



KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Monday 16th February 2026



WYCHFORD DRIVE, SAWBRIDGEWORTH, CM21

iad UK | David Kirby

iad HQ 13E Church End Estate Church End Little Hadham SG11 2DY

07855 462239

david.kirby@iad.uk.com

iadgroup.com



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,280 ft ² / 119 m ²		
Plot Area:	0.09 acres		
Year Built :	1967-1975		
Council Tax :	Band F		
Annual Estimate:	£3,379		
Title Number:	HD86083		

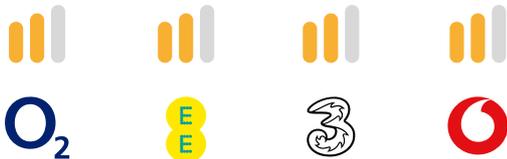
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

14 mb/s	54 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *Wychford Drive, Sawbridgeworth, CM21*

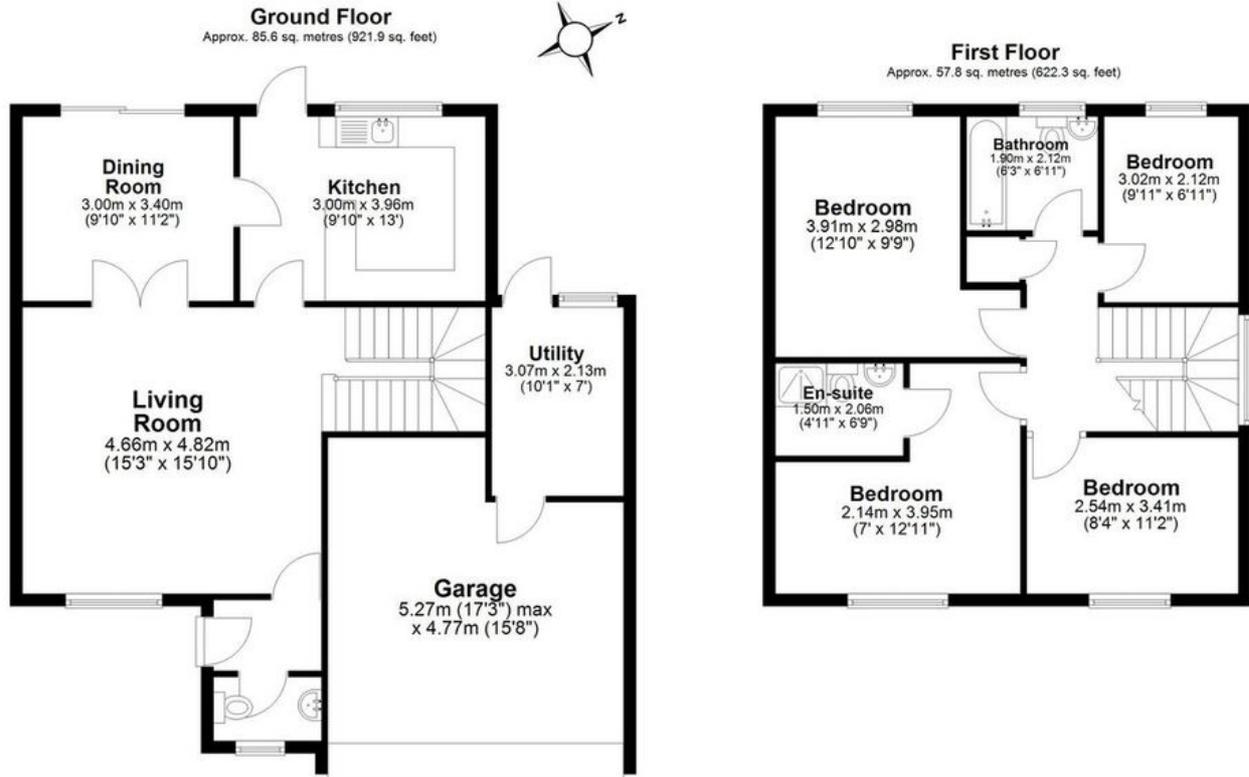
Reference - 3/20/2253/HH
Decision: Decided
Date: 13th November 2020
Description: Erection of fence panels to replace brick garden wall.
Reference - 3/16/2846/HH
Decision: Decided
Date: 22nd December 2016
Description: Part replacement of existing brick boundary wall with concrete posts and close boarded fencing
Reference - 3/20/2253/HH
Decision: Decided
Date: 13th November 2020
Description: Erection of fence panels to replace brick garden wall.







WYCHFORD DRIVE, SAWBRIDGEWORTH, CM21



Total area: approx. 143.5 sq. metres (1544.2 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Wychford Drive

Wychford Drive, CM21

Energy rating

E

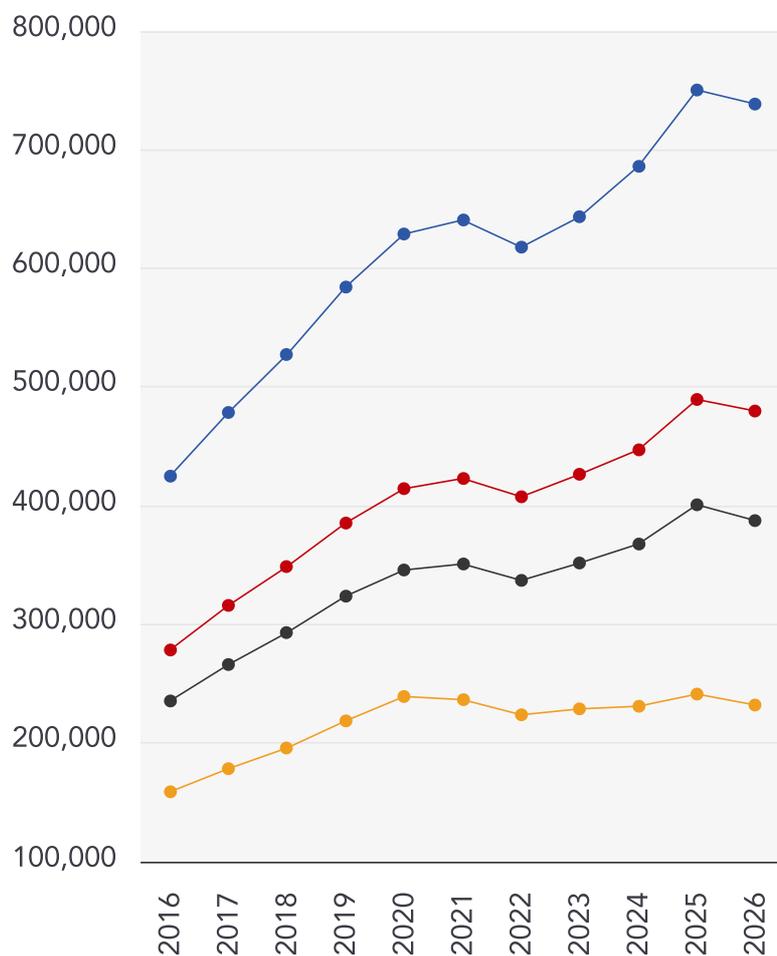
Valid until 11.07.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Detached
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, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, limited insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 50% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	119 m ²

10 Year History of Average House Prices by Property Type in CM21



Detached

+73.8%

Semi-Detached

+72.33%

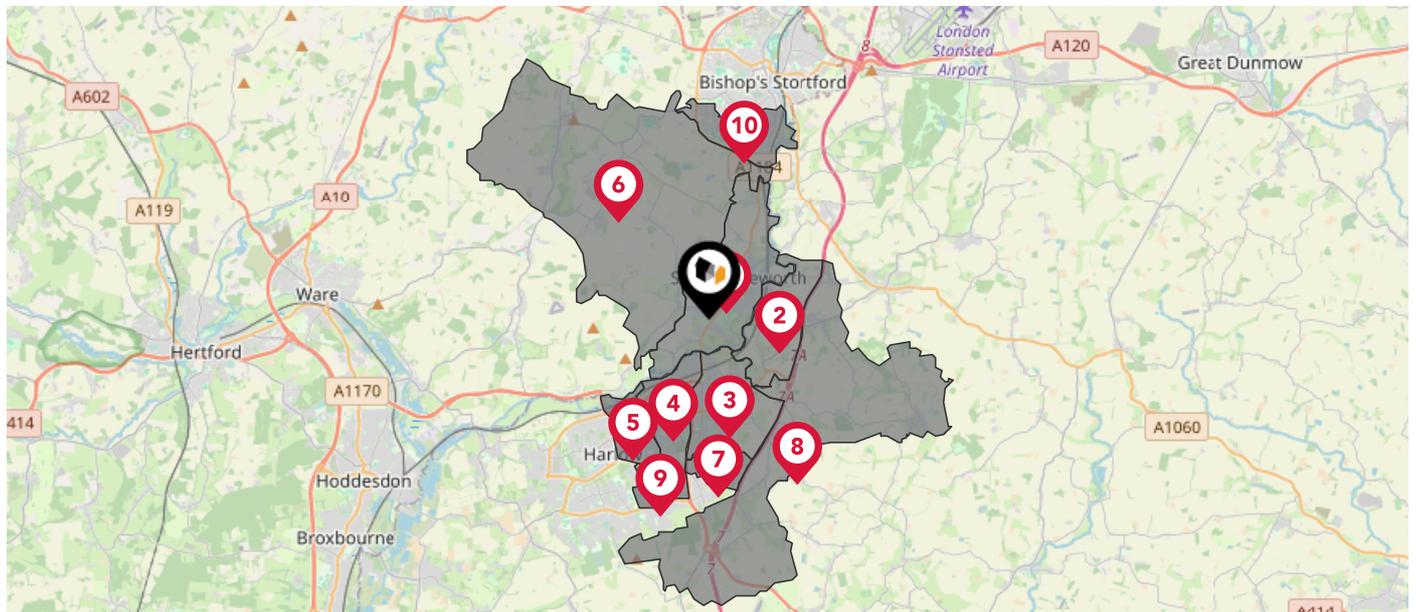
Terraced

+64.55%

Flat

+46%

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

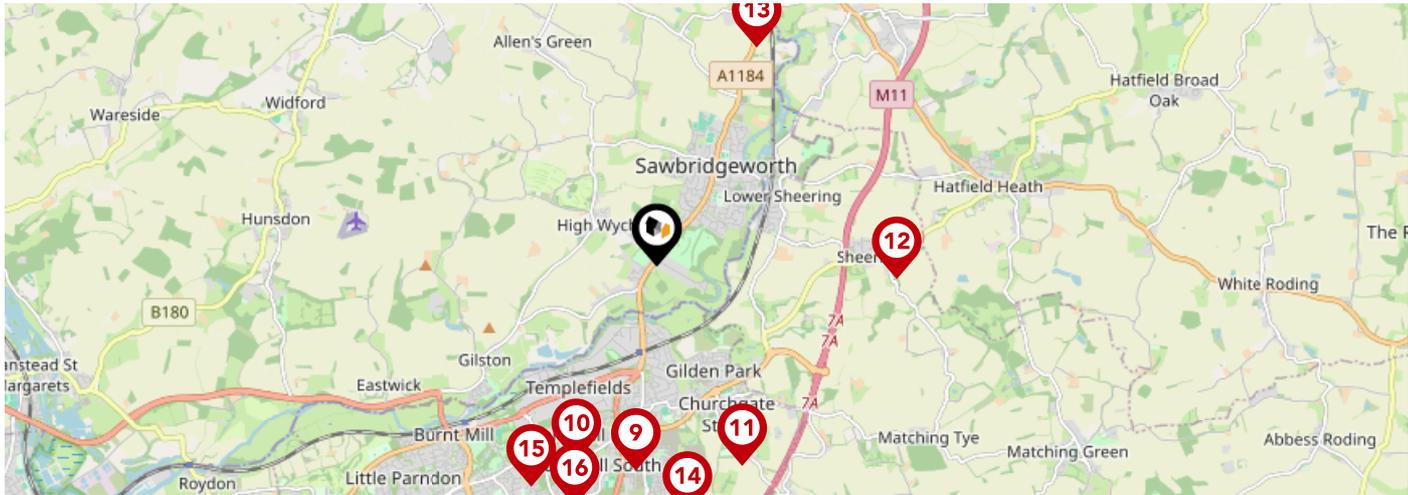


Nearby Council Wards

-  Sawbridgeworth Ward
-  Lower Sheering Ward
-  Old Harlow Ward
-  Mark Hall Ward
-  Netteswell Ward
-  Much Hadham Ward
-  Church Langley Ward
-  Hastingwood, Matching and Sheering Village Ward
-  Bush Fair Ward
-  Bishop's Stortford South Ward



		Nursery	Primary	Secondary	College	Private
1	High Wych Church of England Primary School Ofsted Rating: Good Pupils: 226 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Mandeville Primary School Ofsted Rating: Good Pupils: 256 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Fawbert and Barnard Infants' School Ofsted Rating: Outstanding Pupils: 214 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Reedings Junior School Ofsted Rating: Good Pupils: 241 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Leventhorpe Ofsted Rating: Good Pupils: 1541 Distance:1.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Harlowbury Primary School Ofsted Rating: Good Pupils: 197 Distance:1.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Fawbert and Barnard's Primary School Ofsted Rating: Good Pupils: 209 Distance:1.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Churchgate Church of England Voluntary Aided Primary School, Harlow Ofsted Rating: Good Pupils: 192 Distance:1.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

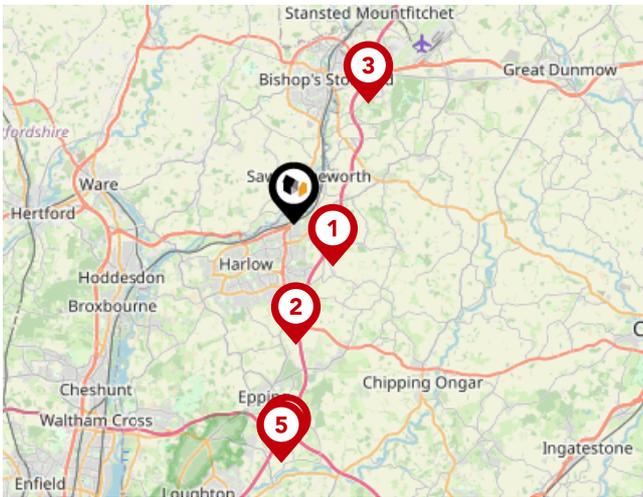


		Nursery	Primary	Secondary	College	Private
	Mark Hall Academy Ofsted Rating: Requires improvement Pupils: 779 Distance: 1.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tany's Dell Primary School and Nursery Ofsted Rating: Good Pupils: 444 Distance: 1.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Nicholas School Ofsted Rating: Not Rated Pupils: 473 Distance: 1.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sheering Church of England Voluntary Controlled Primary School Ofsted Rating: Requires improvement Pupils: 107 Distance: 2.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Spellbrook CofE Primary School Ofsted Rating: Good Pupils: 117 Distance: 2.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Newhall Primary Academy Ofsted Rating: Good Pupils: 456 Distance: 2.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Alban's Catholic Academy Ofsted Rating: Good Pupils: 221 Distance: 2.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cooks Spinney Primary Academy and Nursery Ofsted Rating: Good Pupils: 462 Distance: 2.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



National Rail Stations

Pin	Name	Distance
1	Harlow Mill Rail Station	1.07 miles
2	Harlow Mill Rail Station	1.13 miles
3	Sawbridgeworth Rail Station	1.19 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J7A	2.06 miles
2	M11 J7	4.39 miles
3	M11 J8	5.23 miles
4	M11 J6	8.52 miles
5	M25 J27	8.77 miles



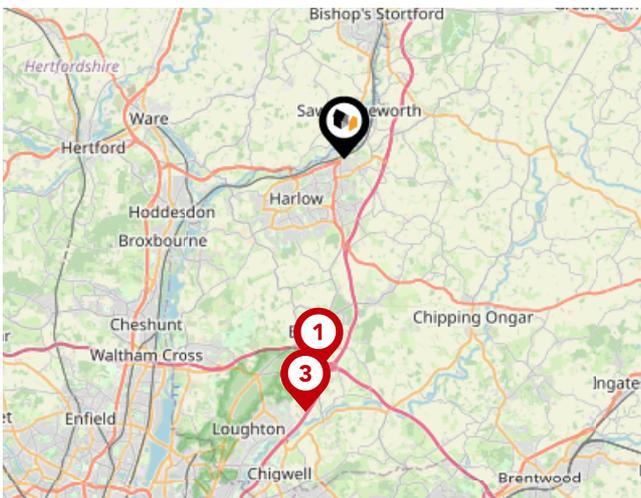
Airports/HELIPADS

Pin	Name	Distance
1	Stansted Airport	7.91 miles
2	Silvertown	21.26 miles
3	Cambridge	27.71 miles
4	Luton Airport	22.51 miles



Bus Stops/Stations

Pin	Name	Distance
1	Hand Lane	0.08 miles
2	Pishiobury Drive	0.2 miles
3	Pishiobury Drive	0.24 miles
4	Rivers Hospital	0.21 miles
5	High Wych Road	0.21 miles



Local Connections

Pin	Name	Distance
1	Epping Underground Station	7.82 miles
2	Theydon Bois Underground Station	9.39 miles
3	Theydon Bois Underground Station	9.41 miles



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iad is the first European proptech unicorn and has grown successfully over the last 15 years with 20,000 consultants worldwide, ready to accompany and help you realise your property goals.

Testimonial 1



I can't thank the team enough. I found a wonderful little property a few months ago s and they showed a lot of patience and help to get the sale over the line for me and I couldn't be happier with my home! I must give a massive thank you to Mark who fought my corner for me, negotiating with the seller and keeping her on board until the sale went through. I would recommend for anyone.

Testimonial 2



I was impressed with their professionalism. Good photo and video package of the house. They know their stuff. The house sale was virtually stress-free.

Testimonial 3



I've worked with this Estate Agents for several years as their board erector and have enjoyed the experience. The staff are polite & very helpful and a great team.

Testimonial 4



Agent was very professional and very responsive. I have to especially thank James and Liz for their proactive follow up in making the rental process so smooth!

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iad UK | David Kirby

iad HQ 13E Church End Estate Church End
Little Hadham SG11 2DY
07855 462239
david.kirby@iad.uk.com
iadgroup.com

