

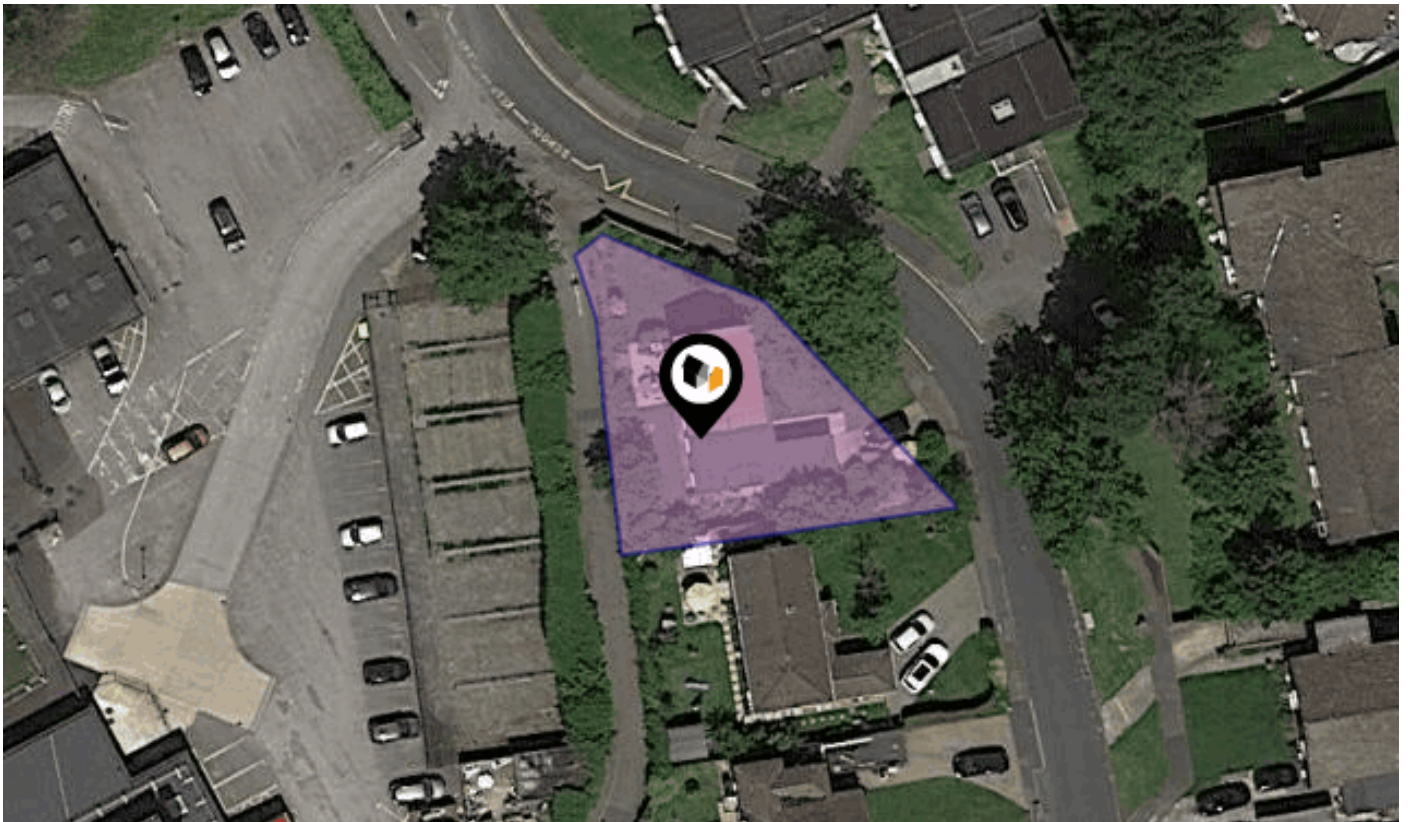


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 18th June 2024



CONINGSBY, BRACKNELL, RG12

Avocado Property

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Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,291 ft ² / 120 m ²		
Plot Area:	0.12 acres		
Year Built :	1967-1975		
Council Tax :	Band E		
Annual Estimate:	£2,507		
Title Number:	BK117371		

Local Area

Local Authority:	Bracknell forest
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	High

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

13 mb/s	64 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



RG12

Energy rating

E

Valid until 11.03.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Property

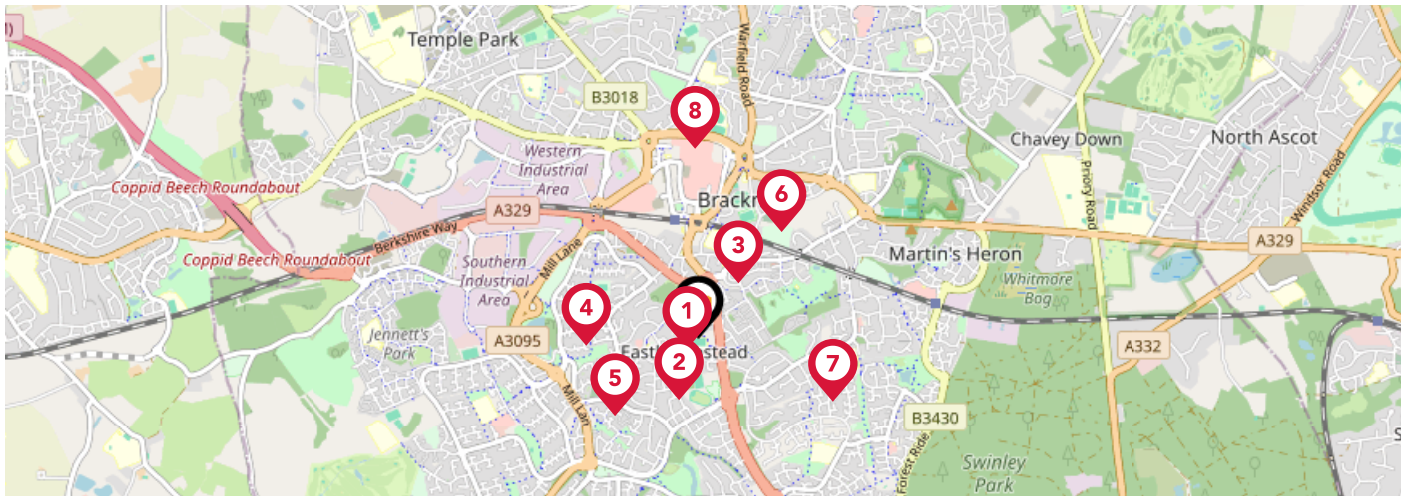
EPC - Additional Data



Additional EPC Data

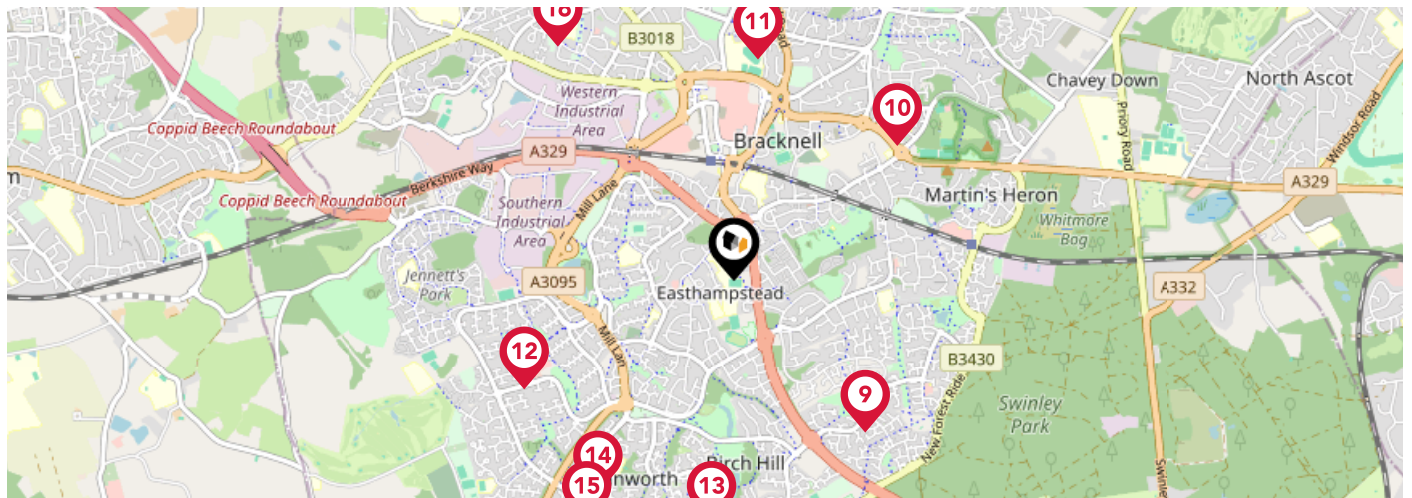
Property Type:	House
Build Form:	Detached
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, limited insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	120 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	The Brakenhale School Ofsted Rating: Good Pupils: 1165 Distance:0.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Fox Hill Primary School Ofsted Rating: Good Pupils: 223 Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Ranelagh School Ofsted Rating: Outstanding Pupils: 1022 Distance:0.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Wildridings Primary School Ofsted Rating: Good Pupils: 439 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Michael's Easthampstead Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 238 Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Joseph's Catholic Primary School, Bracknell Ofsted Rating: Good Pupils: 211 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Harmans Water Primary School Ofsted Rating: Good Pupils: 583 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Garth Hill College Ofsted Rating: Good Pupils: 1528 Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



		Nursery	Primary	Secondary	College	Private
Crown Wood Primary School Ofsted Rating: Good Pupils: 577 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Holly Spring Primary School Ofsted Rating: Good Pupils: 627 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Sandy Lane Primary School Ofsted Rating: Good Pupils: 501 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Great Hollands Primary School Ofsted Rating: Good Pupils: 363 Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Birch Hill Primary School Ofsted Rating: Good Pupils: 430 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
The Pines School Ofsted Rating: Requires Improvement Pupils: 357 Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
St Margaret Clitherow Catholic Primary School, Bracknell Ofsted Rating: Good Pupils: 204 Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Meadow Vale Primary School Ofsted Rating: Good Pupils: 647 Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

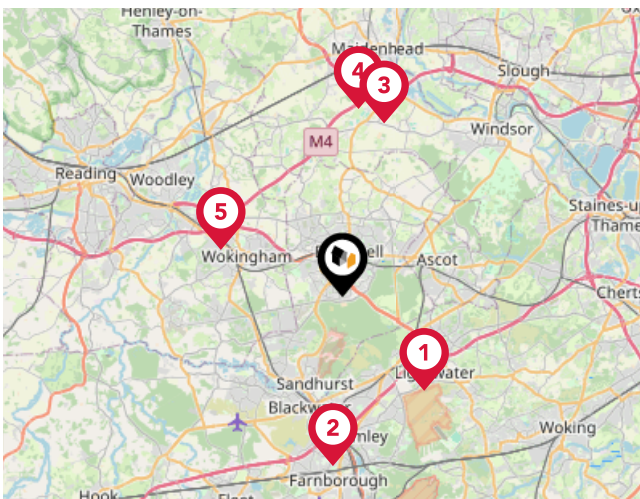
Area

Transport (National)



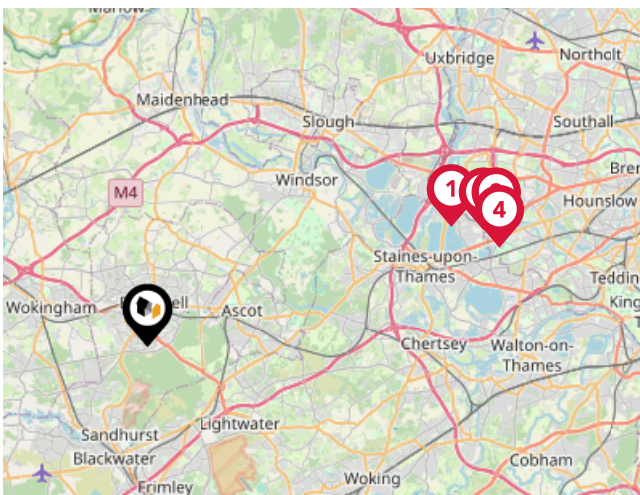
National Rail Stations

Pin	Name	Distance
1	Bracknell Rail Station	0.42 miles
2	Bracknell Rail Station	0.43 miles
3	Bracknell Rail Station	0.43 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J3	4.64 miles
2	M3 J4	6.32 miles
3	M4 J8	6.56 miles
4	A404(M) J9A	6.96 miles
5	M4 J10	4.82 miles

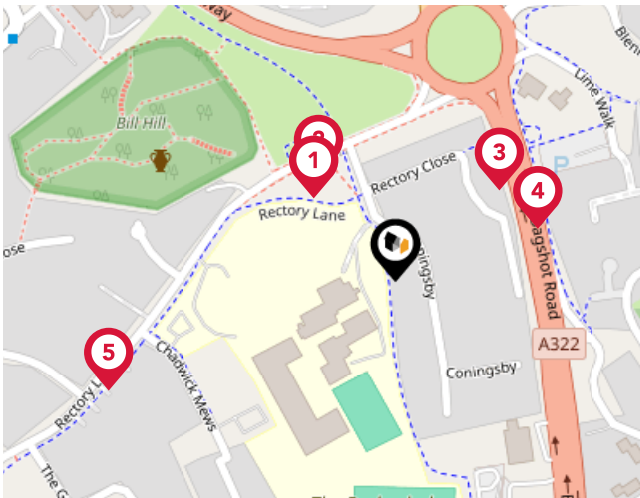


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport Terminal 5	12.11 miles
2	London Heathrow Airport Terminal 3	13.16 miles
3	London Heathrow Airport Terminal 2	13.58 miles
4	London Heathrow Airport Terminal 4	13.52 miles

Area

Transport (Local)



Bus Stops/Stations

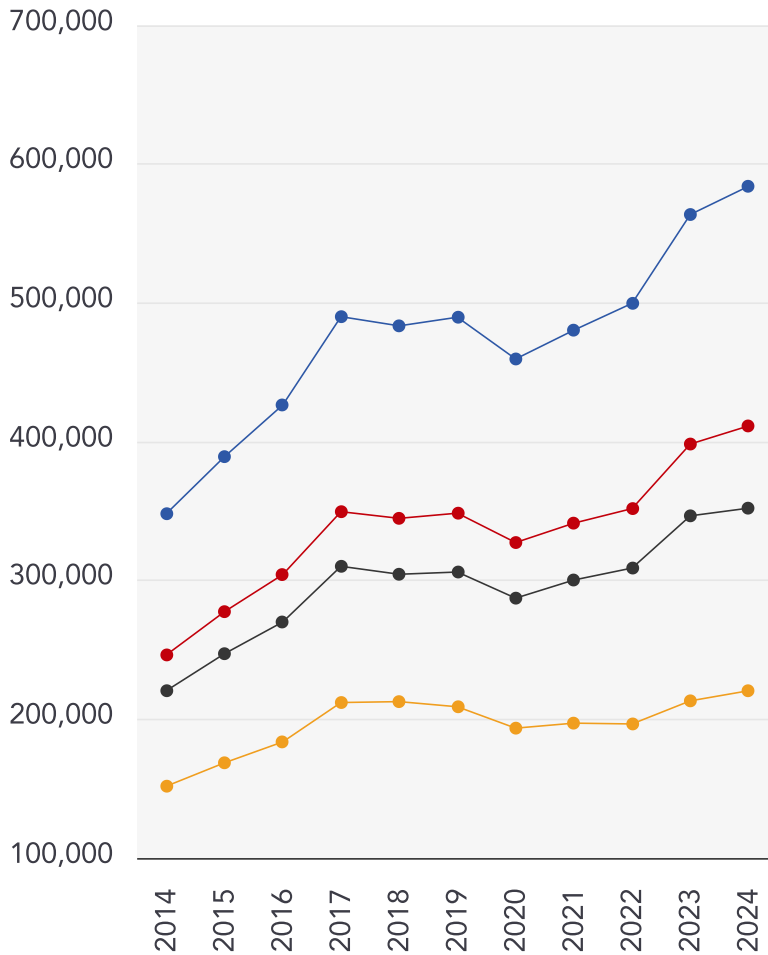
Pin	Name	Distance
1	Brakenhale School	0.07 miles
2	Brakenhale School	0.08 miles
3	Horse and Groom	0.08 miles
4	Horse and Groom	0.09 miles
5	Saffron Road	0.18 miles

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%

Avocado Property

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Avocado Property

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Avocado Property

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