

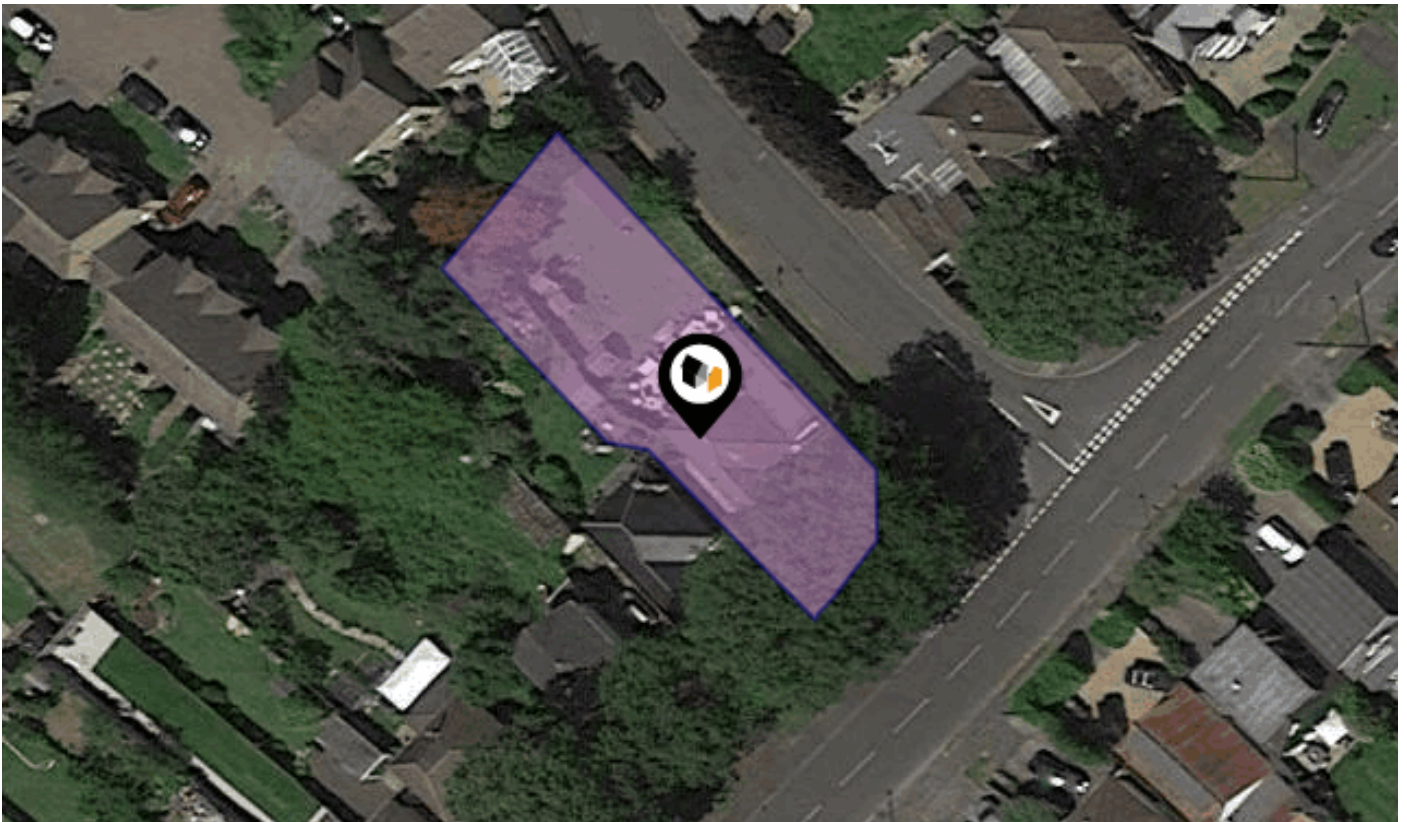


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 23rd April 2024



HAMESMOOR ROAD, MYTCHETT, CAMBERLEY, GU16

Avocado Property

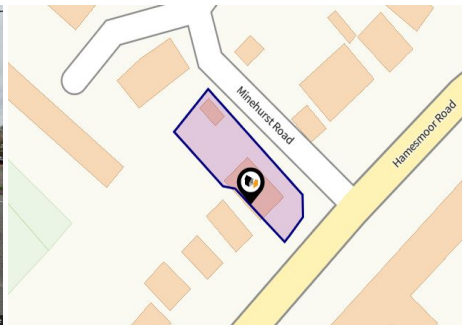
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Property Overview



Property

Type:	Detached	Last Sold £/ft²:	£325
Bedrooms:	4	Tenure:	Freehold
Floor Area:	1,097 ft ² / 102 m ²		
Plot Area:	0.15 acres		
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	Very Low
• Surface Water	High

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

5 mb/s	60 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

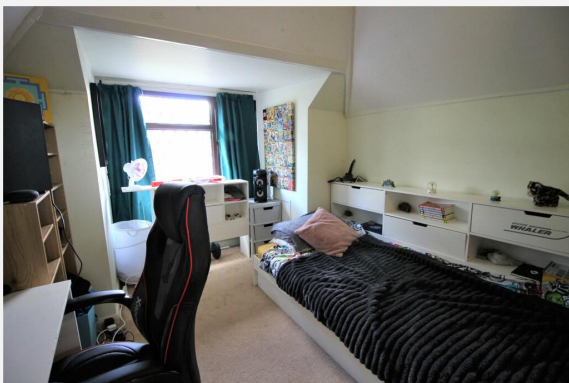
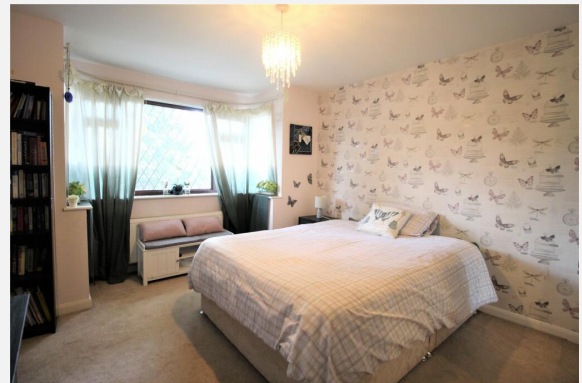
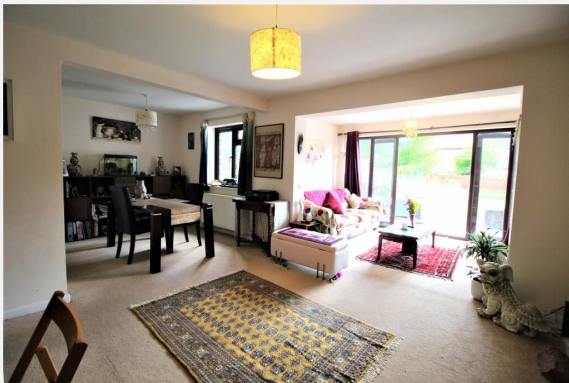
This Address



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).

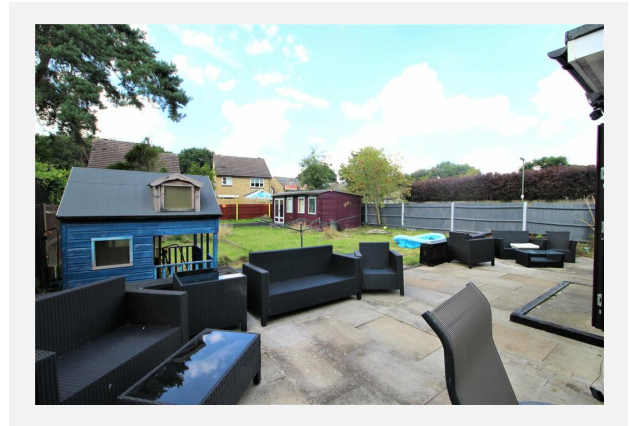
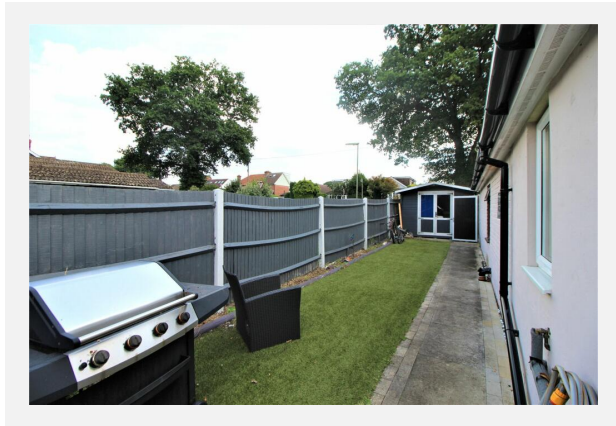
Gallery Photos



Gallery Photos



Gallery Photos



HAMESMOOR ROAD, MYTCHETT, CAMBERLEY, GU16



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



CAMBERLEY, GU16

Energy rating

C

Valid until 27.04.2020

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

Property

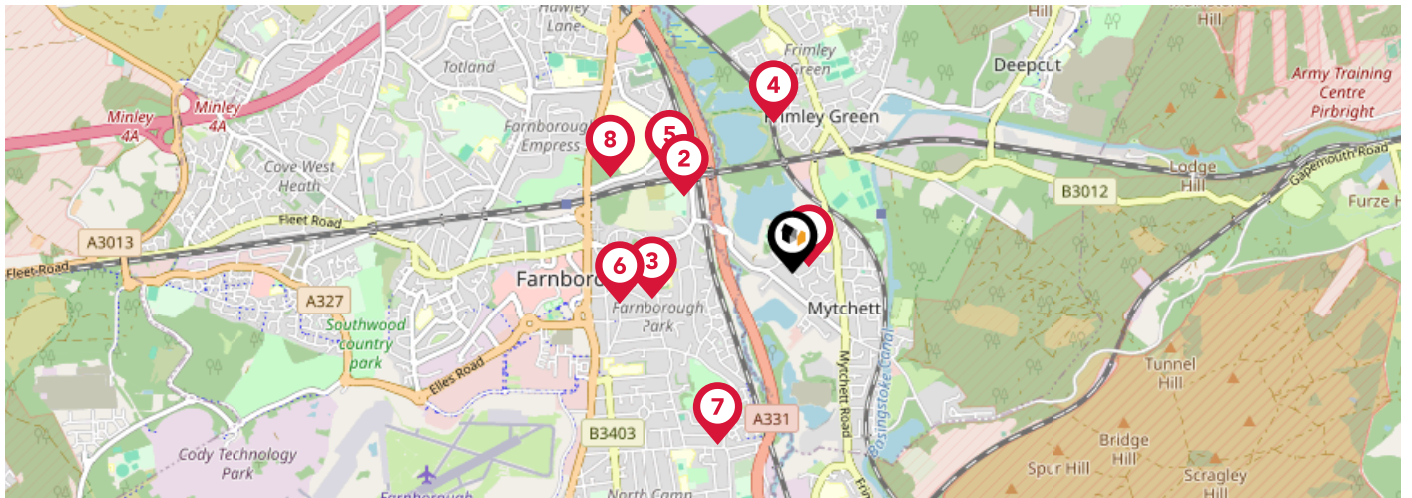
EPC - Additional Data



Additional EPC Data

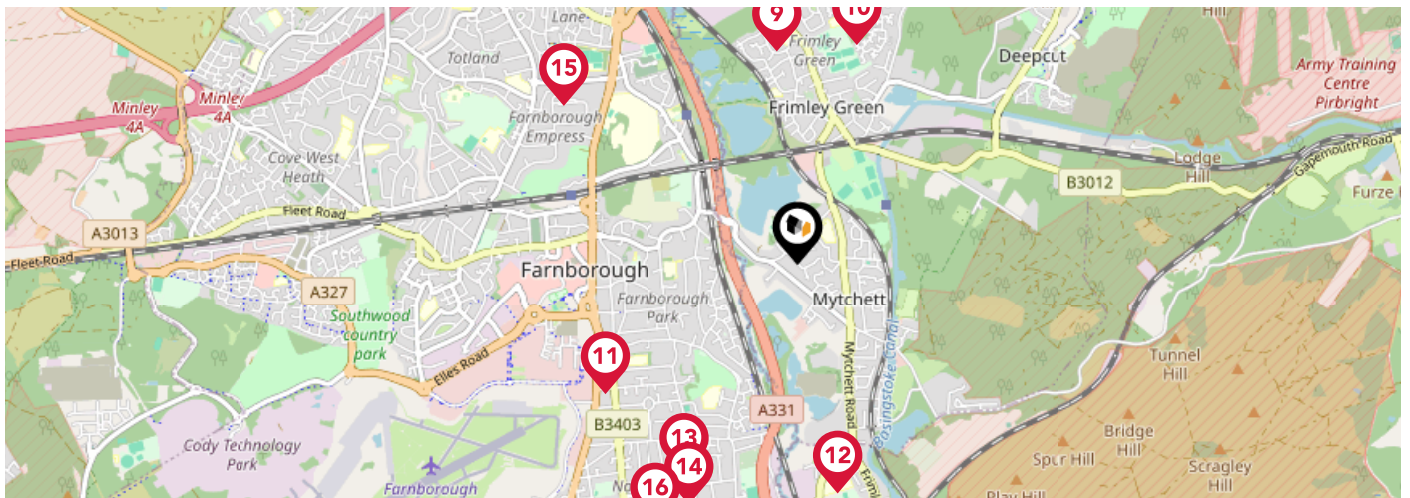
Property Type:	Detached bungalow
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 50% of fixed outlets
Lighting Energy:	Good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	102 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"/>

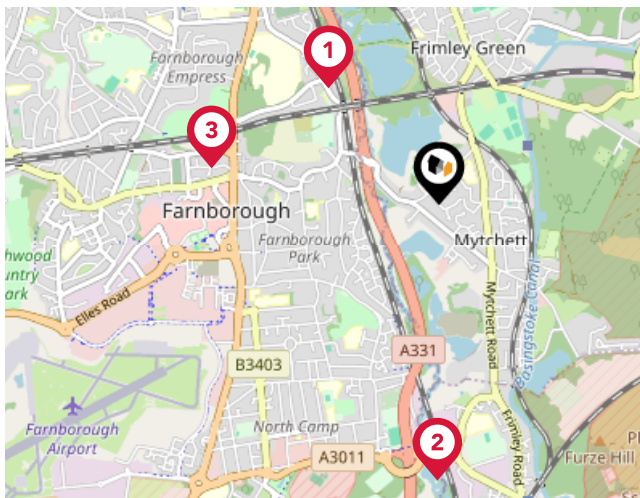
Area Schools



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

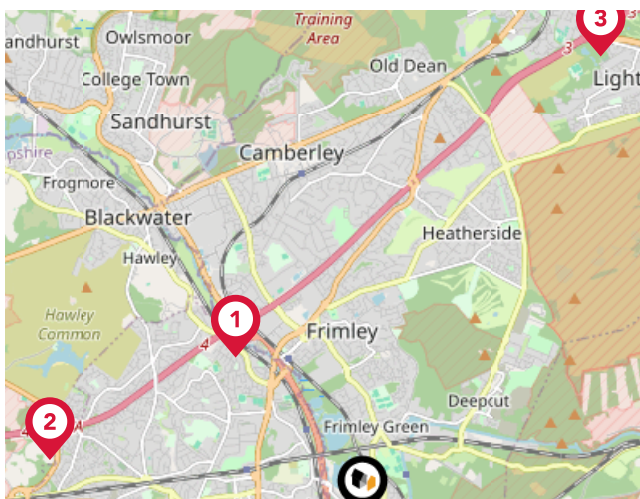
Area

Transport (National)



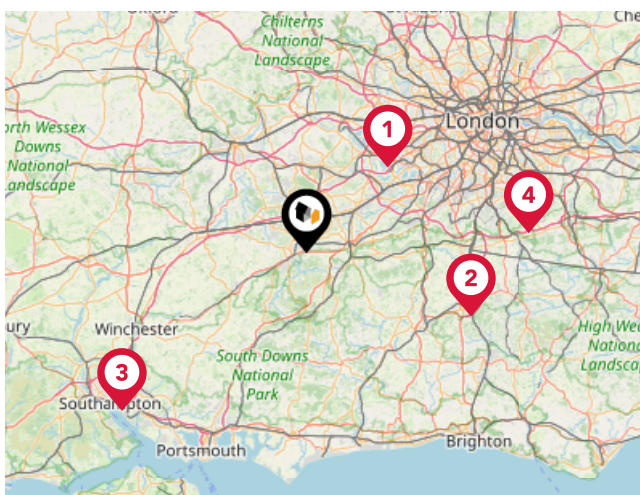
National Rail Stations

Pin	Name	Distance
1	Farnborough North Rail Station	0.75 miles
2	North Camp Rail Station	1.28 miles
3	Farnborough (Main) Rail Station	1.07 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

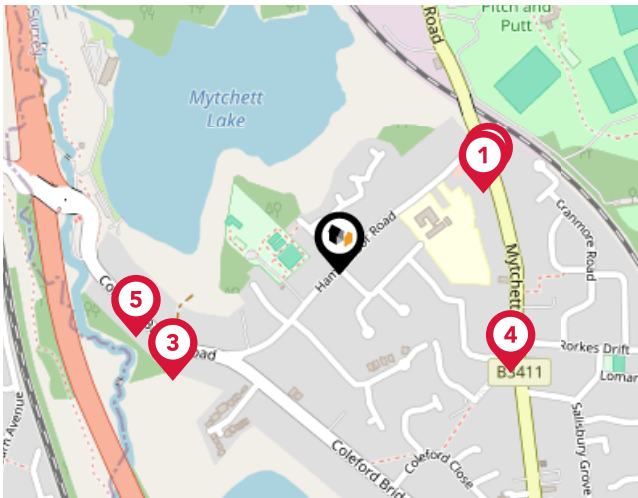


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	17.31 miles
2	London Gatwick Airport	26.39 miles
3	Southampton Airport	36.22 miles
4	Biggin Hill Airport	33.16 miles

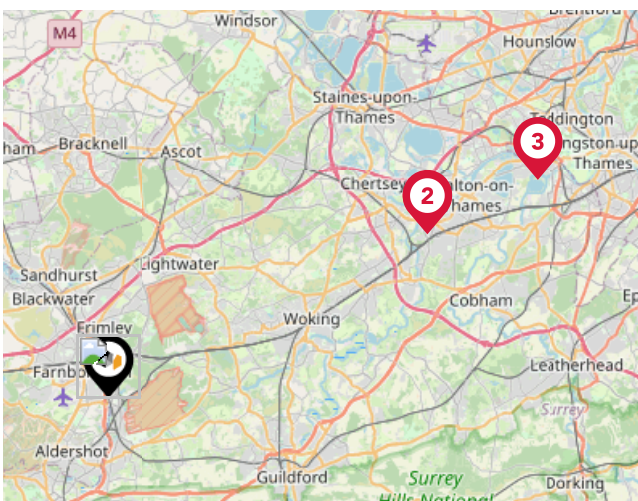
Area

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

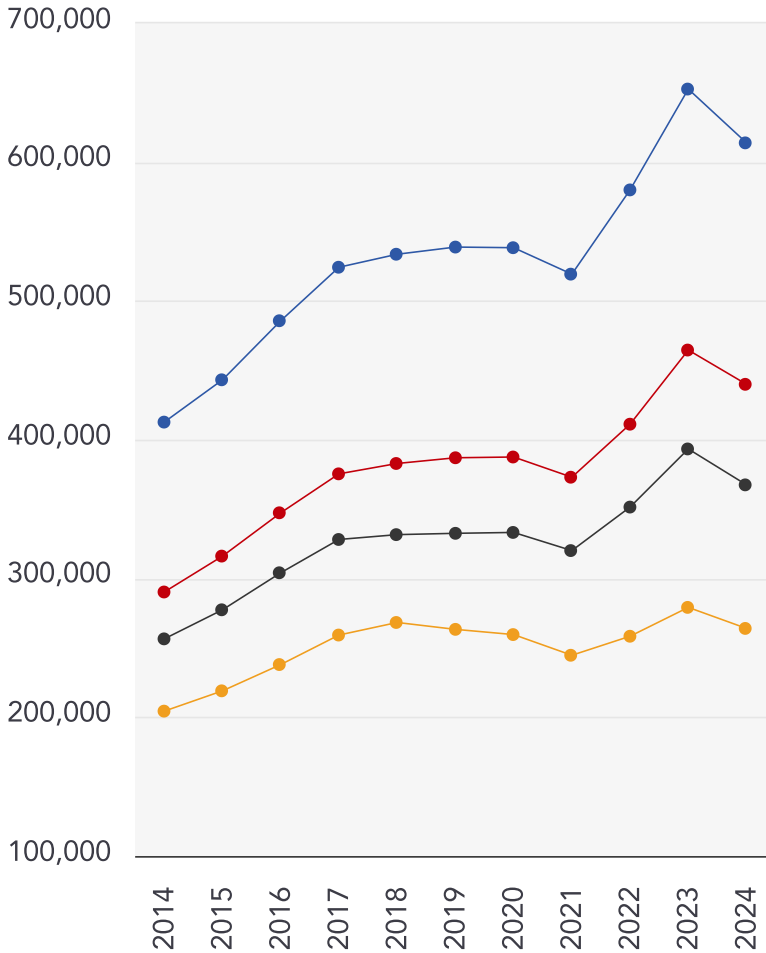
Pin	Name	Distance
1	Shepperton Ferry Landing	13.32 miles
2	Weybridge Ferry Landing	13.31 miles
3	Moulsey - Hurst Park Ferry Landing	17.84 miles

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

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.



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