

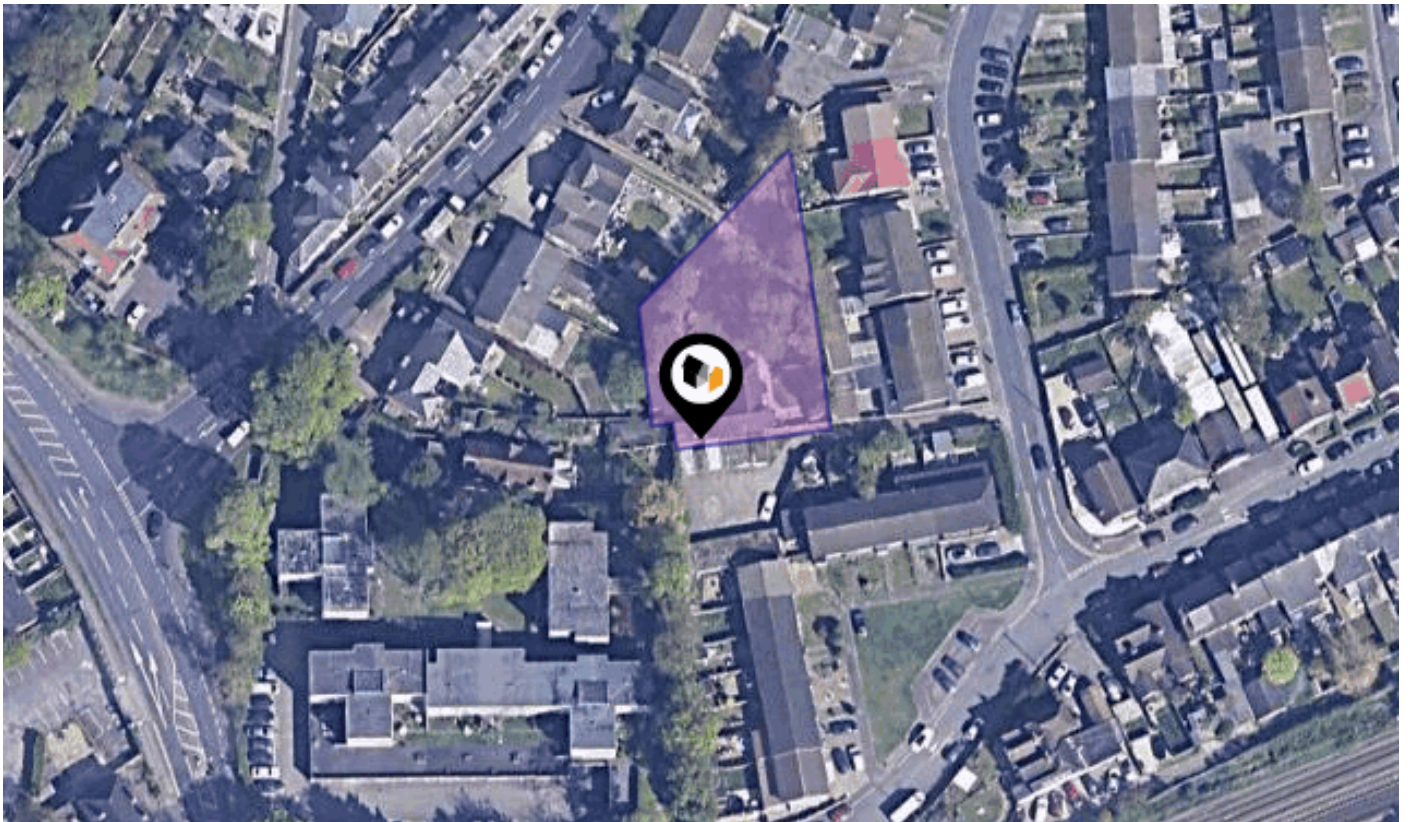


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 03rd June 2024



63, BOYN HILL ROAD, MAIDENHEAD, SL6 4HR

Avocado Property

Stuart@avocadopropertyagents.co.uk

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Property Overview



Property

Type:	Detached	Last Sold Date:	08/11/2013
Bedrooms:	4	Last Sold Price:	£450,000
Plot Area:	0.27 acres	Last Sold £/ft²:	£266
Year Built :	1900-1929	Tenure:	Freehold
Council Tax :	Band E		
Annual Estimate:	£2,058		
Title Number:	BK47661		
UPRN:	100080351203		

Local Area

Local Authority:	Windsor and Maidenhead
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Low

Satellite/Fibre TV Availability:



Planning History

This Address



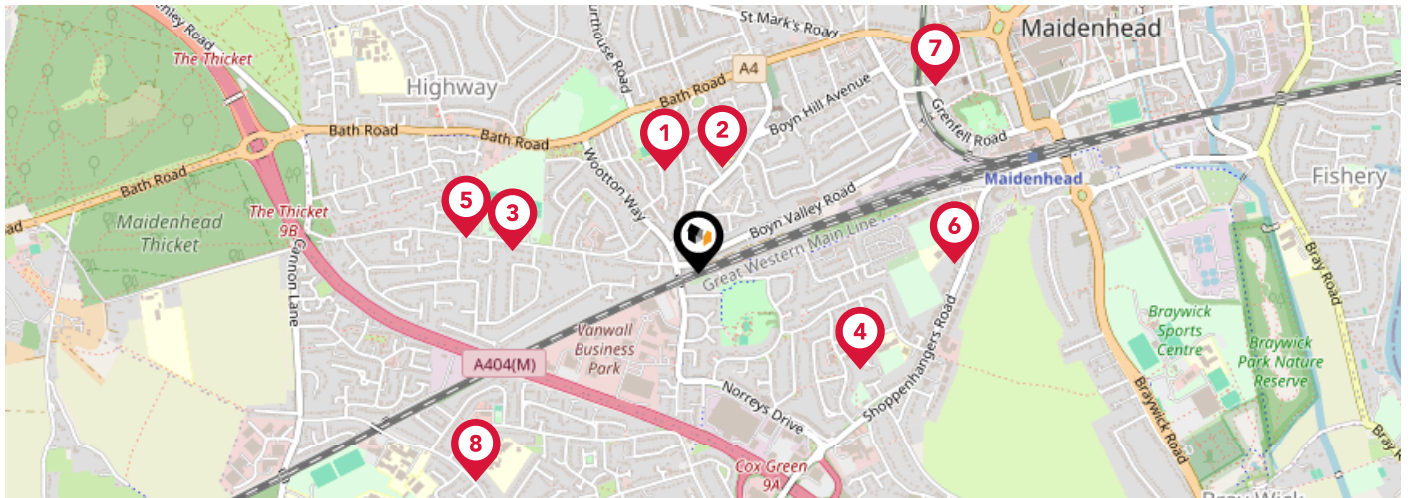
Planning records for: *63, Boyn Hill Road, Maidenhead, SL6 4HR*

Reference - 21/02068/TPO
Decision: Decided
Date: 05th July 2021
Description: (T9) Sycamore - fell. (TPO 46 of 2002).

Reference - 20/03323/TPO
Decision: Decided
Date: 09th December 2020
Description: T9 Sycamore - Crown reduction by 1.5 metres and epicormic growth on main stem up to 1 metre. (TPO 46 of 2002)

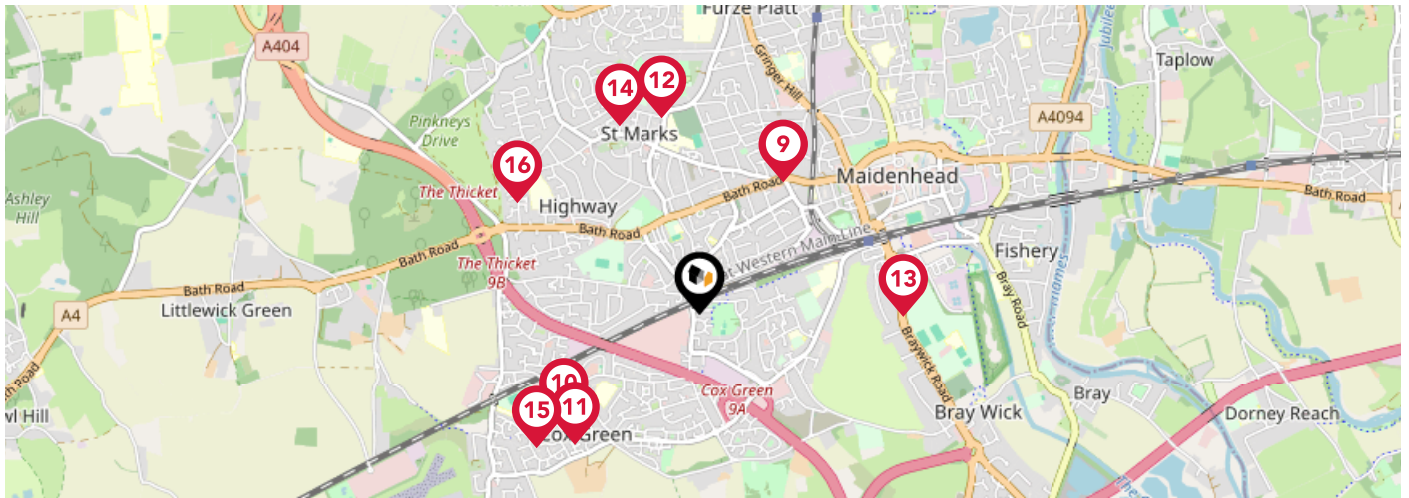
Reference - 15/02996/TPO
Decision: Decided
Date: 21st August 2015
Description: (T1) Silver Birch, Reduce Height And Spread By A Third. (T2) Silver Birch, Reduce Height And Spread By A Third

Area Schools



		Nursery	Primary	Secondary	College	Private
1	All Saints CofE Junior School Ofsted Rating: Inadequate Pupils: 294 Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Boyne Hill CofE Infant and Nursery School Ofsted Rating: Outstanding Pupils: 239 Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Altwood CofE Secondary School Ofsted Rating: Good Pupils: 473 Distance:0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Larchfield Primary and Nursery School Ofsted Rating: Good Pupils: 228 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Edmund Campion Catholic Primary School Ofsted Rating: Outstanding Pupils: 420 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Desborough College Ofsted Rating: Good Pupils: 935 Distance:0.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Highfield Preparatory School Limited Ofsted Rating: Not Rated Pupils: 113 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Wessex Primary School Ofsted Rating: Good Pupils: 450 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

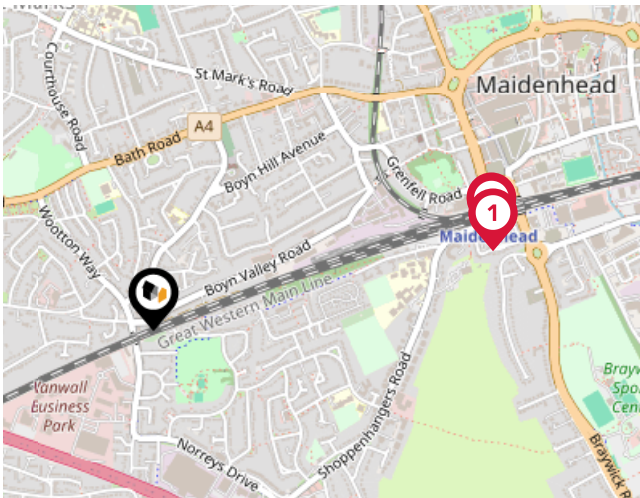
Area Schools



		Nursery	Primary	Secondary	College	Private
	Claires Court Schools Ofsted Rating: Not Rated Pupils: 1006 Distance:0.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cox Green School Ofsted Rating: Good Pupils: 1113 Distance:0.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lowbrook Academy Ofsted Rating: Outstanding Pupils: 330 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Alwyn Infant School Ofsted Rating: Good Pupils: 250 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Forest Bridge School Ofsted Rating: Good Pupils: 80 Distance:0.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Courthouse Junior School Ofsted Rating: Good Pupils: 362 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Manor Green School Ofsted Rating: Good Pupils: 266 Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Newlands Girls' School Ofsted Rating: Outstanding Pupils: 1150 Distance:0.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

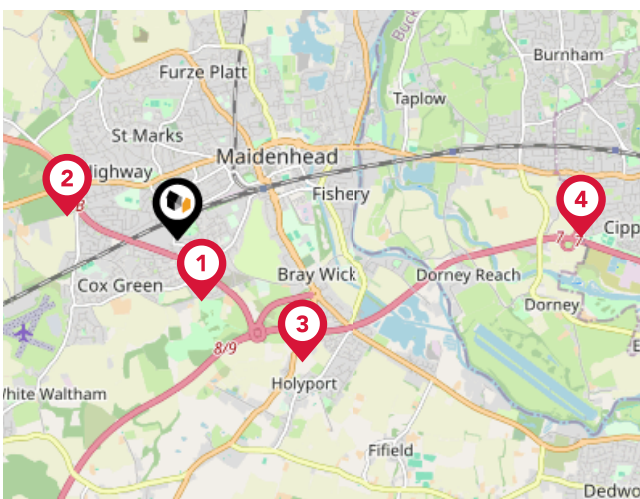
Area

Transport (National)



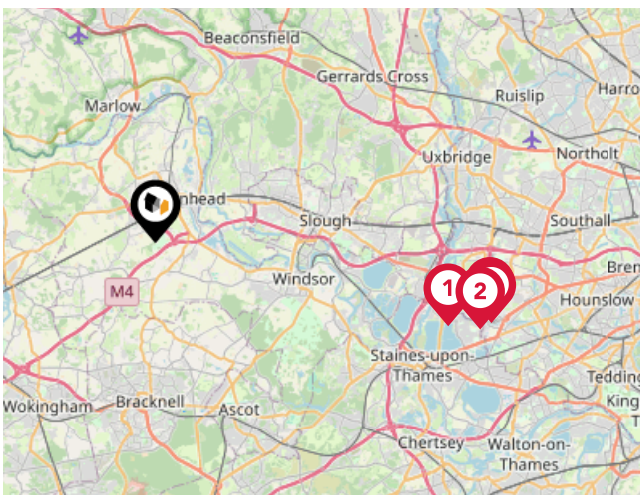
National Rail Stations

Pin	Name	Distance
1	Maidenhead Rail Station	0.81 miles
2	Maidenhead Rail Station	0.81 miles
3	Maidenhead Rail Station	0.81 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A404(M) J9A	0.6 miles
2	A404(M) J9	1.04 miles
3	M4 J8	1.6 miles
4	M4 J7	3.71 miles
5	M40 J3	6.43 miles

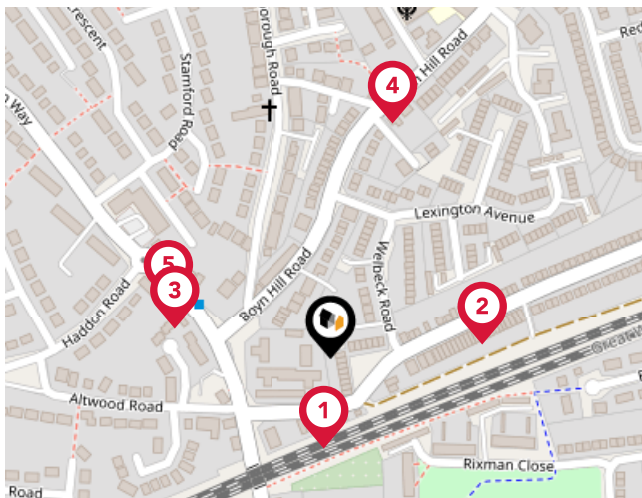


Airports/HELIPADS

Pin	Name	Distance
1	London Heathrow Airport Terminal 5	11.3 miles
2	London Heathrow Airport Terminal 3	12.44 miles
3	London Heathrow Airport Terminal 3	12.72 miles
4	London Heathrow Airport Terminal 1	12.8 miles

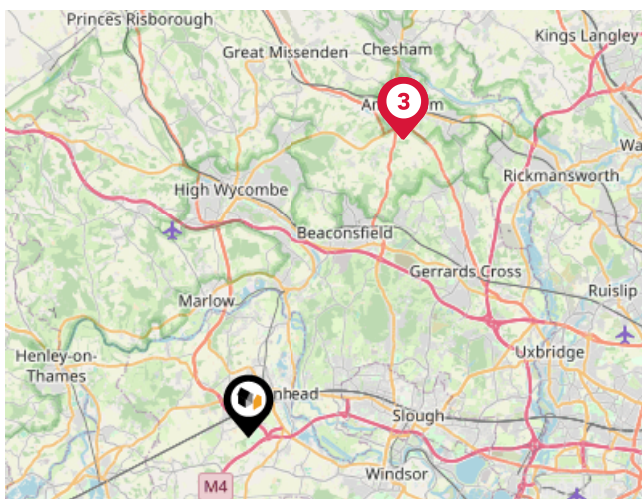
Area

Transport (Local)



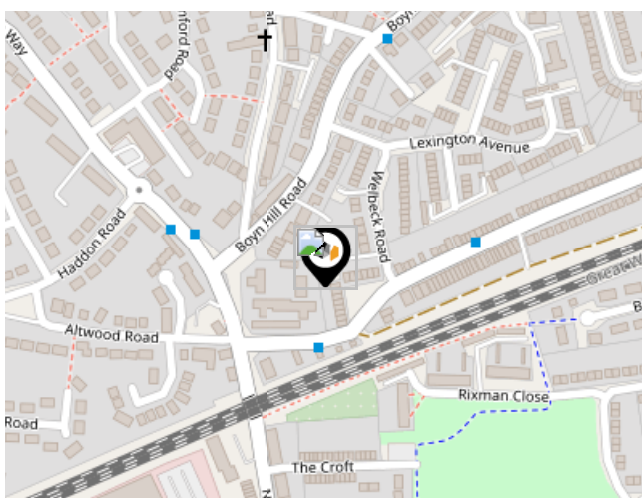
Bus Stops/Stations

Pin	Name	Distance
1	Welbeck Road	0.05 miles
2	Welbeck Road	0.09 miles
3	Wootton Way Shops	0.09 miles
4	North Star Lane	0.14 miles
5	Wootton Way Shops	0.1 miles



Local Connections

Pin	Name	Distance
1	Amersham Underground Station	12.37 miles
2	Amersham Underground Station	12.37 miles
3	Amersham Underground Station	12.37 miles



Ferry Terminals

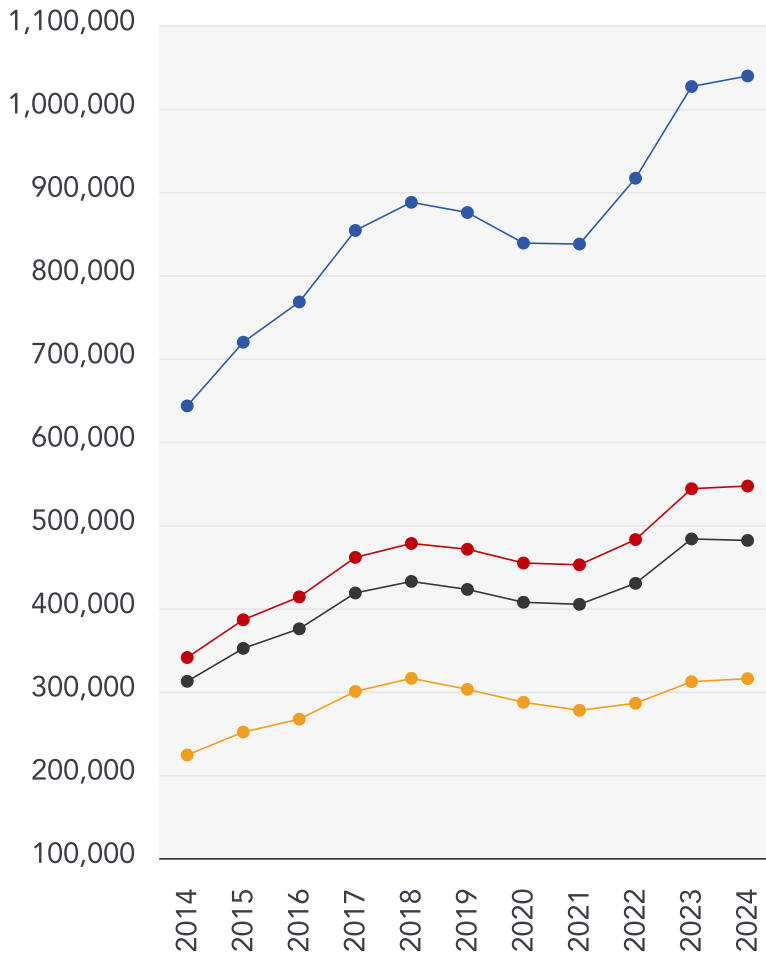
Pin	Name	Distance
1	Shepperton Ferry Landing	15.29 miles
2	Shepperton Ferry Landing	15.3 miles
3	Weybridge Ferry Landing	15.35 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in SL6



Detached

+61.62%

Semi-Detached

+60.42%

Terraced

+54.19%

Flat

+40.97%

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.

Avocado Property

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