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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 07<sup>th</sup> August 2024



**GODDARD WAY, BRACKNELL, RG42**

**Avocado Property**

07519 024 359

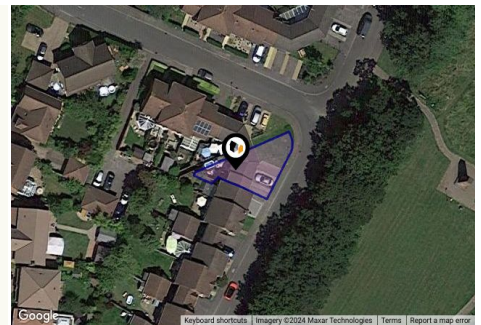
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# Property Overview



## Property

**Type:** Terraced  
**Bedrooms:** 3  
**Plot Area:** 0.05 acres  
**Year Built :** 2001  
**Council Tax :** Band D  
**Annual Estimate:** £2,051  
**Title Number:** BK368722

**Tenure:** Freehold

## Local Area

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

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

**10** mb/s  
**60** mb/s  
**1000** mb/s

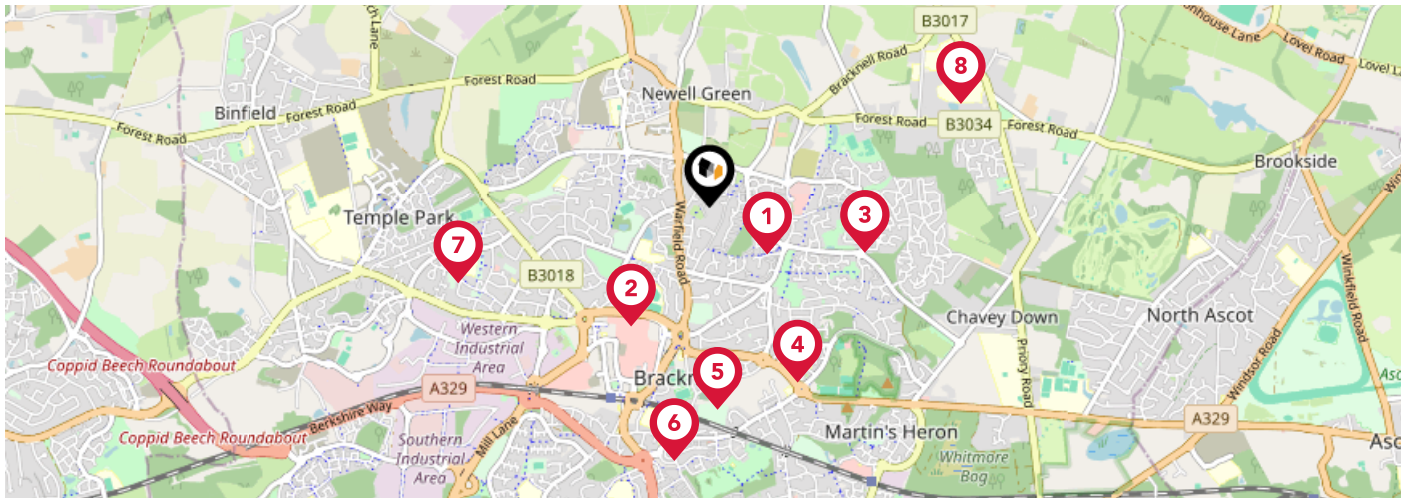
**Mobile Coverage:**  
 (based on calls indoors)



**Satellite/Fibre TV Availability:**



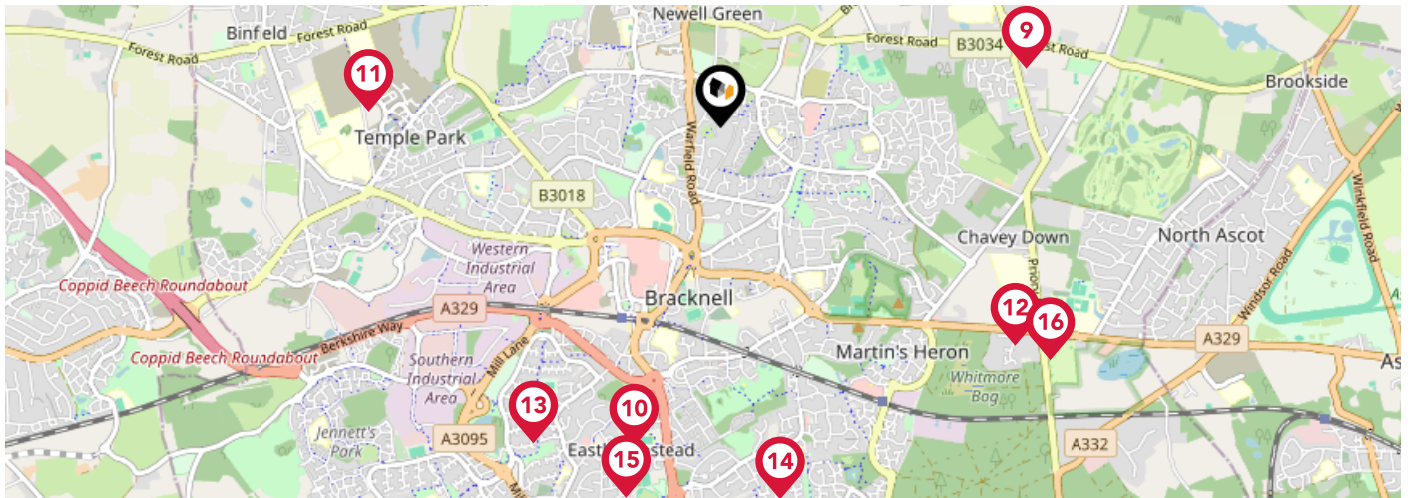
# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Warfield Church of England Primary School</b> Ofsted Rating: Good   Pupils: 473   Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Garth Hill College</b> Ofsted Rating: Good   Pupils: 1528   Distance:0.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Whitegrove Primary School</b> Ofsted Rating: Good   Pupils: 415   Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Holly Spring Primary School</b> Ofsted Rating: Good   Pupils: 627   Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>St Joseph's Catholic Primary School, Bracknell</b> Ofsted Rating: Good   Pupils: 211   Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Ranelagh School</b> Ofsted Rating: Outstanding   Pupils: 1022   Distance:1.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Meadow Vale Primary School</b> Ofsted Rating: Good   Pupils: 647   Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Lambrook School</b> Ofsted Rating: Not Rated   Pupils: 565   Distance:1.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



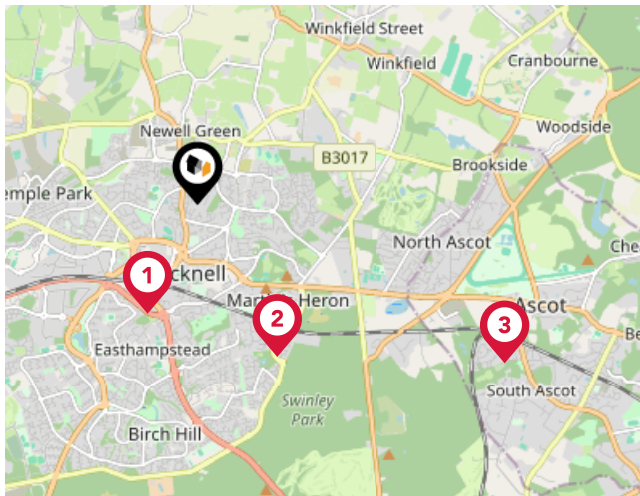
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Winkfield St Mary's CofE Primary School</b> Ofsted Rating: Good   Pupils: 190   Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Brakenhale School</b> Ofsted Rating: Good   Pupils: 1165   Distance:1.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>King's Academy Binfield</b> Ofsted Rating: Good   Pupils: 322   Distance:1.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Heathfield School</b> Ofsted Rating: Not Rated   Pupils: 188   Distance:1.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Wildridings Primary School</b> Ofsted Rating: Good   Pupils: 439   Distance:1.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Harmans Water Primary School</b> Ofsted Rating: Good   Pupils: 583   Distance:1.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Fox Hill Primary School</b> Ofsted Rating: Good   Pupils: 223   Distance:1.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>LVS Ascot</b> Ofsted Rating: Not Rated   Pupils: 823   Distance:1.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

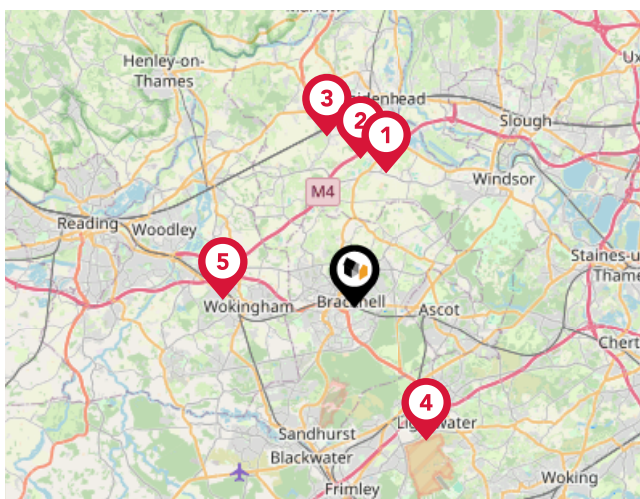
# Area

## Transport (National)



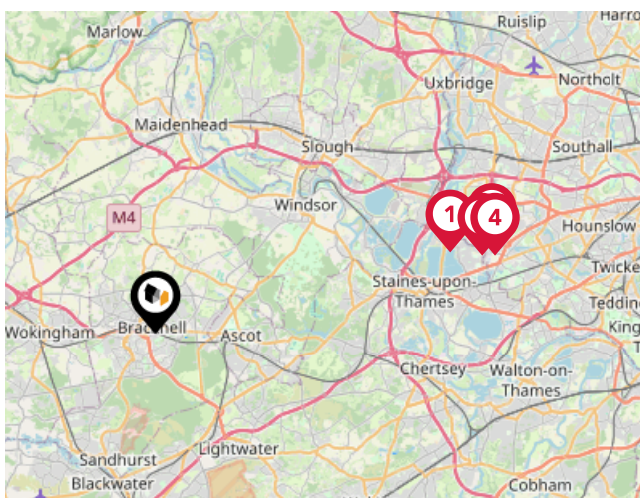
### National Rail Stations

Pin	Name	Distance
1	Bracknell Rail Station	1.12 miles
2	Martins Heron Rail Station	1.59 miles
3	Ascot Rail Station	3.19 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J8	5.09 miles
2	A404(M) J9A	5.51 miles
3	A404(M) J9	6.37 miles
4	M3 J3	5.62 miles
5	M4 J10	4.87 miles

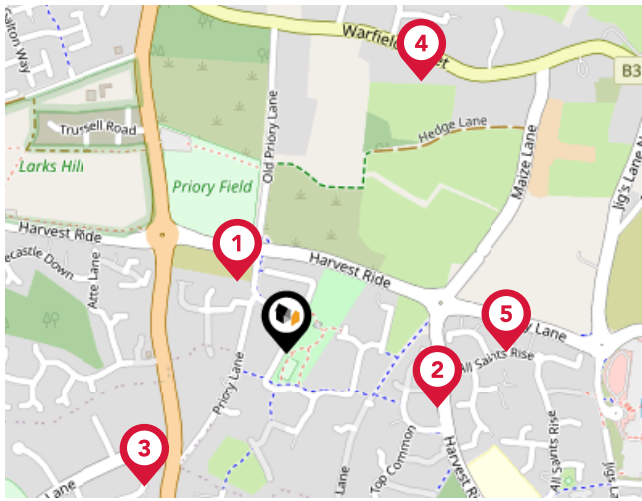


### Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport Terminal 5	11.32 miles
2	London Heathrow Airport Terminal 3	12.41 miles
3	London Heathrow Airport	12.85 miles
4	London Heathrow Airport Terminal 2	12.85 miles

# Area

## Transport (Local)



### Bus Stops/Stations

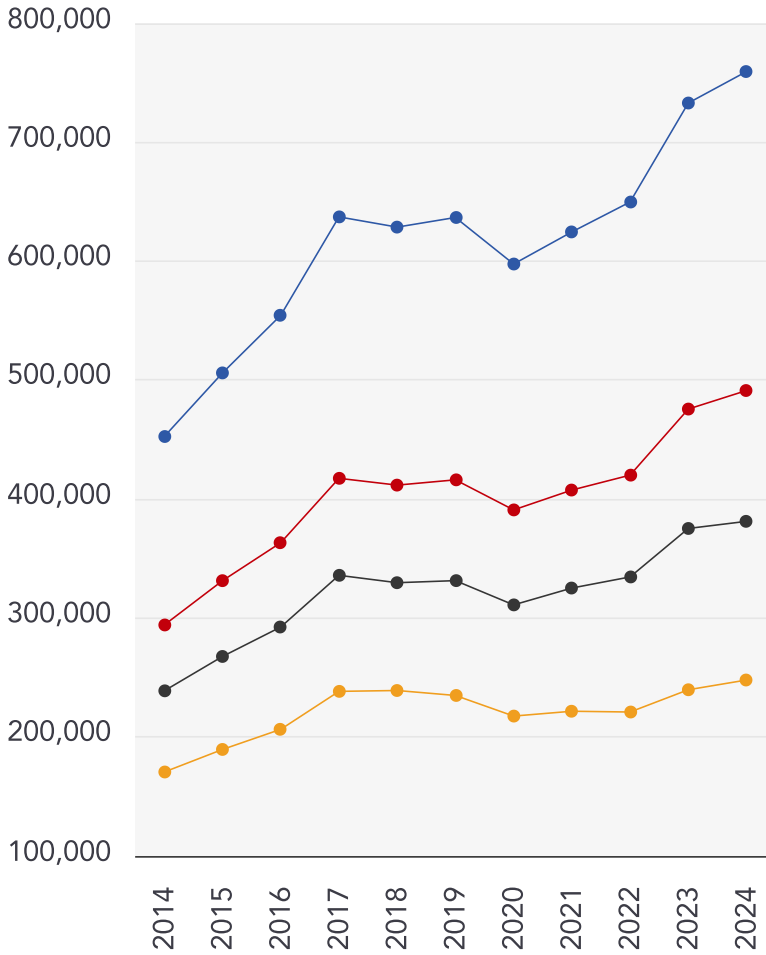
Pin	Name	Distance
1	Priory Lane	0.1 miles
2	Westcotts Green	0.18 miles
3	Warfield Road	0.22 miles
4	Newhurst Gardens	0.35 miles
5	Joseph Court	0.25 miles

# 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

## 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.



# Avocado Property

## Data Quality

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