

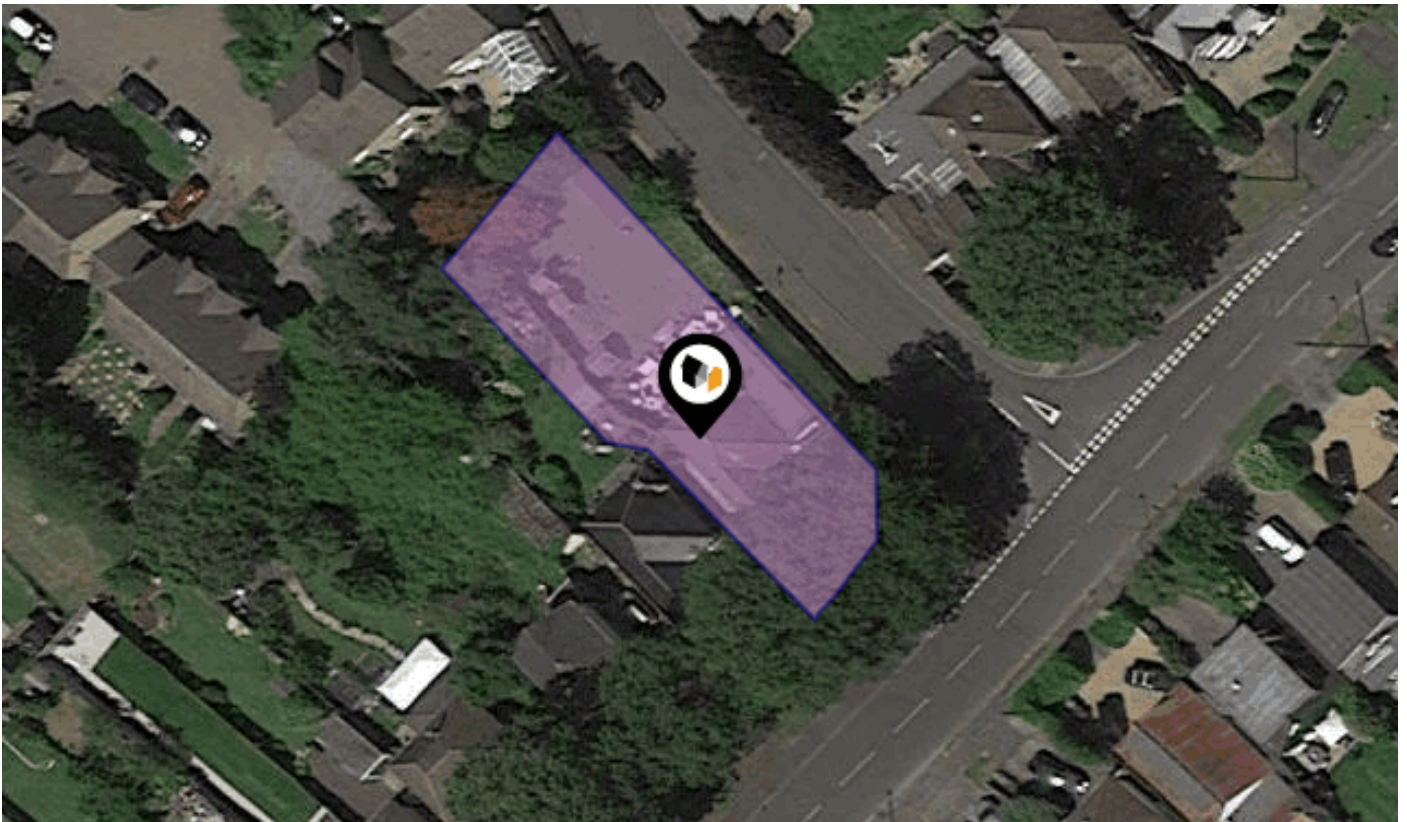


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 23rd May 2024



50, HAMESMOOR ROAD, MYTCHETT, CAMBERLEY, GU16 6JB

Avocado Property

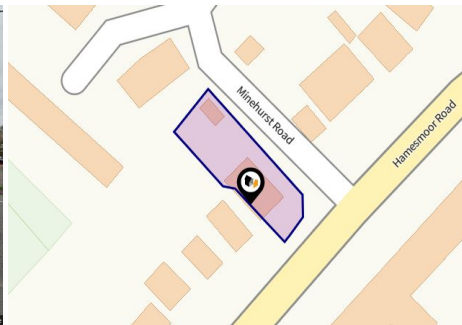
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Property Overview



Property

Type:	Detached	Last Sold Date:	02/06/2014
Bedrooms:	4	Last Sold Price:	£358,500
Floor Area:	1,323 ft ² / 123 m ²	Last Sold £/ft²:	£325
Plot Area:	0.15 acres	Tenure:	Freehold
Year Built :	1950-1966		
Council Tax :	Band E		
Annual Estimate:	£2,880		
Title Number:	SY195940		
UPRN:	100061549652		

Local Area

Local Authority:	Surrey
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	High

Satellite/Fibre TV Availability:



Planning History

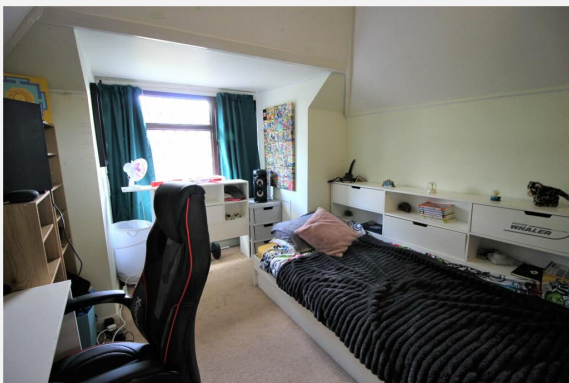
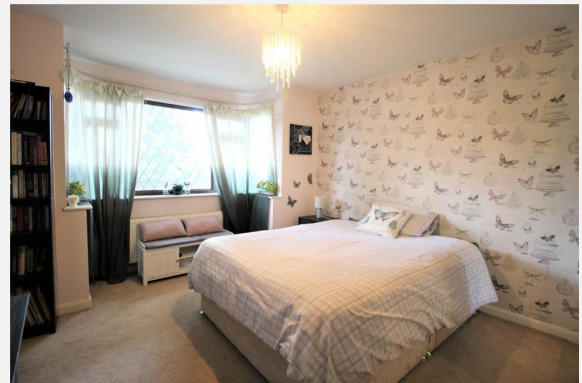
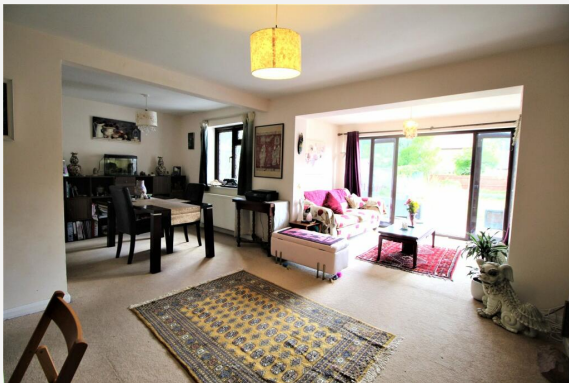
This Address



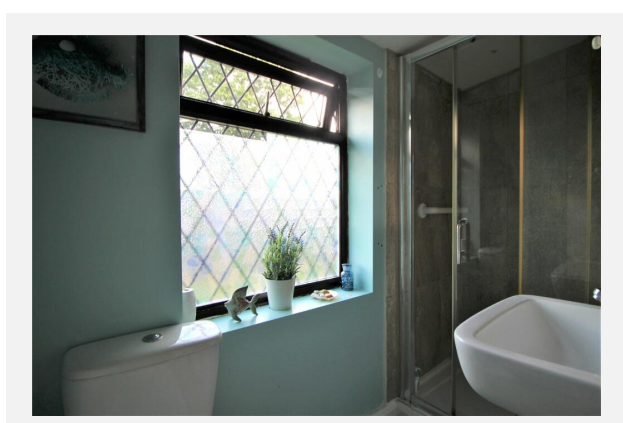
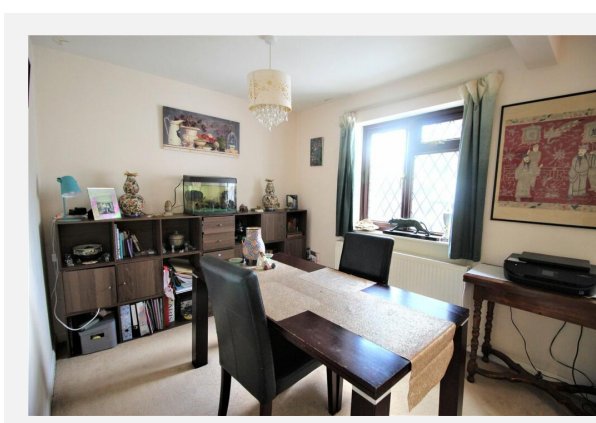
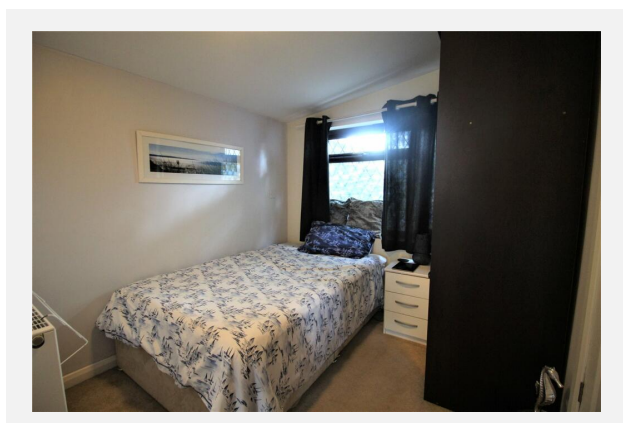
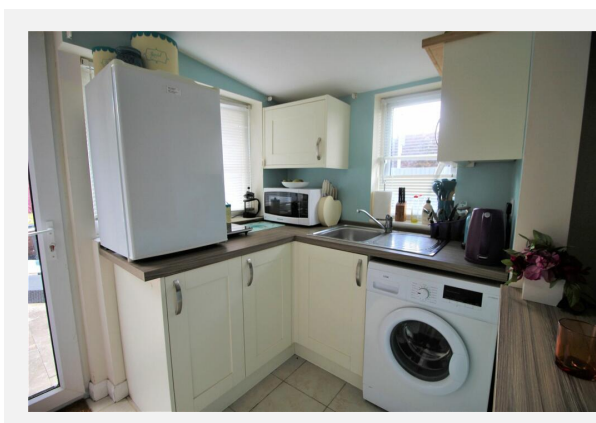
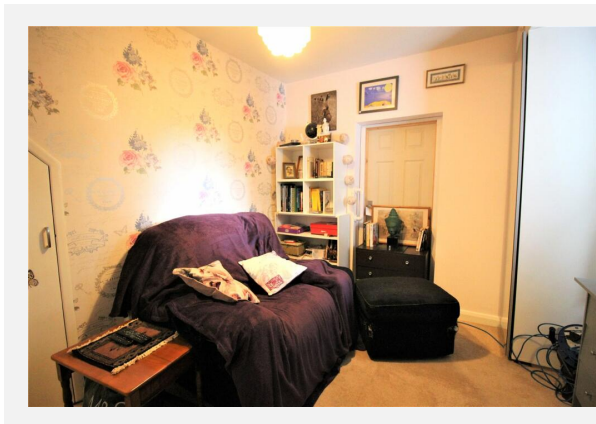
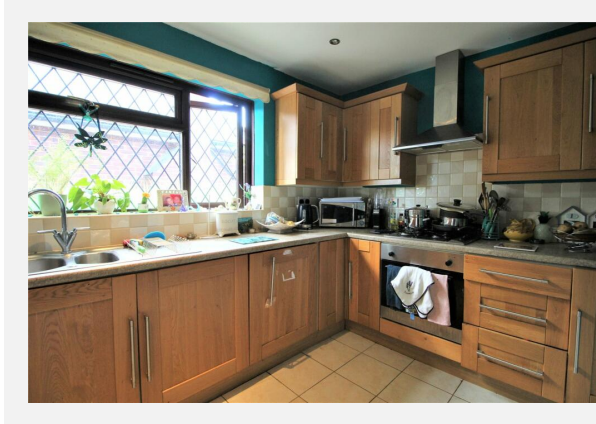
Planning records for: *50, Hamesmoor Road, Mytchett, Camberley, GU16 6JB*

Reference - 08/0428	
Decision:	Unknown
Date:	17th April 2008
Description:	Certificate of Lawful existing development for the erection of a single storey side and rear extension and loft conversion including a rear dormer. (Amended info rec'd 17/06/08).

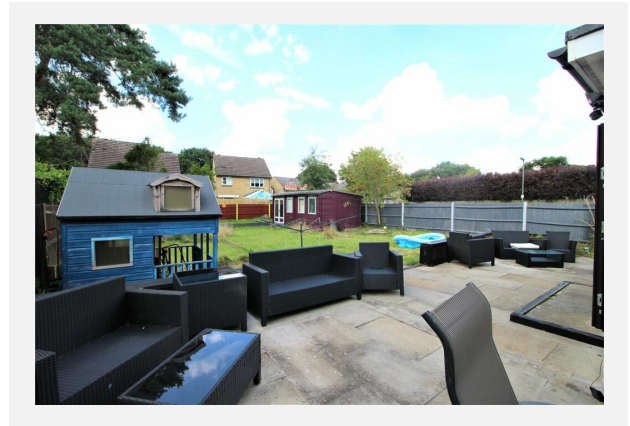
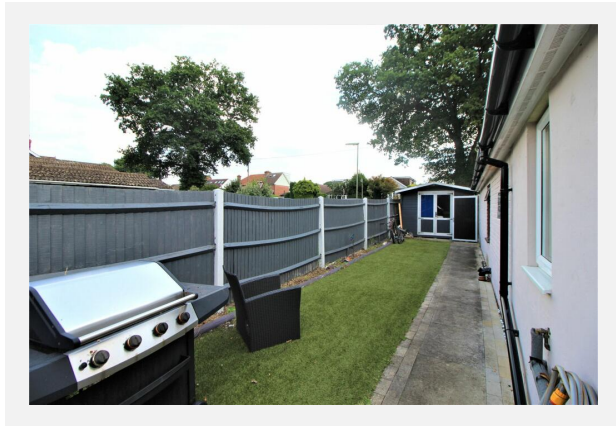
Gallery Photos



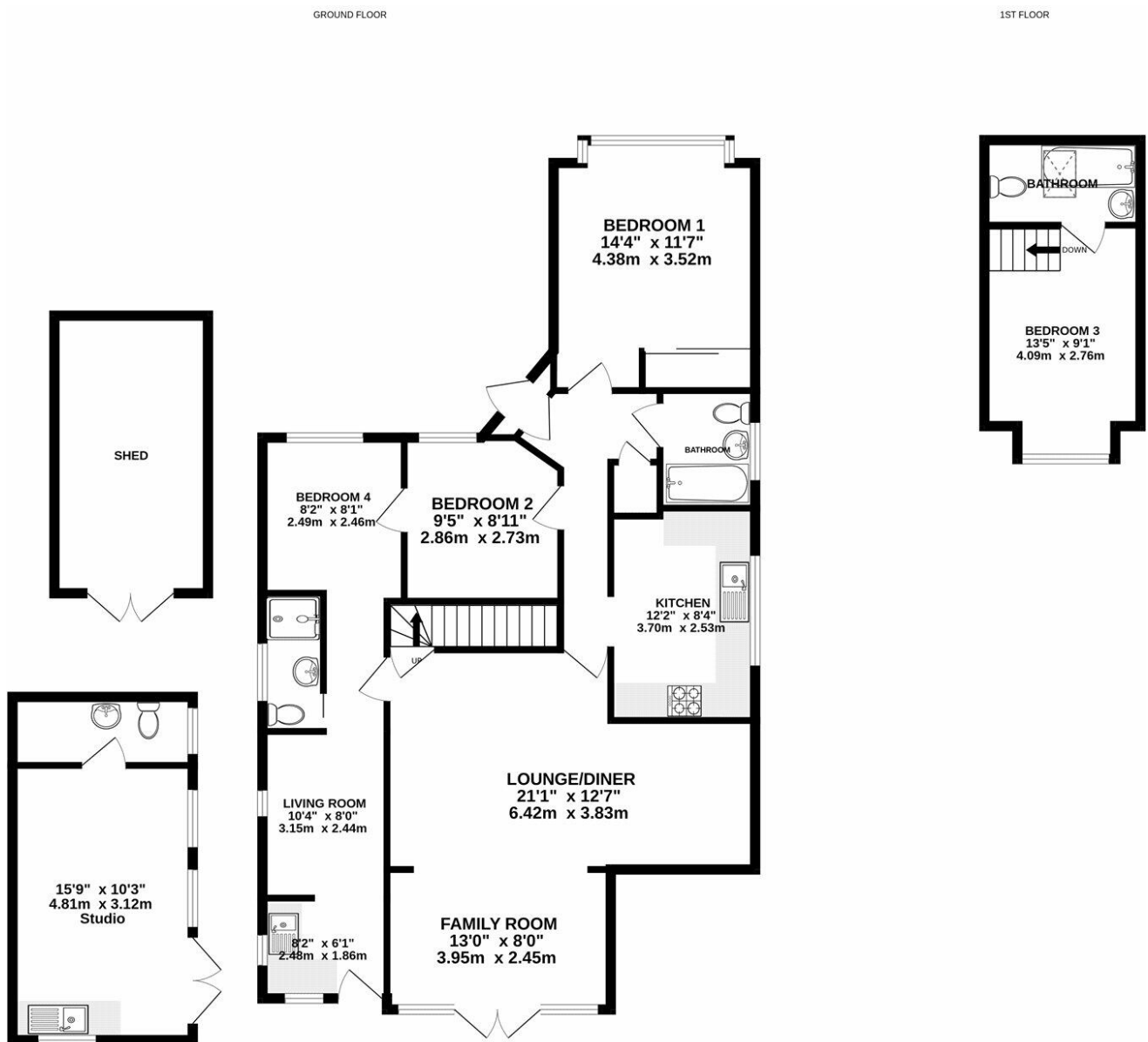
Gallery Photos



Gallery Photos



50, HAMESMOOR ROAD, MYTCHETT, CAMBERLEY, GU16 6JB



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property
EPC - Certificate



50 HAMESMOOR ROAD, CAMBERLEY, GU16 6JB

Energy rating

D

Valid until 23.04.2034

Certificate number
 0380-2667-5340-2224-8765

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	70 C
39-54	E		
21-38	F		
1-20	G		

Property

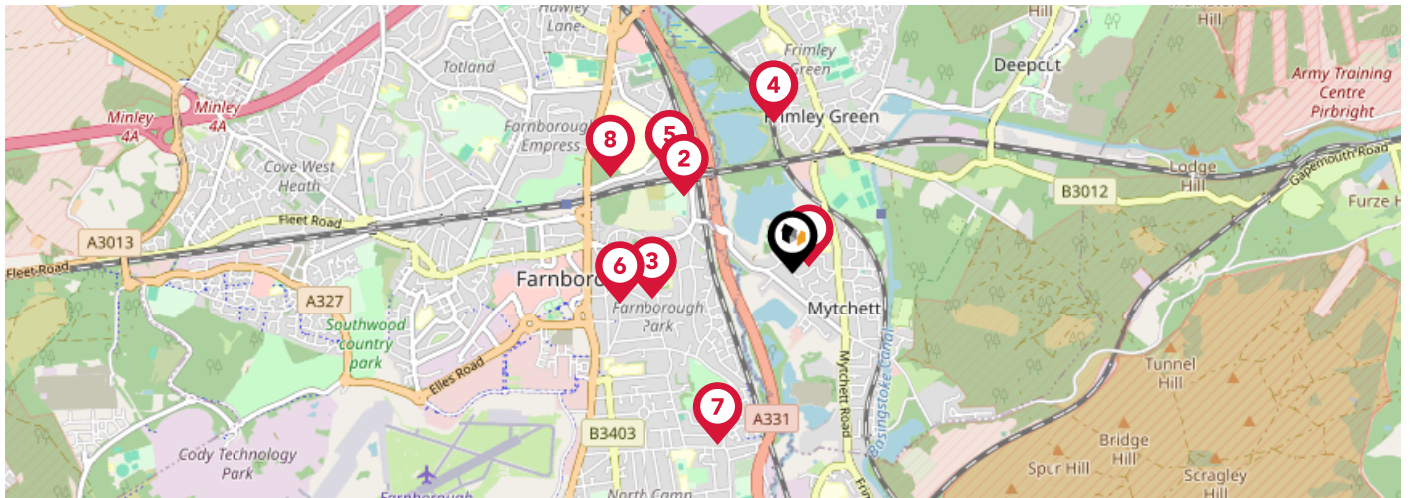
EPC - Additional Data



Additional EPC Data

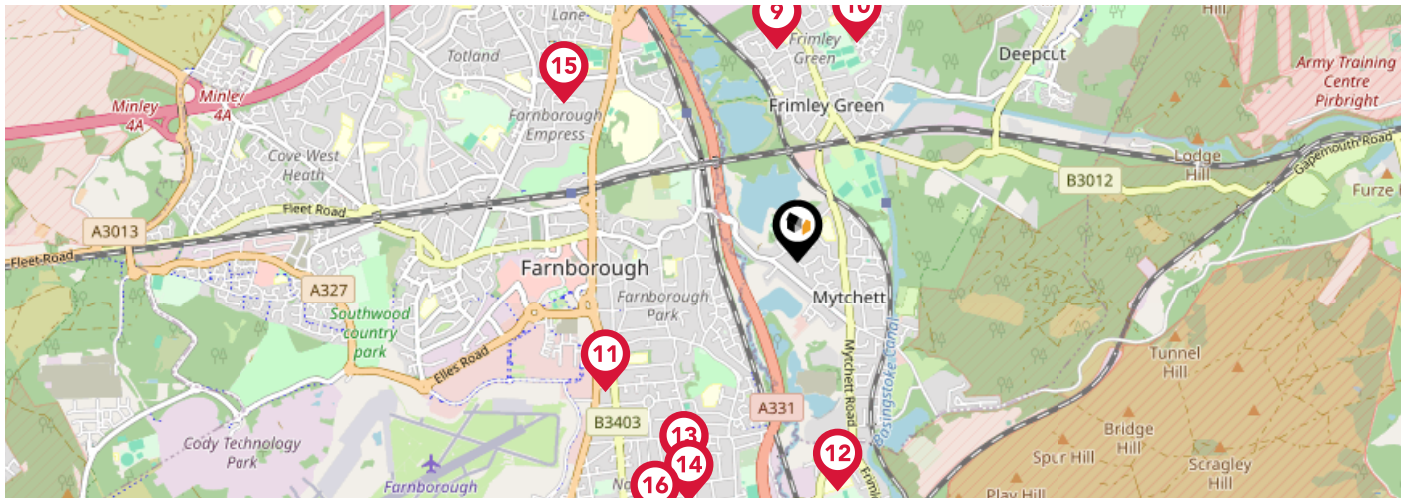
Property Type:	Detached bungalow
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very poor
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, 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 73% of fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, dual fuel (mineral and wood)
Total Floor Area:	123 m ²

Area Schools



	Nursery	Primary	Secondary	College	Private
1 Mytchett Primary & Nursery Academy Ofsted Rating: Good Pupils: 255 Distance:0.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 North Farnborough Infant School Ofsted Rating: Good Pupils: 166 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 St Patrick's Catholic Primary School Ofsted Rating: Good Pupils: 262 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Cross Farm Infant Academy Ofsted Rating: Outstanding Pupils: 145 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Henry Tyndale School Ofsted Rating: Outstanding Pupils: 156 Distance:0.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 St Peter's Church of England Aided Junior School Ofsted Rating: Requires Improvement Pupils: 191 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 South Farnborough Junior School Ofsted Rating: Outstanding Pupils: 390 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Farnborough Hill Ofsted Rating: Not Rated Pupils: 553 Distance:0.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

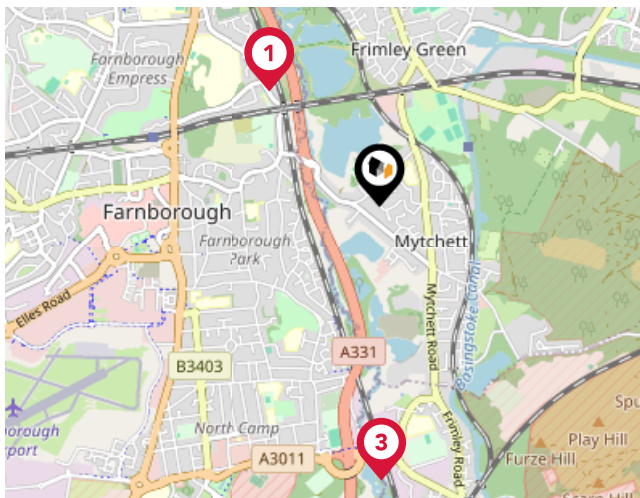
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 Frimley CofE Junior School Ofsted Rating: Good Pupils: 340 Distance:0.99</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Sandringham Infant & Nursery Academy Ofsted Rating: Good Pupils: 203 Distance:1.05</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Farnborough College of Technology Ofsted Rating: Outstanding Pupils:0 Distance:1.08</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Holly Lodge Primary Academy Ofsted Rating: Good Pupils: 416 Distance:1.08</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Salesian College Ofsted Rating: Not Rated Pupils: 635 Distance:1.11</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 South Farnborough Infant School Ofsted Rating: Outstanding Pupils: 324 Distance:1.23</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 The Sixth Form College Farnborough Ofsted Rating: Outstanding Pupils:0 Distance:1.31</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 St Mark's Church of England Aided Primary School Ofsted Rating: Outstanding Pupils: 103 Distance:1.38</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

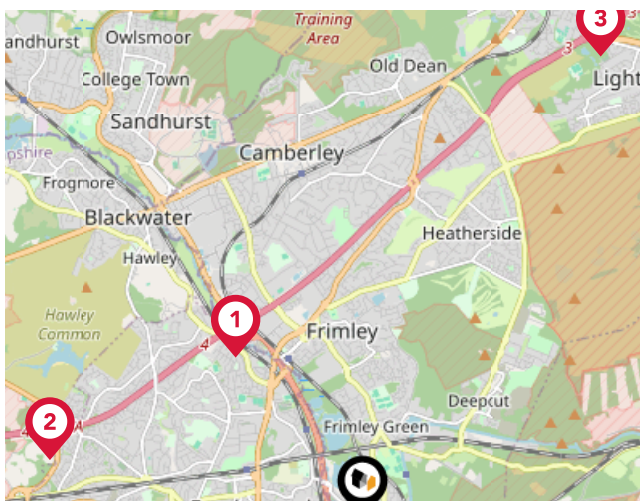
Area

Transport (National)



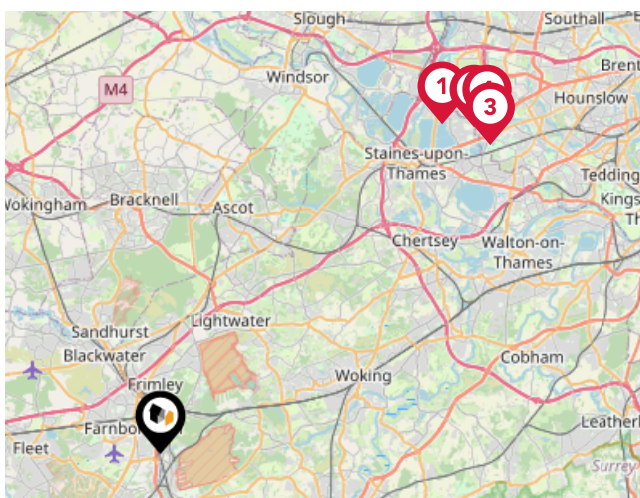
National Rail Stations

Pin	Name	Distance
1	Farnborough North Rail Station	0.74 miles
2	Farnborough North Rail Station	0.75 miles
3	North Camp Rail Station	1.27 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J4	1.9 miles
2	M3 J4A	2.94 miles
3	M3 J3	4.83 miles
4	M4 J10	10.89 miles
5	M3 J2	11.05 miles

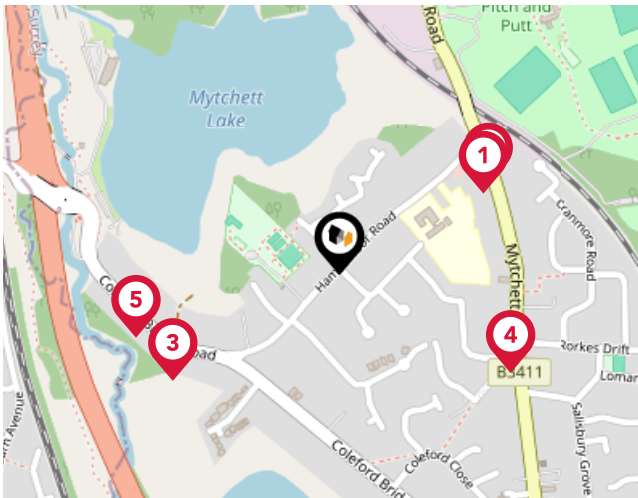


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport Terminal 5	16.11 miles
2	London Heathrow Airport Terminal 3	16.8 miles
3	London Heathrow Airport Terminal 4	16.76 miles
4	London Heathrow Airport Terminal 2	17.12 miles

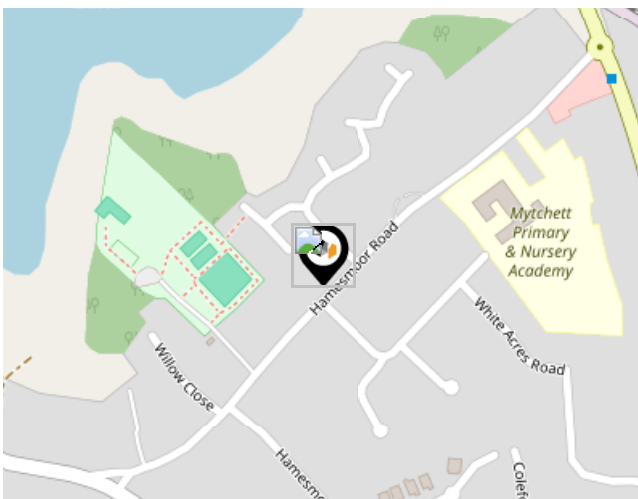
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	The Miners Arms	0.19 miles
2	The Miners Arms	0.2 miles
3	Hamesmoor Road	0.23 miles
4	Convenience Store	0.23 miles
5	Hamesmoor Road	0.25 miles



Ferry Terminals

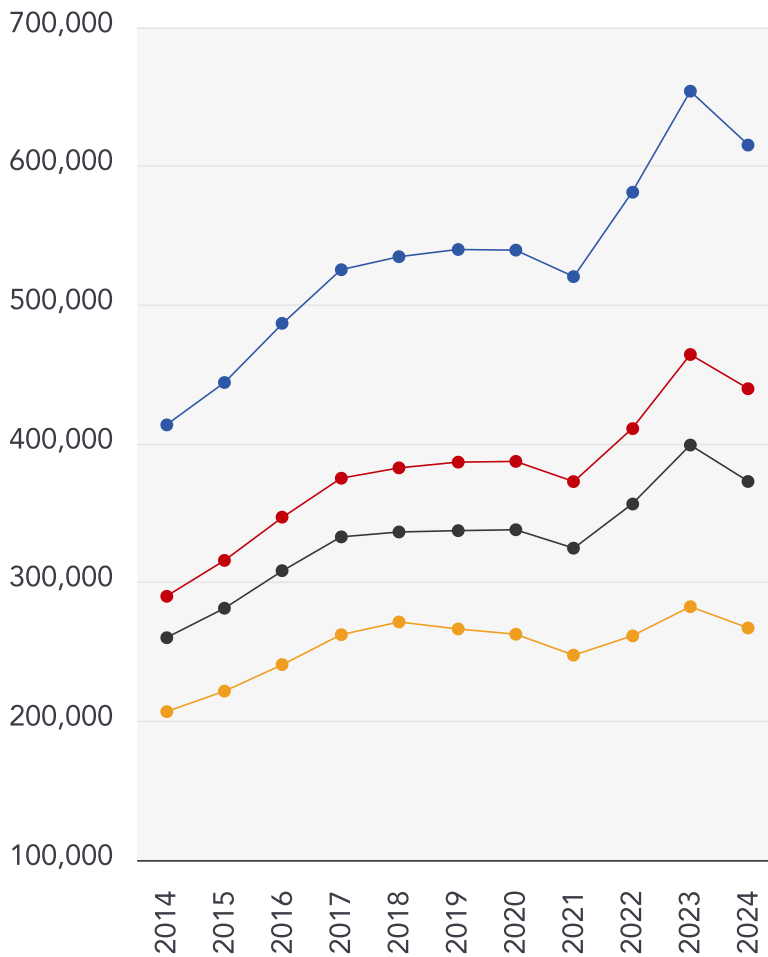
Pin	Name	Distance
1	Shepperton Ferry Landing	13.32 miles
2	Weybridge Ferry Landing	13.31 miles
3	Weybridge Ferry Landing	13.32 miles

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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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.

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