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MIR: Material Info

The Material Information Affecting this Property

Friday 19th July 2024



ORCHARD WAY, BREACHWOOD GREEN, HITCHIN, SG4

Country Properties

6 Brand Street Hitchin SG5 1HX

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Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	559 ft ² / 52 m ²		
Plot Area:	0.95 acres		
Year Built :	1967-1975		
Council Tax :	Band C		
Annual Estimate:	£1,979		
Title Number:	HD422012		

Local Area

Local Authority:	Hertfordshire
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

4 mb/s	80 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Orchard Way, Breachwood Green, SG4

Energy rating

B

Valid until 25.02.2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Bungalow
Build Form:	Semi-Detached
Transaction Type:	RHI application
Energy Tariff:	Unknown
Main Fuel:	Electricity (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Timber frame, as built, partial insulation (assumed)
Walls Energy:	Average
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Air source heat pump, radiators, electric
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	52 m ²

Building Safety

Unknown

Accessibility / Adaptations

Unknown

Restrictive Covenants

Unknown

Rights of Way (Public & Private)

Unknown

Construction Type

Unknown

Property Lease Information

Freehold

Listed Building Information

N/A

Electricity Supply

Unknown

Gas Supply

Unknown

Central Heating

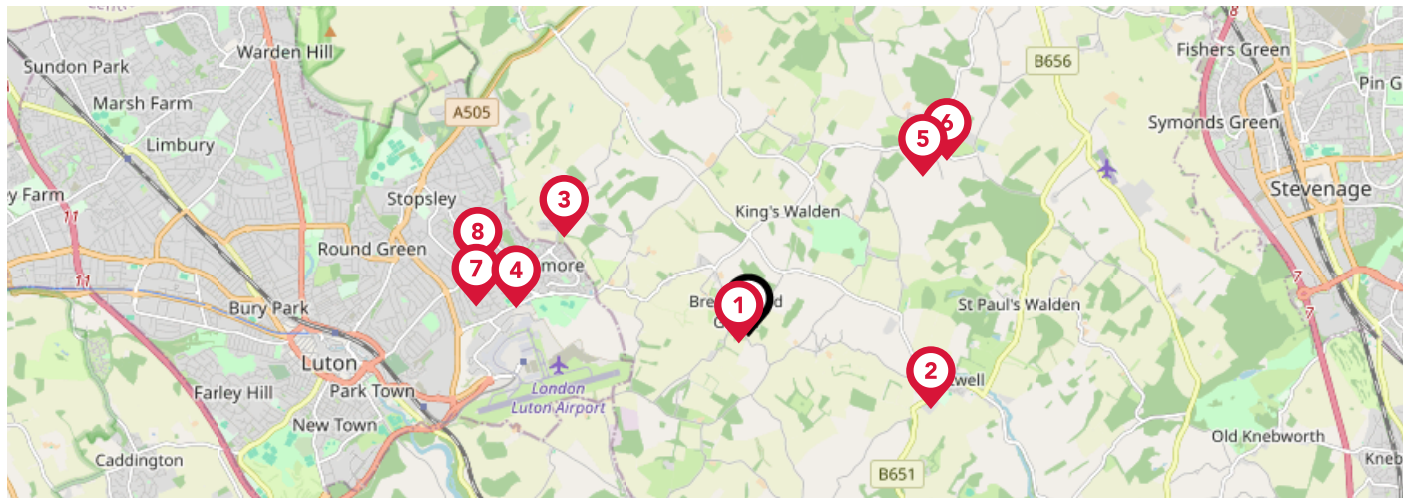
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Water Supply

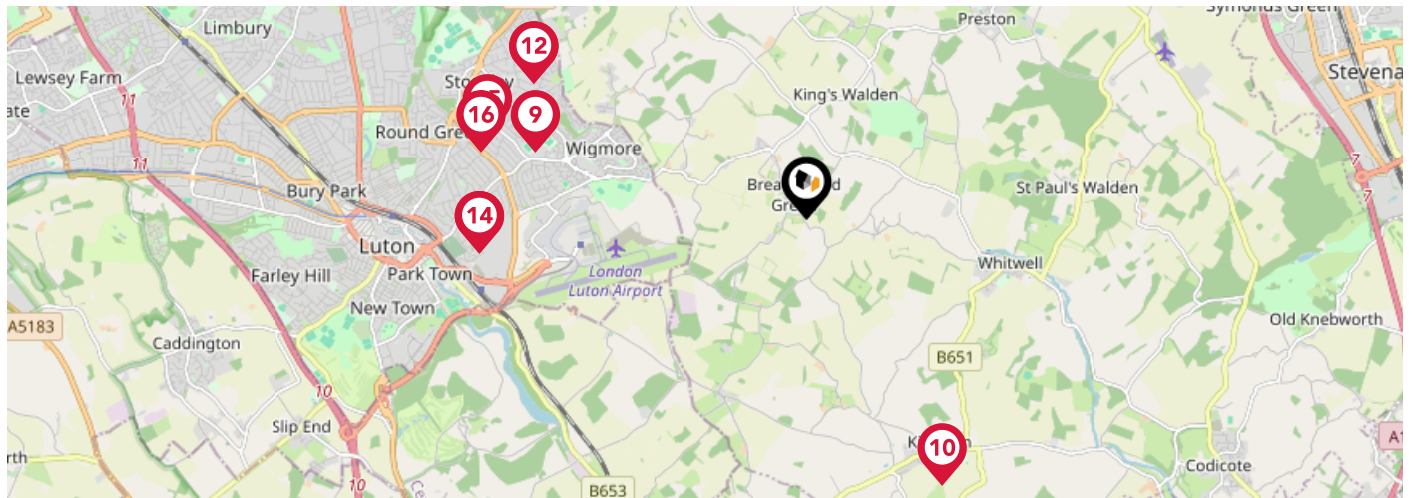
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Drainage

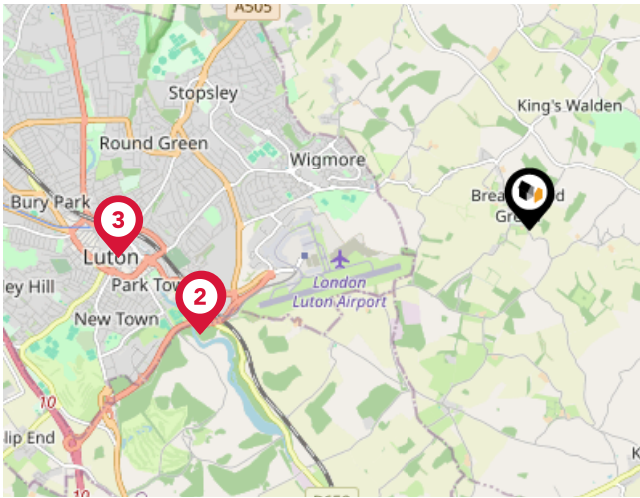
Unknown



	Nursery	Primary	Secondary	College	Private
<p>1 Breachwood Green Junior Mixed and Infant School Ofsted Rating: Good Pupils: 84 Distance:0.11</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 St Paul's Walden Primary School Ofsted Rating: Requires Improvement Pupils: 96 Distance:1.8</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Cockernhoe Endowed CofE Primary School Ofsted Rating: Good Pupils: 90 Distance:1.91</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Wigmore Primary Ofsted Rating: Good Pupils: 513 Distance:2.14</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Preston Primary School Ofsted Rating: Good Pupils: 85 Distance:2.17</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Princess Helena College Ofsted Rating: Not Rated Pupils: 143 Distance:2.44</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Ashcroft High School Ofsted Rating: Good Pupils: 1175 Distance:2.51</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Somerles Junior School Ofsted Rating: Good Pupils: 236 Distance:2.55</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

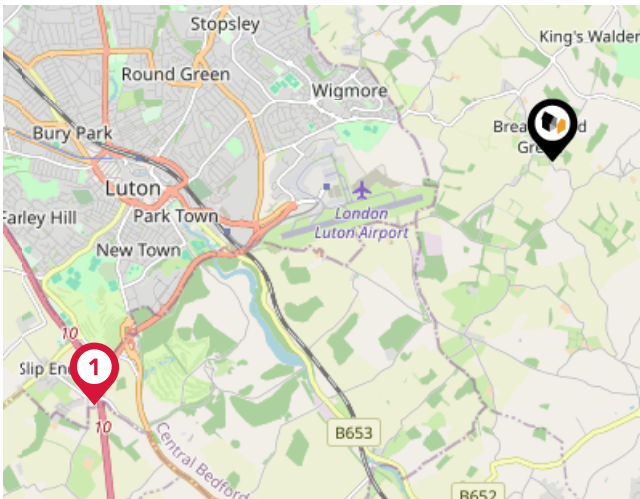


		Nursery	Primary	Secondary	College	Private
	Somerles Infant School Ofsted Rating: Outstanding Pupils: 220 Distance:2.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kimpton Primary School Ofsted Rating: Good Pupils: 190 Distance:2.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Putteridge Primary School Ofsted Rating: Good Pupils: 584 Distance:2.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Putteridge High School Ofsted Rating: Good Pupils: 923 Distance:2.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Crawley Green Infant School Ofsted Rating: Outstanding Pupils: 261 Distance:3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wenlock CofE Junior School Ofsted Rating: Inadequate Pupils: 315 Distance:3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lady Zia Wernher School Ofsted Rating: Outstanding Pupils: 118 Distance:3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ramridge Primary School Ofsted Rating: Good Pupils: 470 Distance:3.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



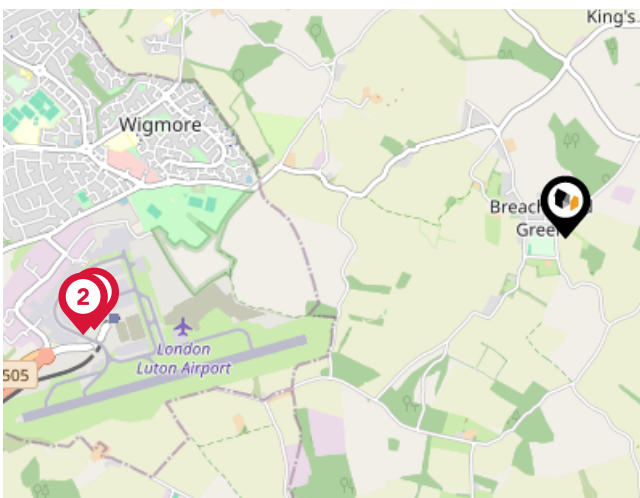
National Rail Stations

Pin	Name	Distance
1	Luton Airport Parkway Rail Station	3.15 miles
2	Luton Airport Parkway Rail Station	3.16 miles
3	Luton Rail Station	3.77 miles



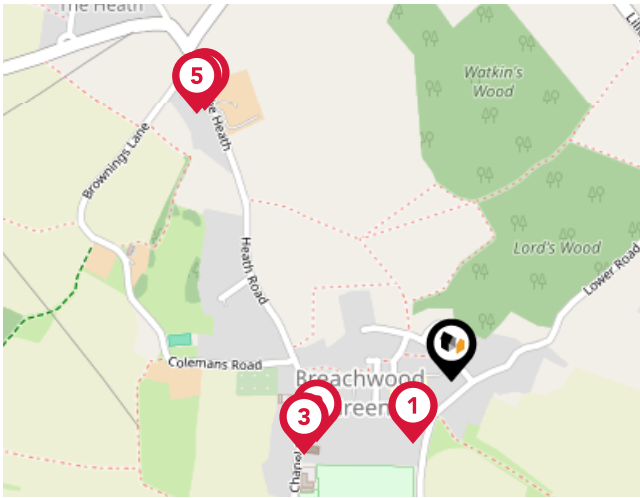
Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J10	4.74 miles
2	M1 J9	6 miles
3	A1(M) J8	5.43 miles
4	A1(M) J7	5.09 miles
5	A1(M) J6	6.38 miles



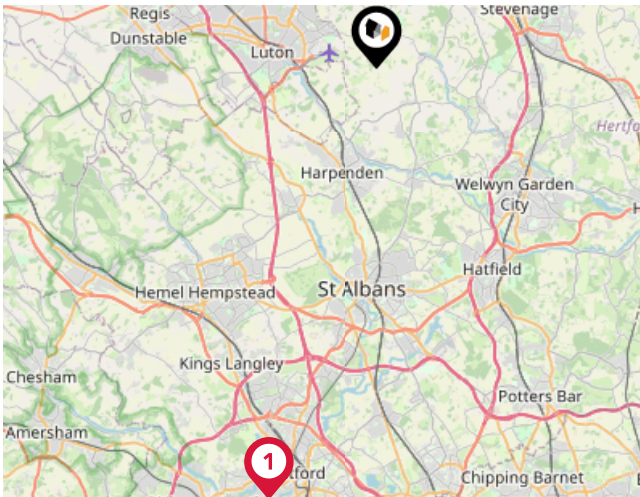
Airports/HELIPADS

Pin	Name	Distance
1	London Luton Airport	2.19 miles
2	London Luton Airport	2.25 miles
3	London Heathrow Airport	28.98 miles
4	London Stansted Airport	25.02 miles



Bus Stops/Stations

Pin	Name	Distance
1	Lower Road	0.08 miles
2	Chapel Road	0.17 miles
3	Oxford Road	0.19 miles
4	Brownings Lane	0.42 miles
5	Brownings Lane	0.42 miles



Local Connections

Pin	Name	Distance
1	Watford Underground Station	16.28 miles

Important - Please read

The information supplied is to the best of our knowledge. All buyers to carry out their own independent due-diligence.

Country Properties

Data Quality

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