

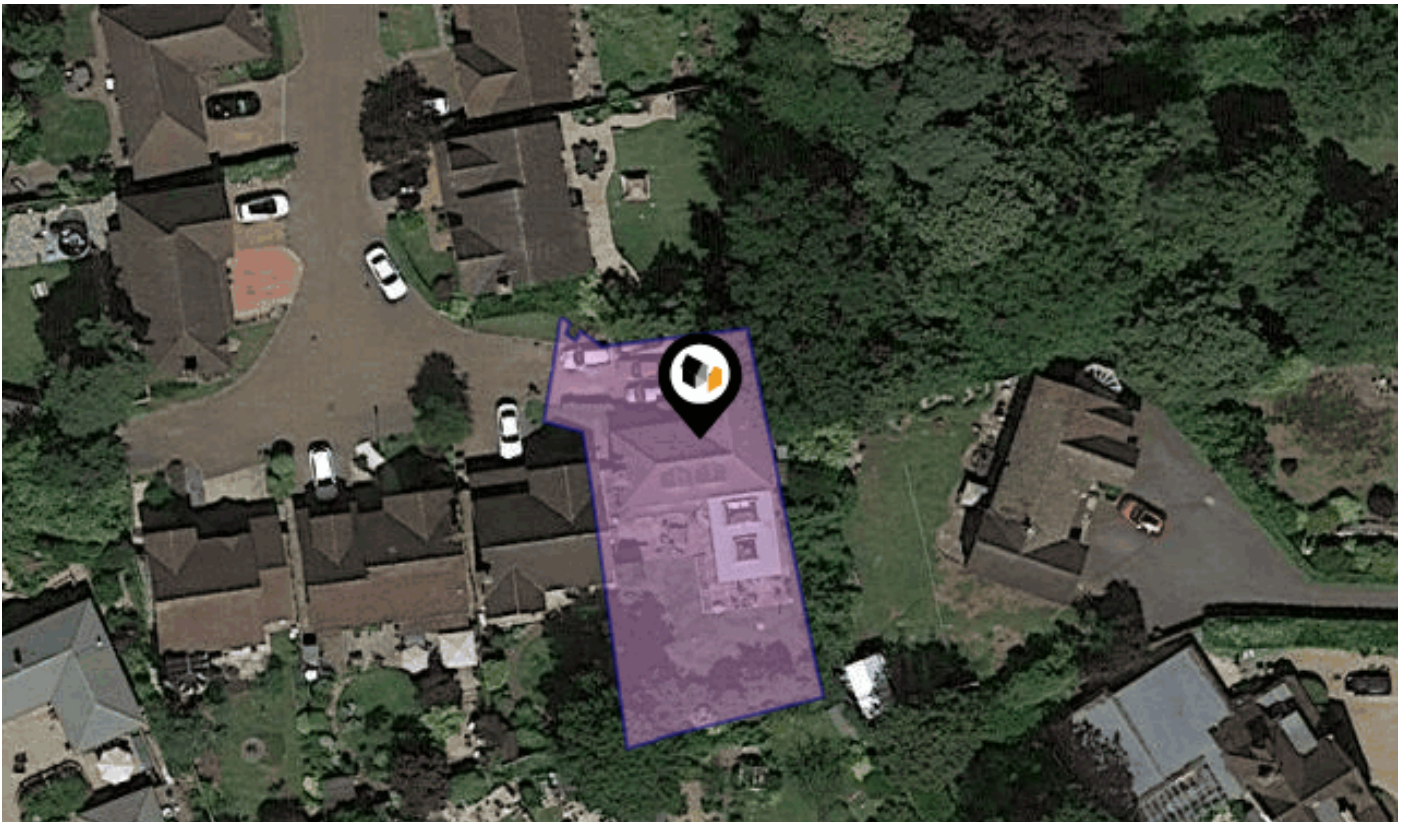


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 11th July 2024



29, CAMBRIAN CLOSE, CAMBERLEY, GU15 3LD

Avocado Property

stephen@avocadopropertyagents.co.uk

www.avocadopropertyagents.co.uk



Powered by
aprift
Know any property instantly

Property Overview



Property

Type:	Detached	Last Sold Date:	26/08/2014
Bedrooms:	4	Last Sold Price:	£650,000
Floor Area:	3,056 ft ² / 284 m ²	Last Sold £/ft²:	£319
Plot Area:	0.14 acres	Tenure:	Freehold
Year Built :	1991-1995		
Council Tax :	Band G		
Annual Estimate:	£3,927		
Title Number:	SY623854		
UPRN:	100061544819		

Local Area

Local Authority:	Surrey
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Medium

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	46 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *29, Cambrian Close, Camberley, GU15 3LD*

Reference - 19/0283	
Decision:	Decided
Date:	01st April 2019
Description:	Erection of two storey side and rear extension.

Reference - 19/0283	
Decision:	Decided
Date:	01st April 2019
Description:	Erection of two storey side and rear extension.

Reference - 14/0840	
Decision:	Unknown
Date:	11th September 2014
Description:	Prior Notification for a single storey rear and side extension with a depth of 5 metres, a height of 3.3 metres and an eaves height of 2.625 metres.

Property EPC - Certificate



29 Cambrian Close, GU15 3LD

Energy rating

C

Valid until 13.03.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

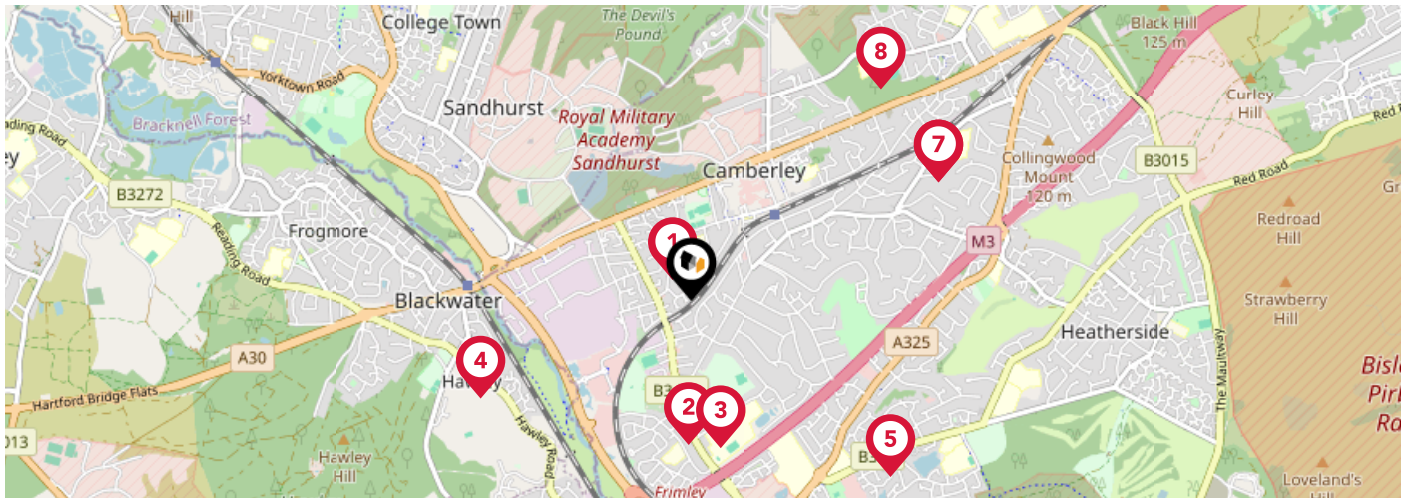
EPC - Additional Data



Additional EPC Data

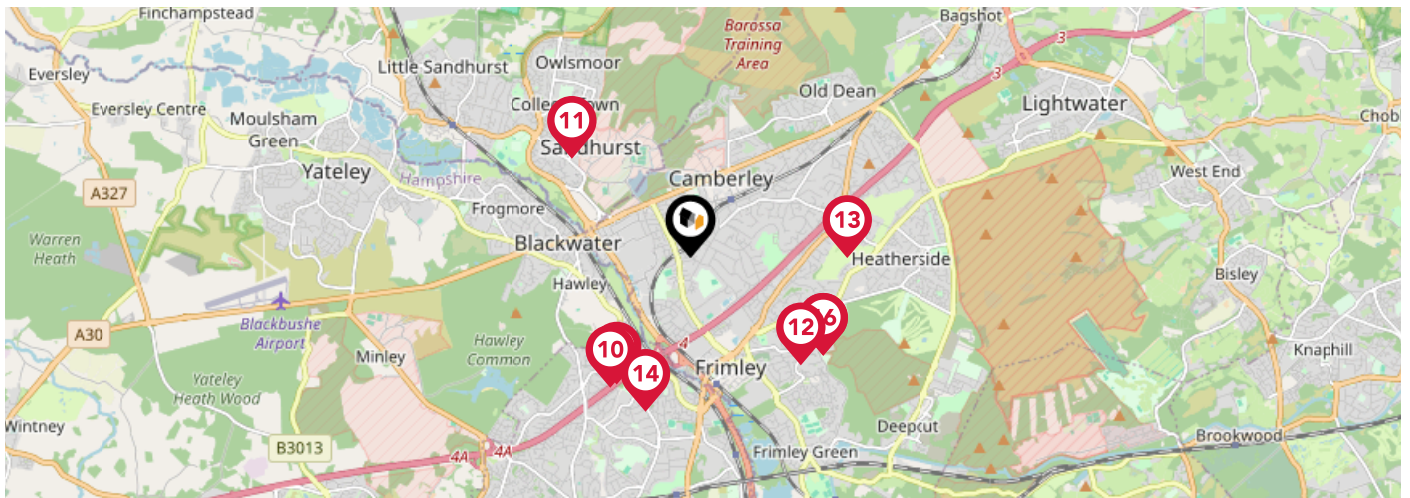
Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
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:	Good
Lighting:	Low energy lighting in 94% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	284 m ²

Area Schools



	Nursery	Primary	Secondary	College	Private
<p>1 Lyndhurst School</p> <p>Ofsted Rating: Not Rated Pupils: 125 Distance:0.13</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 South Camberley Primary and Nursery School</p> <p>Ofsted Rating: Good Pupils: 687 Distance:0.67</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Kings International College</p> <p>Ofsted Rating: Good Pupils: 671 Distance:0.7</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Hawley Primary School</p> <p>Ofsted Rating: Good Pupils: 306 Distance:1.08</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 The Grove Primary Academy</p> <p>Ofsted Rating: Good Pupils: 423 Distance:1.23</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Crawley Ridge Junior School</p> <p>Ofsted Rating: Good Pupils: 244 Distance:1.27</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Crawley Ridge Infant School</p> <p>Ofsted Rating: Outstanding Pupils: 174 Distance:1.27</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Lorraine Infant School</p> <p>Ofsted Rating: Good Pupils: 114 Distance:1.31</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

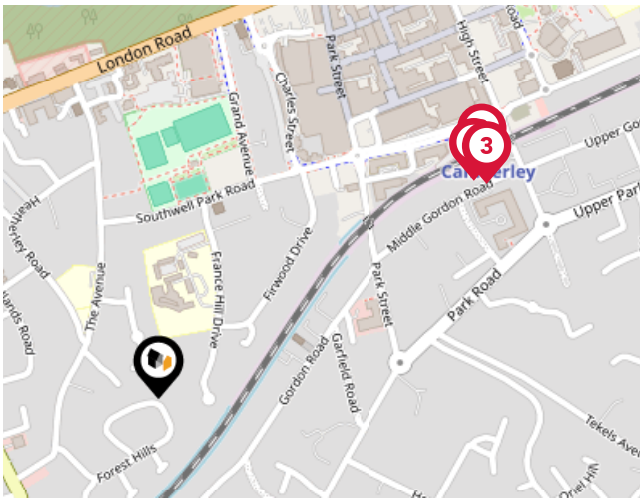
Area Schools



		Nursery	Primary	Secondary	College	Private
9	Fernhill School Ofsted Rating: Inadequate Pupils: 590 Distance: 1.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Fernhill Primary Academy Ofsted Rating: Requires Improvement Pupils: 126 Distance: 1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	College Town Primary School Ofsted Rating: Good Pupils: 513 Distance: 1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Lakeside Nursery & Primary Academy Ofsted Rating: Good Pupils: 451 Distance: 1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Prior Heath Infant School Ofsted Rating: Good Pupils: 179 Distance: 1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Farnborough Grange Nursery & Infant Community School Ofsted Rating: Good Pupils: 221 Distance: 1.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	St Augustine's Catholic Primary School Ofsted Rating: Outstanding Pupils: 434 Distance: 1.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Tomlinscote School Ofsted Rating: Outstanding Pupils: 1479 Distance: 1.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

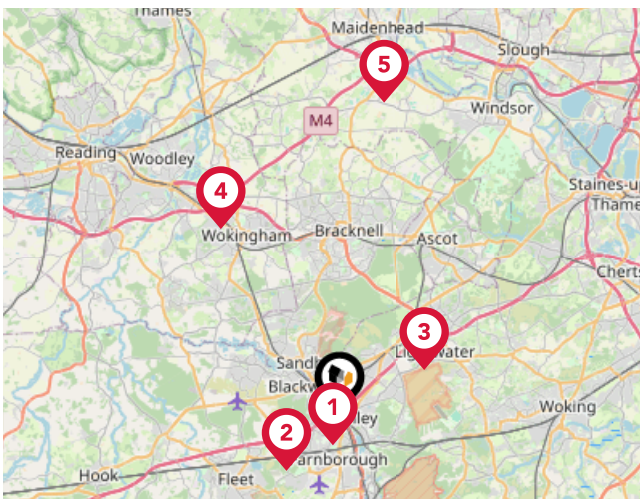
Area

Transport (National)



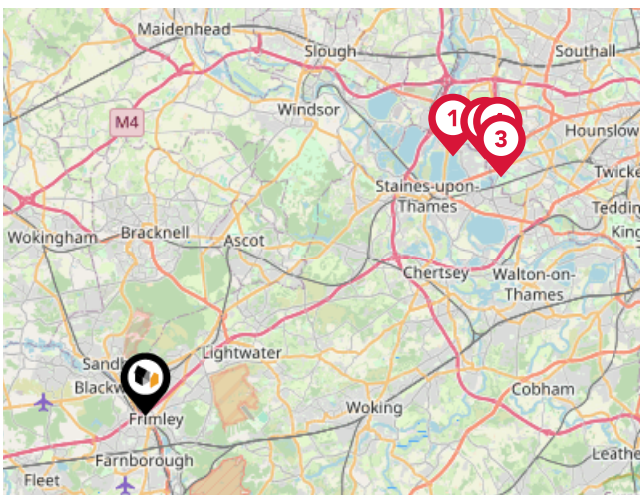
National Rail Stations

Pin	Name	Distance
1	Camberley Rail Station	0.44 miles
2	Camberley Rail Station	0.46 miles
3	Camberley Rail Station	0.45 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J4	1.18 miles
2	M3 J4A	2.87 miles
3	M3 J3	3.56 miles
4	M4 J10	8.13 miles
5	M4 J8	11.65 miles

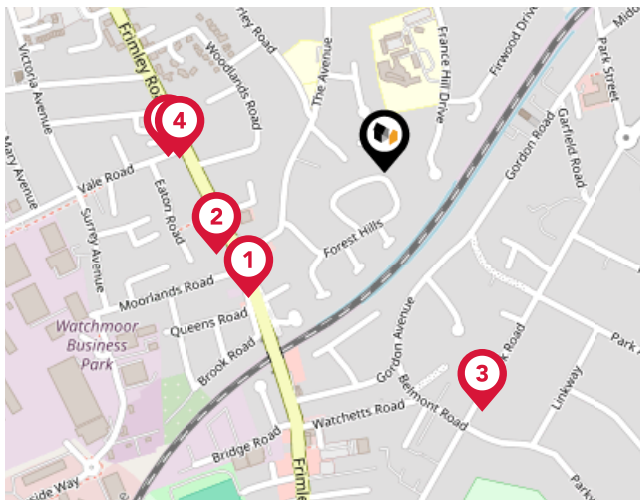


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport Terminal 5	14.9 miles
2	London Heathrow Airport Terminal 3	15.73 miles
3	London Heathrow Airport Terminal 4	15.83 miles
4	London Heathrow Airport Terminal 2	16.09 miles

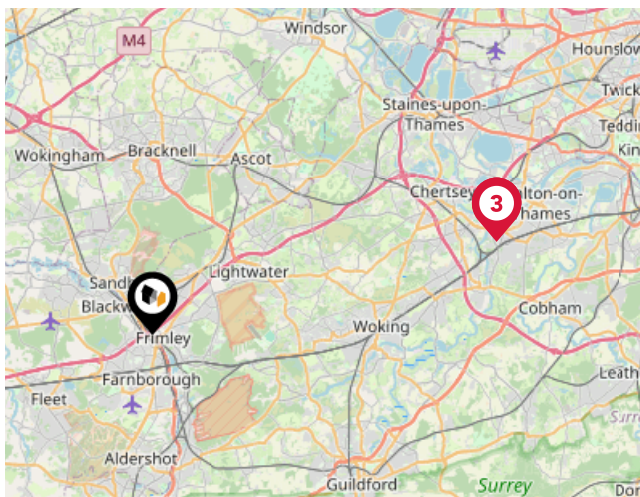
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	The Four Horseshoes	0.21 miles
2	The Four Horseshoes	0.22 miles
3	Parkway	0.3 miles
4	Vale Road	0.24 miles
5	Vale Road	0.25 miles



Ferry Terminals

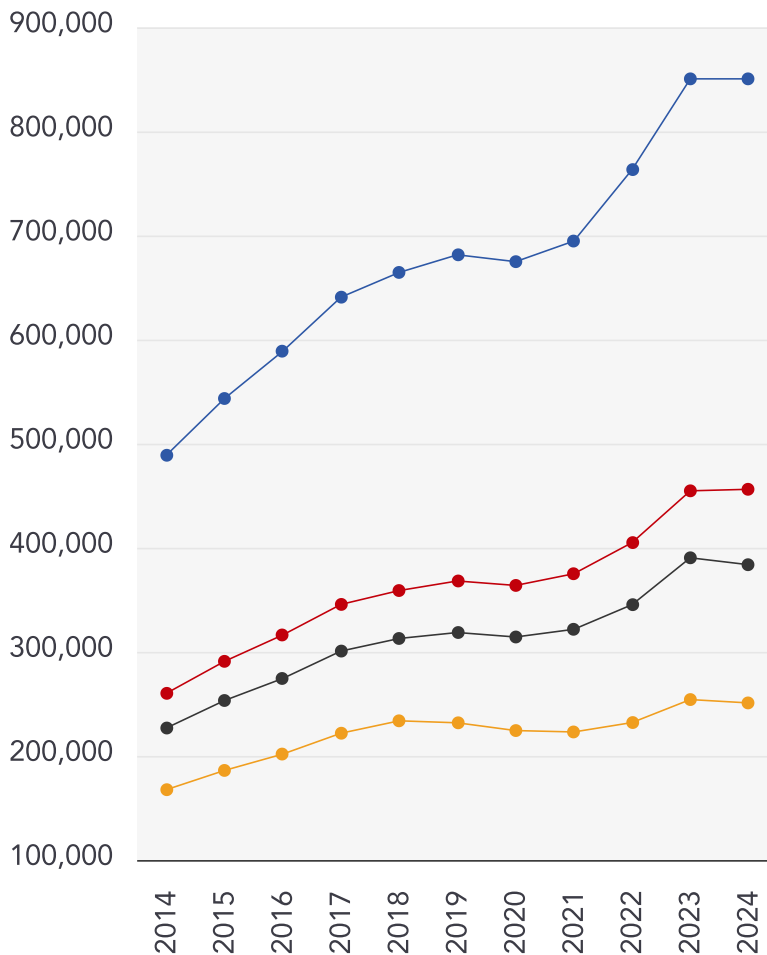
Pin	Name	Distance
1	Shepperton Ferry Landing	13.23 miles
2	Shepperton Ferry Landing	13.23 miles
3	Weybridge Ferry Landing	13.23 miles

Market

House Price Statistics



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



Detached

+73.97%

Semi-Detached

+75.35%

Terraced

+69.17%

Flat

+49.74%

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

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

