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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 21<sup>st</sup> May 2024



**STEVENSON DRIVE, BINFIELD, BRACKNELL, RG42**

**Avocado Property**

07519 024 359

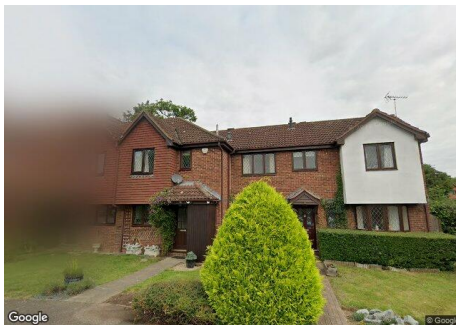
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# Property Overview



## Property

<b>Type:</b>	Terraced	<b>Last Sold £/ft<sup>2</sup>:</b>	£417
<b>Bedrooms:</b>	3	<b>Tenure:</b>	Freehold
<b>Floor Area:</b>	828 ft <sup>2</sup> / 77 m <sup>2</sup>		
<b>Plot Area:</b>	0.04 acres		
<b>Year Built :</b>	1991-1995		
<b>Council Tax :</b>	Band E		
<b>Annual Estimate:</b>	£2,507		
<b>Title Number:</b>	BK280828		
<b>UPRN:</b>	100080208621		

## Local Area

<b>Local Authority:</b>	Bracknell forest
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	No Risk
● Surface Water	High

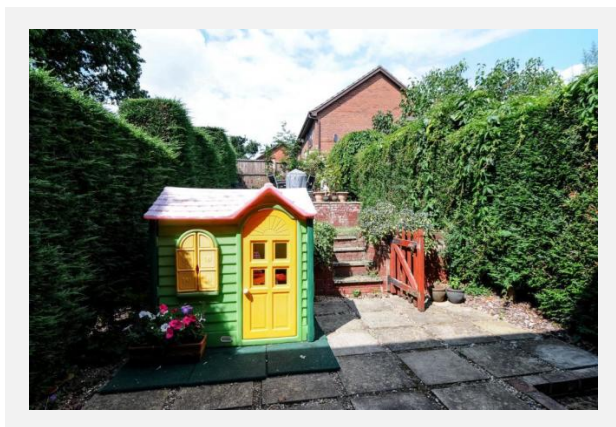
### Satellite/Fibre TV Availability:



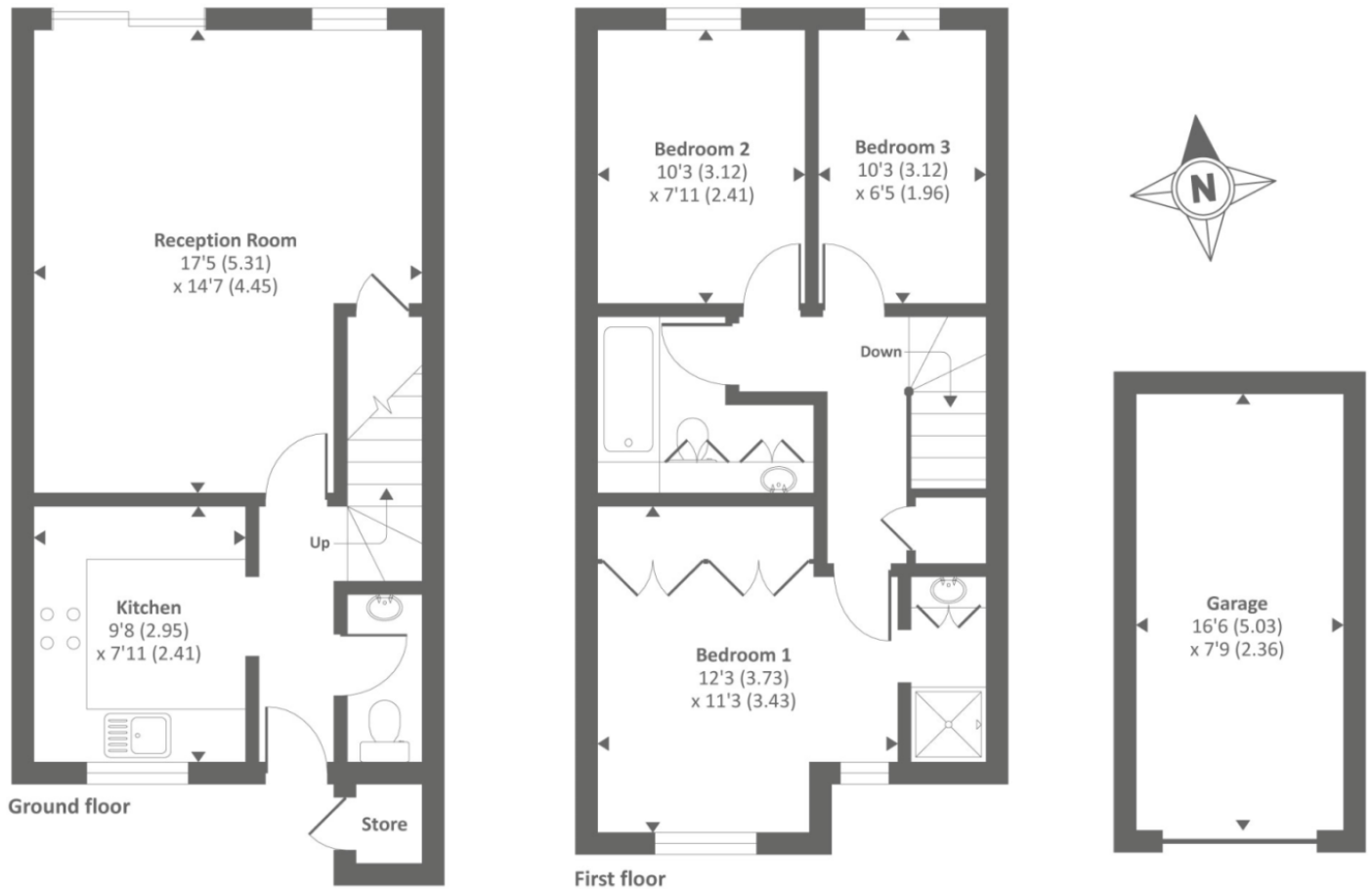
# Gallery Photos



# Gallery Photos



## STEVENSON DRIVE, BINFIELD, BRACKNELL, RG42



Approx. gross internal floor area 961 SQFT / 89.2 SQM (Includes Garage and Excludes Store)  
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# Property EPC - Certificate



Stevenson Drive, Binfield, RG42

Energy rating

# C

Valid until 02.07.2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C	71   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Property

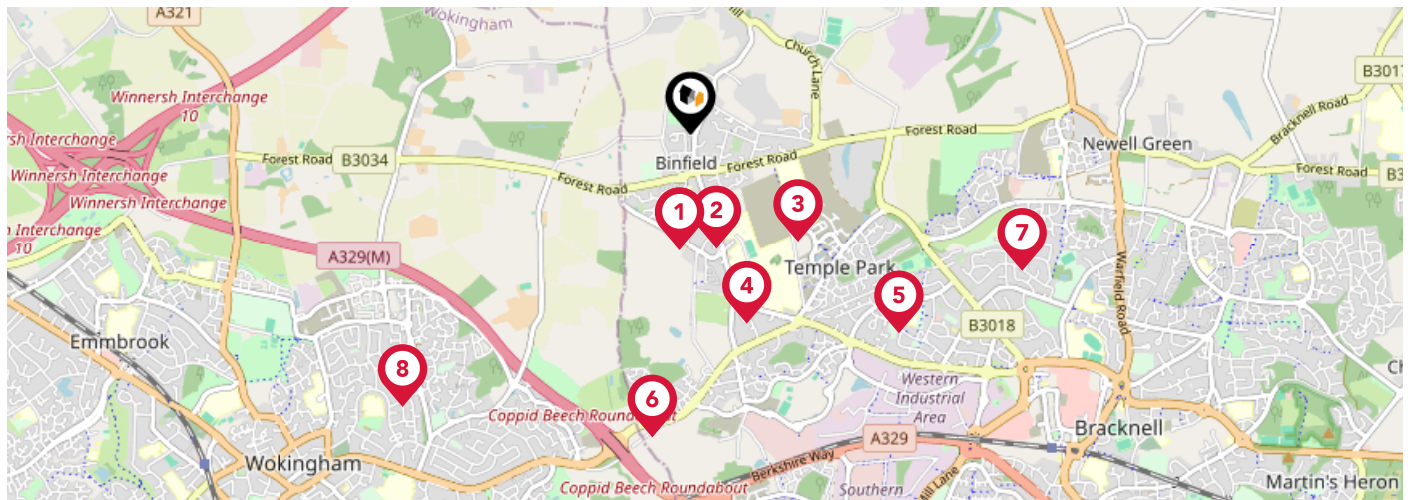
## EPC - Additional Data



### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Unknown
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 250 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	77 m <sup>2</sup>

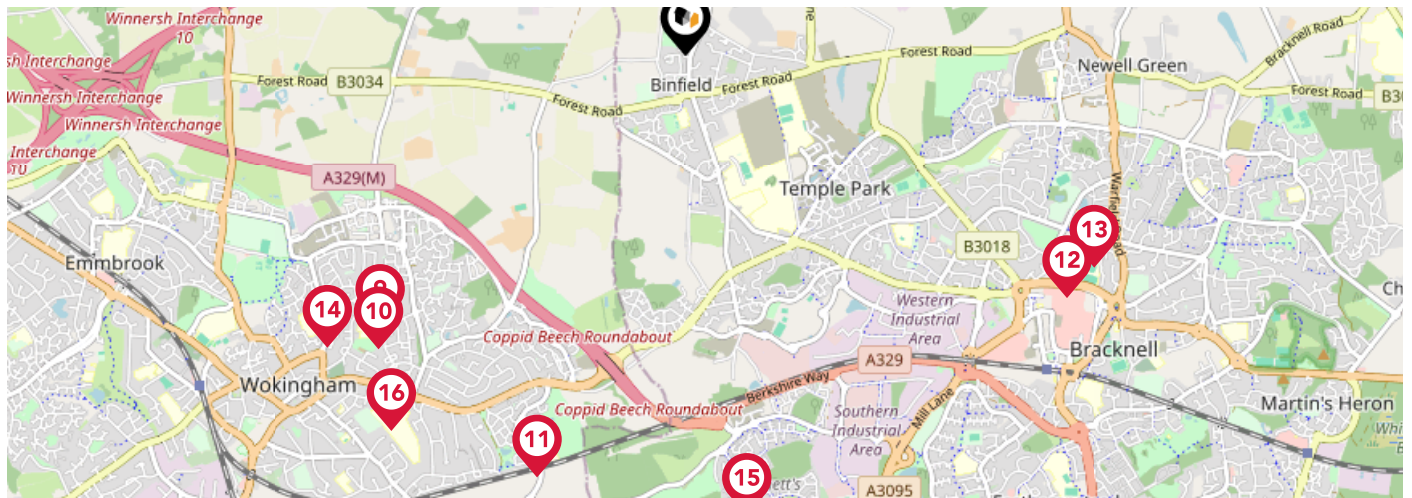
# Area Schools



	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>Binfield Church of England Primary School</b> Ofsted Rating: Good   Pupils: 407   Distance:0.54</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>Cressex Lodge (SWAAY)</b> Ofsted Rating: Good   Pupils: 18   Distance:0.54</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>King's Academy Binfield</b> Ofsted Rating: Not Rated   Pupils: 322   Distance:0.7</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>Newbold</b> Ofsted Rating: Good   Pupils: 67   Distance:0.91</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>Meadow Vale Primary School</b> Ofsted Rating: Good   Pupils: 647   Distance:1.33</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>King's Academy Oakwood</b> Ofsted Rating: Not Rated   Pupils: 50   Distance:1.41</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>Kennel Lane School</b> Ofsted Rating: Good   Pupils: 195   Distance:1.65</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>Foundry College</b> Ofsted Rating: Good   Pupils: 23   Distance:1.84</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



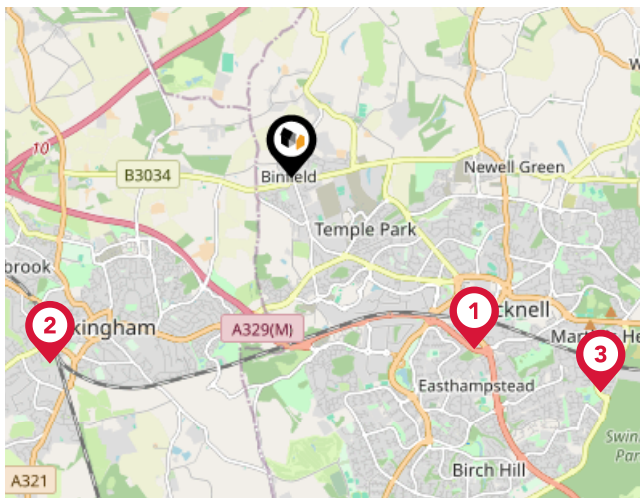
# Area Schools



	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Keep Hatch Primary School</b> Ofsted Rating: Good   Pupils:0   Distance:1.89</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>All Saints CofE (Aided) Primary School</b> Ofsted Rating: Good   Pupils: 305   Distance:1.97</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Floreat Montague Park Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 238   Distance:2.07</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>Garth Hill College</b> Ofsted Rating: Good   Pupils: 1528   Distance:2.09</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Sandy Lane Primary School</b> Ofsted Rating: Good   Pupils: 501   Distance:2.13</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>High Close School</b> Ofsted Rating: Good   Pupils: 79   Distance:2.14</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Jennett's Park CofE Primary School</b> Ofsted Rating: Good   Pupils: 441   Distance:2.15</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>St Crispin's School</b> Ofsted Rating: Good   Pupils: 1181   Distance:2.21</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

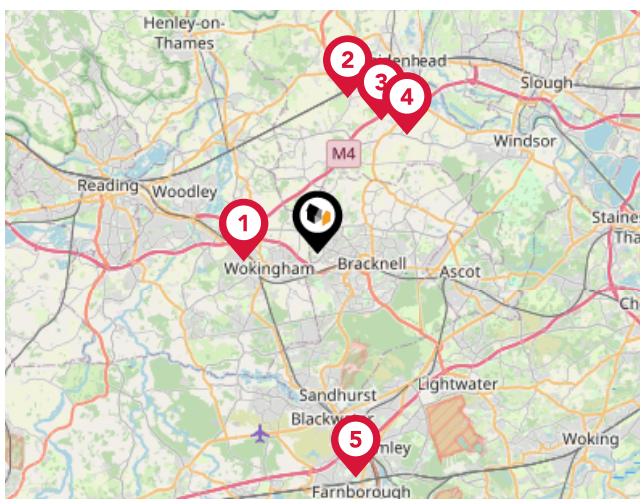
# Area

## Transport (National)



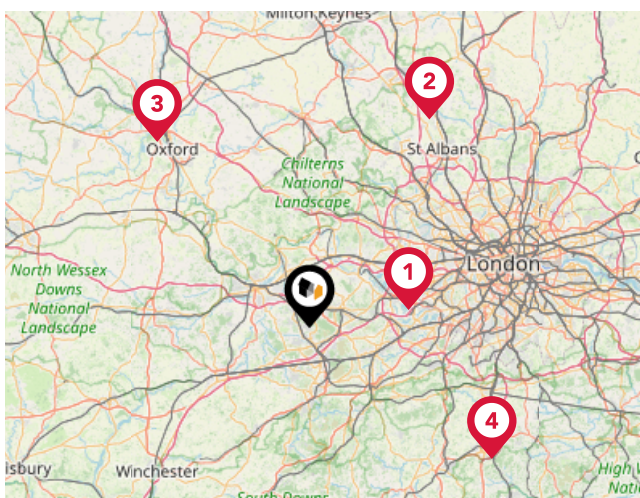
### National Rail Stations

Pin	Name	Distance
1	Bracknell Rail Station	2.32 miles
2	Wokingham Rail Station	2.82 miles
3	Martins Heron Rail Station	3.48 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J10	2.76 miles
2	A404(M) J9	5.83 miles
3	A404(M) J9A	5.47 miles
4	M4 J8	5.48 miles
5	M3 J4	8.43 miles

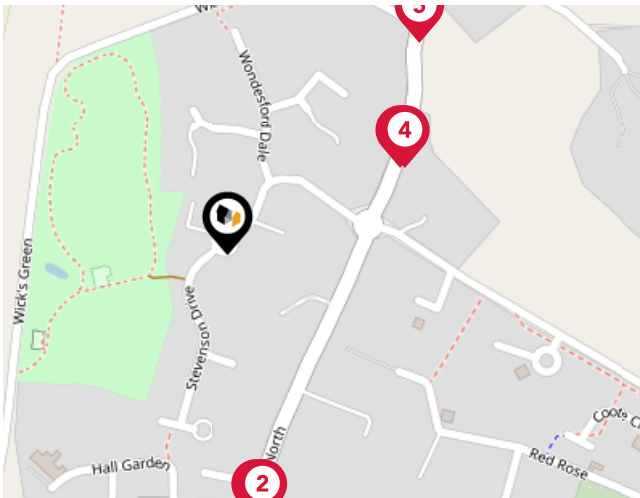


### Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	14.81 miles
2	London Luton Airport	35.44 miles
3	London Oxford Airport	35.42 miles
4	London Gatwick Airport	33.33 miles

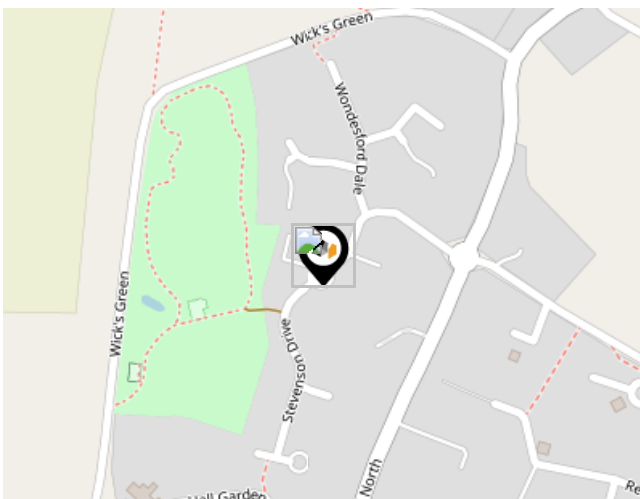
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Terrace Road North H & R 1	0.16 miles
2	Terrace Road North H & R 1	0.16 miles
3	Terrace Road North H & R 2	0.11 miles
4	Terrace Road North H & R 2	0.11 miles
5	Terrace Road North	0.17 miles



### Ferry Terminals

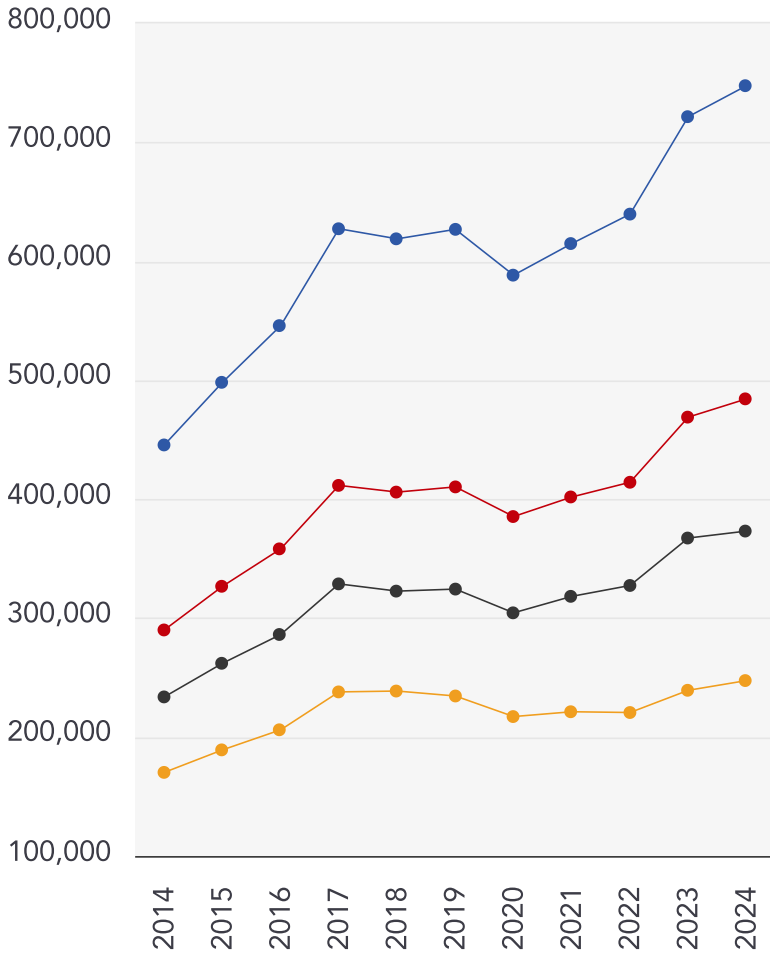
Pin	Name	Distance
1	Shepperton Ferry Landing	14.86 miles
2	Weybridge Ferry Landing	14.9 miles
3	Moulsey - Hurst Park Ferry Landing	18.52 miles

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in RG42



Detached

**+67.78%**

Semi-Detached

**+66.97%**

Terraced

**+59.63%**

Flat

**+45.31%**

# 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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# Avocado Property

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