

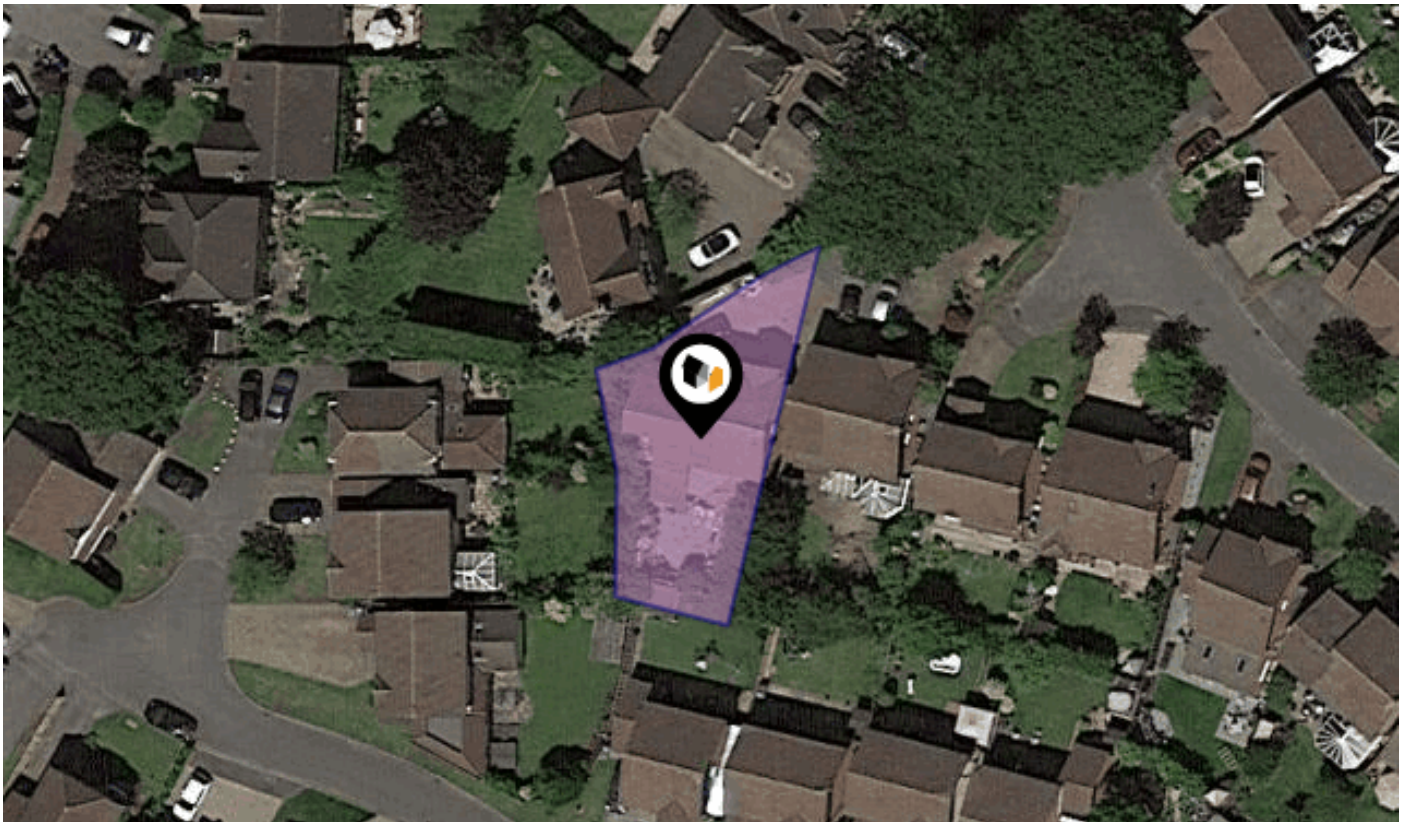


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 20th June 2024



**15, LANDSEER CLOSE, COLLEGE TOWN, SANDHURST,
GU47 0FQ**

Avocado Property

stephen@avocadopropertyagents.co.uk

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Property Overview



Property

Type:	Detached	Last Sold Date:	07/05/1999
Bedrooms:	3	Last Sold Price:	£145,000
Floor Area:	1,560 ft ² / 145 m ²	Last Sold £/ft²:	£92
Plot Area:	0.09 acres	Tenure:	Freehold
Council Tax :	Band E		
Annual Estimate:	£2,507		
Title Number:	BK258001		
UPRN:	100080218528		

Local Area

Local Authority:	Bracknell forest
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Medium

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	80 mb/s	8000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



15 Landseer Close, College Town, SANDHURST, GU47 0FQ

Energy rating

C

Valid until 19.06.2034

Certificate number
0350-2261-3360-2194-4985

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

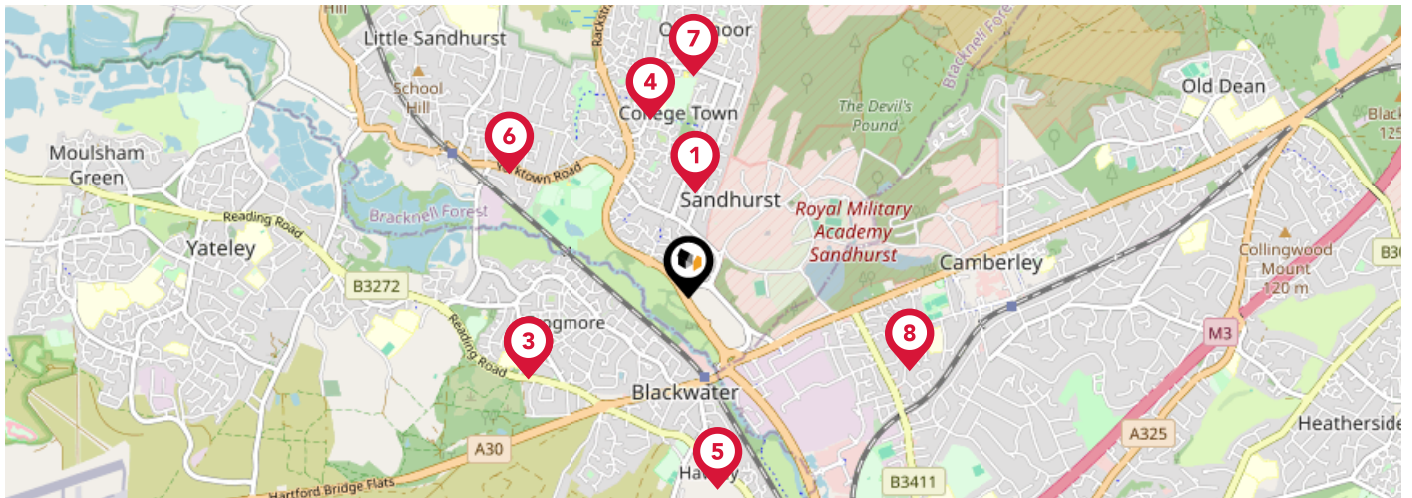
EPC - Additional Data



Additional EPC Data

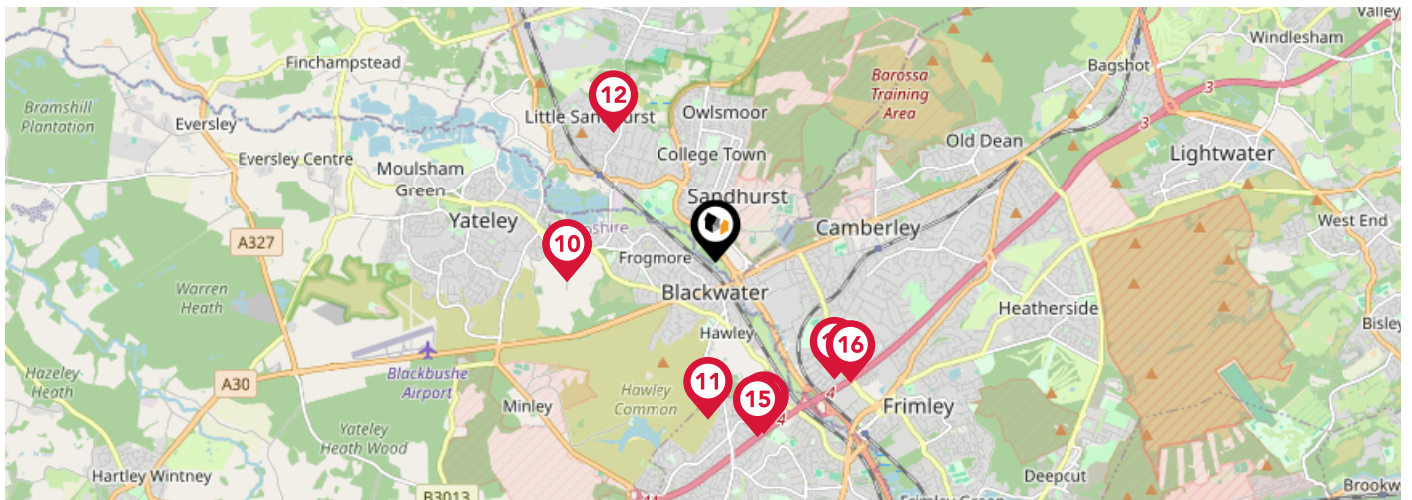
Property Type:	Detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, limited insulation (assumed)
Secondary Heating:	None
Total Floor Area:	145 m ²

Area Schools



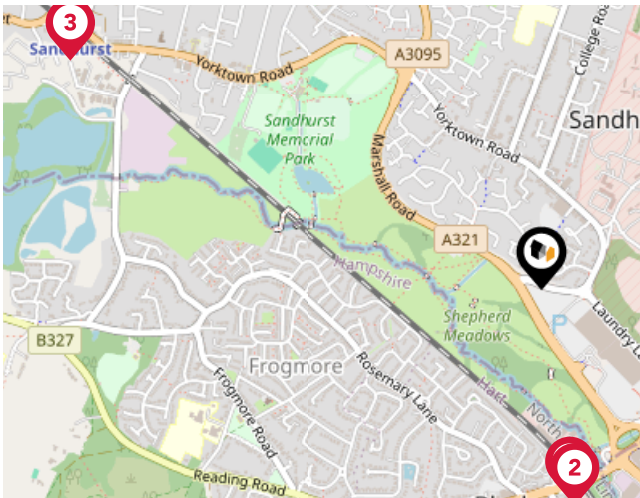
	Nursery	Primary	Secondary	College	Private
<p>1 College Town Primary School Ofsted Rating: Good Pupils: 513 Distance:0.5</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Frogmore Junior School Ofsted Rating: Good Pupils: 183 Distance:0.83</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Frogmore Infant School Ofsted Rating: Outstanding Pupils: 142 Distance:0.83</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Sandhurst School Ofsted Rating: Good Pupils: 1073 Distance:0.86</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Hawley Primary School Ofsted Rating: Good Pupils: 306 Distance:0.89</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Uplands Primary School and Nursery Ofsted Rating: Outstanding Pupils: 250 Distance:1.01</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Owlsmoor Primary School Ofsted Rating: Good Pupils: 584 Distance:1.03</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Lyndhurst School Ofsted Rating: Not Rated Pupils: 125 Distance:1.08</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



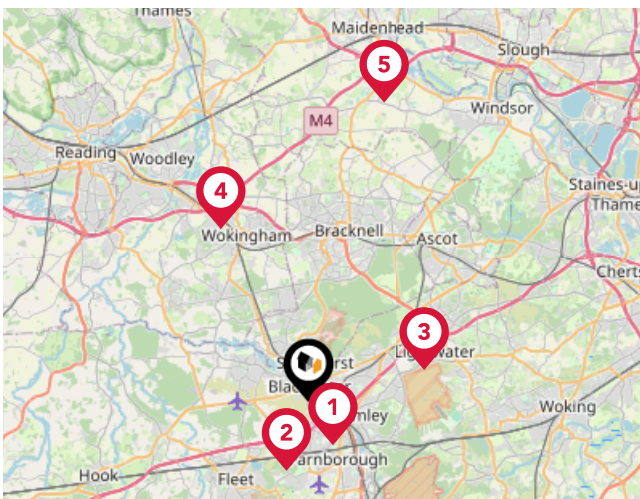
		Nursery	Primary	Secondary	College	Private
	Potley Hill Primary School Ofsted Rating: Good Pupils: 277 Distance:1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Frogmore Community College Ofsted Rating: Good Pupils: 708 Distance:1.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hurst Lodge School (Formerly Hawleyhurst School) Ofsted Rating: Not Rated Pupils: 250 Distance:1.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Eagle House School Ofsted Rating: Not Rated Pupils: 387 Distance:1.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	South Camberley Primary and Nursery School Ofsted Rating: Good Pupils: 687 Distance:1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fernhill School Ofsted Rating: Inadequate Pupils: 590 Distance:1.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fernhill Primary Academy Ofsted Rating: Requires Improvement Pupils: 126 Distance:1.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kings International College Ofsted Rating: Good Pupils: 671 Distance:1.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



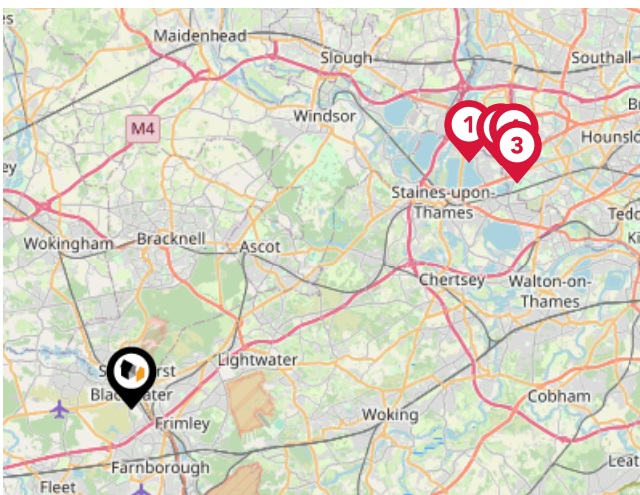
National Rail Stations

Pin	Name	Distance
1	Blackwater Rail Station	0.49 miles
2	Blackwater Rail Station	0.51 miles
3	Sandhurst Rail Station	1.21 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J4	1.81 miles
2	M3 J4A	2.66 miles
3	M3 J3	4.44 miles
4	M4 J10	7.2 miles
5	M4 J8	11.45 miles

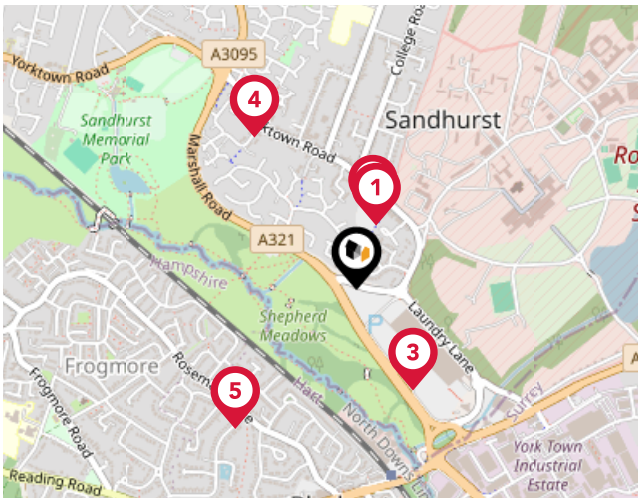


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport Terminal 5	15.51 miles
2	London Heathrow Airport Terminal 3	16.4 miles
3	London Heathrow Airport Terminal 4	16.55 miles
4	London Heathrow Airport Terminal 2	16.77 miles

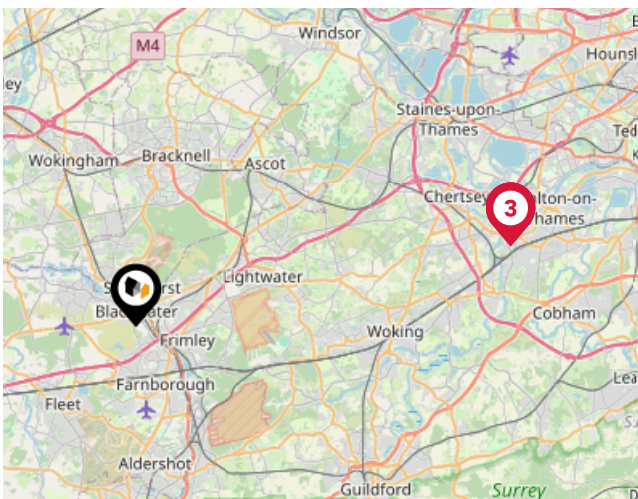
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	The Jolly Farmer	0.15 miles
2	The Jolly Farmer	0.17 miles
3	The Meadows	0.27 miles
4	Devon Close	0.43 miles
5	Parkhill Road	0.43 miles



Ferry Terminals

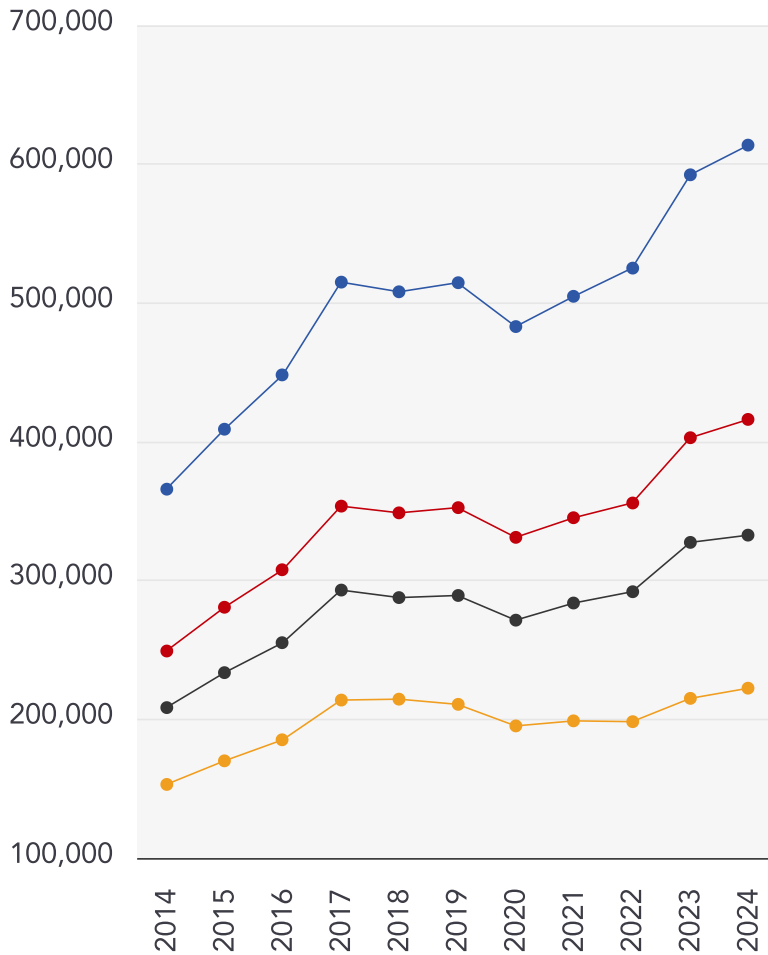
Pin	Name	Distance
1	Shepperton Ferry Landing	14.21 miles
2	Shepperton Ferry Landing	14.21 miles
3	Weybridge Ferry Landing	14.22 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in GU47



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.

Avocado Property

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stephen@avocadopropertyagents.co.uk
www.avocadopropertyagents.co.uk

