

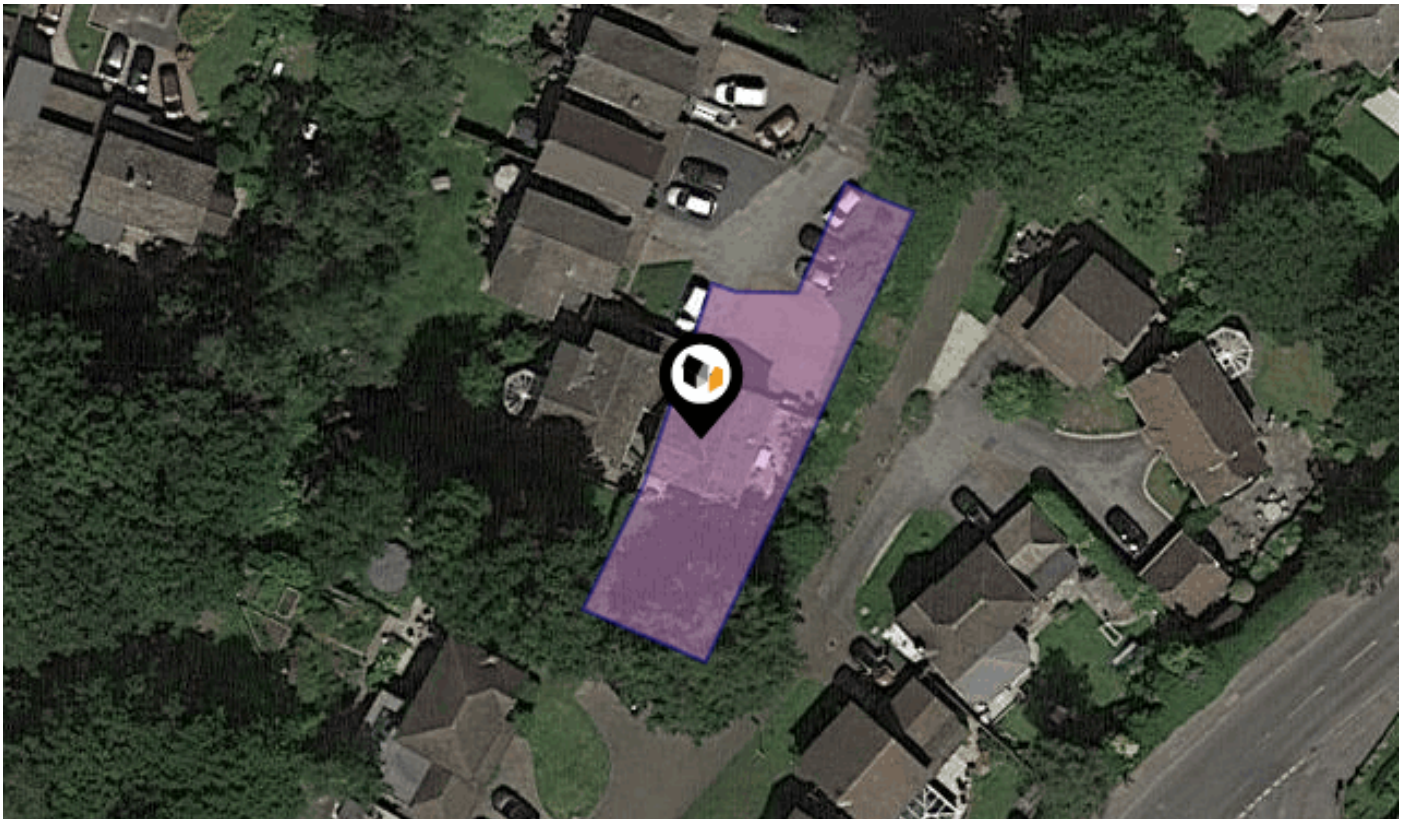


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 22nd August 2024



30, ELIZABETH AVENUE, BAGSHOT, GU19 5NX

Avocado Property

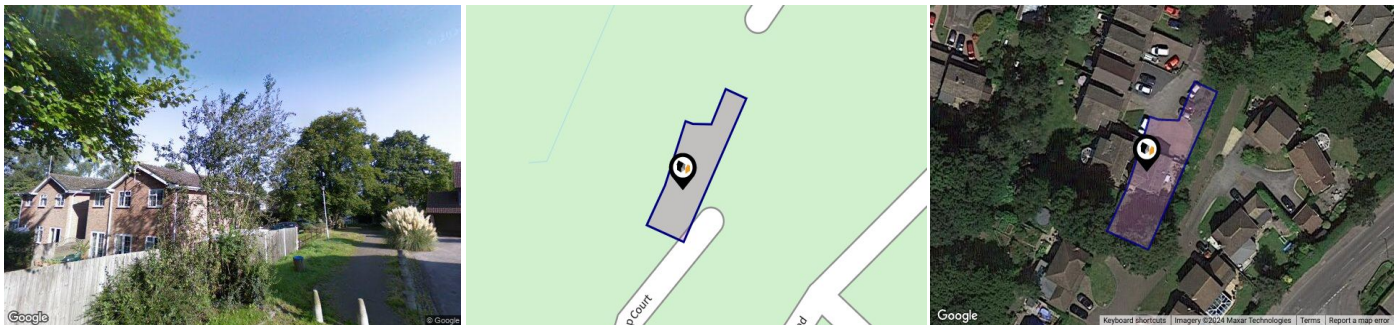
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Property Overview



Property

| | | | |
|-------------------------|--|----------------|----------|
| Type: | Semi-Detached | Tenure: | Freehold |
| Bedrooms: | 4 | | |
| Floor Area: | 1,119 ft ² / 104 m ² | | |
| Plot Area: | 0.11 acres | | |
| Year Built : | 1976-1982 | | |
| Council Tax : | Band E | | |
| Annual Estimate: | £2,880 | | |
| Title Number: | SY460672 | | |
| UPRN: | 100061540754 | | |

Local Area

| | |
|---------------------------|---------|
| Local Authority: | Surrey |
| Conservation Area: | No |
| Flood Risk: | |
| • Rivers & Seas | No Risk |
| • Surface Water | High |

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | | |
|-------------------|-------------------|---------------------|
| 18 mb/s | 67 mb/s | 1000 mb/s |
| | | |

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property
EPC - Certificate



30 Elizabeth Avenue, GU19 5NX

Energy rating

D

Valid until 09.04.2034

| Score | Energy rating | Current | Potential |
|-------|---------------|---------------|---------------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | 66 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Property

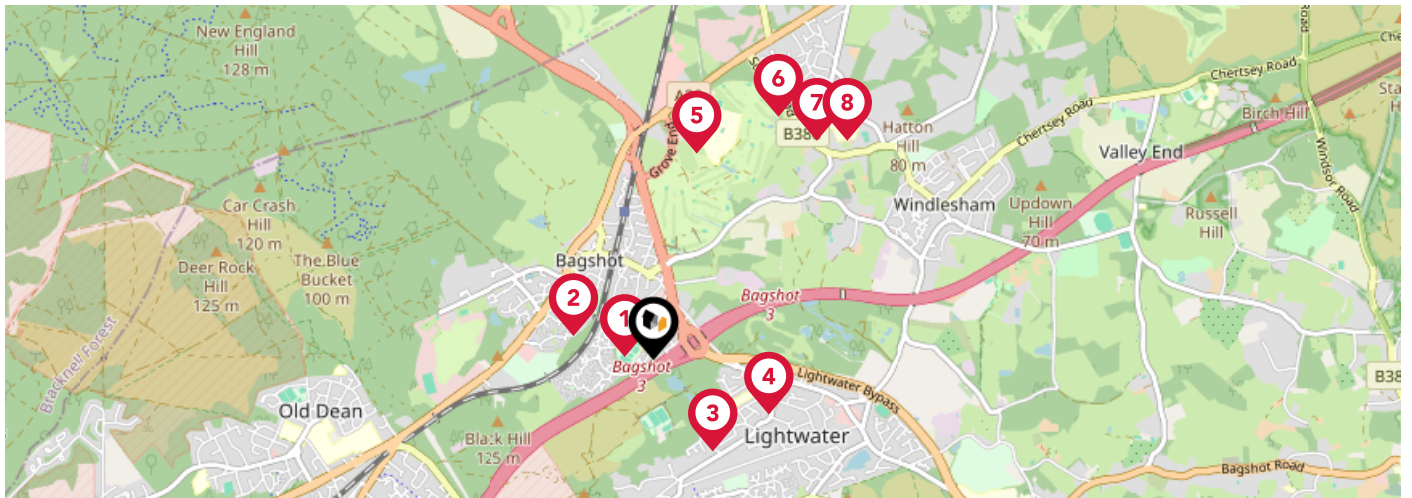
EPC - Additional Data



Additional EPC Data

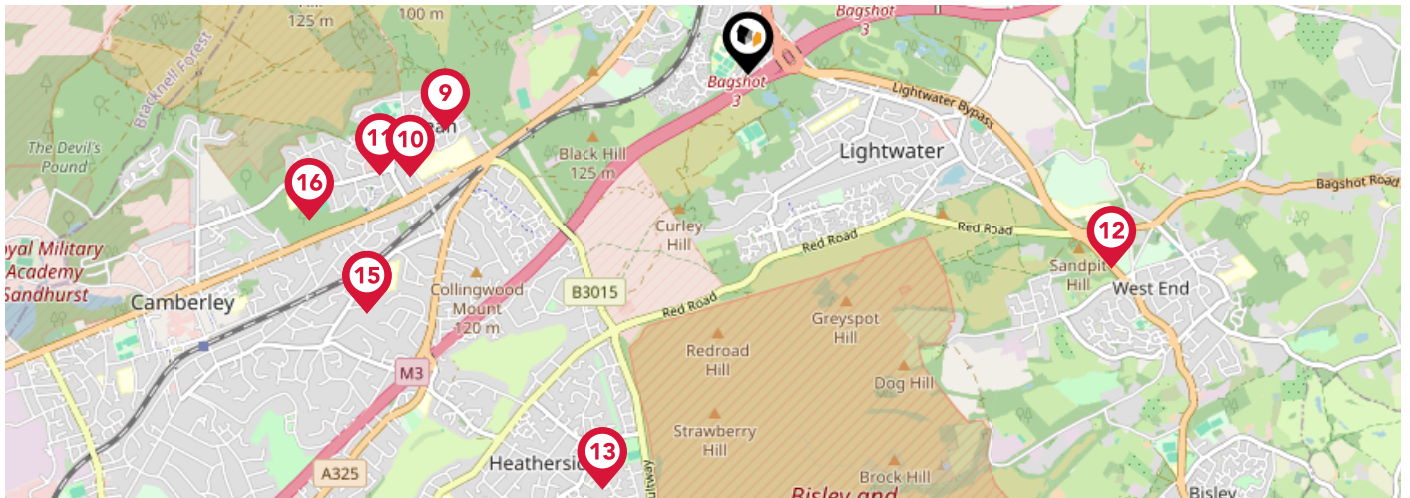
| | |
|-------------------------------------|--|
| Property Type: | House |
| Build Form: | Detached |
| Transaction Type: | Marketed sale |
| Energy Tariff: | Single |
| Main Fuel: | Mains gas (not community) |
| Main Gas: | Yes |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Glazing Type: | Double glazing installed during or after 2002 |
| Previous Extension: | 1 |
| Open Fireplace: | 0 |
| Ventilation: | Natural |
| Walls: | Cavity wall, as built, no insulation (assumed) |
| Walls Energy: | Poor |
| Roof: | Pitched, 150 mm loft insulation |
| Roof Energy: | 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, no insulation (assumed) |
| Total Floor Area: | 104 m ² |

Area Schools



| | | Nursery | Primary | Secondary | College | Private |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Connaught Junior School Ofsted Rating: Outstanding Pupils: 459 Distance:0.14 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Bagshot Infant School Ofsted Rating: Good Pupils: 167 Distance:0.39 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Hammond School Ofsted Rating: Good Pupils: 254 Distance:0.5 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Lightwater Village School Ofsted Rating: Good Pupils: 133 Distance:0.59 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Hall Grove School Ofsted Rating: Not Rated Pupils: 421 Distance:0.98 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Windlesham Village Infant School Ofsted Rating: Good Pupils: 64 Distance:1.27 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Woodcote House School Ofsted Rating: Not Rated Pupils: 82 Distance:1.27 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Fernways School Ofsted Rating: Good Pupils: 47 Distance:1.36 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

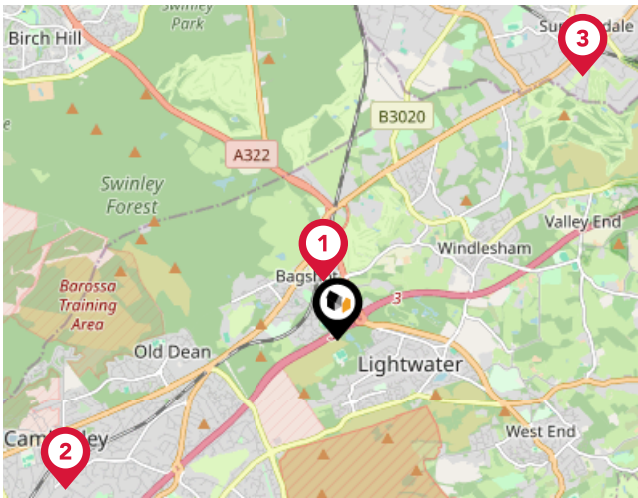
Area Schools



| | | Nursery | Primary | Secondary | College | Private |
|--|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| | Pine Ridge Infant School Ofsted Rating: Good Pupils: 100 Distance:1.43 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Collingwood College Ofsted Rating: Good Pupils: 1740 Distance:1.63 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Cordwalles Junior School Ofsted Rating: Good Pupils: 218 Distance:1.77 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Gordon's School Ofsted Rating: Outstanding Pupils: 978 Distance:1.91 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Heather Ridge Infant School Ofsted Rating: Good Pupils: 179 Distance:2.04 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Crawley Ridge Junior School Ofsted Rating: Good Pupils: 223 Distance:2.08 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Crawley Ridge Infant School Ofsted Rating: Good Pupils: 209 Distance:2.08 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Lorraine Infant School Ofsted Rating: Good Pupils: 132 Distance:2.14 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

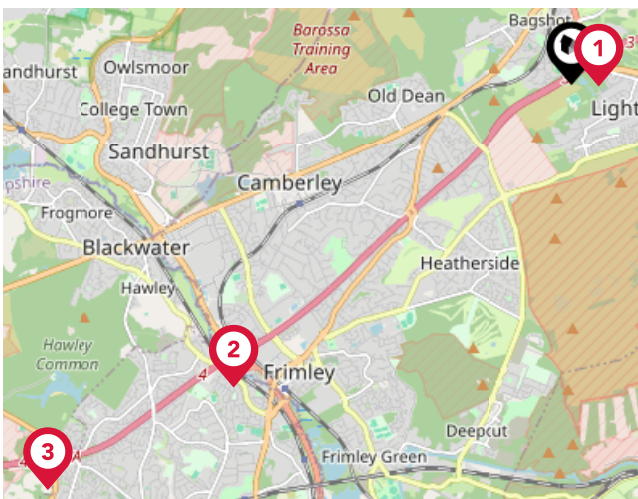
Area

Transport (National)



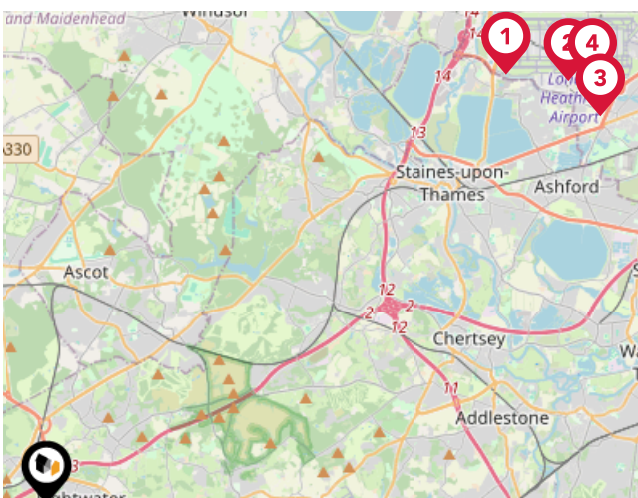
National Rail Stations

| Pin | Name | Distance |
|-----|--------------------------|------------|
| 1 | Bagshot Rail Station | 0.57 miles |
| 2 | Camberley Rail Station | 2.89 miles |
| 3 | Sunningdale Rail Station | 3.33 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|--------|------------|
| 1 | M3 J3 | 0.25 miles |
| 2 | M3 J4 | 4.21 miles |
| 3 | M3 J4A | 6.14 miles |
| 4 | M4 J8 | 9.96 miles |
| 5 | M3 J2 | 6.98 miles |

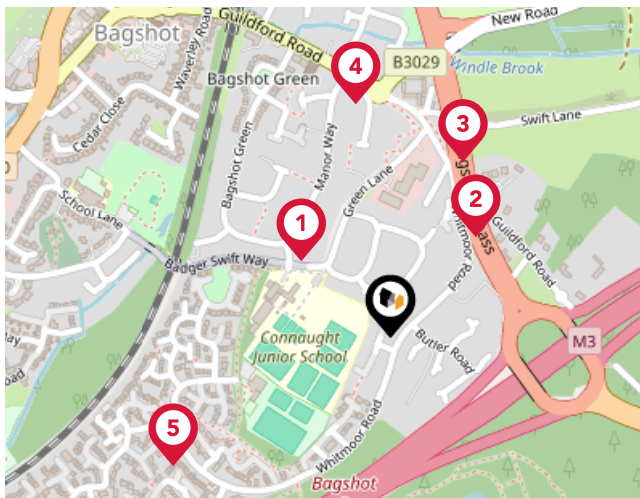


Airports/Helipads

| Pin | Name | Distance |
|-----|------------------------------------|-------------|
| 1 | London Heathrow Airport Terminal 5 | 11.62 miles |
| 2 | London Heathrow Airport Terminal 3 | 12.42 miles |
| 3 | London Heathrow Airport Terminal 4 | 12.5 miles |
| 4 | London Heathrow Airport Terminal 2 | 12.78 miles |

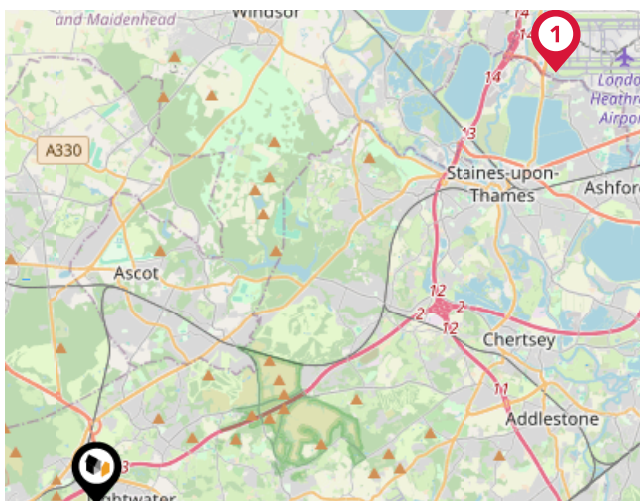
Area

Transport (Local)



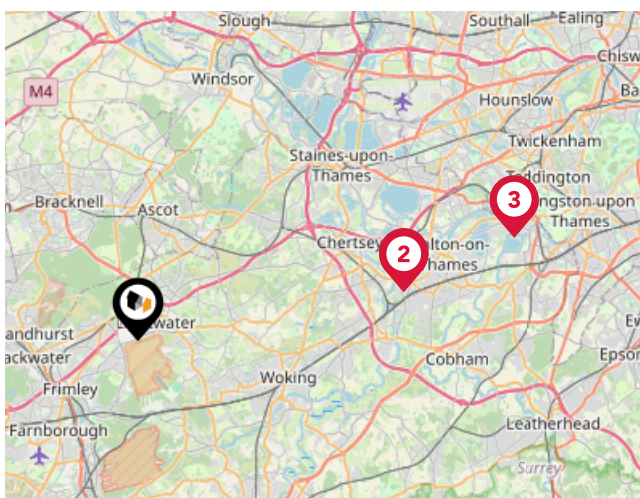
Bus Stops/Stations

| Pin | Name | Distance |
|-----|-------------------|------------|
| 1 | Connaught School | 0.14 miles |
| 2 | Whitmoor Road | 0.15 miles |
| 3 | Swift Lane | 0.22 miles |
| 4 | Bagshot Green | 0.27 miles |
| 5 | Hawkesworth Drive | 0.29 miles |



Local Connections

| Pin | Name | Distance |
|-----|---|-------------|
| 1 | Heathrow Terminal 5 Underground Station | 11.67 miles |



Ferry Terminals

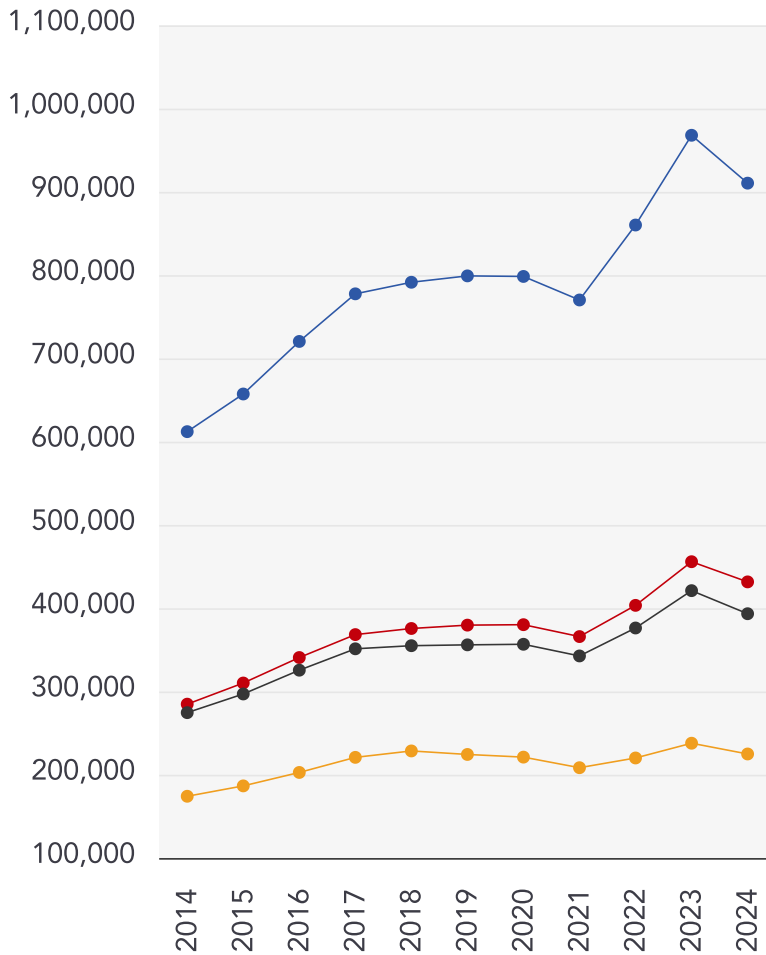
| Pin | Name | Distance |
|-----|------------------------------------|-------------|
| 1 | Shepperton Ferry Landing | 10.02 miles |
| 2 | Weybridge Ferry Landing | 10.03 miles |
| 3 | Moulsey - Hurst Park Ferry Landing | 14.42 miles |

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in GU19



Detached

+48.75%

Semi-Detached

+51.56%

Terraced

+43.26%

Flat

+29.15%

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

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stephen@avocadopropertyagents.co.uk
www.avocadopropertyagents.co.uk

