

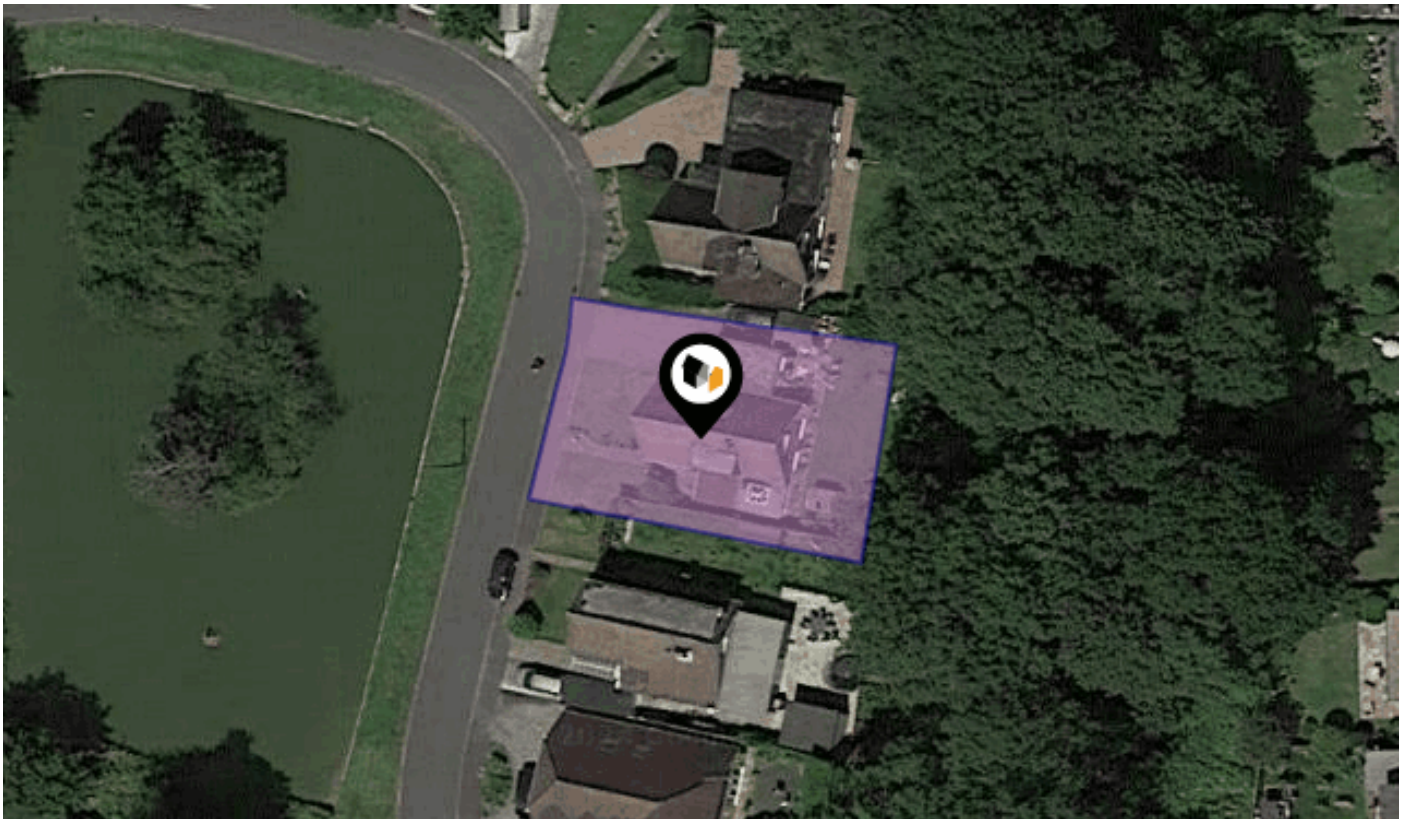


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 23rd May 2024



THE LAKESIDE, BLACKWATER, CAMBERLEY, GU17

Avocado Property

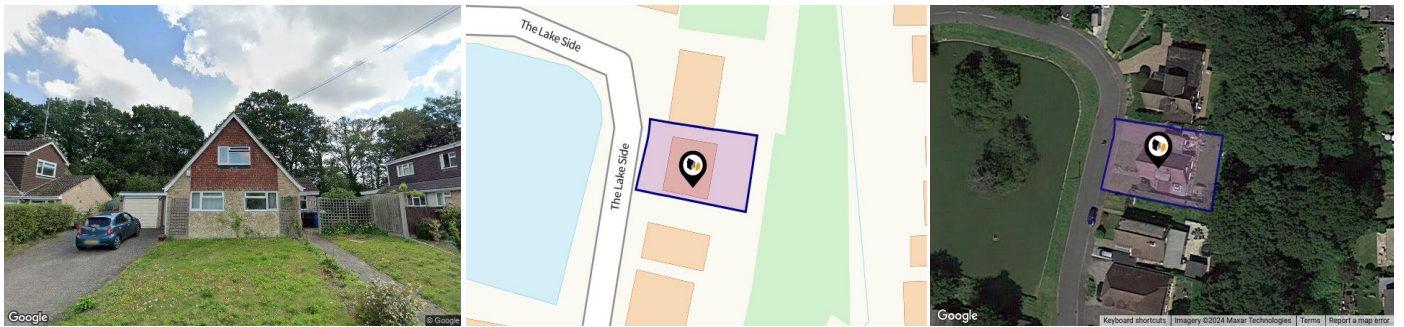
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Property Overview



Property

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

Local Area

| | |
|---------------------------|-----------|
| Local Authority: | Hampshire |
| Conservation Area: | No |
| Flood Risk: | |
| ● 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 |
|---|
| Decision: Grant |
| Date: 08th November 2001 |
| Description: Single storey side extension. |
| Reference - 91/20964/FUL |
| Decision: Refuse |
| Date: 18th November 1991 |
| Description: EXTENSIONS TO FORM DOUBLE GARAGE, BEDROOM, KITCHEN AND CONSERVATORY. |

Property EPC - Certificate



Blackwater, CAMBERLEY, GU17

Energy rating

D

Valid until 28.02.2034

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

Property

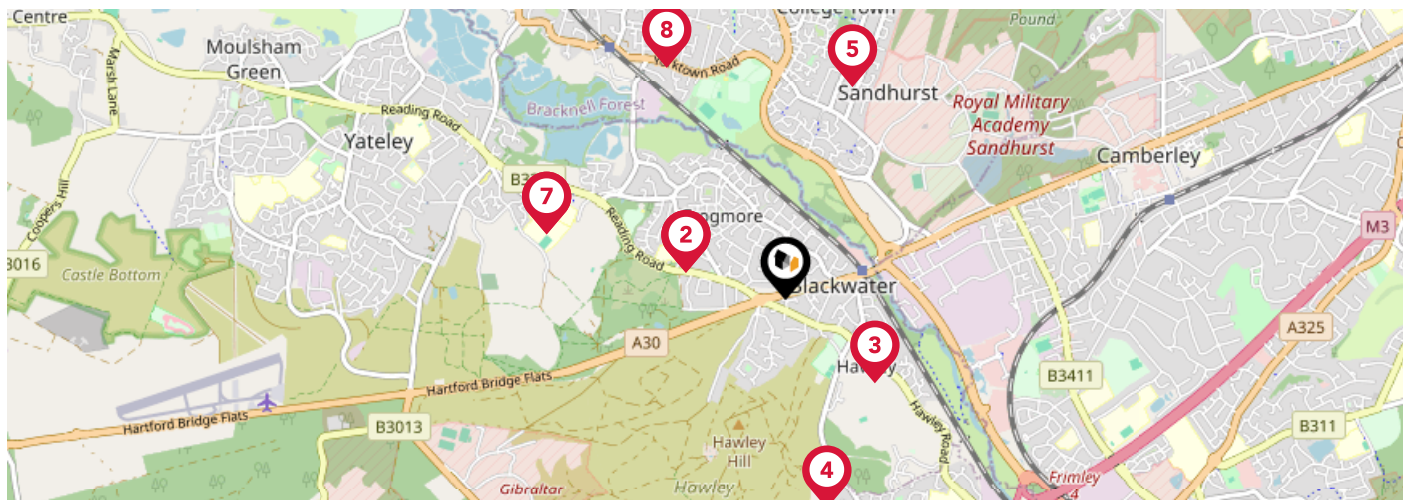
EPC - Additional Data



Additional EPC Data

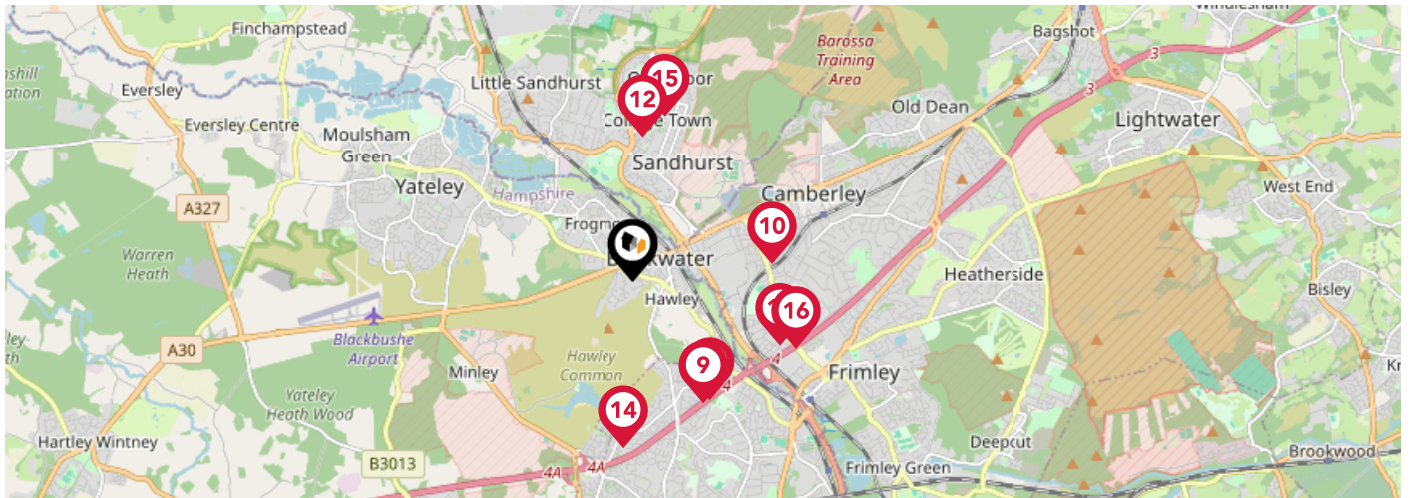
| | |
|--------------------------------------|---|
| Property Type: | Detached bungalow |
| Walls: | Cavity wall, filled cavity |
| Walls Energy: | Average |
| Roof: | Pitched, limited insulation (assumed) |
| Roof Energy: | Very poor |
| Window: | Fully double glazed |
| Window Energy: | Good |
| Main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









Area Schools



| | | Nursery | Primary | Secondary | College | Private |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Frogmore Junior School Ofsted Rating: Good Pupils: 183 Distance:0.48 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Frogmore Infant School Ofsted Rating: Outstanding Pupils: 142 Distance:0.48 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Hawley Primary School Ofsted Rating: Good Pupils: 306 Distance:0.57 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Hurst Lodge School (Formerly Hawleyhurst School) 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"/> |
| 5 | College Town Primary School Ofsted Rating: Good Pupils: 513 Distance:1.03 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Potley Hill Primary School Ofsted Rating: Good Pupils: 277 Distance:1.15 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Frogmore Community College Ofsted Rating: Good Pupils: 708 Distance:1.15 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Uplands Primary School and Nursery Ofsted Rating: Outstanding Pupils: 250 Distance:1.21 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

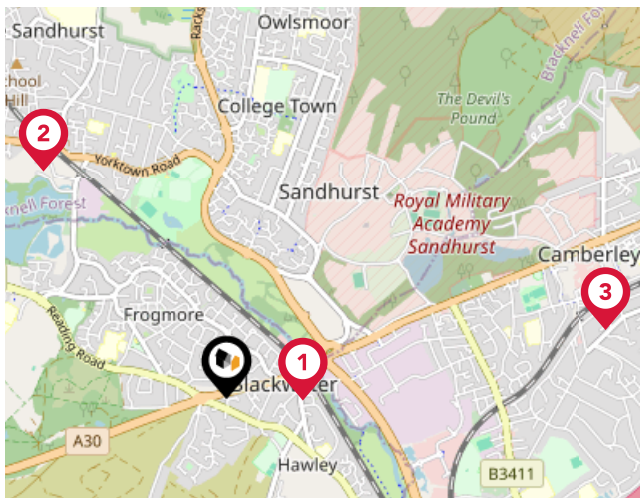
Area Schools



| | | Nursery | Primary | Secondary | College | Private |
|---|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | Fernhill Primary Academy 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"/> |
|  | Lyndhurst School 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"/> |
|  | Fernhill School Ofsted Rating: Inadequate Pupils: 590 Distance: 1.31 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Sandhurst School Ofsted Rating: Good Pupils: 1073 Distance: 1.33 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | South Camberley Primary and Nursery School Ofsted Rating: Good Pupils: 687 Distance: 1.5 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Pinewood Infant School Ofsted Rating: Good Pupils: 97 Distance: 1.55 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Owlsmoor Primary School Ofsted Rating: Good Pupils: 584 Distance: 1.56 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Kings International College Ofsted Rating: Good Pupils: 671 Distance: 1.64 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

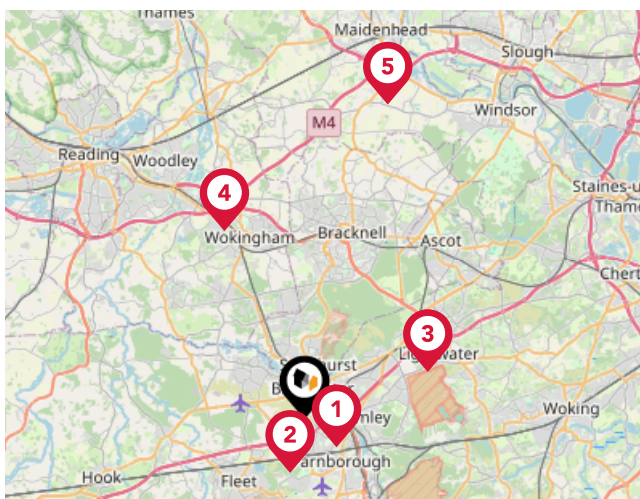
Area

Transport (National)



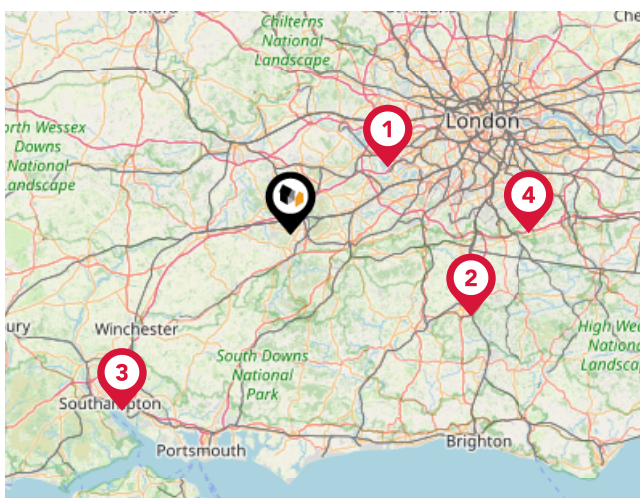
National Rail Stations

| 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 |

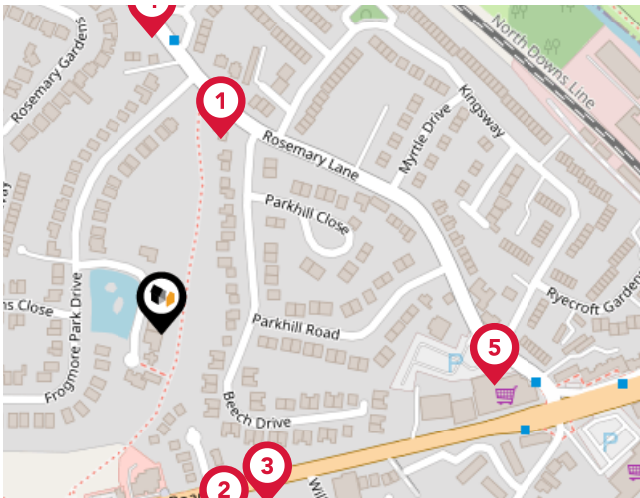


Airports/Helipads

| 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 |

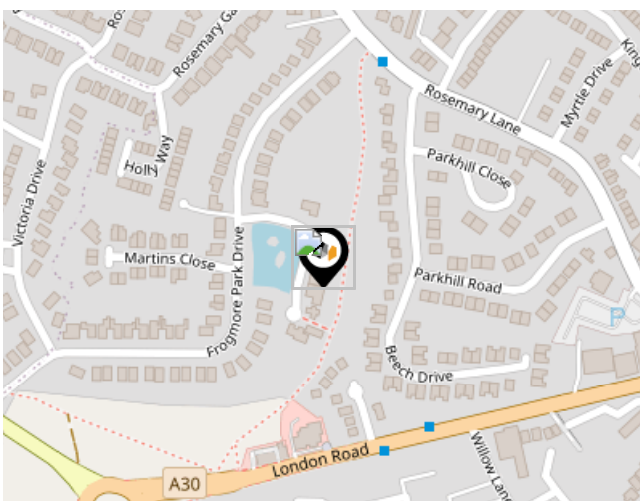
Area

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

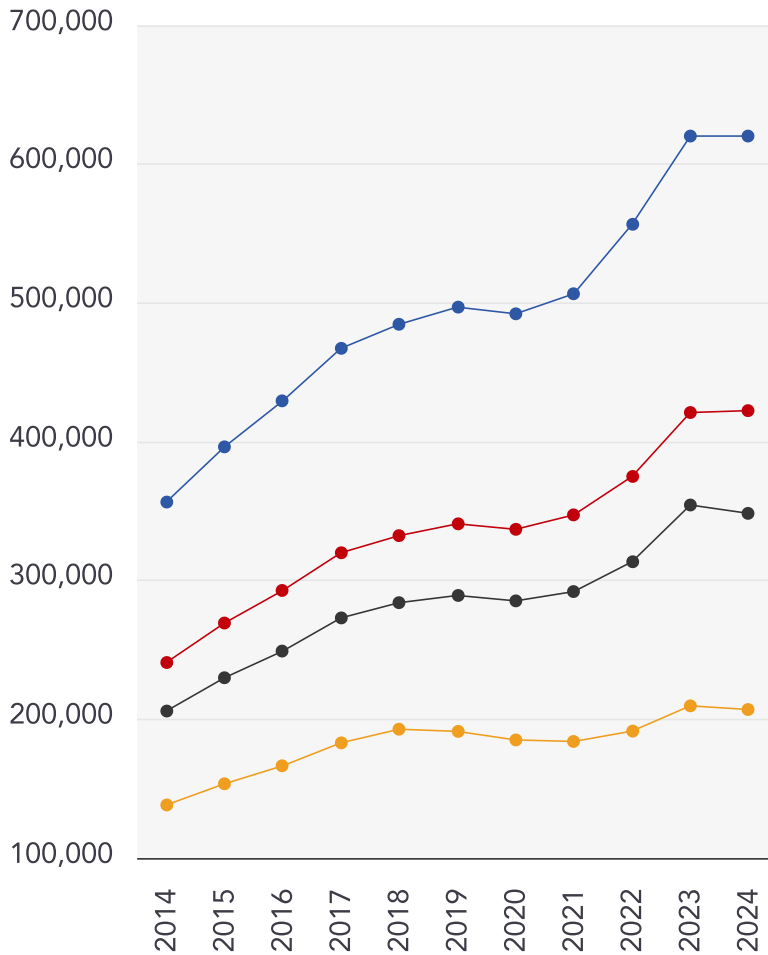
| Pin | Name | Distance |
|-----|------------------------------------|-------------|
| 1 | Shepperton Ferry Landing | 14.59 miles |
| 2 | Weybridge Ferry Landing | 14.6 miles |
| 3 | Moulsey - Hurst Park Ferry Landing | 19.03 miles |

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

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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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