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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 18<sup>th</sup> June 2024



**YORK ROAD, BINFIELD, BRACKNELL, RG42**

## Avocado Property

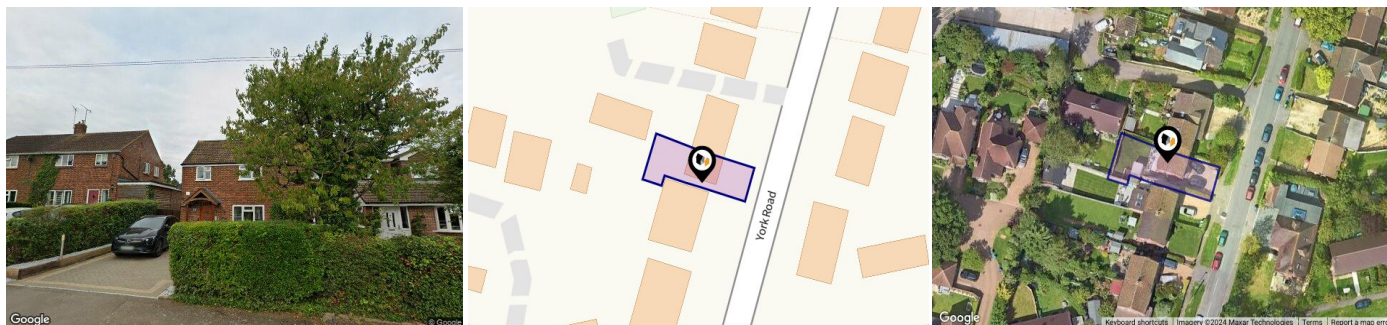
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# Property Overview



## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Plot Area:</b>	0.06 acres		
<b>Year Built :</b>	1950-1966		
<b>Council Tax :</b>	Band D		
<b>Annual Estimate:</b>	£2,051		
<b>Title Number:</b>	BK418143		

## Local Area

<b>Local Authority:</b>	Bracknell forest
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	No Risk
• Surface Water	Very Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>4</b> mb/s	<b>255</b> mb/s	<b>1000</b> mb/s

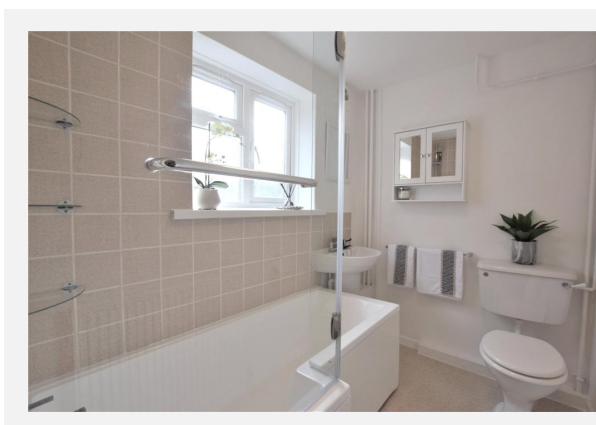
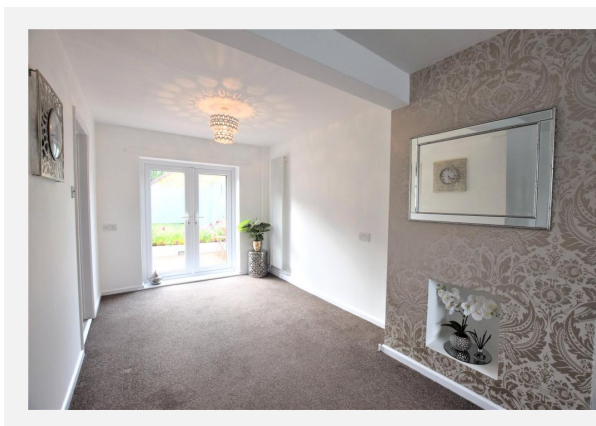
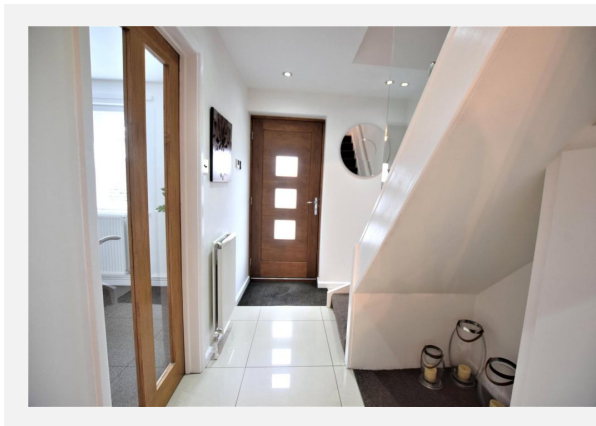
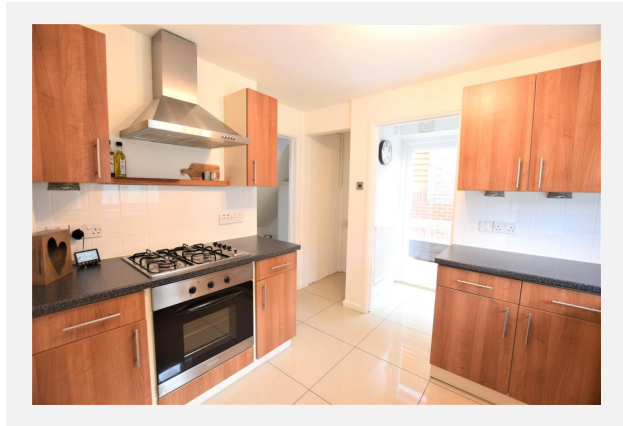
### Mobile Coverage: (based on calls indoors)

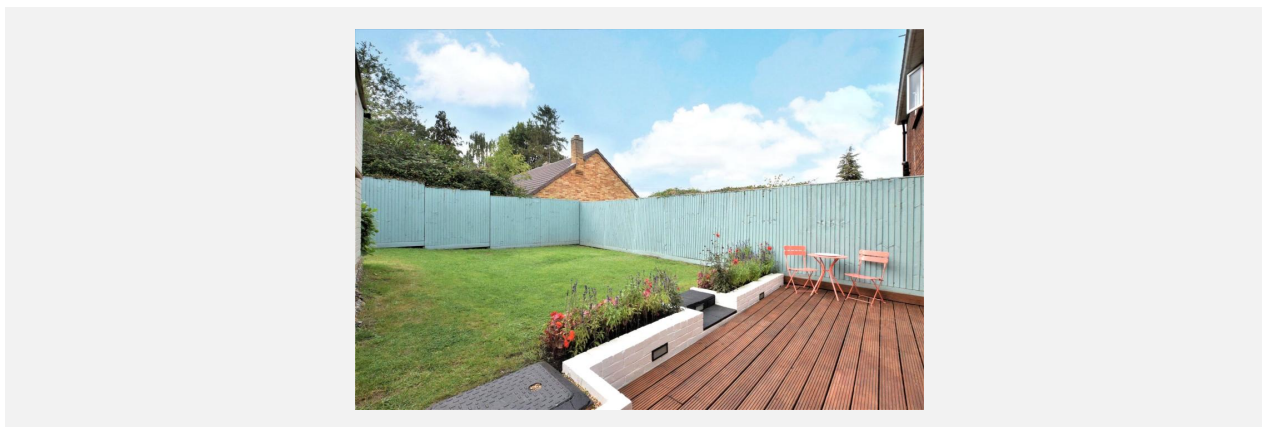


### Satellite/Fibre TV Availability:

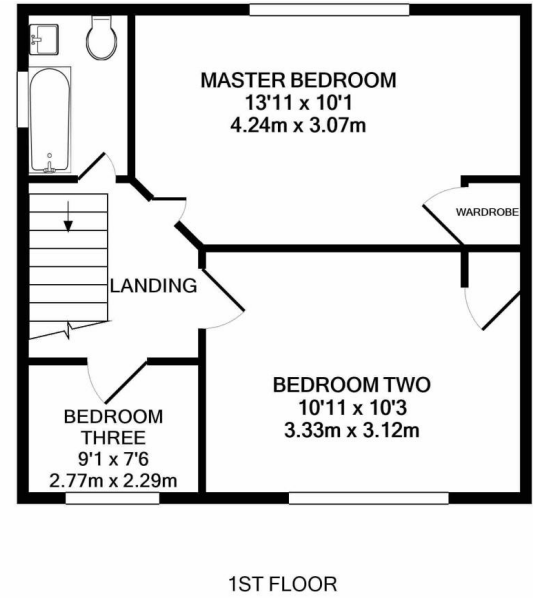
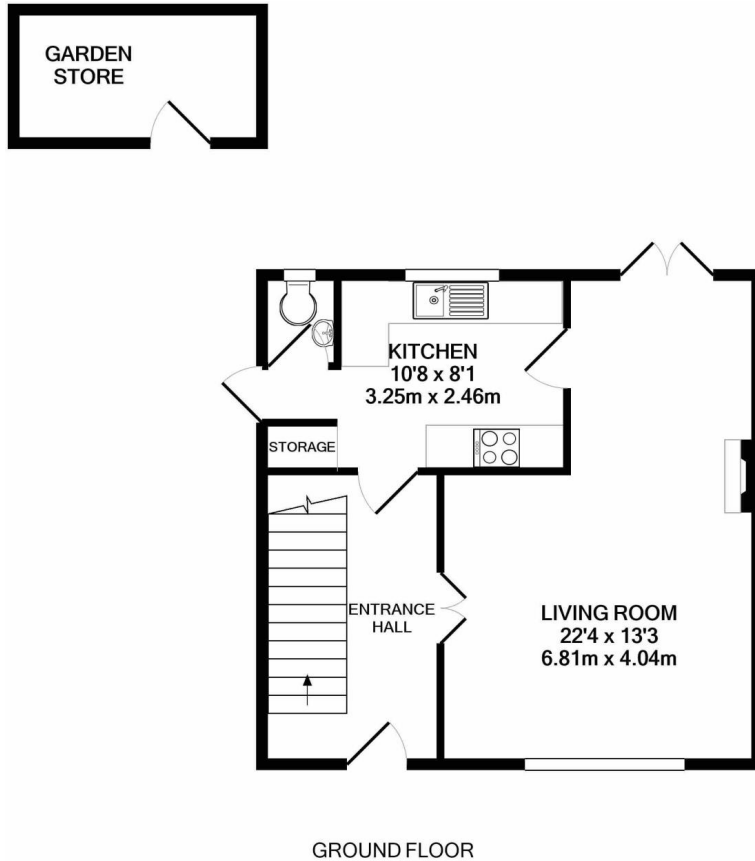


# Gallery Photos



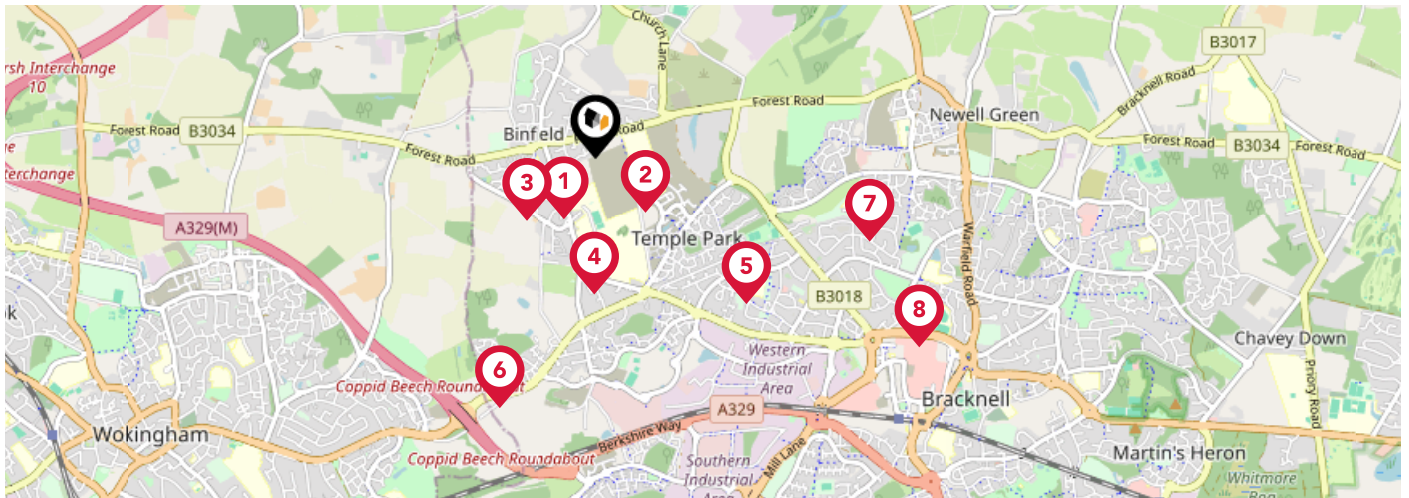


## YORK ROAD, BINFIELD, BRACKNELL, RG42



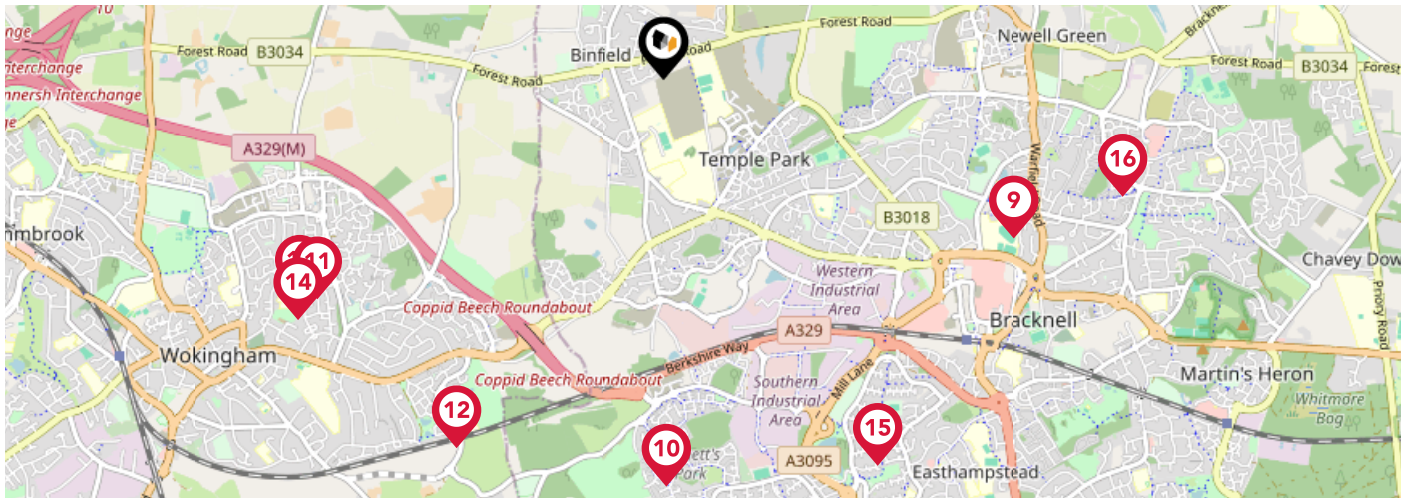
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# Area Schools



	Nursery	Primary	Secondary	College	Private
<b>1</b> <b>Cressex Lodge (SWAAY)</b> Ofsted Rating: Good   Pupils: 18   Distance:0.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b> <b>King's Academy Binfield</b> Ofsted Rating: Not Rated   Pupils: 322   Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b> <b>Binfield Church of England Primary School</b> Ofsted Rating: Good   Pupils: 407   Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b> <b>Newbold</b> Ofsted Rating: Good   Pupils: 67   Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b> <b>Meadow Vale Primary School</b> Ofsted Rating: Good   Pupils: 647   Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b> <b>King's Academy Oakwood</b> Ofsted Rating: Not Rated   Pupils: 50   Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b> <b>Kennel Lane School</b> Ofsted Rating: Good   Pupils: 195   Distance:1.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b> <b>Garth Hill College</b> Ofsted Rating: Good   Pupils: 1528   Distance:1.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

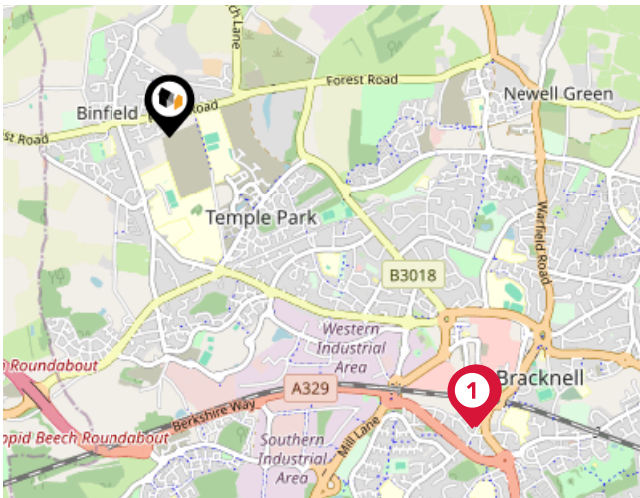
# Area Schools



	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Sandy Lane Primary School</b> Ofsted Rating: Good   Pupils: 501   Distance:1.78</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Jennett's Park CofE Primary School</b> Ofsted Rating: Good   Pupils: 441   Distance:1.88</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Foundry College</b> Ofsted Rating: Good   Pupils: 23   Distance:1.9</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>Floreat Montague Park Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 238   Distance:1.96</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Keep Hatch Primary School</b> Ofsted Rating: Good   Pupils:0   Distance:1.96</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>All Saints CofE (Aided) Primary School</b> Ofsted Rating: Good   Pupils: 305   Distance:2.03</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Wildridings Primary School</b> Ofsted Rating: Good   Pupils: 439   Distance:2.05</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>Warfield Church of England Primary School</b> Ofsted Rating: Good   Pupils: 473   Distance:2.19</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

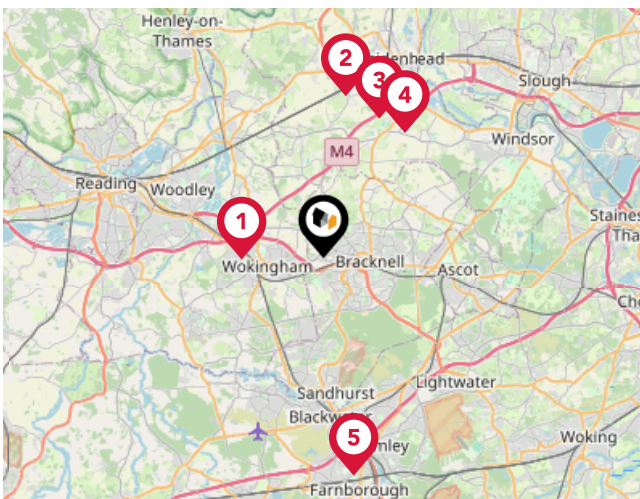
# Area

## Transport (National)



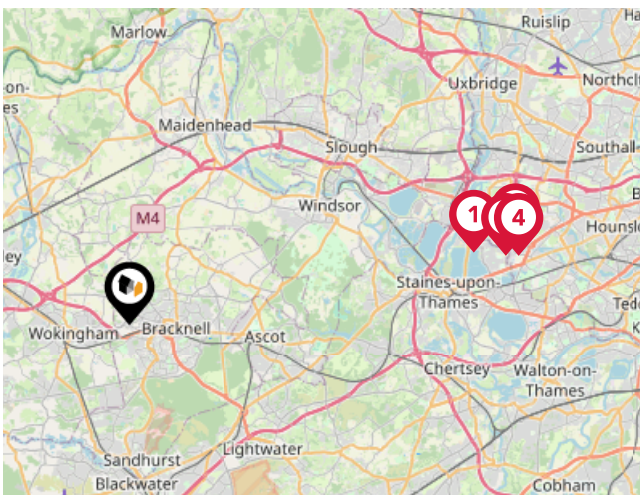
### National Rail Stations

Pin	Name	Distance
1	Bracknell Rail Station	1.94 miles
2	Bracknell Rail Station	1.95 miles
3	Bracknell Rail Station	1.96 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J10	3.01 miles
2	A404(M) J9	6.03 miles
3	A404(M) J9A	5.59 miles
4	M4 J8	5.53 miles
5	M3 J4	8.15 miles



### Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport Terminal 5	13.05 miles
2	London Heathrow Airport Terminal 3	14.16 miles
3	London Heathrow Airport	14.59 miles
4	London Heathrow Airport Terminal 2	14.61 miles



# Area

## Transport (Local)



### Bus Stops/Stations

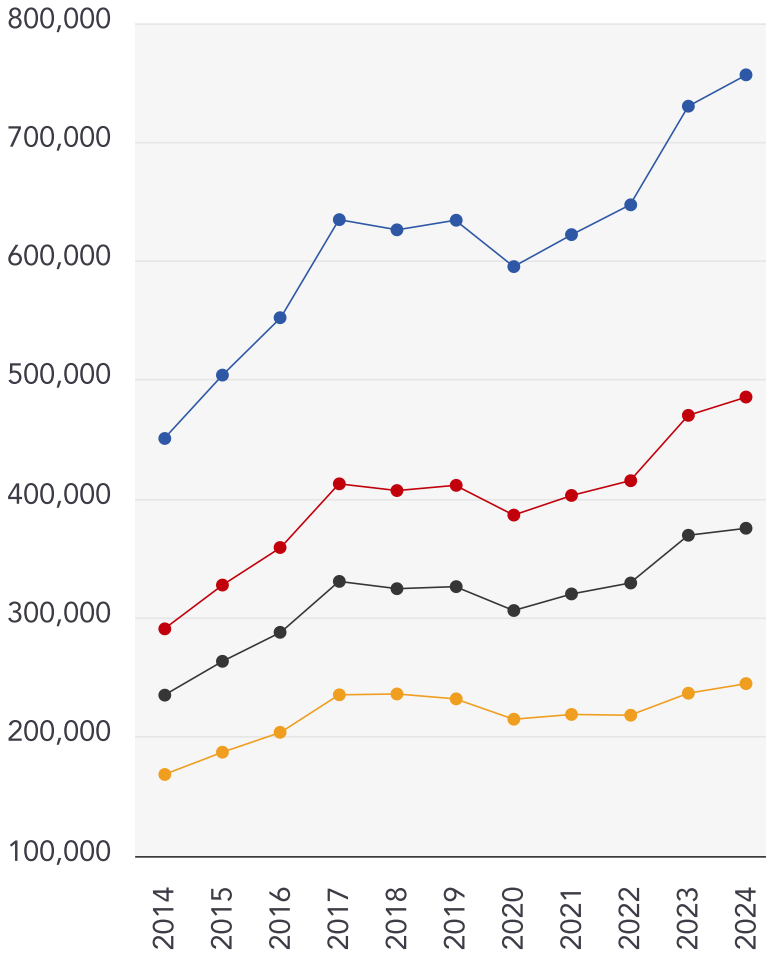
Pin	Name	Distance
1	York Road	0.04 miles
2	York Road	0.03 miles
3	Rose Hill	0.15 miles
4	Binfield Crossroads	0.23 miles
5	Binfield Crossroads	0.25 miles

# 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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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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