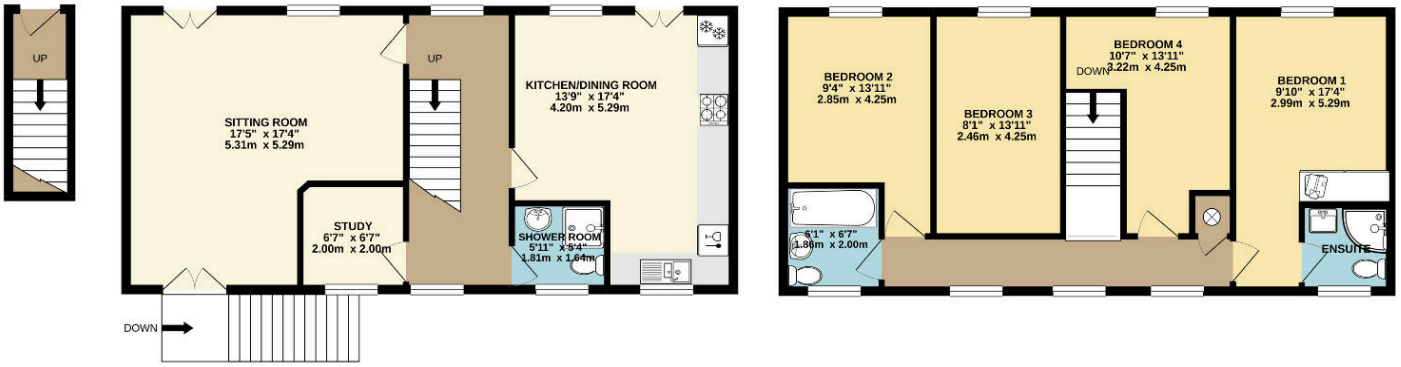




Gallery
Floorplan

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BABYLON GROVE, WESTCROFT, MILTON KEYNES, MK4



TOTAL FLOOR AREA : 1378sq.ft. (128.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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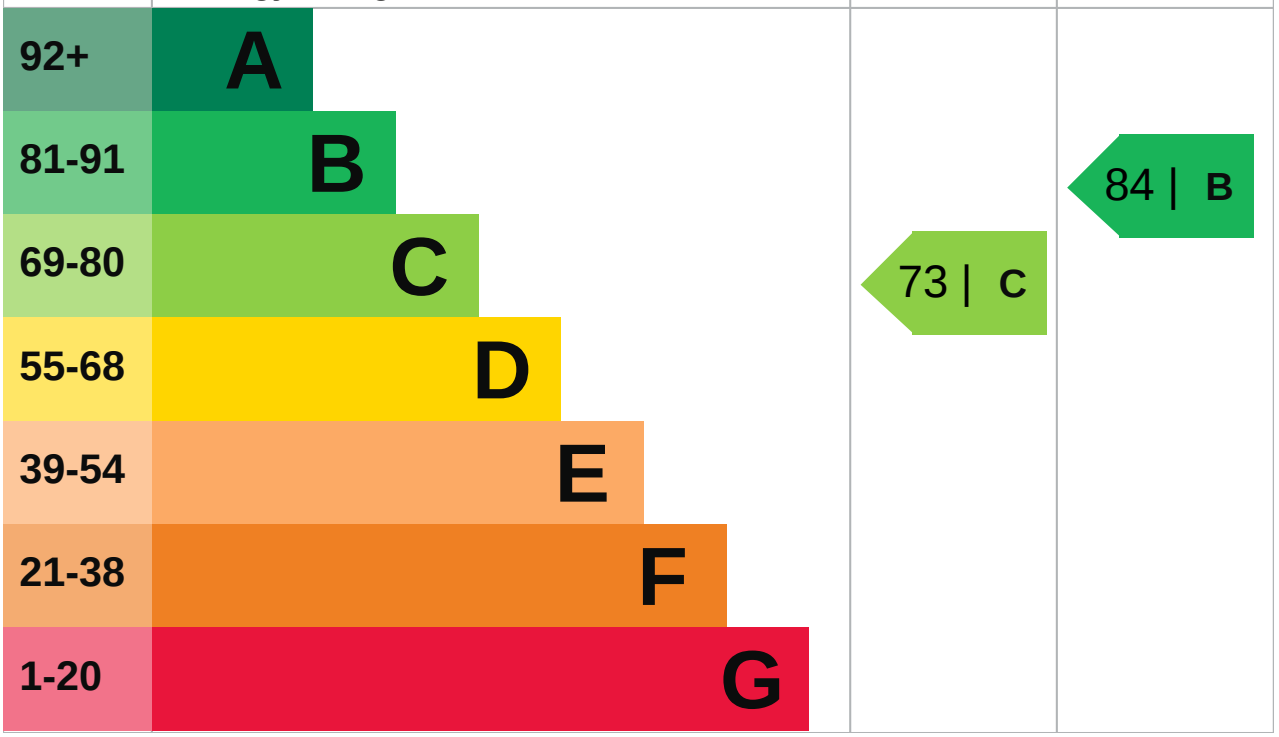
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WESTCROFT, MK4

Energy rating

C

Valid until 05.04.2031



EPC - Additional Data

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
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 200 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 all fixed outlets
Floors:	To unheated space, insulated (assumed)
Total Floor Area:	126 m^2

Market
Sold in Street

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1, Babylon Grove, Milton Keynes, MK4 4GH	Flat-maisonette House		
Last Sold Date:	18/06/2025	03/03/2017	
Last Sold Price:	£142,500	£115,000	

7, Babylon Grove, Milton Keynes, MK4 4GH	Flat-maisonette House			
Last Sold Date:	02/02/2024	30/06/2017	27/11/2009	14/08/2008
Last Sold Price:	£67,500	£59,500	£40,000	£45,000

13, Babylon Grove, Milton Keynes, MK4 4GH	Terraced House
Last Sold Date:	21/12/2022
Last Sold Price:	£135,000

15, Babylon Grove, Milton Keynes, MK4 4GH	Flat-maisonette House		
Last Sold Date:	15/12/2022	28/05/2010	19/07/2006
Last Sold Price:	£107,000	£75,000	£71,500

12, Babylon Grove, Milton Keynes, MK4 4GH	Flat-maisonette House
Last Sold Date:	30/06/2021
Last Sold Price:	£390,000

28, Babylon Grove, Milton Keynes, MK4 4GH	Semi-detached House	
Last Sold Date:	09/06/2021	30/11/2006
Last Sold Price:	£315,000	£209,150

9, Babylon Grove, Milton Keynes, MK4 4GH	Flat-maisonette House
Last Sold Date:	14/08/2020
Last Sold Price:	£175,000

35, Babylon Grove, Milton Keynes, MK4 4GH	Terraced House		
Last Sold Date:	29/05/2020	12/08/2014	14/09/2007
Last Sold Price:	£250,000	£195,000	£170,000

49, Babylon Grove, Milton Keynes, MK4 4GH	Terraced House	
Last Sold Date:	20/12/2019	11/05/2007
Last Sold Price:	£267,000	£230,000

42, Babylon Grove, Milton Keynes, MK4 4GH	Terraced House		
Last Sold Date:	20/12/2018	28/03/2013	25/11/2005
Last Sold Price:	£210,000	£157,500	£170,000

11, Babylon Grove, Milton Keynes, MK4 4GH	Flat-maisonette House	
Last Sold Date:	03/04/2018	07/11/2014
Last Sold Price:	£105,000	£76,500

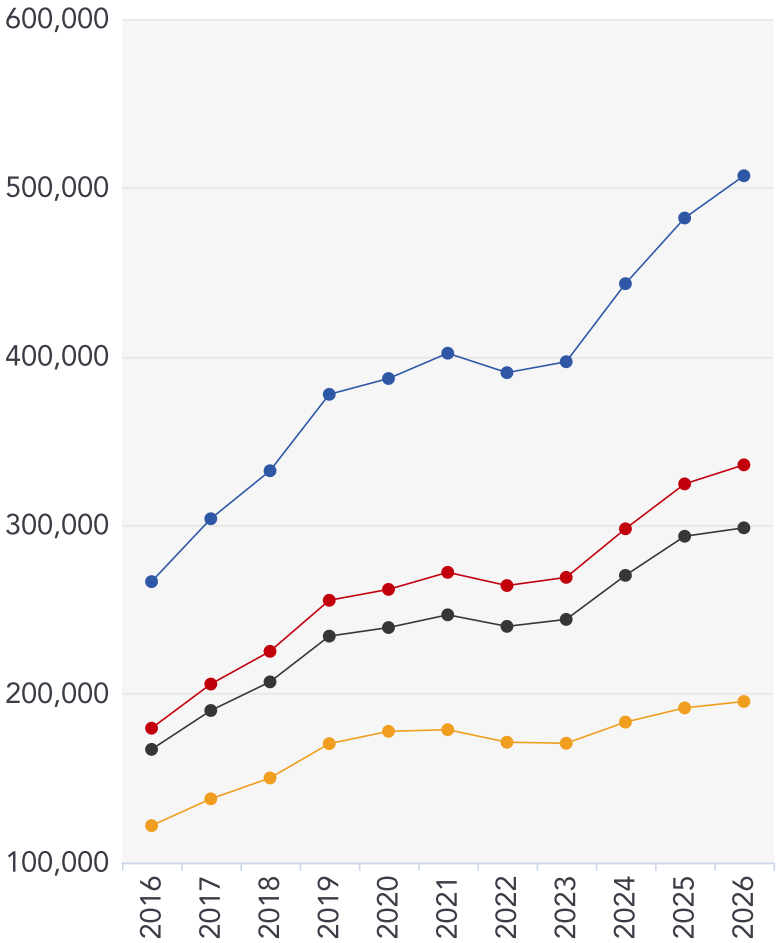
2, Babylon Grove, Milton Keynes, MK4 4GH	Terraced House		
Last Sold Date:	24/11/2017	21/06/2013	16/11/2007
Last Sold Price:	£280,000	£200,000	£219,950

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

Market
House Price Statistics

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10 Year History of Average House Prices by Property Type in MK4



Detached

+90.23%

Semi-Detached

+86.85%

Terraced

+78.56%

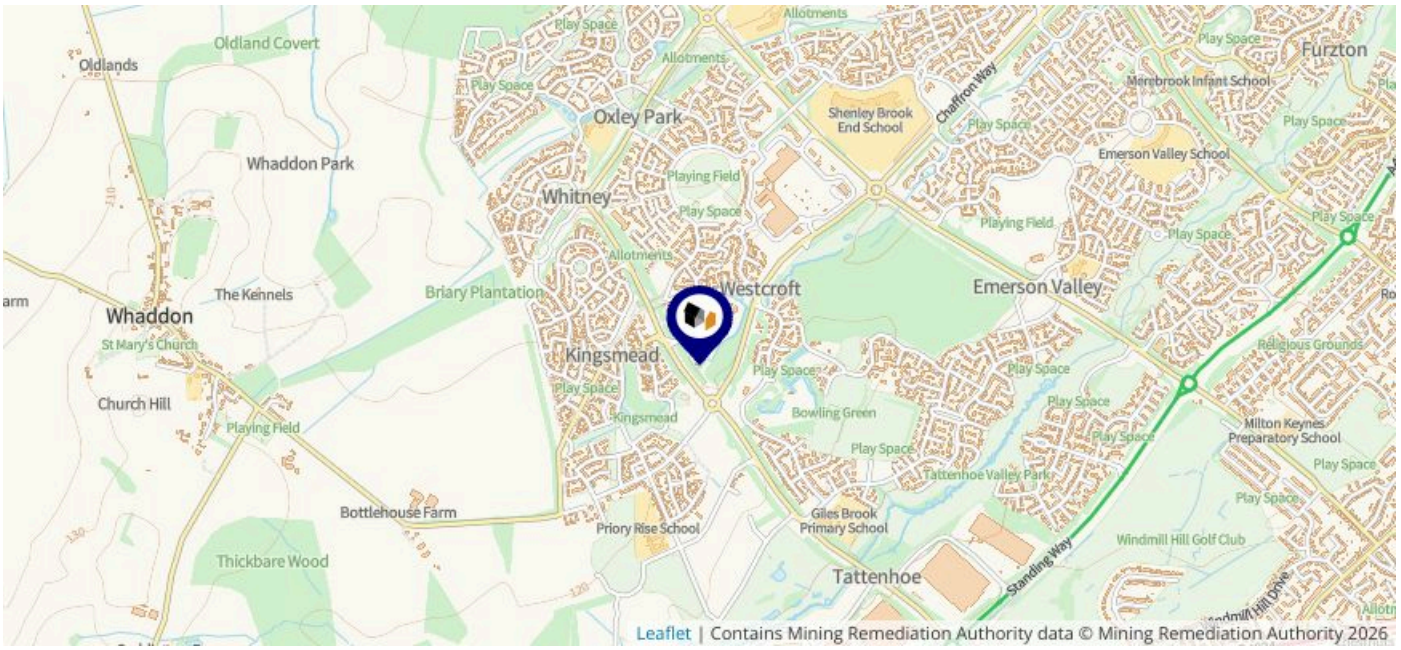
Flat

+60.32%

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Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

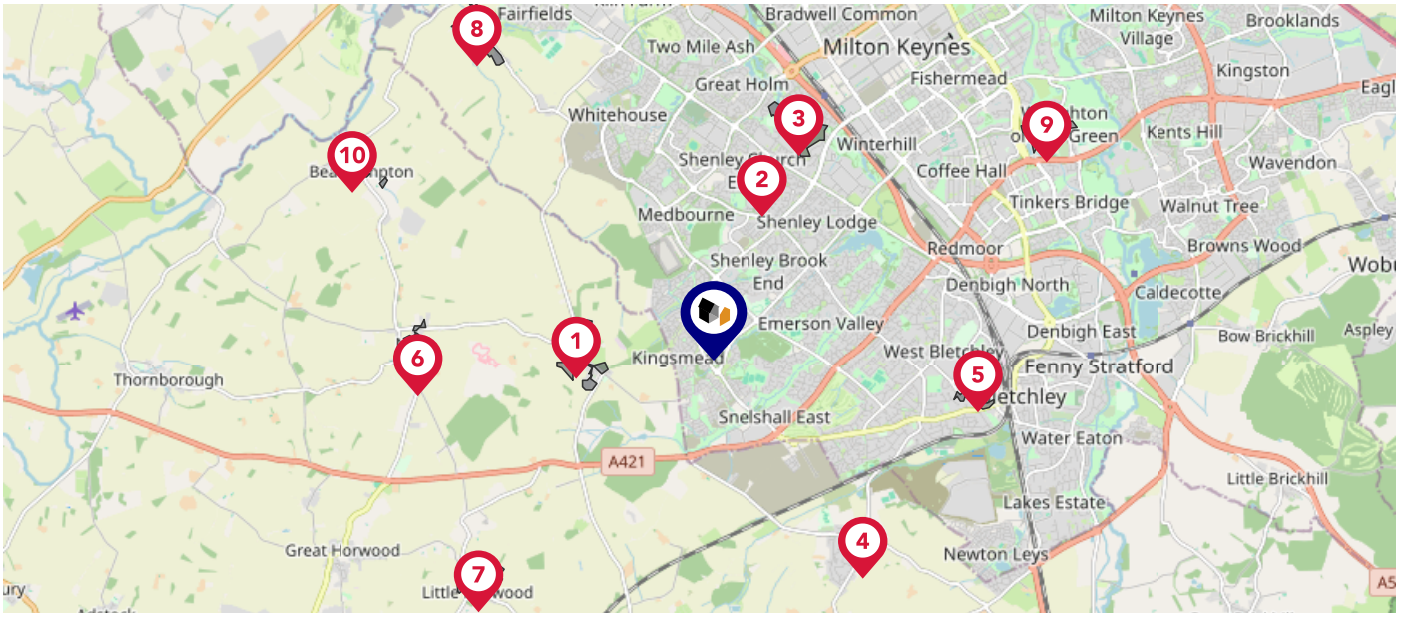
- Adit
- Gutter Pit
- Shaft

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.

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.

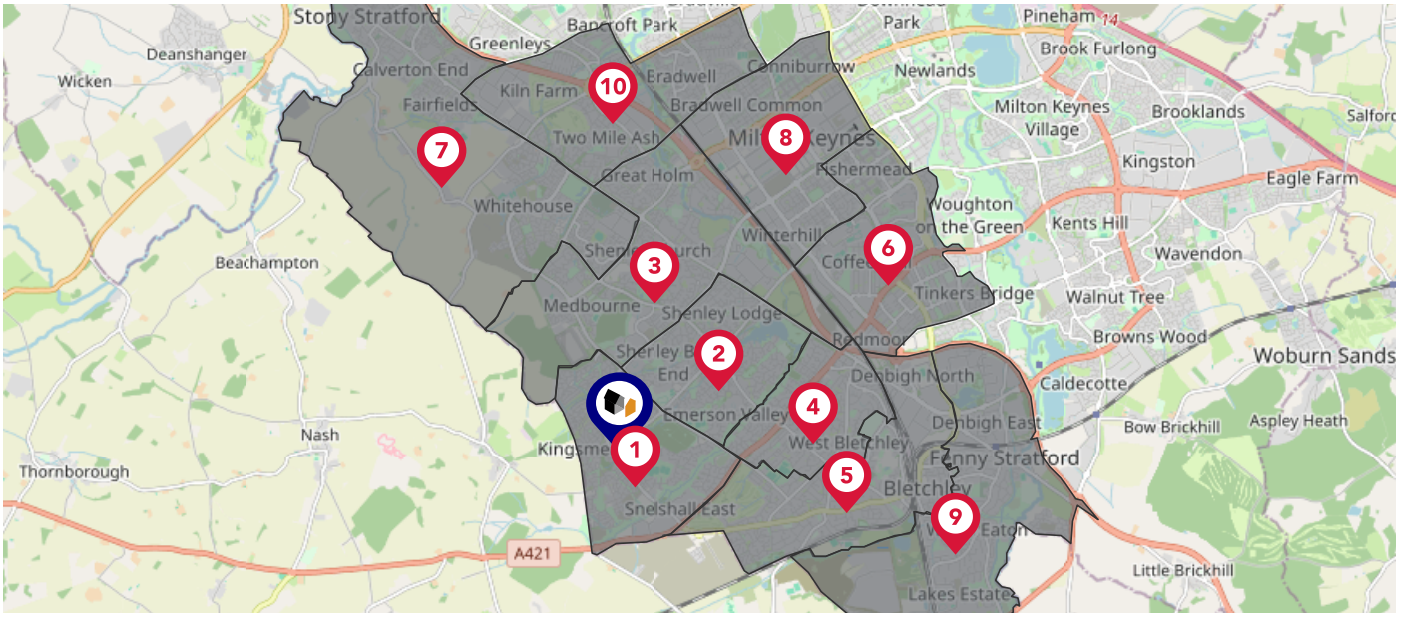


Nearby Conservation Areas

1	Whaddon
2	Shenley Church End
3	Loughton
4	Newton Longville
5	Bletchley
6	Nash
7	Little Horwood
8	Calverton
9	Woughton on the Green
10	Beachampton

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

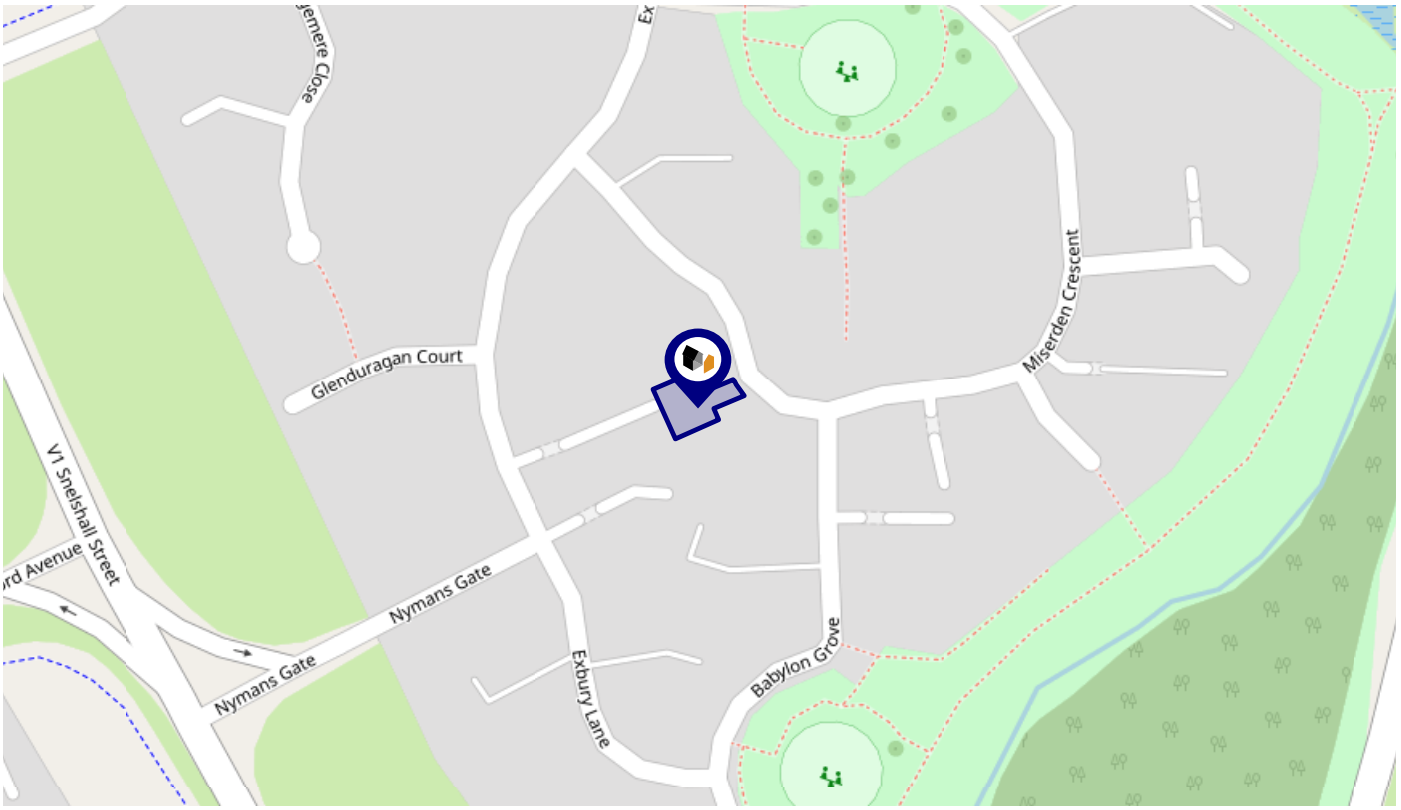


Nearby Council Wards

1	Tattenhoe Ward
2	Shenley Brook End Ward
3	Loughton & Shenley Ward
4	Bletchley West Ward
5	Bletchley Park Ward
6	Woughton & Fishermead Ward
7	Stony Stratford Ward
8	Central Milton Keynes Ward
9	Bletchley East Ward
10	Bradwell Ward

Maps
Rail Noise

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.

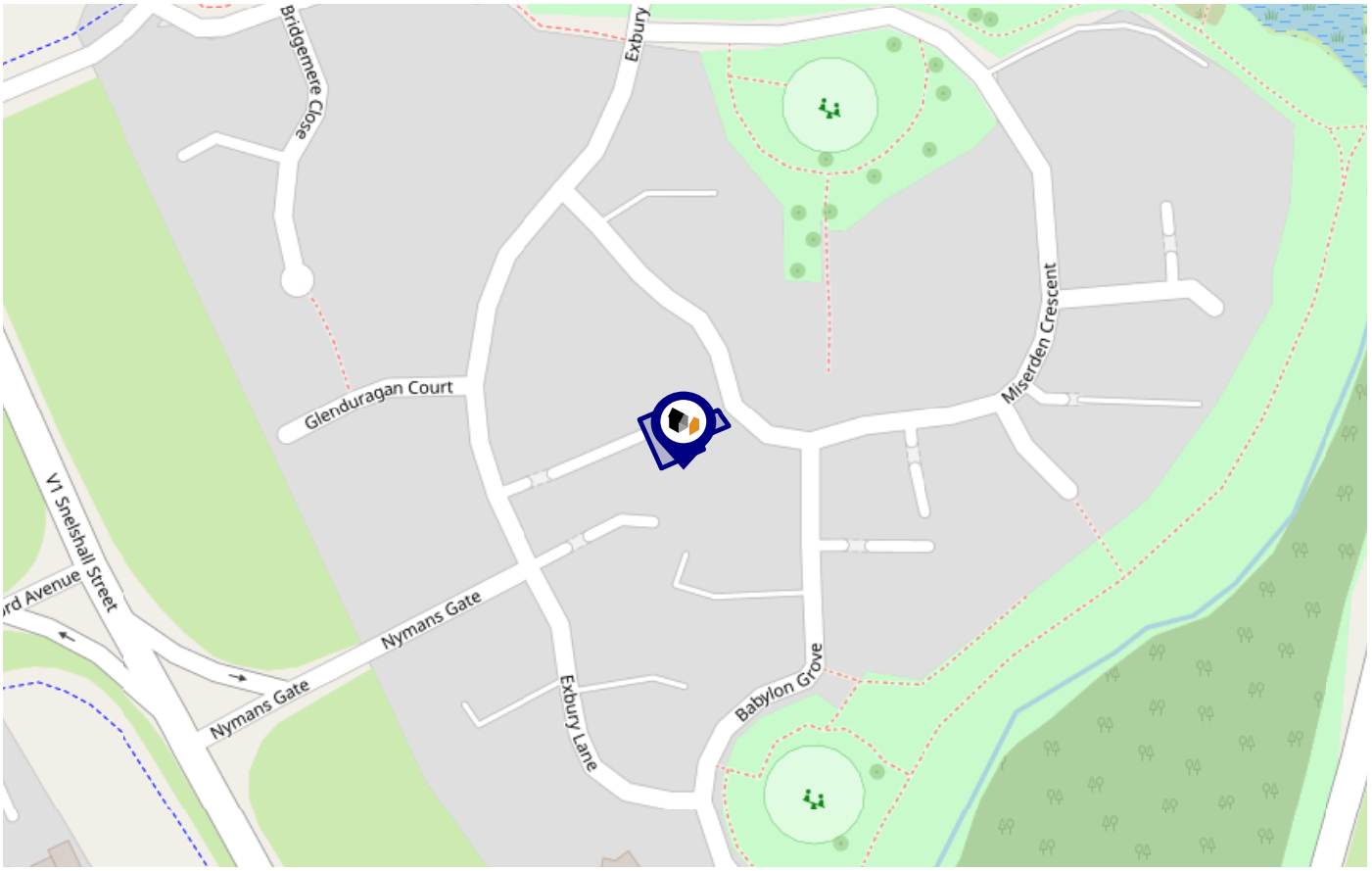
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

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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.

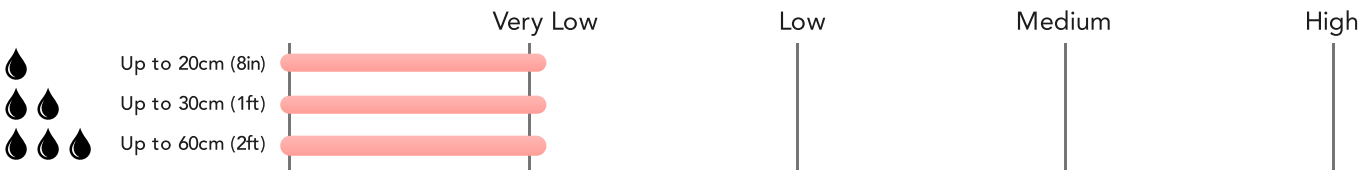


Risk Rating: Very low

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:

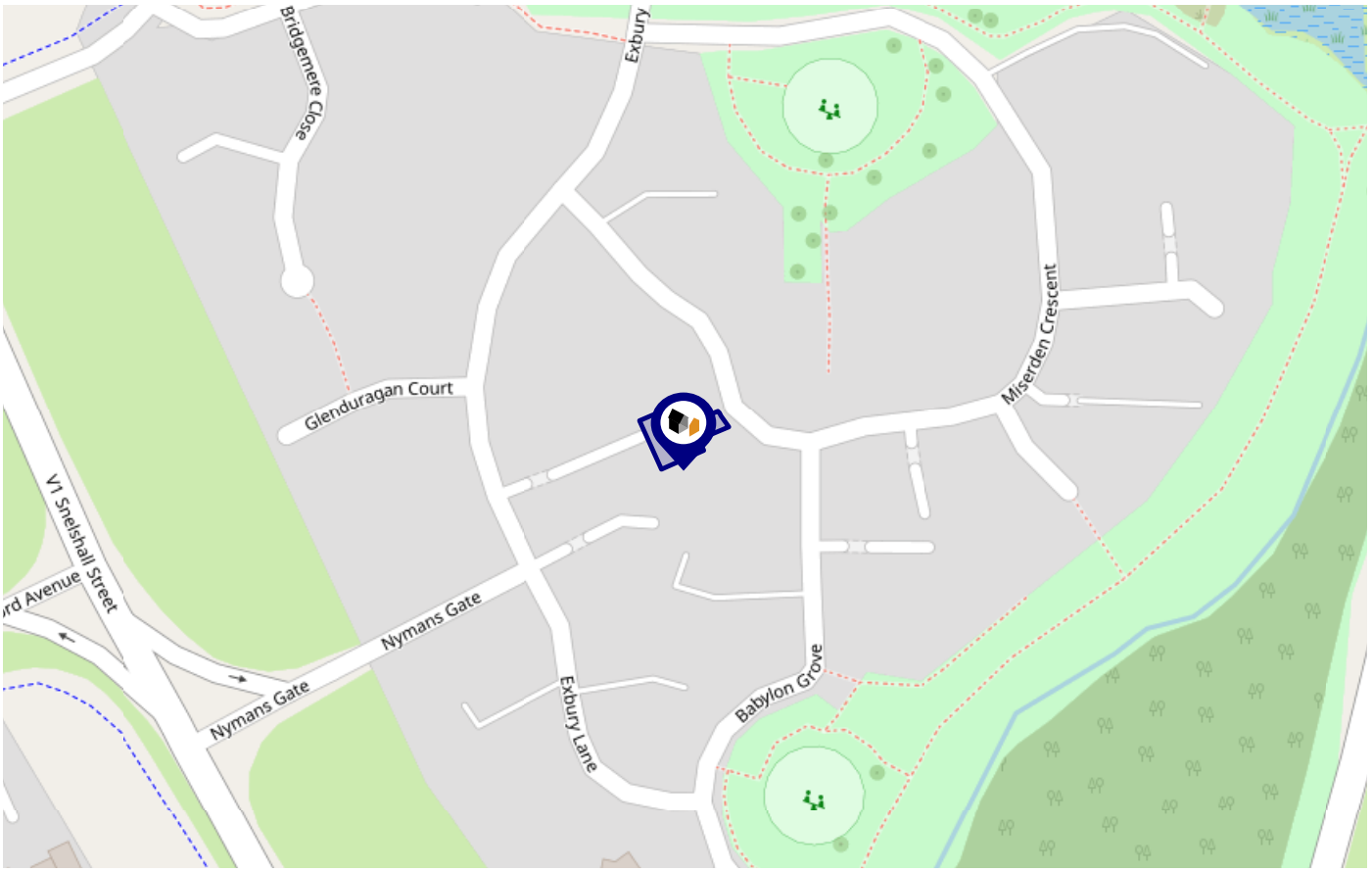


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Flood Risk
Rivers & Seas - Climate Change

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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.

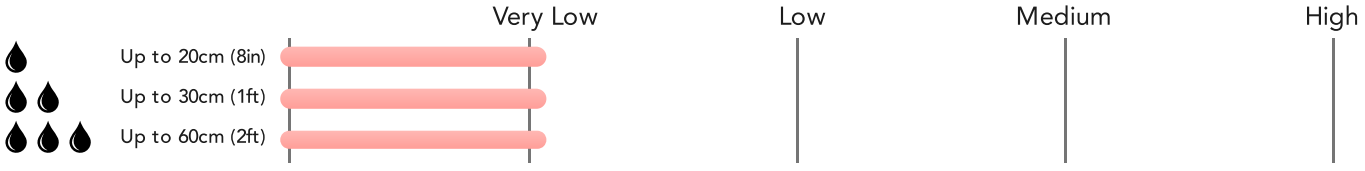


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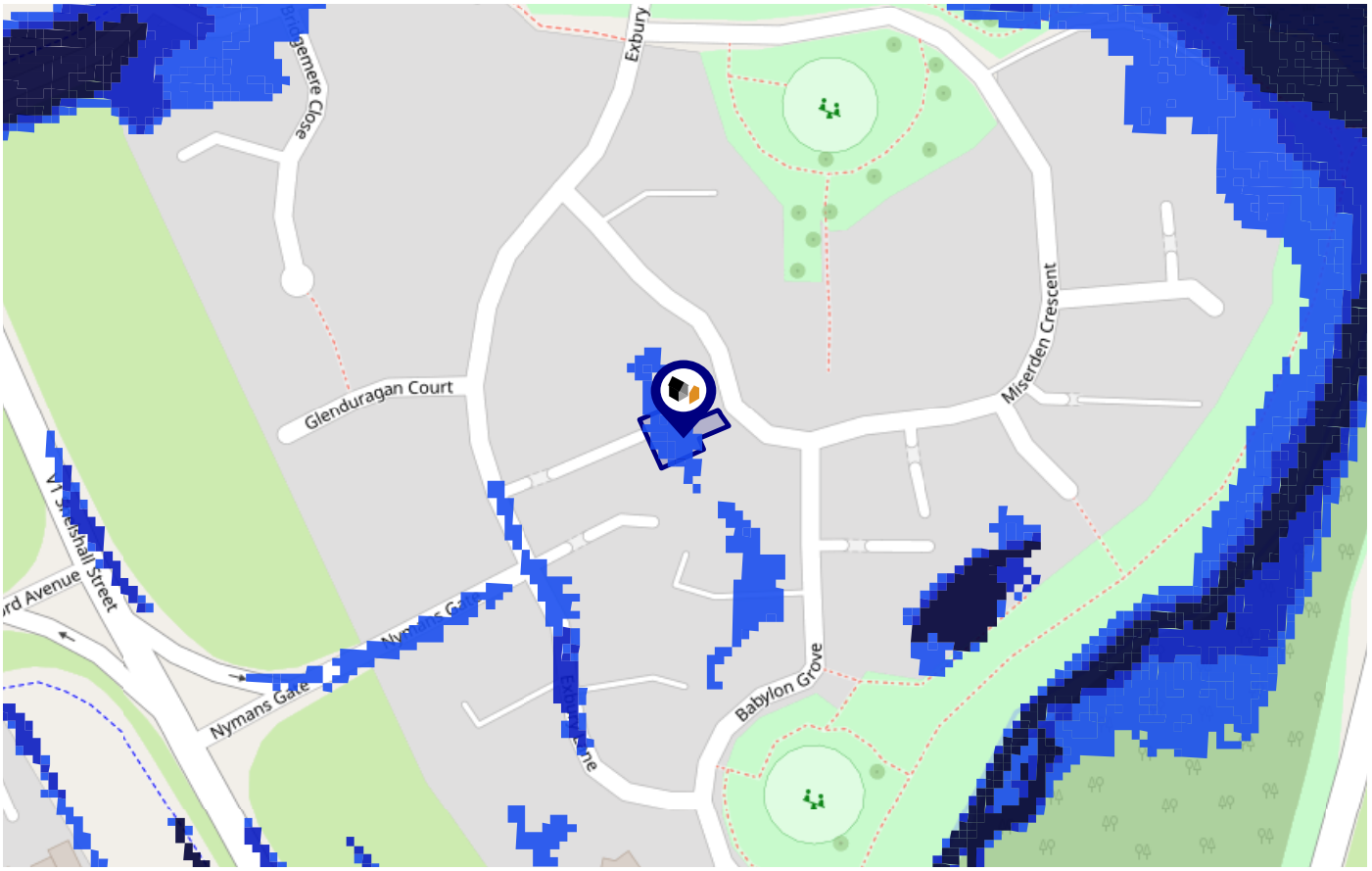


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Flood Risk
Surface Water - Flood Risk

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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.

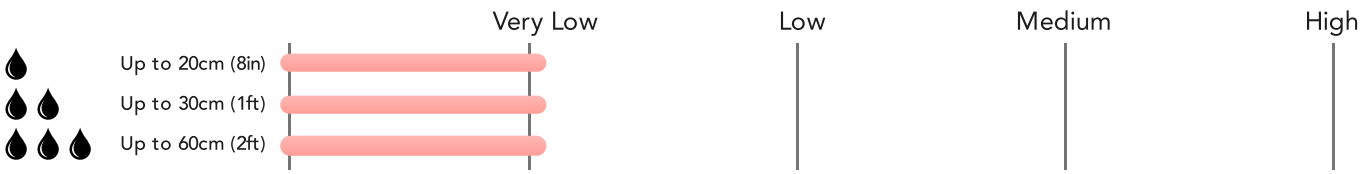


Risk Rating: Low

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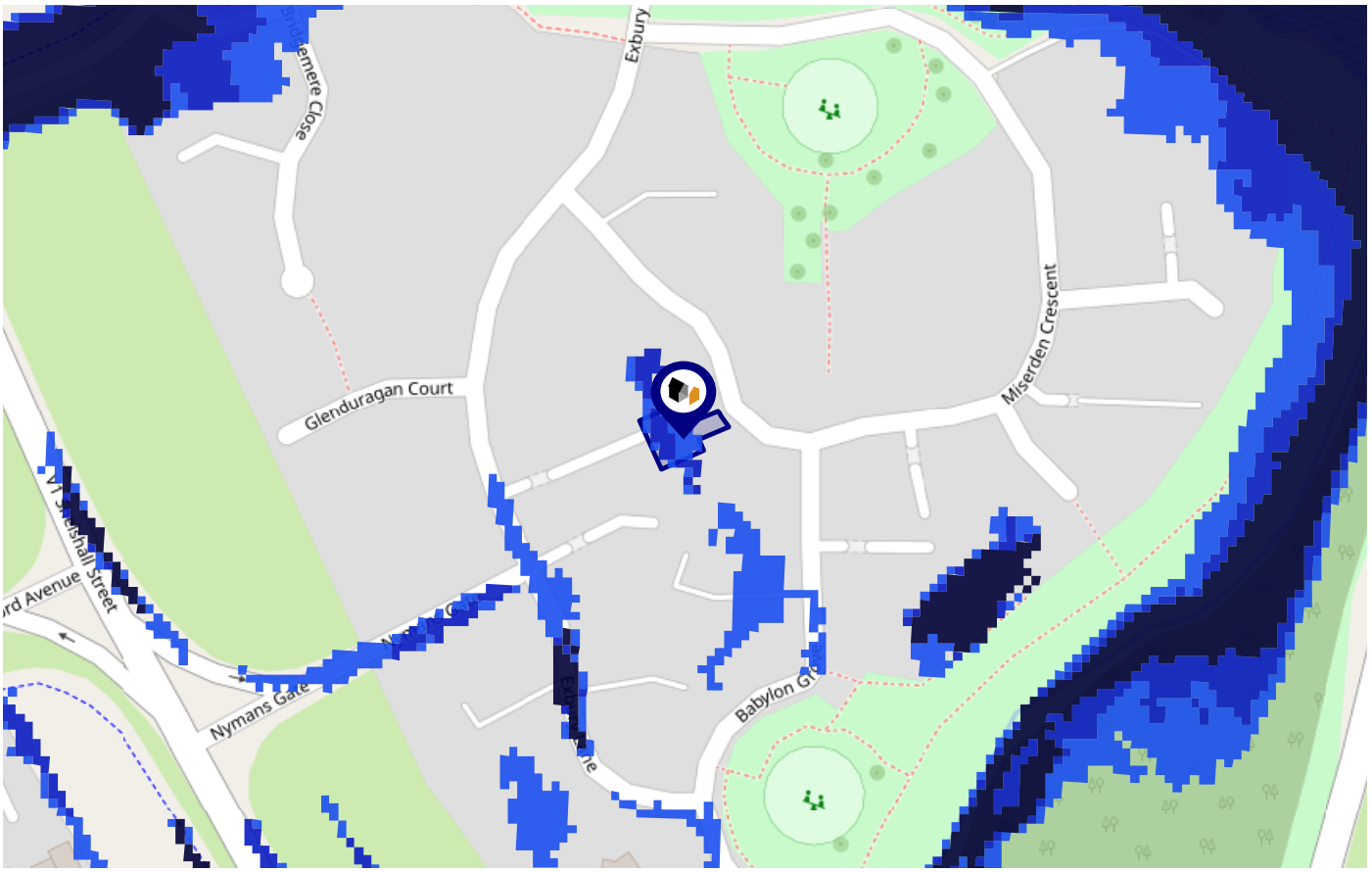


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Flood Risk
Surface Water - Climate Change

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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.

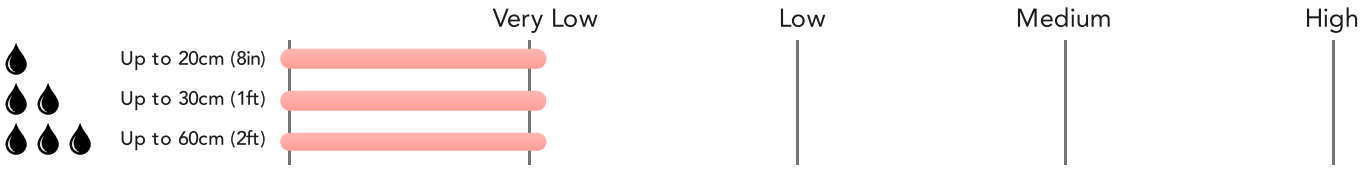


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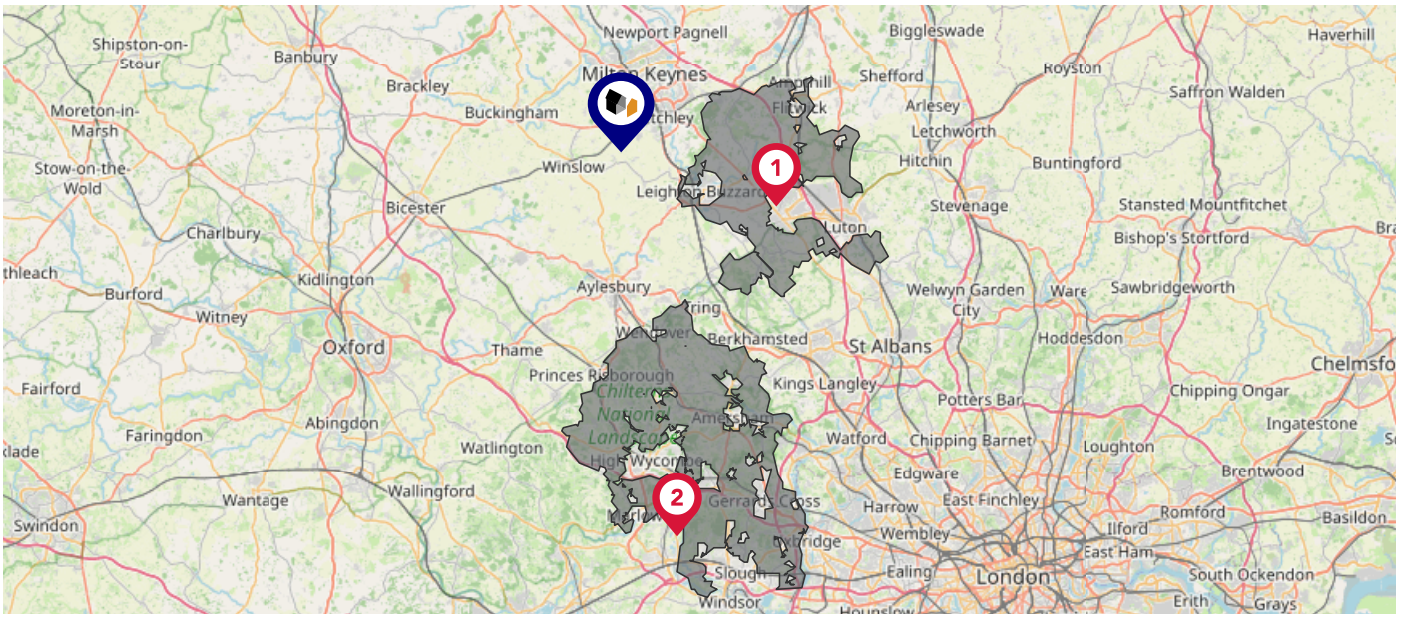


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Maps
Green Belt

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



Nearby Green Belt Land

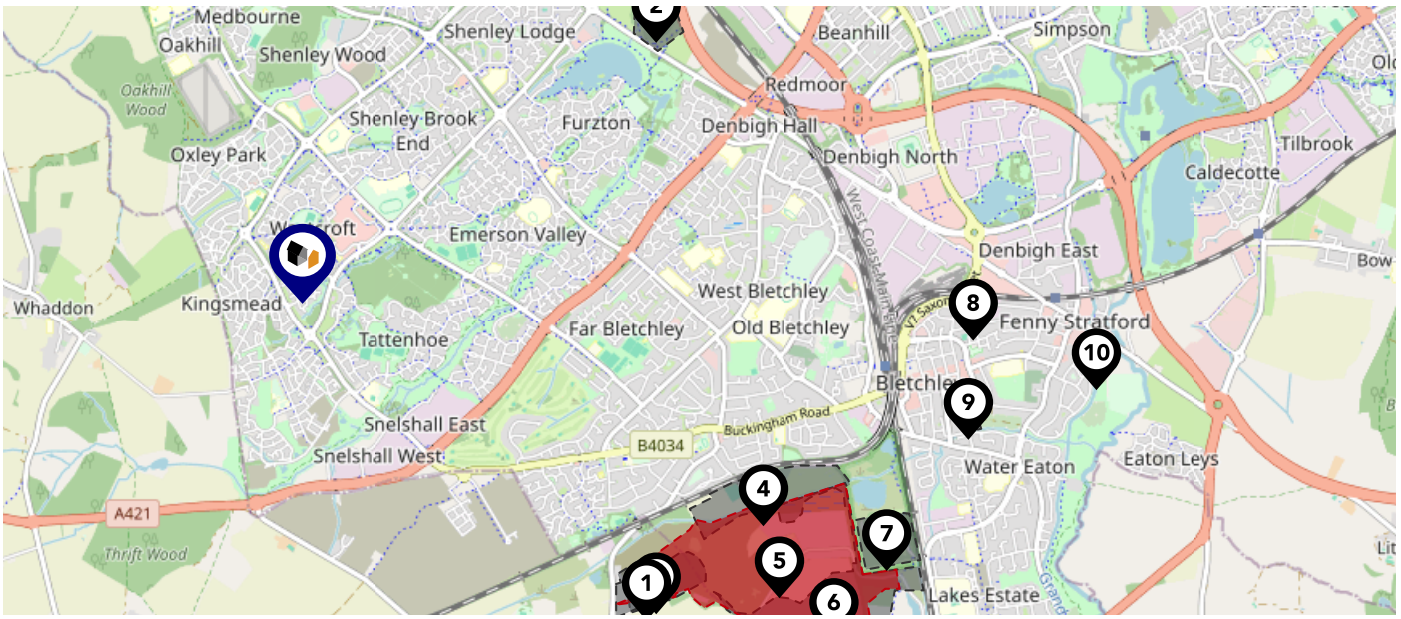
1	London Green Belt - Central Bedfordshire
2	London Green Belt - Buckinghamshire

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Maps
Landfill Sites

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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.



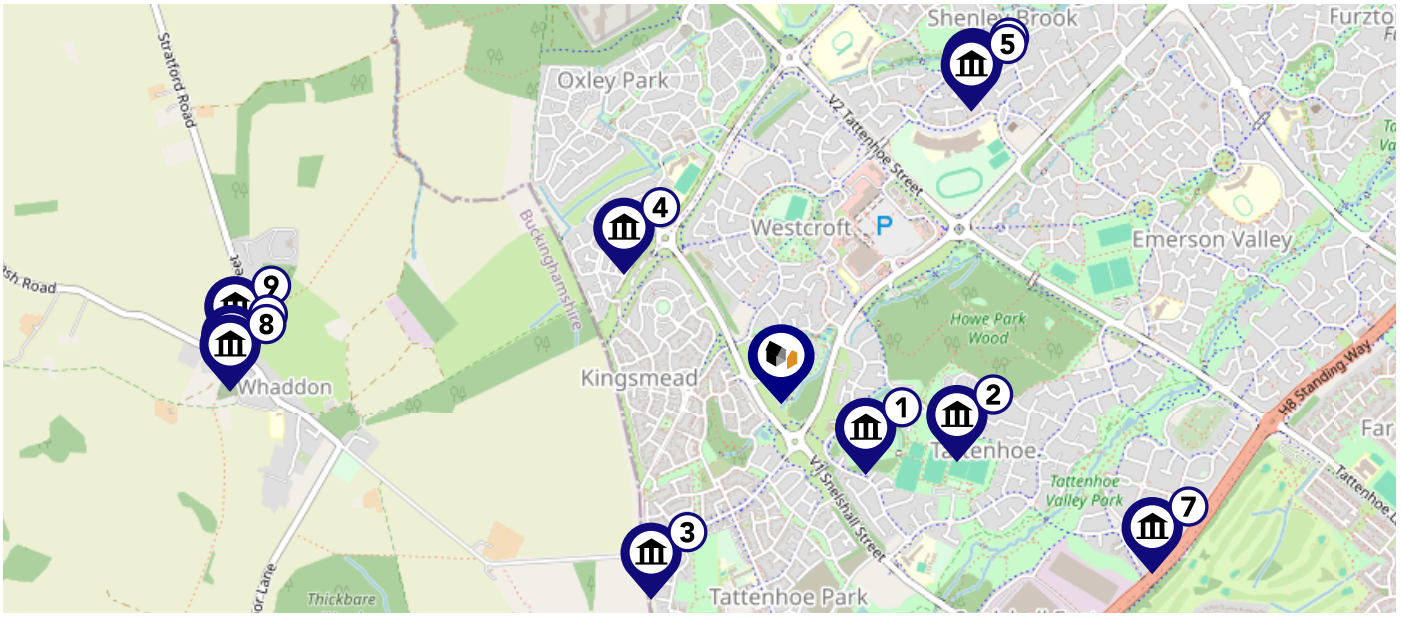
Nearby Landfill Sites

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

Maps
Listed Buildings

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

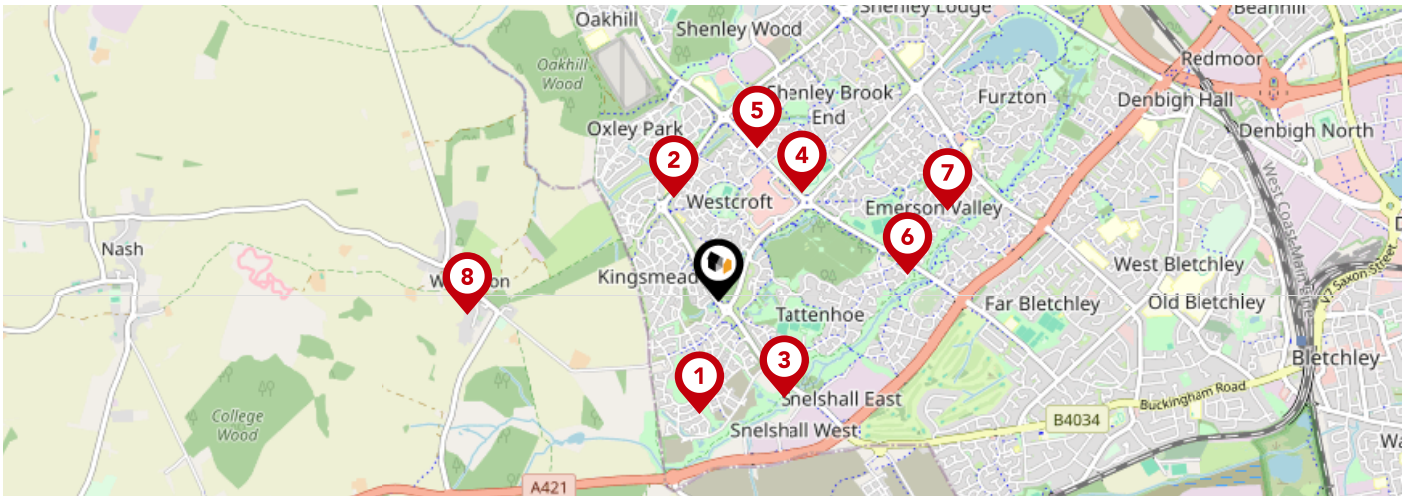


Listed Buildings in the local district	Grade	Distance
1 1125221 - Church Of St Giles	Grade II	0.3 miles
2 1332325 - Howe Park Farmhouse	Grade II	0.4 miles
3 1125222 - Tattenhoe Bare Farmhouse	Grade II	0.5 miles
4 1125220 - Shenley Common Farm South	Grade II	0.5 miles
5 1125216 - Barn To South West Of No 25 Emerson Farmhouse	Grade II	0.8 miles
6 1160553 - Raised Granary West Of No 25 Emerson Farmhouse	Grade II	0.8 miles
7 1160547 - Tattenhoe Hall Farmhouse	Grade II	0.9 miles
8 1216643 - 2, High Street	Grade II	1.2 miles
9 1216644 - 10, 12 And 14, High Street	Grade II	1.2 miles
10 1287547 - The Lowndes Arms	Grade II	1.2 miles

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Area
Schools

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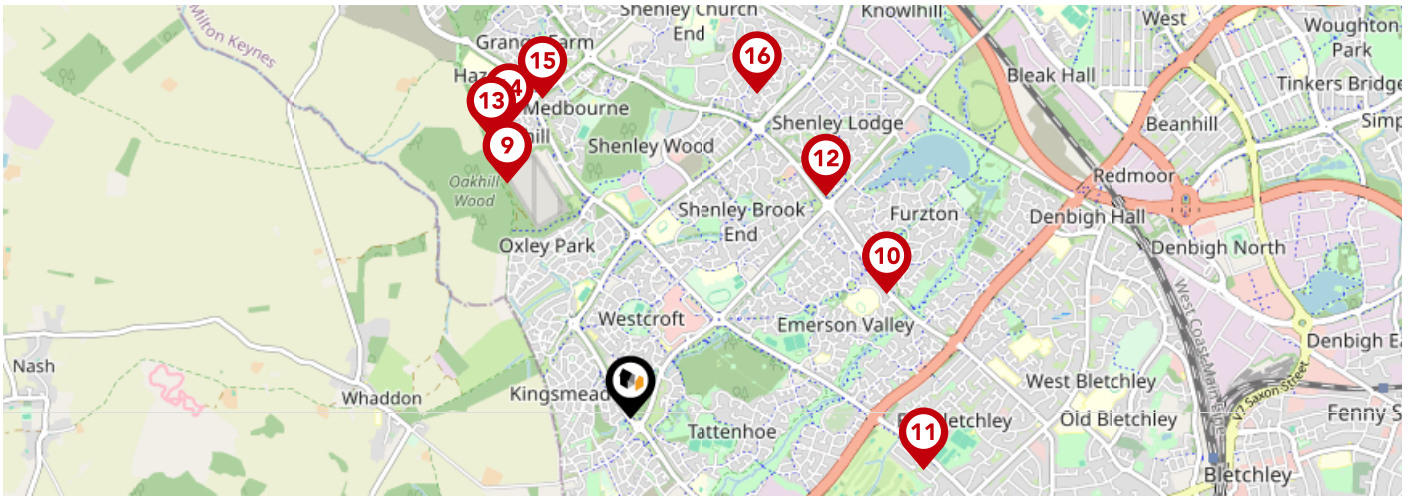


		Nursery	Primary	Secondary	College	Private
1	**Priory Rise School** Ofsted Rating: Outstanding | Pupils: 669 | Distance:0.52	☐	☑	☐	☐	☐
2	**Oxley Park Academy** Ofsted Rating: Good | Pupils: 719 | Distance:0.52	☐	☑	☐	☐	☐
3	**Giles Brook Primary School** Ofsted Rating: Good | Pupils: 436 | Distance:0.53	☐	☑	☐	☐	☐
4	**Shenley Brook End School** Ofsted Rating: Good | Pupils: 1873 | Distance:0.63	☐	☐	☑	☐	☐
5	**Long Meadow School** Ofsted Rating: Good | Pupils: 392 | Distance:0.72	☐	☑	☐	☐	☐
6	**Howe Park School** Ofsted Rating: Good | Pupils: 174 | Distance:0.87	☐	☑	☐	☐	☐
7	**Emerson Valley School** Ofsted Rating: Good | Pupils: 474 | Distance:1.13	☐	☑	☐	☐	☐
8	**Whaddon CofE School** Ofsted Rating: Requires improvement | Pupils: 55 | Distance:1.15	☐	☑	☐	☐	☐

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Area
Schools

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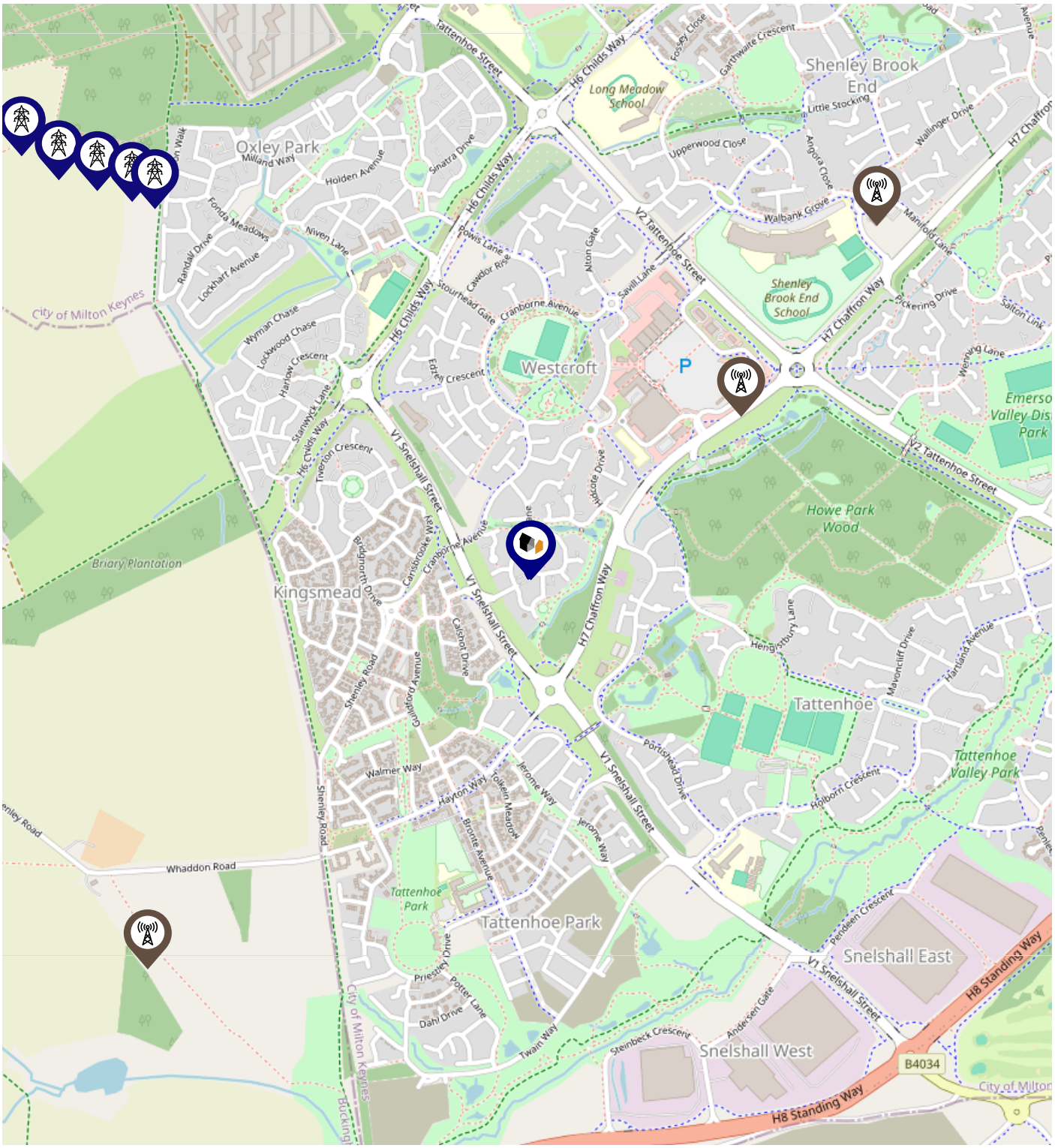


		Nursery	Primary	Secondary	College	Private
9	**Oakhill Secure Training Centre** Ofsted Rating: Not Rated | Pupils:0 | Distance:1.22	☐	☐	☑	☐	☐
10	**Merebrook Infant School** Ofsted Rating: Good | Pupils: 146 | Distance:1.3	☐	☑	☐	☐	☐
11	**Milton Keynes Preparatory School** Ofsted Rating: Not Rated | Pupils: 380 | Distance:1.35	☐	☑	☐	☐	☐
12	**Caroline Haslett Primary School** Ofsted Rating: Outstanding | Pupils: 417 | Distance:1.36	☐	☑	☐	☐	☐
13	**The Woodlands School** Ofsted Rating: Good | Pupils: 211 | Distance:1.43	☐	☐	☑	☐	☐
14	**The Hazeley Academy** Ofsted Rating: Good | Pupils: 1592 | Distance:1.45	☐	☐	☑	☐	☐
15	**Christ the Sower Ecumenical Primary School** Ofsted Rating: Good | Pupils: 258 | Distance:1.52	☐	☑	☐	☐	☐
16	**Glastonbury Thorn School** Ofsted Rating: Outstanding | Pupils: 172 | Distance:1.59	☐	☑	☐	☐	☐

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Local Area
Masts & Pylons

CHRIS DURRANT exp UK



Key:

- Power Pylons
- Communication Masts

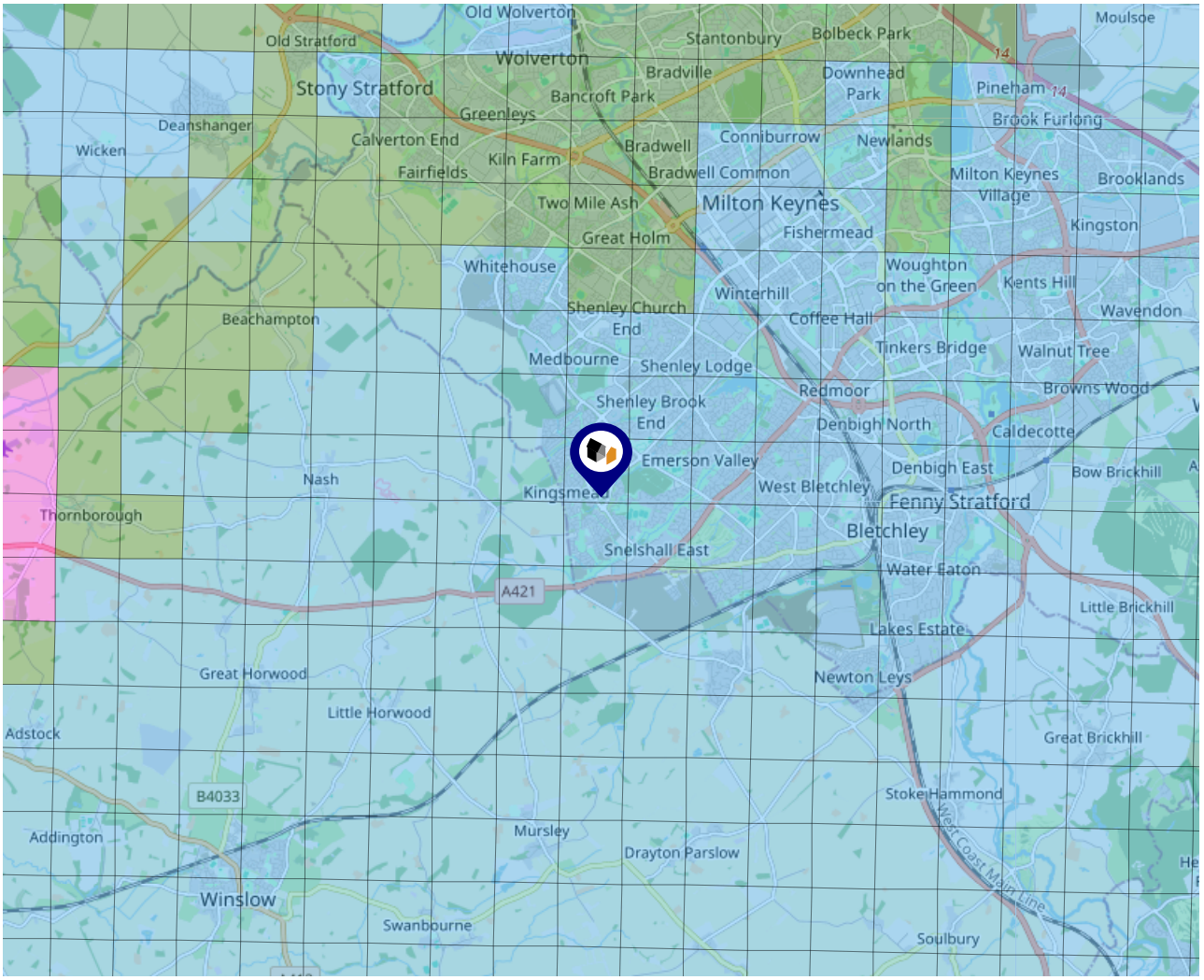
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Environment
Radon Gas

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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).

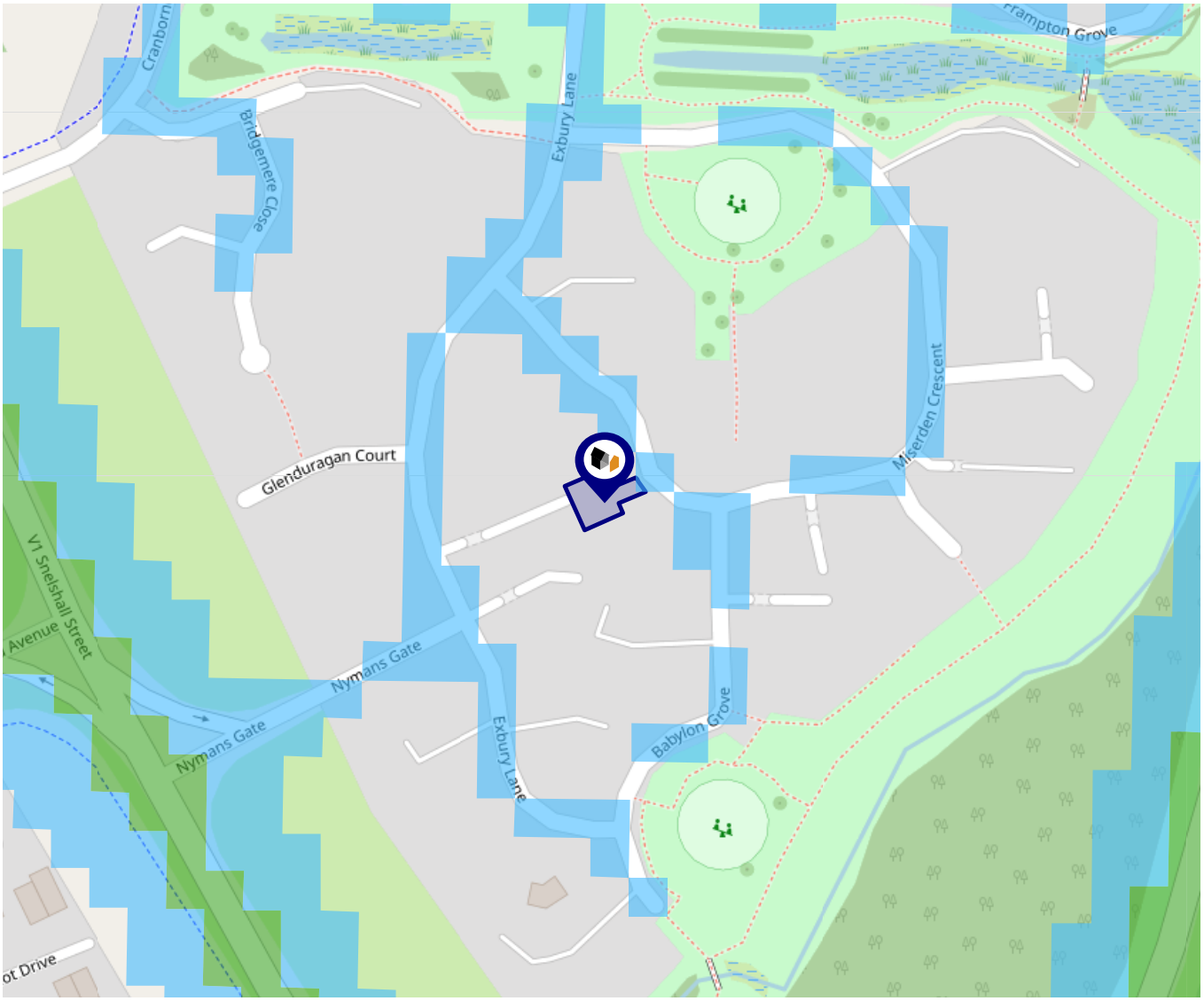


This Property

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

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Local Area
Road Noise



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.

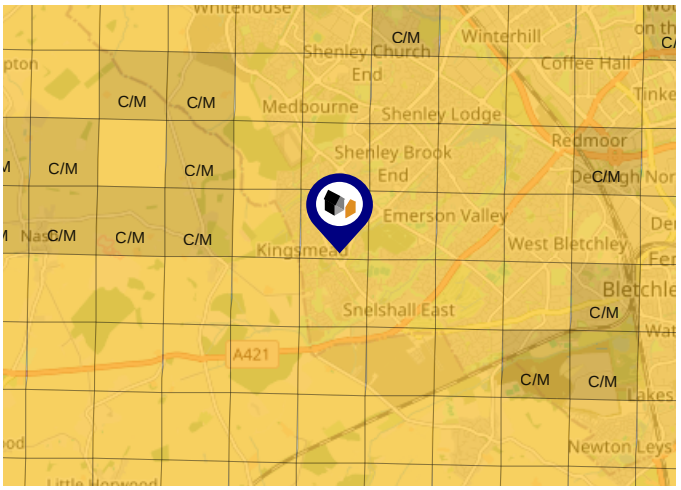
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Environment
Soils & Clay

CHRIS DURRANT exp UK

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

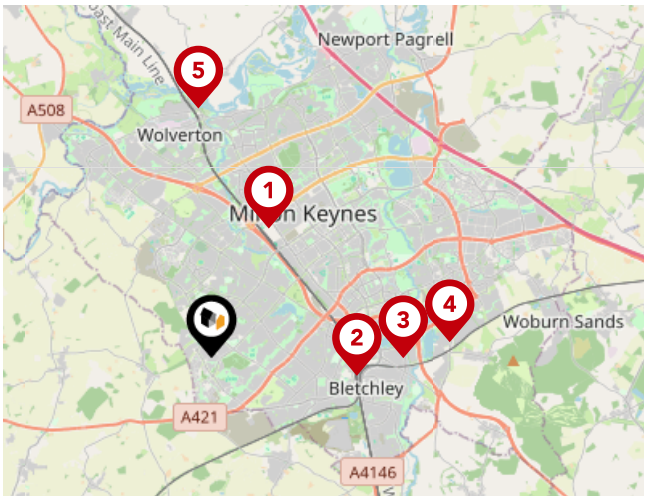
Carbon Content:	VARIABLE	**Soil Texture:**	LOAM TO CLAYEY LOAM
Parent Material Grain:	MIXED (ARGILLIC-RUDACEOUS)	**Soil Depth:**	DEEP
Soil Group:	MEDIUM TO HEAVY		



Primary Classifications (Most Common Clay Types)

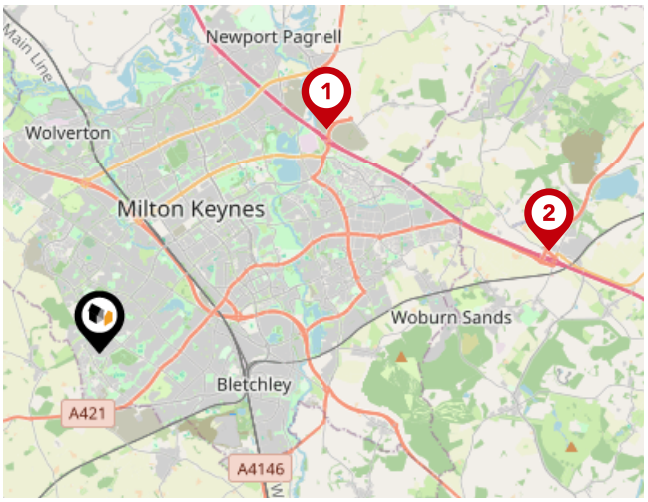
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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)



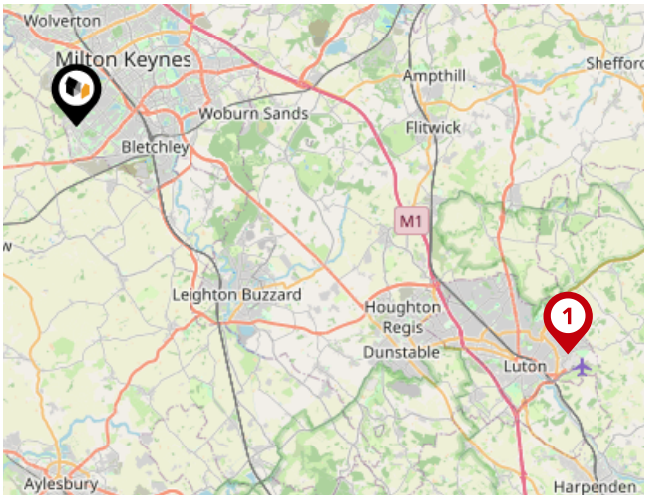
National Rail Stations

Pin	Name	Distance
1	Milton Keynes Central Rail Station	2.58 miles
2	Bletchley Rail Station	2.67 miles
3	Fenny Stratford Rail Station	3.51 miles
4	Bow Brickhill Rail Station	4.37 miles
5	Wolverton Rail Station	4.55 miles



Trunk Roads/Motorways

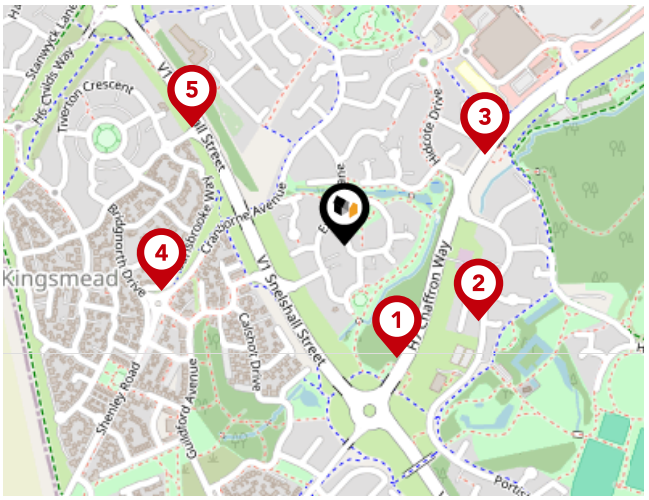
Pin	Name	Distance
1	M1 J14	5.82 miles
2	M1 J13	8.42 miles



Airports/Helipads

Pin	Name	Distance
1	London Luton Airport	19.78 miles

Area
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Kingsmead roundabout east	0.14 miles
2	Portishead Drive North	0.17 miles
3	Hidcote Drive	0.19 miles
4	Whaddon Road roundabout	0.21 miles
5	Picton Street	0.22 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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Testimonials

CHRIS DURRANT eXp UK

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

Market
Market summary

CHRIS DURRANT exp UK

Local summary

Based on 1 mile radius

Summary of all properties within radius:

Property type	Flat	Terraced	Semi-Detached	Detached	Bungalow	Unspecified
OM / SSTC	(31/18) 58%	(48/32) 67%	(53/23) 43%	(96/57) 59%	(1/1) 100%	(1/0) 0%

Total on market: 229 **Total sold:** 130 **Average days on market:** 111

Similar properties within radius:

Description			Price Ranges			Supply and demand				
Match	Beds	Type	Highest £	Lowest £	Average £	No. on market	No. SSTC	Total	SSTC %	ADOM
Exact	4	Semi-Detached	£499,995	£325,000	£422,778	14	4	18	22%	68
+1 Type	4	Detached	£700,000	£400,000	£555,569	40	25	65	38%	92
+1 Beds	5	Semi-Detached	£500,000	£450,000	£483,333	3	0	3	0%	67
All considered			**£700,000**	**£325,000**	**£487,227**	**57**	**29**	**86**	**34%**	**76**

Agent
Disclaimer

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CHRIS DURRANT eXp UK

Chris Durrant powered by eXp

8 Linceslade Grove Loughton Milton Keynes MK5 8DL
07595473891
chris.durrant@expuk.com
chrisdurrant.exp.uk.com

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Land Registry
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