

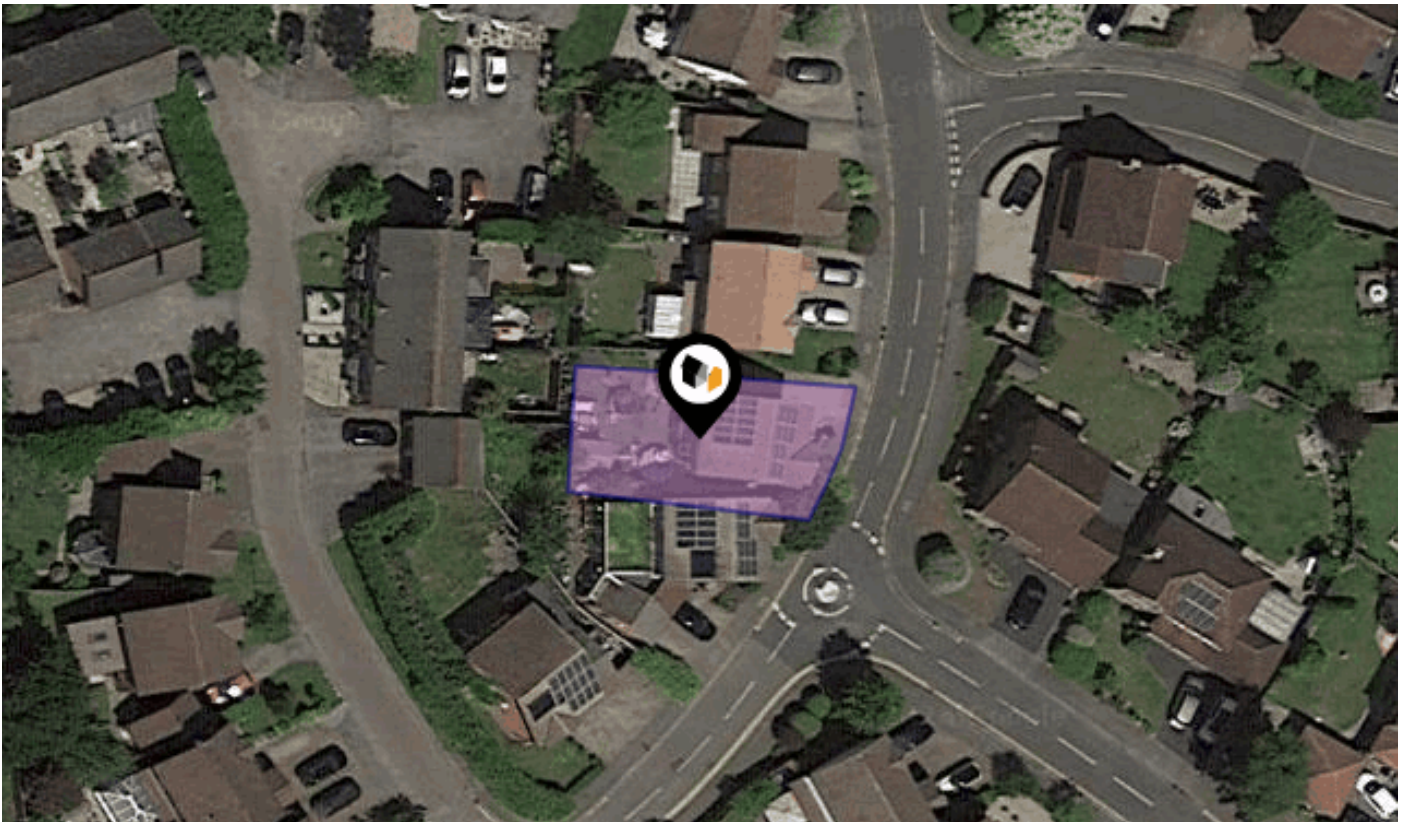


See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 17<sup>th</sup> June 2024



## UPSHIRE GARDENS, BRACKNELL, RG12

### Avocado Property

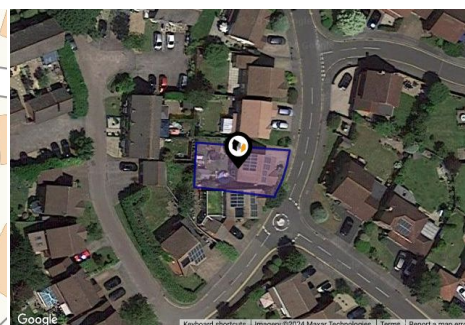
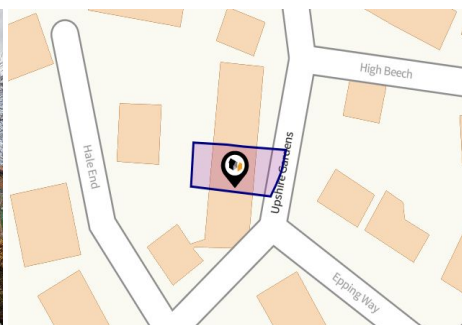
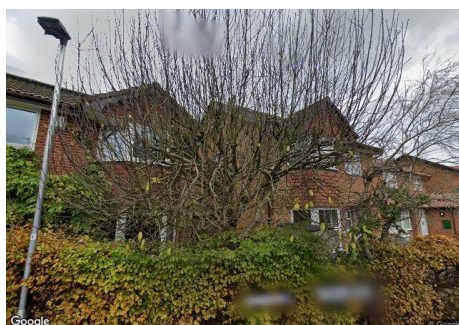
01344 249 500

ellenandsanjay@avocadoberkshire.co.uk

www.avocadopropertyagents.co.uk



# Property Overview



## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	4		
<b>Plot Area:</b>	0.06 acres		
<b>Year Built :</b>	1983-1990		
<b>Council Tax :</b>	Band E		
<b>Annual Estimate:</b>	£2,507		
<b>Title Number:</b>	BK260014		

## Local Area

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

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

<b>3</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

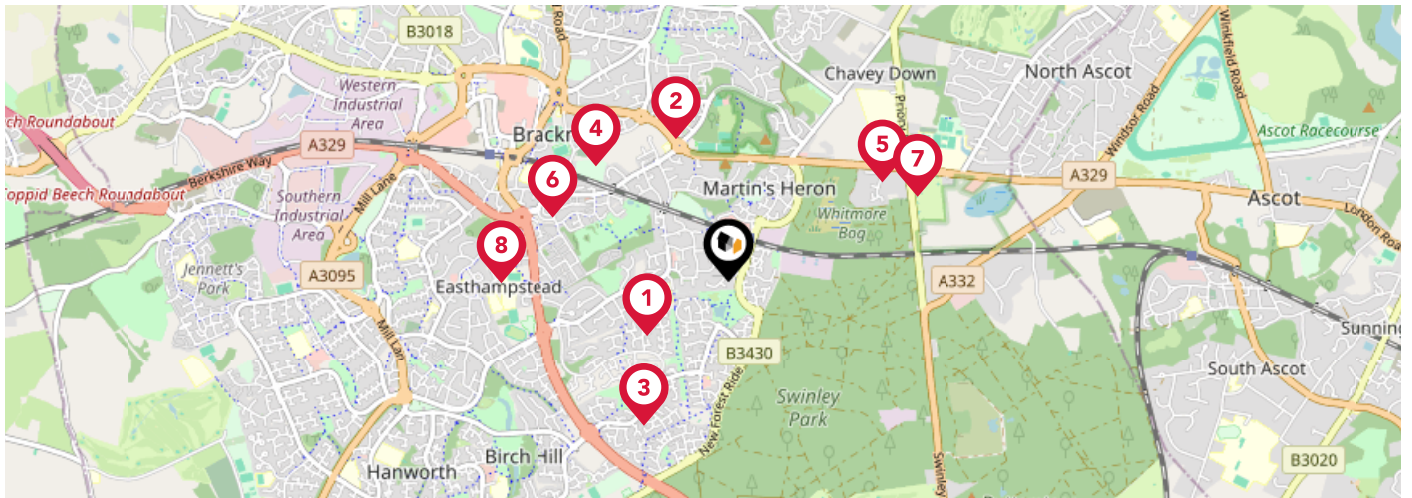
### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:

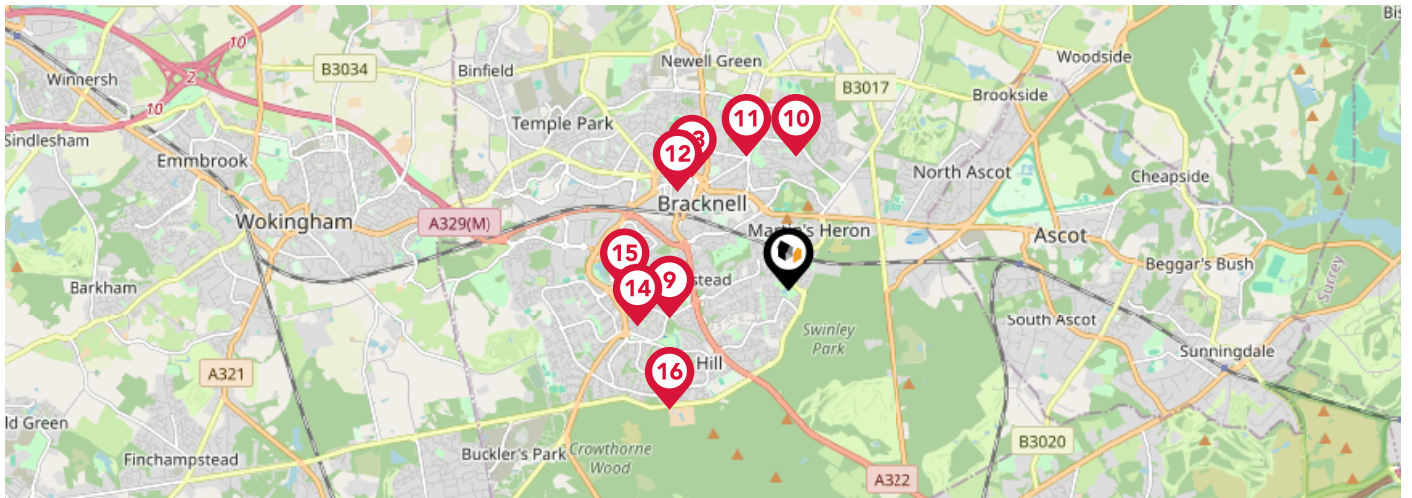


# Area Schools



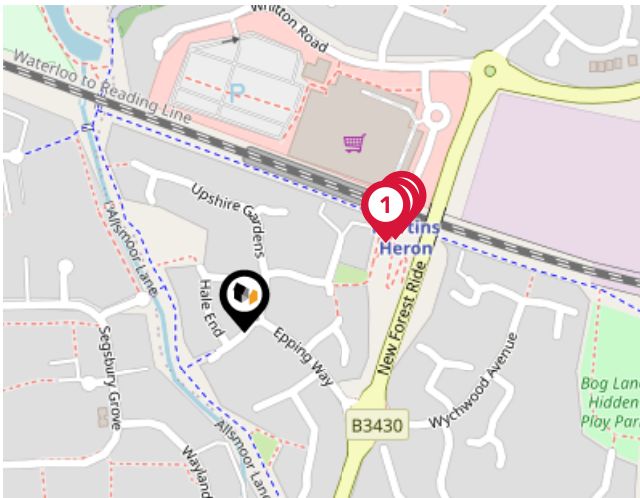
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Harmans Water Primary School</b> Ofsted Rating: Good   Pupils: 583   Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Holly Spring Primary School</b> Ofsted Rating: Good   Pupils: 627   Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Crown Wood Primary School</b> Ofsted Rating: Good   Pupils: 577   Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>St Joseph's Catholic Primary School, Bracknell</b> Ofsted Rating: Good   Pupils: 211   Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Heathfield School</b> Ofsted Rating: Not Rated   Pupils: 188   Distance:0.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Ranelagh School</b> Ofsted Rating: Outstanding   Pupils: 1022   Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>LVS Ascot</b> Ofsted Rating: Not Rated   Pupils: 823   Distance:0.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>The Brakenhale School</b> Ofsted Rating: Good   Pupils: 1165   Distance:1.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



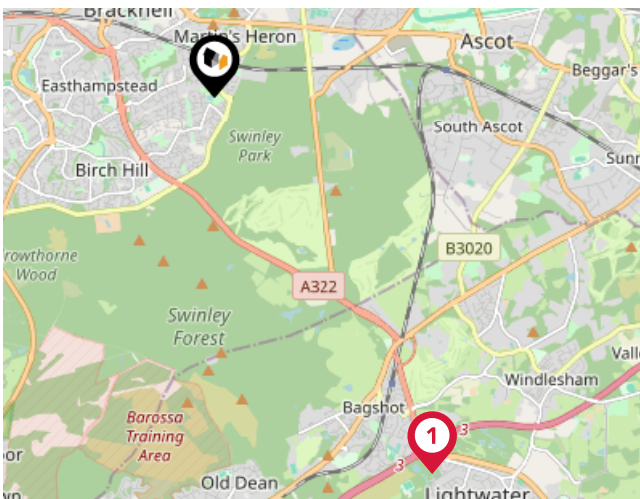
		Nursery	Primary	Secondary	College	Private
	<b>Fox Hill Primary School</b> Ofsted Rating: Good   Pupils: 223   Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Whitegrove Primary School</b> Ofsted Rating: Good   Pupils: 415   Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Warfield Church of England Primary School</b> Ofsted Rating: Good   Pupils: 473   Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Garth Hill College</b> Ofsted Rating: Good   Pupils: 1528   Distance:1.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Sandy Lane Primary School</b> Ofsted Rating: Good   Pupils: 501   Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Michael's Easthampstead Church of England Voluntary Aided Primary School</b> Ofsted Rating: Good   Pupils: 238   Distance:1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Wildridings Primary School</b> Ofsted Rating: Good   Pupils: 439   Distance:1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Birch Hill Primary School</b> Ofsted Rating: Good   Pupils: 430   Distance:1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



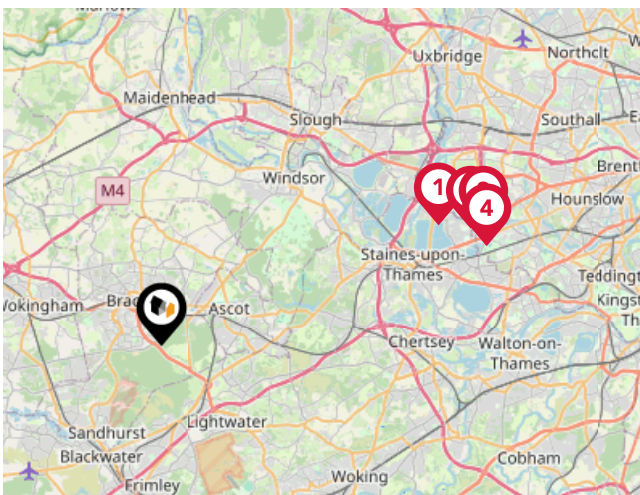
## National Rail Stations

Pin	Name	Distance
1	Martins Heron Rail Station	0.1 miles
2	Martins Heron Rail Station	0.1 miles
3	Martins Heron Rail Station	0.11 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J3	4.02 miles
2	M4 J8	6.44 miles
3	M3 J4	6.42 miles
4	A404(M) J9A	6.98 miles
5	A404(M) J9	7.93 miles

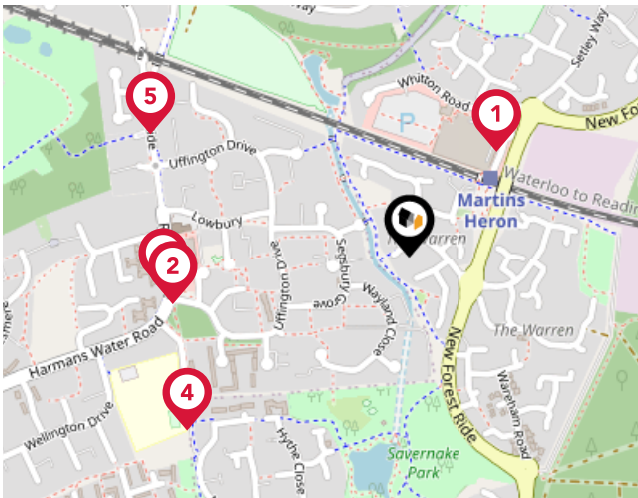


## Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport Terminal 5	11.2 miles
2	London Heathrow Airport Terminal 3	12.22 miles
3	London Heathrow Airport Terminal 2	12.64 miles
4	London Heathrow Airport Terminal 4	12.57 miles

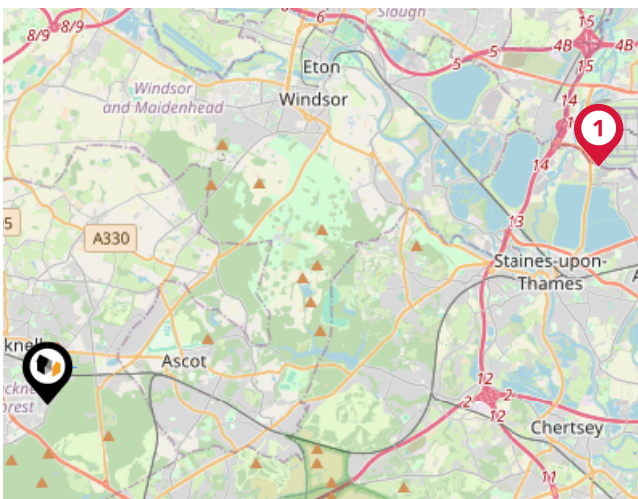
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Martins Heron Station	0.16 miles
2	Harmanswater Shops	0.28 miles
3	Harmanswater Shops	0.29 miles
4	Oareborough	0.33 miles
5	Whistley Close	0.33 miles



### Local Connections

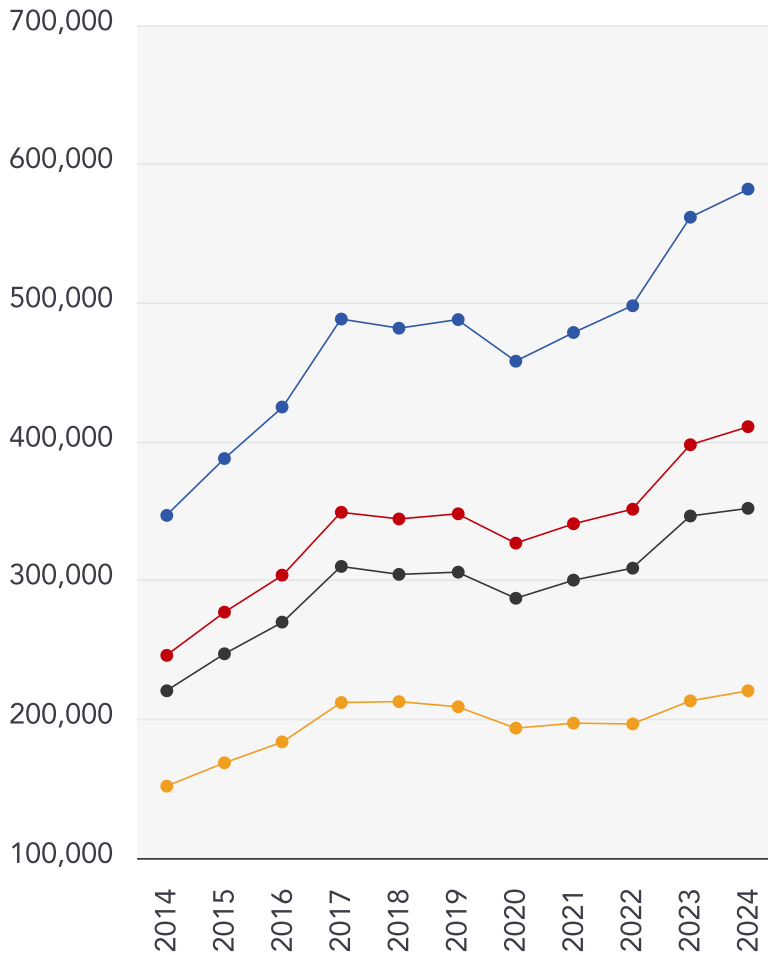
Pin	Name	Distance
1	Heathrow Terminal 5 Underground Station	11.08 miles

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in RG12



Detached

**+67.78%**

Semi-Detached

**+66.97%**

Terraced

**+59.63%**

Flat

**+45.31%**

# Agent Disclaimer



---

## Important - Please Read

---

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Avocado Property or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Avocado Property and therefore no warranties can be given as to their good working order.



# 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

01344 249 500

[ellenandsanjay@avocadoberkshire.co.uk](mailto:ellenandsanjay@avocadoberkshire.co.uk)

[www.avocadopropertyagents.co.uk](http://www.avocadopropertyagents.co.uk)

