

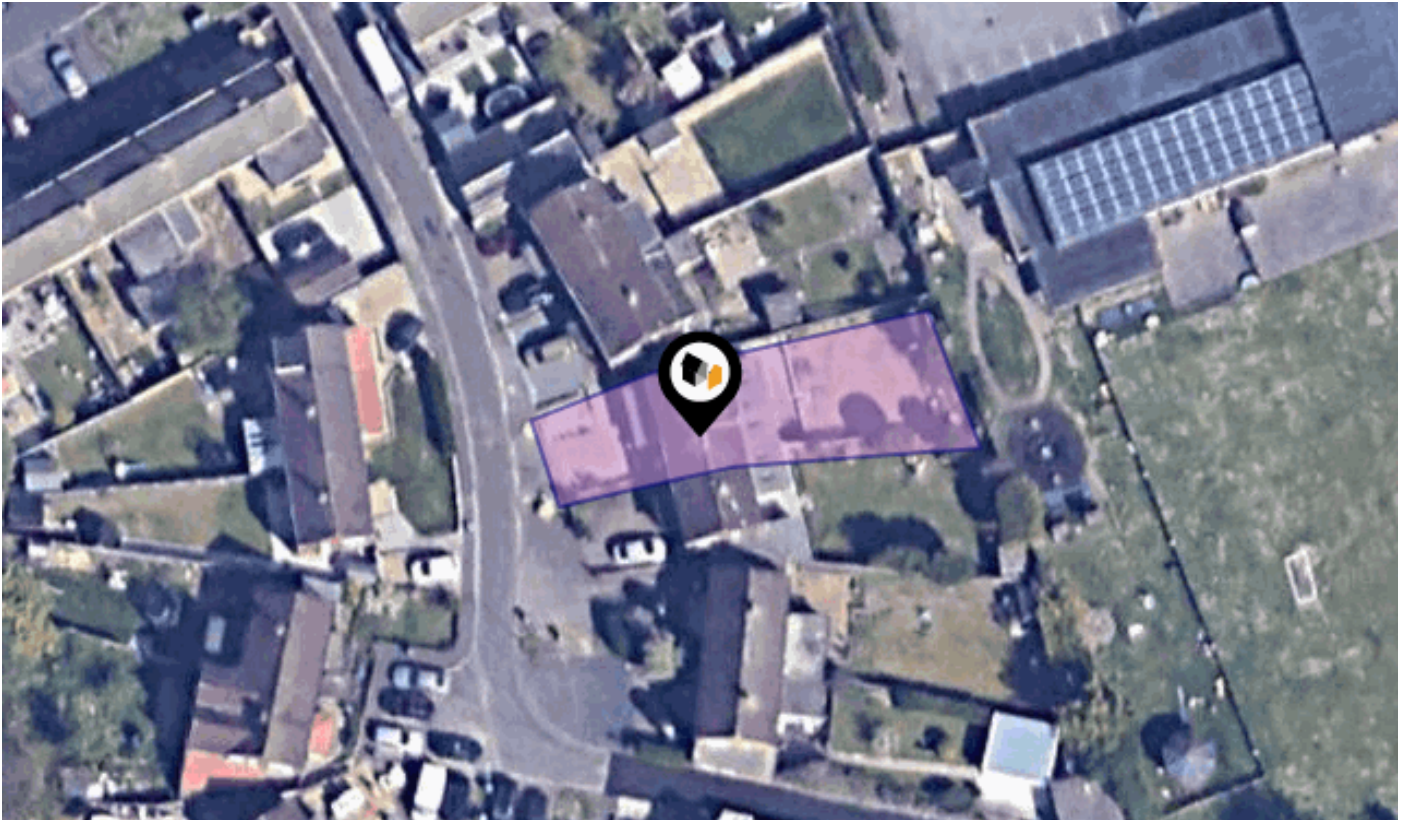


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 06<sup>th</sup> August 2024**



**GAGE CLOSE, MAIDENHEAD, SL6**

## Avocado Property

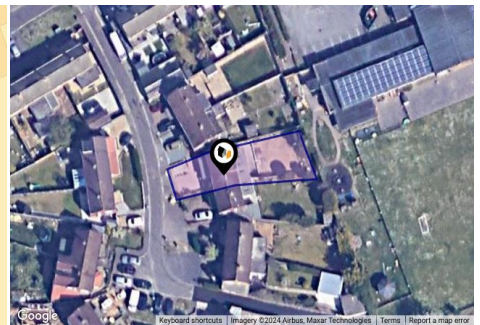
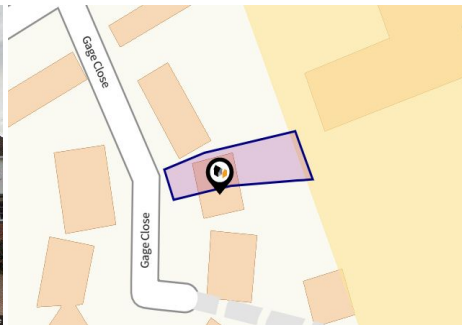
01344 249 500

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# Property Overview



## Property

**Type:** Semi-Detached  
**Bedrooms:** 3  
**Plot Area:** 0.09 acres  
**Year Built :** 1950-1966  
**Council Tax :** Band D  
**Annual Estimate:** £1,684  
**Title Number:** BK464512

**Tenure:** Freehold

## Local Area

**Local Authority:** Windsor and Maidenhead  
**Conservation Area:** No  
**Flood Risk:**  
● Rivers & Seas: No Risk  
● Surface Water: Medium

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

**9** mb/s  
**121** mb/s  
**1000** mb/s

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



**Satellite/Fibre TV Availability:**



# Planning History

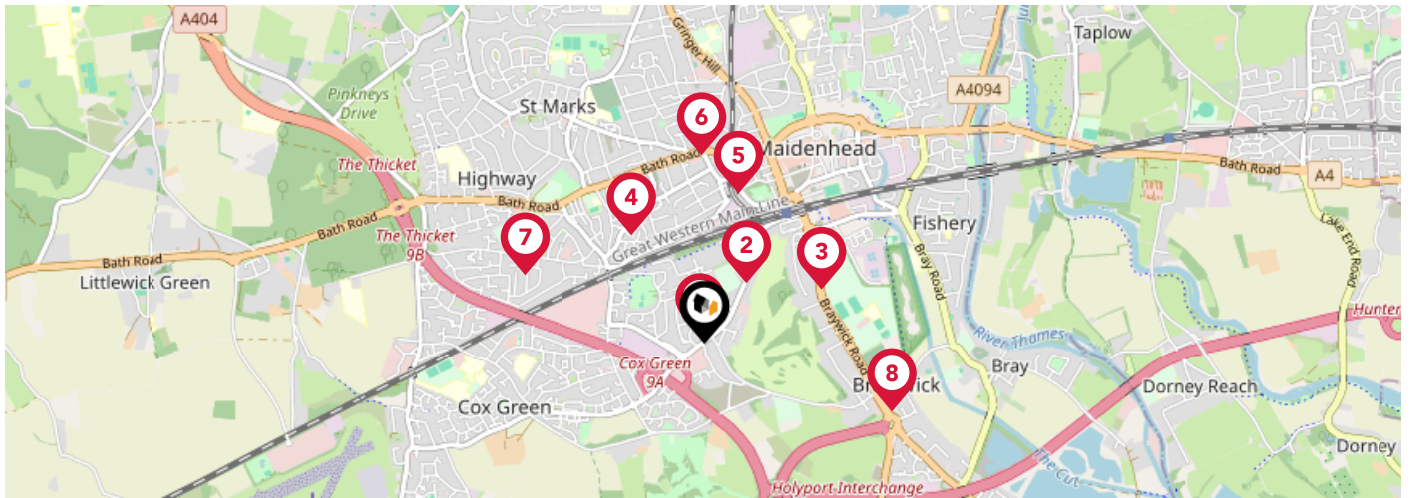
## This Address



Planning records for: *Gage Close, Maidenhead, SL6*

Reference - 16/03803/FULL	
<b>Decision:</b>	Decided
<b>Date:</b>	25th November 2016
<b>Description:</b>	Single Storey Front And Single Storey Rear Extension Following Demolition Of Existing Porch And Conservatory

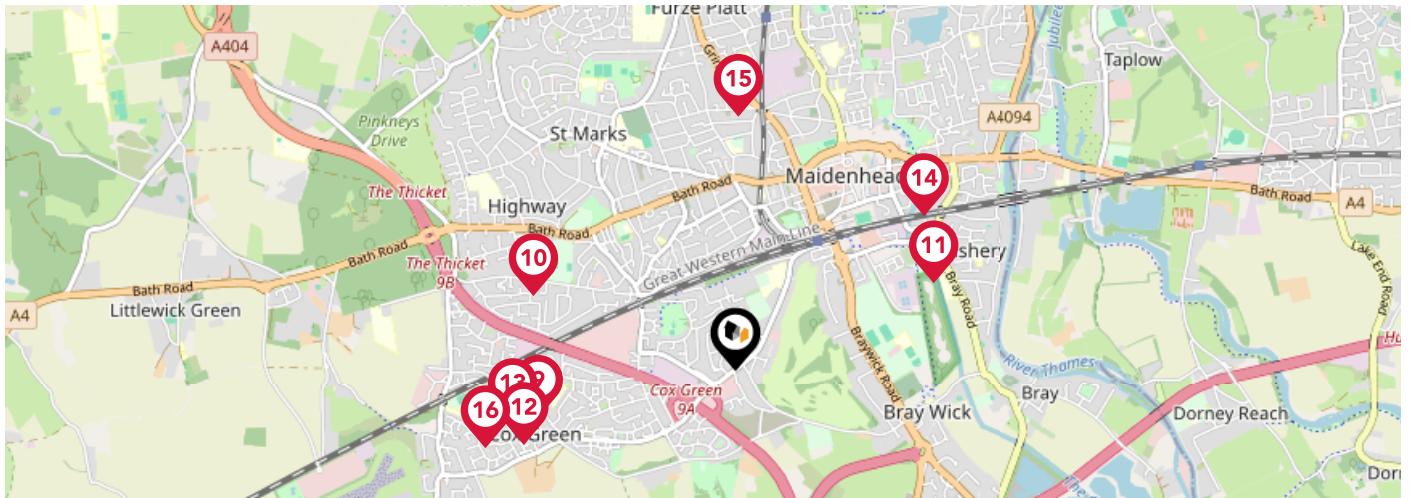
# Area Schools











		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Larchfield Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 228   Distance:0.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Desborough College</b> Ofsted Rating: Good   Pupils: 935   Distance:0.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Forest Bridge School</b> Ofsted Rating: Good   Pupils: 80   Distance:0.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Boyne Hill CofE Infant and Nursery School</b> Ofsted Rating: Outstanding   Pupils: 239   Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Highfield Preparatory School Limited</b> Ofsted Rating: Not Rated   Pupils: 113   Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Clares Court Schools</b> Ofsted Rating: Not Rated   Pupils: 1006   Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Altwood CofE Secondary School</b> Ofsted Rating: Good   Pupils: 473   Distance:0.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Braywick Court School</b> Ofsted Rating: Outstanding   Pupils: 181   Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



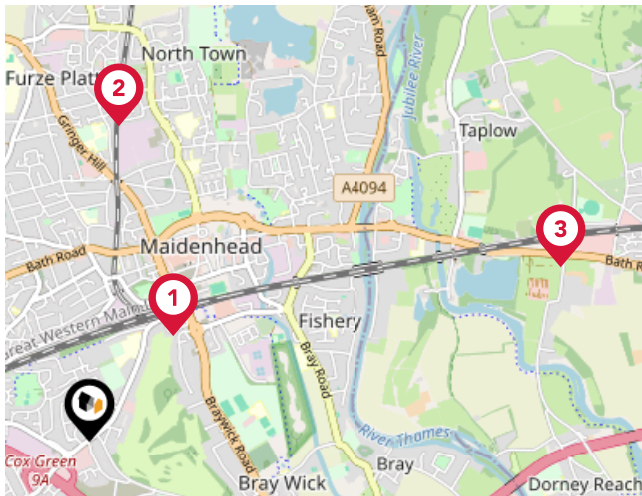
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Wessex Primary School</b> Ofsted Rating: Requires improvement   Pupils: 450   Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Edmund Campion Catholic Primary School</b> Ofsted Rating: Requires improvement   Pupils: 420   Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Oldfield Primary School</b> Ofsted Rating: Outstanding   Pupils: 423   Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lowbrook Academy</b> Ofsted Rating: Good   Pupils: 330   Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cox Green School</b> Ofsted Rating: Requires improvement   Pupils: 1113   Distance:1.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>RBWM Alternative Learning Provision</b> Ofsted Rating: Good   Pupils: 36   Distance:1.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Piran's School</b> Ofsted Rating: Not Rated   Pupils: 406   Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Manor Green School</b> Ofsted Rating: Good   Pupils: 266   Distance:1.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

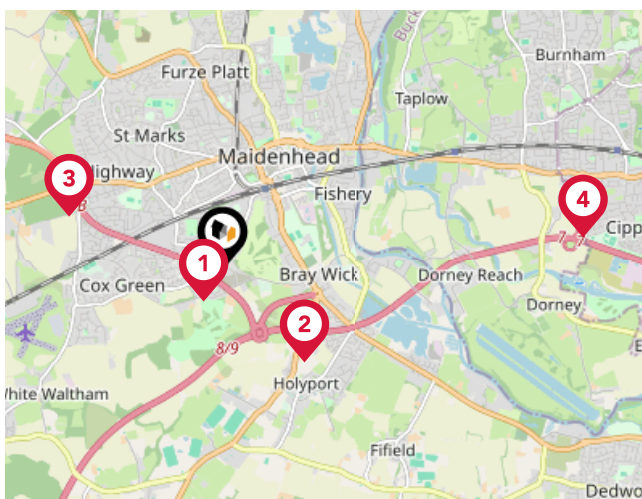
# Area

## Transport (National)



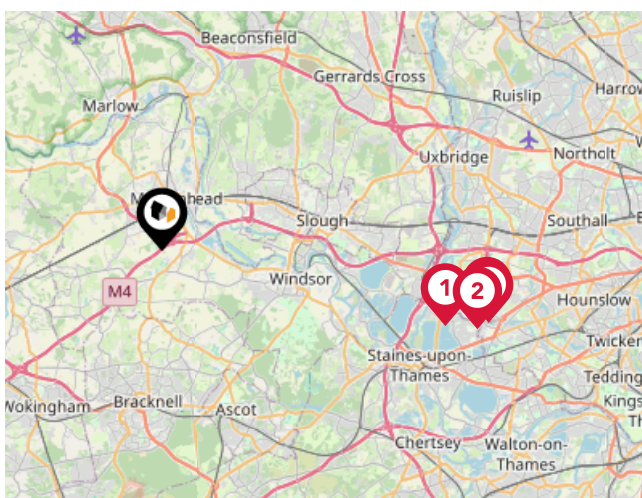
### National Rail Stations

Pin	Name	Distance
1	Maidenhead Rail Station	0.62 miles
2	Furze Platt Rail Station	1.47 miles
3	Taplow Rail Station	2.31 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	A404(M) J9A	0.36 miles
2	M4 J8	1.13 miles
3	A404(M) J9	1.5 miles
4	M4 J7	3.33 miles
5	M40 J3	6.56 miles

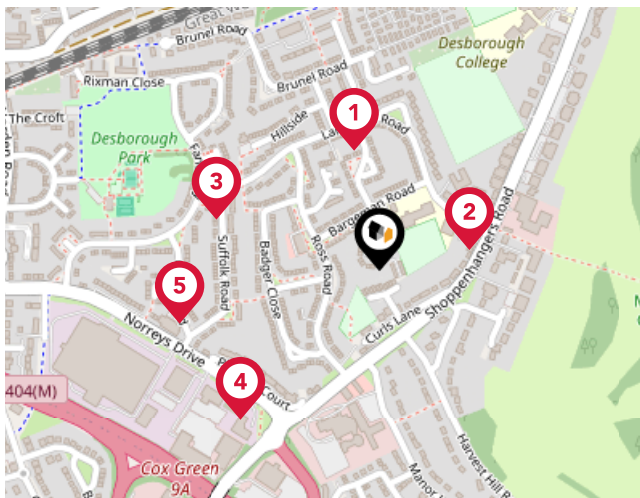


### Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport Terminal 5	10.85 miles
2	London Heathrow Airport Terminal 3	11.99 miles
3	London Heathrow Airport	12.27 miles
4	London Heathrow Airport Terminal 1	12.36 miles

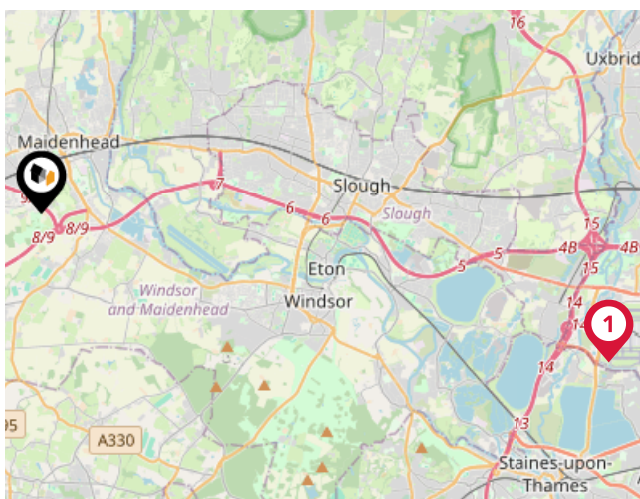
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Reid Avenue	0.14 miles
2	Larchfield School	0.11 miles
3	Fane Way	0.2 miles
4	Norreys Drive	0.24 miles
5	Curly Road	0.24 miles



### Local Connections

Pin	Name	Distance
1	Heathrow Terminal 5 Underground Station	10.84 miles

# Market Sold in Street



<b>10, Gage Close, Maidenhead, SL6 2SQ</b>	Semi-detached House	
Last Sold Date:	18/08/2023	
Last Sold Price:	£415,000	
<b>14, Gage Close, Maidenhead, SL6 2SQ</b>	Semi-detached House	
Last Sold Date:	04/11/2022	17/01/2014
Last Sold Price:	£420,000	£275,000
<b>9, Gage Close, Maidenhead, SL6 2SQ</b>	Semi-detached House	
Last Sold Date:	28/05/2021	
Last Sold Price:	£415,000	
<b>7, Gage Close, Maidenhead, SL6 2SQ</b>	Semi-detached House	
Last Sold Date:	16/12/2020	17/04/1998
Last Sold Price:	£433,000	£103,500
<b>11, Gage Close, Maidenhead, SL6 2SQ</b>	Semi-detached House	
Last Sold Date:	29/10/2019	
Last Sold Price:	£430,000	
<b>5, Gage Close, Maidenhead, SL6 2SQ</b>	Semi-detached House	
Last Sold Date:	26/03/2019	20/01/1995
Last Sold Price:	£415,000	£78,500
<b>8, Gage Close, Maidenhead, SL6 2SQ</b>	Semi-detached House	
Last Sold Date:	25/03/2019	
Last Sold Price:	£367,500	
<b>13, Gage Close, Maidenhead, SL6 2SQ</b>	Semi-detached House	
Last Sold Date:	12/08/2016	
Last Sold Price:	£368,000	
<b>2, Gage Close, Maidenhead, SL6 2SQ</b>	Semi-detached House	
Last Sold Date:	01/07/2016	21/11/2003
Last Sold Price:	£425,000	£183,000
<b>3, Gage Close, Maidenhead, SL6 2SQ</b>	Semi-detached House	
Last Sold Date:	19/09/2014	
Last Sold Price:	£285,000	
<b>15, Gage Close, Maidenhead, SL6 2SQ</b>	Semi-detached House	
Last Sold Date:	20/12/2013	
Last Sold Price:	£247,000	
<b>1, Gage Close, Maidenhead, SL6 2SQ</b>	Semi-detached House	
Last Sold Date:	19/02/2013	
Last Sold Price:	£249,950	

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



# Market Sold in Street



<b>16, Gage Close, Maidenhead, SL6 2SQ</b>		Semi-detached House
Last Sold Date:	30/11/2007	
Last Sold Price:	£215,000	
<b>12, Gage Close, Maidenhead, SL6 2SQ</b>		Semi-detached House
Last Sold Date:	22/09/2006	31/03/1995
Last Sold Price:	£216,500	£58,000
<b>4, Gage Close, Maidenhead, SL6 2SQ</b>		Semi-detached House
Last Sold Date:	16/10/1997	
Last Sold Price:	£95,500	

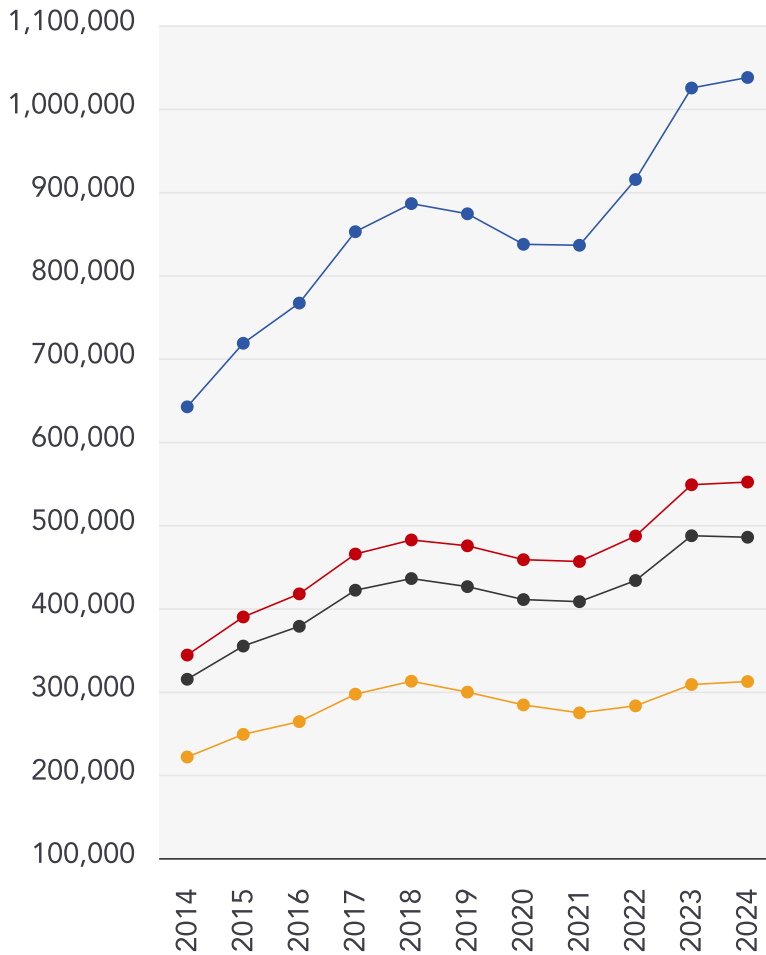
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# 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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