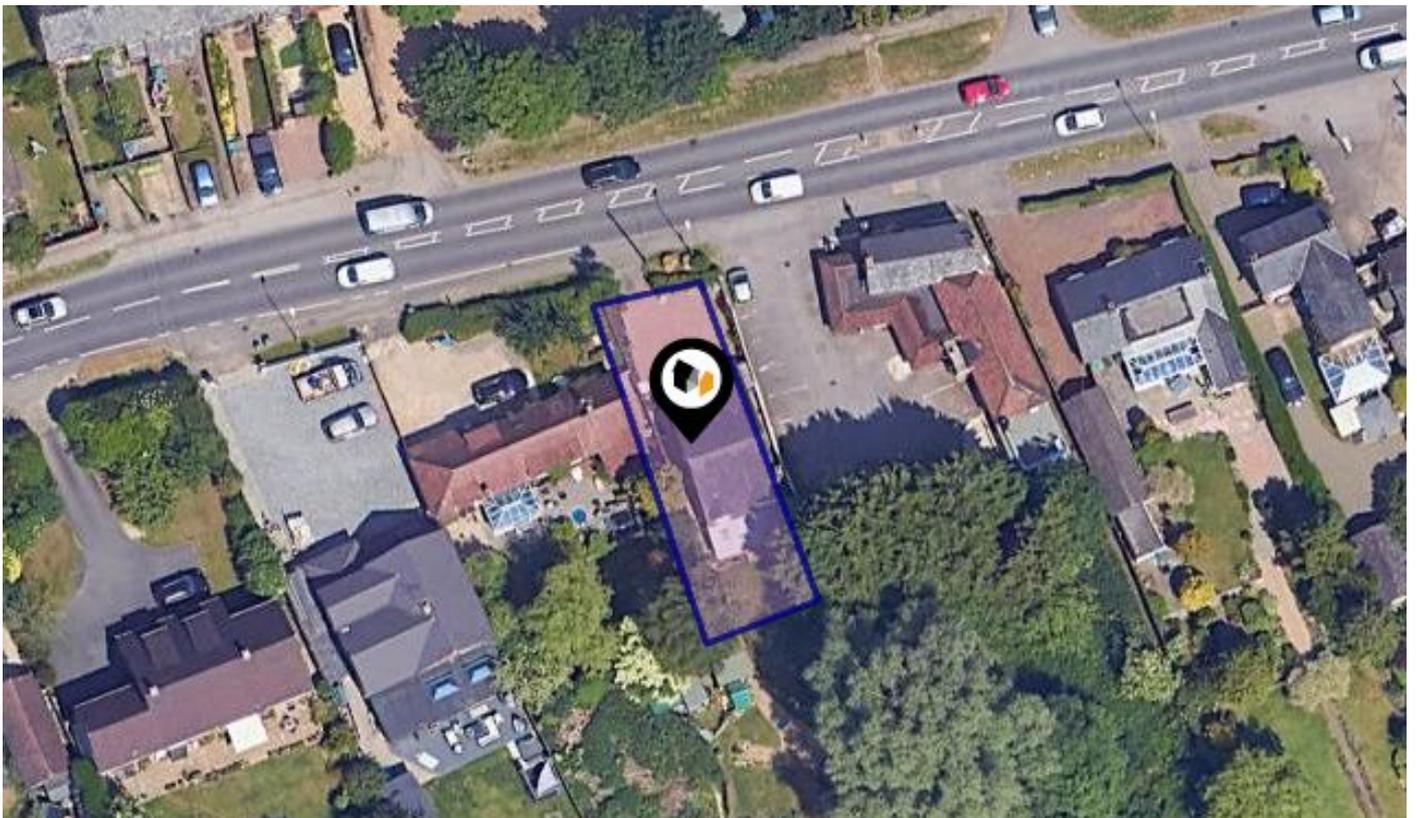# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Wednesday 18th March 2026

AYLESBURY ROAD, BIERTON, AYLESBURY, HP22

Avocado Property

07894820821

alistair@avocadopropertyagents.co.uk

www.avocadopropertyagents.co.uk

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Seller's comments...

We have truly loved living in this home. It has been a wonderful place to raise our children, with plenty of space making it ideal for a growing family. Over the years the house has given us room to grow, relax, and create many happy memories.
One of the things we've always enjoyed the most is the surrounding nature. the nearby area attracts a variety of wildlife and birds, which makes it a peaceful and enjoyable place to spend time. Whether it's watching the birds in the morning or chilling out in the jacuzzi in the evenings, it's something that has made living here very special.
The location has also been perfect for family life. The local school is within easy walking distance, The area has a lovely community feel and the children often called for friends to walk together to school, is a great, safe place to live.

Now that our children have grown up and are moving on, we feel it's the right time for us to find a home for retirement. While we will be sad to leave, we hope the next owners will enjoy living here and creating their own memories as much as we have.

Agent's comments...

This well-presented four-bedroom detached home offers spacious and versatile accommodation, ideal for modern family living, with the added benefit of overlooking a paddock to the rear.

Upon entering, you are welcomed by a generous hallway that sets the tone for the rest of the home. To the front, there is a separate study, perfect for home working, along with the benefit of shutter blinds adding both style and privacy. A downstairs W.C. and a practical utility room with space for a washing machine and tumble dryer provide everyday convenience.

The heart of the home is the impressive open-plan kitchen/diner/family room, designed for both socialising and day-to-day living. The kitchen is well-equipped and features a built-in coffee maker and breakfast bar, creating a functional and contemporary space.

To the rear, a spacious 20ft living room spans the width of the property, with doors opening out onto a covered decking area. This outdoor space includes a seating area and hot tub, which will remain, and steps leading down to the garden, all enjoying views across the paddock beyond — ideal for relaxing or entertaining.

Upstairs, a bright and spacious landing leads to four well-proportioned bedrooms. The main bedroom benefits from built-in wardrobes and an en-suite, while the remaining bedrooms are served by a family bathroom.

A thoughtfully designed home offering a blend of open-plan living, practical features and attractive outdoor space in a desirable setting.

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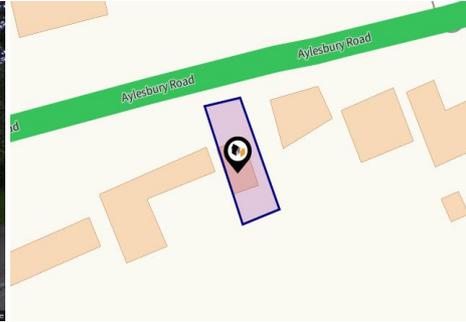
Property

Type:	Detached	**Tenure:**	Freehold
Bedrooms:	4		
Floor Area:	753 ft^2 / 70 m^2		
Plot Area:	0.07 acres		
Year Built :	1996-2002		
Council Tax :	Band F		
Annual Estimate:	£3,469		
Title Number:	BM276069		

Local Area

Local Authority:	Buckinghamshire
Conservation Area:	Bierton
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

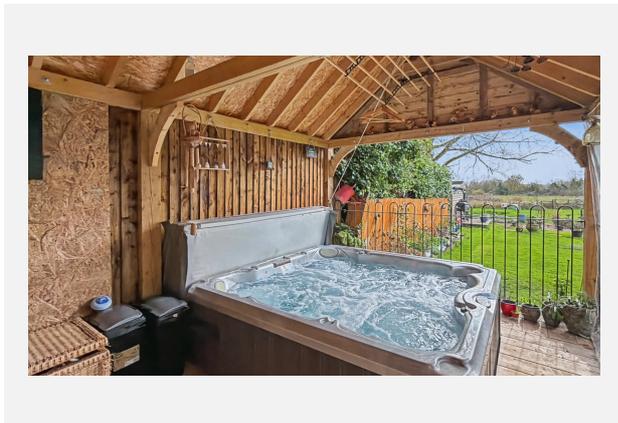| **9** mb/s	**295** mb/s	**1800** mb/s

Mobile Coverage:
(based on calls indoors)

O2 | EE | 3 | Vodafone

Satellite/Fibre TV Availability:

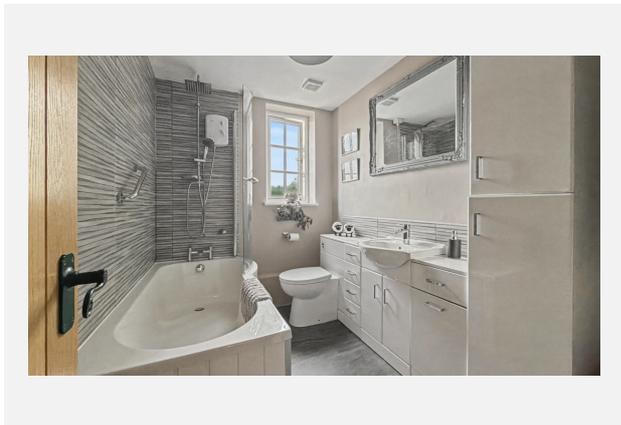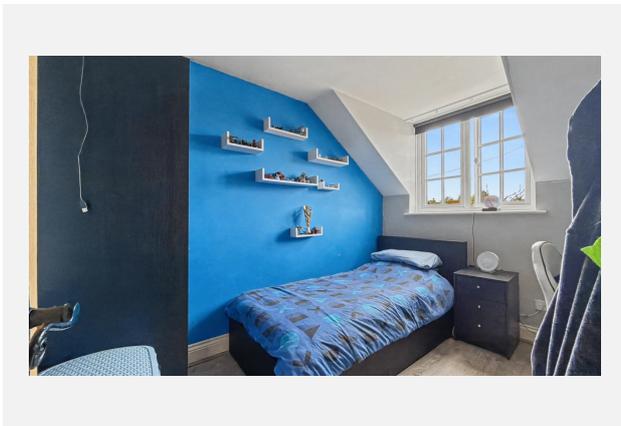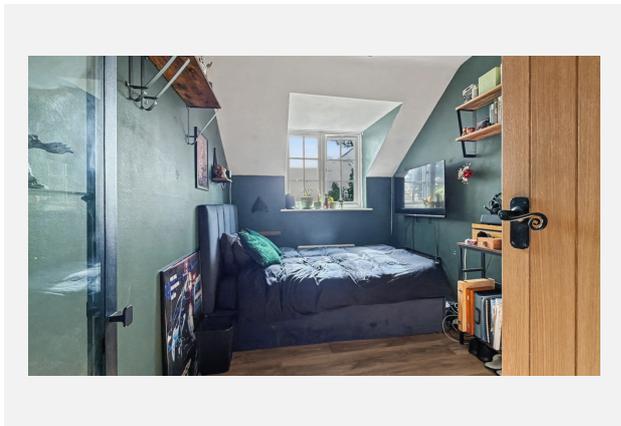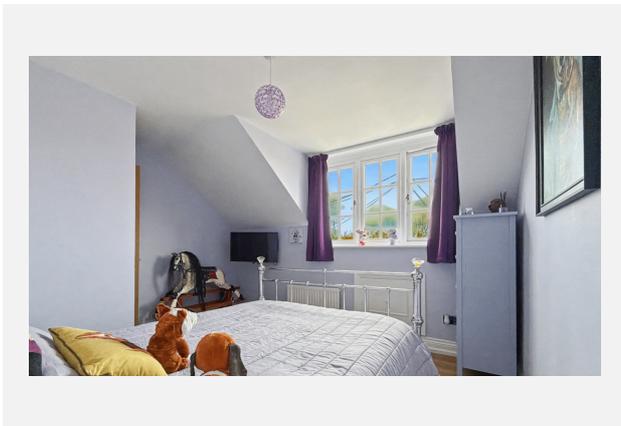BT ✔ | sky ✔ | Virgin media ✘

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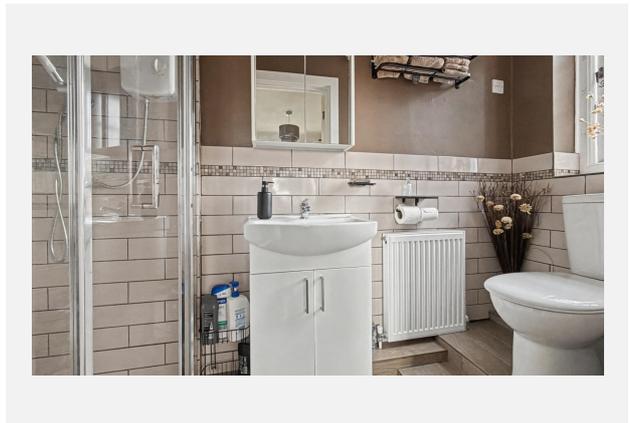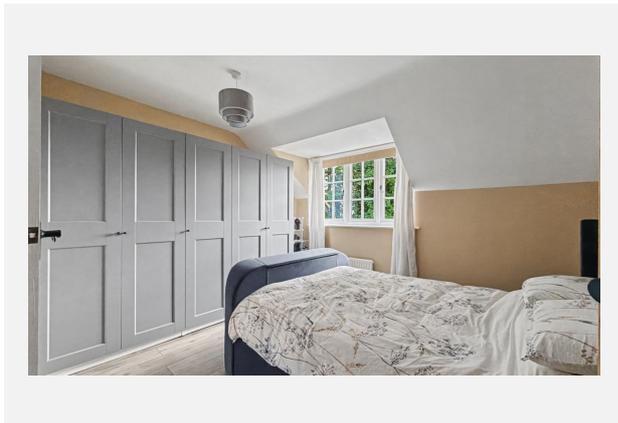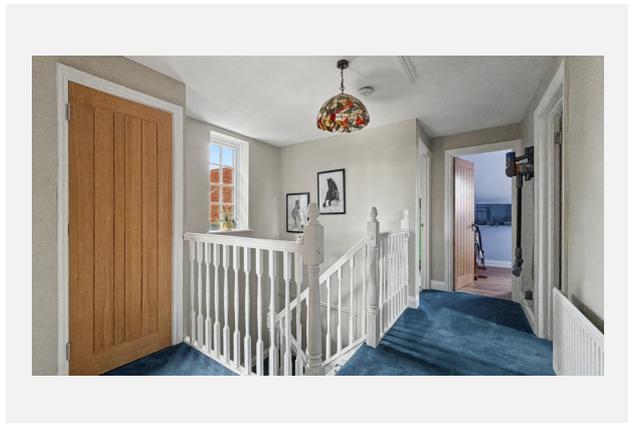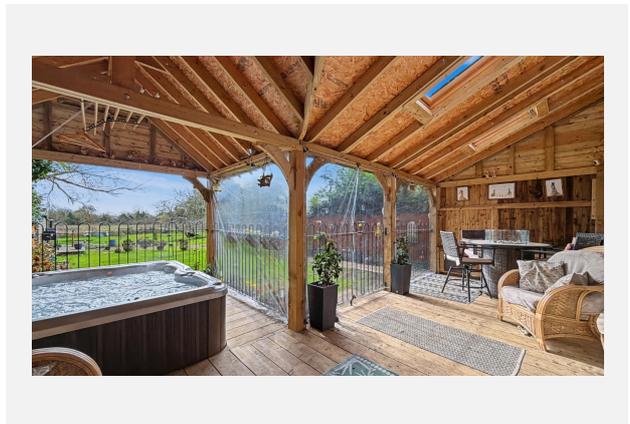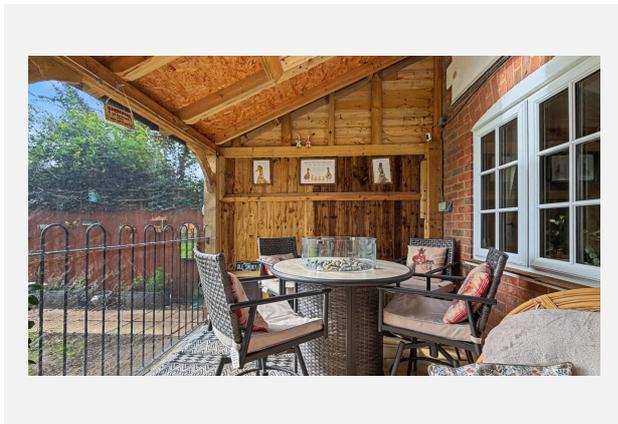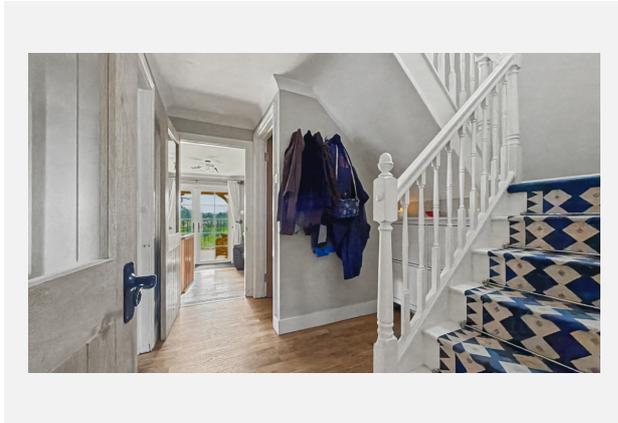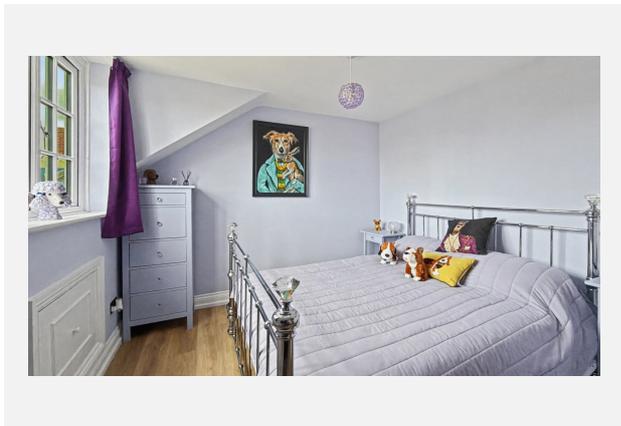
AYLESBURY ROAD, BIERTON, AYLESBURY, HP22

GROUND FLOOR

1ST FLOOR

KITCHEN
14'11" x 8'0"
4.54m x 2.44m

ENTRANCE HALL

FAMILY ROOM/DINER
14'5" x 11'11" Max
4.40m x 3.64m Max

UTILITY ROOM
8'10" x 5'8"
2.68m x 1.73m

HALL

UP

STUDY
8'10" x 5'11"
2.68m x 1.81m

WC

LIVING ROOM
20'0" x 10'8"
6.10m x 3.25m

BEDROOM
10'1" x 7'10"
3.07m x 2.39m

BEDROOM
11'9" Max x 9'11" Max
3.58m Max x 3.03m Max

LANDING

BATHROOM

DOWN

ENSUITE

BEDROOM
10'9" x 7'5"
3.28m x 2.26m

BEDROOM
12'2" x 10'9"
3.72m x 3.28m
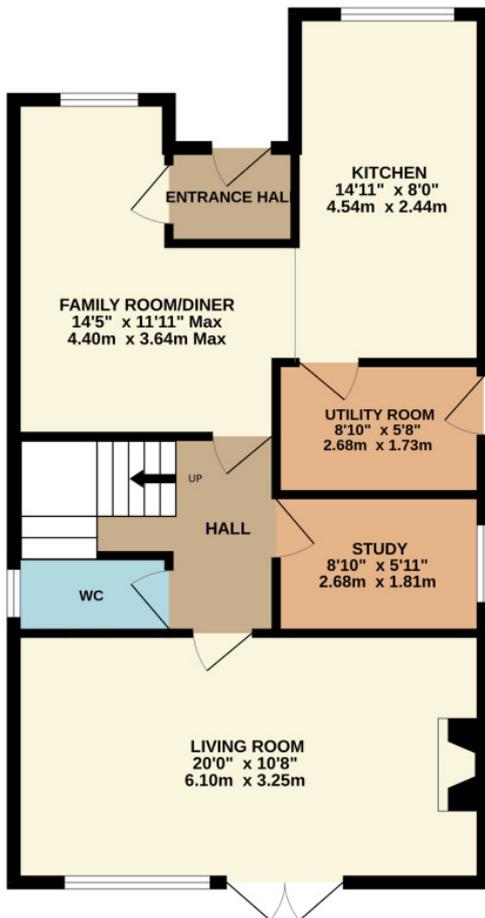
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Property
EPC - Certificate

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AYLESBURY ROAD, BIERTON, HP22

Energy rating

D

Valid until 07.04.2020

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 | C
55-68	D	64 | D	
39-54	E		
21-38	F		
1-20	G		

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Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Roof room(s), insulated (assumed)
Roof Energy:	Good
Window:	Mostly double glazing
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer and room thermostat
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	No low energy lighting
Lighting Energy:	Very poor
Floors:	Solid, limited insulation (assumed)
Secondary Heating:	Room heaters, dual fuel (mineral and wood)
Total Floor Area:	70 m^2

House Price Statistics

10 Year History of Average House Prices by Property Type in HP22
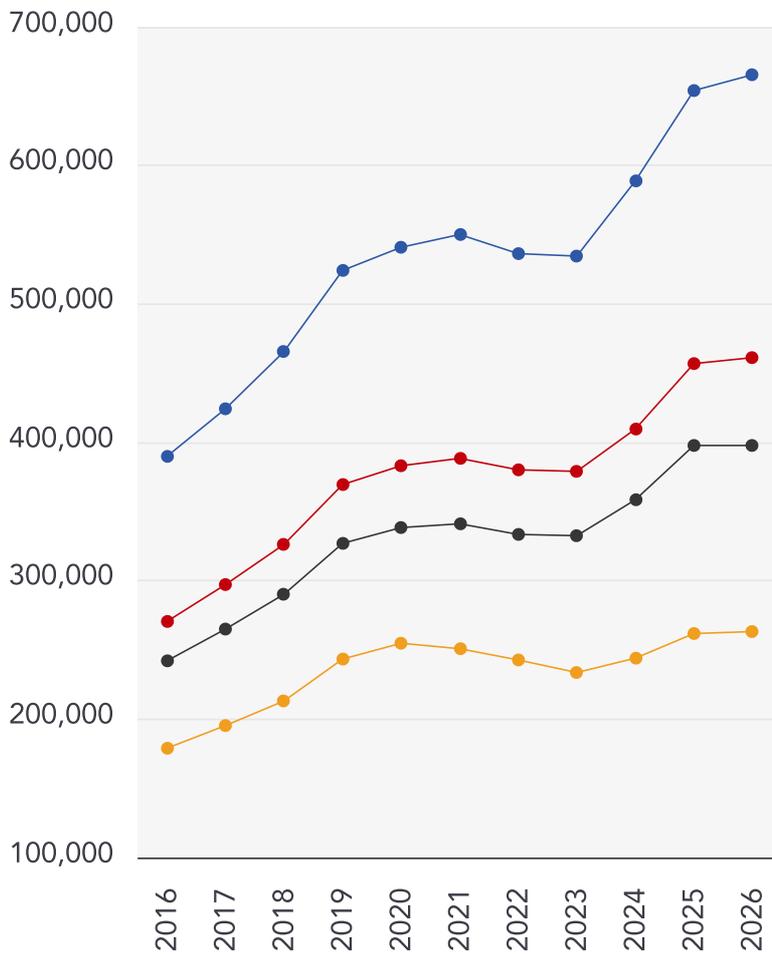
Detached

+70.73%

Semi-Detached

+70.44%

Terraced

+64.26%

Flat

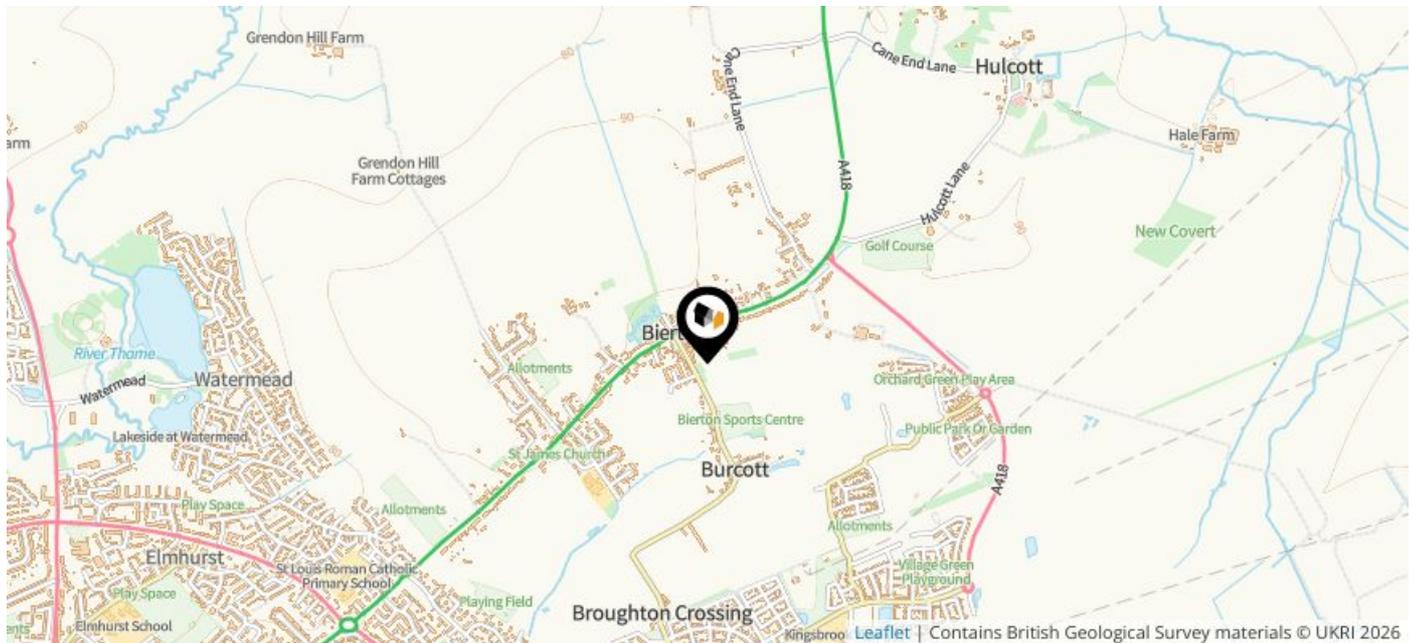## +47.1%

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.

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.
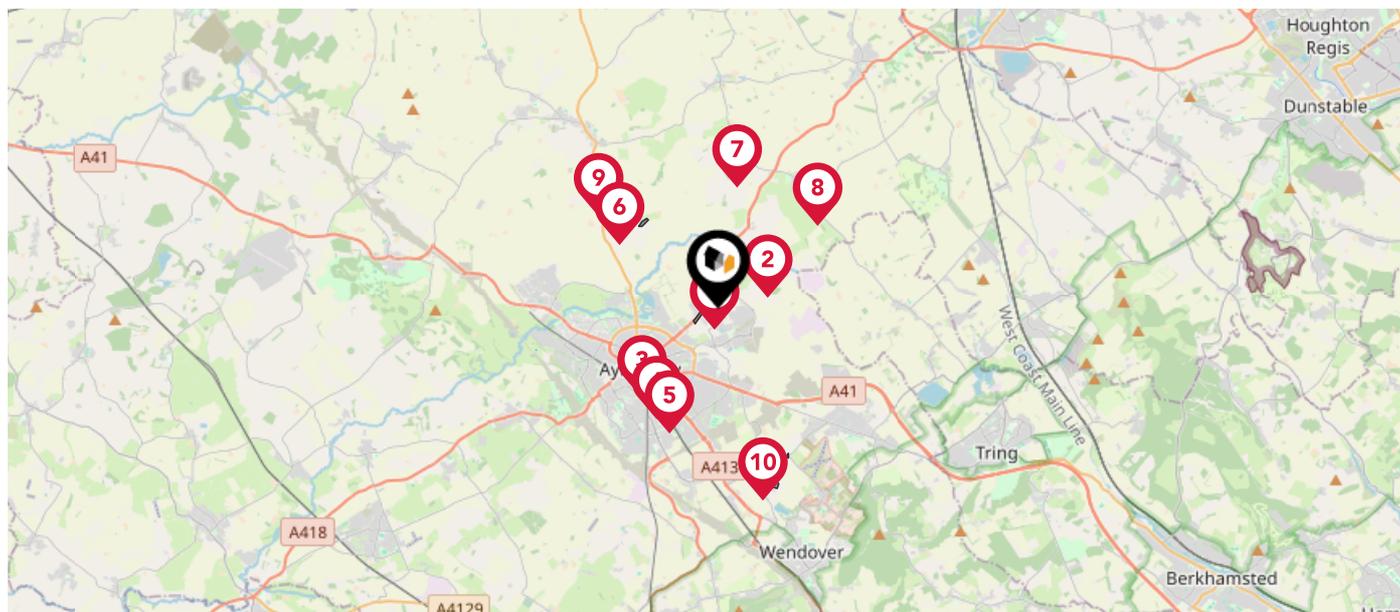

Nearby Conservation Areas

1	Bierton
2	Hulcott
3	Aylesbury Town
4	Walton Road
5	Wendover Road
6	Weedon
7	Aston Abbotts
8	Wingrave
9	Hardwick
10	Weston Turville

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
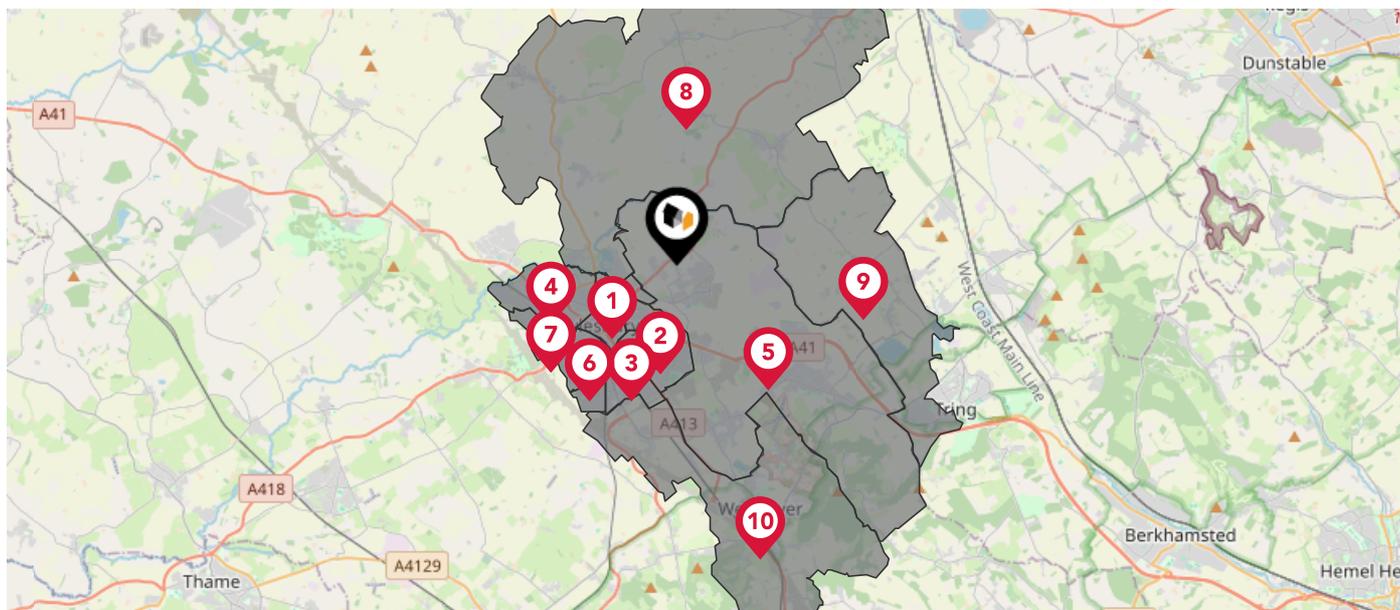
Nearby Council Wards

1	Aylesbury North Ward
2	Aylesbury East Ward
3	Aylesbury South East Ward
4	Aylesbury North West Ward
5	Aston Clinton and Bierton Ward
6	Aylesbury South West Ward
7	Aylesbury West Ward
8	Wing Ward
9	Tring West and Rural Ward
10	Wendover, Halton and Stoke Mandeville Ward

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Maps
Rail Noise

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...
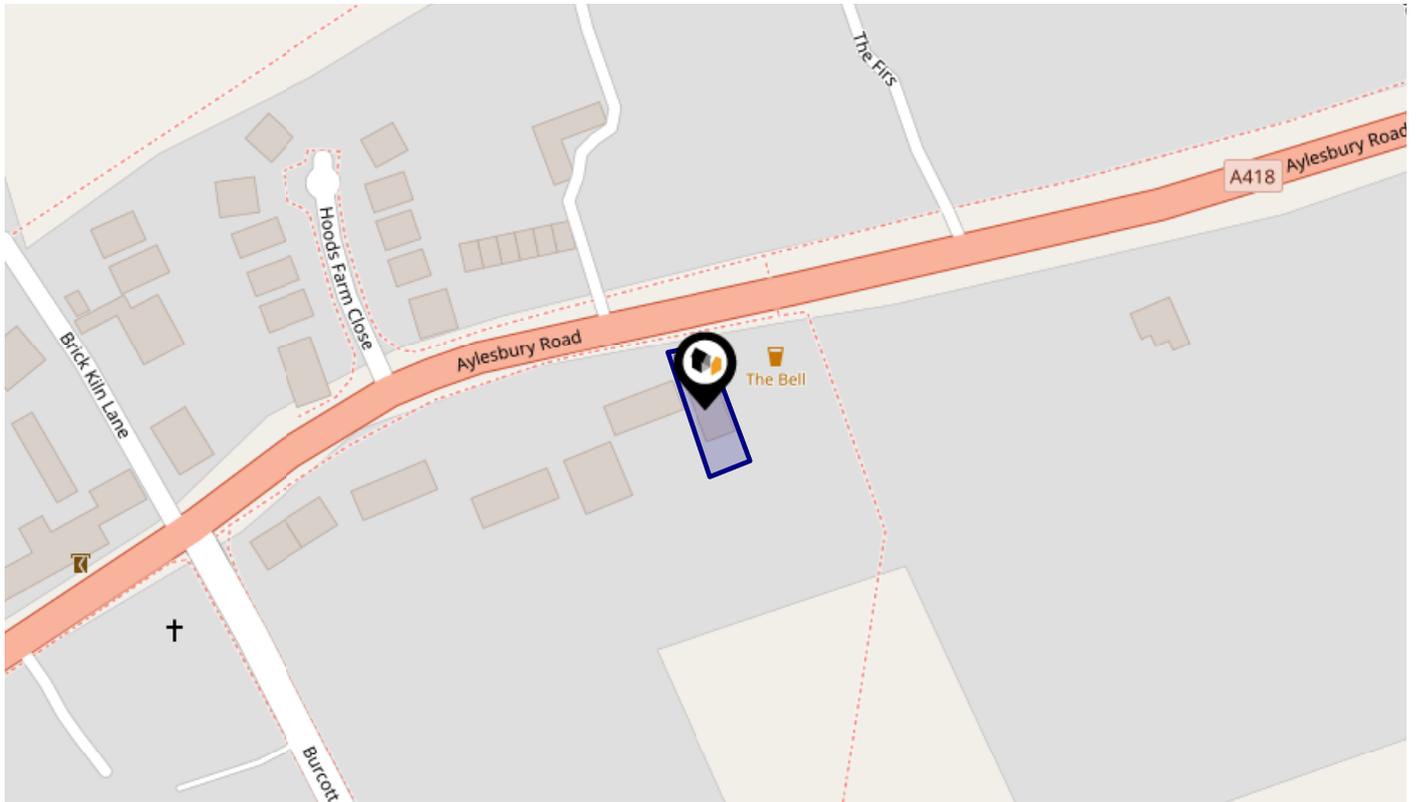
Rail Noise Data

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:
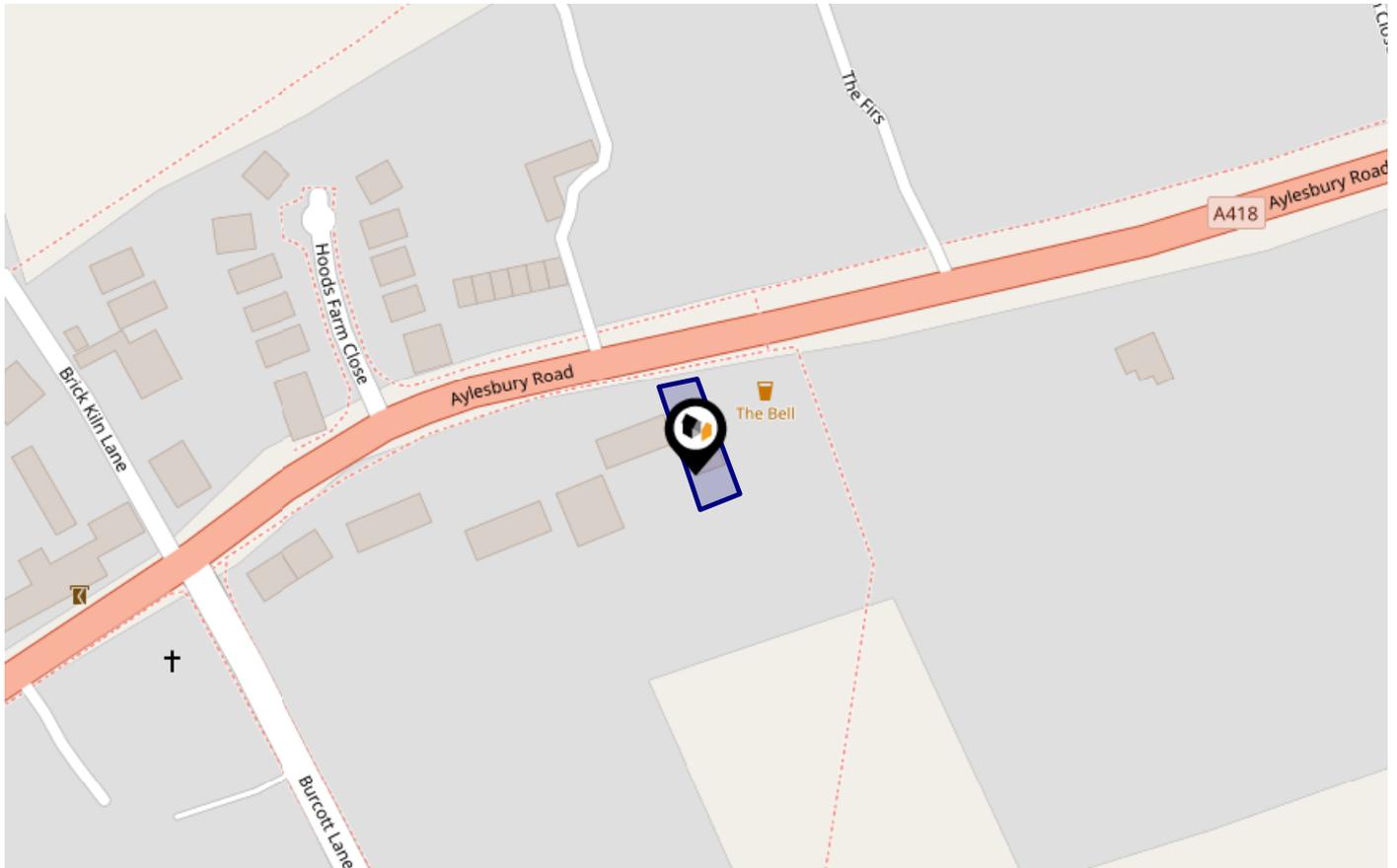
5	75.0+ dB	🟥
4	70.0-74.9 dB	🟧
3	65.0-69.9 dB	🟨
2	60.0-64.9 dB	🟩
1	55.0-59.9 dB	🟦

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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.
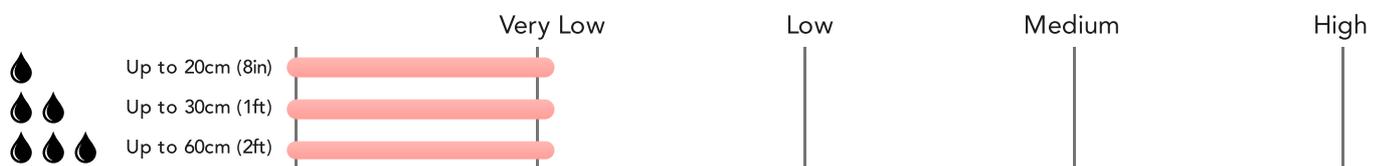

Risk Rating: Very low

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:

		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

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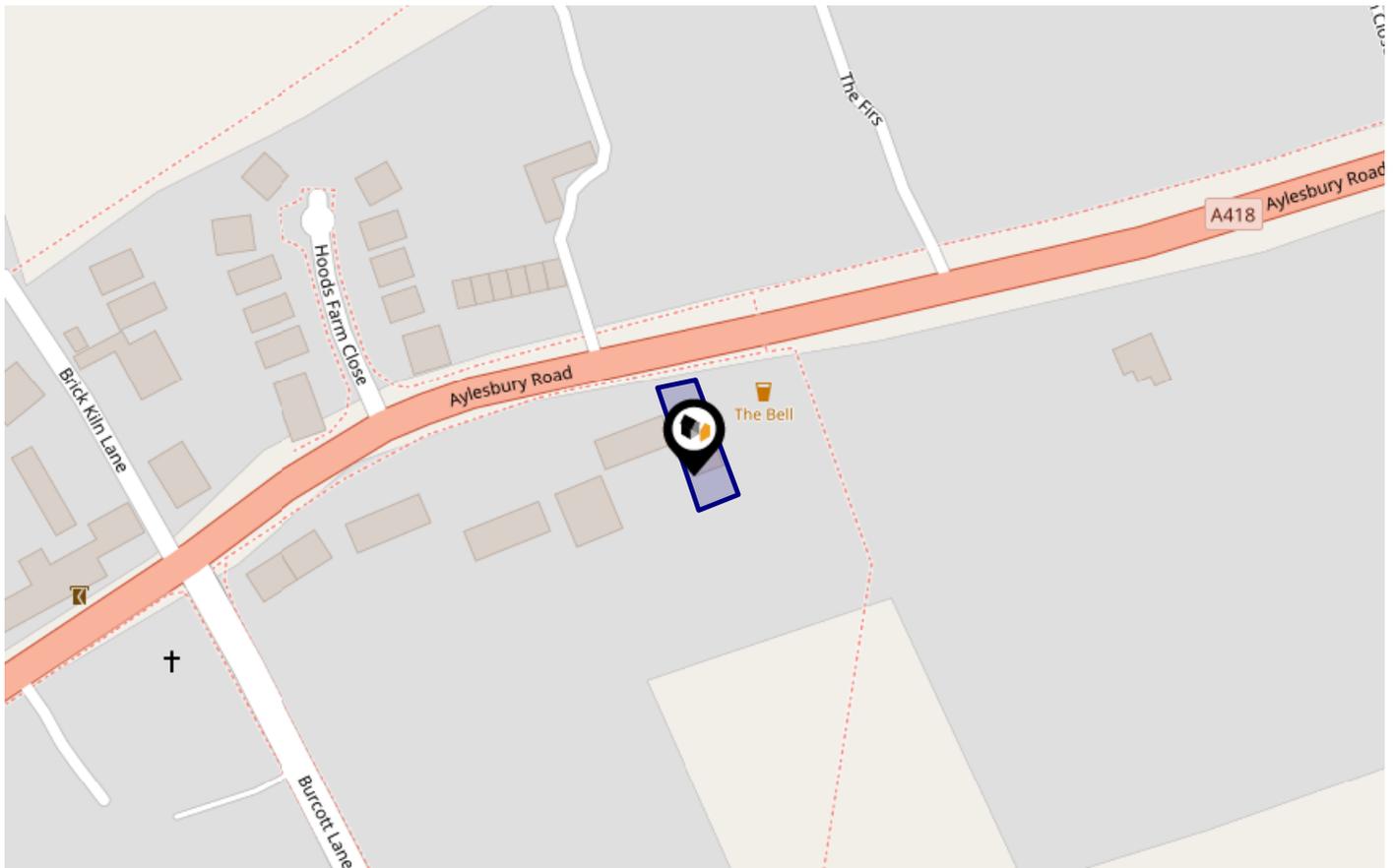sprift
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Flood Risk
Rivers & Seas - Climate Change

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.
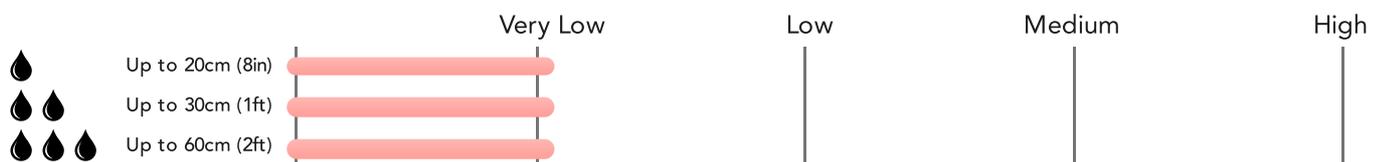

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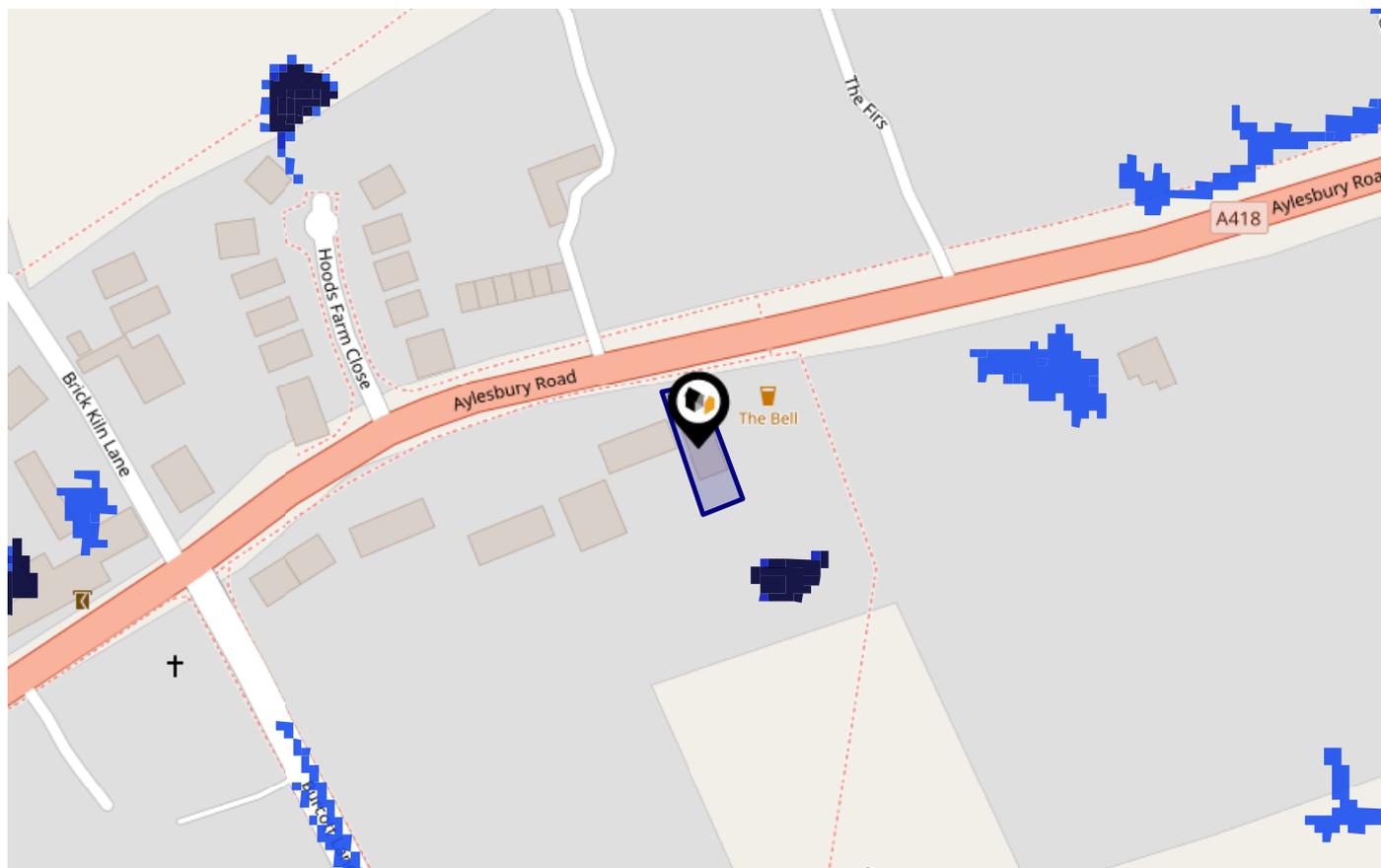Chance of flooding to the following depths at this property:

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●	Up to 20cm (8in)				
●●	Up to 30cm (1ft)				
●●●	Up to 60cm (2ft)				

KFB - Key Facts For Buyers

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.
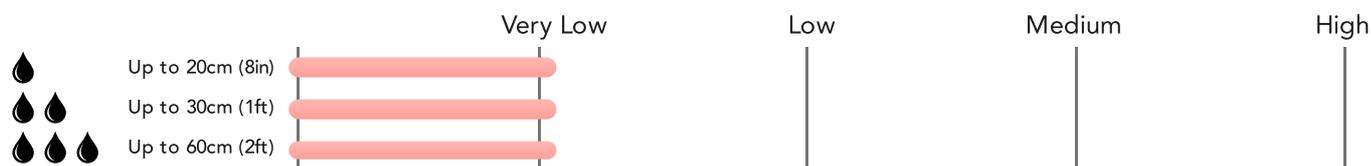

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Up to 30cm (1ft)					
Up to 60cm (2ft)					

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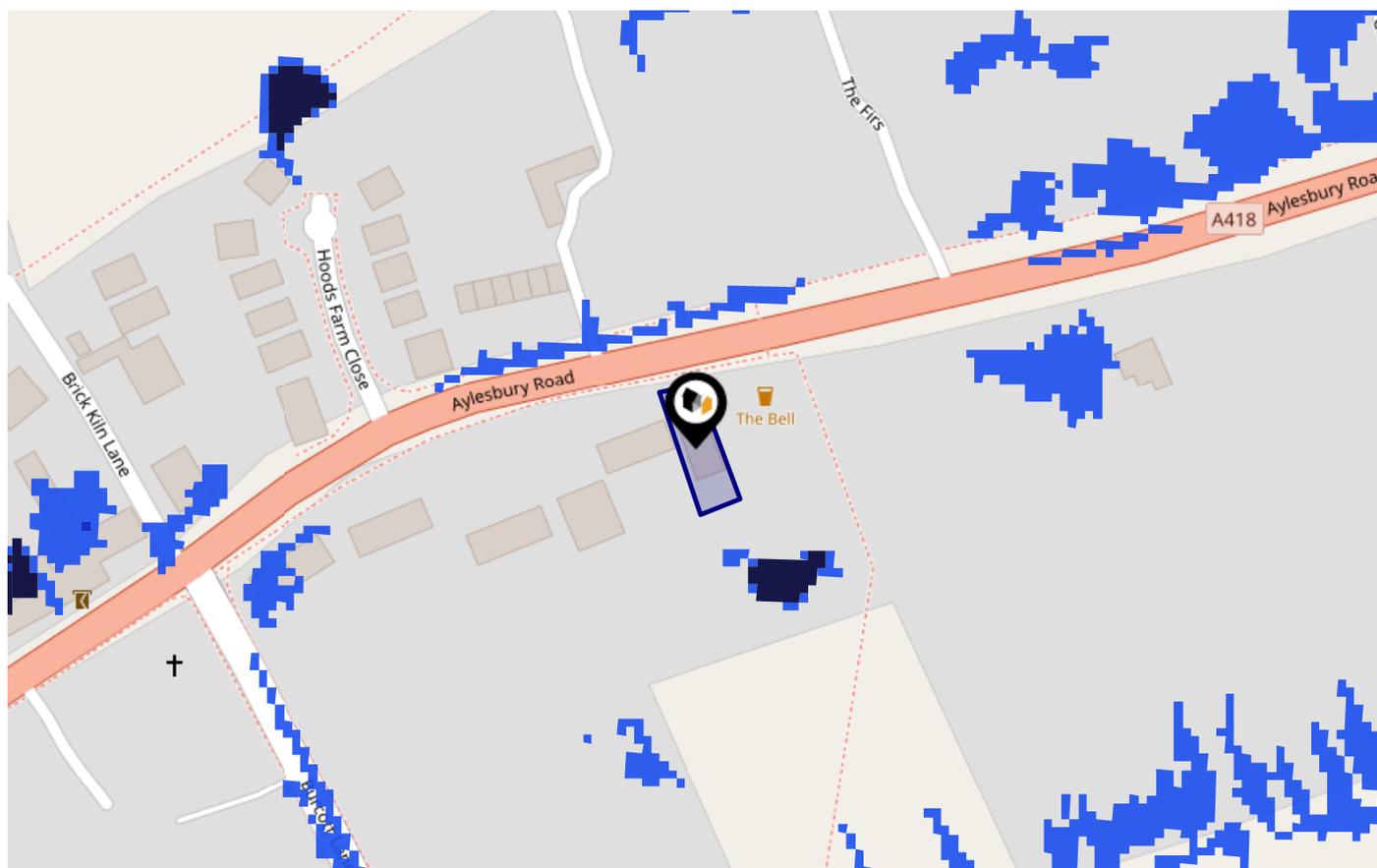sprift
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Flood Risk
Surface Water - Climate Change

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.
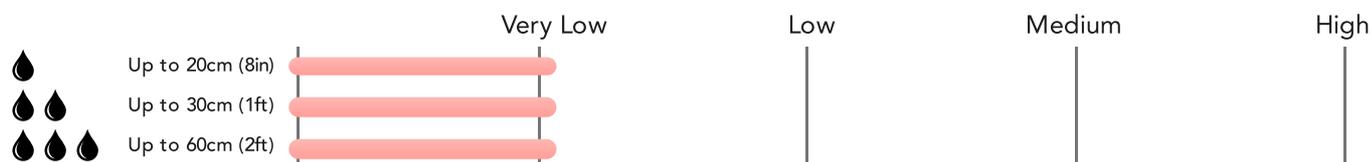

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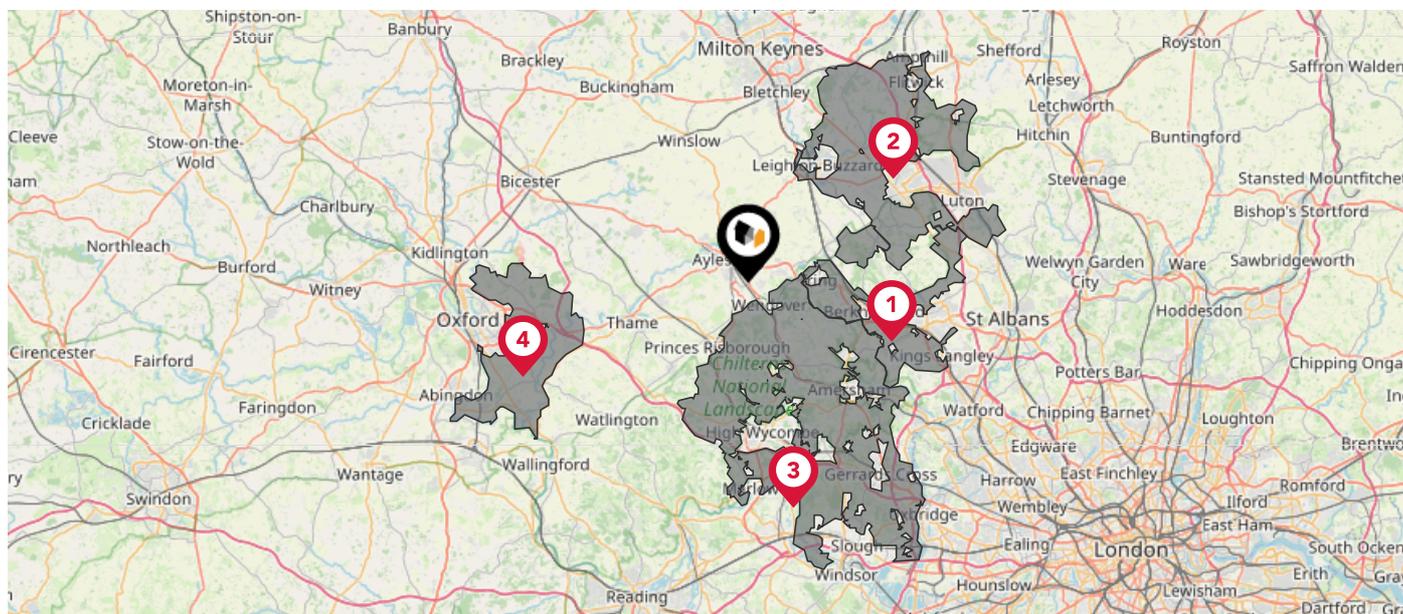Chance of flooding to the following depths at this property:

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●	Up to 20cm (8in)				
●●	Up to 30cm (1ft)				
●●●	Up to 60cm (2ft)				

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

Nearby Green Belt Land	
1	London Green Belt - Dacorum
2	London Green Belt - Central Bedfordshire
3	London Green Belt - Buckinghamshire
4	Oxford Green Belt - South Oxfordshire

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Maps
Landfill Sites

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.
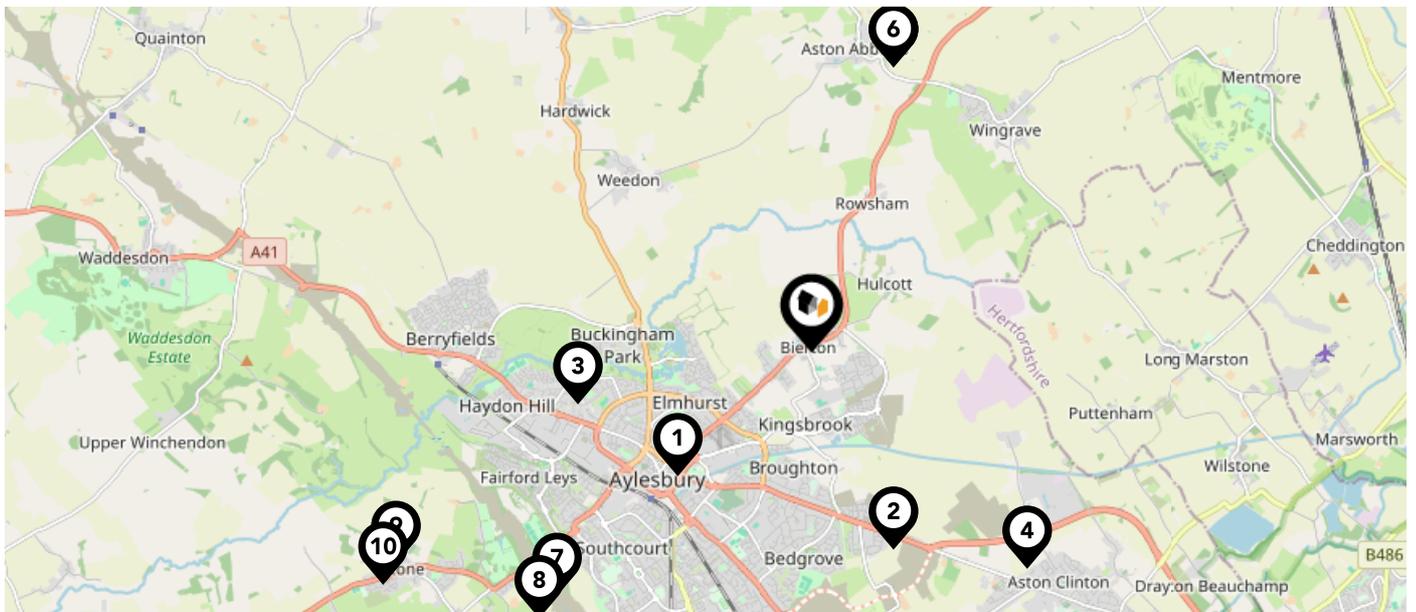

Nearby Landfill Sites

|		
1	Cambridge Street-Aylesbury, Buckinghamshire	Historic Landfill
2	Weston Mead Farm-Aylesbury	Historic Landfill
3	Meadowcroft-Aylesbury, Buckinghamshire	Historic Landfill
4	Old Sewage Works-College Road North, Aston Clinton, Buckinghamshire	Historic Landfill
5	Oxleys Farm-Aston Abbotts	Historic Landfill
6	Oxleys Farm-Aston Abbotts (1 and 2), Aylesbury Vale	Historic Landfill
7	Old Brickyards-Oxford Road, Hacknell, Aylesbury, Buckinghamshire	Historic Landfill
8	Hartwell-Stone, Buckinghamshire	Historic Landfill
9	Old Sand Pit-Bythorpe Road, Stone, Buckinghamshire	Historic Landfill
10	Eyethrope Road-Stone, Buckinghamshire	Historic Landfill

Listed Buildings

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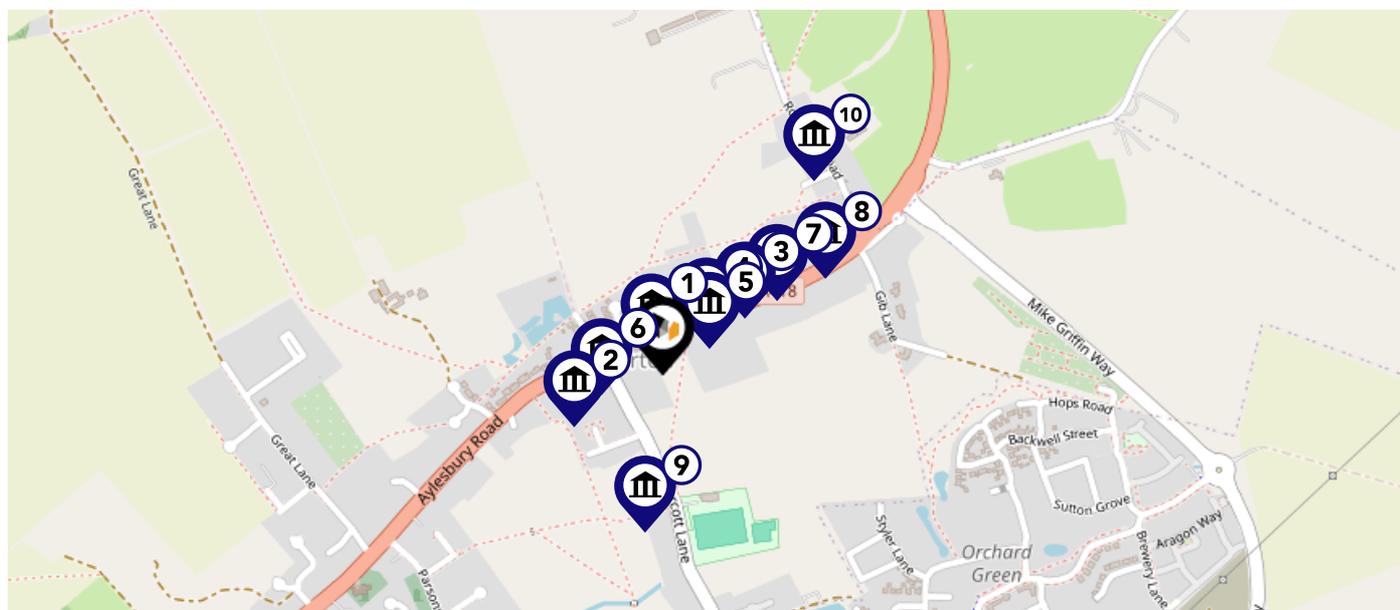

Listed Buildings in the local district		Grade	Distance
1	1332813 - Conkers Farmhouse	Grade II	0.0 miles
2	1160437 - 185, Aylesbury Road	Grade II	0.1 miles
3	1031616 - Pecks Farm Close	Grade II	0.1 miles
4	1124199 - 186, Aylesbury Road	Grade II	0.1 miles
5	1160429 - Front Garden Railings And Gate To Number 186	Grade II	0.1 miles
6	1310585 - 3, Burcott Lane	Grade II	0.1 miles
7	1332814 - 194, Aylesbury Road	Grade II	0.2 miles
8	1160431 - 202, Aylesbury Road	Grade II	0.2 miles
9	1124203 - 32, Burcott Lane	Grade II	0.2 miles
10	1118442 - Grove Farmhouse	Grade II	0.3 miles

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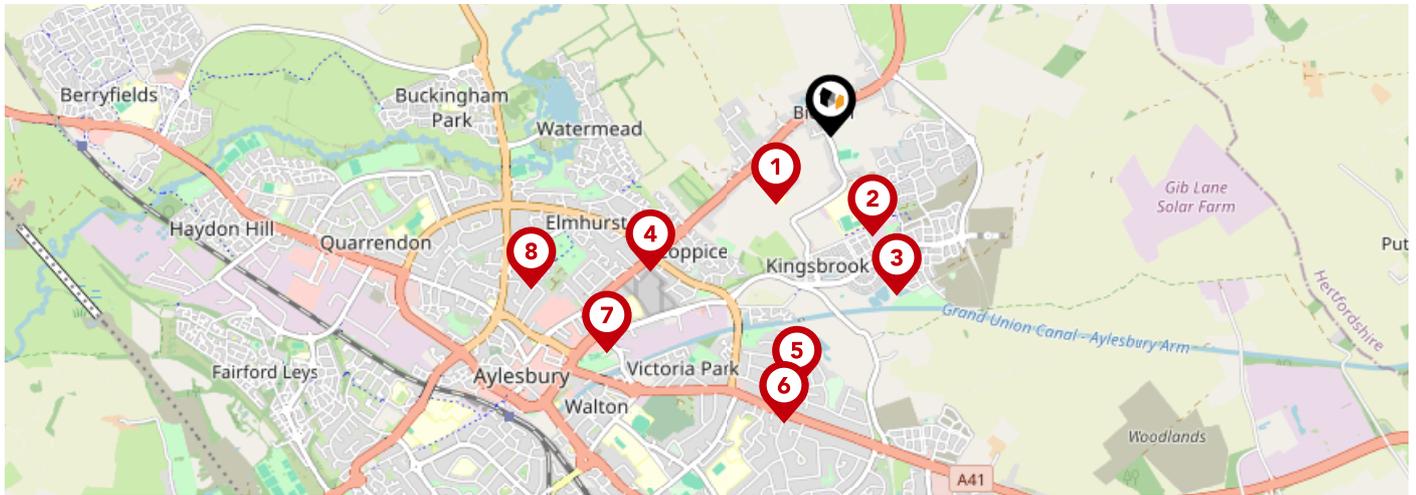
		Nursery	Primary	Secondary	College	Private
1	**Bierton Church of England Combined School** Ofsted Rating: Good | Pupils: 425 | Distance:0.39	☐	☑	☐	☐	☐
2	**The Kingsbrook School** Ofsted Rating: Not Rated | Pupils: 393 | Distance:0.49	☐	☐	☑	☐	☐
3	**Kingsbrook View Primary Academy** Ofsted Rating: Not Rated | Pupils: 269 | Distance:0.79	☐	☑	☐	☐	☐
4	**St Louis Catholic Primary School** Ofsted Rating: Good | Pupils: 459 | Distance:1.03	☐	☑	☐	☐	☐
5	**Broughton Community Schools (Infants)** Ofsted Rating: Good | Pupils: 179 | Distance:1.16	☐	☑	☐	☐	☐
6	**Broughton Junior School** Ofsted Rating: Good | Pupils: 247 | Distance:1.33	☐	☑	☐	☐	☐
7	**Stocklake Park Community School** Ofsted Rating: Good | Pupils: 104 | Distance:1.42	☐	☐	☑	☐	☐
8	**Elmhurst School** Ofsted Rating: Requires improvement | Pupils: 486 | Distance:1.53	☐	☑	☐	☐	☐

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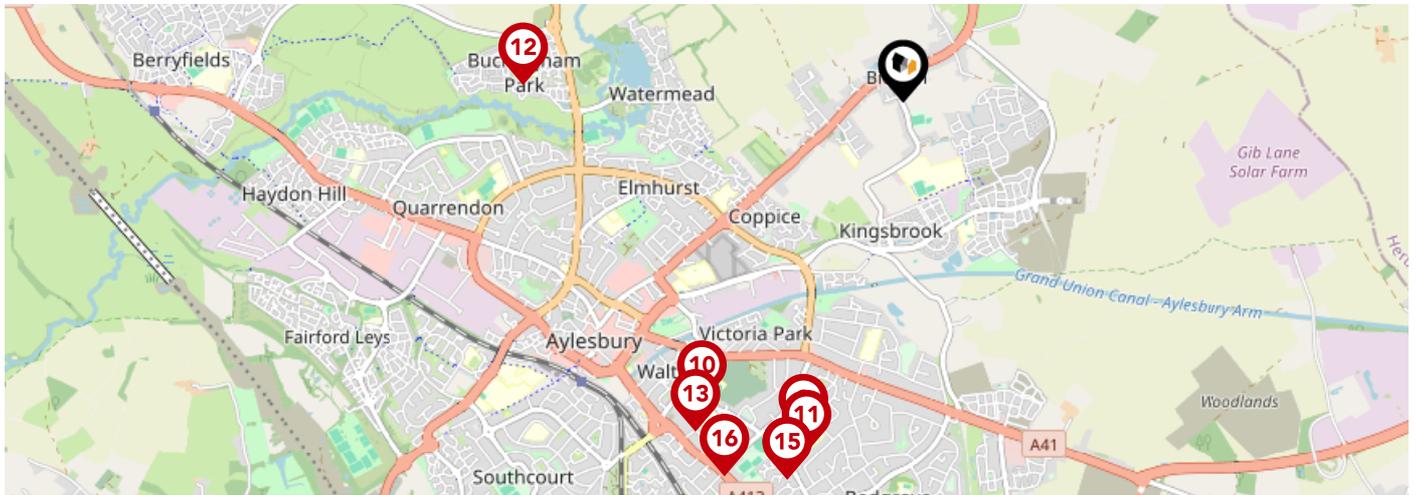
		Nursery	Primary	Secondary	College	Private
9	**St Joseph's Catholic Infant School** Ofsted Rating: Good | Pupils: 225 | Distance:1.6	☐	☑	☐	☐	☐
10	**Aylesbury Grammar School** Ofsted Rating: Outstanding | Pupils: 1336 | Distance:1.66	☐	☐	☑	☐	☐
11	**St Edward's Catholic Junior School** Ofsted Rating: Good | Pupils: 256 | Distance:1.67	☐	☑	☐	☐	☐
12	**Buckingham Park Church of England Primary School** Ofsted Rating: Good | Pupils: 453 | Distance:1.73	☐	☑	☐	☐	☐
13	**Aylesbury High School** Ofsted Rating: Outstanding | Pupils: 1322 | Distance:1.79	☐	☐	☑	☐	☐
14	**Turnfurlong Junior School** Ofsted Rating: Outstanding | Pupils: 378 | Distance:1.81	☐	☑	☐	☐	☐
15	**Turnfurlong Infant School** Ofsted Rating: Good | Pupils: 305 | Distance:1.81	☐	☑	☐	☐	☐
16	**The Grange School** Ofsted Rating: Good | Pupils: 1423 | Distance:1.9	☐	☐	☑	☐	☐

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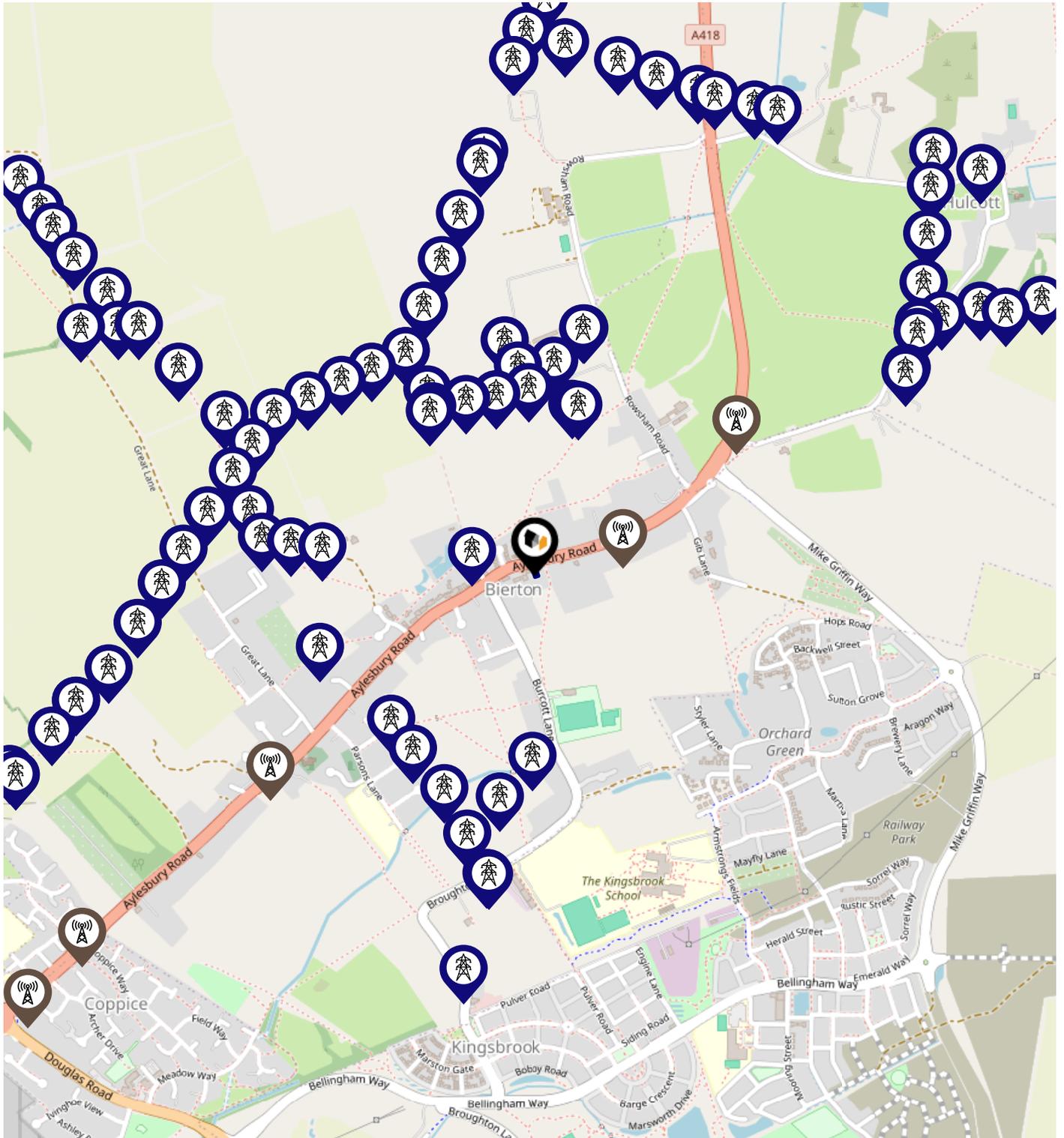
Key:

Power Pylons

Communication Masts

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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/m3).

This Property ▼					
1	**2**	**3**	**4**	**5**	**6**
<1%	1-3%	3-5%	5-10%	10-30%	>30%
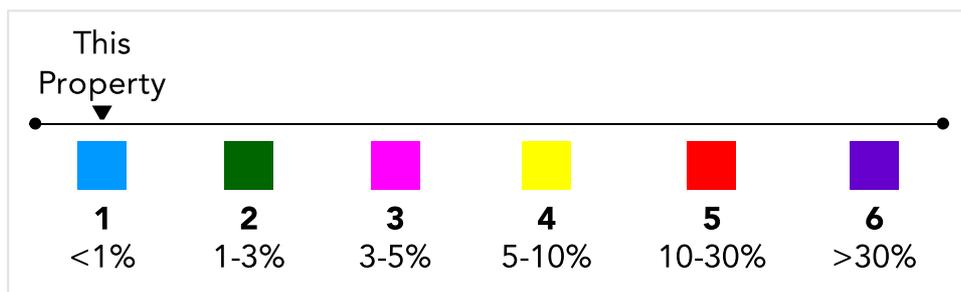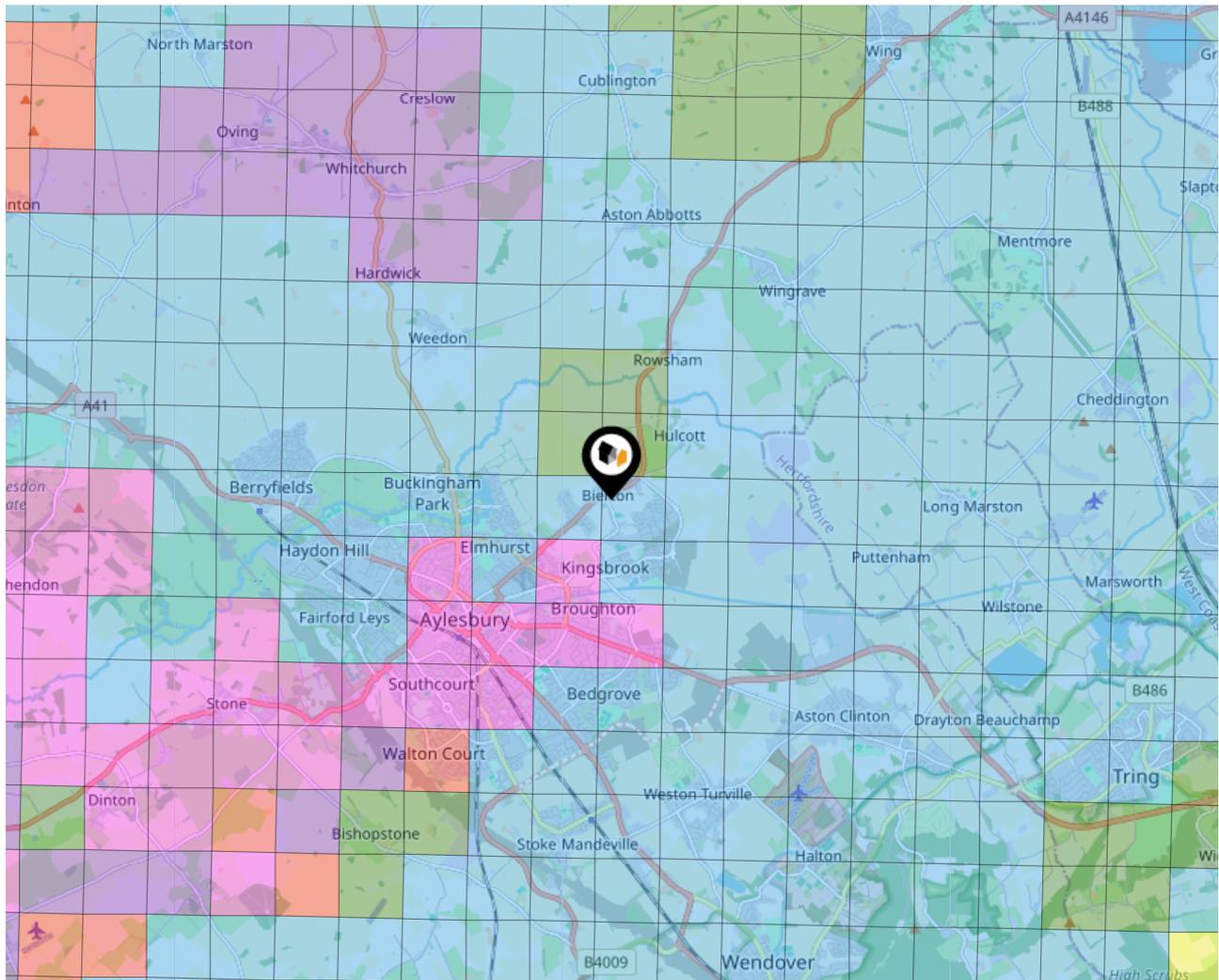
Local Area
Road Noise
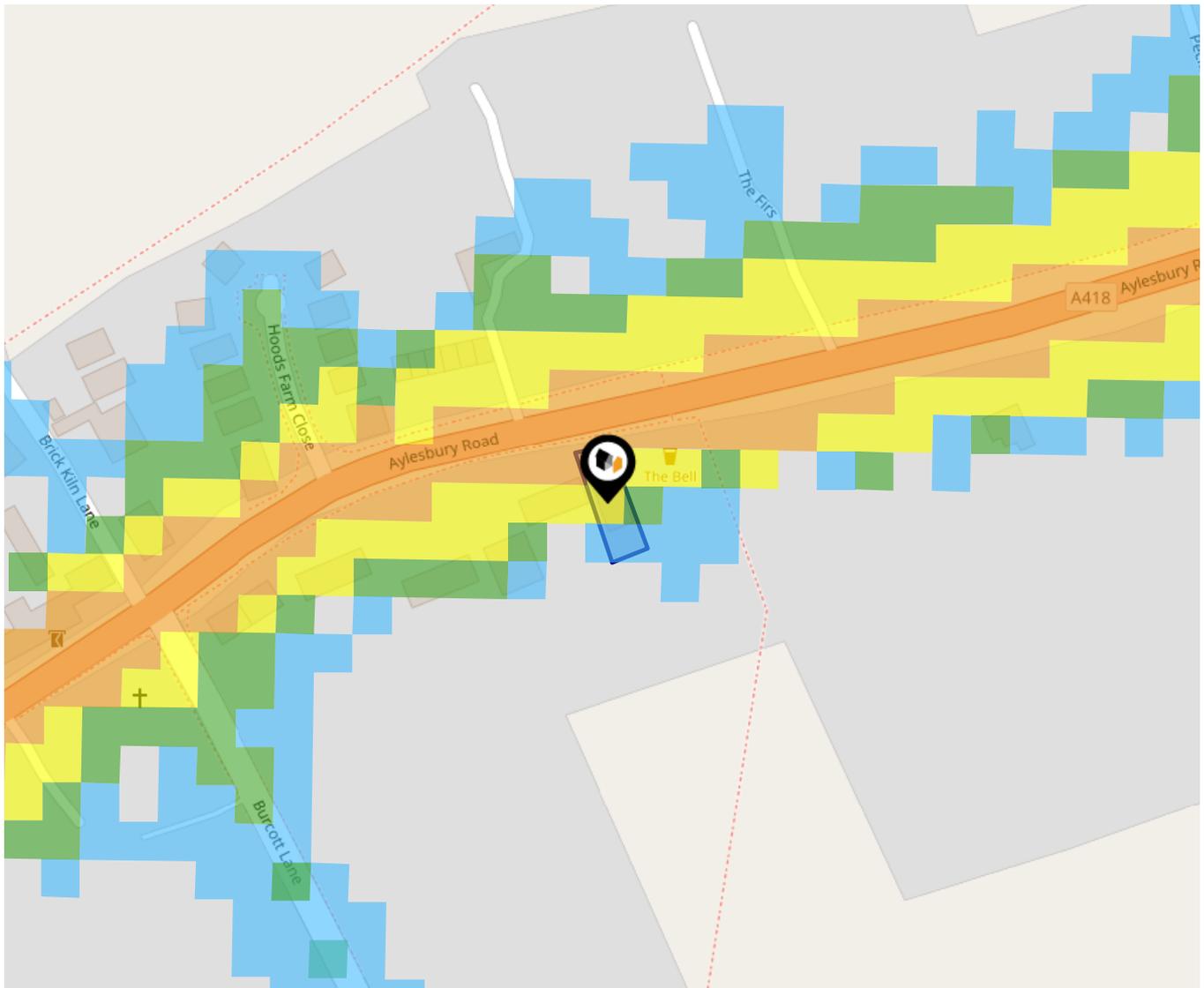
The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 🟥 75.0+ dB
- 🟧 70.0-74.9 dB
- 🟨 65.0-69.9 dB
- 🟩 60.0-64.9 dB
- 🟦 55.0-59.9 dB

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Environment
Soils & Clay

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

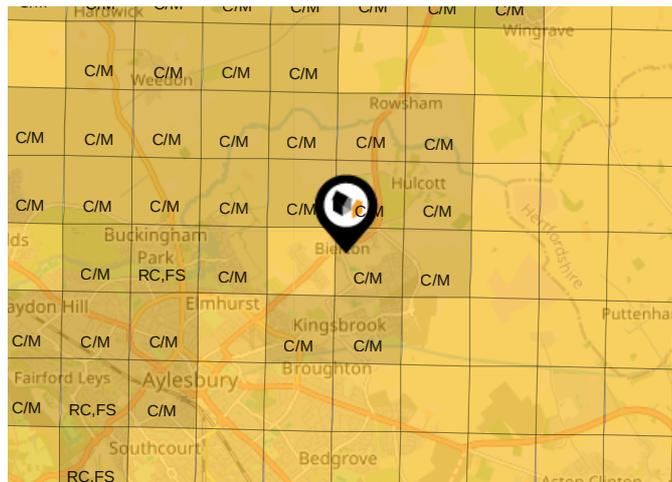|			
Carbon Content:	VARIABLE	**Soil Texture:**	LOAM TO CLAY
Parent Material Grain:	ARGILLACEOUS	**Soil Depth:**	DEEP
Soil Group:	MEDIUM TO HEAVY		

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

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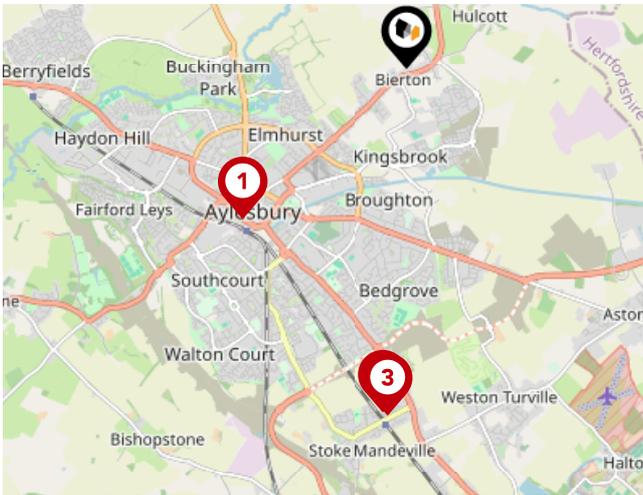
National Rail Stations

Pin	Name	Distance
1	Aylesbury Rail Station	2.04 miles
2	Stoke Mandeville Rail Station	3.17 miles
3	Stoke Mandeville Rail Station	3.19 miles
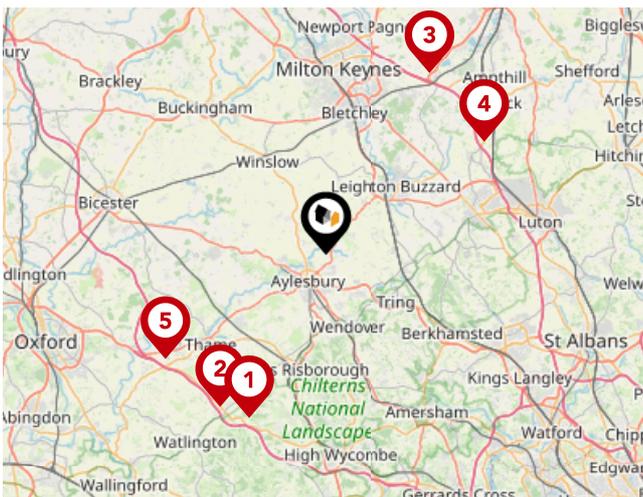
Trunk Roads/Motorways

Pin	Name	Distance
1	M40 J5	13.27 miles
2	M40 J6	13.59 miles
3	M1 J13	15.29 miles
4	M1 J12	14.18 miles
5	M40 J7	14.04 miles
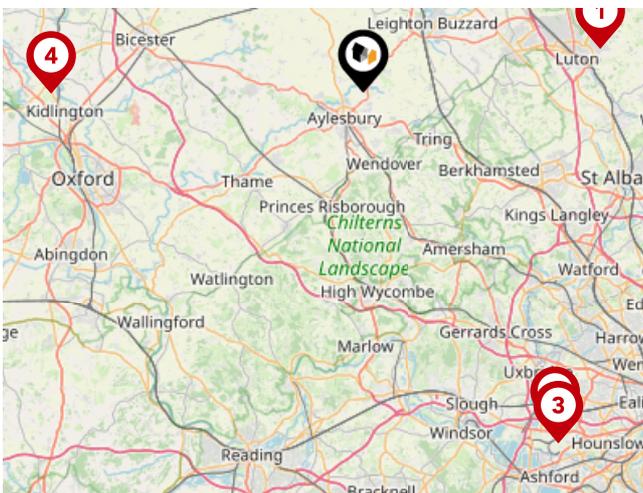
Airports/Helipads

Pin	Name	Distance
1	Luton Airport	17.5 miles
2	Heathrow Airport	28.56 miles
3	Heathrow Airport Terminal 4	29.54 miles
4	Kidlington	22.76 miles

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Transport (Local)
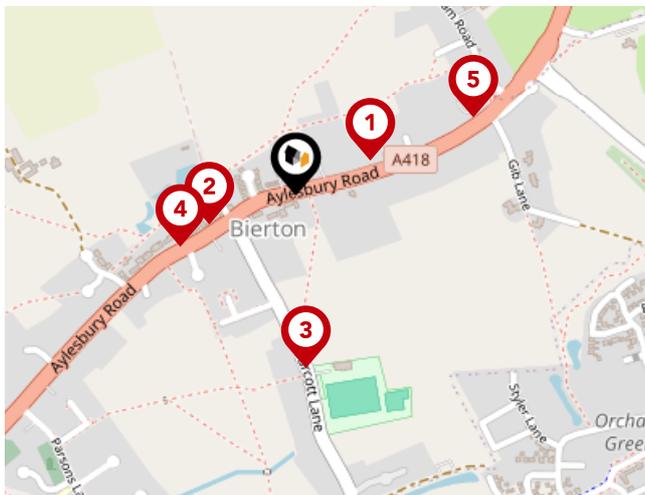
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Bus Stops/Stations

Pin	Name	Distance
1	The Bell PH	0.09 miles
2	Burcott Lane	0.1 miles
3	Burcott Lane	0.2 miles
4	Burcott Lane	0.14 miles
5	Hulcott Lane	0.22 miles
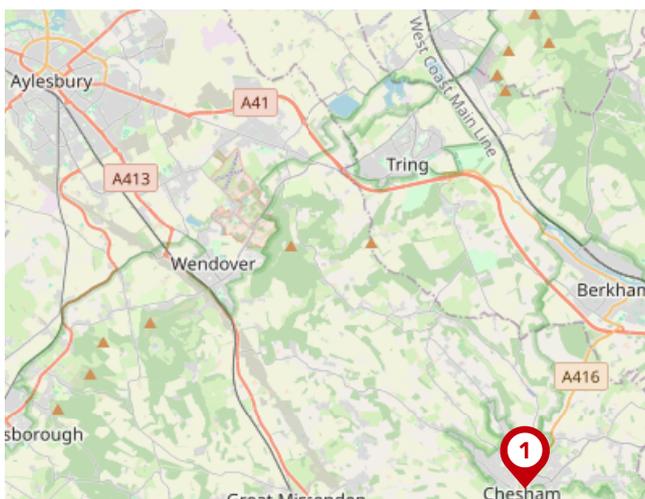
Local Connections

Pin	Name	Distance
1	Chesham Underground Station	11.47 miles

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We are proud to be different, we want to create a legacy as the business that positively disrupted the industry and challenged the estate agent status quo.

Our clients all get direct access to business partners who live locally and are part of their local community. We work with local businesses to help promote their companies free of charge and we give back to teachers, nurses and armed forces servicemen/women.

We are passionate about changing the industry, passionate about helping people move on to the next chapter in their lives and passionate about property.

Avocado Property
Testimonials

Testimonial 1 ⭐⭐⭐⭐⭐

I was on the market with a local agent for nearly 10 weeks, I was recommended Alistair by a work colleague, He sold my property close to the asking price in less then 2 weeks. If you want a personal professional service, Alistair is definitely the guy to call, would highly recommended - Christine Corcoran

Testimonial 2 ⭐⭐⭐⭐⭐

We decided to sell our property and chose to use Alistair and Avocado as they offered a different type of approach to selling. Alistair provided a far more personal and hands on service than we had experienced with high street agents previously. He steered us through a difficult chain and gave us sound advice on a daily basis, with real time facts. We would highly recommend him for his commitment throughout the journey - Maggi Wells

Testimonial 3 ⭐⭐⭐⭐⭐

We moved our house sale from a high street estate agent to Alistair after he was highly recommended. We decided to move agent as we felt our house was not being seen as much as had hoped for. Alistair was great through the whole process. We couldn't recommend him any more, he made what could be a very stressful time very easy. Thank you - Emily Parker

Testimonial 4 ⭐⭐⭐⭐⭐

We have recently bought a property through Alistair. His service was a breath of fresh air in comparison to many of the high street brands that we had bought and sold properties through in the past. He was efficient, reliable and trustworthy. We would recommend him without hesitation. - Holly

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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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Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Royal Mail