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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 10<sup>th</sup> July 2024



**BEAUMONT CLOSE, MAIDENHEAD, SL6**

## Avocado Property

01344 249 500

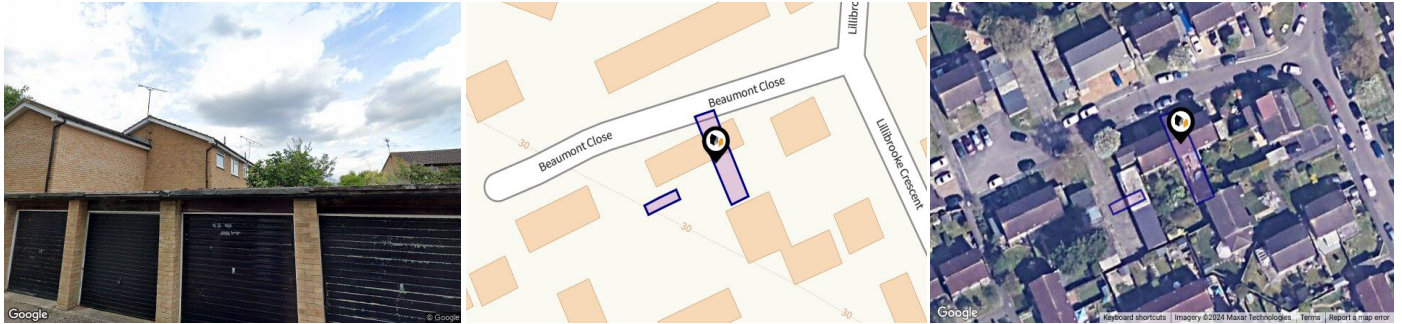
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# Property Overview



## Property

<b>Type:</b>	Terraced	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	785 ft <sup>2</sup> / 73 m <sup>2</sup>		
<b>Plot Area:</b>	0.04 acres		
<b>Year Built :</b>	1976-1982		
<b>Council Tax :</b>	Band D		
<b>Annual Estimate:</b>	£1,684		
<b>Title Number:</b>	BK186217		

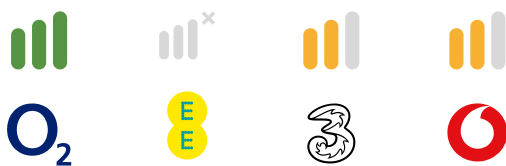
## Local Area

<b>Local Authority:</b>	Windsor and Maidenhead
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	No Risk
• Surface Water	Medium

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

<b>5</b> mb/s	<b>49</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:



# Property EPC - Certificate



Beaumont Close, SL6

Energy rating

**D**

Valid until 10.10.2027

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		80   <b>C</b>
55-68	<b>D</b>	64   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

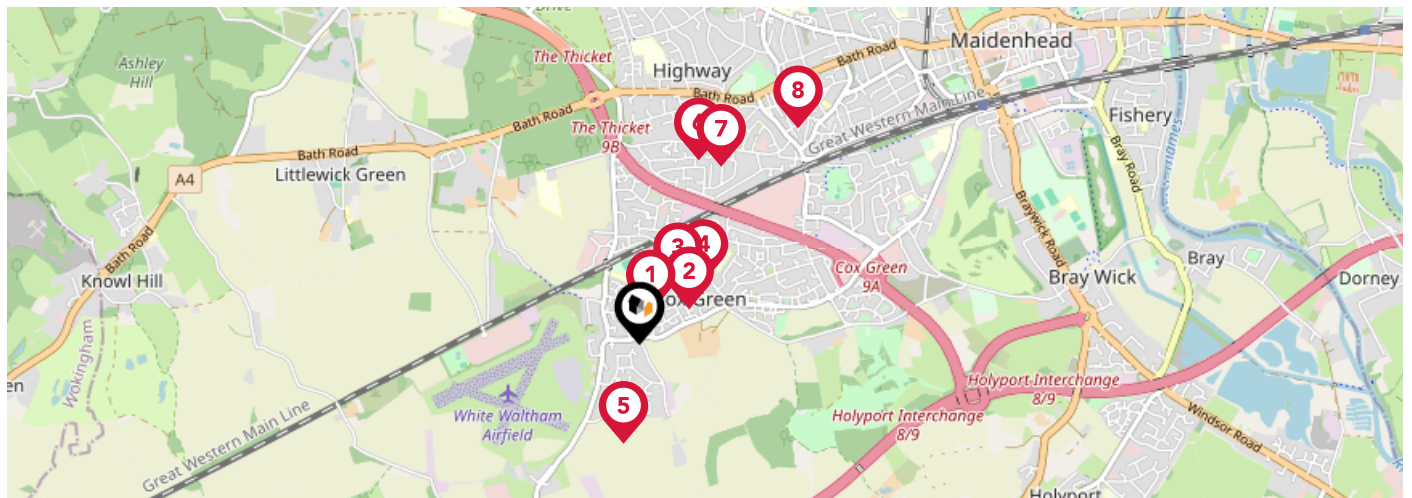
## EPC - Additional Data



### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, partial insulation (assumed)
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 75 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	73 m <sup>2</sup>

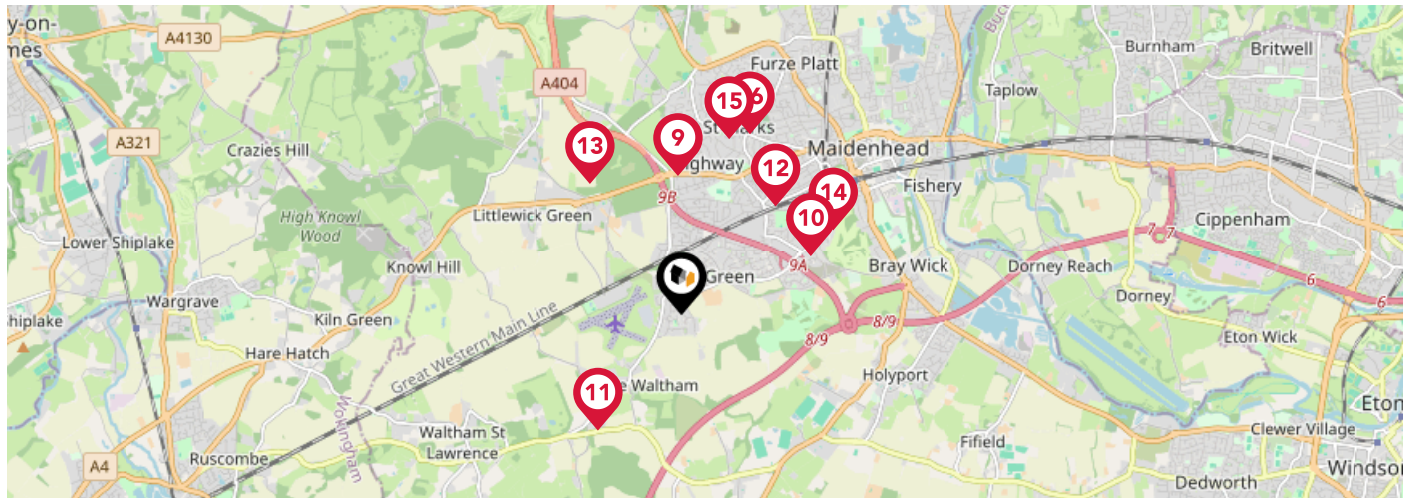
# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Manor Green School</b> Ofsted Rating: Good   Pupils: 266   Distance:0.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Lowbrook Academy</b> Ofsted Rating: Outstanding   Pupils: 330   Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Cox Green School</b> Ofsted Rating: Good   Pupils: 1113   Distance:0.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Wessex Primary School</b> Ofsted Rating: Good   Pupils: 450   Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Woodlands Park Primary School</b> Ofsted Rating: Good   Pupils: 164   Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St Edmund Campion Catholic Primary School</b> Ofsted Rating: Outstanding   Pupils: 420   Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Altwood CofE Secondary School</b> Ofsted Rating: Good   Pupils: 473   Distance:0.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>All Saints CofE Junior School</b> Ofsted Rating: Inadequate   Pupils: 294   Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



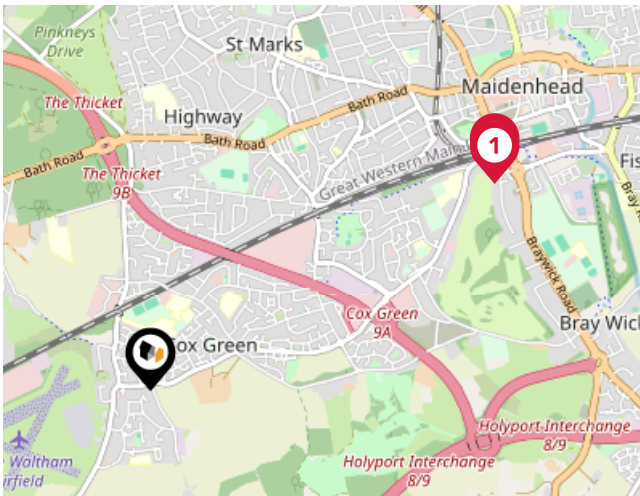
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Newlands Girls' School</b> Ofsted Rating: Outstanding   Pupils: 1150   Distance:1.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Larchfield Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 228   Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>White Waltham CofE Academy</b> Ofsted Rating: Good   Pupils: 207   Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Boyne Hill CofE Infant and Nursery School</b> Ofsted Rating: Outstanding   Pupils: 239   Distance:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Beech Lodge School</b> Ofsted Rating: Not Rated   Pupils: 55   Distance:1.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Desborough College</b> Ofsted Rating: Good   Pupils: 935   Distance:1.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Courthouse Junior School</b> Ofsted Rating: Good   Pupils: 362   Distance:1.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Alwyn Infant School</b> Ofsted Rating: Good   Pupils: 250   Distance:1.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

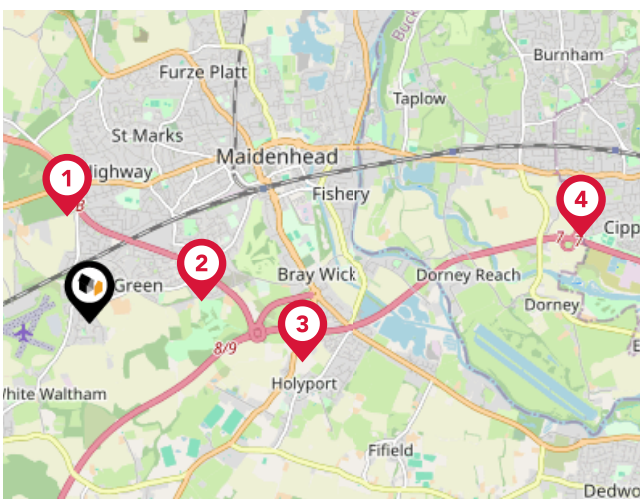
# Area

## Transport (National)



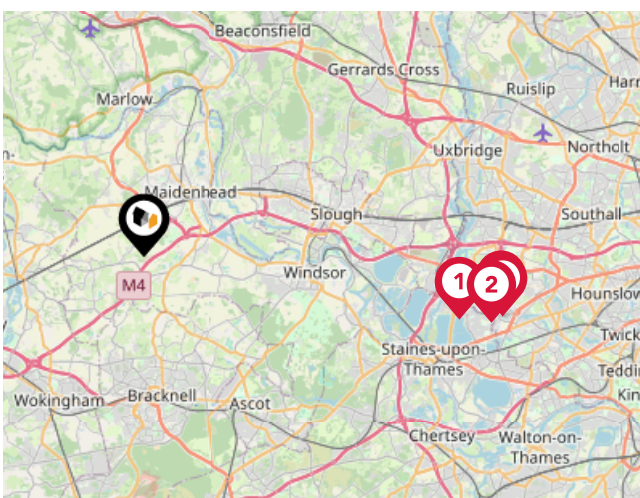
### National Rail Stations

Pin	Name	Distance
1	Maidenhead Rail Station	1.85 miles
2	Maidenhead Rail Station	1.87 miles
3	Maidenhead Rail Station	1.87 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	A404(M) J9	1.01 miles
2	A404(M) J9A	1.04 miles
3	M4 J8	1.99 miles
4	M4 J7	4.6 miles
5	M40 J4	7.46 miles

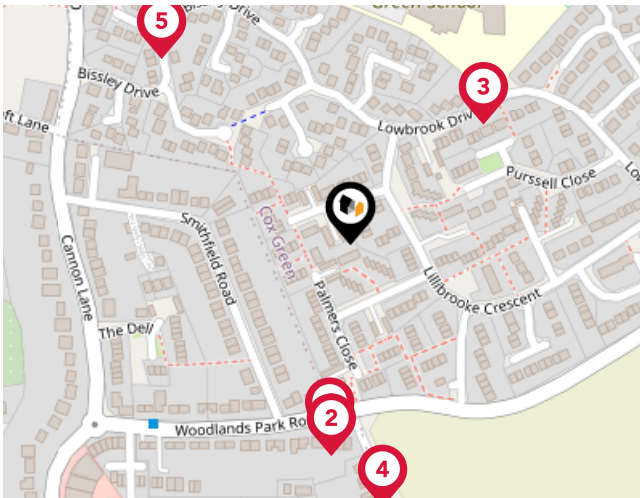


### Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport Terminal 5	11.92 miles
2	London Heathrow Airport Terminal 3	13.07 miles
3	London Heathrow Airport	13.37 miles
4	London Heathrow Airport Terminal 1	13.45 miles

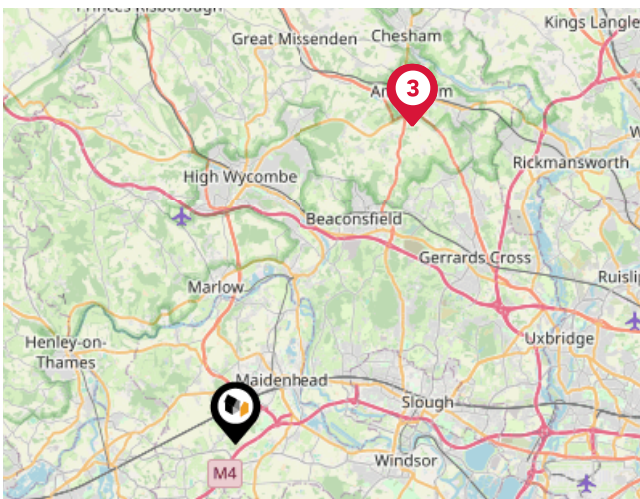
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Woodlands Park Avenue	0.11 miles
2	Woodlands Park Avenue	0.12 miles
3	Lowbrook Drive	0.1 miles
4	Woodlands Park Avenue	0.15 miles
5	Bissley Drive	0.15 miles



### Local Connections

Pin	Name	Distance
1	Amersham Underground Station	13.43 miles
2	Amersham Underground Station	13.42 miles
3	Amersham Underground Station	13.42 miles



# Market Sold in Street



<b>14, Beaumont Close, Maidenhead, SL6 3XN</b>						Terraced House
Last Sold Date:	04/10/2022	27/05/2016	26/04/2011	06/07/2004	30/06/1998	
Last Sold Price:	£465,000	£380,000	£247,000	£212,500	£110,000	
<b>23, Beaumont Close, Maidenhead, SL6 3XN</b>						Semi-detached House
Last Sold Date:	17/06/2021	03/09/1998				
Last Sold Price:	£417,000	£126,950				
<b>12, Beaumont Close, Maidenhead, SL6 3XN</b>						Terraced House
Last Sold Date:	03/03/2021	19/08/2016	30/08/2011	18/05/2001	30/04/1999	15/08/1996
Last Sold Price:	£365,000	£360,000	£223,000	£136,000	£98,000	£67,000
<b>22, Beaumont Close, Maidenhead, SL6 3XN</b>						Semi-detached House
Last Sold Date:	07/12/2020	23/07/2012	19/08/2003	04/07/2001		
Last Sold Price:	£375,000	£235,000	£195,000	£148,000		
<b>11, Beaumont Close, Maidenhead, SL6 3XN</b>						Semi-detached House
Last Sold Date:	06/03/2020					
Last Sold Price:	£405,000					
<b>21, Beaumont Close, Maidenhead, SL6 3XN</b>						Semi-detached House
Last Sold Date:	08/11/2019	31/01/2000				
Last Sold Price:	£375,000	£145,000				
<b>4, Beaumont Close, Maidenhead, SL6 3XN</b>						Terraced House
Last Sold Date:	10/01/2019	18/04/1997				
Last Sold Price:	£318,000	£85,000				
<b>19, Beaumont Close, Maidenhead, SL6 3XN</b>						Semi-detached House
Last Sold Date:	14/11/2016	11/11/2011				
Last Sold Price:	£375,000	£230,000				
<b>2, Beaumont Close, Maidenhead, SL6 3XN</b>						Terraced House
Last Sold Date:	29/10/2015					
Last Sold Price:	£335,000					
<b>17, Beaumont Close, Maidenhead, SL6 3XN</b>						Semi-detached House
Last Sold Date:	19/09/2014	10/02/2006	25/06/1999			
Last Sold Price:	£310,000	£205,000	£102,000			
<b>15, Beaumont Close, Maidenhead, SL6 3XN</b>						Semi-detached House
Last Sold Date:	12/09/2014	18/12/2013				
Last Sold Price:	£325,000	£228,500				
<b>18, Beaumont Close, Maidenhead, SL6 3XN</b>						Semi-detached House
Last Sold Date:	28/04/2011	25/09/1997				
Last Sold Price:	£200,000	£115,000				

**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market Sold in Street



<b>10, Beaumont Close, Maidenhead, SL6 3XN</b>					Terraced House
Last Sold Date:	23/10/2009	24/06/2005	06/08/1999	26/01/1996	
Last Sold Price:	£233,000	£295,950	£118,000	£79,000	
<b>16, Beaumont Close, Maidenhead, SL6 3XN</b>					Semi-detached House
Last Sold Date:	12/07/2006	09/07/1999	03/04/1996		
Last Sold Price:	£222,000	£116,000	£79,000		
<b>3, Beaumont Close, Maidenhead, SL6 3XN</b>					Terraced House
Last Sold Date:	07/06/2004				
Last Sold Price:	£218,000				
<b>7, Beaumont Close, Maidenhead, SL6 3XN</b>					Semi-detached House
Last Sold Date:	21/05/1999				
Last Sold Price:	£118,000				
<b>13, Beaumont Close, Maidenhead, SL6 3XN</b>					Semi-detached House
Last Sold Date:	28/07/1995				
Last Sold Price:	£89,650				

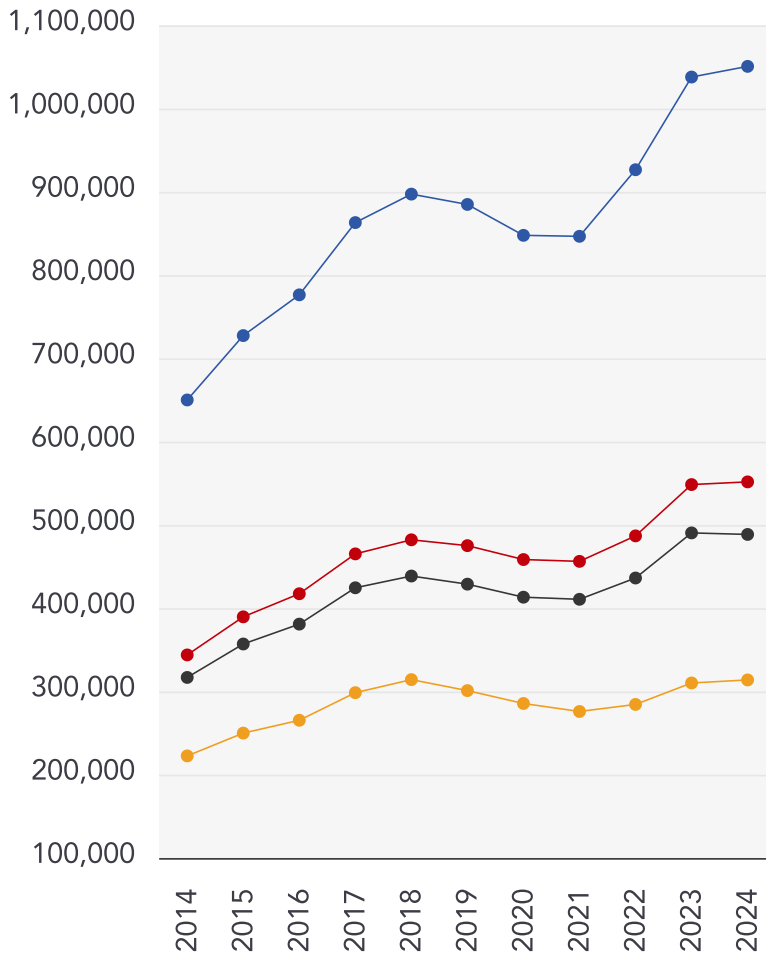
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in SL6



Detached

**+61.62%**

Semi-Detached

**+60.42%**

Terraced

**+54.19%**

Flat

**+40.97%**

# Avocado Property

## About Us



### Avocado Property

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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.



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# Avocado Property

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