

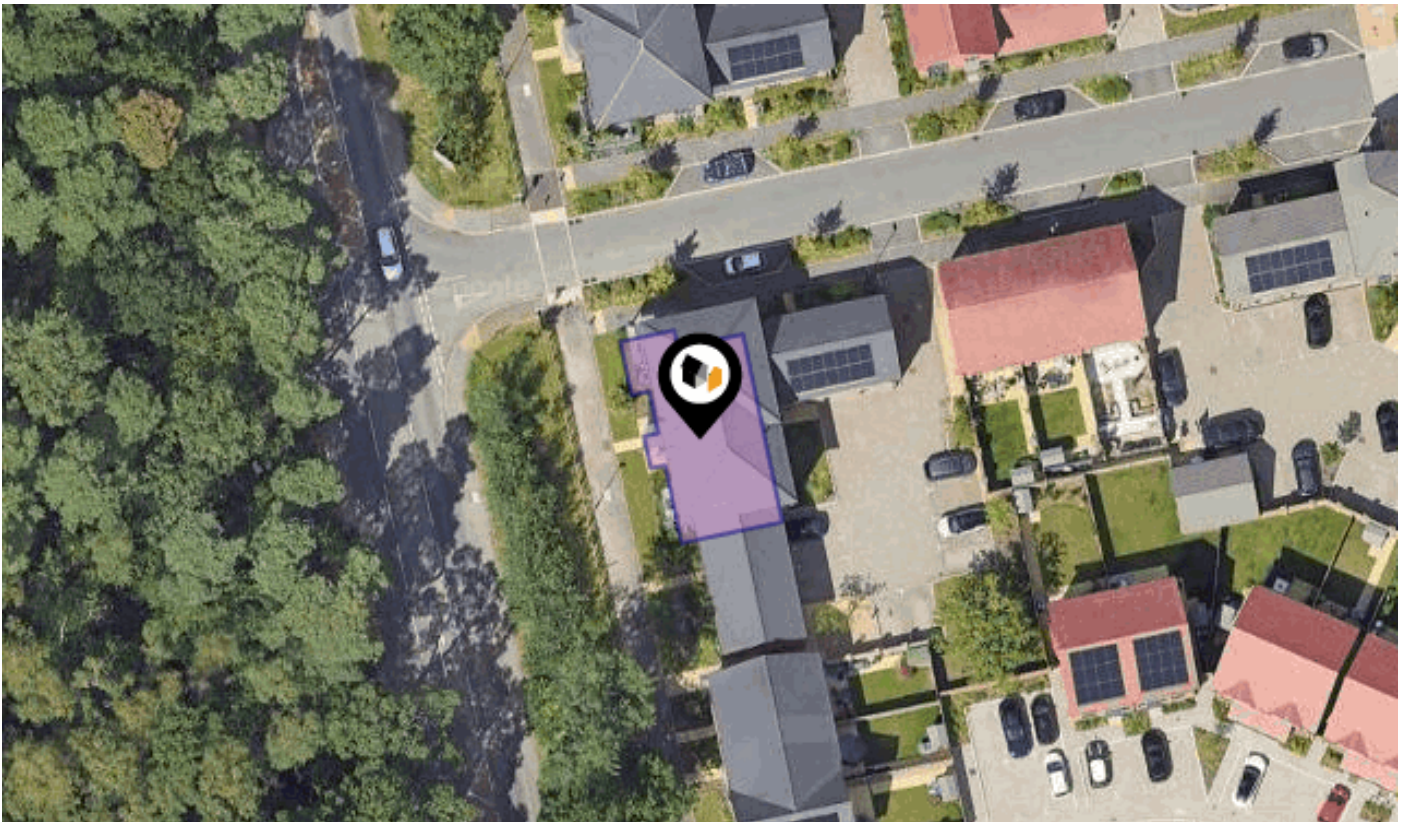


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 06th August 2024



HAWTHORN DRIVE, CROWTHORNE, RG45

Avocado Property

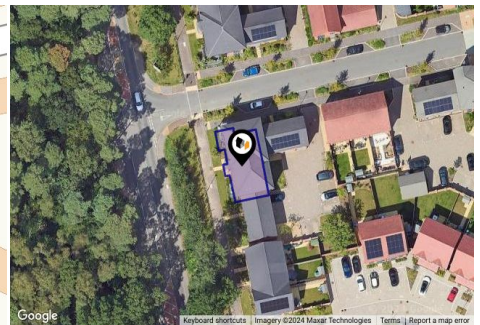
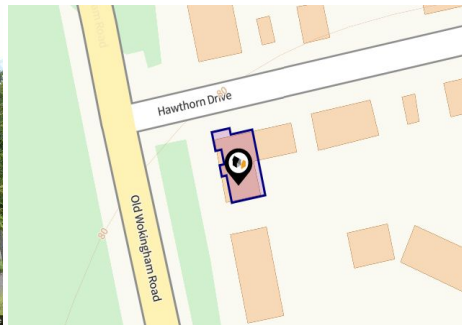
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Property Overview



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	1	Start Date:	21/11/2019
Floor Area:	559 ft ² / 52 m ²	End Date:	25/03/3017
Plot Area:	0.04 acres	Lease Term:	999 years from 25 March 2018
Year Built :	2019	Term Remaining:	993 years
Council Tax :	Band C		
Annual Estimate:	£1,823		
Title Number:	BK505972		

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)

16 mb/s	940 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Hawthorn Drive, RG45

Energy rating

B

Valid until 15.09.2029

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

Property

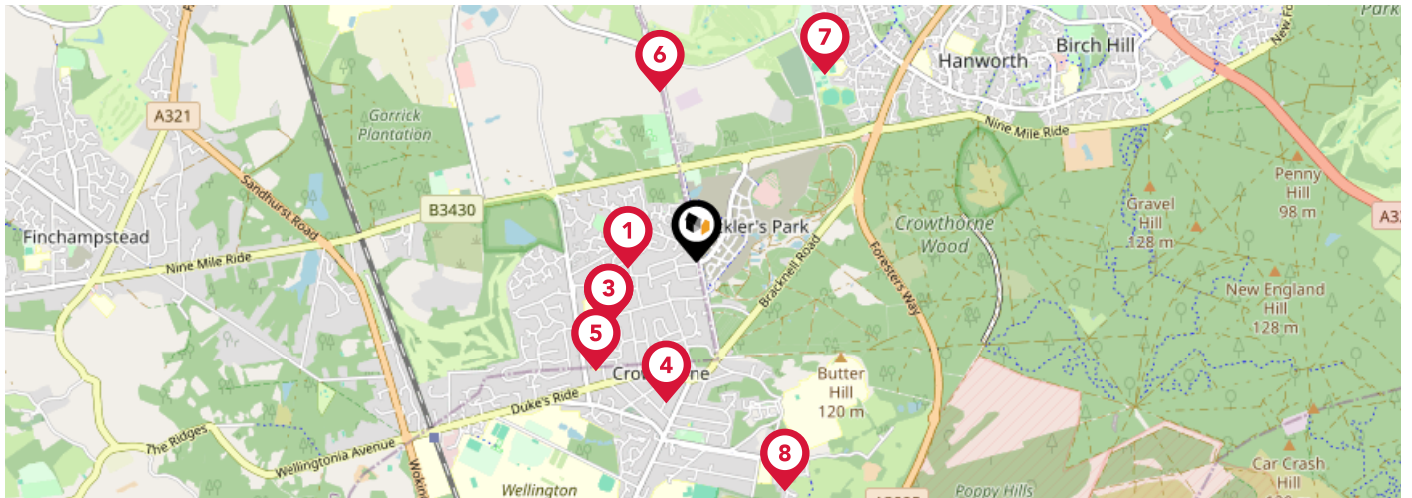
EPC - Additional Data



Additional EPC Data

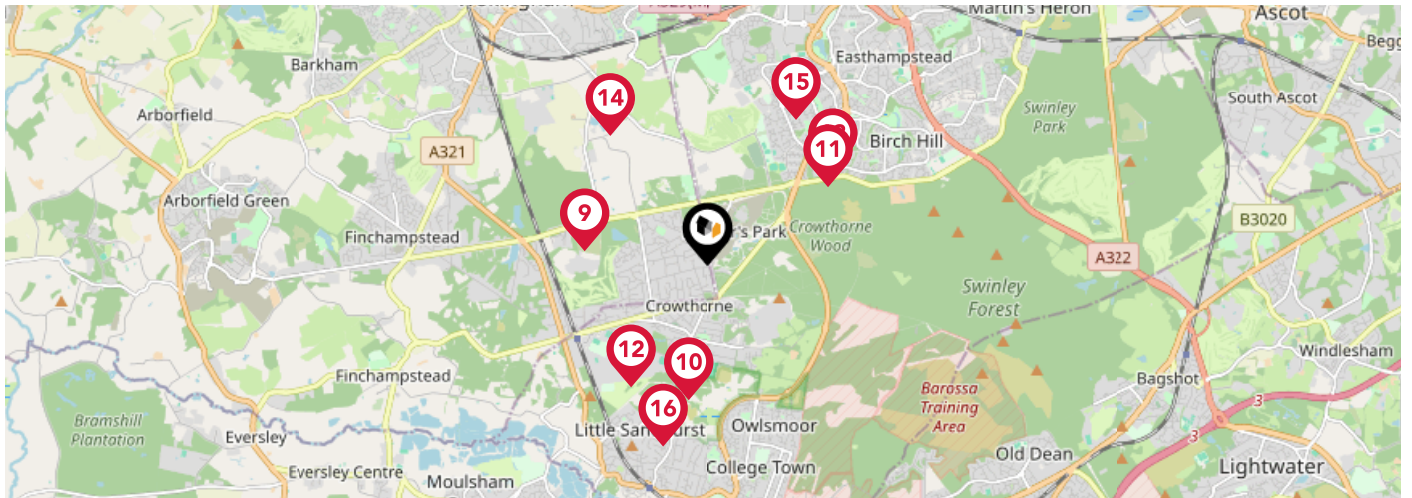
Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Floor Level:	Mid floor
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.21 W/m ² K
Walls Energy:	Very Good
Roof:	(other premises above)
Main Heating:	Boiler and radiators, 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:	(other premises below)
Total Floor Area:	52 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Hatch Ride Primary School Ofsted Rating: Good Pupils: 198 Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Oaklands Junior School Ofsted Rating: Good Pupils: 254 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Oaklands Infant School Ofsted Rating: Good Pupils: 170 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Crowthorne Church of England Primary School Ofsted Rating: Outstanding Pupils: 211 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Our Lady's Preparatory School Ofsted Rating: Not Rated Pupils: 264 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	College Hall Ofsted Rating: Not Rated Pupils: 62 Distance:0.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Wooden Hill Primary and Nursery School Ofsted Rating: Good Pupils: 388 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Wildmoor Heath School Ofsted Rating: Good Pupils: 203 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

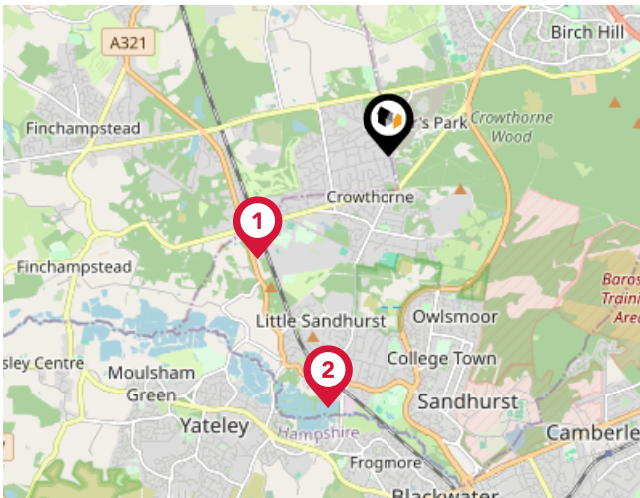
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 Saint Sebastians Church of England Primary School</p> <p>Ofsted Rating: Good Pupils: 151 Distance:1.14</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Edgbarrow School</p> <p>Ofsted Rating: Outstanding Pupils: 1494 Distance:1.25</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 St Margaret Clitherow Catholic Primary School, Bracknell</p> <p>Ofsted Rating: Good Pupils: 204 Distance:1.33</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Wellington College</p> <p>Ofsted Rating: Not Rated Pupils: 1056 Distance:1.33</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 The Pines School</p> <p>Ofsted Rating: Good Pupils: 357 Distance:1.45</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Holme Grange School</p> <p>Ofsted Rating: Not Rated Pupils: 555 Distance:1.51</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Great Hollands Primary School</p> <p>Ofsted Rating: Good Pupils: 363 Distance:1.58</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Eagle House School</p> <p>Ofsted Rating: Not Rated Pupils: 387 Distance:1.72</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

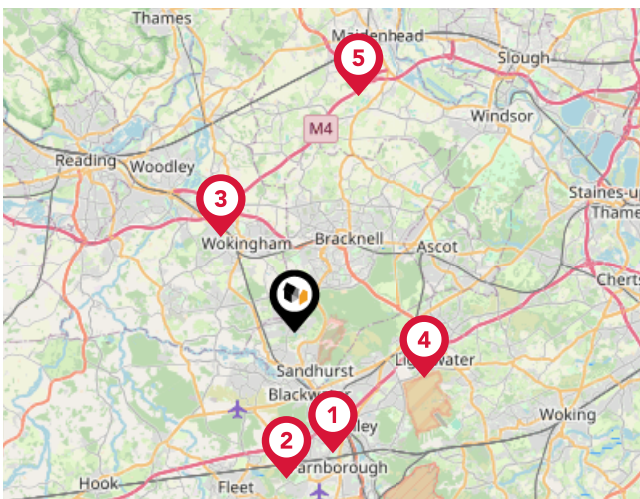
Area

Transport (National)



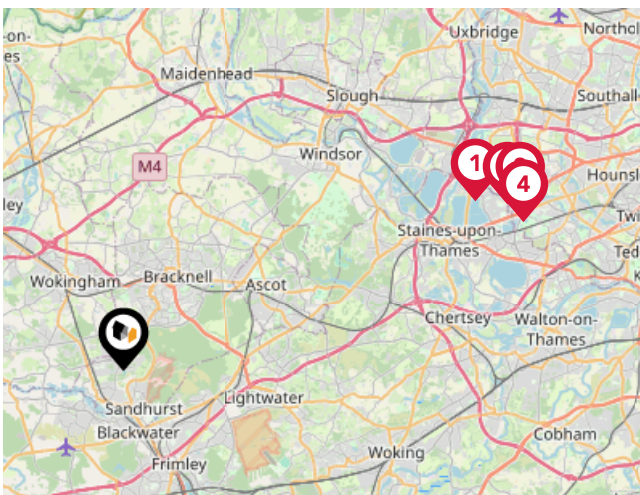
National Rail Stations

Pin	Name	Distance
1	Crowthorne Rail Station	1.53 miles
2	Sandhurst Rail Station	2.4 miles
3	Bracknell Rail Station	2.82 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J4	4.68 miles
2	M3 J4A	5.41 miles
3	M4 J10	4.47 miles
4	M3 J3	5.1 miles
5	A404(M) J9A	9.1 miles

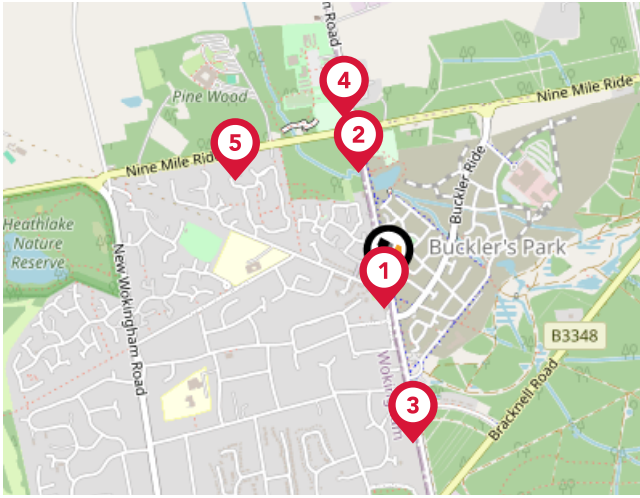


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport Terminal 5	14.49 miles
2	London Heathrow Airport Terminal 3	15.5 miles
3	London Heathrow Airport Terminal 2	15.91 miles
4	London Heathrow Airport Terminal 4	15.8 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	TRL Western Entrance	0.05 miles
2	Pinewood Crossroads	0.28 miles
3	Brookers Row	0.36 miles
4	Easthampstead Mobile Home Park	0.41 miles
5	Johnson & Johnson	0.43 miles

Market Sold in Street



42, Hawthorn Drive, Crowthorne, RG45 6UB			Flat-maisonette House
Last Sold Date:	09/02/2024	01/04/2020	
Last Sold Price:	£300,000	£311,750	
6, Hawthorn Drive, Crowthorne, RG45 6UB			Flat-maisonette House
Last Sold Date:	28/11/2023	02/12/2019	
Last Sold Price:	£257,500	£250,000	
21, Hawthorn Drive, Crowthorne, RG45 6UB			Terraced House
Last Sold Date:	01/09/2023	29/06/2022	
Last Sold Price:	£490,000	£515,000	
37, Hawthorn Drive, Crowthorne, RG45 6UB			Terraced House
Last Sold Date:	10/03/2023		
Last Sold Price:	£540,000		
34, Hawthorn Drive, Crowthorne, RG45 6UB			Flat-maisonette House
Last Sold Date:	18/11/2022		
Last Sold Price:	£359,950		
36, Hawthorn Drive, Crowthorne, RG45 6UB			Terraced House
Last Sold Date:	28/10/2022		
Last Sold Price:	£540,000		
35, Hawthorn Drive, Crowthorne, RG45 6UB			Terraced House
Last Sold Date:	28/10/2022		
Last Sold Price:	£565,000		
33, Hawthorn Drive, Crowthorne, RG45 6UB			Terraced House
Last Sold Date:	26/10/2022		
Last Sold Price:	£520,000		
3, Hawthorn Drive, Crowthorne, RG45 6UB			Flat-maisonette House
Last Sold Date:	18/10/2022	01/05/2020	
Last Sold Price:	£257,500	£249,500	
32, Hawthorn Drive, Crowthorne, RG45 6UB			Terraced House
Last Sold Date:	07/10/2022		
Last Sold Price:	£510,000		
31, Hawthorn Drive, Crowthorne, RG45 6UB			Terraced House
Last Sold Date:	30/09/2022		
Last Sold Price:	£550,000		
29, Hawthorn Drive, Crowthorne, RG45 6UB			Detached House
Last Sold Date:	29/07/2022		
Last Sold Price:	£690,000		

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

Market Sold in Street



24, Hawthorn Drive, Crowthorne, RG45 6UB	Terraced House
Last Sold Date: 15/07/2022	
Last Sold Price: £535,000	
23, Hawthorn Drive, Crowthorne, RG45 6UB	Terraced House
Last Sold Date: 15/07/2022	
Last Sold Price: £505,000	
30, Hawthorn Drive, Crowthorne, RG45 6UB	Detached House
Last Sold Date: 08/07/2022	
Last Sold Price: £700,000	
22, Hawthorn Drive, Crowthorne, RG45 6UB	Terraced House
Last Sold Date: 08/07/2022	
Last Sold Price: £515,000	
28, Hawthorn Drive, Crowthorne, RG45 6UB	Detached House
Last Sold Date: 30/06/2022	
Last Sold Price: £850,000	
27, Hawthorn Drive, Crowthorne, RG45 6UB	Detached House
Last Sold Date: 30/06/2022	
Last Sold Price: £860,000	
20, Hawthorn Drive, Crowthorne, RG45 6UB	Terraced House
Last Sold Date: 29/06/2022	
Last Sold Price: £505,000	
19, Hawthorn Drive, Crowthorne, RG45 6UB	Terraced House
Last Sold Date: 24/06/2022	
Last Sold Price: £540,000	
17, Hawthorn Drive, Crowthorne, RG45 6UB	Terraced House
Last Sold Date: 17/06/2022	
Last Sold Price: £505,000	
16, Hawthorn Drive, Crowthorne, RG45 6UB	Terraced House
Last Sold Date: 31/05/2022	
Last Sold Price: £535,000	
25, Hawthorn Drive, Crowthorne, RG45 6UB	Detached House
Last Sold Date: 25/03/2022	
Last Sold Price: £840,000	
26, Hawthorn Drive, Crowthorne, RG45 6UB	Detached House
Last Sold Date: 03/03/2022	
Last Sold Price: £880,000	

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

Market Sold in Street



12, Hawthorn Drive, Crowthorne, RG45 6UB	Terraced House
Last Sold Date: 02/02/2021	
Last Sold Price: £490,000	
10, Hawthorn Drive, Crowthorne, RG45 6UB	Terraced House
Last Sold Date: 14/01/2021	
Last Sold Price: £480,000	
14, Hawthorn Drive, Crowthorne, RG45 6UB	Terraced House
Last Sold Date: 04/12/2020	
Last Sold Price: £490,000	
8, Hawthorn Drive, Crowthorne, RG45 6UB	Detached House
Last Sold Date: 03/12/2020	
Last Sold Price: £470,000	
11, Hawthorn Drive, Crowthorne, RG45 6UB	Terraced House
Last Sold Date: 02/12/2020	
Last Sold Price: £476,000	
7, Hawthorn Drive, Crowthorne, RG45 6UB	Flat-maisonette House
Last Sold Date: 20/11/2020	
Last Sold Price: £330,000	
15, Hawthorn Drive, Crowthorne, RG45 6UB	Terraced House
Last Sold Date: 11/11/2020	
Last Sold Price: £495,000	
56, Hawthorn Drive, Crowthorne, RG45 6UB	Flat-maisonette House
Last Sold Date: 05/11/2020	
Last Sold Price: £320,000	
51, Hawthorn Drive, Crowthorne, RG45 6UB	Flat-maisonette House
Last Sold Date: 20/10/2020	
Last Sold Price: £242,500	
9, Hawthorn Drive, Crowthorne, RG45 6UB	Terraced House
Last Sold Date: 09/10/2020	
Last Sold Price: £479,950	
2, Hawthorn Drive, Crowthorne, RG45 6UB	Flat-maisonette House
Last Sold Date: 14/08/2020	
Last Sold Price: £249,500	
45, Hawthorn Drive, Crowthorne, RG45 6UB	Flat-maisonette House
Last Sold Date: 16/07/2020	
Last Sold Price: £315,000	

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

Market Sold in Street



40, Hawthorn Drive, Crowthorne, RG45 6UB	Flat-maisonette House
Last Sold Date: 09/04/2020	
Last Sold Price: £315,000	
43, Hawthorn Drive, Crowthorne, RG45 6UB	Flat-maisonette House
Last Sold Date: 13/03/2020	
Last Sold Price: £319,000	
41, Hawthorn Drive, Crowthorne, RG45 6UB	Flat-maisonette House
Last Sold Date: 02/03/2020	
Last Sold Price: £317,000	
39, Hawthorn Drive, Crowthorne, RG45 6UB	Flat-maisonette House
Last Sold Date: 30/01/2020	
Last Sold Price: £312,500	
50, Hawthorn Drive, Crowthorne, RG45 6UB	Flat-maisonette House
Last Sold Date: 20/12/2019	
Last Sold Price: £245,000	
49, Hawthorn Drive, Crowthorne, RG45 6UB	Flat-maisonette House
Last Sold Date: 20/12/2019	
Last Sold Price: £335,000	
1, Hawthorn Drive, Crowthorne, RG45 6UB	Flat-maisonette House
Last Sold Date: 20/12/2019	
Last Sold Price: £245,000	
44, Hawthorn Drive, Crowthorne, RG45 6UB	Flat-maisonette House
Last Sold Date: 13/12/2019	
Last Sold Price: £329,000	
4, Hawthorn Drive, Crowthorne, RG45 6UB	Flat-maisonette House
Last Sold Date: 29/11/2019	
Last Sold Price: £250,000	
5, Hawthorn Drive, Crowthorne, RG45 6UB	Flat-maisonette House
Last Sold Date: 25/11/2019	
Last Sold Price: £253,500	
52, Hawthorn Drive, Crowthorne, RG45 6UB	Flat-maisonette House
Last Sold Date: 22/11/2019	
Last Sold Price: £245,000	
46, Hawthorn Drive, Crowthorne, RG45 6UB	Terraced House
Last Sold Date: 22/11/2019	
Last Sold Price: £390,000	

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

Market Sold in Street



48, Hawthorn Drive, Crowthorne, RG45 6UB	Terraced House
Last Sold Date: 21/11/2019	
Last Sold Price: £390,000	
53, Hawthorn Drive, Crowthorne, RG45 6UB	Flat-maisonette House
Last Sold Date: 31/10/2019	
Last Sold Price: £251,500	
54, Hawthorn Drive, Crowthorne, RG45 6UB	Flat-maisonette House
Last Sold Date: 29/10/2019	
Last Sold Price: £245,000	
47, Hawthorn Drive, Crowthorne, RG45 6UB	Terraced House
Last Sold Date: 28/10/2019	
Last Sold Price: £382,000	
55, Hawthorn Drive, Crowthorne, RG45 6UB	Flat-maisonette House
Last Sold Date: 28/10/2019	
Last Sold Price: £253,500	

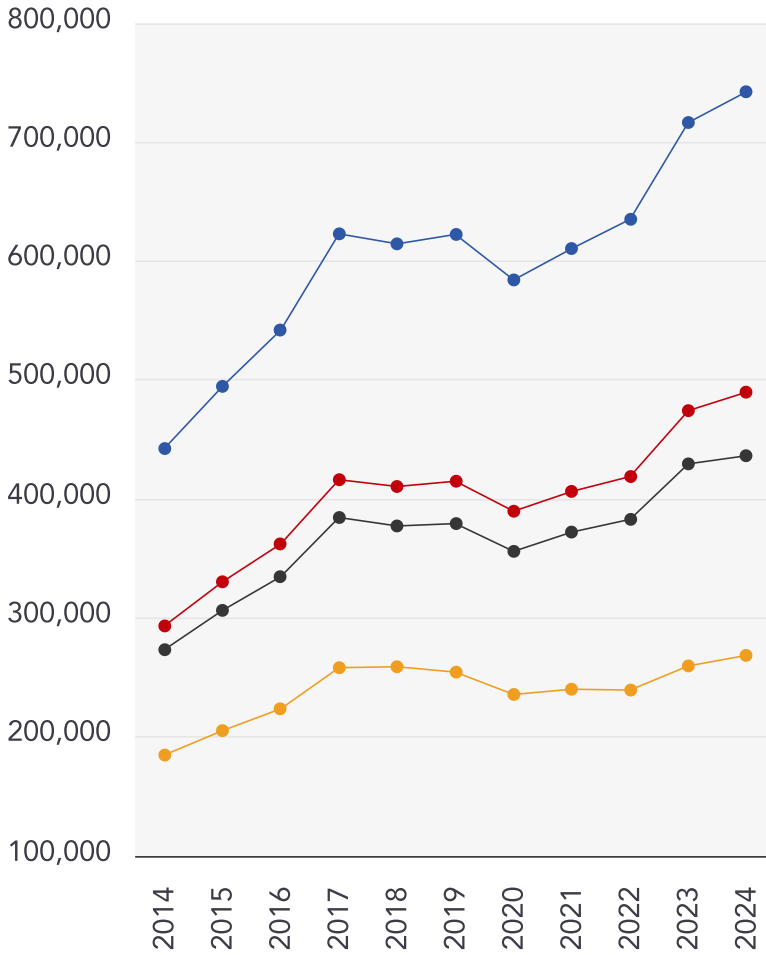
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Market

House Price Statistics



10 Year History of Average House Prices by Property Type in RG45



Detached

+67.78%

Semi-Detached

+66.97%

Terraced

+59.63%

Flat

+45.31%

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.

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Avocado Property

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