

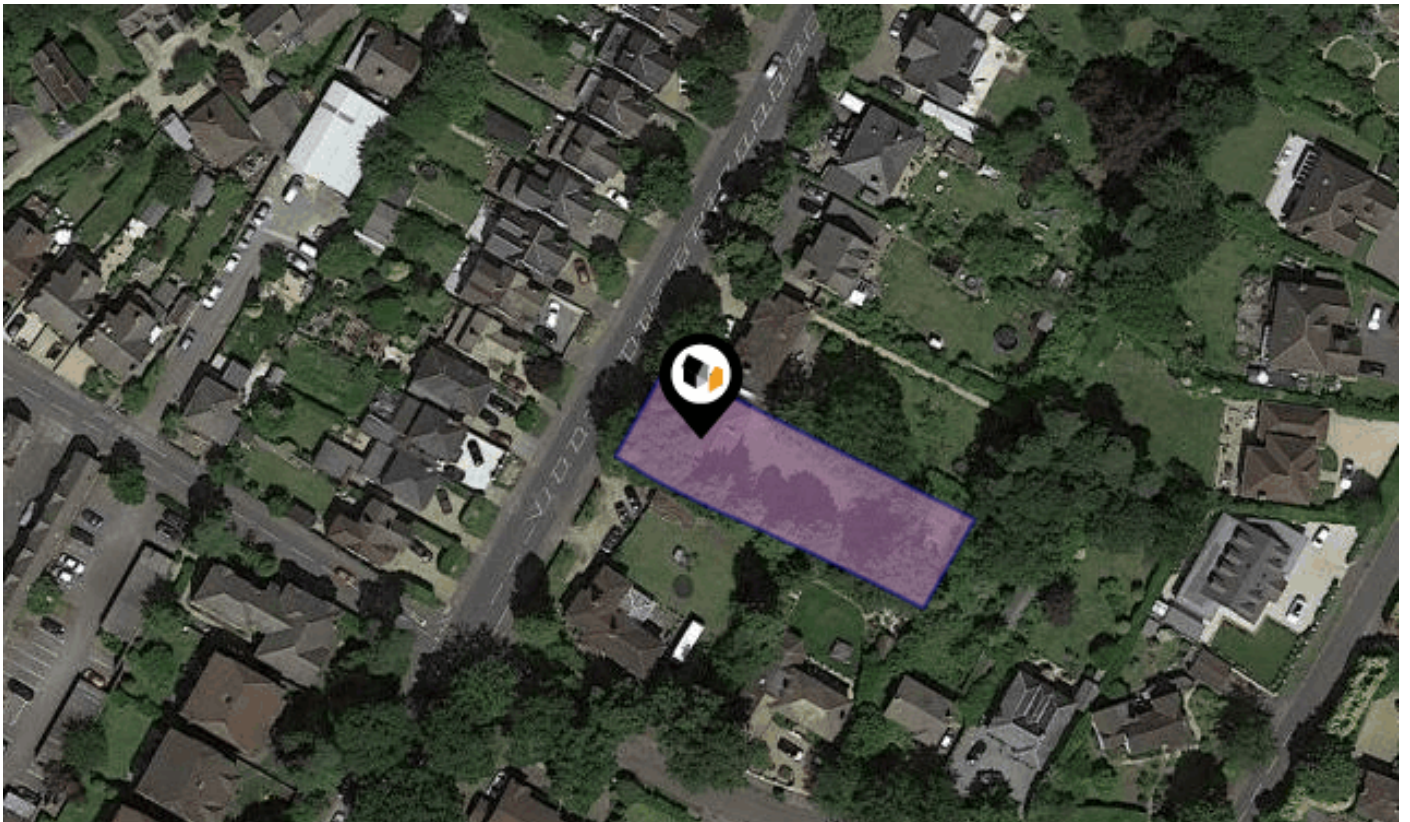


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 28<sup>th</sup> May 2024



**50, PARK ROAD, CAMBERLEY, GU15 2SN**

**Avocado Property**

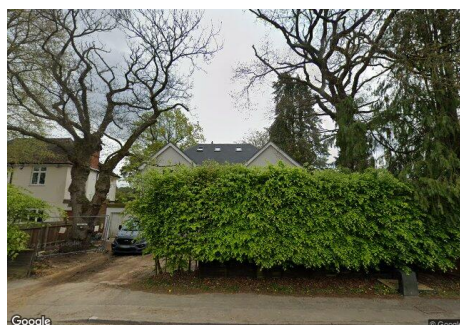
[stephen@avocadopropertyagents.co.uk](mailto:stephen@avocadopropertyagents.co.uk)

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# Property Overview



## Property

<b>Type:</b>	Detached	<b>Last Sold Date:</b>	30/06/2021
<b>Bedrooms:</b>	4	<b>Last Sold Price:</b>	£760,000
<b>Floor Area:</b>	3,476 ft <sup>2</sup> / 323 m <sup>2</sup>	<b>Last Sold £/ft<sup>2</sup>:</b>	£438
<b>Plot Area:</b>	0.26 acres	<b>Tenure:</b>	Freehold
<b>Year Built :</b>	1930-1949		
<b>Council Tax :</b>	Band F		
<b>Annual Estimate:</b>	£3,403		
<b>Title Number:</b>	SY400310		
<b>UPRN:</b>	100061554593		

## Local Area

<b>Local Authority:</b>	Surrey heath
<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: *50, Park Road, Camberley, GU15 2SN*

<b>Reference - 22/0988/DTC</b>
<b>Decision:</b> Decided
<b>Date:</b> 13th October 2022
<b>Description:</b> Application to seek discharge of condition 4 (Tree protection) of 21/1017/FFU Erection of two storey rear extension, loft conversion into habitable accommodation, single storey side and rear extension and alterations to fenestration.
<b>Reference - 22/0988/DTC</b>
<b>Decision:</b> Decided
<b>Date:</b> 27th September 2022
<b>Description:</b> Application to seek discharge of condition 4 (Tree protection) of 21/1017/FFU Erection of two storey rear extension, loft conversion into habitable accommodation, single storey side and rear extension and alterations to fenestration.
<b>Reference - 22/0637/DTC</b>
<b>Decision:</b> Decided
<b>Date:</b> 24th June 2022
<b>Description:</b> Application to seek discharge of condition 4 (Tree protection) of 21/1017/FFU Erection of two storey rear extension, loft conversion into habitable accommodation, single storey side and rear extension and alterations to fenestration.
<b>Reference - 22/0624/FFU</b>
<b>Decision:</b> Decided
<b>Date:</b> 24th June 2022
<b>Description:</b> Erection of a pergola over existing pond in rear garden (retrospective).

# Planning History

## This Address



Planning records for: *50, Park Road, Camberley, GU15 2SN*

<b>Reference - 21/1017/FFU</b>
<b>Decision:</b> Decided
<b>Date:</b> 04th October 2021
<b>Description:</b> Erection of two storey rear extension, loft conversion into habitable accommodation, single storey side and rear extension and alterations to fenestration.
<b>Reference - 21/1017/FFU</b>
<b>Decision:</b> Decided
<b>Date:</b> 27th September 2021
<b>Description:</b> Erection of two storey rear extension, loft conversion into habitable accommodation, single storey side and rear extension and alterations to fenestration.
<b>Reference - TWA/21/0124</b>
<b>Decision:</b> Decided
<b>Date:</b> 03rd September 2021
<b>Description:</b> TWA/21/0124
<b>Reference - TWA/21/0124</b>
<b>Decision:</b> Decided
<b>Date:</b> 05th August 2021
<b>Description:</b> -

Property  
**EPC - Certificate**



50 Park Road CAMBERLEY GU15 2SN

Energy rating

**C**

Valid until 07.02.2034

Certificate number  
 9034-3622-5300-0453-4206

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	71   c	79   c
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

## EPC - Additional Data

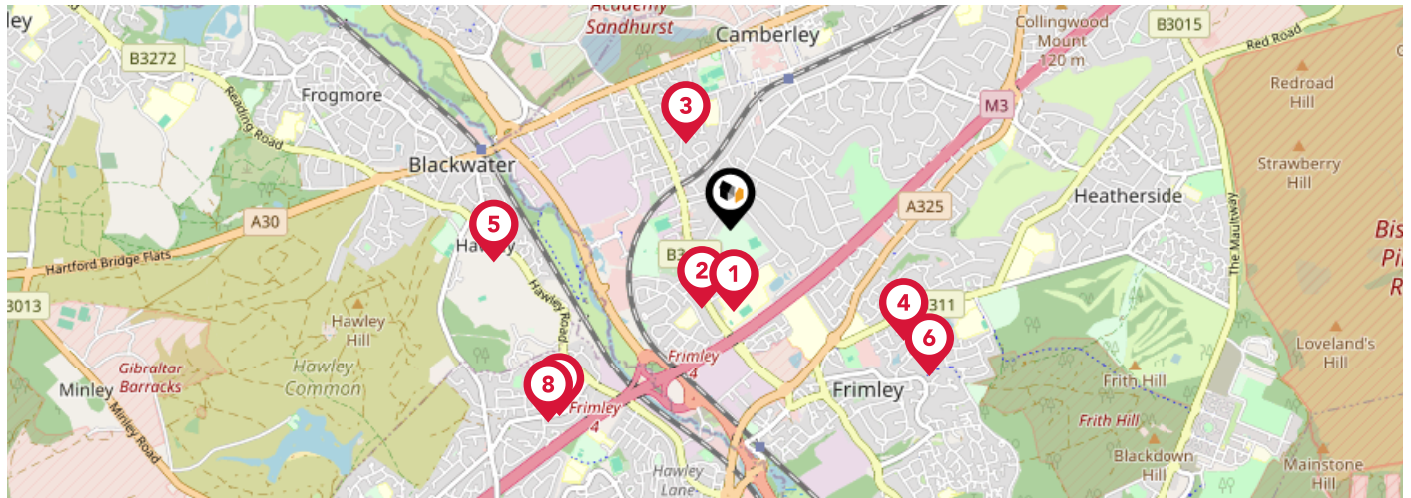


### Additional EPC Data

<b>Property Type:</b>	Detached house
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<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 underfloor heating mains gas
<b>Main Heating Controls:</b>	Time and temperature zone control
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Suspended no insulation (assumed)
<b>Total Floor Area:</b>	323 m <sup>2</sup>

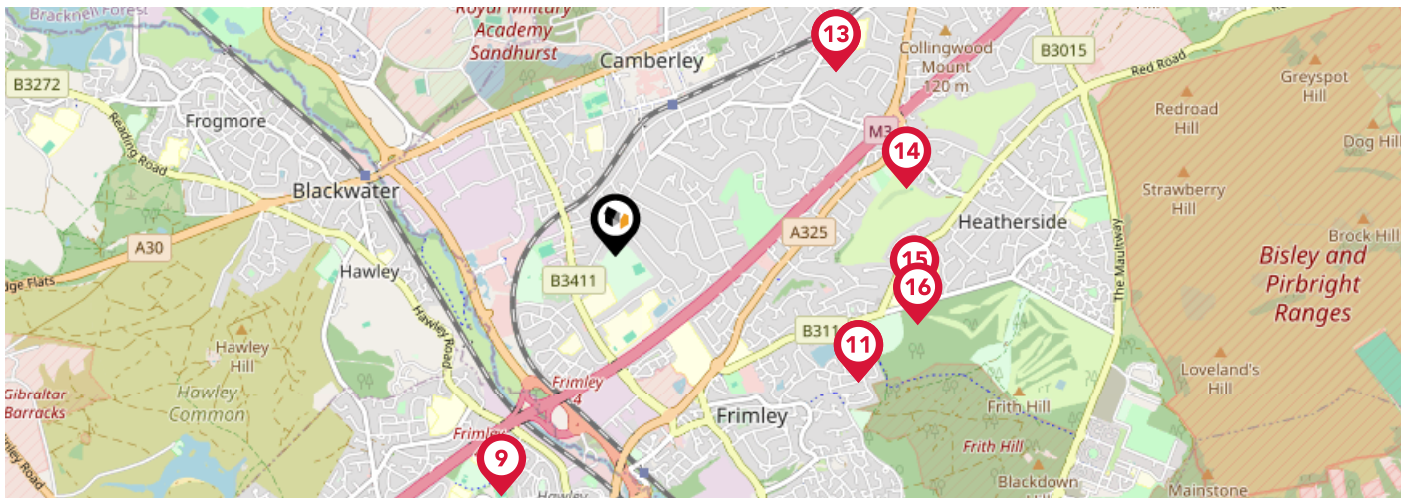


# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Kings International College</b> Ofsted Rating: Good   Pupils: 671   Distance:0.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>South Camberley Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 687   Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Lyndhurst School</b> Ofsted Rating: Not Rated   Pupils: 125   Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>The Grove Primary Academy</b> Ofsted Rating: Good   Pupils: 423   Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Hawley Primary School</b> Ofsted Rating: Good   Pupils: 306   Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Lakeside Nursery &amp; Primary Academy</b> Ofsted Rating: Good   Pupils: 451   Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Fernhill School</b> Ofsted Rating: Inadequate   Pupils: 590   Distance:1.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Fernhill Primary Academy</b> Ofsted Rating: Requires Improvement   Pupils: 126   Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

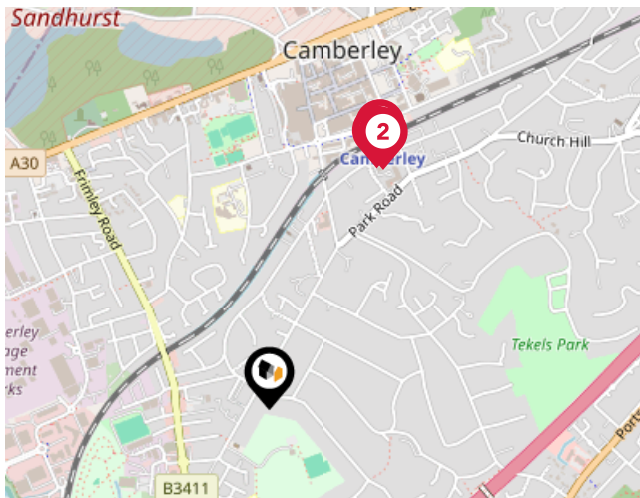
# Area Schools



	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Farnborough Grange Nursery &amp; Infant Community School</b> Ofsted Rating: Good   Pupils: 221   Distance:1.24</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>St Augustine's Catholic Primary School</b> Ofsted Rating: Outstanding   Pupils: 434   Distance:1.27</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Tomlinscote School</b> Ofsted Rating: Outstanding   Pupils: 1479   Distance:1.27</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>Crawley Ridge Junior School</b> Ofsted Rating: Good   Pupils: 244   Distance:1.33</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Crawley Ridge Infant School</b> Ofsted Rating: Outstanding   Pupils: 174   Distance:1.33</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>Prior Heath Infant School</b> Ofsted Rating: Good   Pupils: 179   Distance:1.38</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Carwarden House Community School</b> Ofsted Rating: Good   Pupils: 144   Distance:1.4</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>Ravenscote Junior School</b> Ofsted Rating: Outstanding   Pupils: 621   Distance:1.44</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

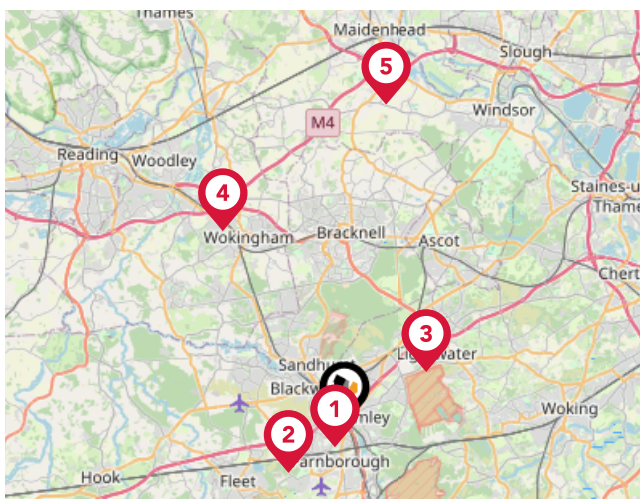


# Area Transport (National)



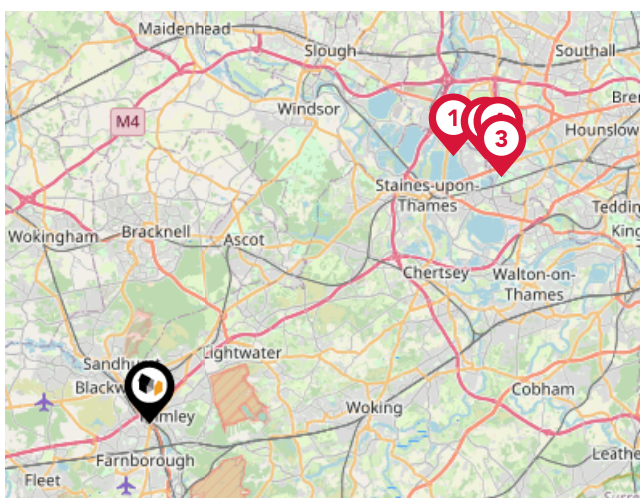
## National Rail Stations

Pin	Name	Distance
1	Camberley Rail Station	0.61 miles
2	Camberley Rail Station	0.61 miles
3	Camberley Rail Station	0.63 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J4	0.92 miles
2	M3 J4A	2.74 miles
3	M3 J3	3.61 miles
4	M4 J10	8.45 miles
5	M4 J8	11.94 miles

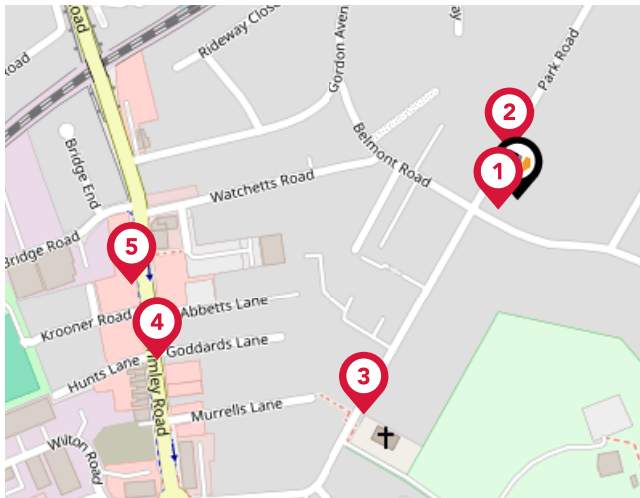


## Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport Terminal 5	15.01 miles
2	London Heathrow Airport Terminal 3	15.83 miles
3	London Heathrow Airport Terminal 4	15.91 miles
4	London Heathrow Airport Terminal 2	16.18 miles

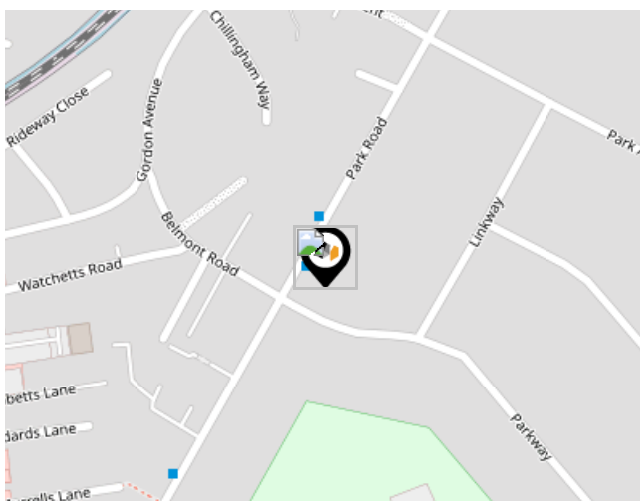
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Parkway	0.01 miles
2	Parkway	0.03 miles
3	Bristow Road	0.15 miles
4	Royal Standard	0.23 miles
5	Royal Standard	0.23 miles



### Ferry Terminals

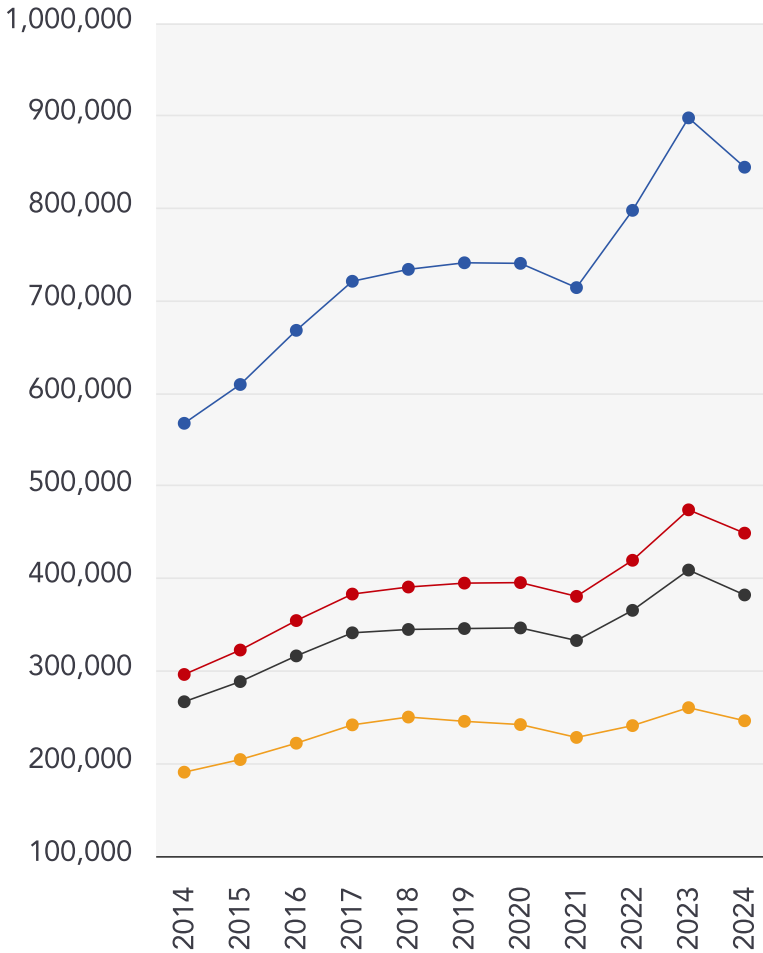
Pin	Name	Distance
1	Shepperton Ferry Landing	13.2 miles
2	Shepperton Ferry Landing	13.2 miles
3	Weybridge Ferry Landing	13.2 miles

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in GU15



Detached

**+48.75%**

Semi-Detached

**+51.56%**

Terraced

**+43.26%**

Flat

**+29.15%**

# Avocado Property

## About Us



### **Avocado Property**

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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

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