

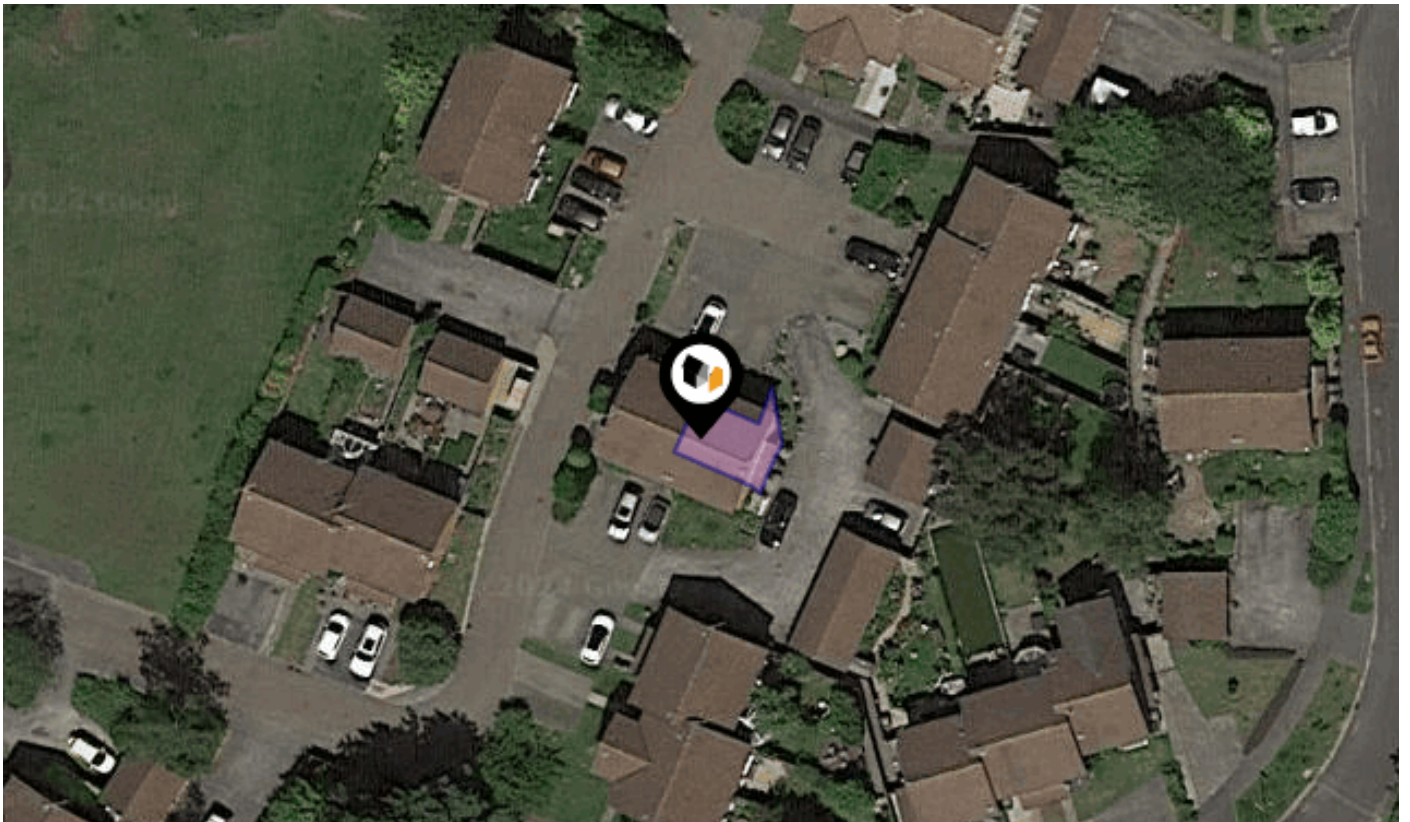


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 23rd May 2024



20, WINGFIELD GARDENS, FRIMLEY, CAMBERLEY, GU16 9QD

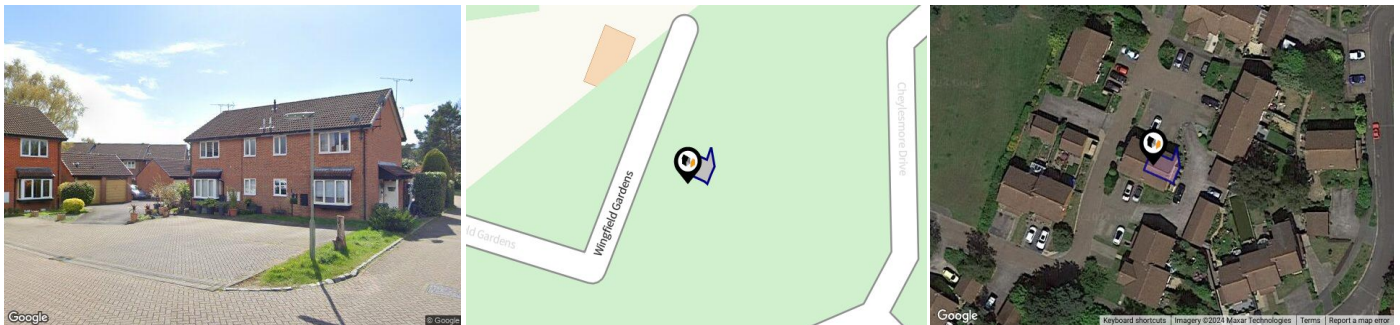
Avocado Property

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Property Overview



Property

Type:	Terraced	Last Sold Date:	29/06/2020
Bedrooms:	1	Last Sold Price:	£228,000
Floor Area:	452 ft ² / 42 m ²	Last Sold £/ft²:	£517
Plot Area:	0.01 acres	Tenure:	Freehold
Year Built :	1983-1990		
Council Tax :	Band C		
Annual Estimate:	£2,094		
Title Number:	SY567152		
UPRN:	100061559728		

Local Area

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

Satellite/Fibre TV Availability:



Property
EPC - Certificate



20 Wingfield Gardens, Frimley, CAMBERLEY, GU16 9QD

Energy rating

C

Valid until 05.05.2034

Certificate number
 5234-4725-5300-0006-7206

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	73 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

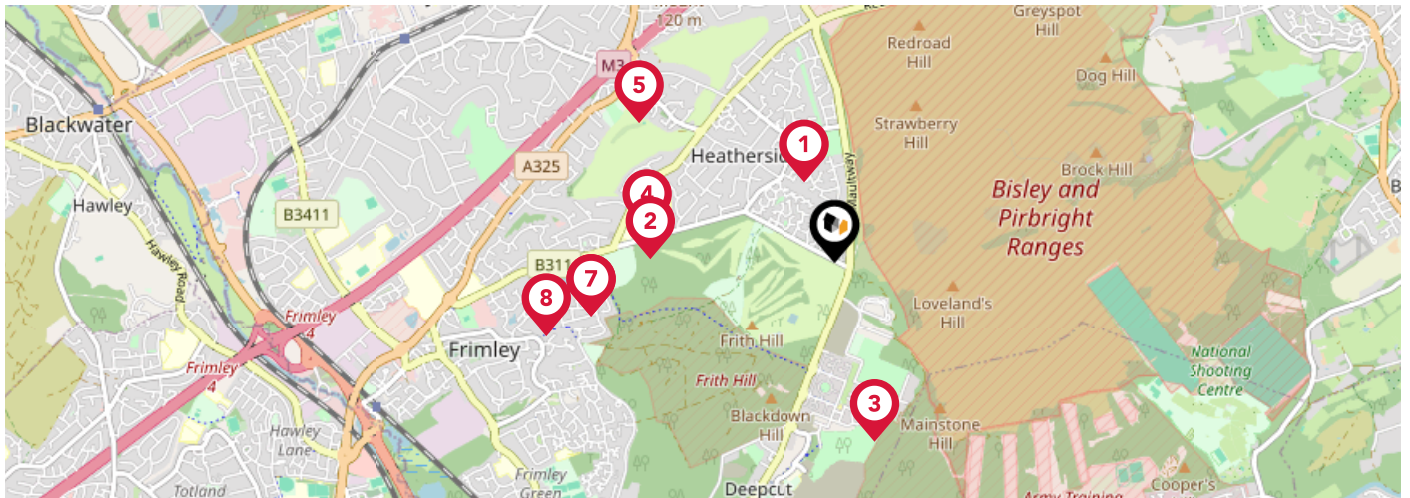
EPC - Additional Data



Additional EPC Data

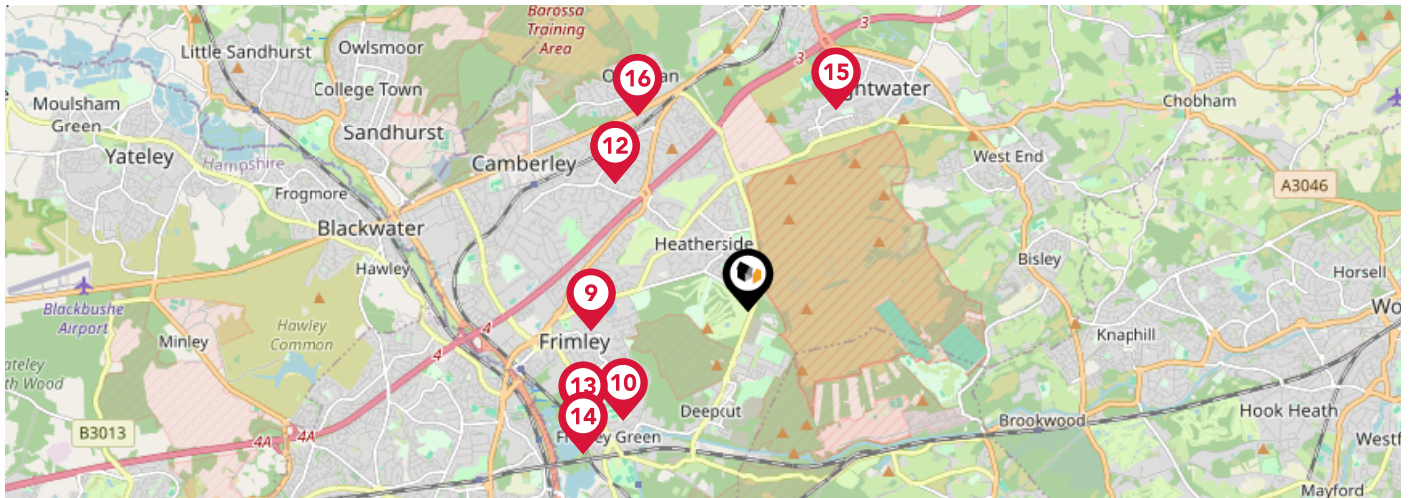
Property Type:	End-terrace house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	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 all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	42 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
Heather Ridge Infant School Ofsted Rating: Outstanding Pupils: 179 Distance:0.39		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ravenscote Junior School Ofsted Rating: Outstanding Pupils: 621 Distance:0.85		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Portesbery School Ofsted Rating: Good Pupils: 113 Distance:0.86		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carwarden House Community School Ofsted Rating: Good Pupils: 144 Distance:0.88		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Prior Heath Infant School Ofsted Rating: Good Pupils: 179 Distance:1.11		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Augustine's Catholic Primary School Ofsted Rating: Outstanding Pupils: 434 Distance:1.16		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tomlinscote School Ofsted Rating: Outstanding Pupils: 1479 Distance:1.16		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lakeside Nursery & Primary Academy Ofsted Rating: Good Pupils: 451 Distance:1.38		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

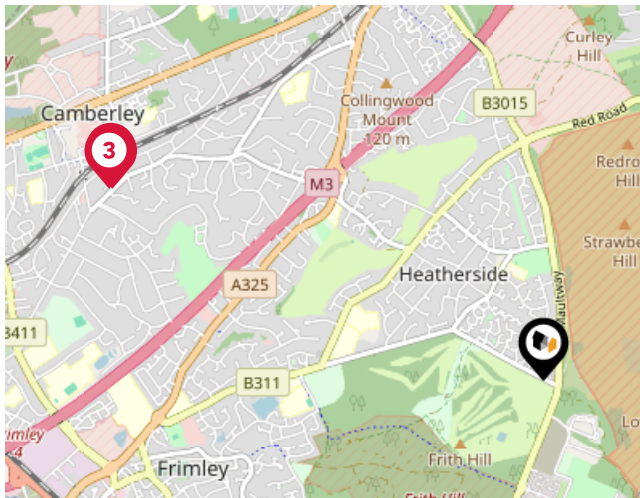
Area Schools



		Nursery	Primary	Secondary	College	Private
	The Grove Primary Academy Ofsted Rating: Good Pupils: 423 Distance:1.47	<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:1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Crawley Ridge Junior School Ofsted Rating: Good Pupils: 244 Distance:1.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Crawley Ridge Infant School Ofsted Rating: Outstanding Pupils: 174 Distance:1.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Frimley CofE Junior School Ofsted Rating: Good Pupils: 340 Distance:1.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cross Farm Infant Academy Ofsted Rating: Outstanding Pupils: 145 Distance:2.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hammond School Ofsted Rating: Good Pupils: 330 Distance:2.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Collingwood College Ofsted Rating: Good Pupils: 1749 Distance:2.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

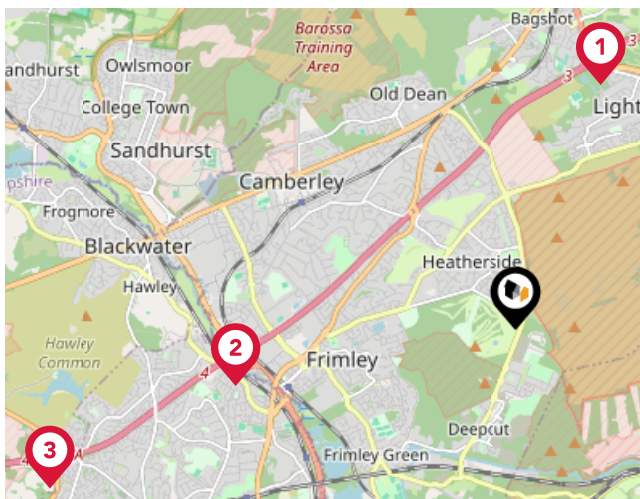
Area

Transport (National)



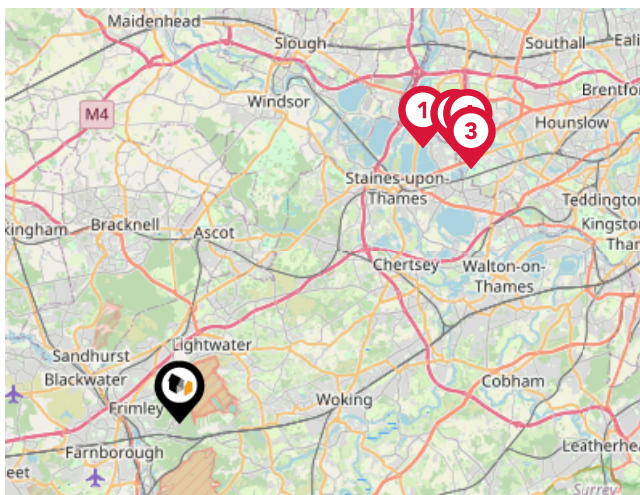
National Rail Stations

Pin	Name	Distance
1	Camberley Rail Station	2.18 miles
2	Camberley Rail Station	2.19 miles
3	Camberley Rail Station	2.19 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J3	2.41 miles
2	M3 J4	2.66 miles
3	M3 J4A	4.56 miles
4	M3 J2	8.65 miles
5	M25 J12	8.74 miles

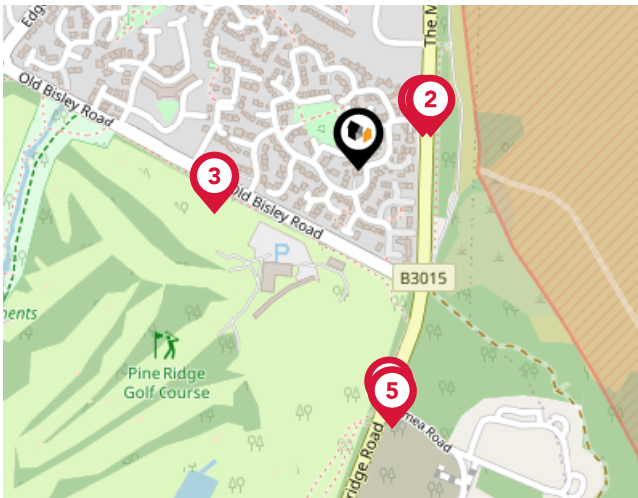


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport Terminal 5	13.64 miles
2	London Heathrow Airport Terminal 3	14.35 miles
3	London Heathrow Airport Terminal 4	14.34 miles
4	London Heathrow Airport Terminal 2	14.68 miles

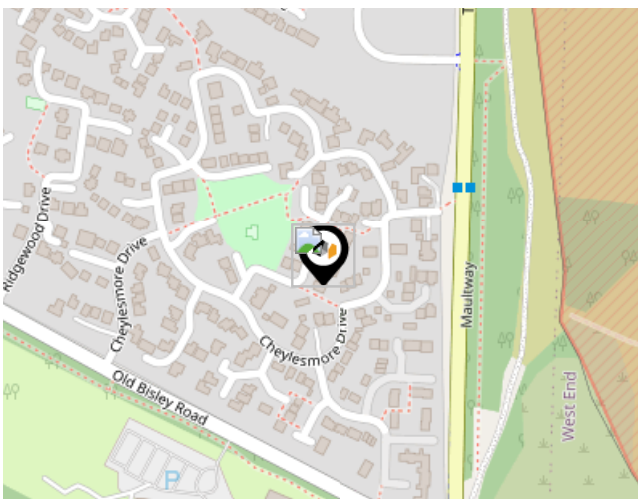
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Cheylesmore Drive	0.09 miles
2	Cheylesmore Drive	0.09 miles
3	Cheylesmore Road	0.17 miles
4	Minorca Road	0.29 miles
5	Minorca Road	0.3 miles



Ferry Terminals

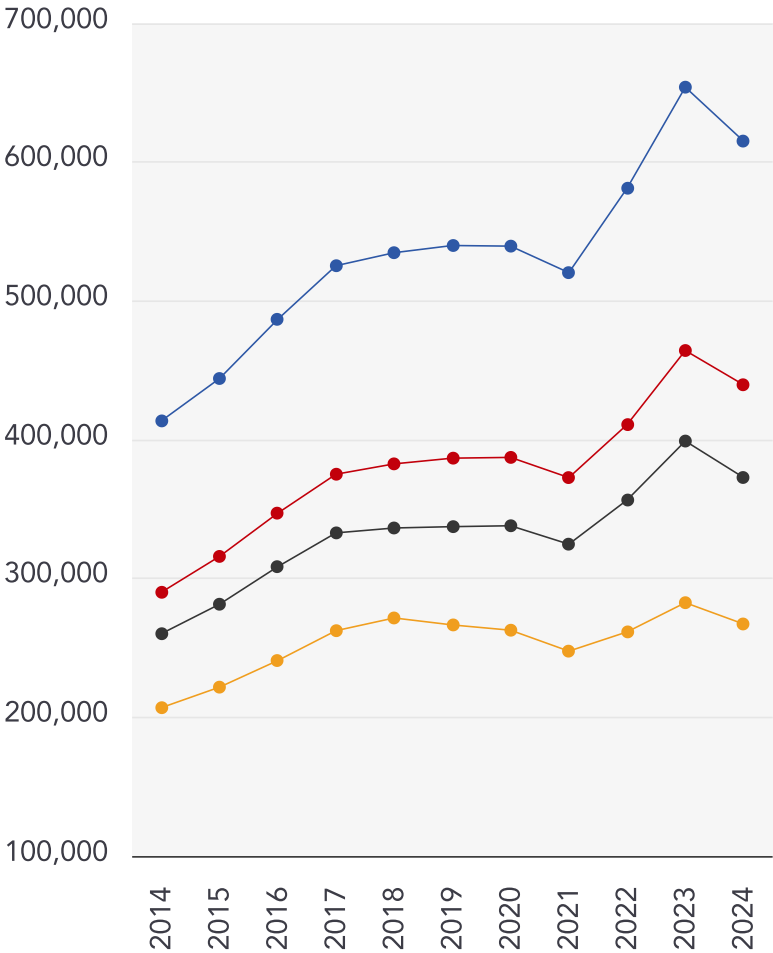
Pin	Name	Distance
1	Shepperton Ferry Landing	11.18 miles
2	Weybridge Ferry Landing	11.17 miles
3	Weybridge Ferry Landing	11.18 miles

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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