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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 08th September 2026



BRADVUE CRESCENT, BRADVILLE, MILTON KEYNES, MK13

Chris Durrant powered by eXp

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Property

Type: Detached
Bedrooms: 2
Plot Area: 0.08 acres
Year Built : 1983-1990
Council Tax : Band C
Annual Estimate: £2,109
Title Number: BM159259

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

4
mb/s



57
mb/s



5500
mb/s

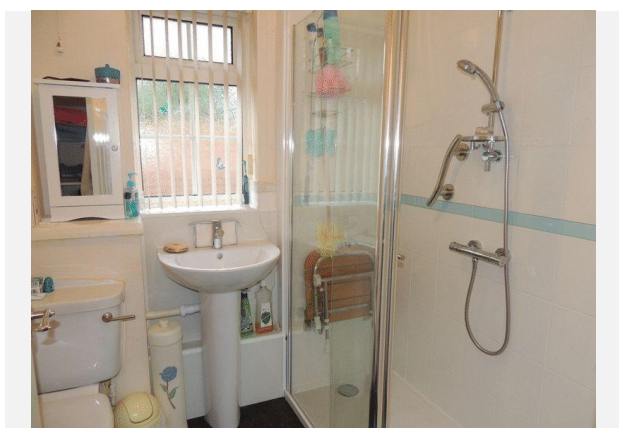


Mobile Coverage:
(based on calls indoors)

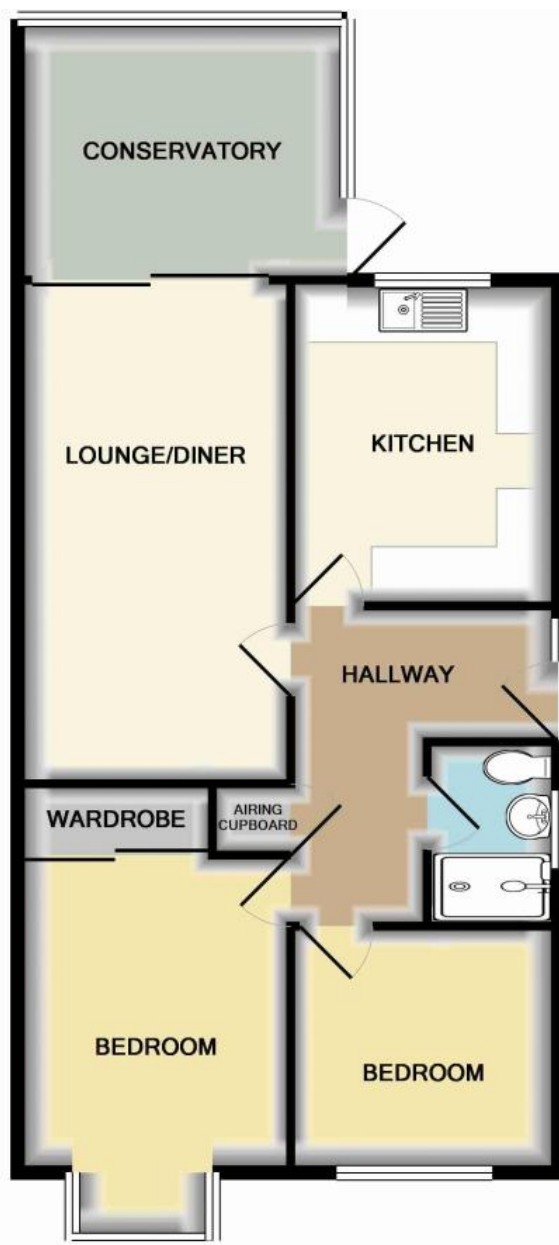


Satellite/Fibre TV Availability:





BRADVUE CRESCENT, BRADVILLE, MILTON KEYNES, MK13

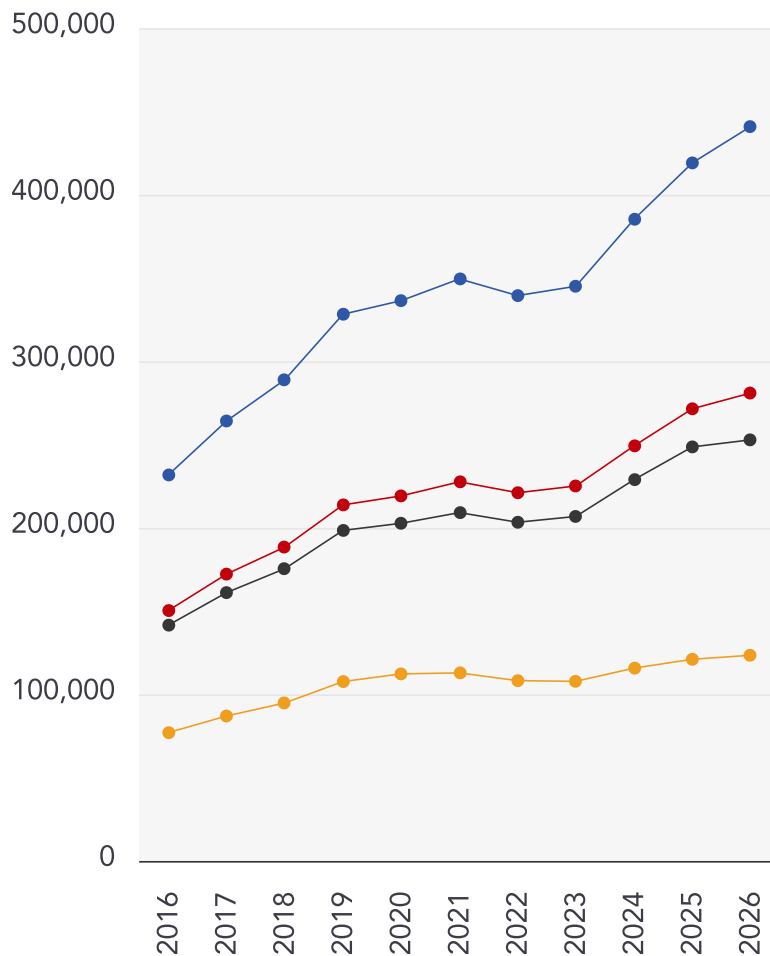


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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
Made with Metropix ©2014

10, Bradvue Crescent, Milton Keynes, MK13 7AJ					Semi-detached House
Last Sold Date:	26/06/2025	13/07/2018	29/04/2014	15/11/2013	
Last Sold Price:	£322,500	£250,000	£185,000	£158,000	
18, Bradvue Crescent, Milton Keynes, MK13 7AJ					Semi-detached House
Last Sold Date:	03/03/2023	28/05/1999			
Last Sold Price:	£315,000	£59,995			
14, Bradvue Crescent, Milton Keynes, MK13 7AJ					Semi-detached House
Last Sold Date:	26/04/2018	29/04/2005			
Last Sold Price:	£243,000	£157,000			
34, Bradvue Crescent, Milton Keynes, MK13 7AJ					Detached House
Last Sold Date:	10/08/2017	19/07/1996			
Last Sold Price:	£264,100	£62,000			
44, Bradvue Crescent, Milton Keynes, MK13 7AJ					Detached House
Last Sold Date:	30/06/2017				
Last Sold Price:	£294,000				
6, Bradvue Crescent, Milton Keynes, MK13 7AJ					Semi-detached House
Last Sold Date:	03/07/2015				
Last Sold Price:	£205,000				
52, Bradvue Crescent, Milton Keynes, MK13 7AJ					Detached House
Last Sold Date:	14/07/2014	15/11/1996			
Last Sold Price:	£200,000	£63,500			
40, Bradvue Crescent, Milton Keynes, MK13 7AJ					Semi-detached House
Last Sold Date:	14/11/2012				
Last Sold Price:	£159,995				
30, Bradvue Crescent, Milton Keynes, MK13 7AJ					Detached House
Last Sold Date:	13/11/2009				
Last Sold Price:	£167,000				
16, Bradvue Crescent, Milton Keynes, MK13 7AJ					Semi-detached House
Last Sold Date:	19/08/2009				
Last Sold Price:	£140,000				
32, Bradvue Crescent, Milton Keynes, MK13 7AJ					Detached House
Last Sold Date:	17/03/2008				
Last Sold Price:	£184,950				
36, Bradvue Crescent, Milton Keynes, MK13 7AJ					Detached House
Last Sold Date:	30/11/2004	07/06/1996			
Last Sold Price:	£182,500	£59,500			

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

10 Year History of Average House Prices by Property Type in MK13



Detached

+90.23%

Semi-Detached

+86.85%

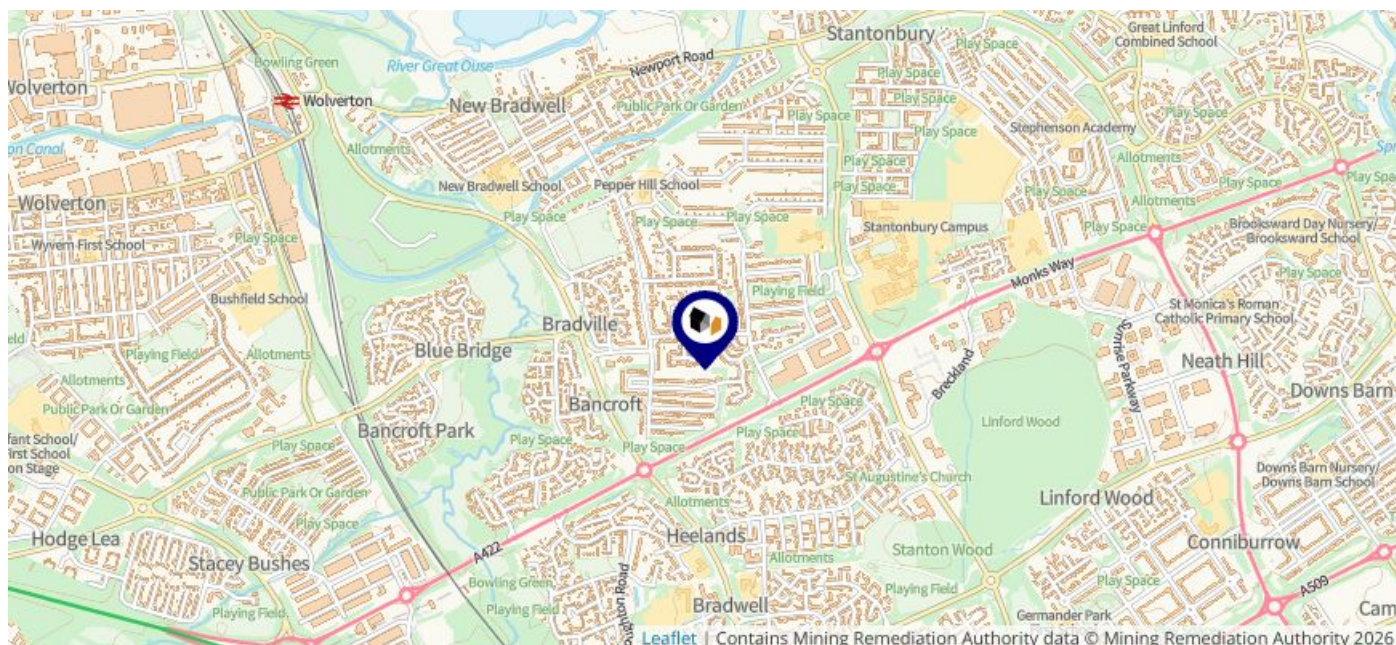
Terraced

+78.56%

Flat

+60.32%

This map displays nearby coal mine entrances and their classifications.



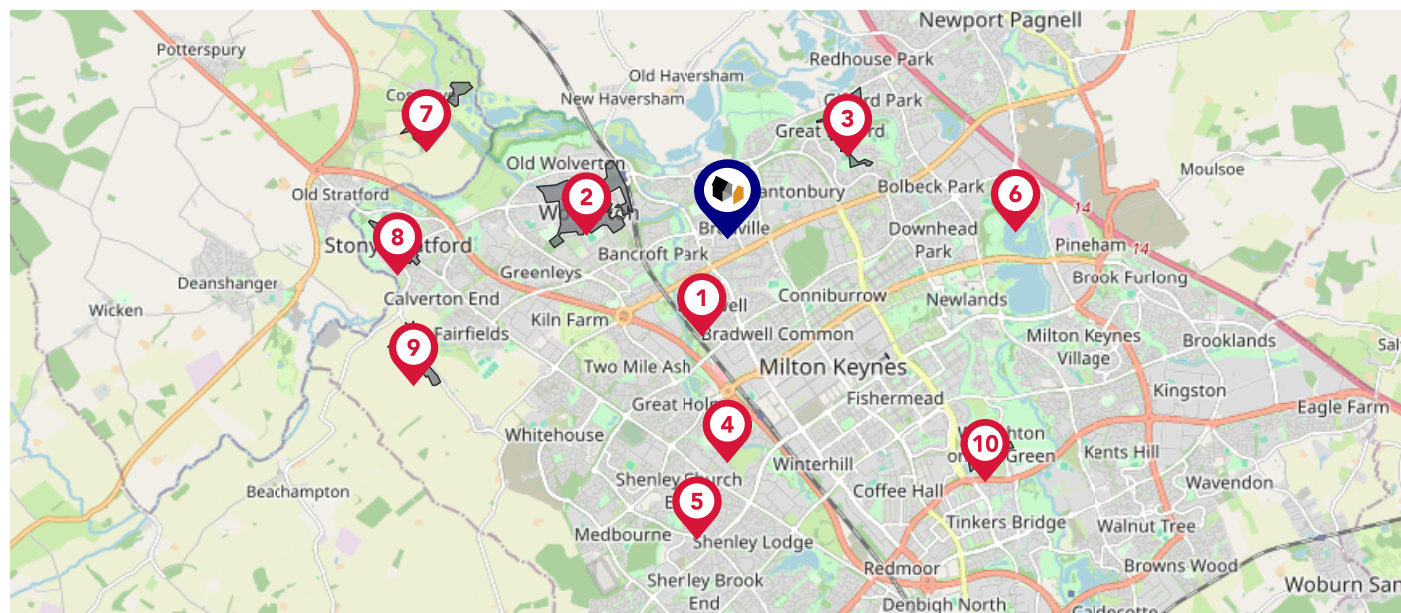
Mine Entry

- ✕ 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.

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



Old Bradwell



Wolverton



Great Linford



Loughton



Shenley Church End



Willen



Cosgrove



Stony Stratford

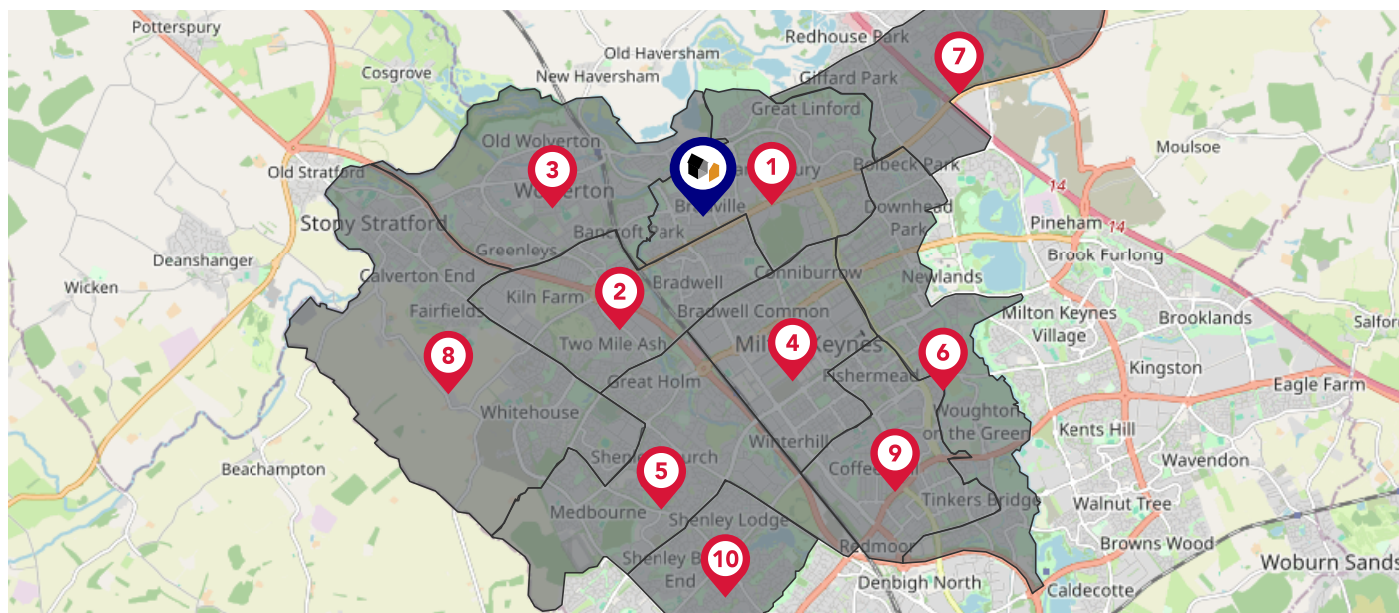


Calverton



Wroughton on the Green

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



Stantonbury Ward



Bradwell Ward



Wolverton Ward



Central Milton Keynes Ward



Loughton & Shenley Ward



Campbell Park & Old Woughton Ward



Newport Pagnell South Ward



Stony Stratford Ward

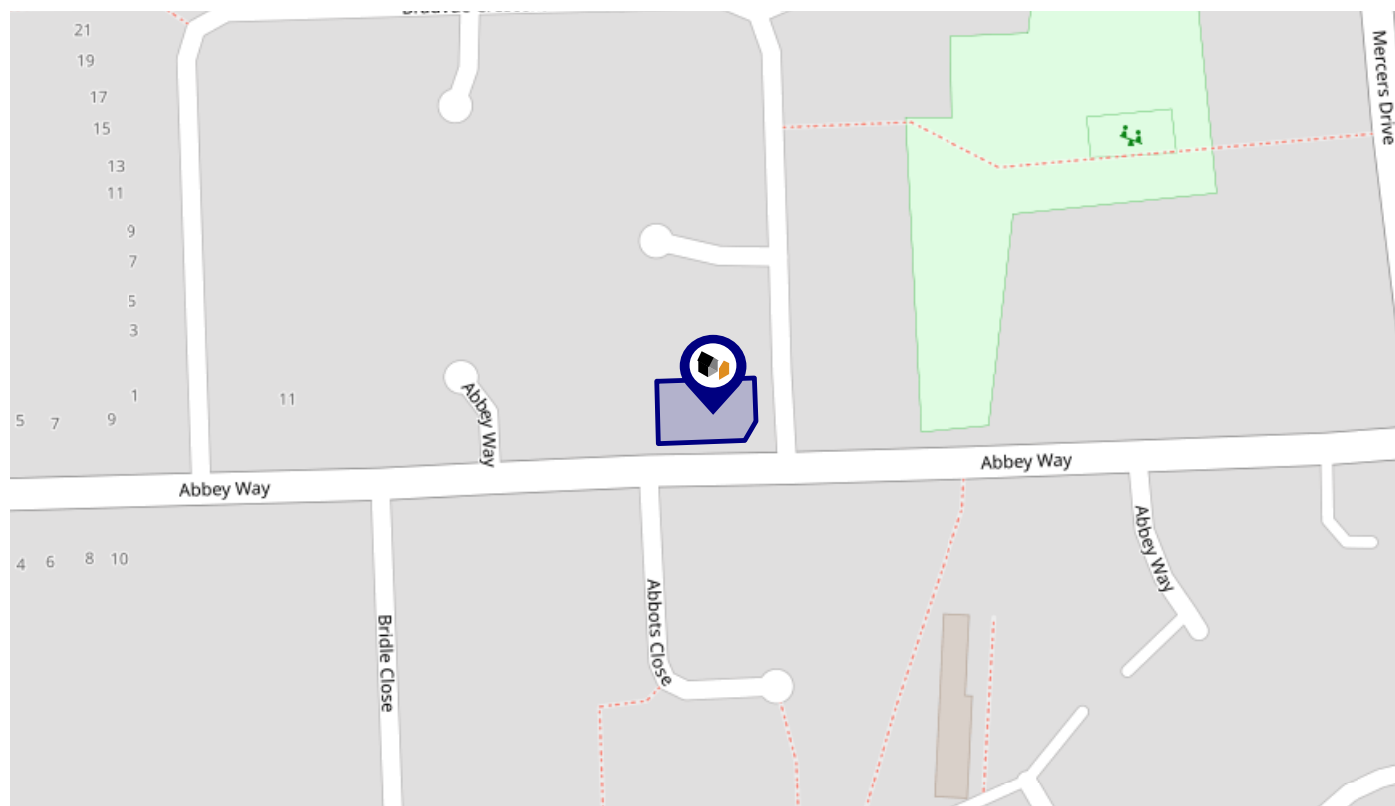


Woughton & Fishermead Ward



Shenley Brook End Ward

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.

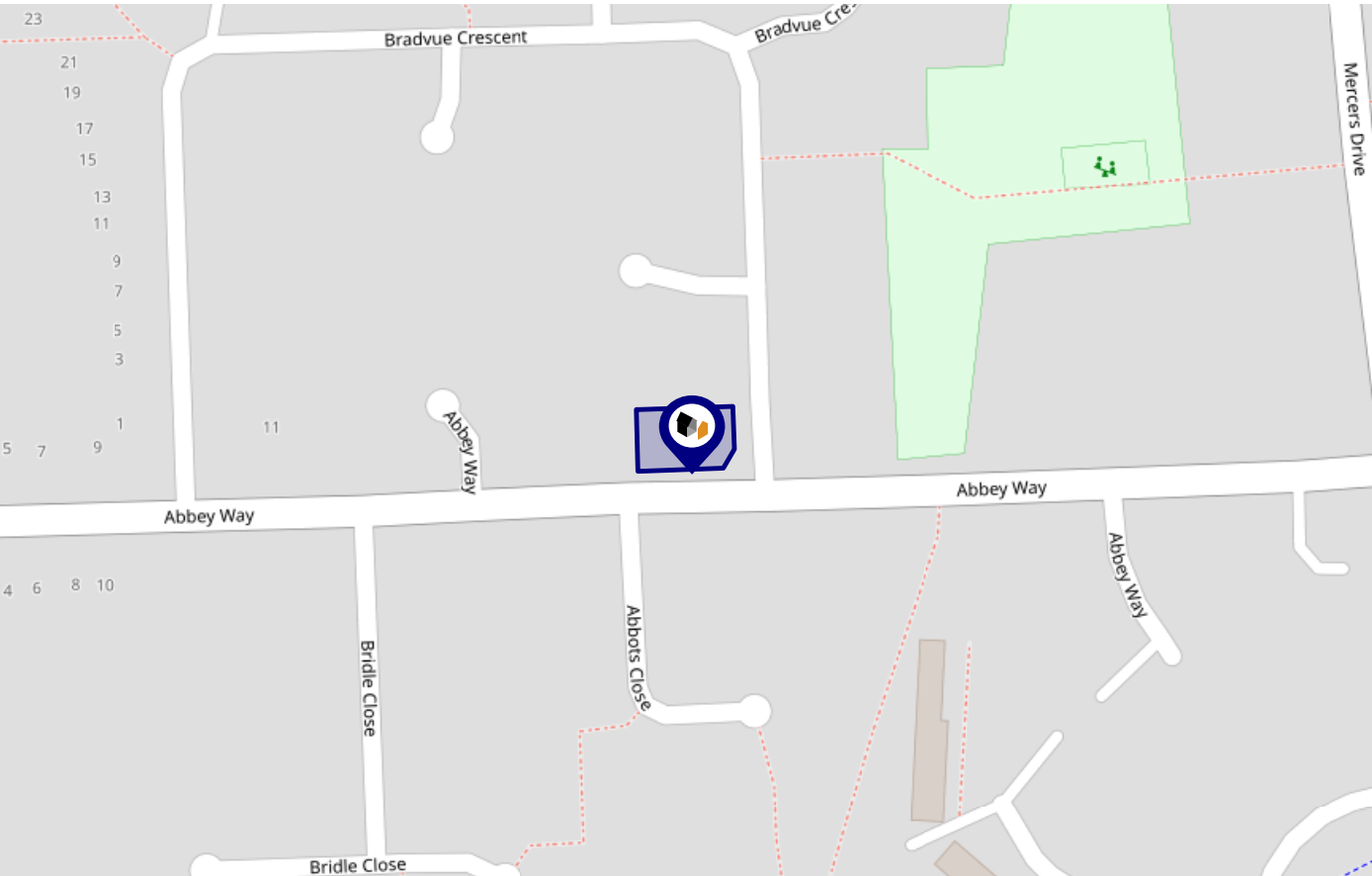
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

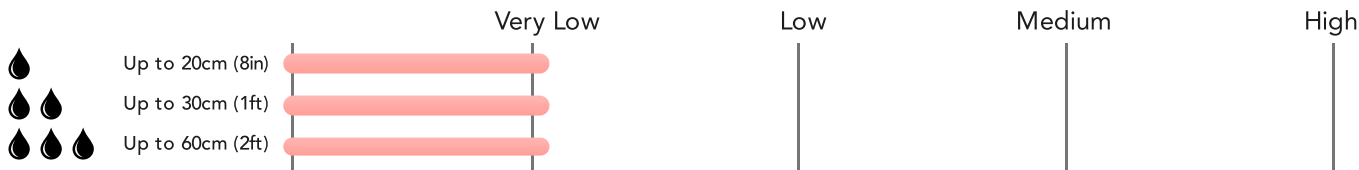


Risk Rating: Very low

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.

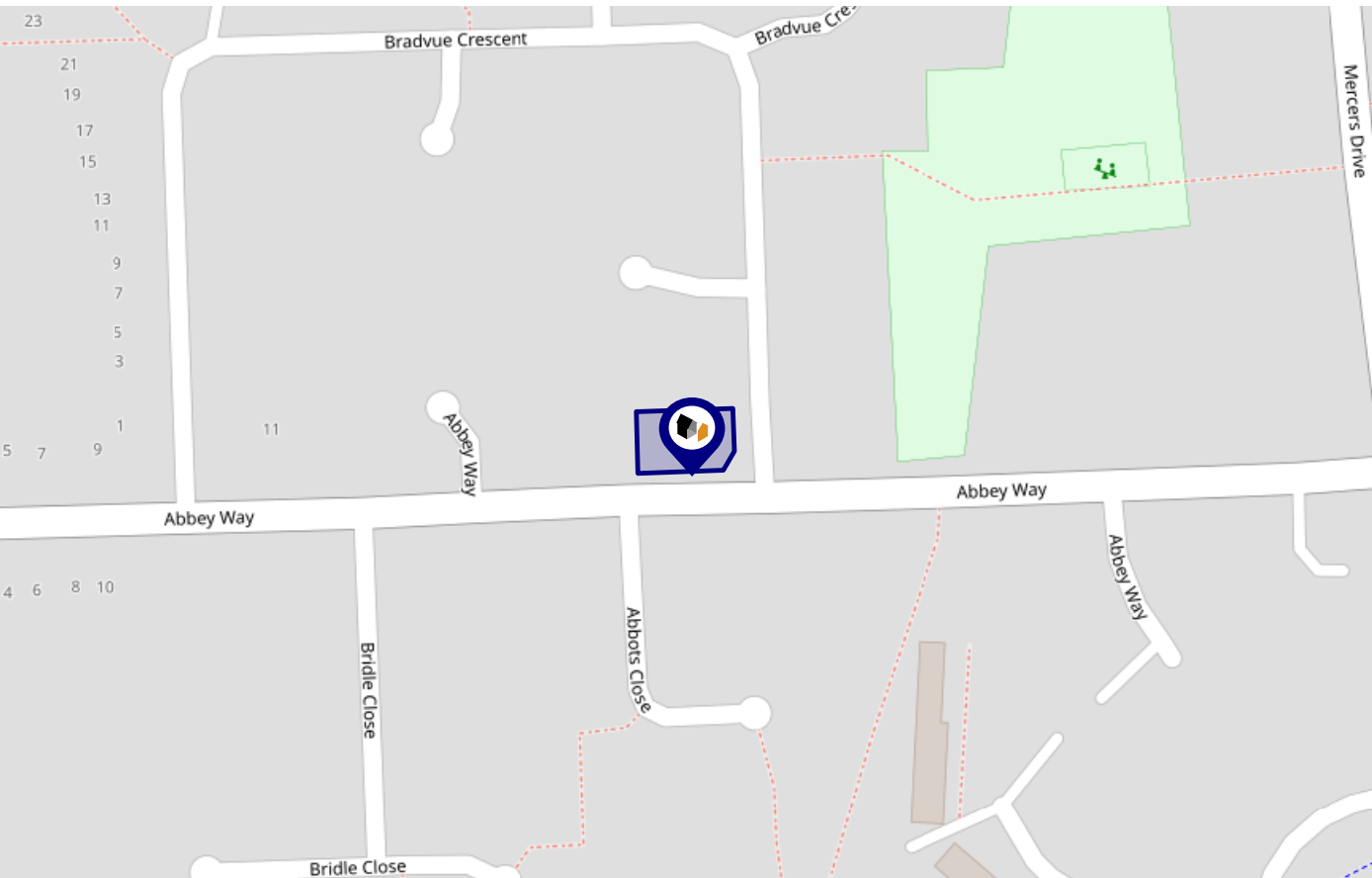
Chance of flooding to the following depths at this property:



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.

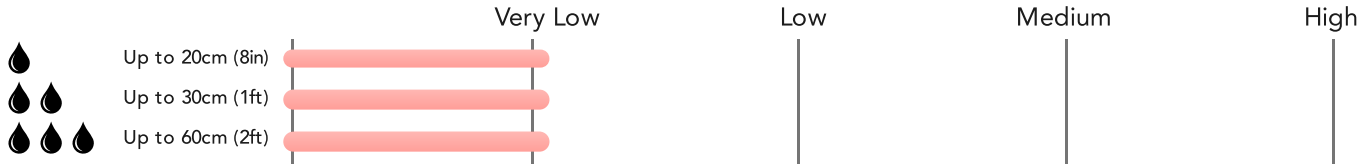


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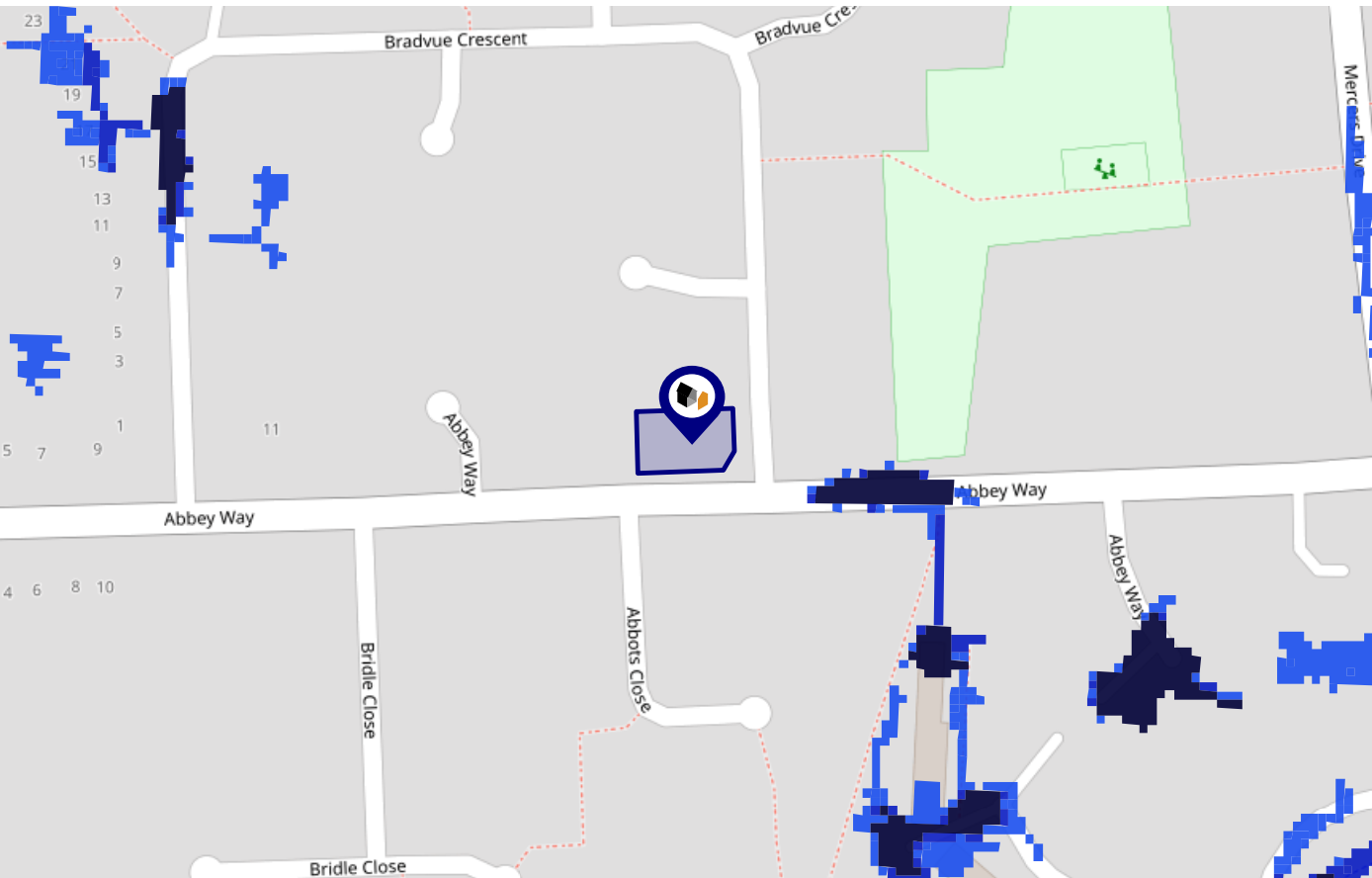
Chance of flooding to the following depths at this property:



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.

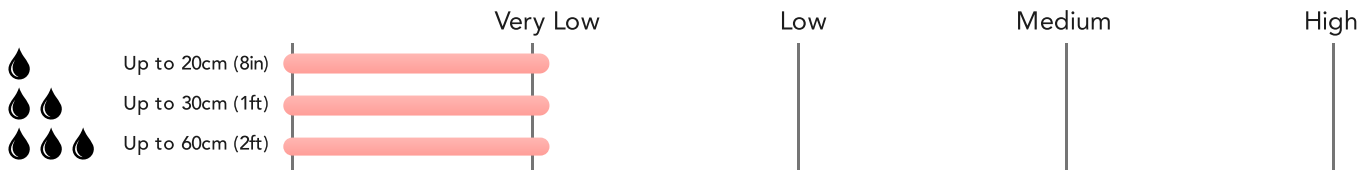


Risk Rating: Very low

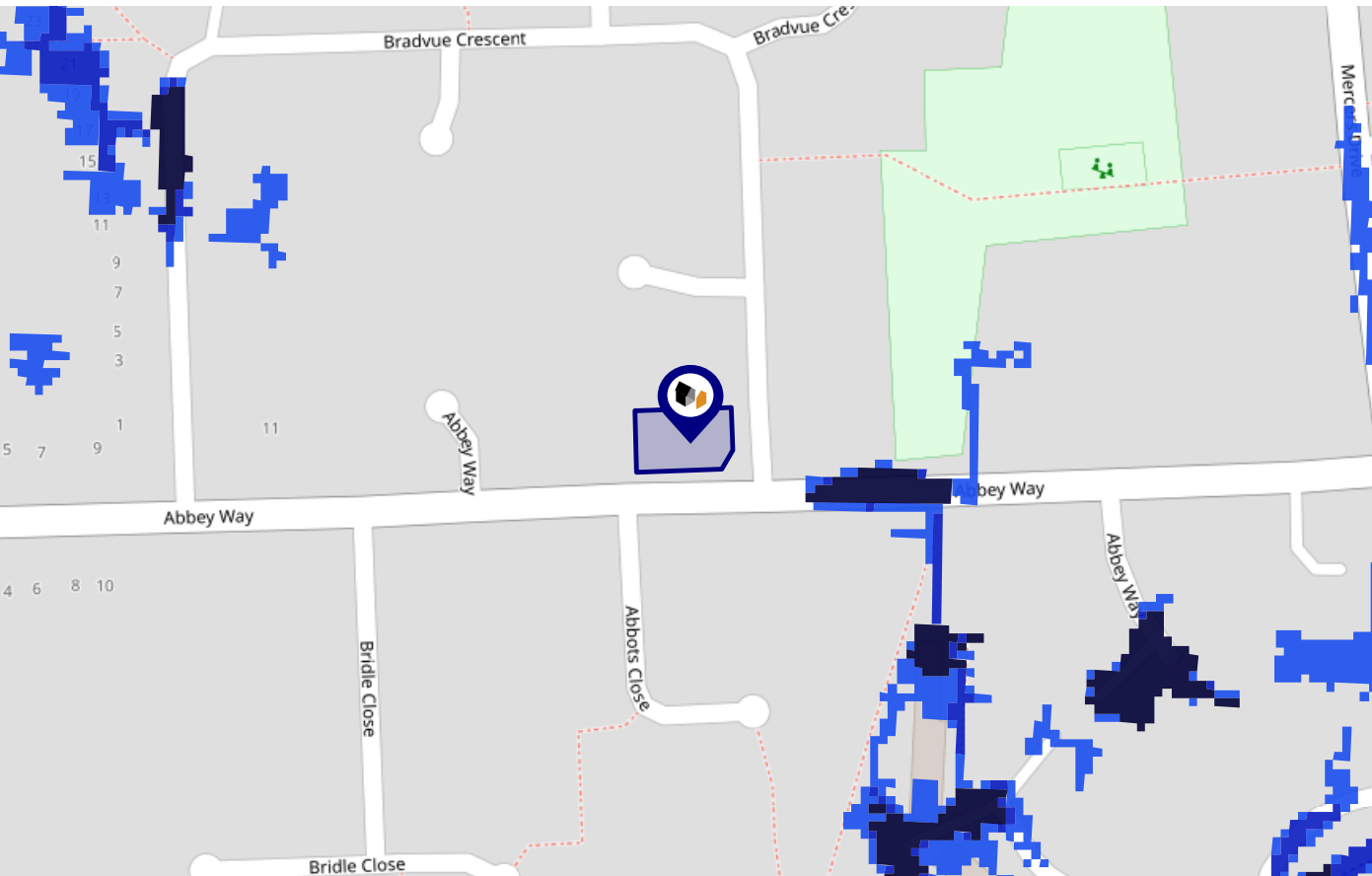
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **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:



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.

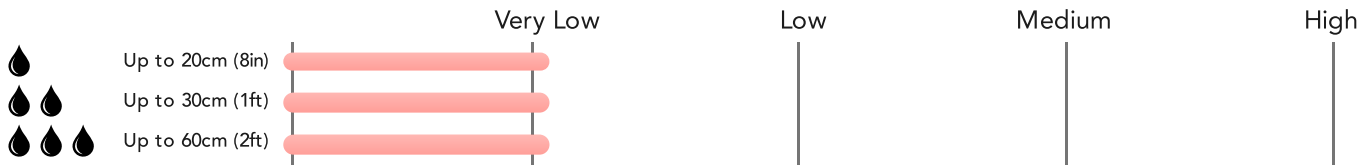


Risk Rating: Very low

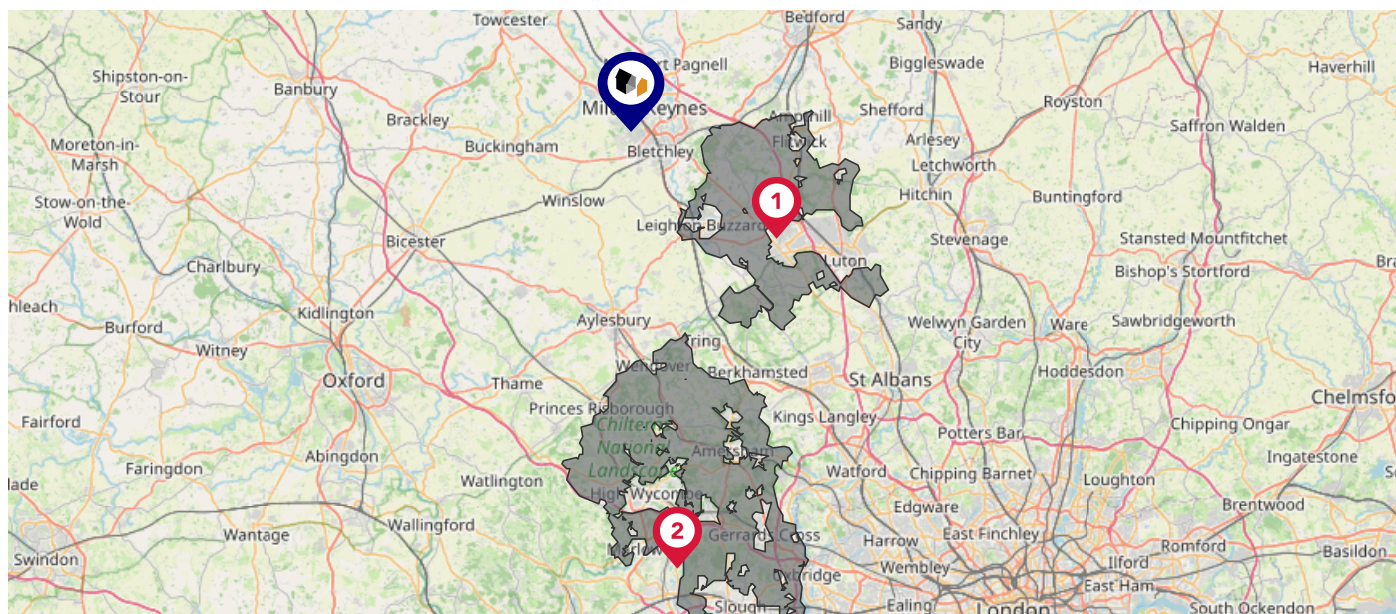
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Chance of flooding to the following depths at this property:



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



Nearby Green Belt Land

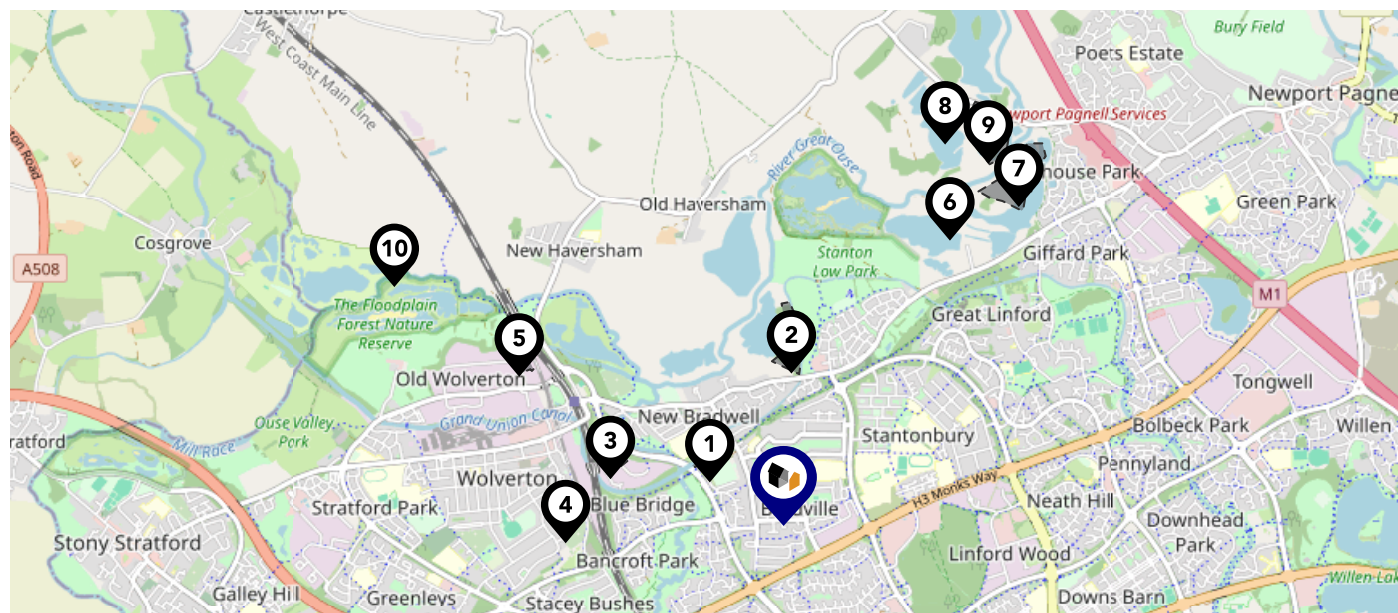


London Green Belt - Central Bedfordshire



London Green Belt - Buckinghamshire

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.



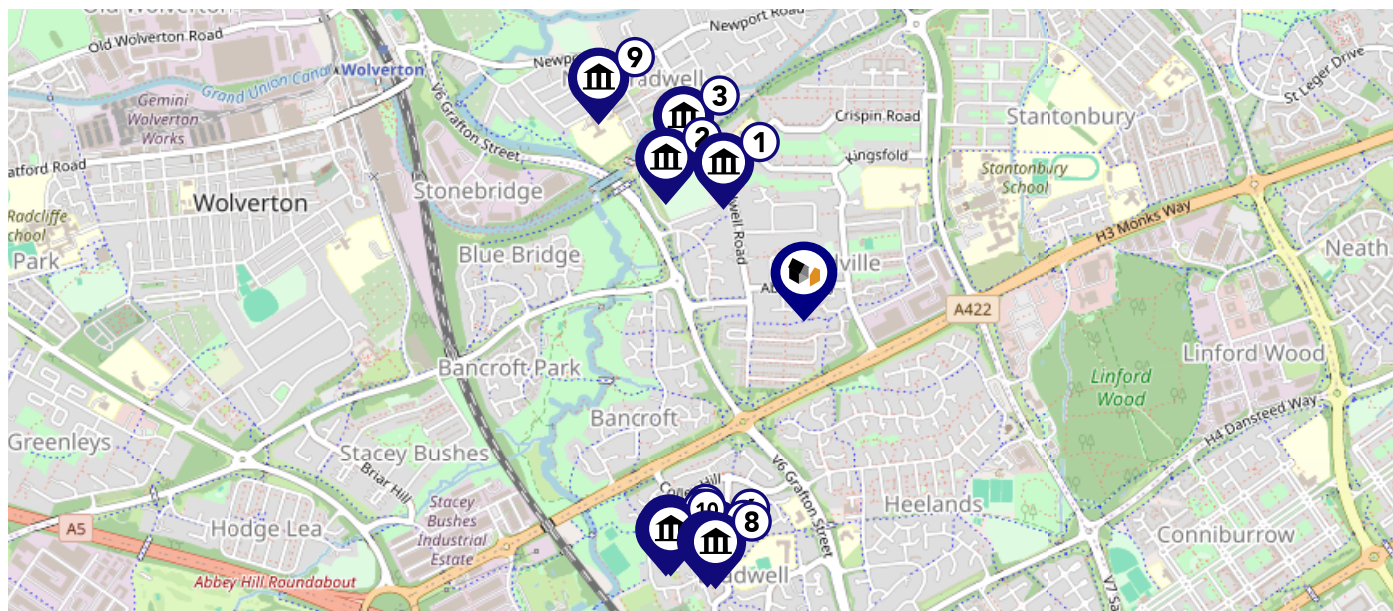
Nearby Landfill Sites

1	Old gravel pits upto c 12m of ?19th C fi-Bradwell Island, New Bradwell	Historic Landfill	
2	New Bradwell Council Landfill-Newport Road, New Bradwell, Buckinghamshire	Historic Landfill	
3	Pre-76 Wolverton-Wolverton, New Bradwell	Historic Landfill	
4	Bushfield County Middle School-Moon Street, Wolverton	Historic Landfill	
5	Haversham Upper Bank-Haversham Bank, Old Wolverton Road, Wolverton	Historic Landfill	
6	Great Linford Pit-Milton Keynes	Historic Landfill	
7	Great Linford Pit-Milton Keynes	Historic Landfill	
8	Great Linford Pit-Milton Keynes	Historic Landfill	
9	Great Linford Pit-Milton Keynes	Historic Landfill	
10	Cosgrove Caravan Park-Cosgrove Lodge Park, Lock Lane, Cosgrove	Historic Landfill	

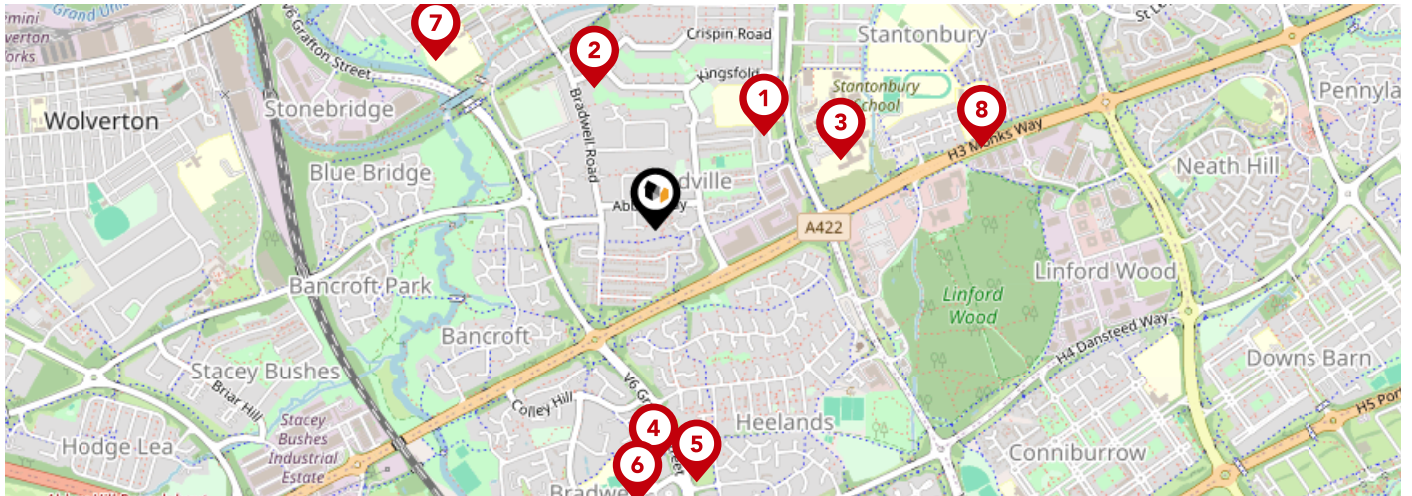
Maps

Listed Buildings

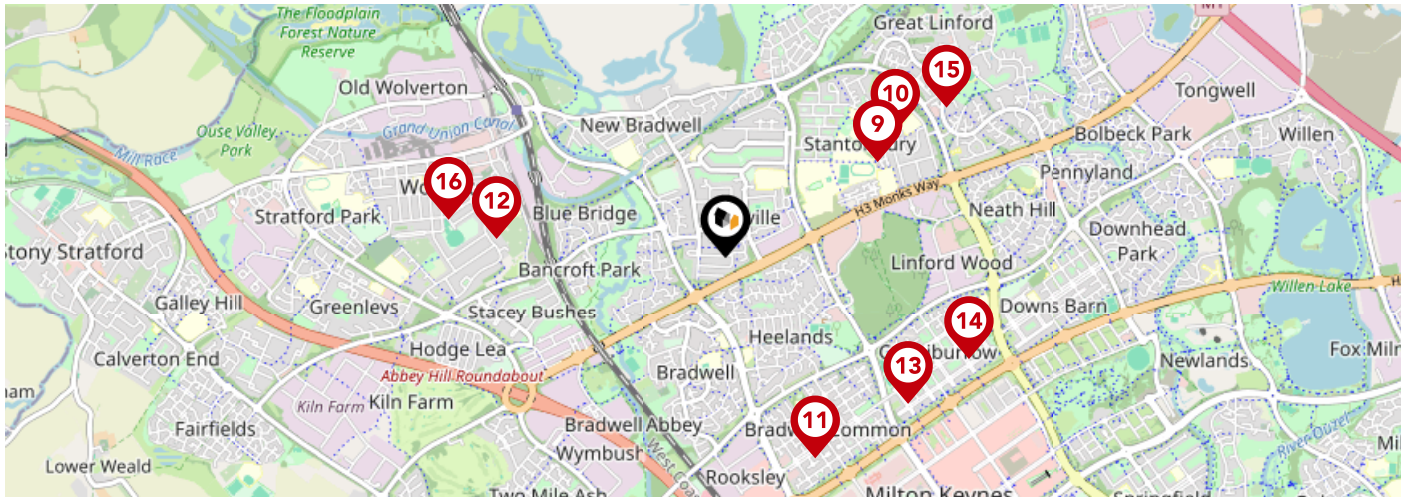
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1159274 - St James's Vicarage	Grade II	0.3 miles
	1311093 - The Old Windmill	Grade II	0.4 miles
	1125390 - The New Inn	Grade II	0.4 miles
	1159882 - Stable Block	Grade II	0.6 miles
	1125267 - Home Farmhouse	Grade II	0.6 miles
	1125266 - 40 And 42, Loughton Road	Grade II	0.6 miles
	1332309 - Building To North East Of Home Farmhouse	Grade II	0.6 miles
	1159875 - Bradwell House	Grade II	0.6 miles
	1310522 - St James' School And Church Hall	Grade II	0.6 miles
	1310821 - Barn To East Of Home Farmhouse, Fronting Road	Grade II	0.6 miles



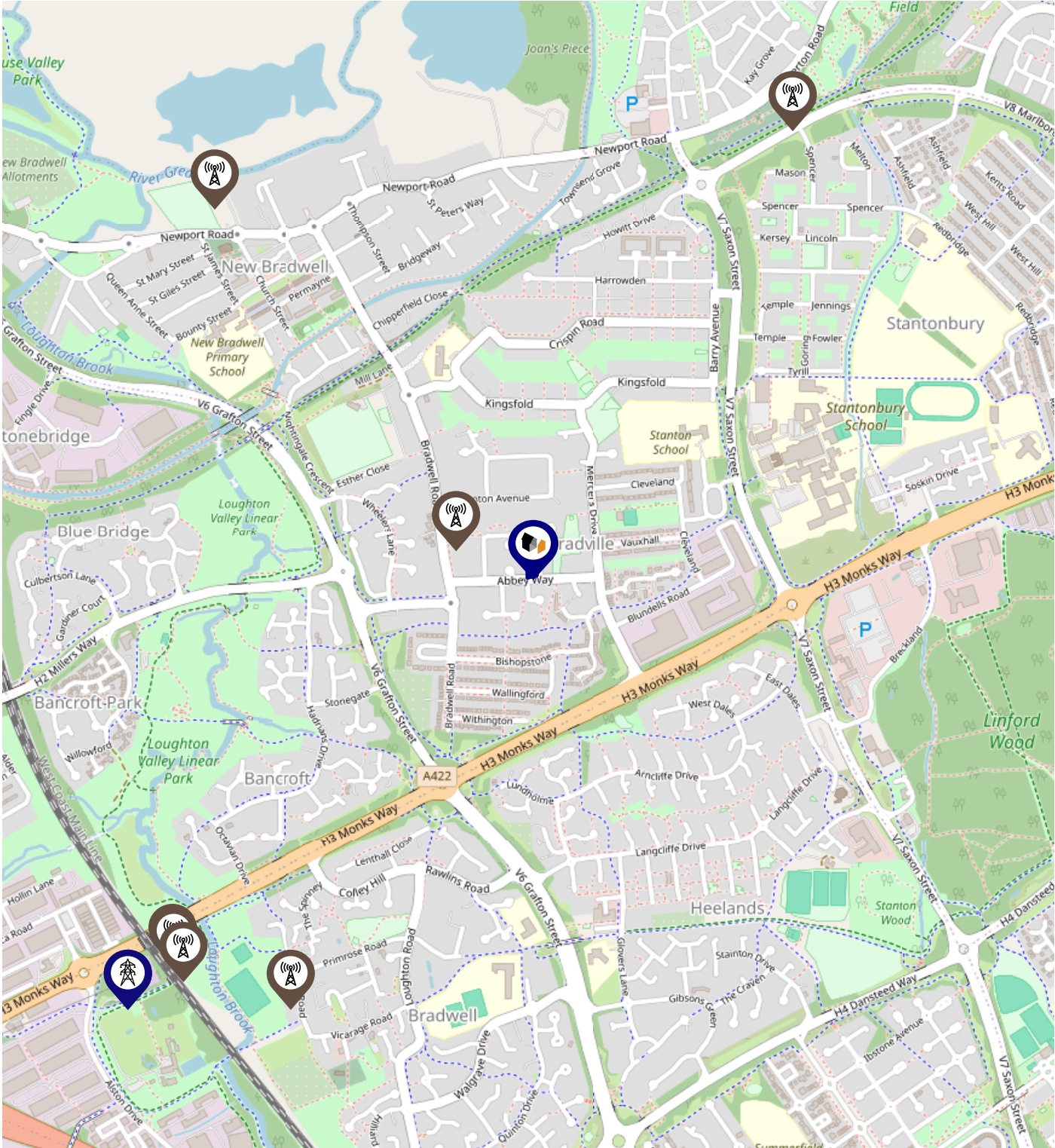
		Nursery	Primary	Secondary	College	Private
1	Stanton School Ofsted Rating: Outstanding Pupils: 301 Distance:0.33	☐	☒	☐	☐	☐
2	Pepper Hill School Ofsted Rating: Good Pupils: 137 Distance:0.35	☐	☒	☐	☐	☐
3	Stantonbury School Ofsted Rating: Requires improvement Pupils: 1504 Distance:0.45	☐	☐	☒	☐	☐
4	Priory Common School Ofsted Rating: Good Pupils: 73 Distance:0.54	☐	☒	☐	☐	☐
5	Heelands School Ofsted Rating: Good Pupils: 86 Distance:0.58	☐	☒	☐	☐	☐
6	Bradwell Village School Ofsted Rating: Good Pupils: 201 Distance:0.62	☐	☒	☐	☐	☐
7	New Bradwell Primary School Ofsted Rating: Good Pupils: 618 Distance:0.63	☐	☒	☐	☐	☐
8	The Webber Independent School Ofsted Rating: Not Rated Pupils: 315 Distance:0.77	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	Wood End Infant & Pre-School Ofsted Rating: Good Pupils: 84 Distance:0.82	☐	☒	☐	☐	☐
	Stephenson Academy Ofsted Rating: Good Pupils: 121 Distance:0.96	☐	☐	☒	☐	☐
	Summerfield School Ofsted Rating: Good Pupils: 338 Distance:1	☐	☒	☐	☐	☐
	Bushfield School Ofsted Rating: Good Pupils: 411 Distance:1.05	☐	☒	☐	☐	☐
	Germander Park School Ofsted Rating: Good Pupils: 81 Distance:1.06	☐	☒	☐	☐	☐
	Southwood School Ofsted Rating: Good Pupils: 193 Distance:1.2	☐	☒	☐	☐	☐
	Great Linford Primary School Ofsted Rating: Good Pupils: 341 Distance:1.22	☐	☒	☐	☐	☐
	Wyvern School Ofsted Rating: Good Pupils: 353 Distance:1.28	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

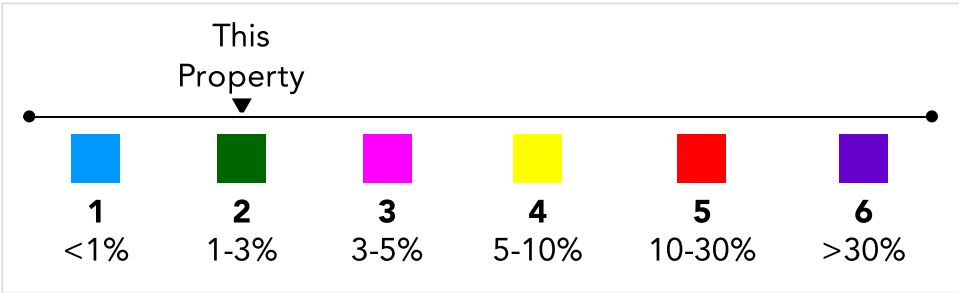
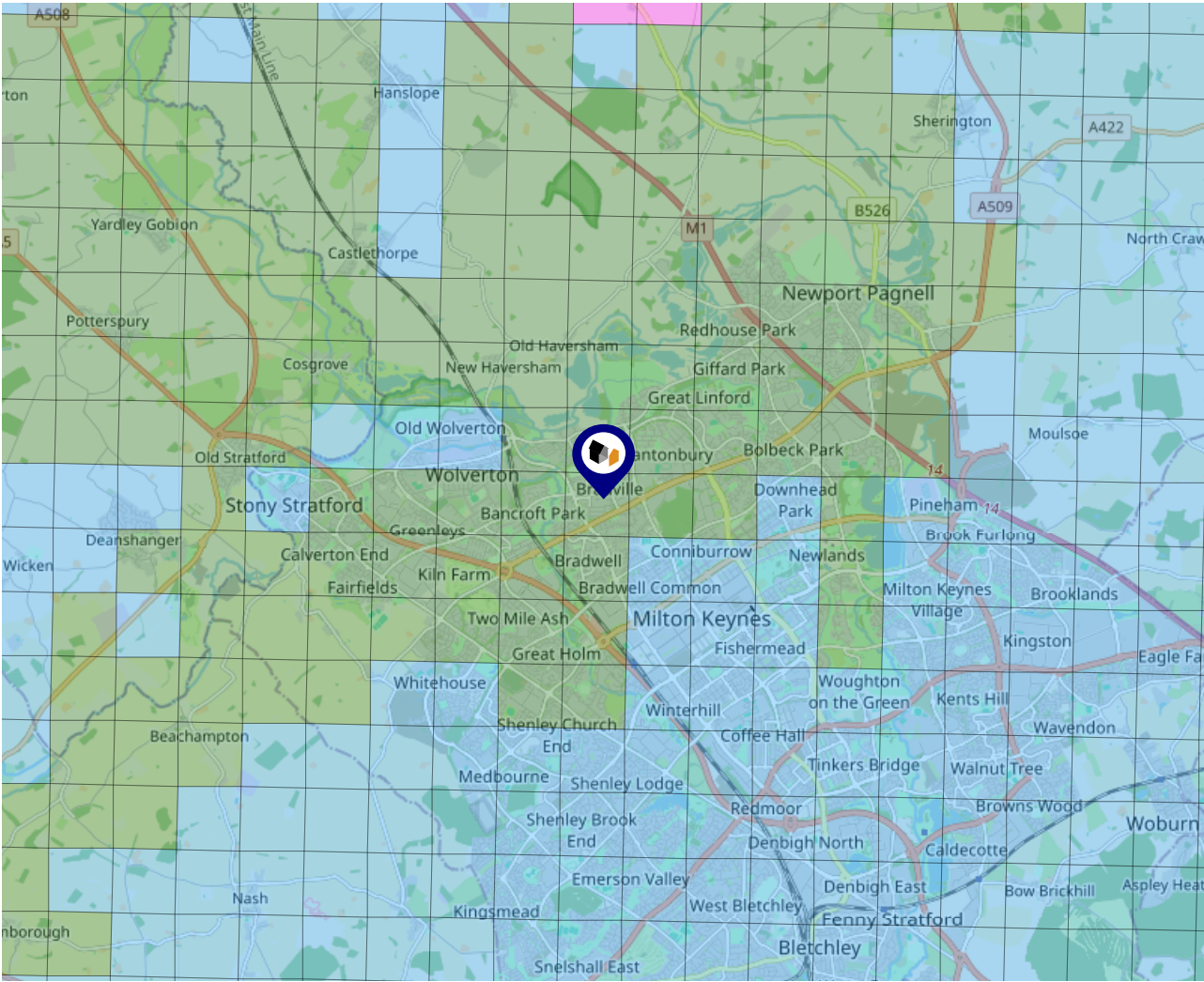


Key:

-  Power Pylons
-  Communication Masts

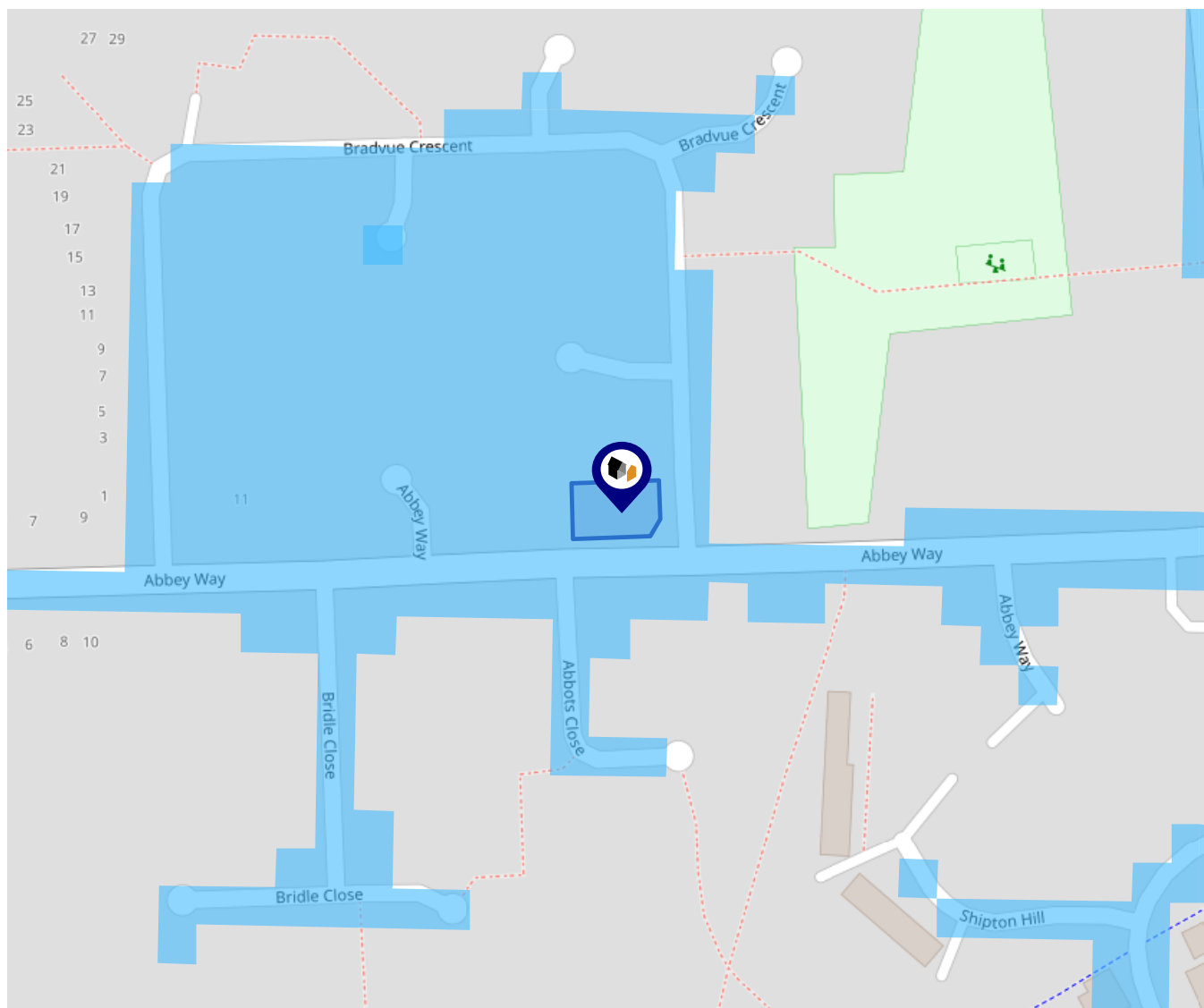
What is Radon?

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).



Local Area

Road Noise

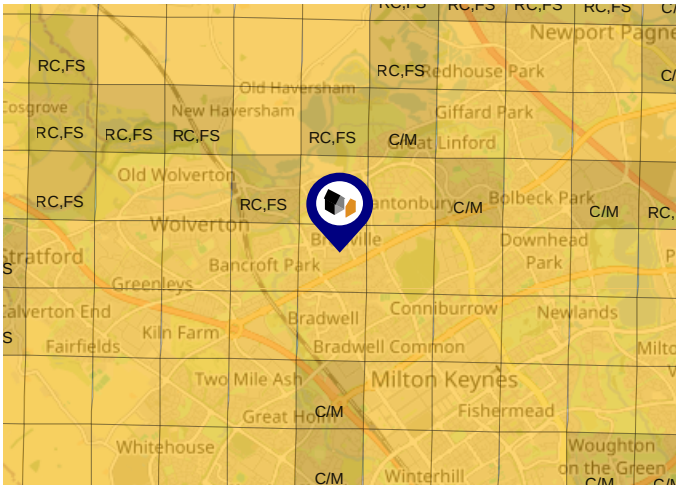


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

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

Carbon Content:	NONE	Soil Texture:	CLAY TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	ALL		

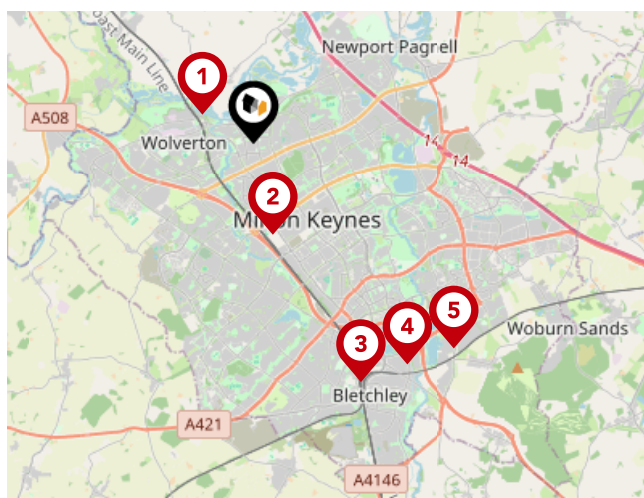


Primary Classifications (Most Common Clay Types)

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

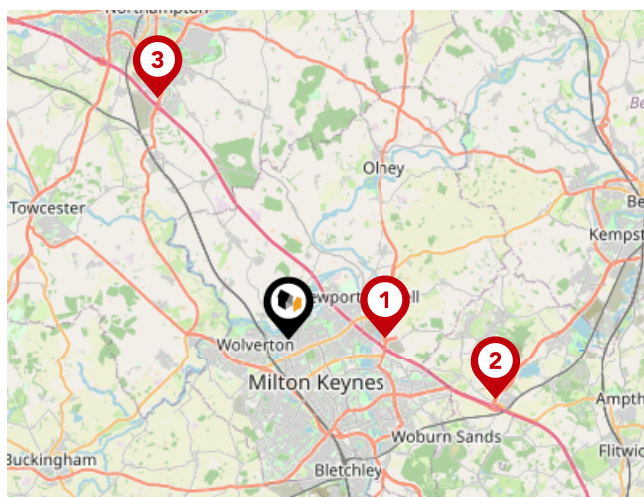
Area

Transport (National)



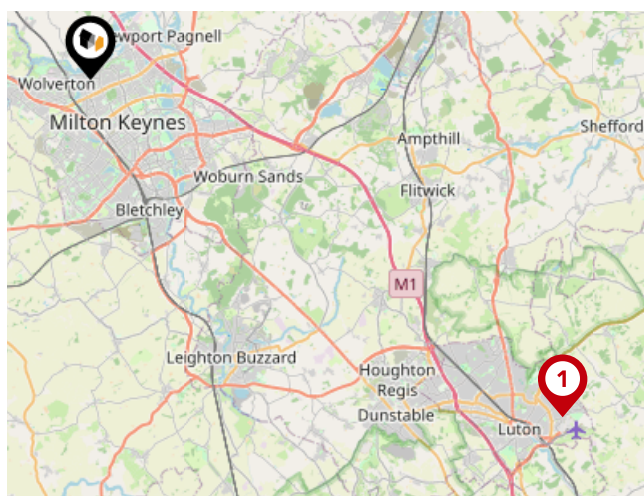
National Rail Stations

Pin	Name	Distance
1	Wolverton Rail Station	1.07 miles
2	Milton Keynes Central Rail Station	1.69 miles
3	Bletchley Rail Station	4.76 miles
4	Fenny Stratford Rail Station	4.91 miles
5	Bow Brickhill Rail Station	5.22 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J14	3.45 miles
2	M1 J13	7.8 miles
3	M1 J15	10.01 miles



Airports/Helipads

Pin	Name	Distance
1	London Luton Airport	21.2 miles



Bus Stops/Stations

Pin	Name	Distance
1	Abbey Way	0.02 miles
2	Mercers Drive	0.1 miles
3	Abbey Way	0.13 miles
4	Cleveland	0.14 miles
5	Mathiesen Centre	0.15 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.

Chris Durrant powered by eXp

Chris Durrant – 'Your' Estate Agent has one goal – to put you at the forefront of your property transaction and ensure that your move is as smooth as possible.

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

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CHRIS DURRANT **exp** uk

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