

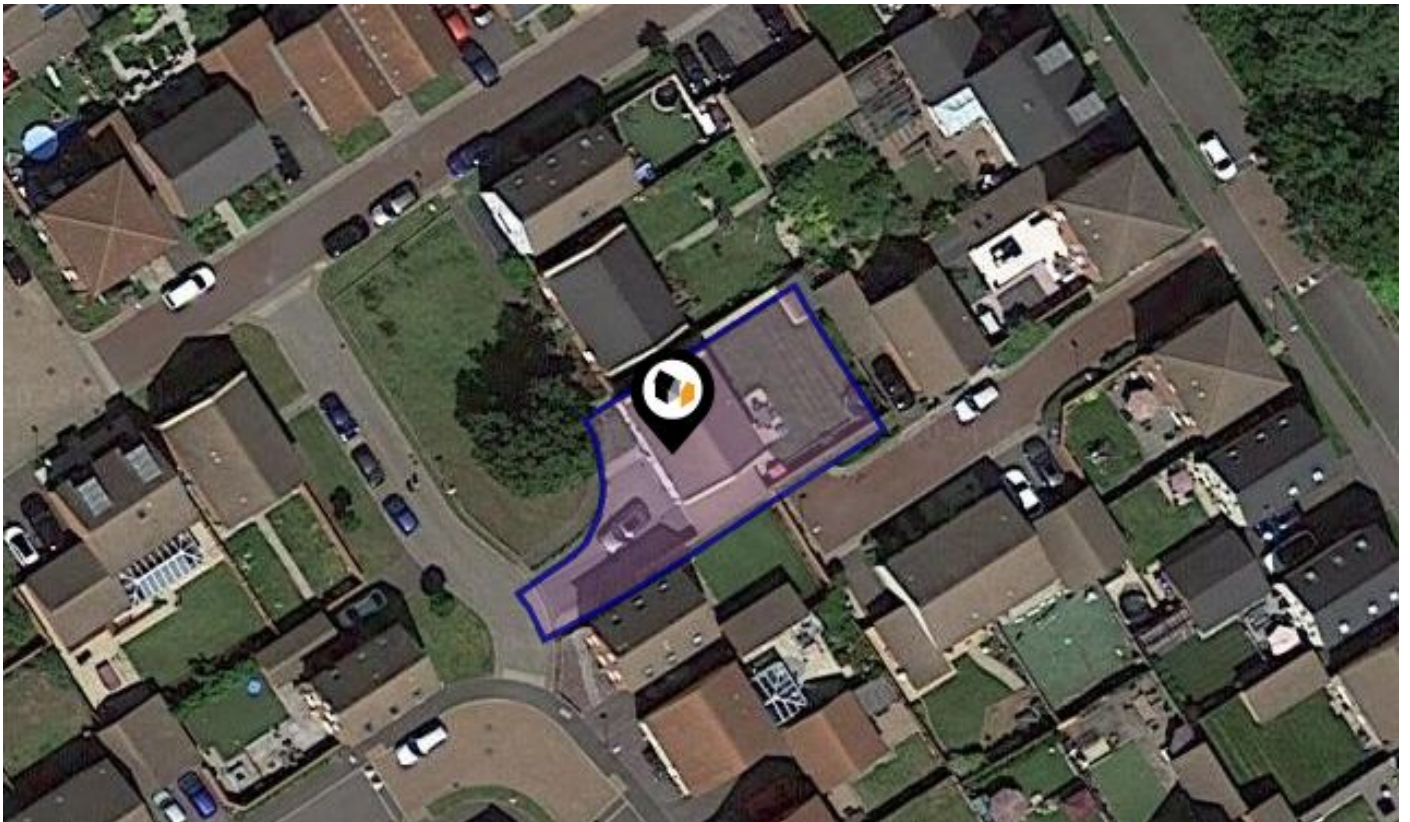


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 03rd July 2024



BUCCANEER ROAD, BRACKNELL, RG12

Avocado Property

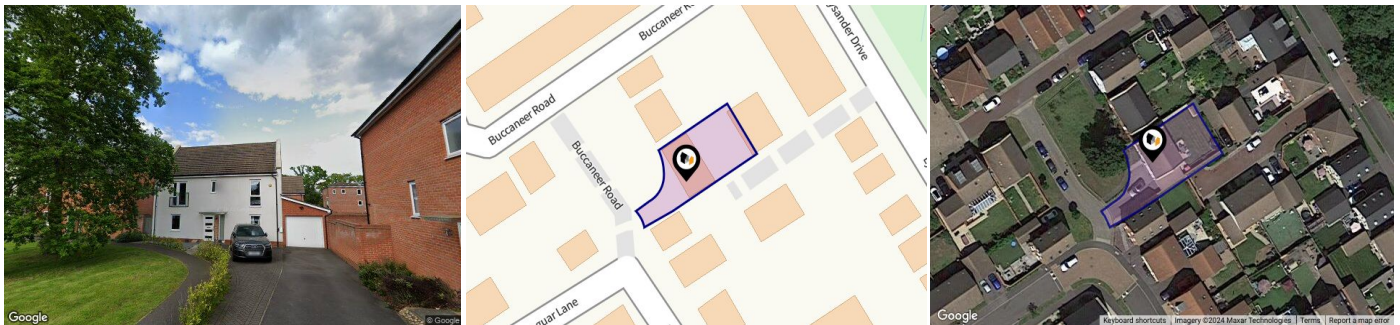
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Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,442 ft ² / 134 m ²		
Plot Area:	0.1 acres		
Year Built :	2014		
Council Tax :	Band F		
Annual Estimate:	£2,963		
Title Number:	BK461894		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

14 mb/s	119 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Energy rating

C

Valid until 16.06.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

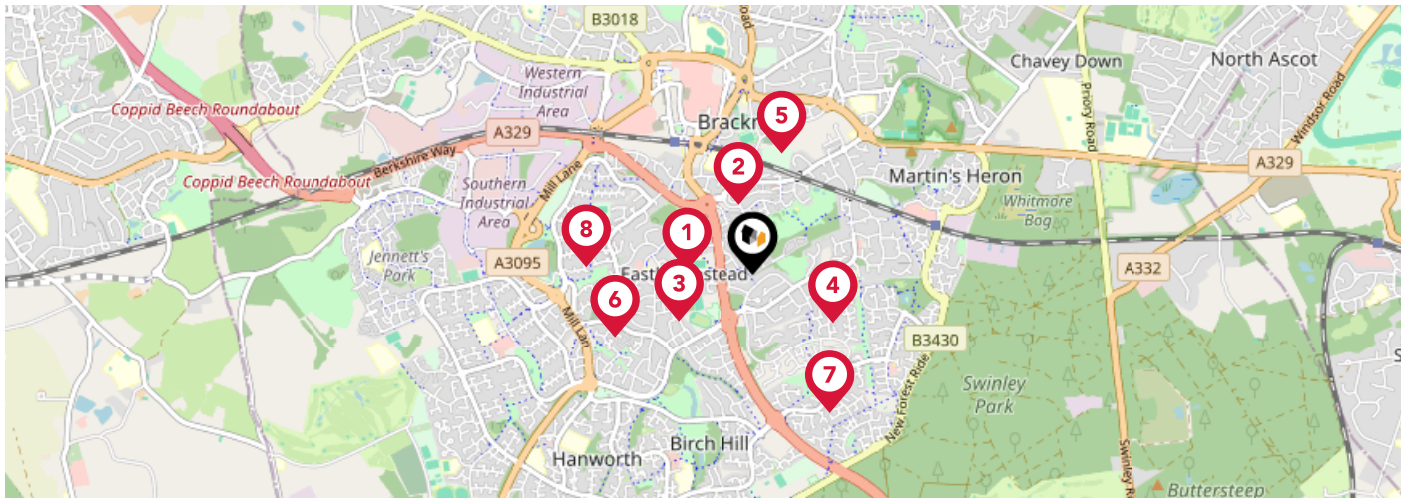
EPC - Additional Data



Additional EPC Data

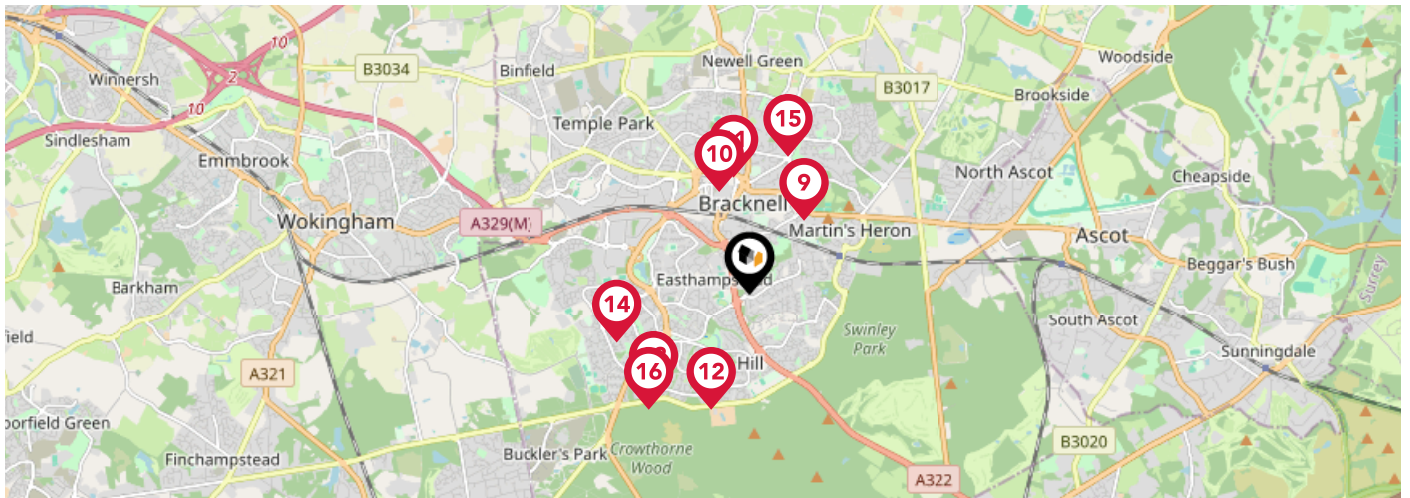
Property Type:	Detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall as built insulated (assumed)
Walls Energy:	Good
Roof:	Pitched 300 mm loft insulation
Roof Energy:	Very good
Main Heating:	Boiler and radiators mains gas
Main Heating Controls:	Programmer room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid insulated (assumed)
Total Floor Area:	134 m ²









Area Schools



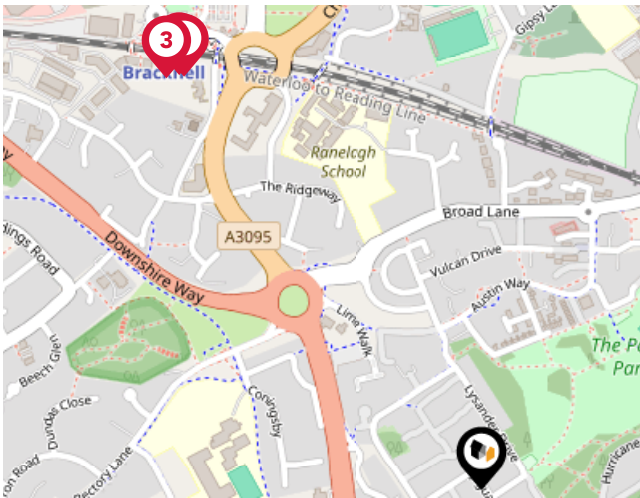
		Nursery	Primary	Secondary	College	Private
1	The Brakenhale School Ofsted Rating: Good Pupils: 1165 Distance:0.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Ranelagh School Ofsted Rating: Outstanding Pupils: 1022 Distance:0.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Fox Hill Primary School Ofsted Rating: Good Pupils: 223 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Harmans Water Primary School Ofsted Rating: Good Pupils: 583 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Joseph's Catholic Primary School, Bracknell Ofsted Rating: Good Pupils: 211 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Michael's Easthampstead Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 238 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Crown Wood Primary School Ofsted Rating: Good Pupils: 577 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Wildridings Primary School Ofsted Rating: Good Pupils: 439 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



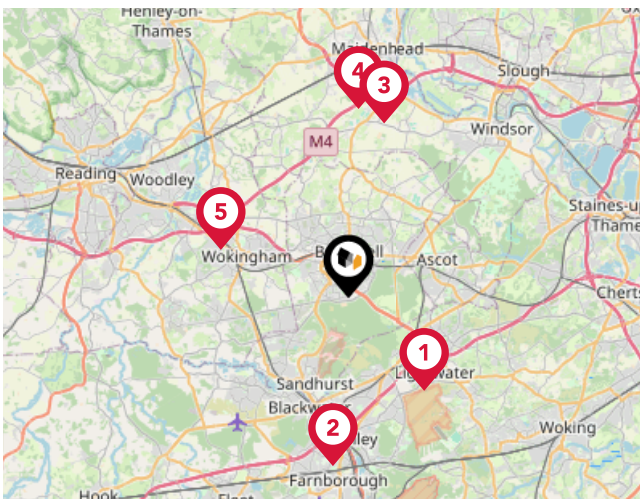
		Nursery	Primary	Secondary	College	Private
	Holly Spring Primary School Ofsted Rating: Good Pupils: 627 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Garth Hill College Ofsted Rating: Good Pupils: 1528 Distance:0.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sandy Lane Primary School Ofsted Rating: Good Pupils: 501 Distance:1.1	<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:1.12	<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:1.27	<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:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Warfield Church of England Primary School Ofsted Rating: Good Pupils: 473 Distance:1.33	<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:1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



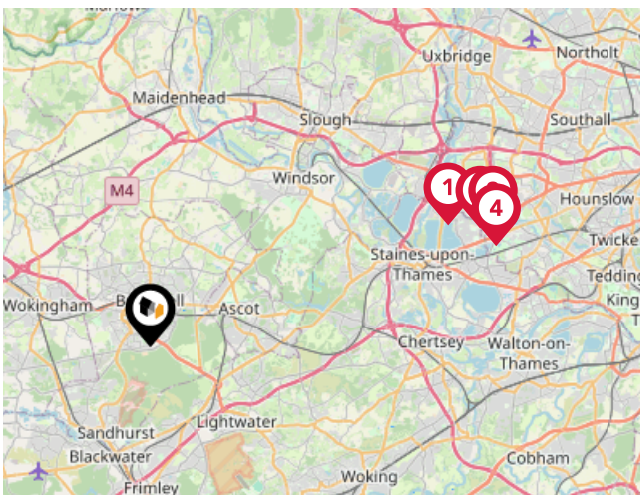
National Rail Stations

Pin	Name	Distance
1	Bracknell Rail Station	0.59 miles
2	Bracknell Rail Station	0.59 miles
3	Bracknell Rail Station	0.6 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J3	4.42 miles
2	M3 J4	6.27 miles
3	M4 J8	6.57 miles
4	A404(M) J9A	7.01 miles
5	M4 J10	5.08 miles

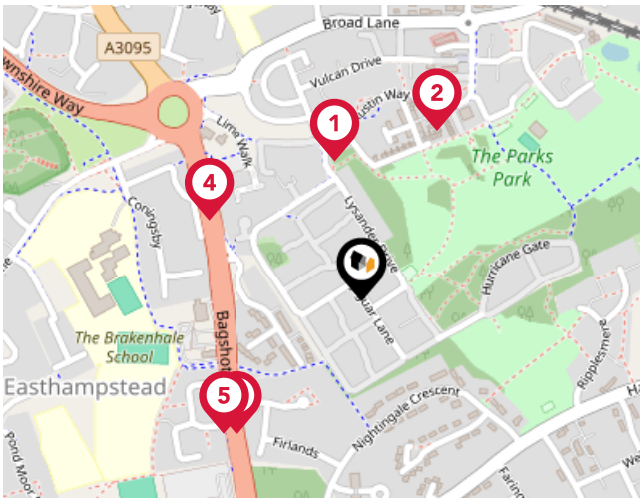


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport Terminal 5	11.9 miles
2	London Heathrow Airport Terminal 3	12.93 miles
3	London Heathrow Airport Terminal 2	13.36 miles
4	London Heathrow Airport Terminal 4	13.29 miles

Area

Transport (Local)



Bus Stops/Stations

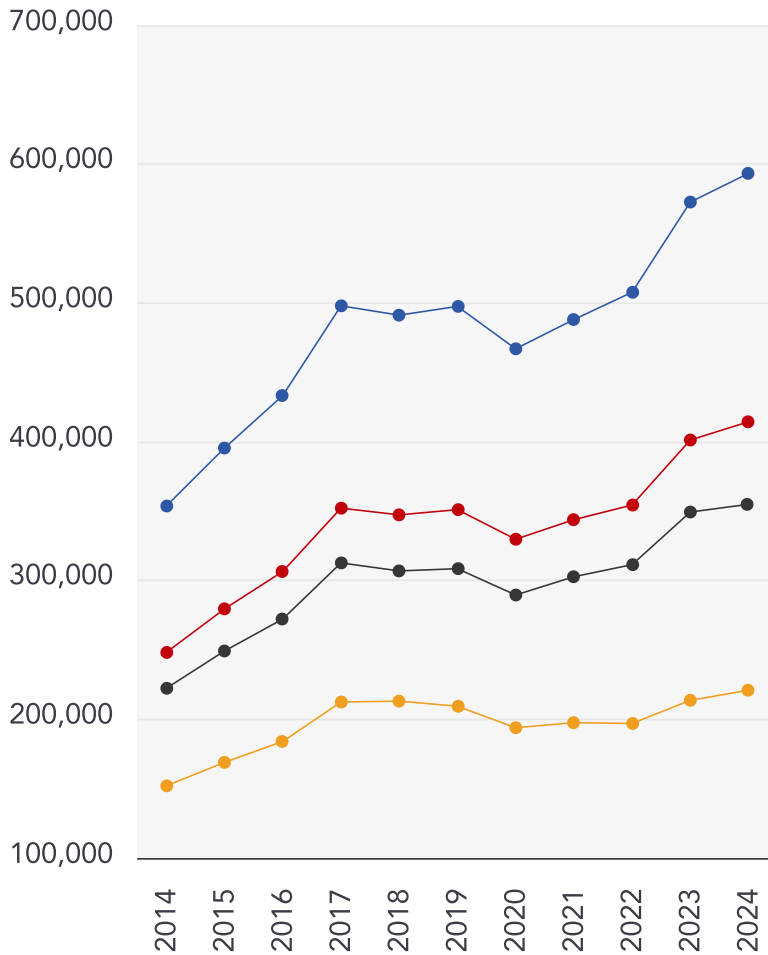
Pin	Name	Distance
1	Hastings View	0.16 miles
2	Ramslade House	0.21 miles
3	Glebewood	0.21 miles
4	Horse and Groom	0.2 miles
5	Glebewood	0.22 miles

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

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

Testimonials



Testimonial 1



I highly recommend Ellen and Sanjay, they made the whole process easy and stress free. I felt confident that the marketing of my home was in safe hands and their communication was excellent, with detailed feedback after each viewing and diligent management of everyone involved. A truly personal, bespoke service from two very nice people - thank you, Ellen and Sanjay!

Testimonial 2



As first time buyers we did not know where to start, and after having a sale already fall through meeting Ellen was breath of fresh air. She reassured us through out the buying process being there every step of the way, having that single point of contact made everything so much easier. We just want to say to a big thank you to Ellen for everything she has done through out us buying our first home.

Testimonial 3



Sanjay has been brilliant since I first got in contact. He was honest and approachable since the very first phone call and has provided an excellent service throughout the purchase of our first home. No question was left unanswered and he was always quick to chase up and explain the process which was always reassuring as a first-time buyer. Thank you very much, Sanjay!!

Testimonial 4



Sanjay has been brilliant from start to finish, he has maintained excellent communication throughout and offers a really personalised service. Sanjay worked incredibly hard at ensuring people viewing our house were serious buyers and followed all Covid precautions to keep our home and us safe. We haven't had to chase for updates and Sanjay has remained professional and approachable throughout. Would highly recommend!



/ellenandsanjayestateagents



/ellenandsanjayestateagents

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.



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