

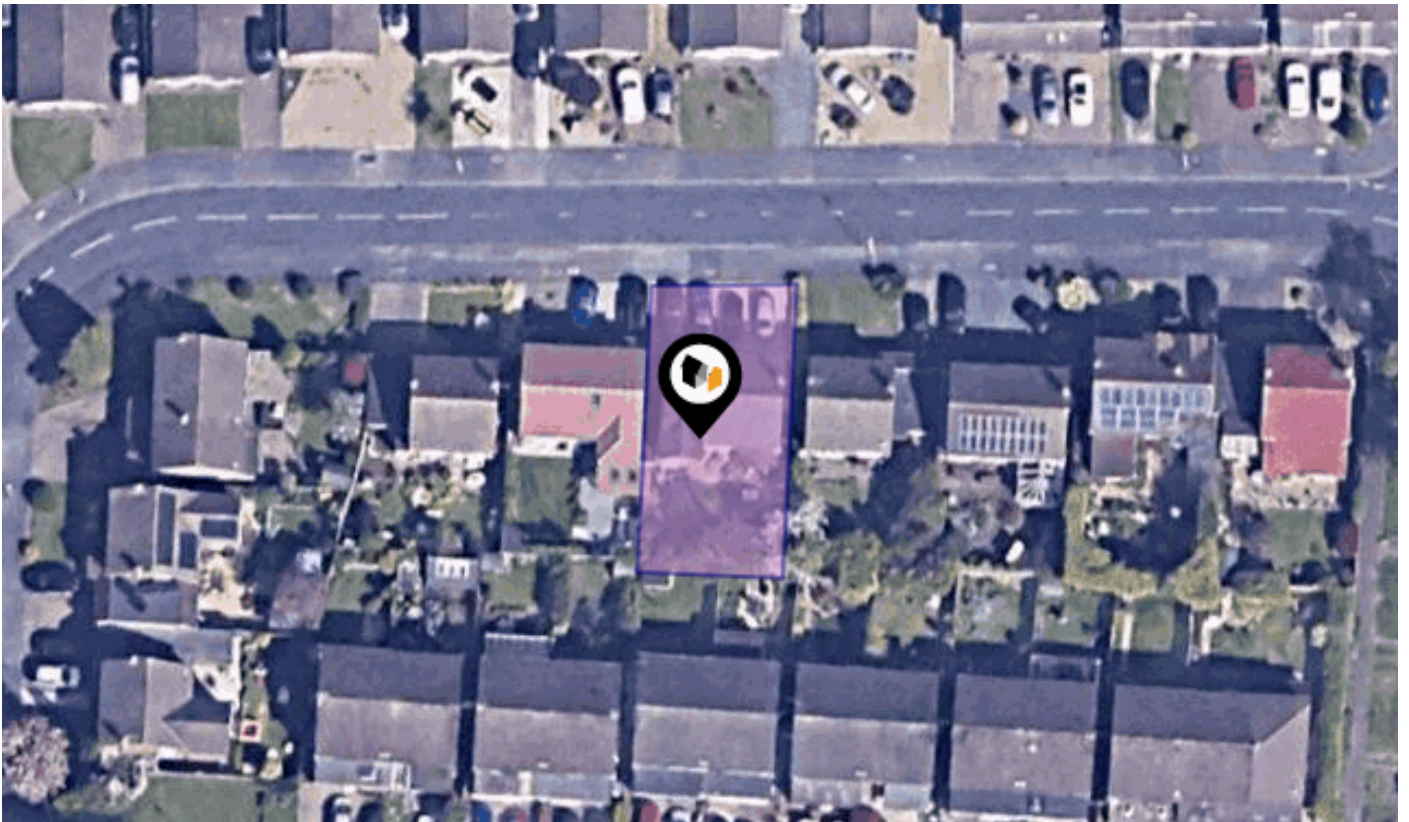


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 15th June 2024



55, LAMBOURNE DRIVE, MAIDENHEAD, SL6 3HN

Avocado Property

Stuart@avocadopropertyagents.co.uk

www.avocadopropertyagents.co.uk



Powered by
aprift
Know any property instantly

Property Overview



Property

| | | | |
|-------------------------|--|------------------------------------|------------|
| Type: | Semi-Detached | Last Sold Date: | 31/03/2000 |
| Bedrooms: | 3 | Last Sold Price: | £197,000 |
| Floor Area: | 1,420 ft ² / 132 m ² | Last Sold £/ft²: | £138 |
| Plot Area: | 0.08 acres | Tenure: | Freehold |
| Council Tax : | Band E | | |
| Annual Estimate: | £2,058 | | |
| Title Number: | BK71418 | | |
| UPRN: | 100080359265 | | |

Local Area

| | |
|---------------------------|------------------------|
| Local Authority: | Windsor and Maidenhead |
| Conservation Area: | No |
| Flood Risk: | No Risk |
| • Rivers & Seas | Very Low |
| • Surface Water | |

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | | |
|------------------|-------------------|---------------------|
| 3 mb/s | 47 mb/s | 1000 mb/s |
| | | |

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *55, Lambourne Drive, Maidenhead, SL6 3HN*

| Reference - 11/00608/FULL | |
|---------------------------|--|
| Decision: | Decided |
| Date: | 04th March 2011 |
| Description: | First Floor Side Extension And Single Storey Front Extension |

Property EPC - Certificate



55 Lambourne Drive, MAIDENHEAD, SL6 3HN

Energy rating

B

Valid until 08.06.2034

Certificate number
2415-9044-5002-0306-8606

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 95 A |
| 81-91 | B | 90 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Property

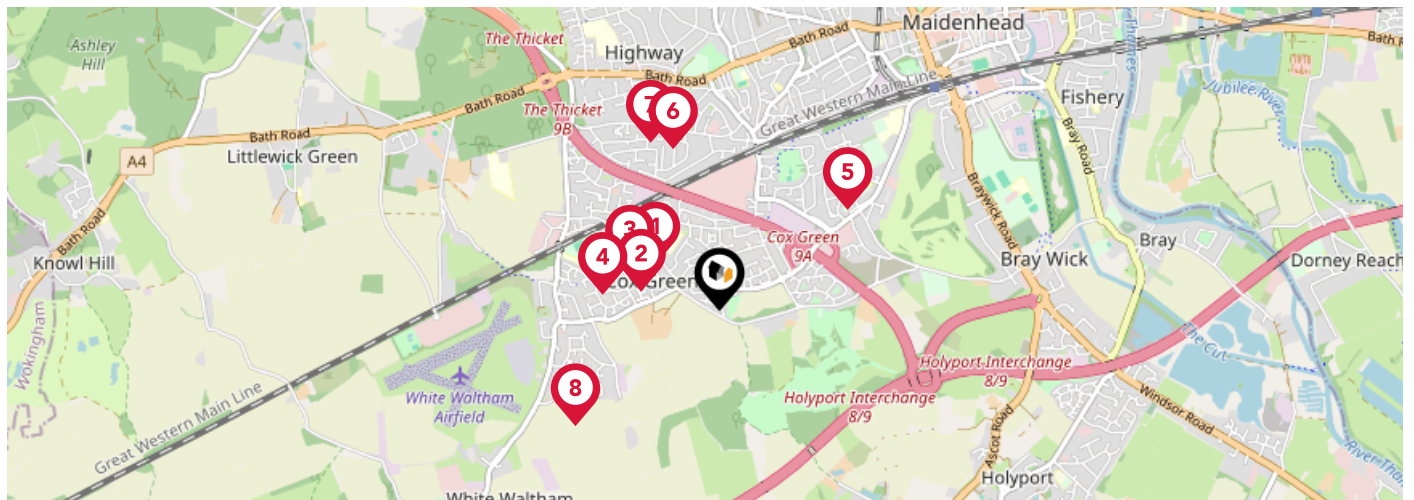
EPC - Additional Data



Additional EPC Data

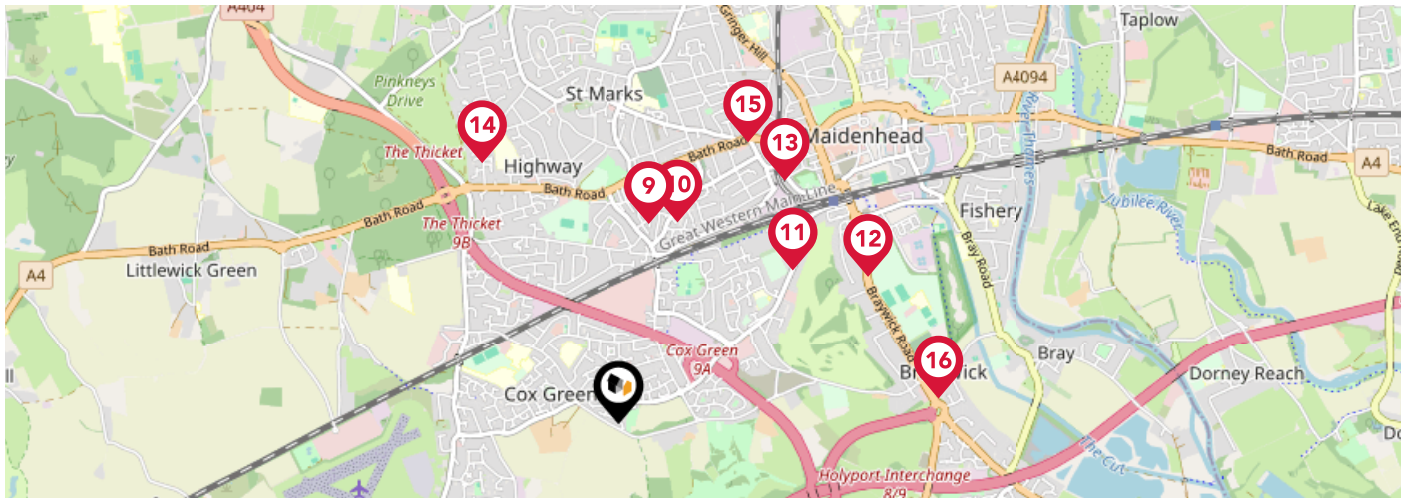
| | |
|--------------------------------------|---|
| Property Type: | Detached house |
| Walls: | Cavity wall, filled cavity |
| Walls Energy: | Average |
| Roof: | Pitched, 100 mm loft insulation |
| Roof Energy: | Average |
| Window: | Fully double glazed |
| Window Energy: | Good |
| Main Heating: | Boiler and radiators, mains gas |
| Main Heating Energy: | Good |
| Main Heating Controls: | Time and temperature zone control |
| Main Heating Controls Energy: | Very good |
| Hot Water System: | From main system |
| Hot Water Energy Efficiency: | Good |
| Lighting: | Low energy lighting in 91% of fixed outlets |
| Lighting Energy: | Very good |
| Floors: | Solid, no insulation (assumed) |
| Secondary Heating: | Room heaters, electric |
| Total Floor Area: | 132 m ² |

Area Schools



| | | Nursery | Primary | Secondary | College | Private |
|----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Wessex Primary School Ofsted Rating: Good Pupils: 450 Distance:0.36 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Lowbrook Academy Ofsted Rating: Outstanding Pupils: 330 Distance:0.38 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Cox Green School Ofsted Rating: Good Pupils: 1113 Distance:0.46 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Manor Green School Ofsted Rating: Good Pupils: 266 Distance:0.54 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Larchfield Primary and Nursery School Ofsted Rating: Good Pupils: 228 Distance:0.75 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Altwood CofE Secondary School Ofsted Rating: Good Pupils: 473 Distance:0.77 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | St Edmund Campion Catholic Primary School Ofsted Rating: Outstanding Pupils: 420 Distance:0.84 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Woodlands Park Primary School Ofsted Rating: Good Pupils: 164 Distance:0.85 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

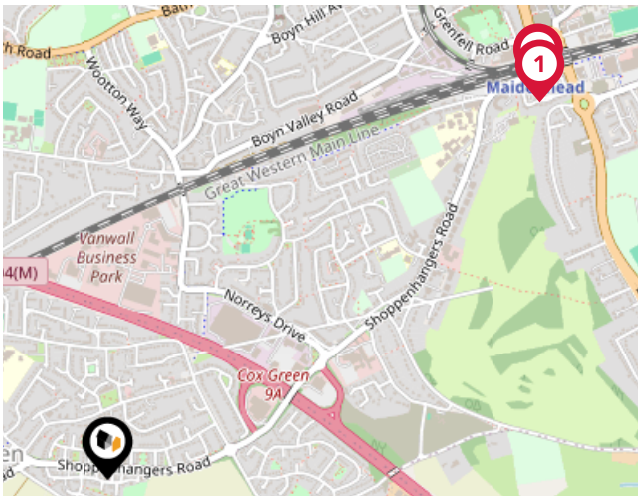
Area Schools



| | | Nursery | Primary | Secondary | College | Private |
|--|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| | All Saints CofE Junior School Ofsted Rating: Inadequate Pupils: 294 Distance:0.94 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Boyne Hill CofE Infant and Nursery School Ofsted Rating: Outstanding Pupils: 239 Distance:0.97 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Desborough College Ofsted Rating: Good Pupils: 935 Distance:1.07 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Forest Bridge School Ofsted Rating: Good Pupils: 80 Distance:1.34 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Highfield Preparatory School Limited Ofsted Rating: Not Rated Pupils: 113 Distance:1.36 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Newlands Girls' School Ofsted Rating: Outstanding Pupils: 1150 Distance:1.36 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Claire's Court Schools Ofsted Rating: Not Rated Pupils: 1006 Distance:1.43 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Braywick Court School Ofsted Rating: Outstanding Pupils: 181 Distance:1.48 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

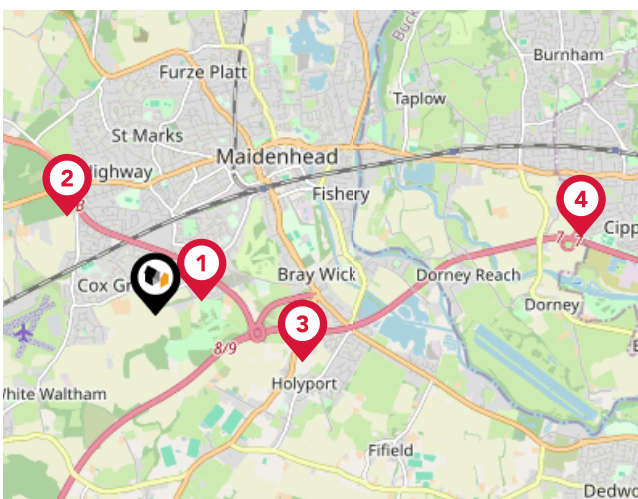
Area

Transport (National)



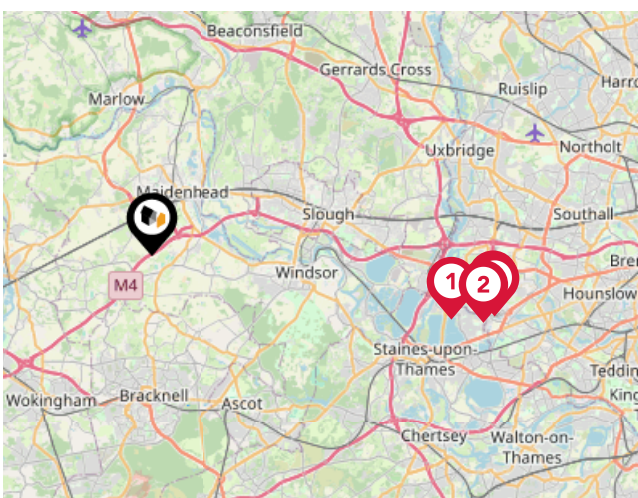
National Rail Stations

| Pin | Name | Distance |
|-----|-------------------------|------------|
| 1 | Maidenhead Rail Station | 1.33 miles |
| 2 | Maidenhead Rail Station | 1.35 miles |
| 3 | Maidenhead Rail Station | 1.35 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|-------------|------------|
| 1 | A404(M) J9A | 0.44 miles |
| 2 | A404(M) J9 | 1.22 miles |
| 3 | M4 J8 | 1.43 miles |
| 4 | M4 J7 | 4 miles |
| 5 | M40 J4 | 7.44 miles |

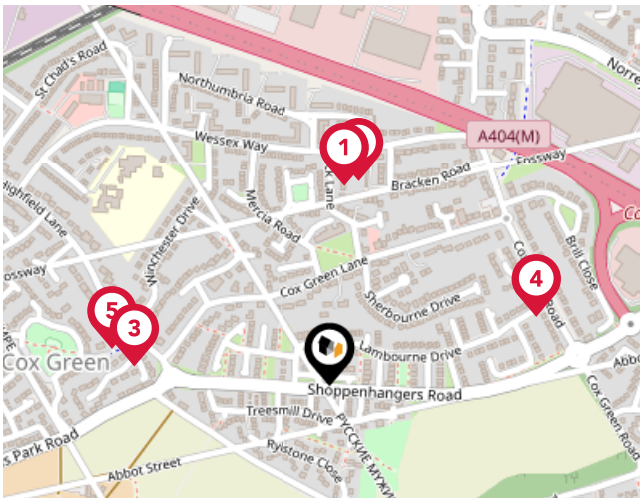


Airports/Helipads

| Pin | Name | Distance |
|-----|------------------------------------|-------------|
| 1 | London Heathrow Airport Terminal 5 | 11.35 miles |
| 2 | London Heathrow Airport Terminal 3 | 12.5 miles |
| 3 | London Heathrow Airport | 12.8 miles |
| 4 | London Heathrow Airport Terminal 1 | 12.88 miles |

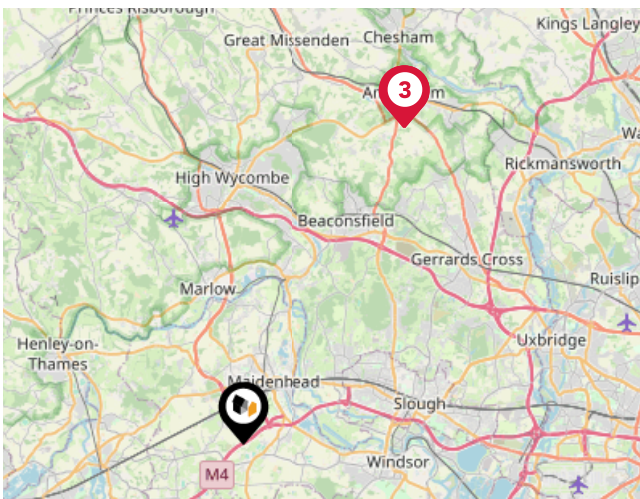
Area

Transport (Local)



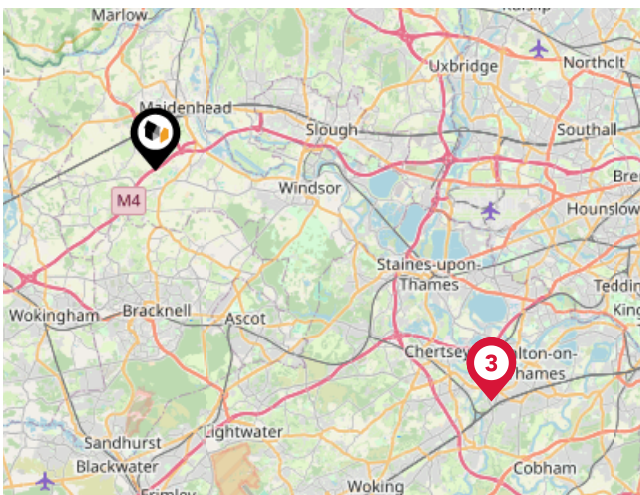
Bus Stops/Stations

| Pin | Name | Distance |
|-----|-----------------|------------|
| 1 | Lock Lane | 0.23 miles |
| 2 | Lock Lane | 0.24 miles |
| 3 | Old Court Close | 0.23 miles |
| 4 | Lambourne Drive | 0.25 miles |
| 5 | Old Court Close | 0.26 miles |



Local Connections

| Pin | Name | Distance |
|-----|------------------------------|-------------|
| 1 | Amersham Underground Station | 13.08 miles |
| 2 | Amersham Underground Station | 13.08 miles |
| 3 | Amersham Underground Station | 13.08 miles |



Ferry Terminals

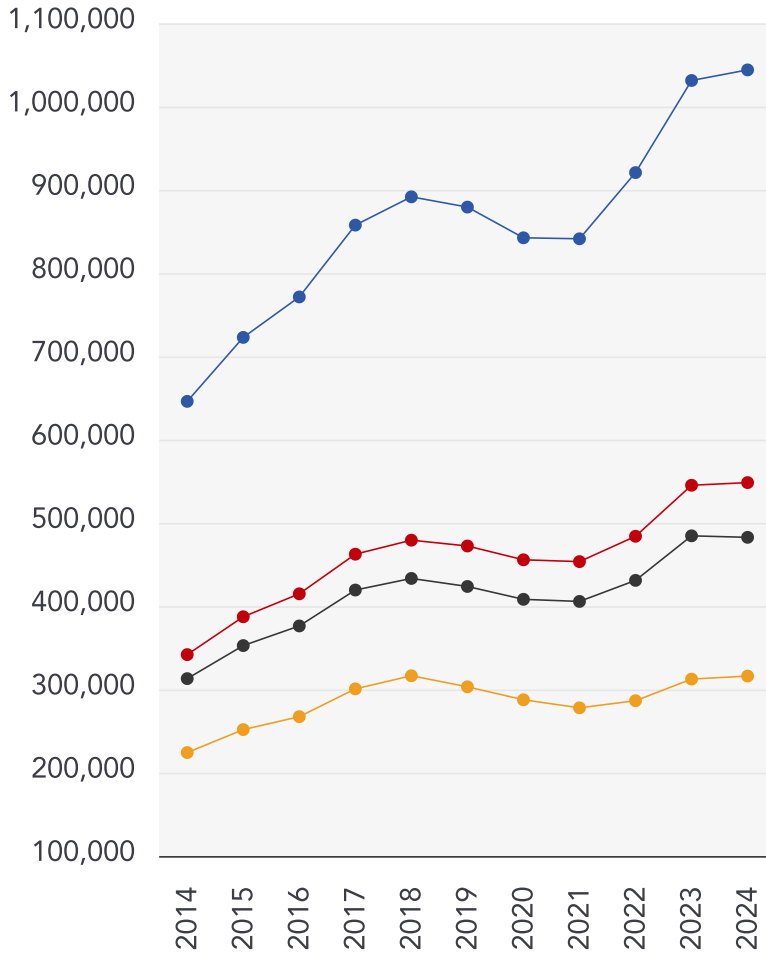
| Pin | Name | Distance |
|-----|--------------------------|-------------|
| 1 | Shepperton Ferry Landing | 15.07 miles |
| 2 | Shepperton Ferry Landing | 15.07 miles |
| 3 | Weybridge Ferry Landing | 15.12 miles |

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

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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Avocado Property

Stuart@avocadopropertyagents.co.uk
www.avocadopropertyagents.co.uk

