

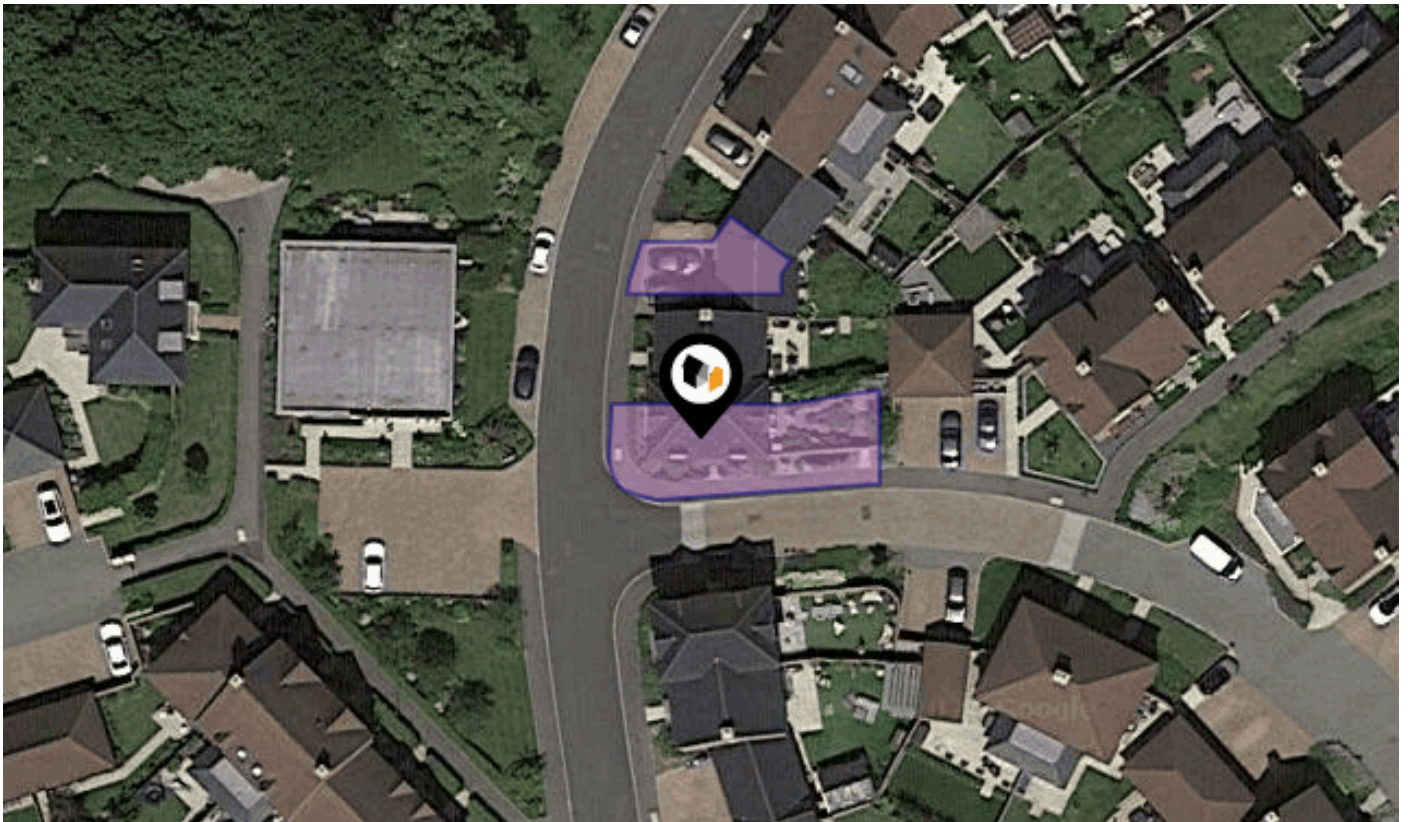


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 10th July 2024



POPPY CORNER, WARFIELD, BRACKNELL, RG42

Avocado Property

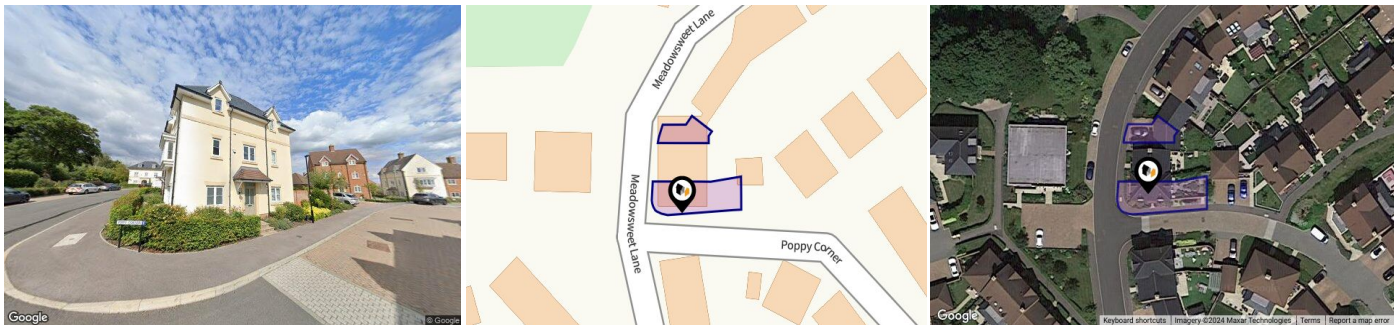
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Property Overview



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,399 ft ² / 130 m ²		
Plot Area:	0.06 acres		
Year Built :	2017		
Council Tax :	Band F		
Annual Estimate:	£2,963		
Title Number:	BK483421		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

13 mb/s	42 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Poppy Corner, Warfield, RG42

Energy rating

B

Valid until 02.04.2027

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

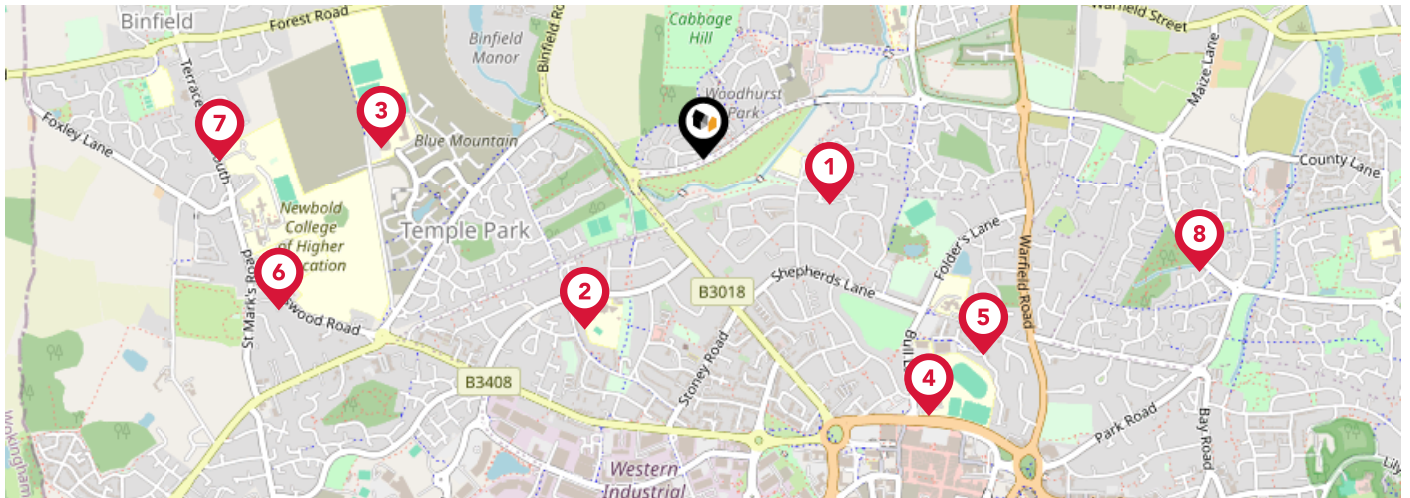
EPC - Additional Data



Additional EPC Data

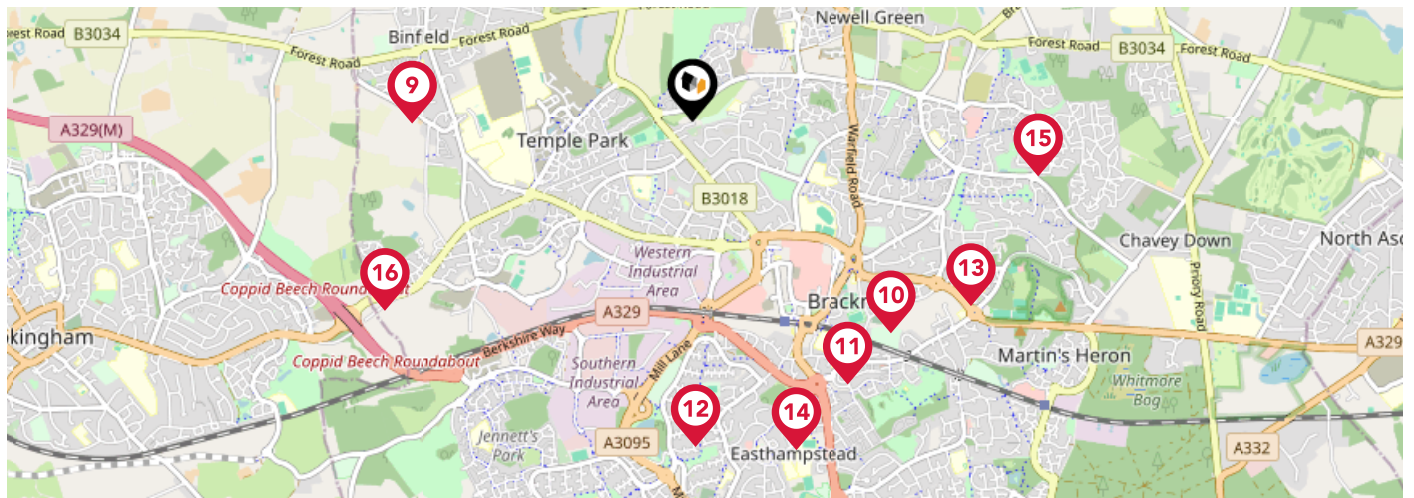
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.25 W/m ² ·K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.13 W/m ² ·K
Roof Energy:	Very Good
Main Heating:	Boiler and underfloor heating, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.16 W/m ² ·K
Total Floor Area:	130 m ²









Area Schools



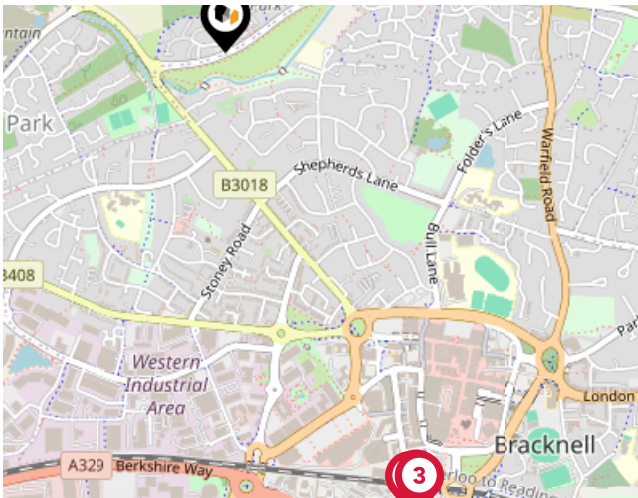
	Nursery	Primary	Secondary	College	Private
1 Kennel Lane School Ofsted Rating: Good Pupils: 195 Distance:0.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Meadow Vale Primary School Ofsted Rating: Good Pupils: 647 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 King's Academy Binfield Ofsted Rating: Not Rated Pupils: 322 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Garth Hill College Ofsted Rating: Good Pupils: 1528 Distance:0.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Sandy Lane Primary School Ofsted Rating: Good Pupils: 501 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Newbold Ofsted Rating: Good Pupils: 67 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Cressex Lodge (SWAAY) Ofsted Rating: Good Pupils: 18 Distance:1.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Warfield Church of England Primary School Ofsted Rating: Good Pupils: 473 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



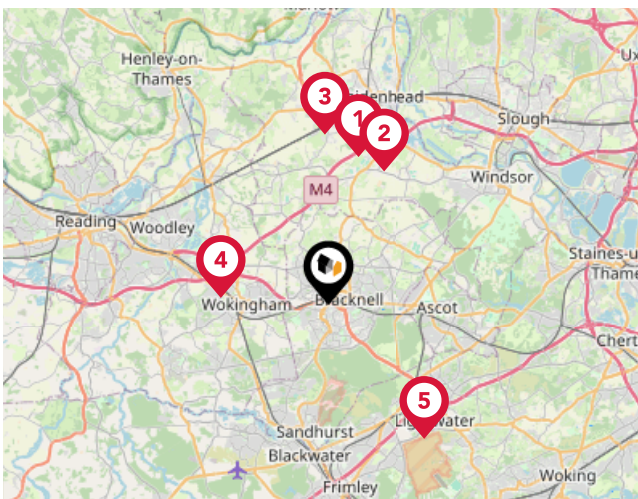
		Nursery	Primary	Secondary	College	Private
	Binfield Church of England Primary School Ofsted Rating: Good Pupils: 407 Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Joseph's Catholic Primary School, Bracknell Ofsted Rating: Good Pupils: 211 Distance:1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ranelagh School Ofsted Rating: Outstanding Pupils: 1022 Distance:1.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wildridings Primary School Ofsted Rating: Good Pupils: 439 Distance:1.51	<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:1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Brakenhale School Ofsted Rating: Good Pupils: 1165 Distance:1.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whitegrove Primary School Ofsted Rating: Good Pupils: 415 Distance:1.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	King's Academy Oakwood Ofsted Rating: Not Rated Pupils: 50 Distance:1.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



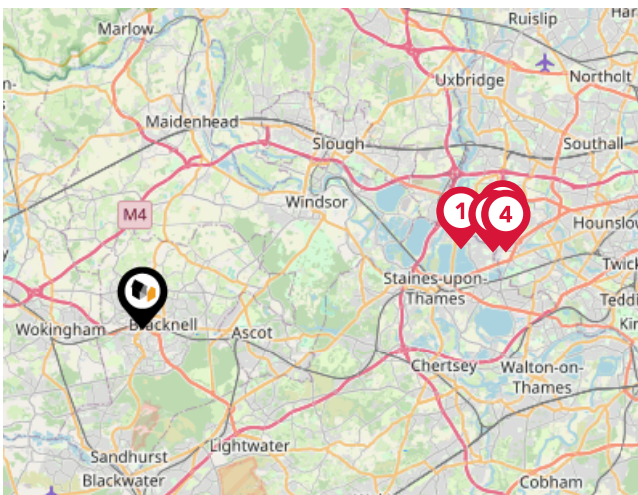
National Rail Stations

Pin	Name	Distance
1	Bracknell Rail Station	1.15 miles
2	Bracknell Rail Station	1.15 miles
3	Bracknell Rail Station	1.15 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A404(M) J9A	5.57 miles
2	M4 J8	5.32 miles
3	A404(M) J9	6.25 miles
4	M4 J10	3.99 miles
5	M3 J3	6.13 miles

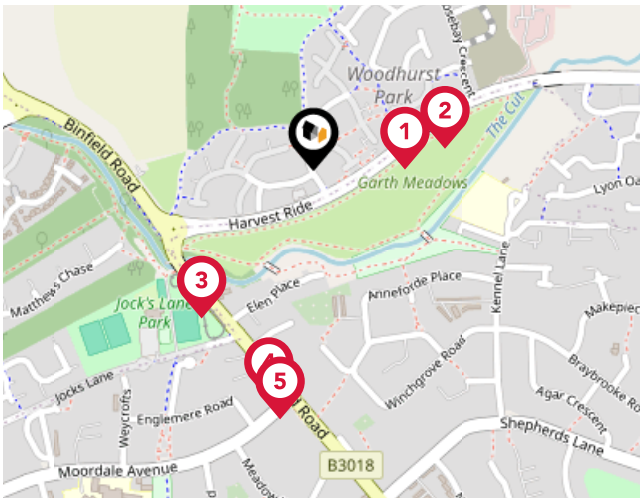


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport Terminal 5	12.17 miles
2	London Heathrow Airport Terminal 3	13.26 miles
3	London Heathrow Airport	13.7 miles
4	London Heathrow Airport Terminal 2	13.7 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Woodhurst	0.11 miles
2	Woodhurst	0.16 miles
3	Framptons Bridge	0.21 miles
4	Moordale Avenue	0.27 miles
5	Moordale Avenue	0.29 miles

Market Sold in Street



22, Poppy Corner, Bracknell, RG42 5AG			Semi-detached House
Last Sold Date:	04/10/2023	23/08/2017	
Last Sold Price:	£550,000	£480,000	
15, Poppy Corner, Bracknell, RG42 5AG			Terraced House
Last Sold Date:	29/07/2022	21/11/2017	
Last Sold Price:	£495,000	£472,500	
7, Poppy Corner, Bracknell, RG42 5AG			Semi-detached House
Last Sold Date:	29/04/2022	02/11/2017	
Last Sold Price:	£520,000	£485,000	
10, Poppy Corner, Bracknell, RG42 5AG			Semi-detached House
Last Sold Date:	23/06/2021	13/10/2017	
Last Sold Price:	£500,000	£490,000	
25, Poppy Corner, Bracknell, RG42 5AG			Semi-detached House
Last Sold Date:	19/02/2021	21/07/2017	
Last Sold Price:	£580,000	£580,000	
24, Poppy Corner, Bracknell, RG42 5AG			Semi-detached House
Last Sold Date:	01/02/2021	04/08/2017	
Last Sold Price:	£495,000	£475,000	
16, Poppy Corner, Bracknell, RG42 5AG			Terraced House
Last Sold Date:	18/09/2020	10/11/2017	
Last Sold Price:	£530,000	£560,000	
12, Poppy Corner, Bracknell, RG42 5AG			Semi-detached House
Last Sold Date:	22/11/2019	30/08/2019	03/11/2017
Last Sold Price:	£460,000	£460,000	£487,500
23, Poppy Corner, Bracknell, RG42 5AG			Semi-detached House
Last Sold Date:	31/05/2019	14/07/2017	
Last Sold Price:	£465,000	£483,000	
6, Poppy Corner, Bracknell, RG42 5AG			Semi-detached House
Last Sold Date:	31/05/2018	02/11/2017	
Last Sold Price:	£490,000	£485,000	
9, Poppy Corner, Bracknell, RG42 5AG			Semi-detached House
Last Sold Date:	23/11/2017		
Last Sold Price:	£565,000		
8, Poppy Corner, Bracknell, RG42 5AG			Detached House
Last Sold Date:	13/11/2017		
Last Sold Price:	£558,000		

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

Market Sold in Street



2, Poppy Corner, Bracknell, RG42 5AG	Semi-detached House
Last Sold Date: 03/11/2017	
Last Sold Price: £575,000	
5, Poppy Corner, Bracknell, RG42 5AG	Semi-detached House
Last Sold Date: 24/10/2017	
Last Sold Price: £485,000	
3, Poppy Corner, Bracknell, RG42 5AG	Semi-detached House
Last Sold Date: 20/10/2017	
Last Sold Price: £505,000	
4, Poppy Corner, Bracknell, RG42 5AG	Semi-detached House
Last Sold Date: 13/10/2017	
Last Sold Price: £500,000	
18, Poppy Corner, Bracknell, RG42 5AG	Terraced House
Last Sold Date: 26/09/2017	
Last Sold Price: £575,000	
14, Poppy Corner, Bracknell, RG42 5AG	Terraced House
Last Sold Date: 25/09/2017	
Last Sold Price: £480,000	
11, Poppy Corner, Bracknell, RG42 5AG	Semi-detached House
Last Sold Date: 22/09/2017	
Last Sold Price: £495,000	
19, Poppy Corner, Bracknell, RG42 5AG	Terraced House
Last Sold Date: 19/09/2017	
Last Sold Price: £475,000	
17, Poppy Corner, Bracknell, RG42 5AG	Flat-maisonette House
Last Sold Date: 15/09/2017	
Last Sold Price: £362,000	
20, Poppy Corner, Bracknell, RG42 5AG	Terraced House
Last Sold Date: 13/09/2017	
Last Sold Price: £480,000	
21, Poppy Corner, Bracknell, RG42 5AG	Semi-detached House
Last Sold Date: 18/08/2017	
Last Sold Price: £500,000	
1, Poppy Corner, Bracknell, RG42 5AG	Semi-detached House
Last Sold Date: 10/04/2017	
Last Sold Price: £580,000	

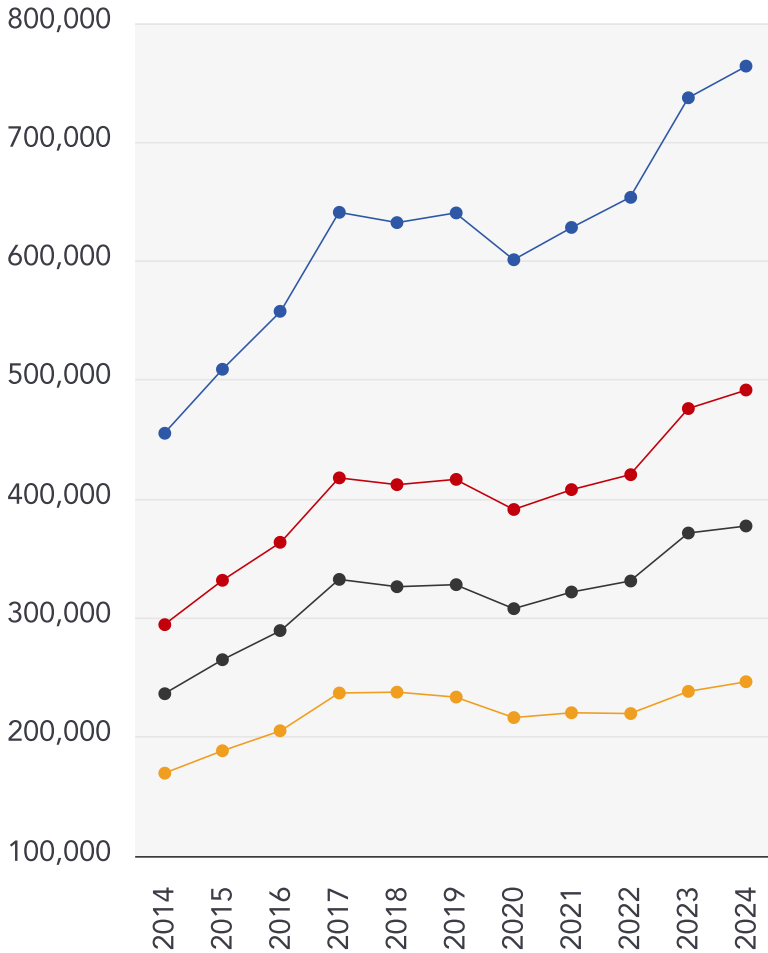
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Market

House Price Statistics



10 Year History of Average House Prices by Property Type in RG42



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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