

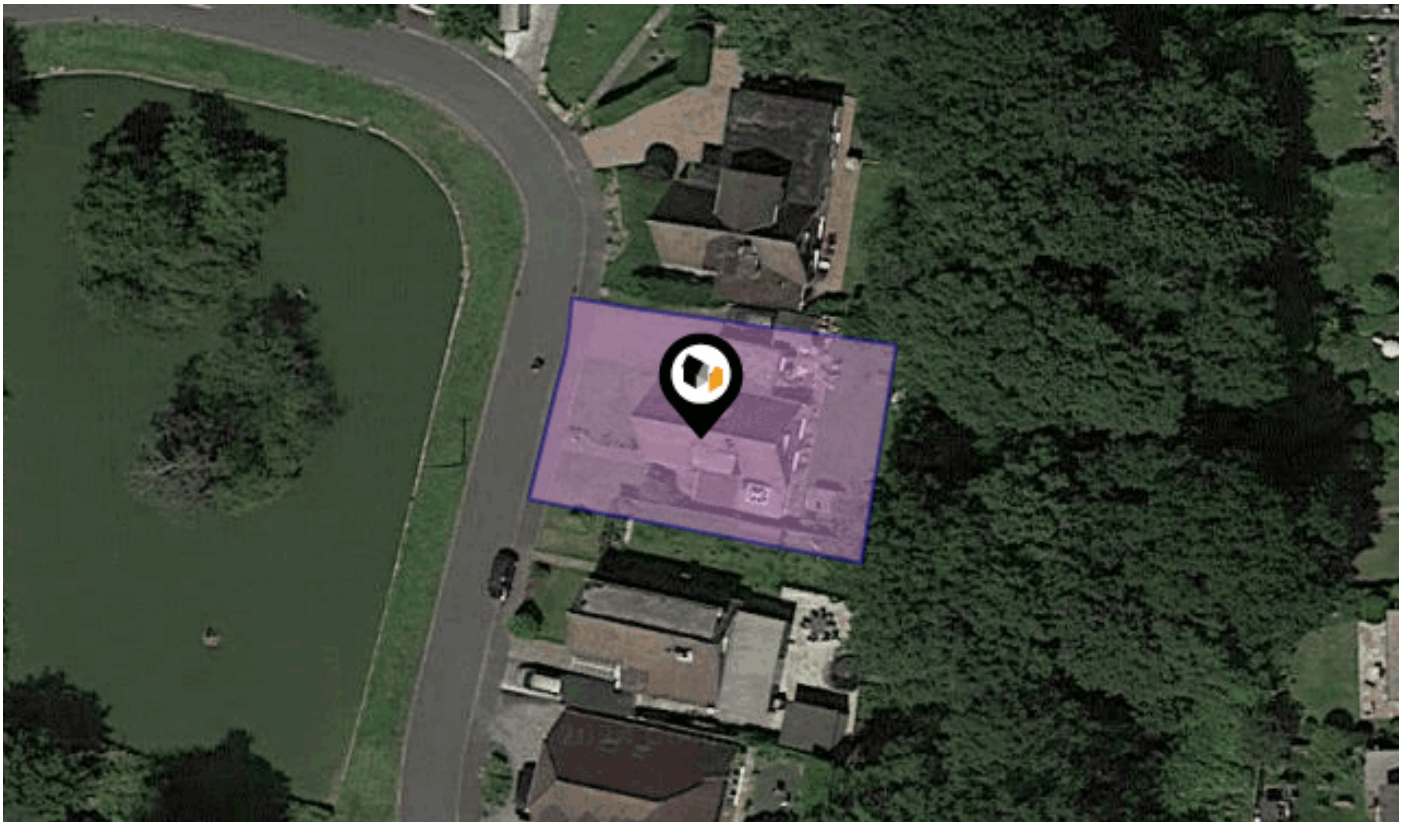


See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

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



**3, THE LAKESIDE, BLACKWATER, CAMBERLEY, GU17 0PQ**

**Avocado Property**

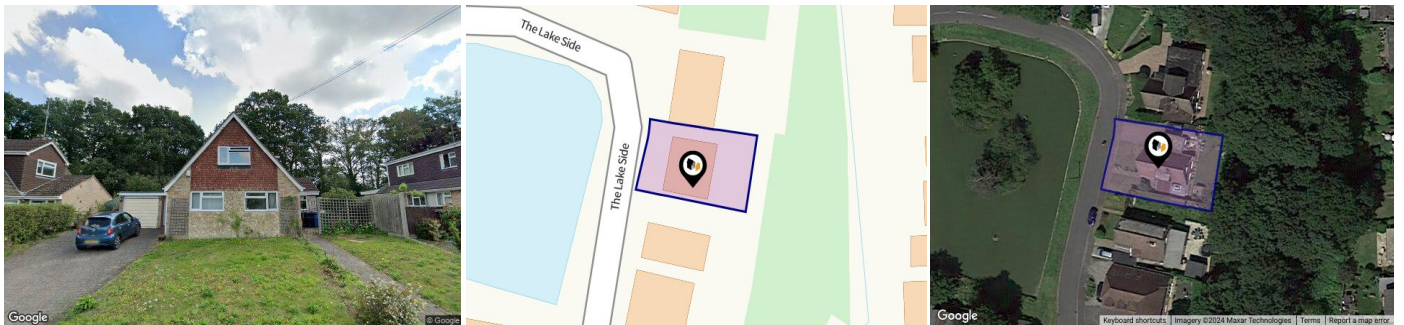
[stephen@avocadopropertyagents.co.uk](mailto:stephen@avocadopropertyagents.co.uk)

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



Powered by  
**aprift**  
Know any property instantly

# Property Overview



## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	4		
<b>Floor Area:</b>	1,388 ft <sup>2</sup> / 129 m <sup>2</sup>		
<b>Plot Area:</b>	0.13 acres		
<b>Council Tax :</b>	Band E		
<b>Annual Estimate:</b>	£2,658		
<b>Title Number:</b>	HP46877		
<b>UPRN:</b>	200001004769		

## Local Area

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

### Satellite/Fibre TV Availability:



# Planning History

## This Address



Planning records for: *3, The Lakeside, Blackwater, Camberley, GU17 0PQ*

Reference - 01/01453/FUL
<b>Decision:</b> Grant
<b>Date:</b> 08th November 2001
<b>Description:</b> Single storey side extension.

Reference - 91/20964/FUL
<b>Decision:</b> Refuse
<b>Date:</b> 18th November 1991
<b>Description:</b> EXTENSIONS TO FORM DOUBLE GARAGE, BEDROOM, KITCHEN AND CONSERVATORY.

Property  
**EPC - Certificate**



3 The Lakeside, Blackwater, CAMBERLEY, GU17 0PQ

Energy rating

**D**

Valid until 28.02.2034

Certificate number  
 0300-2431-3320-2424-6561

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		80   <b>c</b>
55-68	<b>D</b>	56   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

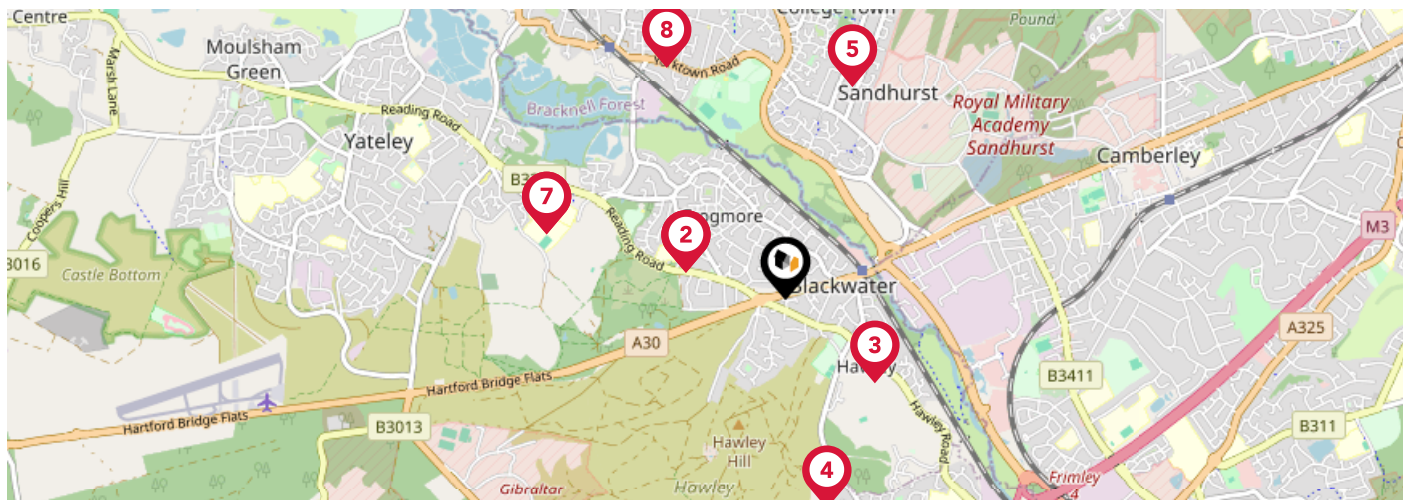
## EPC - Additional Data



### Additional EPC Data

<b>Property Type:</b>	Detached bungalow
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, limited insulation (assumed)
<b>Roof Energy:</b>	Very poor
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 87% of fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, mains gas
<b>Total Floor Area:</b>	129 m <sup>2</sup>

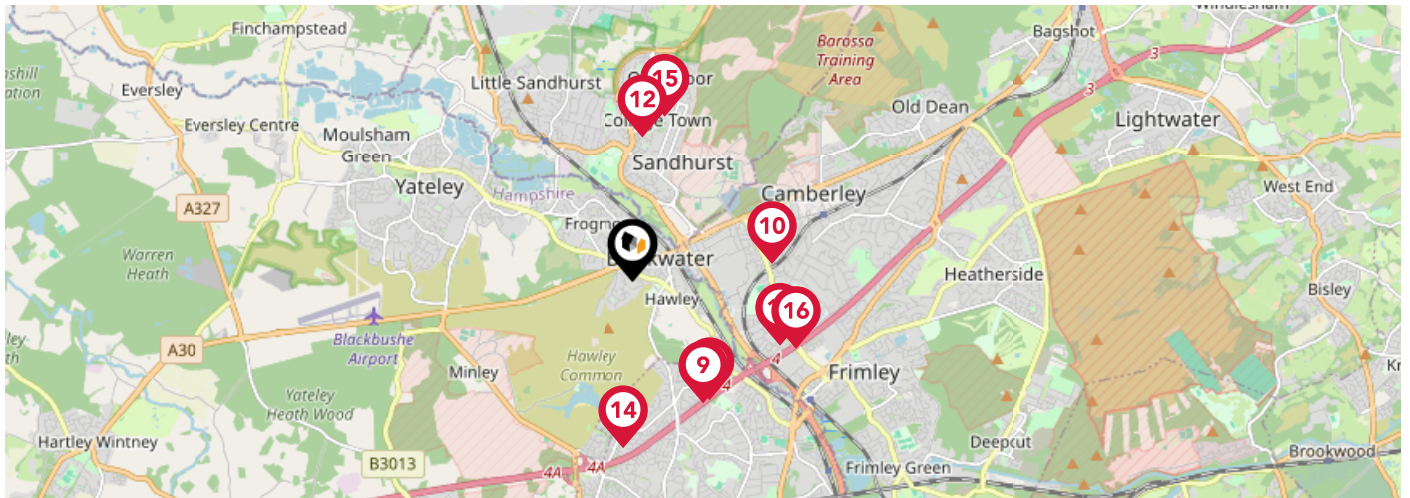
# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Frogmore Junior School</b> Ofsted Rating: Good   Pupils: 183   Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Frogmore Infant School</b> Ofsted Rating: Outstanding   Pupils: 142   Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Hawley Primary School</b> Ofsted Rating: Good   Pupils: 306   Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Hurst Lodge School (Formerly Hawleyhurst School)</b> Ofsted Rating: Not Rated   Pupils: 250   Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>College Town Primary School</b> Ofsted Rating: Good   Pupils: 513   Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Potley Hill Primary School</b> Ofsted Rating: Good   Pupils: 277   Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Frogmore Community College</b> Ofsted Rating: Good   Pupils: 708   Distance:1.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Uplands Primary School and Nursery</b> Ofsted Rating: Outstanding   Pupils: 250   Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



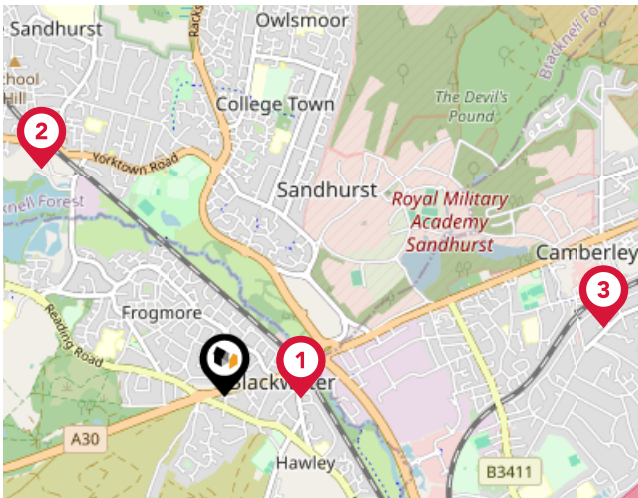
# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Fernhill Primary Academy</b> Ofsted Rating: Requires Improvement   Pupils: 126   Distance: 1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Lyndhurst School</b> Ofsted Rating: Not Rated   Pupils: 125   Distance: 1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Fernhill School</b> Ofsted Rating: Inadequate   Pupils: 590   Distance: 1.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Sandhurst School</b> Ofsted Rating: Good   Pupils: 1073   Distance: 1.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>South Camberley Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 687   Distance: 1.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Pinewood Infant School</b> Ofsted Rating: Good   Pupils: 97   Distance: 1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Owlsmoor Primary School</b> Ofsted Rating: Good   Pupils: 584   Distance: 1.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Kings International College</b> Ofsted Rating: Good   Pupils: 671   Distance: 1.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

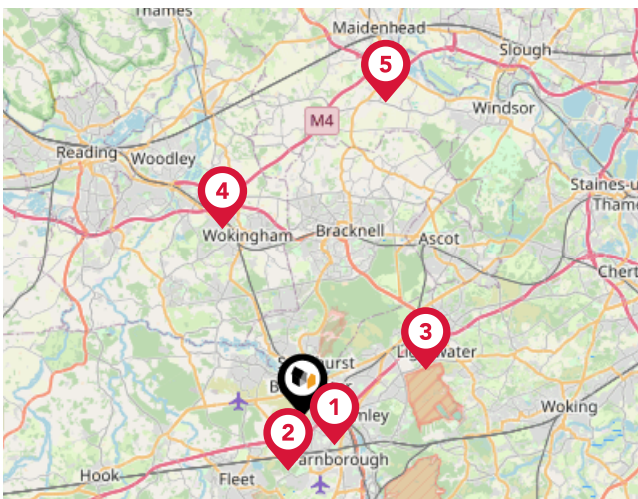
# Area

## Transport (National)



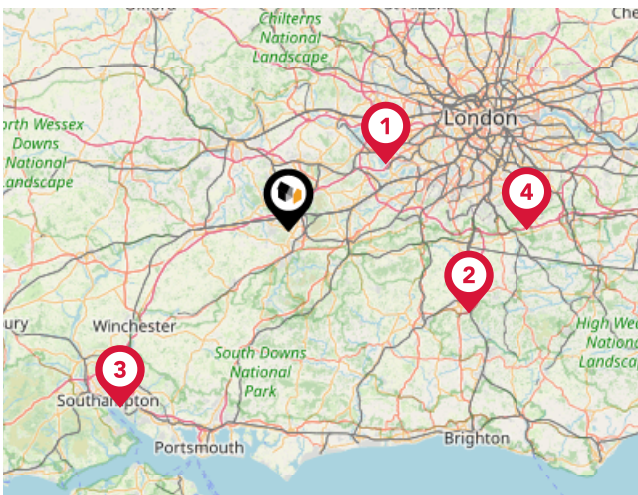
### National Rail Stations

Pin	Name	Distance
1	Blackwater Rail Station	0.35 miles
2	Sandhurst Rail Station	1.35 miles
3	Camberley Rail Station	1.79 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J4	1.59 miles
2	M3 J4A	2.11 miles
3	M3 J3	4.86 miles
4	M4 J10	7.53 miles
5	M4 J8	11.99 miles



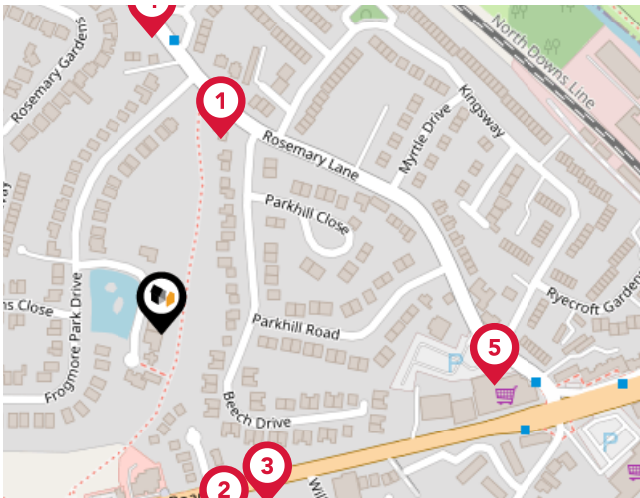
### Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	17.4 miles
2	London Gatwick Airport	29.53 miles
3	Southampton Airport	36.32 miles
4	Biggin Hill Airport	35.36 miles



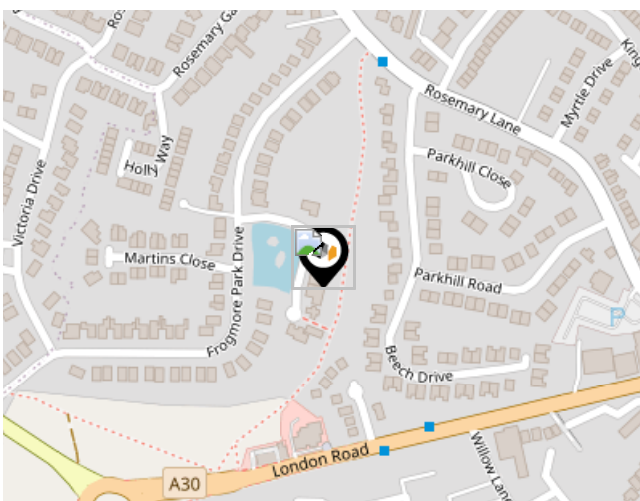
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Parkhill Road	0.12 miles
2	Willow Lane	0.12 miles
3	Willow Lane	0.12 miles
4	Parkhill Road	0.17 miles
5	London Road	0.2 miles



### Ferry Terminals

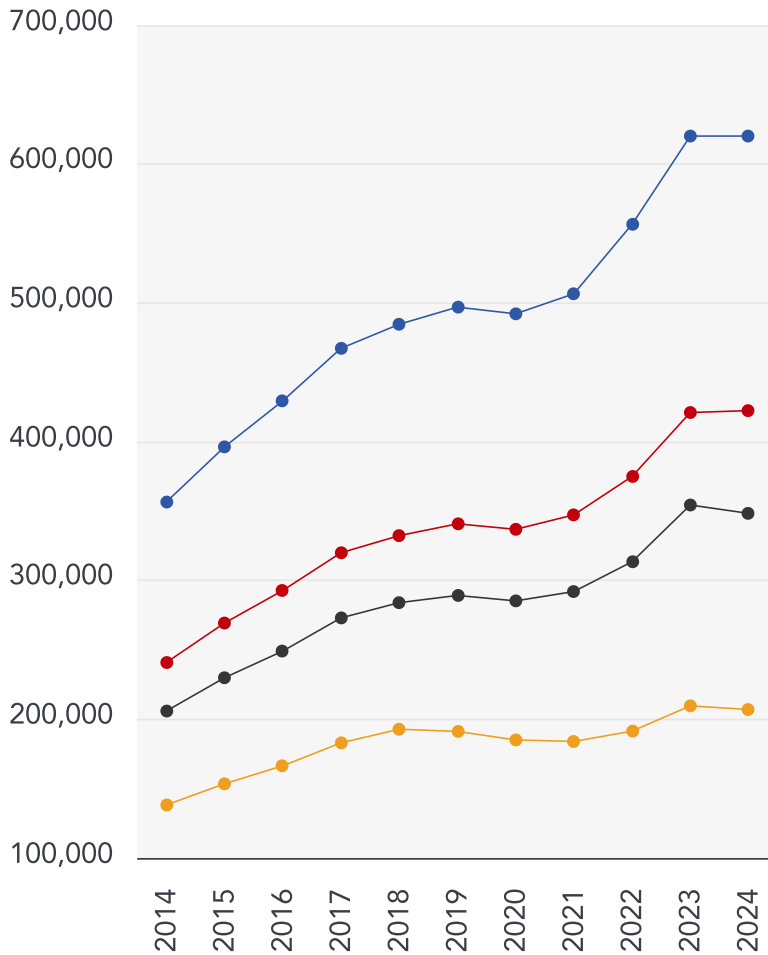
Pin	Name	Distance
1	Shepperton Ferry Landing	14.59 miles
2	Weybridge Ferry Landing	14.6 miles
3	Moulsey - Hurst Park Ferry Landing	19.03 miles

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in GU17



Detached

**+73.97%**

Semi-Detached

**+75.35%**

Terraced

**+69.17%**

Flat

**+49.74%**

# 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](mailto:stephen@avocadopropertyagents.co.uk)  
[www.avocadopropertyagents.co.uk](http://www.avocadopropertyagents.co.uk)

