

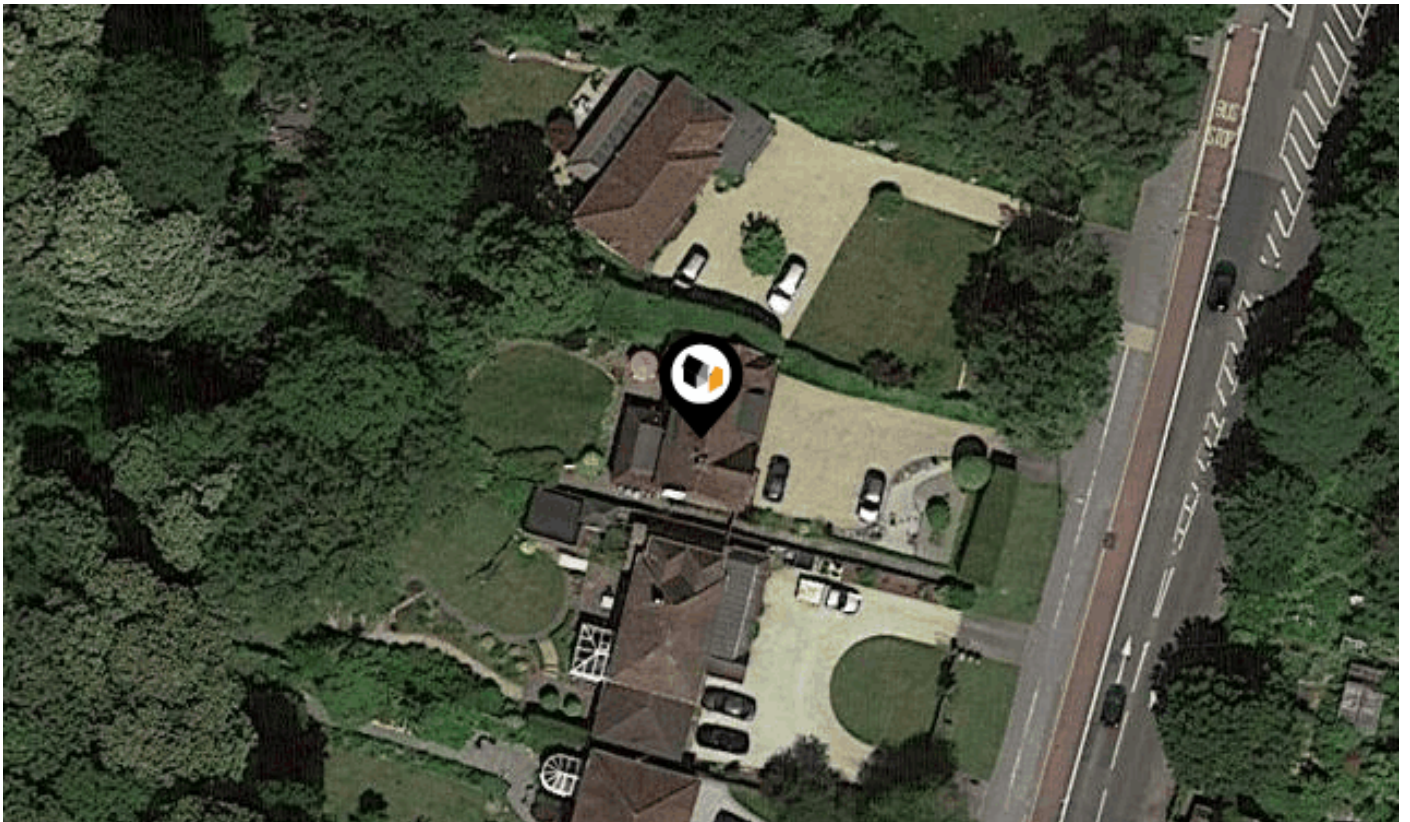


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 23rd May 2024



345, FARNBOROUGH ROAD, FARNBOROUGH, GU14 8AY

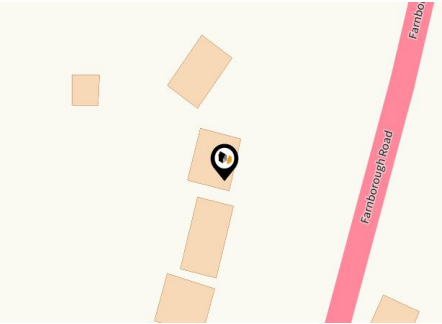
Avocado Property

stephen@avocadopropertyagents.co.uk

www.avocadopropertyagents.co.uk



Property Overview



Property

Type:	Detached
Bedrooms:	3
Council Tax :	Band F
Annual Estimate:	£3,048
UPRN:	100060541589

Local Area

Local Authority:	Rushmoor
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Very Low

Satellite/Fibre TV Availability:



Planning History

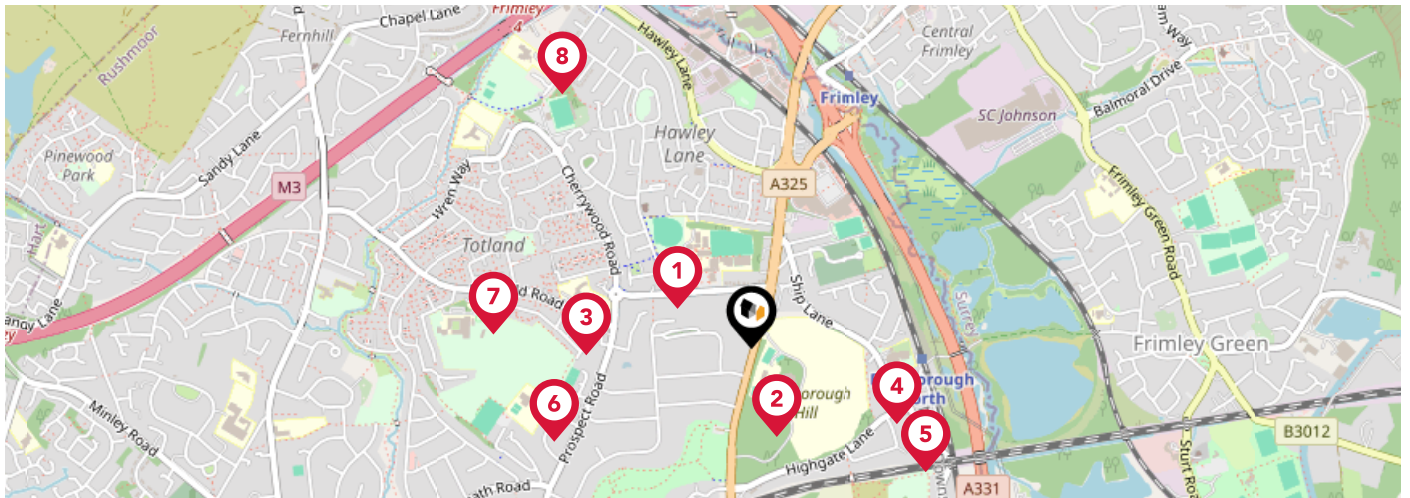
This Address



Planning records for: *345, Farnborough Road, Farnborough, GU14 8AY*

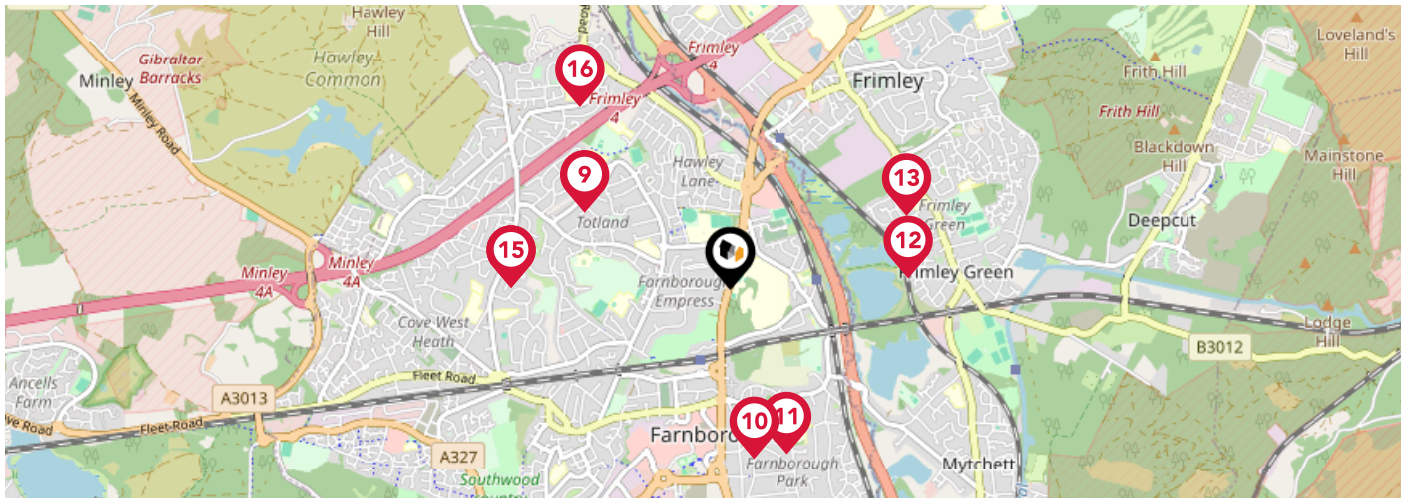
Reference - 05/00083/TPO	
Decision:	Decided
Date:	08th February 2005
Description:	Remove the lowest branch of a Sweet Chestnut tree overhanging the rear lawn and fell 3 etiolated Birch trees

Area Schools



		Nursery	Primary	Secondary	College	Private
1	The Sixth Form College Farnborough Ofsted Rating: Outstanding Pupils:0 Distance:0.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Farnborough Hill Ofsted Rating: Not Rated Pupils: 553 Distance:0.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Cherrywood Community Primary School Ofsted Rating: Good Pupils: 172 Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Henry Tyndale School Ofsted Rating: Outstanding Pupils: 156 Distance:0.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	North Farnborough Infant School Ofsted Rating: Good Pupils: 166 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Bernadette's Catholic Primary School Ofsted Rating: Requires Improvement Pupils: 294 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Samuel Cody Specialist Sports College Ofsted Rating: Good Pupils: 188 Distance:0.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Farnborough Grange Nursery & Infant Community School Ofsted Rating: Good Pupils: 221 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

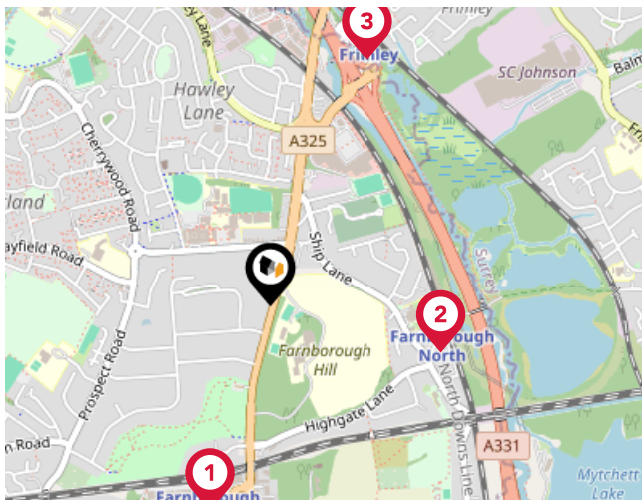
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 Grange Community Junior School Ofsted Rating: Outstanding Pupils: 233 Distance:0.77</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 St Peter's Church of England Aided Junior School Ofsted Rating: Requires Improvement Pupils: 191 Distance:0.79</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 St Patrick's Catholic Primary School Ofsted Rating: Good Pupils: 262 Distance:0.81</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Cross Farm Infant Academy Ofsted Rating: Outstanding Pupils: 145 Distance:0.82</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Frimley CofE Junior School Ofsted Rating: Good Pupils: 340 Distance:0.88</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Manor Junior School Ofsted Rating: Good Pupils: 344 Distance:1.02</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Manor Infant School Ofsted Rating: Outstanding Pupils: 252 Distance:1.02</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Fernhill School Ofsted Rating: Inadequate Pupils: 590 Distance:1.1</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

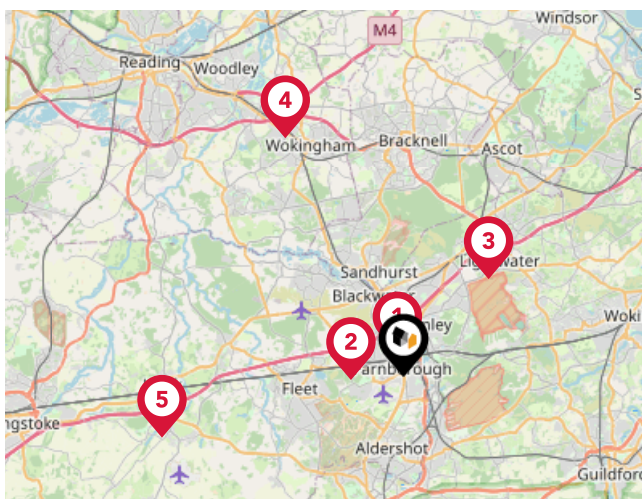
Area

Transport (National)



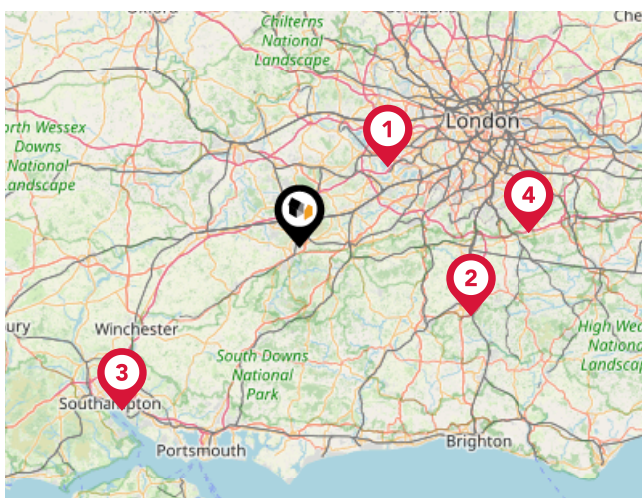
National Rail Stations

Pin	Name	Distance
1	Farnborough (Main) Rail Station	0.5 miles
2	Farnborough North Rail Station	0.41 miles
3	Frimley Rail Station	0.62 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J4	0.89 miles
2	M3 J4A	1.98 miles
3	M3 J3	4.81 miles
4	M4 J10	9.89 miles
5	M3 J5	9.29 miles

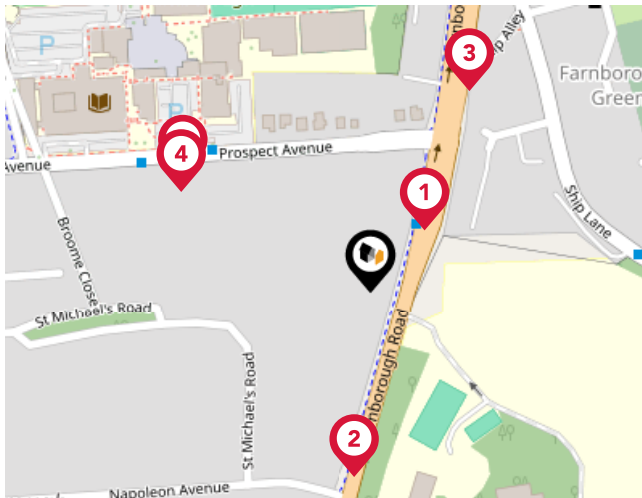


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	17.51 miles
2	London Gatwick Airport	27.47 miles
3	Southampton Airport	35.97 miles
4	Biggin Hill Airport	34.02 miles

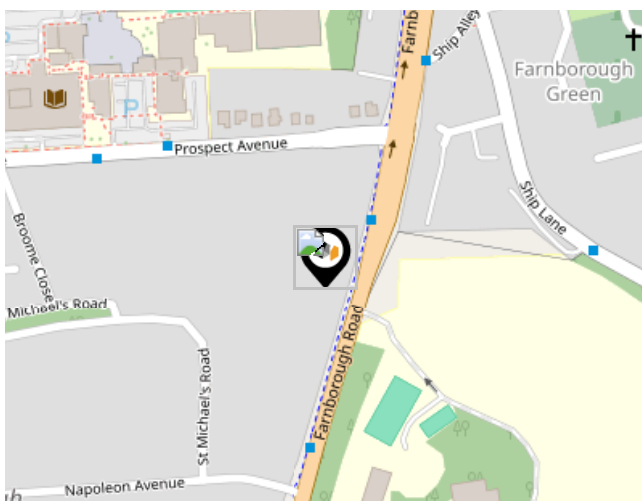
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Prospect Avenue	0.05 miles
2	Napoleon Avenue	0.11 miles
3	Prospect Avenue	0.13 miles
4	Sixth Form College	0.12 miles
5	Sixth Form College	0.13 miles



Ferry Terminals

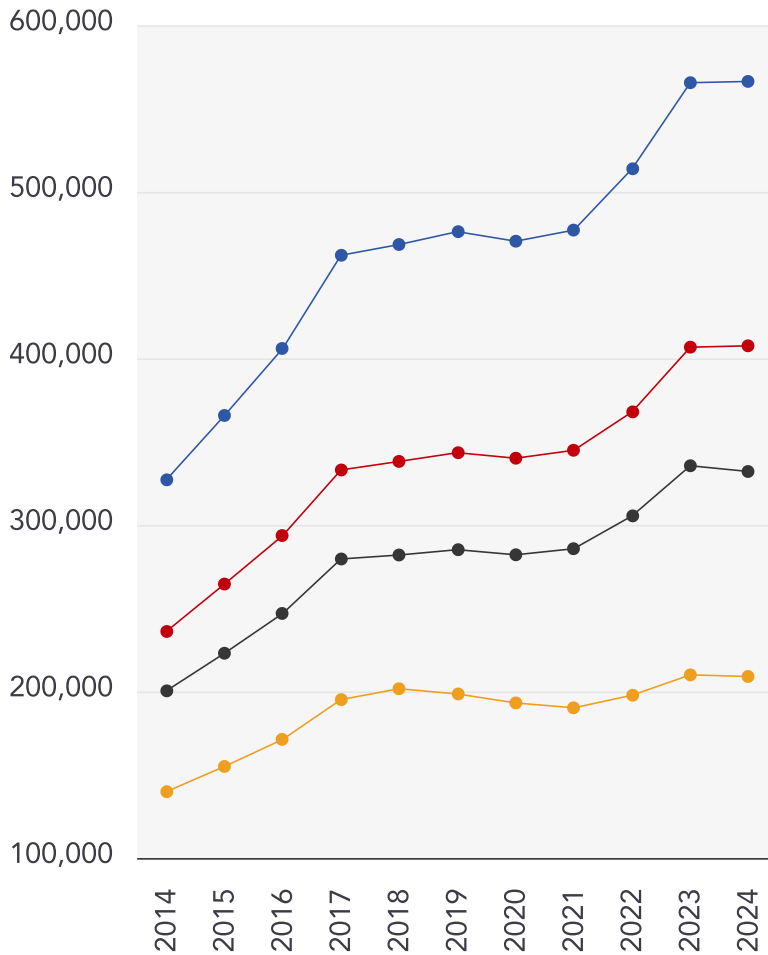
Pin	Name	Distance
1	Shepperton Ferry Landing	13.87 miles
2	Weybridge Ferry Landing	13.87 miles
3	Moulsey - Hurst Park Ferry Landing	18.38 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in GU14



Detached

+73.13%

Semi-Detached

+72.66%

Terraced

+65.73%

Flat

+49.46%

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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