

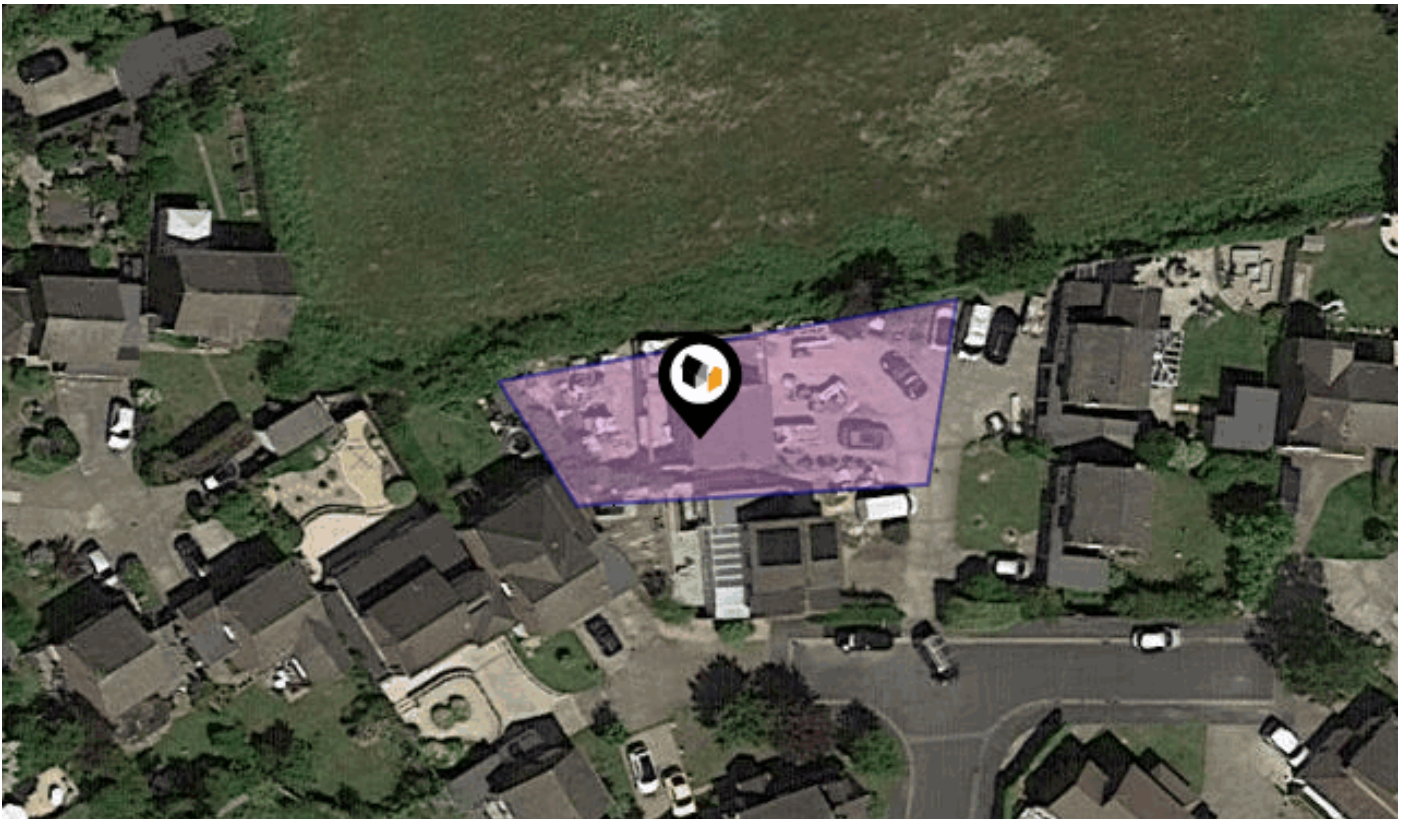


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

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



**11, KILMARTIN GARDENS, FRIMLEY, CAMBERLEY, GU16 8XL**

**Avocado Property**

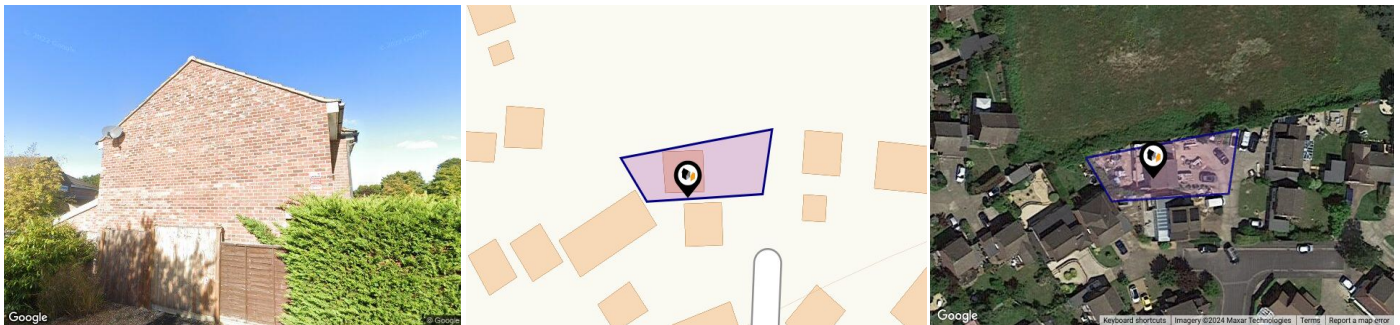
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# Property Overview



## Property

<b>Type:</b>	Detached	<b>Last Sold Date:</b>	11/09/2020
<b>Bedrooms:</b>	4	<b>Last Sold Price:</b>	£440,000
<b>Floor Area:</b>	1,636 ft <sup>2</sup> / 152 m <sup>2</sup>	<b>Last Sold £/ft<sup>2</sup>:</b>	£567
<b>Plot Area:</b>	0.12 acres	<b>Tenure:</b>	Freehold
<b>Year Built :</b>	1976-1982		
<b>Council Tax :</b>	Band E		
<b>Annual Estimate:</b>	£2,880		
<b>Title Number:</b>	SY464645		
<b>UPRN:</b>	100061551413		

## 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: *11, Kilmartin Gardens, Frimley, Camberley, GU16 8XL*

Reference - 21/0010/FFU	
<b>Decision:</b>	Decided
<b>Date:</b>	25th January 2021
<b>Description:</b>	Erection of part two part single storey side, front and rear extension with a front porch.

Reference - 21/0010/FFU	
<b>Decision:</b>	Decided
<b>Date:</b>	19th January 2021
<b>Description:</b>	Erection of part two part single storey side, front and rear extension with a front porch.

Property  
**EPC - Certificate**



11 Kilmartin Gardens Frimley CAMBERLEY GU16 8XL

Energy rating

**C**

Valid until 25.07.2033

Certificate number  
 2150-8453-1070-1103-6621

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		83   <b>B</b>
69-80	<b>C</b>	75   <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

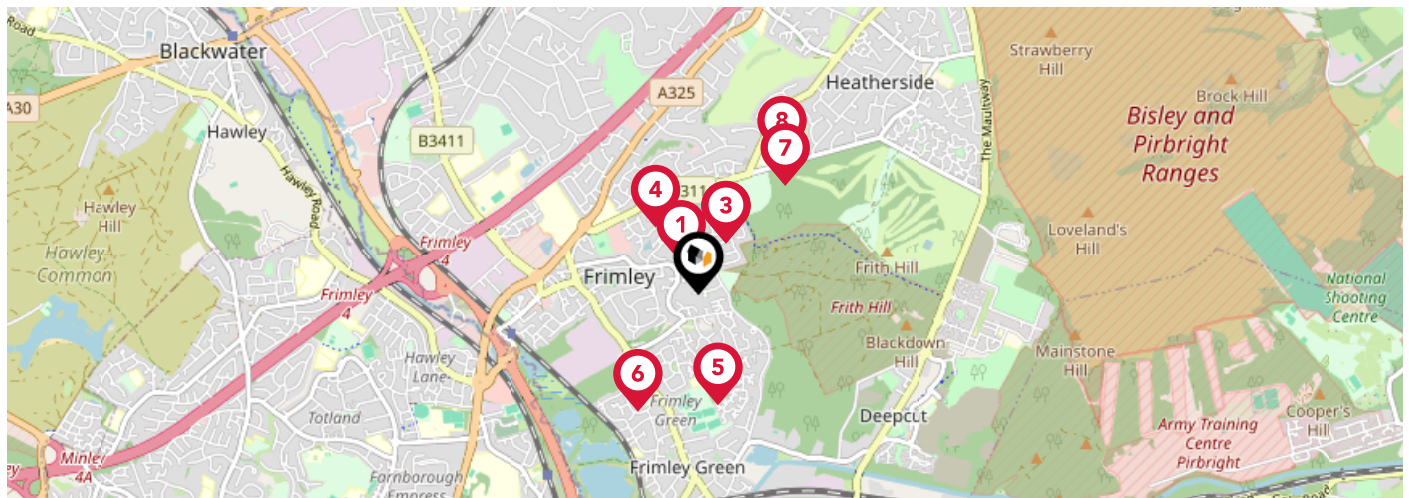
## EPC - Additional Data



### Additional EPC Data

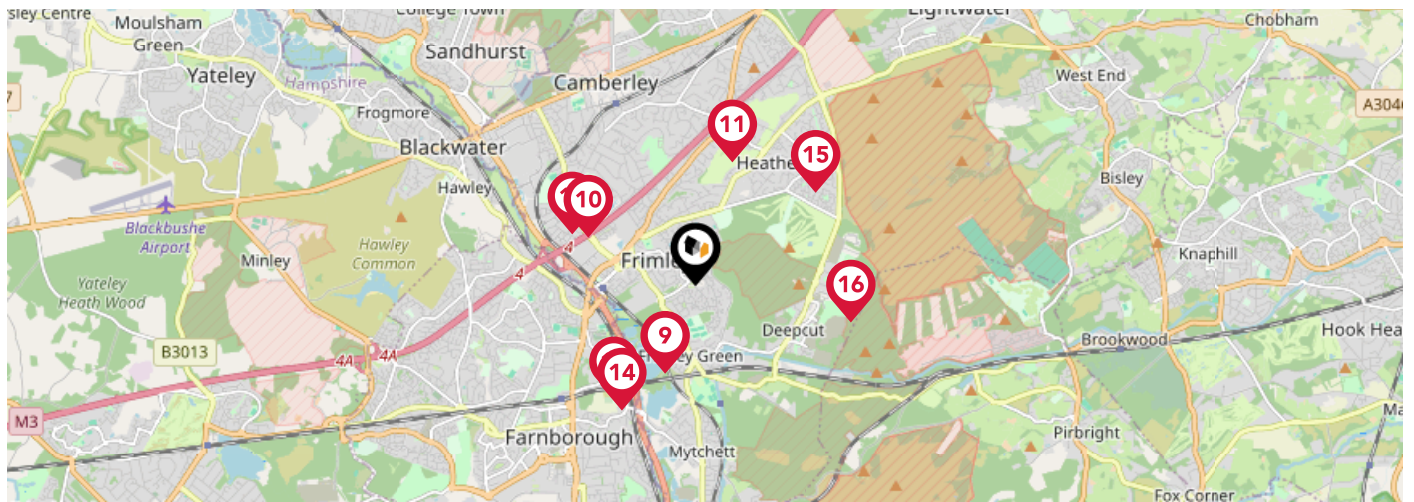
<b>Property Type:</b>	Detached house
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Cavity wall filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched 250 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler 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>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid no insulation (assumed)
<b>Total Floor Area:</b>	152 m <sup>2</sup>

# Area Schools



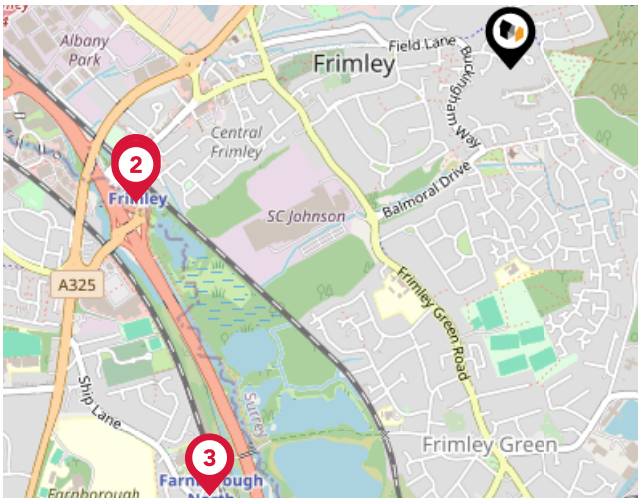
	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>Lakeside Nursery &amp; Primary Academy</b> Ofsted Rating: Good   Pupils: 451   Distance:0.17</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>St Augustine's Catholic Primary School</b> Ofsted Rating: Outstanding   Pupils: 434   Distance:0.27</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>Tomlinscote School</b> Ofsted Rating: Outstanding   Pupils: 1479   Distance:0.27</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>The Grove Primary Academy</b> Ofsted Rating: Good   Pupils: 423   Distance:0.37</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>Sandringham Infant &amp; Nursery Academy</b> Ofsted Rating: Good   Pupils: 203   Distance:0.52</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>Frimley CofE Junior School</b> Ofsted Rating: Good   Pupils: 340   Distance:0.61</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>Ravenscote Junior School</b> Ofsted Rating: Outstanding   Pupils: 621   Distance:0.65</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>Carwarden House Community School</b> Ofsted Rating: Good   Pupils: 144   Distance:0.74</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



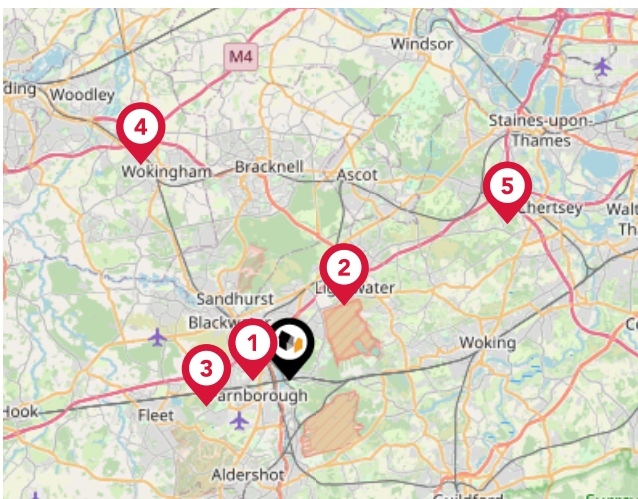
		Nursery	Primary	Secondary	College	Private
	<b>Cross Farm Infant Academy</b> Ofsted Rating: Outstanding   Pupils: 145   Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kings International College</b> Ofsted Rating: Good   Pupils: 671   Distance:1.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Prior Heath Infant School</b> Ofsted Rating: Good   Pupils: 179   Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>South Camberley Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 687   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:1.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>North Farnborough Infant School</b> Ofsted Rating: Good   Pupils: 166   Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Heather Ridge Infant School</b> Ofsted Rating: Outstanding   Pupils: 179   Distance:1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Portesbery School</b> Ofsted Rating: Good   Pupils: 113   Distance:1.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



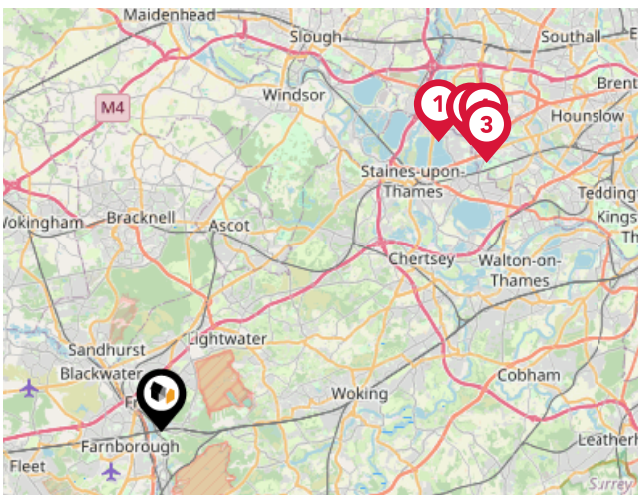
## National Rail Stations

Pin	Name	Distance
1	Frimley Rail Station	0.92 miles
2	Frimley Rail Station	0.92 miles
3	Farnborough North Rail Station	1.21 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J4	1.35 miles
2	M3 J3	3.44 miles
3	M3 J4A	3.22 miles
4	M4 J10	9.69 miles
5	M3 J2	9.95 miles



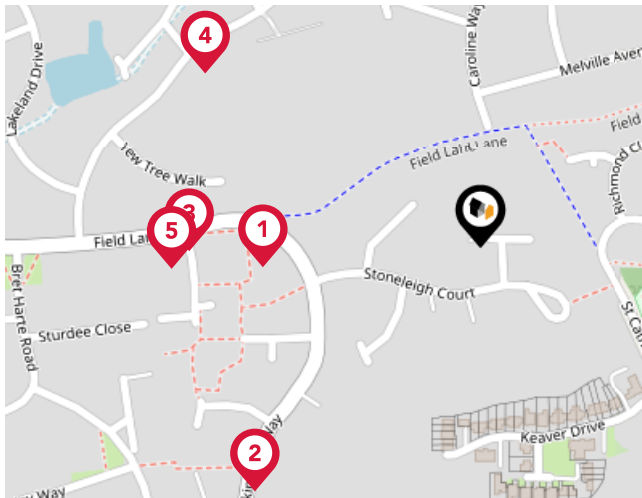
## Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport Terminal 5	14.86 miles
2	London Heathrow Airport Terminal 3	15.6 miles
3	London Heathrow Airport Terminal 4	15.62 miles
4	London Heathrow Airport Terminal 2	15.94 miles



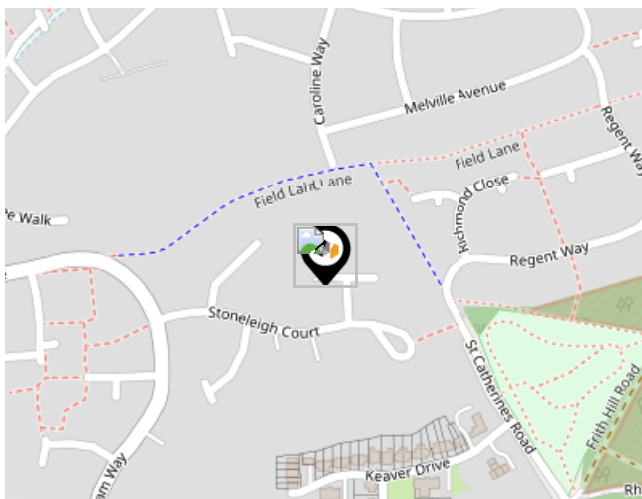
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Stoneleigh Court	0.13 miles
2	Buckingham Way	0.19 miles
3	Field Lane	0.17 miles
4	Alphington Avenue	0.19 miles
5	Field Lane	0.18 miles



### Ferry Terminals

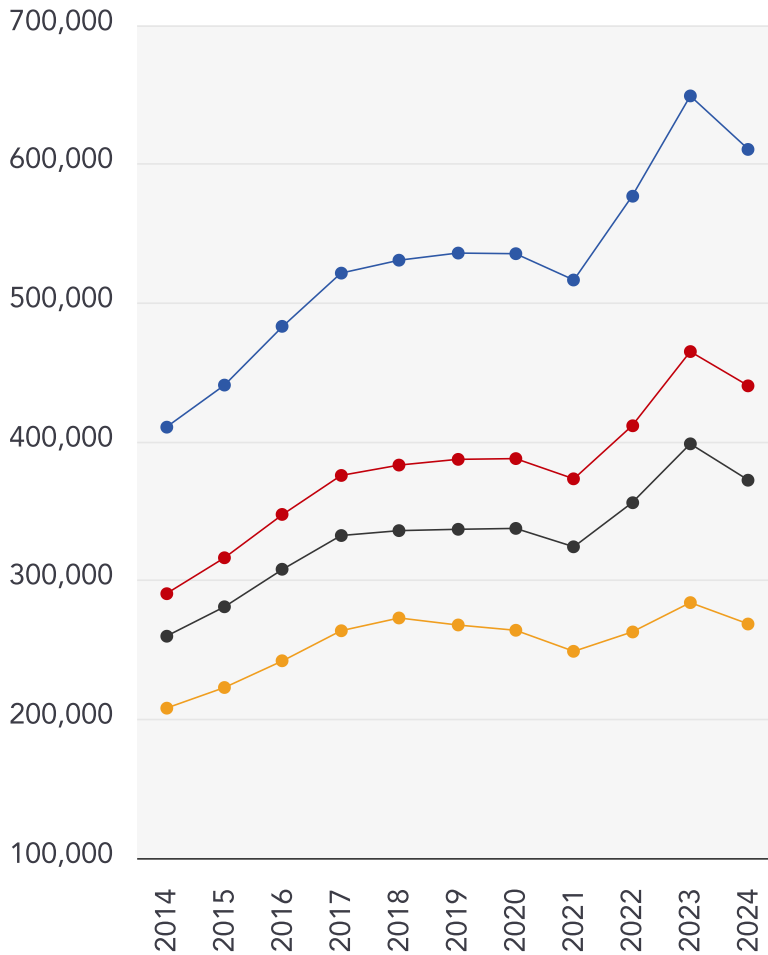
Pin	Name	Distance
1	Shepperton Ferry Landing	12.52 miles
2	Weybridge Ferry Landing	12.52 miles
3	Weybridge Ferry Landing	12.52 miles

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in GU16



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

## Data Quality

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### Avocado Property

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