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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 03rd July 2024



6, Highbury Crescent, Camberley, GU15 1JZ

Avocado Property

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Property Overview



Property

Type:	Detached	Last Sold Date:	11/11/2021
Bedrooms:	6	Last Sold Price:	£615,000
Floor Area:	1,550 ft ² / 144 m ²	Last Sold £/ft²:	£396
Plot Area:	0.14 acres	Tenure:	Freehold
Year Built :	1967-1975		
Council Tax :	Band F		
Annual Estimate:	£3,403		
Title Number:	SY376475		
UPRN:	100061550492		

Local Area

Local Authority:	Surrey heath
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

30 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



6 Highbury Crescent, Camberley, GU15 1JZ

Energy rating

E

Valid until 24.03.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 c
55-68	D	54 E	
39-54	E		
21-38	F		
1-20	G		

Property

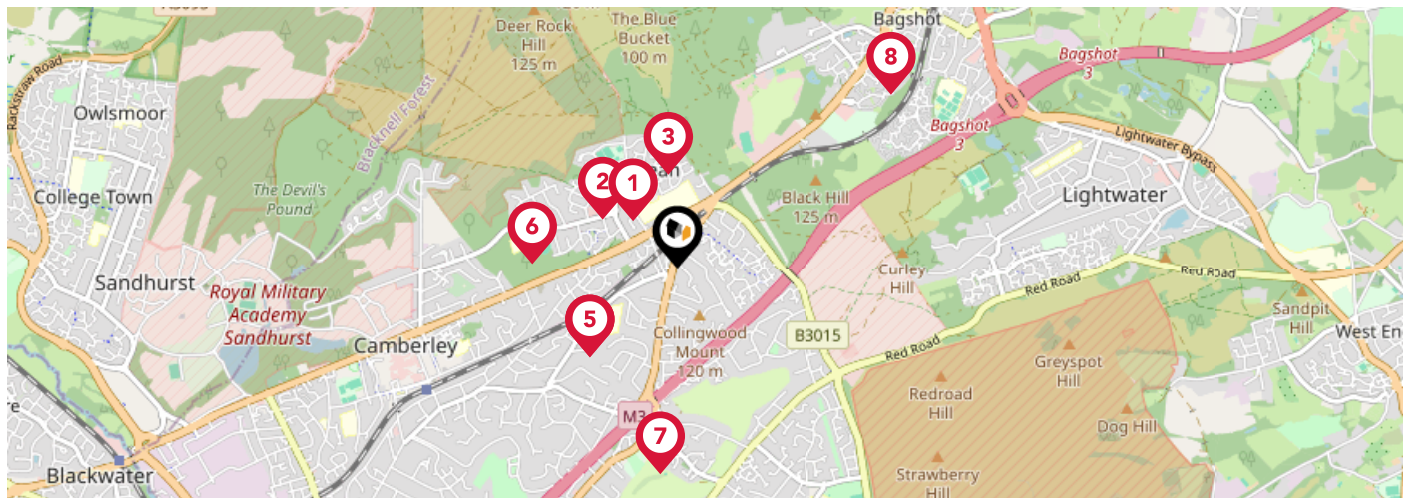
EPC - Additional Data



Additional EPC Data

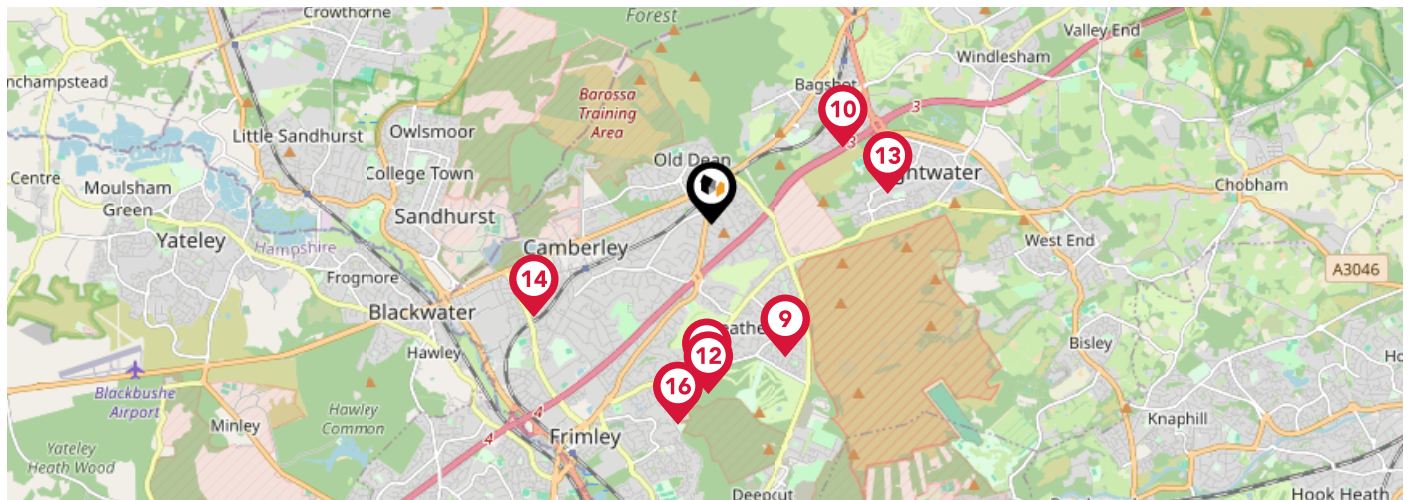
Property Type:	House
Build Form:	Detached
Transaction Type:	Rental
Energy Tariff:	Off-peak 7 hour
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	2
Open Fireplace:	1
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 65% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	144 m ²









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Collingwood College Ofsted Rating: Good Pupils: 1749 Distance:0.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Cordwalles Junior School Ofsted Rating: Good Pupils: 211 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Pine Ridge Infant School Ofsted Rating: Good Pupils: 110 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Crawley Ridge Junior School Ofsted Rating: Good Pupils: 244 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Crawley Ridge Infant School Ofsted Rating: Outstanding Pupils: 174 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Lorraine Infant School Ofsted Rating: Good Pupils: 114 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Prior Heath Infant School Ofsted Rating: Good Pupils: 179 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Bagshot Infant School Ofsted Rating: Good Pupils: 171 Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

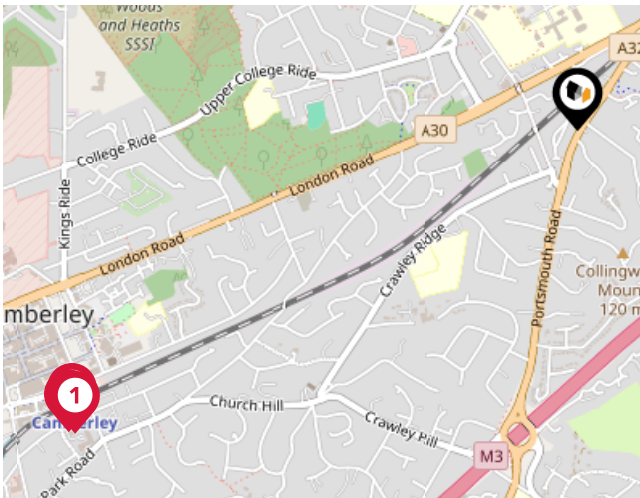
Area Schools



		Nursery	Primary	Secondary	College	Private
	Heather Ridge Infant School Ofsted Rating: Outstanding Pupils: 179 Distance: 1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Connaught Junior School Ofsted Rating: Good Pupils: 469 Distance: 1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Carwarden House Community School Ofsted Rating: Good Pupils: 144 Distance: 1.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ravenscote Junior School Ofsted Rating: Outstanding Pupils: 621 Distance: 1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hammond School Ofsted Rating: Good Pupils: 330 Distance: 1.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lyndhurst School Ofsted Rating: Not Rated Pupils: 125 Distance: 1.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Augustine's Catholic Primary School Ofsted Rating: Outstanding Pupils: 434 Distance: 1.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tomlinscote School Ofsted Rating: Outstanding Pupils: 1479 Distance: 1.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

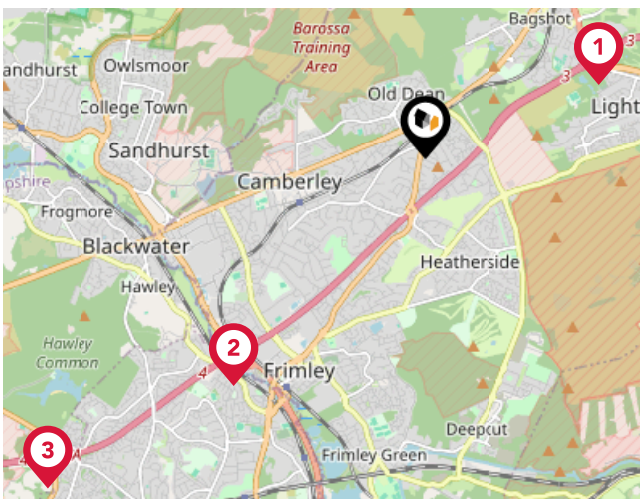
Area

Transport (National)



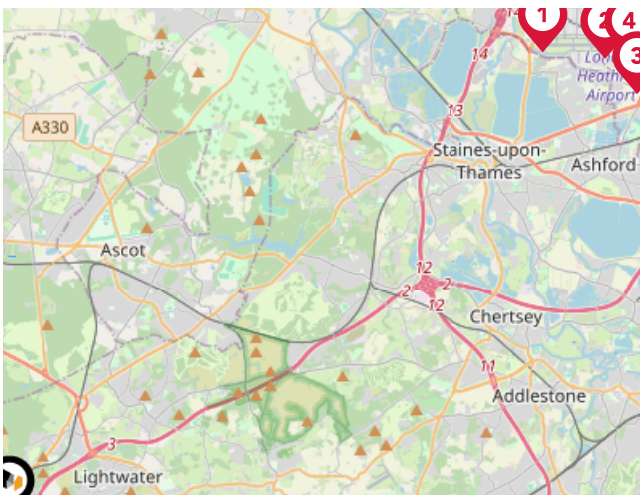
National Rail Stations

Pin	Name	Distance
1	Camberley Rail Station	1.36 miles
2	Camberley Rail Station	1.36 miles
3	Camberley Rail Station	1.37 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J3	1.75 miles
2	M3 J4	2.76 miles
3	M3 J4A	4.64 miles
4	M4 J8	10.58 miles
5	M4 J10	8.36 miles

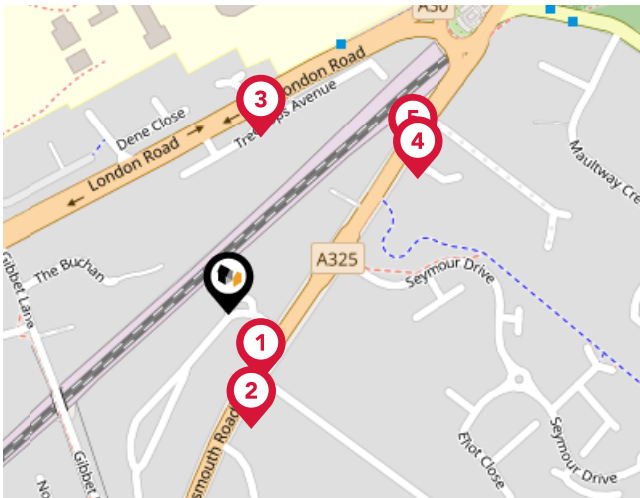


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport Terminal 5	13.1 miles
2	London Heathrow Airport Terminal 3	13.92 miles
3	London Heathrow Airport Terminal 4	14.02 miles
4	London Heathrow Airport Terminal 2	14.28 miles

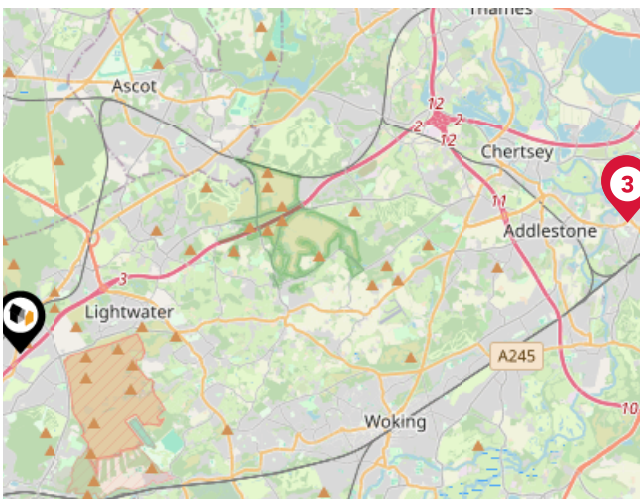
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Hillcrest Road	0.04 miles
2	Hillcrest Road	0.07 miles
3	Little Paddock	0.1 miles
4	Collingwood Grange Close	0.13 miles
5	Collingwood Grange Close	0.14 miles



Ferry Terminals

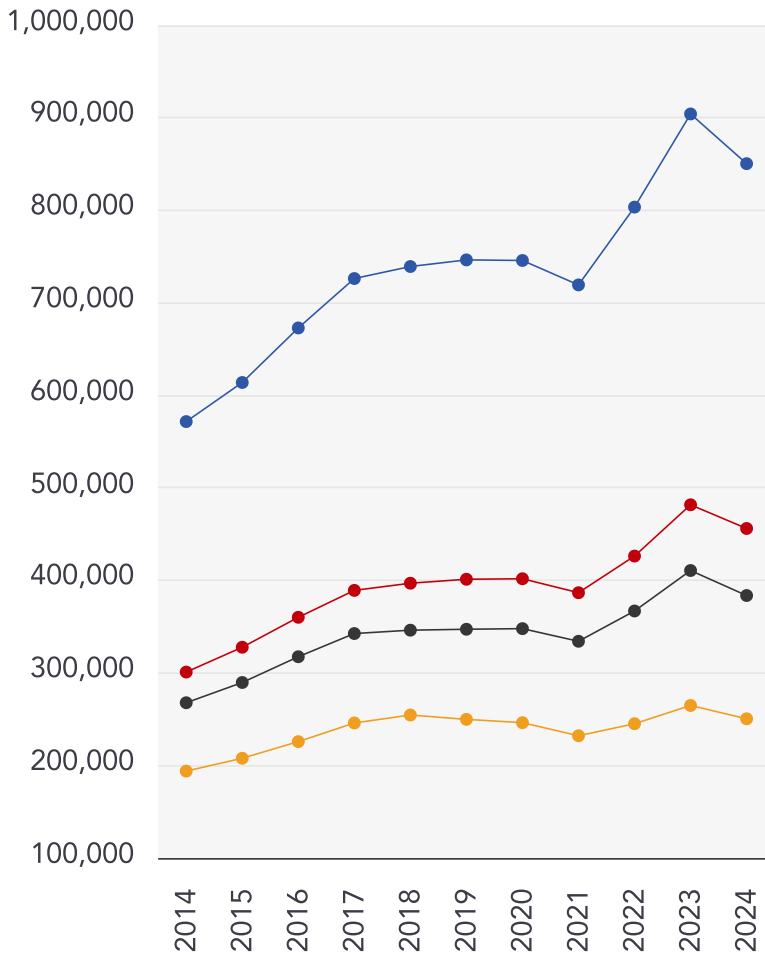
Pin	Name	Distance
1	Shepperton Ferry Landing	11.49 miles
2	Shepperton Ferry Landing	11.5 miles
3	Weybridge Ferry Landing	11.5 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in GU15



Detached

+48.75%

Semi-Detached

+51.56%

Terraced

+43.26%

Flat

+29.15%

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

Data Quality

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