

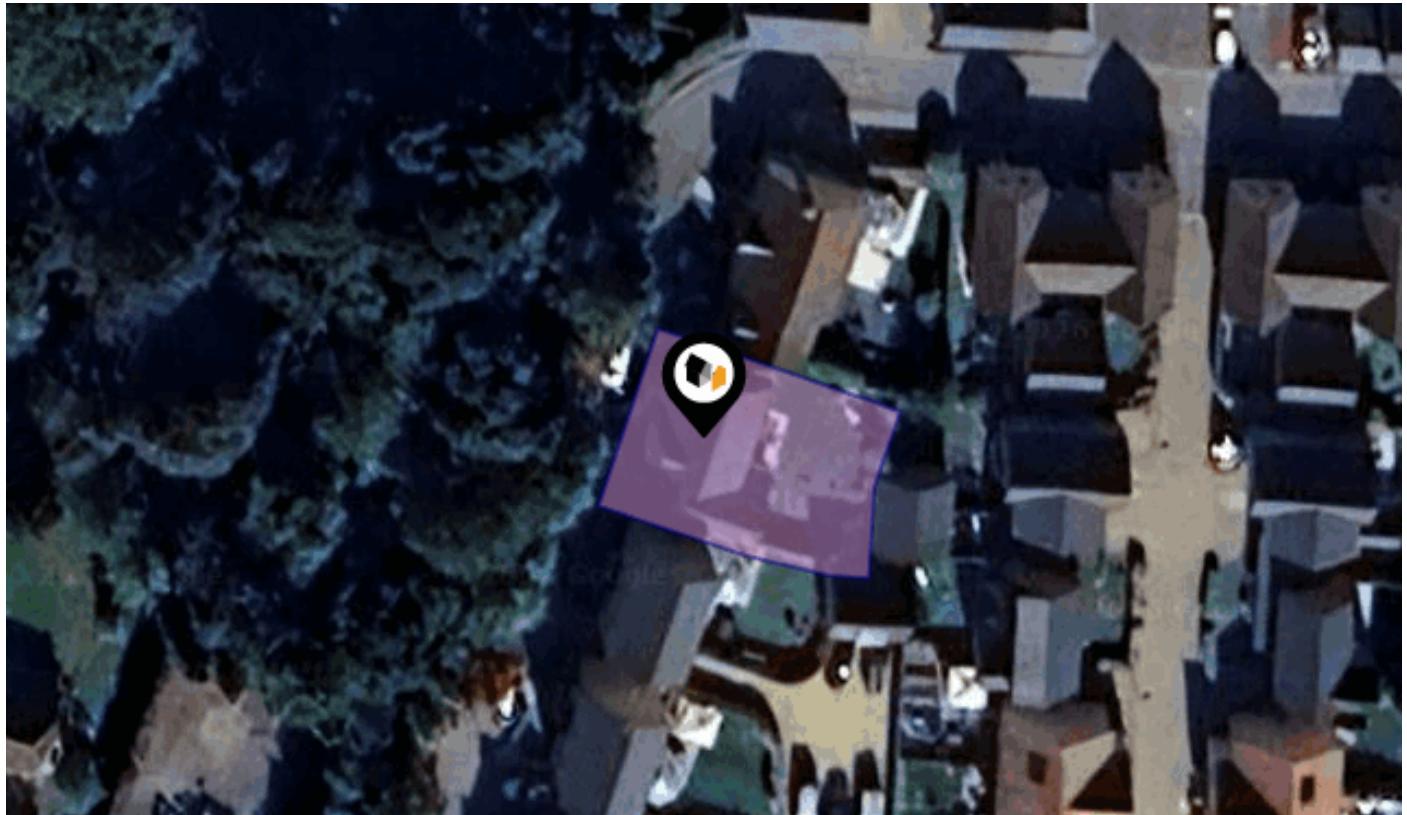


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 14<sup>th</sup> January 2026**



**BAYFORD WAY, STANSTED, CM24**

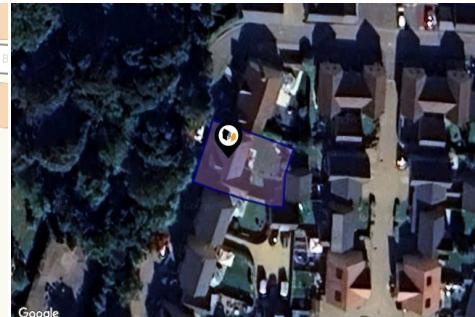
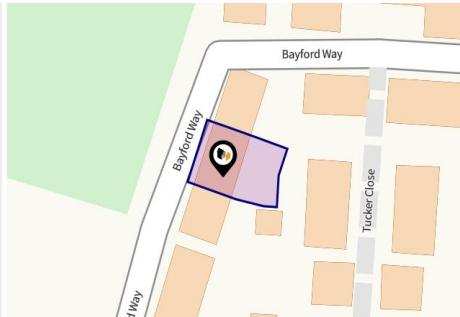
**iad UK | David Kirby**

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## Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,829 ft <sup>2</sup> / 170 m <sup>2</sup>		
Plot Area:	0.09 acres		
Year Built :	2014		
Council Tax :	Band F		
Annual Estimate:	£3,232		
Title Number:	EX908760		

## Local Area

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

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

**13**  
mb/s      **183**  
mb/s      **1800**  
mb/s



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



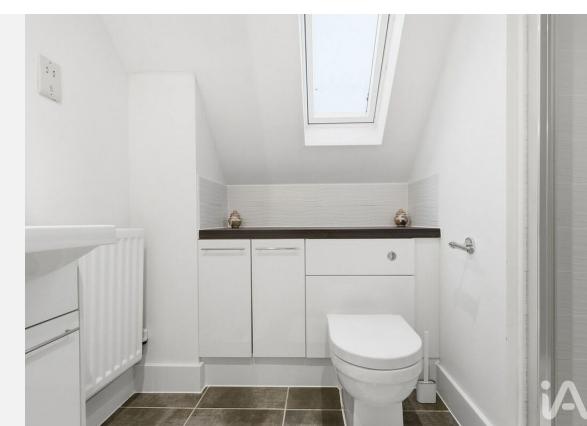
**Satellite/Fibre TV Availability:**



# Gallery Photos



# Gallery Photos



# Gallery Photos



## BAYFORD WAY, STANSTED, CM24



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.

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Plan produced using PlanUp.

Bayford Way

# Property EPC - Certificate

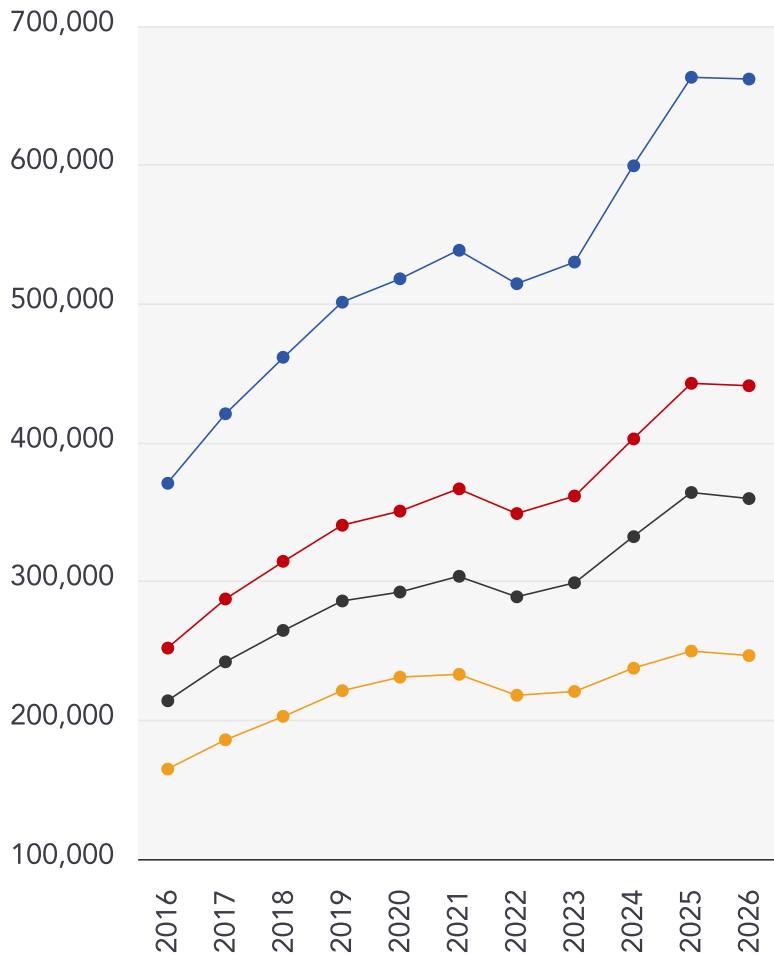


Valid until 08.01.2036

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	80   c	83   B
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Market House Price Statistics

10 Year History of Average House Prices by Property Type in CM24



Detached

**+78.56%**

Semi-Detached

**+75.03%**

Terraced

**+68.08%**

Flat

**+49.64%**



Nursery Primary Secondary College Private



### St Mary's CofE Foundation Primary School

Ofsted Rating: Good | Pupils: 262 | Distance: 0.29



### Forest Hall School

Ofsted Rating: Good | Pupils: 496 | Distance: 0.58



### Magna Carta Primary Academy

Ofsted Rating: Good | Pupils: 201 | Distance: 0.63



### Birchanger Church of England Voluntary Controlled Primary School

Ofsted Rating: Good | Pupils: 107 | Distance: 0.72



### Bentfield Primary School and Nursery

Ofsted Rating: Good | Pupils: 214 | Distance: 1.06



### Avanti Meadows Primary School

Ofsted Rating: Good | Pupils: 214 | Distance: 1.39



### Birchwood High School

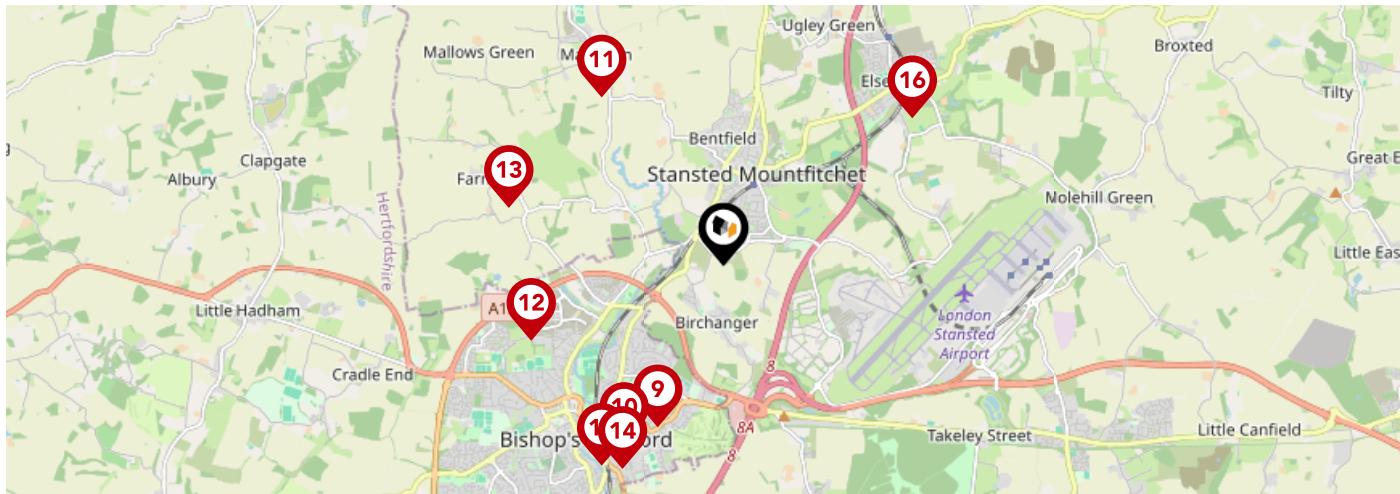
Ofsted Rating: Good | Pupils: 1425 | Distance: 1.48



### All Saints Church of England Primary School and Nursery, Bishop's Stortford

Ofsted Rating: Good | Pupils: 209 | Distance: 1.51





Nursery Primary Secondary College Private



### Summercroft Primary School

Ofsted Rating: Good | Pupils: 440 | Distance: 1.6



### Hockerill Anglo-European College

Ofsted Rating: Good | Pupils: 920 | Distance: 1.88



### Manuden Primary School

Ofsted Rating: Good | Pupils: 96 | Distance: 1.9



### Avanti Grange Secondary School

Ofsted Rating: Not Rated | Pupils: 297 | Distance: 1.9



### Farnham Church of England Primary School

Ofsted Rating: Good | Pupils: 37 | Distance: 2.03



### The Hertfordshire & Essex High School and Science College

Ofsted Rating: Outstanding | Pupils: 1436 | Distance: 2.09



### White Trees Independent School

Ofsted Rating: Good | Pupils: 58 | Distance: 2.16

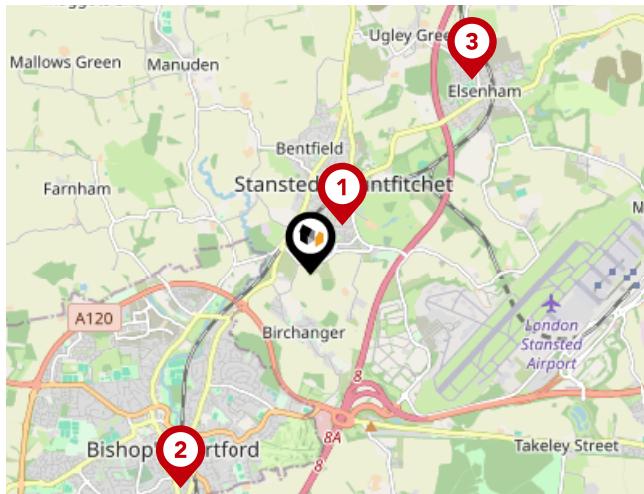


### Elsenham Church of England Voluntary Controlled Primary School

Ofsted Rating: Good | Pupils: 357 | Distance: 2.18

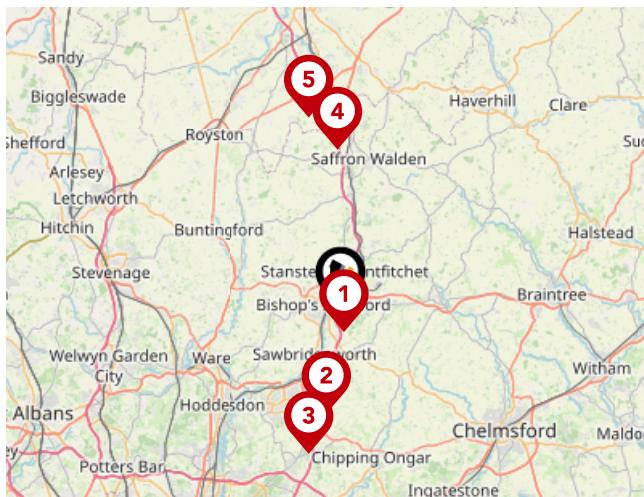


# Area Transport (National)



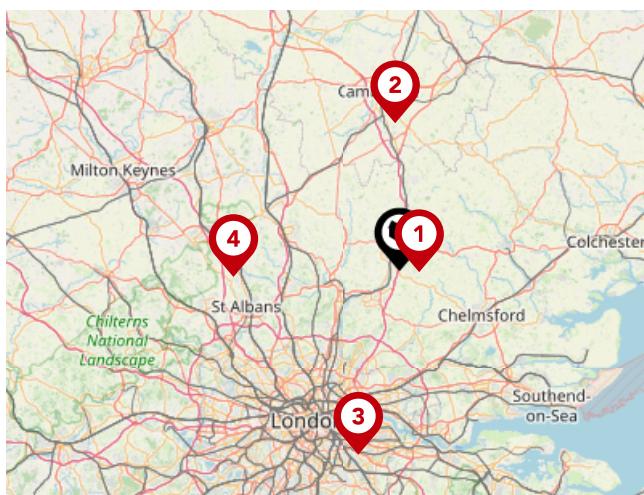
## National Rail Stations

Pin	Name	Distance
1	Stansted Mountfitchet Rail Station	0.54 miles
2	Bishop's Stortford Rail Station	2.28 miles
3	Elsenham Rail Station	2.32 miles



## Trunk Roads/Motorways

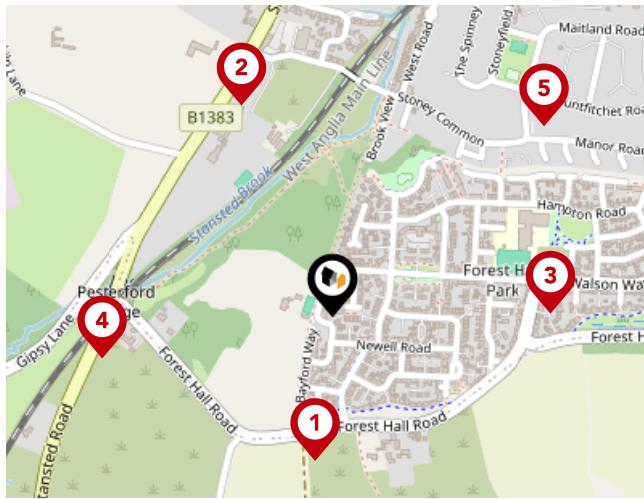
Pin	Name	Distance
1	M11 J8	1.68 miles
2	M11 J7A	7.72 miles
3	M11 J7	10.79 miles
4	M11 J9	11.73 miles
5	M11 J10	14.29 miles



## Airports/Helipads

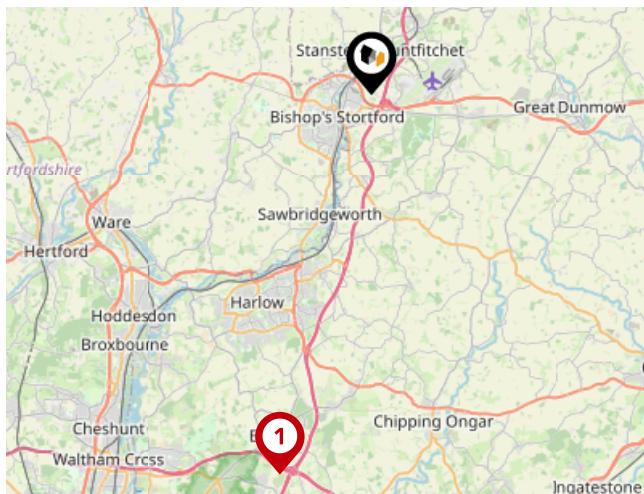
Pin	Name	Distance
1	Stansted Airport	2.9 miles
2	Cambridge	21.53 miles
3	Silvertown	27.76 miles
4	Luton Airport	24.36 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Bentley Drive	0.17 miles
2	Pines Hill	0.26 miles
3	Reeve Road	0.25 miles
4	Stansted Road	0.27 miles
5	Mount Drive	0.33 miles



## Local Connections

Pin	Name	Distance
1	Epping Underground Station	14.31 miles

## Important - Please Read

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They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by iad UK | David Kirby and therefore no warranties can be given as to their good working order.

# iad UK | David Kirby

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