

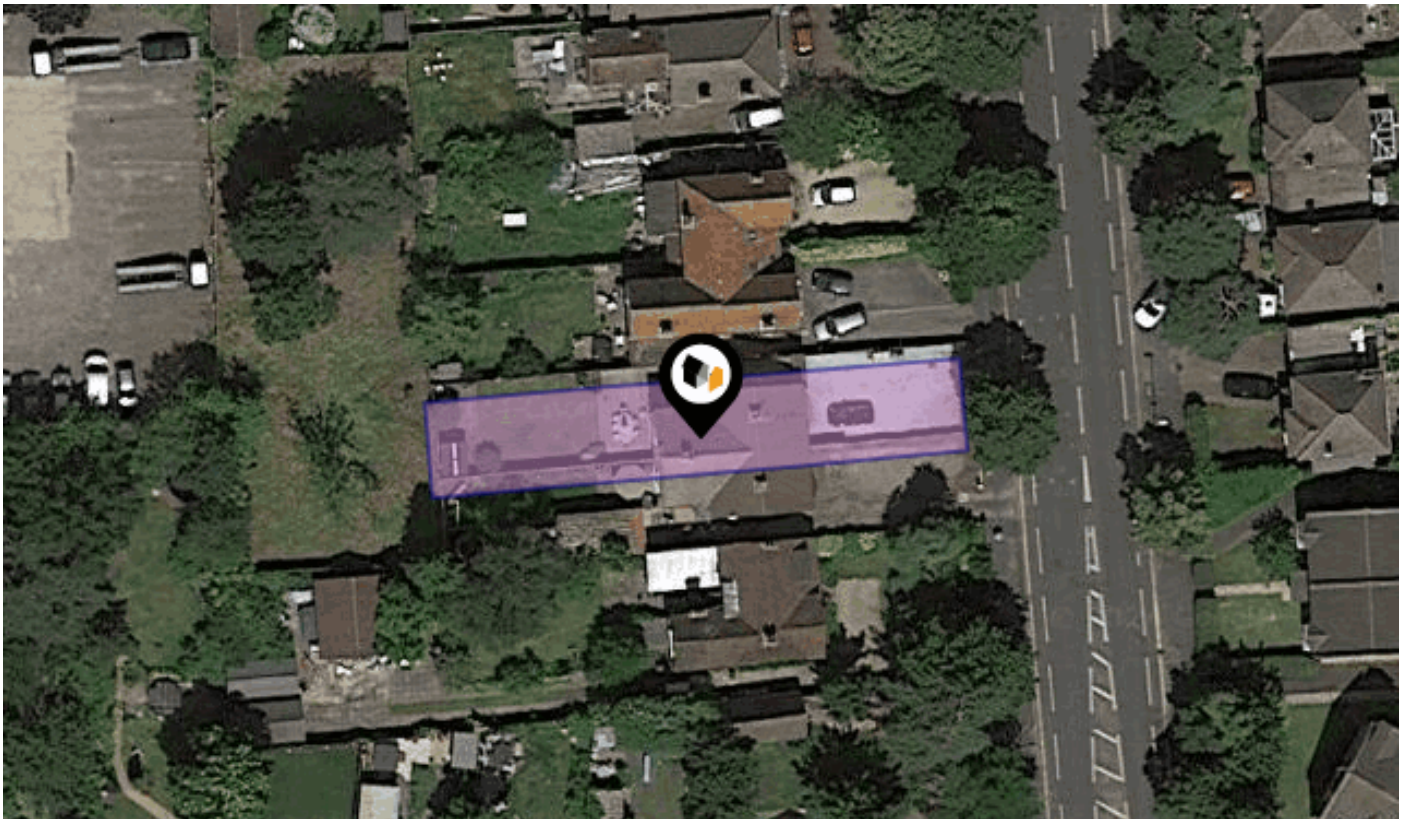


See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 23<sup>rd</sup> May 2024



**154, ALEXANDRA ROAD, FARNBOROUGH, GU14 6RY**

**Avocado Property**

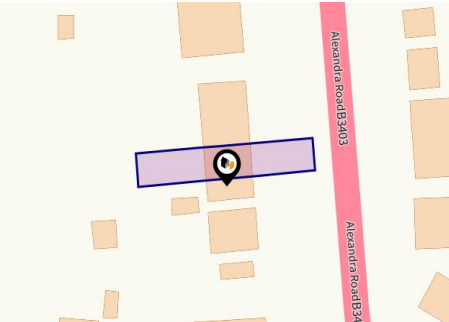
[stephen@avocadopropertyagents.co.uk](mailto:stephen@avocadopropertyagents.co.uk)

[www.avocadopropertyagents.co.uk](http://www.avocadopropertyagents.co.uk)



Powered by  
**aprift**  
Know any property instantly

# Property Overview



## Property

<b>Type:</b>	Semi-Detached	<b>Last Sold Date:</b>	18/05/2018
<b>Bedrooms:</b>	3	<b>Last Sold Price:</b>	£438,000
<b>Floor Area:</b>	1,291 ft <sup>2</sup> / 120 m <sup>2</sup>	<b>Last Sold £/ft<sup>2</sup>:</b>	£339
<b>Plot Area:</b>	0.09 acres	<b>Tenure:</b>	Freehold
<b>Year Built :</b>	1900-1929		
<b>Council Tax :</b>	Band D		
<b>Annual Estimate:</b>	£2,110		
<b>Title Number:</b>	HP338875		
<b>UPRN:</b>	100060536029		

## Local Area

<b>Local Authority:</b>	Hampshire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	No Risk
● Surface Water	Low

### Satellite/Fibre TV Availability:



# Planning History

## This Address



Planning records for: *154, Alexandra Road, Farnborough, GU14 6RY*

Reference - RSH04546	
<b>Decision:</b>	Decided
<b>Date:</b>	25th July 1985
<b>Description:</b>	Erection of garage and single storey side extension

# Property EPC - Certificate



154, Alexandra Road, GU14 6RY

Energy rating

**D**

Valid until 29.02.2028

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

# Property

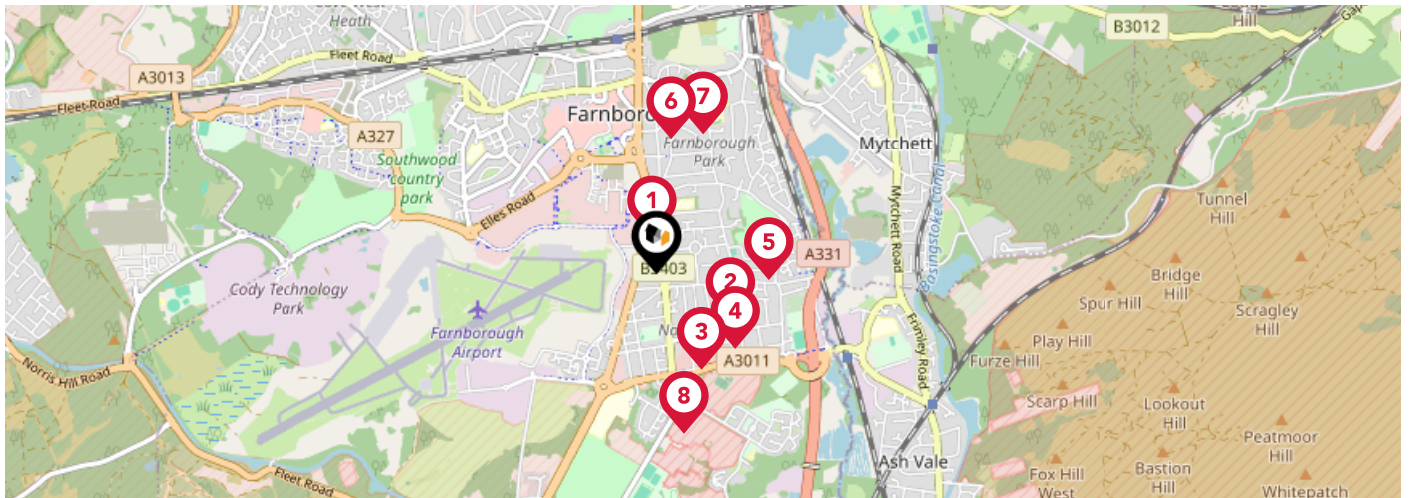
## EPC - Additional Data



### Additional EPC Data

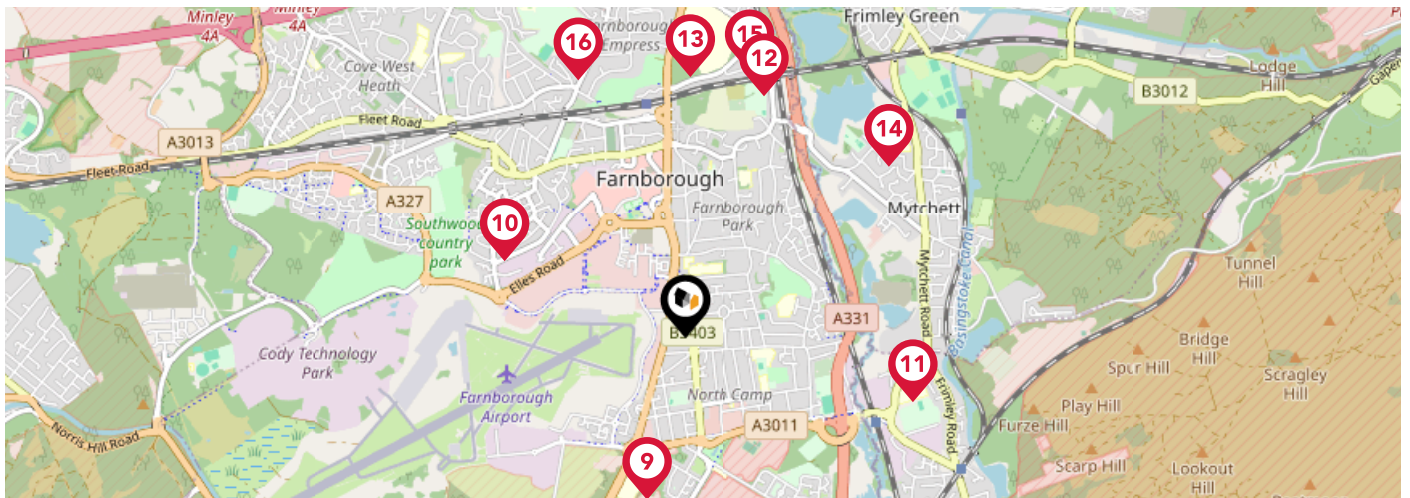
<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	3
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	No low energy lighting
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	120 m <sup>2</sup>









# Area Schools



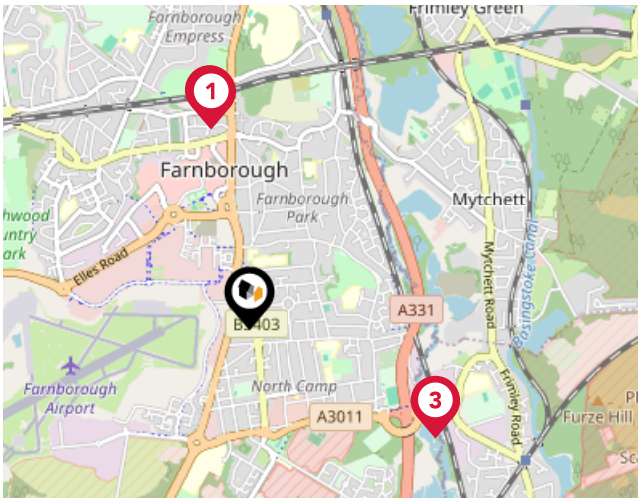
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Farnborough College of Technology</b> Ofsted Rating: Outstanding   Pupils:0   Distance:0.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Salesian College</b> Ofsted Rating: Not Rated   Pupils: 635   Distance:0.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St Mark's Church of England Aided Primary School</b> Ofsted Rating: Outstanding   Pupils: 103   Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>South Farnborough Infant School</b> Ofsted Rating: Outstanding   Pupils: 324   Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>South Farnborough Junior School</b> Ofsted Rating: Outstanding   Pupils: 390   Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St Peter's Church of England Aided Junior School</b> Ofsted Rating: Requires Improvement   Pupils: 191   Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St Patrick's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 262   Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Marlborough Infant School</b> Ofsted Rating: Good   Pupils: 101   Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



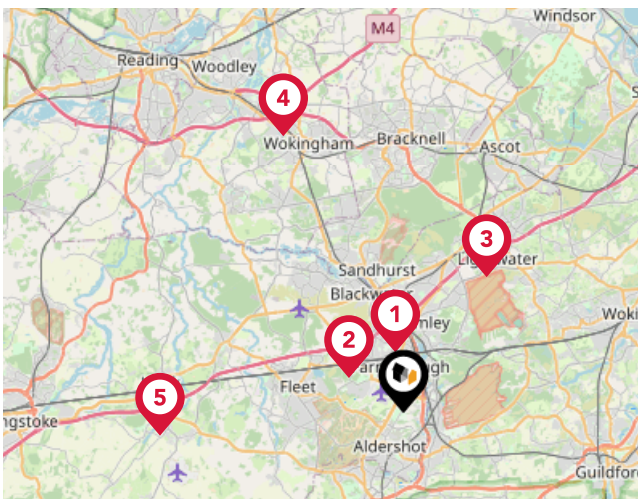
		Nursery	Primary	Secondary	College	Private
	<b>The Wavell School</b> Ofsted Rating: Good   Pupils: 1008   Distance:0.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Tower Hill Primary School</b> Ofsted Rating: Outstanding   Pupils: 387   Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Holly Lodge Primary Academy</b> Ofsted Rating: Good   Pupils: 416   Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>North Farnborough Infant School</b> Ofsted Rating: Good   Pupils: 166   Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Farnborough Hill</b> Ofsted Rating: Not Rated   Pupils: 553   Distance:1.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Mytchett Primary &amp; Nursery Academy</b> Ofsted Rating: Good   Pupils: 255   Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Henry Tyndale School</b> Ofsted Rating: Outstanding   Pupils: 156   Distance:1.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Bernadette's Catholic Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 294   Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



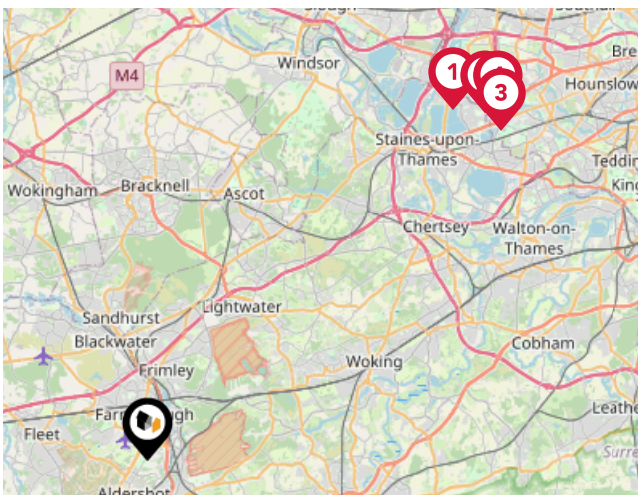
## National Rail Stations

Pin	Name	Distance
1	Farnborough (Main) Rail Station	0.95 miles
2	Farnborough (Main) Rail Station	0.95 miles
3	North Camp Rail Station	1 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J4	2.29 miles
2	M3 J4A	2.41 miles
3	M3 J3	5.93 miles
4	M4 J10	11.19 miles
5	M3 J5	9.09 miles



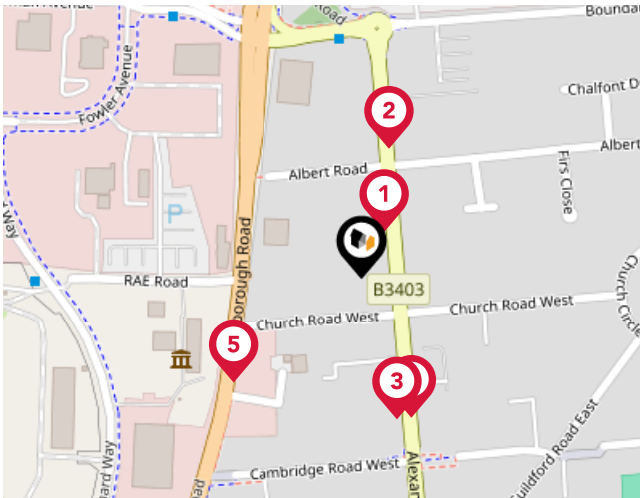
## Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport Terminal 5	17.26 miles
2	London Heathrow Airport Terminal 3	17.96 miles
3	London Heathrow Airport Terminal 4	17.92 miles
4	London Heathrow Airport Terminal 2	18.28 miles



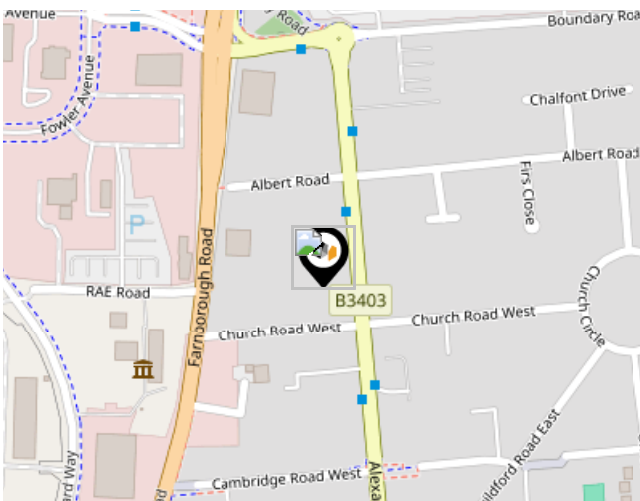
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Albert Road	0.03 miles
2	Albert Road	0.08 miles
3	Church Road West	0.08 miles
4	Church Road West	0.09 miles
5	F.A.S.T Museum	0.1 miles



### Ferry Terminals

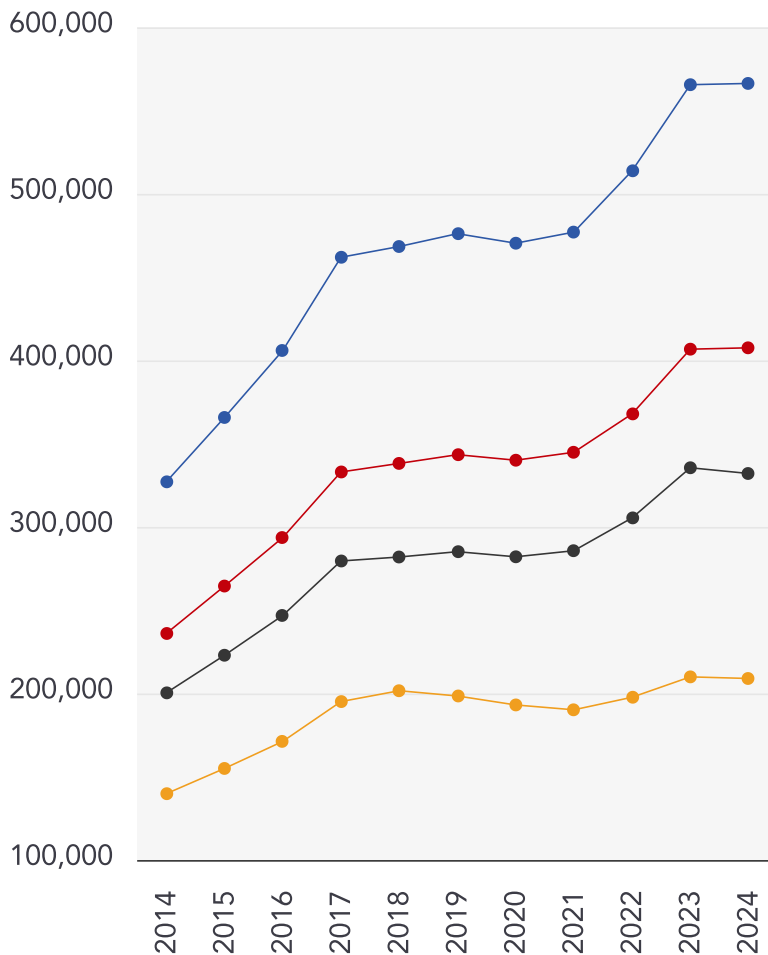
Pin	Name	Distance
1	Shepperton Ferry Landing	14.45 miles
2	Weybridge Ferry Landing	14.44 miles
3	Weybridge Ferry Landing	14.45 miles

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in GU14



Detached

**+73.13%**

Semi-Detached

**+72.66%**

Terraced

**+65.73%**

Flat

**+49.46%**

# Avocado Property

## About Us



### **Avocado Property**

---

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

## 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.



### Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



### Avocado Property

stephen@avocadopropertyagents.co.uk  
www.avocadopropertyagents.co.uk

