

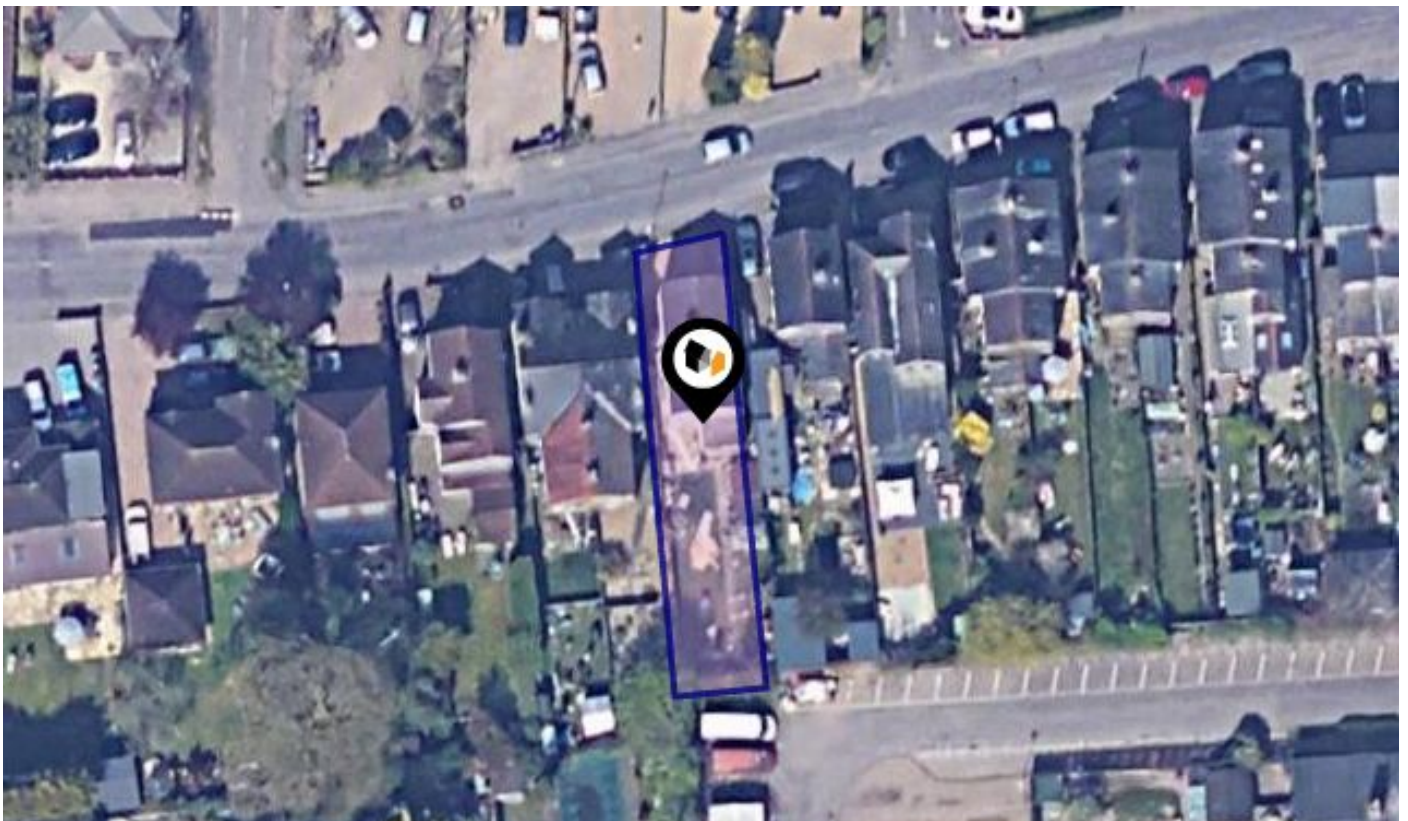


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 05th September 2024



GORE ROAD, BURNHAM, SLOUGH, SL1

Avocado Property

07769 345086

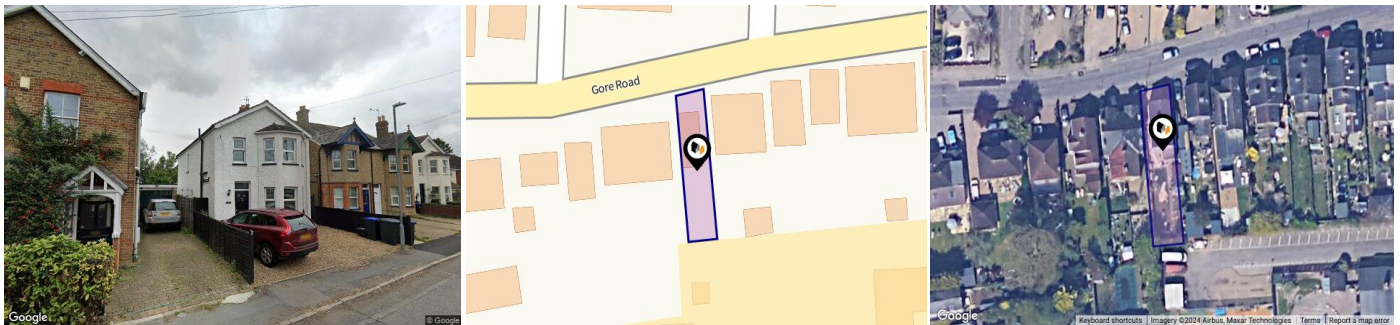
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Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,302 ft ² / 121 m ²		
Plot Area:	0.07 acres		
Year Built :	1900-1929		
Council Tax :	Band E		
Annual Estimate:	£2,794		
Title Number:	BM361040		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

18 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

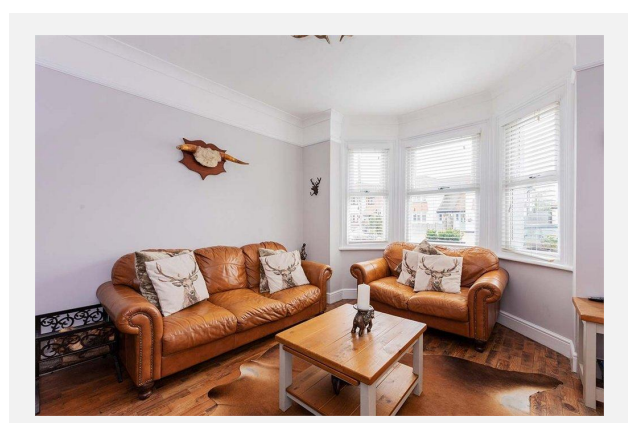
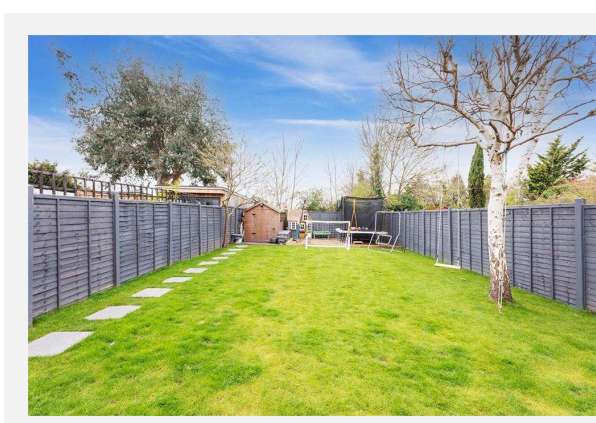
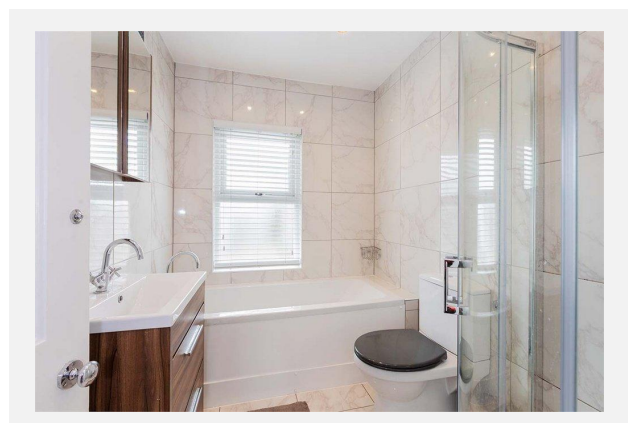
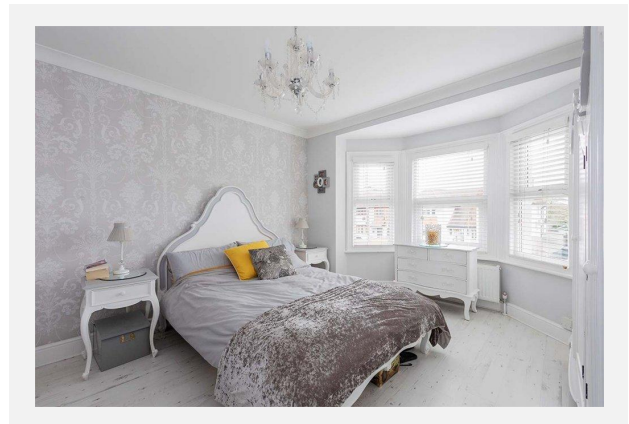
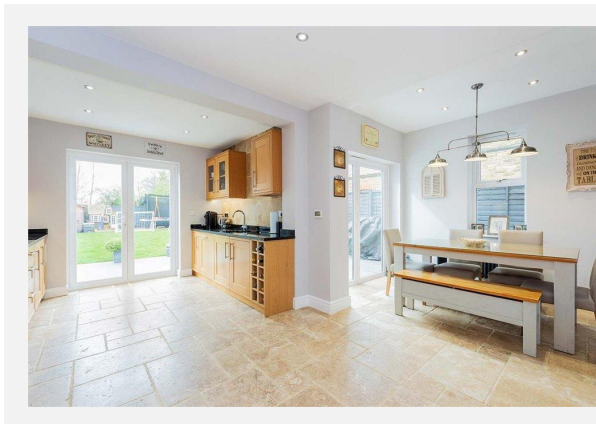
This Address



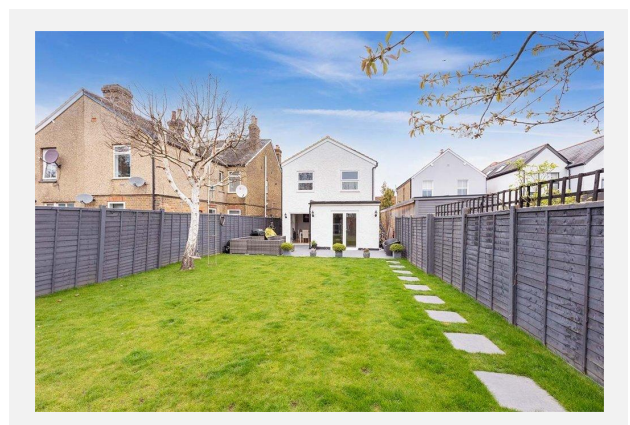
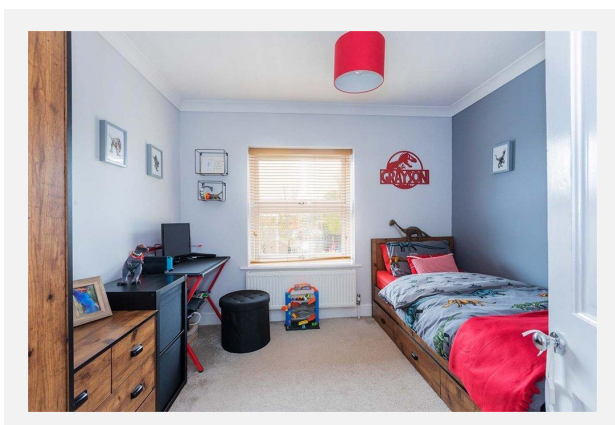
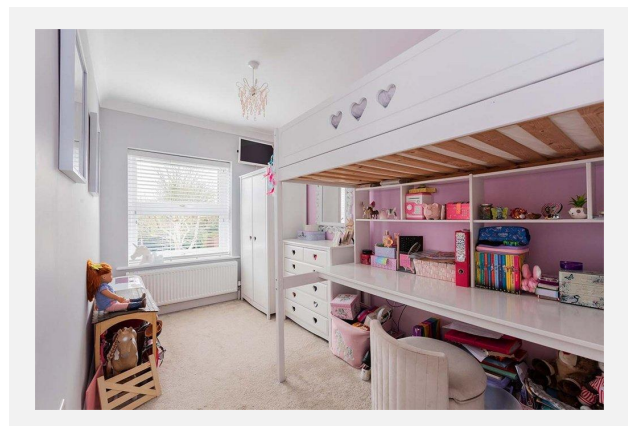
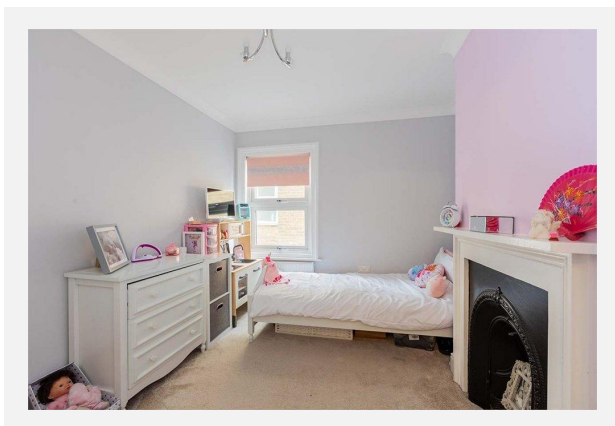
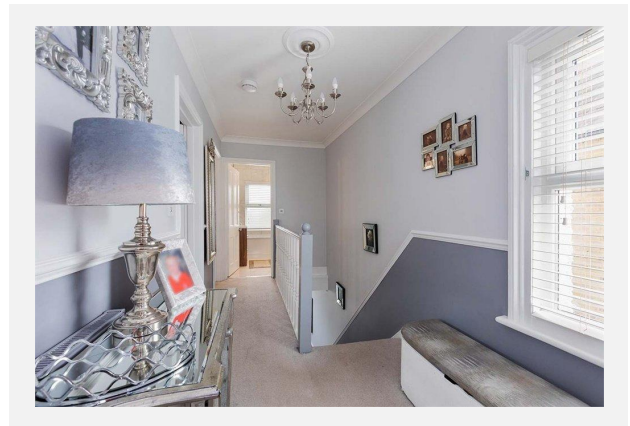
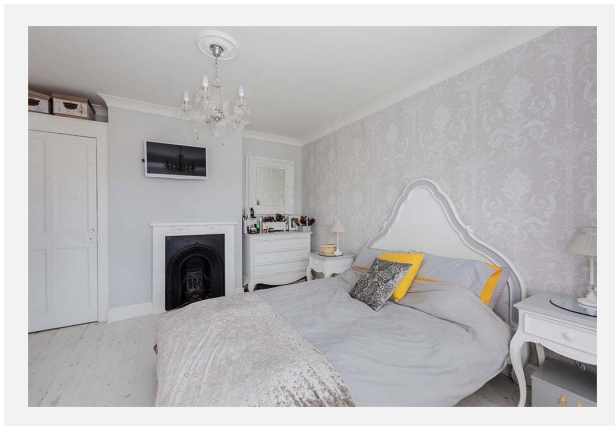
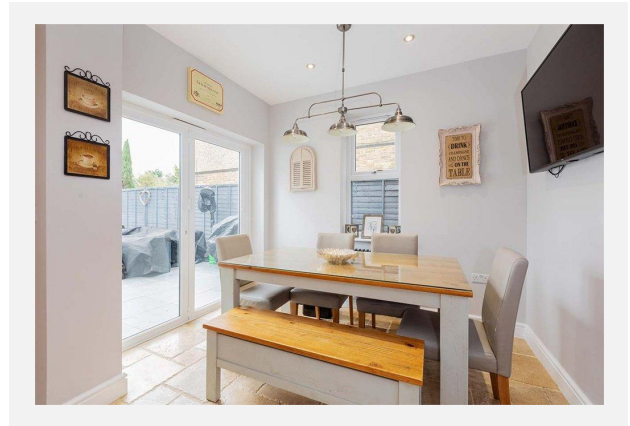
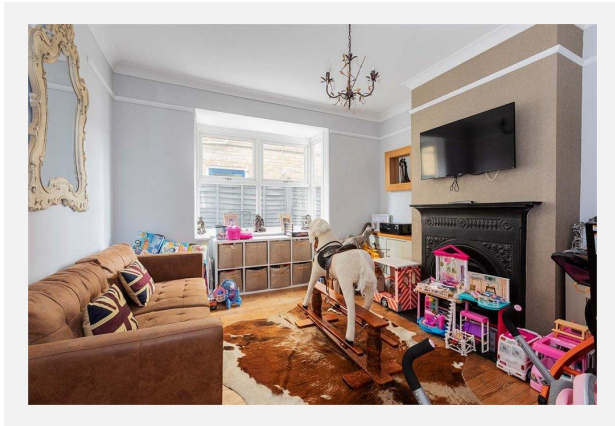
Planning records for: *Gore Road, Burnham, Slough, SL1*

Reference - 16/01109/FUL	
Decision:	Decided
Date:	07th June 2016
Description:	First floor rear extension.

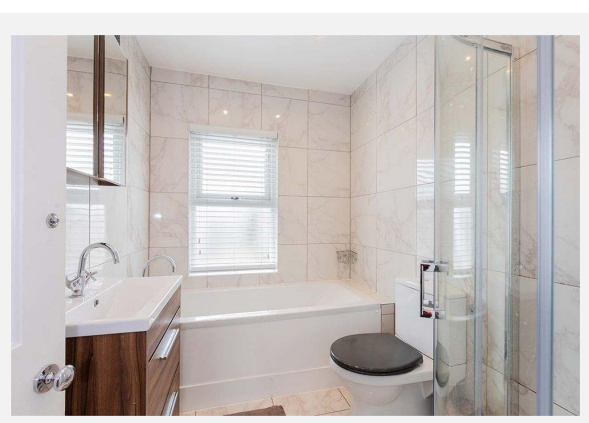
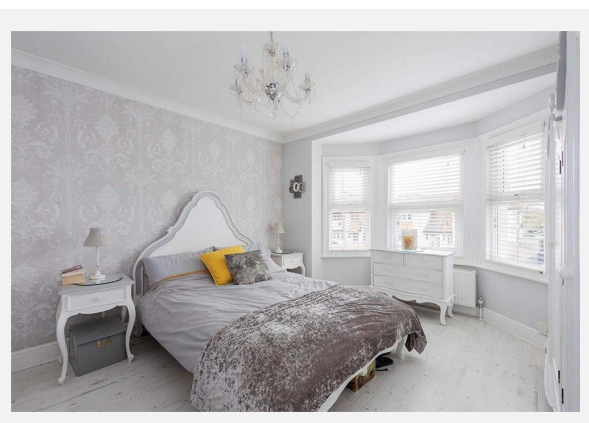
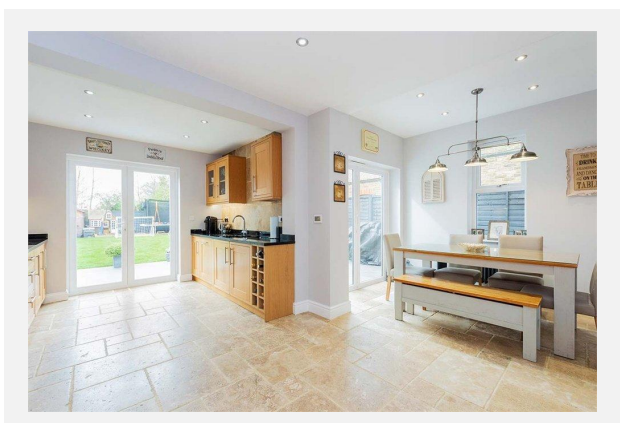
Gallery Photos



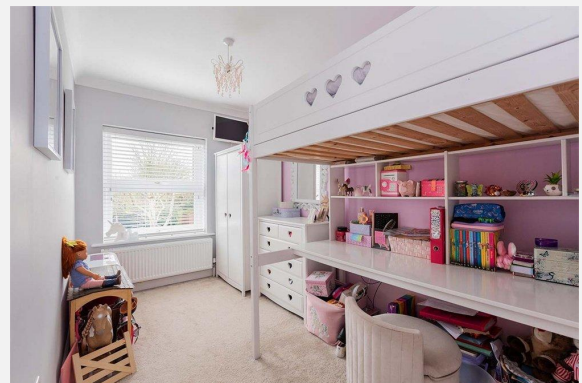
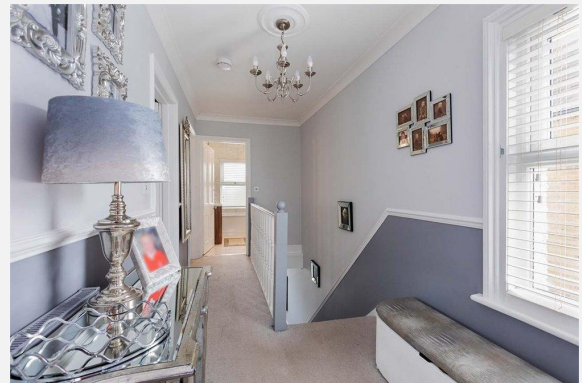
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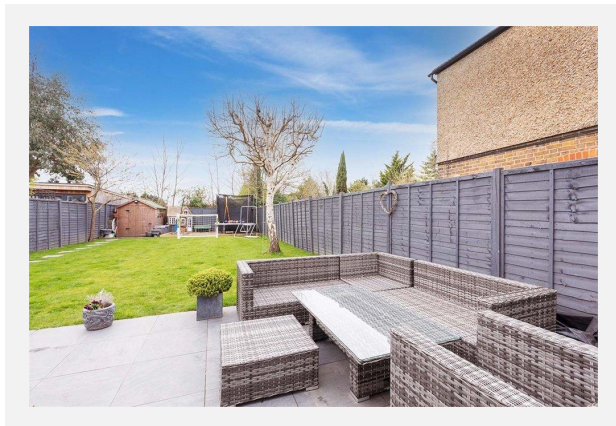
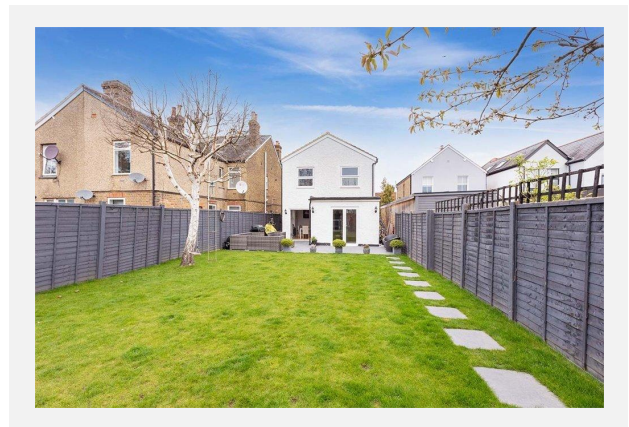
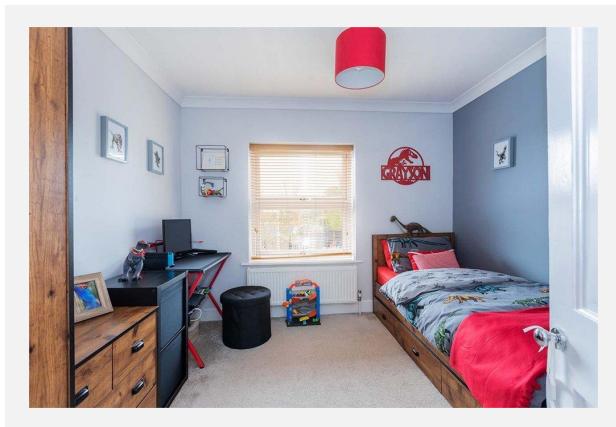
Gallery Photos



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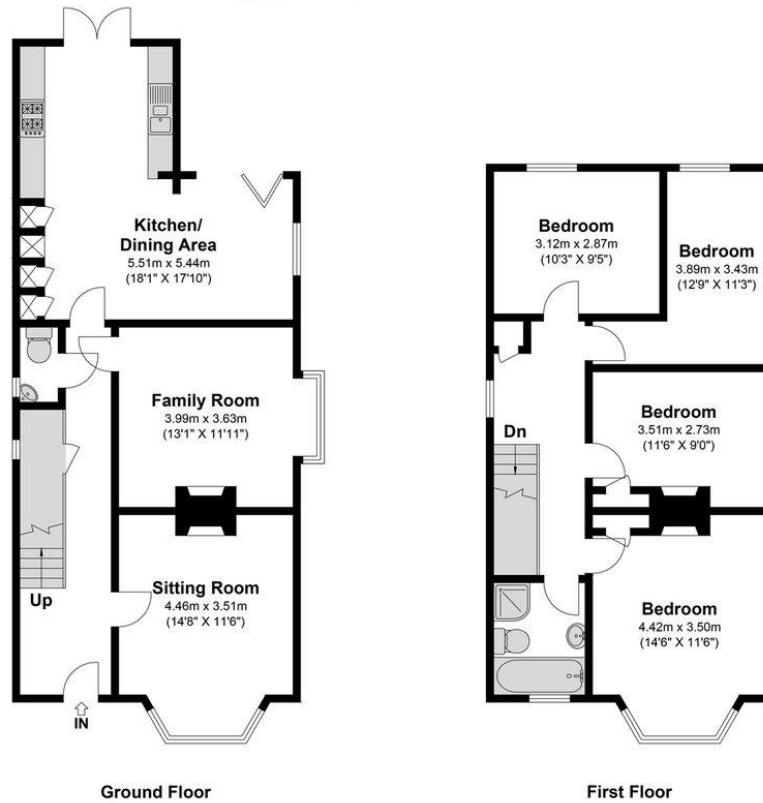
Gallery Photos



GORE ROAD, BURNHAM, SLOUGH, SL1



Gore Road



Illustrations are for identification purposes only,
measurements are approximate, not to scale

Property EPC - Certificate



BURNHAM, SL1

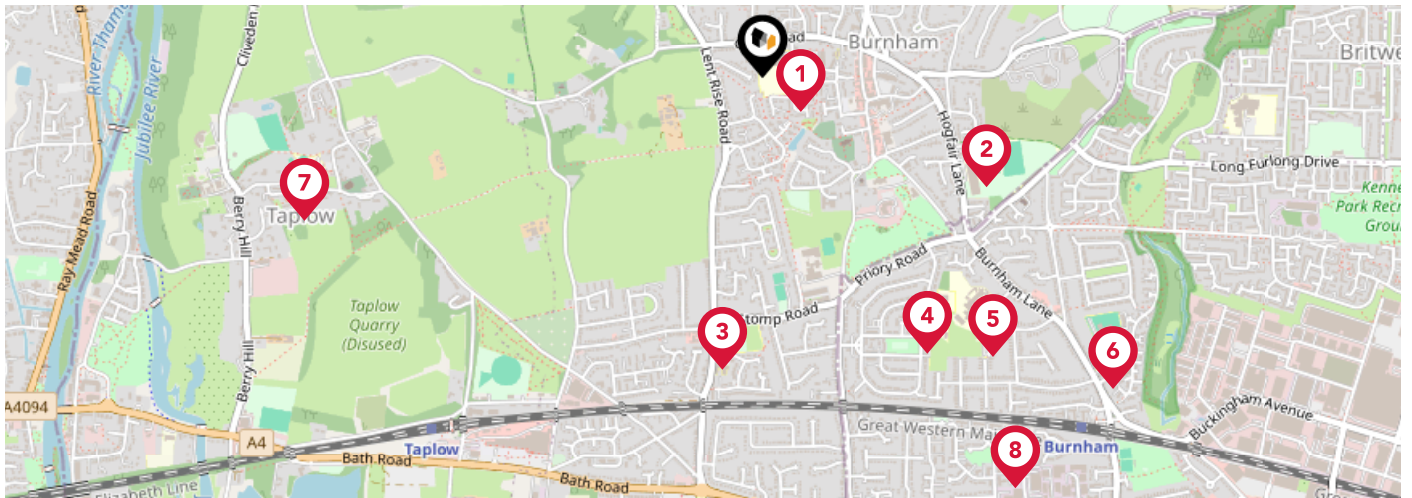
Energy rating

D

Valid until 09.06.2032

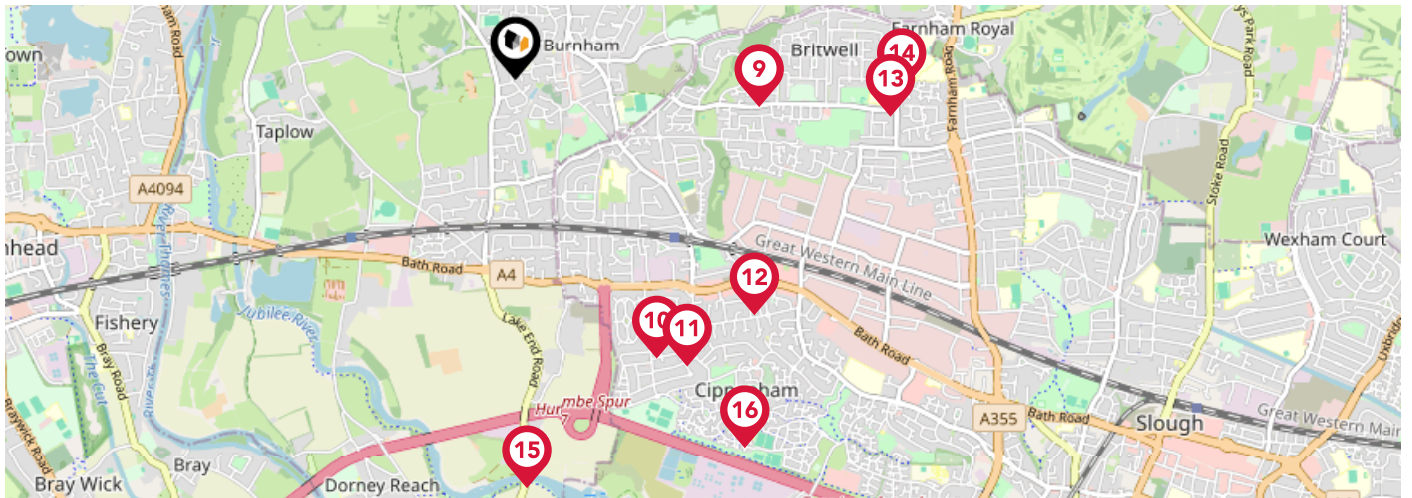
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 c
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Area Schools



	Nursery	Primary	Secondary	College	Private
1 St Peter's Church of England Primary School Ofsted Rating: Good Pupils: 265 Distance:0.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Burnham Grammar School Ofsted Rating: Good Pupils: 1267 Distance:0.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Lent Rise School Ofsted Rating: Good Pupils: 449 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Our Lady of Peace Catholic Primary and Nursery School Ofsted Rating: Good Pupils: 429 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Priory School Ofsted Rating: Good Pupils: 649 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Haybrook College Ofsted Rating: Good Pupils: 124 Distance:1.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 St Nicolas' Church of England Combined School Ofsted Rating: Good Pupils: 216 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Al-Madani Independent Grammar School Ofsted Rating: Good Pupils: 89 Distance:1.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

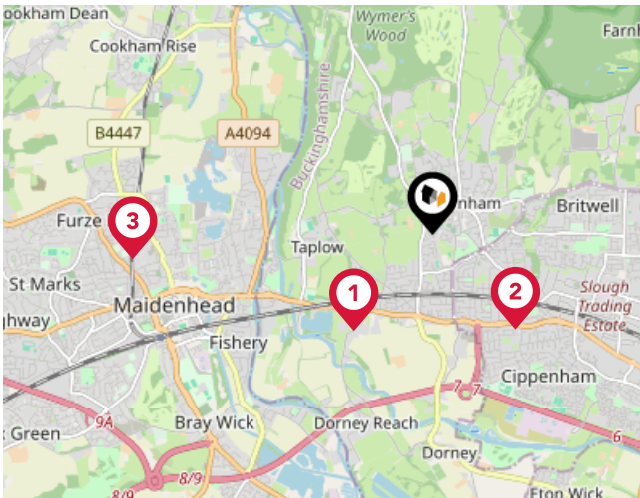
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 Lynch Hill School Primary Academy Ofsted Rating: Good Pupils: 920 Distance:1.13</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Cippenham Nursery School Ofsted Rating: Good Pupils: 112 Distance:1.44</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Cippenham School Ofsted Rating: Good Pupils: 1030 Distance:1.54</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Al-Madani Girls School Ofsted Rating: Good Pupils: 73 Distance:1.55</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Claycots School Ofsted Rating: Good Pupils: 1663 Distance:1.74</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Beechwood School Ofsted Rating: Requires improvement Pupils: 847 Distance:1.78</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Eton Dorney Independent Therapeutic School Ofsted Rating: Requires improvement Pupils: 27 Distance:1.89</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Western House Academy Ofsted Rating: Good Pupils: 695 Distance:2</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

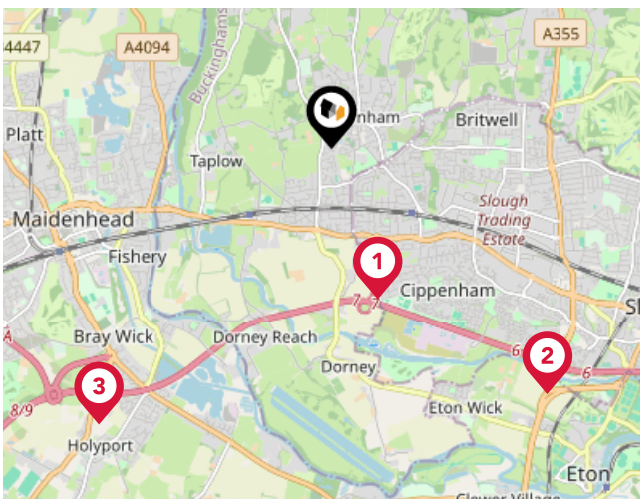
Area

Transport (National)



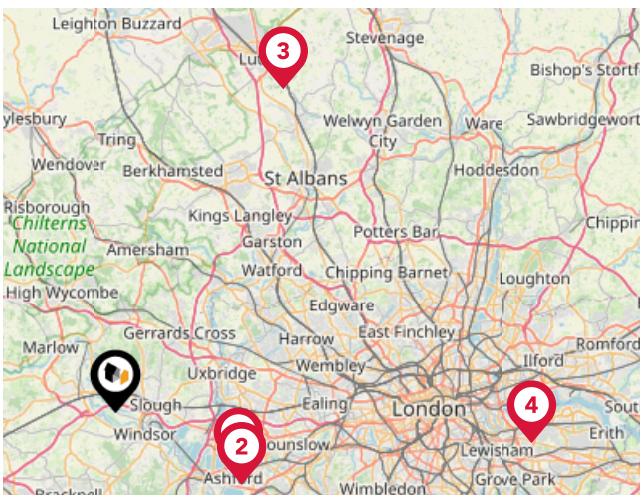
National Rail Stations

Pin	Name	Distance
1	Taplow Rail Station	1.14 miles
2	Burnham (Berks) Rail Station	1.16 miles
3	Furze Platt Rail Station	2.78 miles



Trunk Roads/Motorways

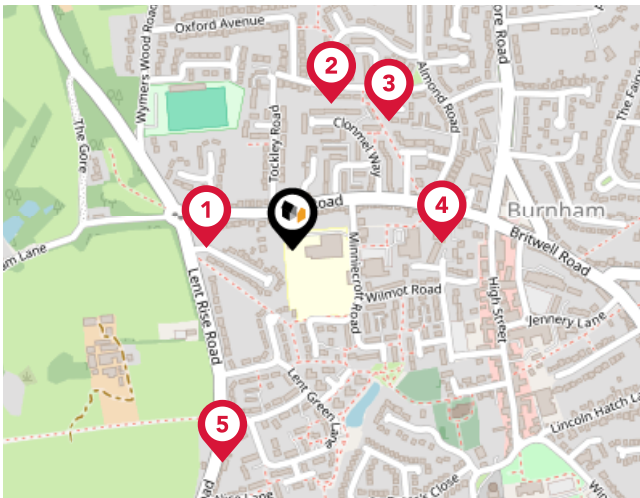
Pin	Name	Distance
1	M4 J7	1.44 miles
2	M4 J6	3 miles
3	M4 J8	3.33 miles
4	M40 J2	4.33 miles
5	M40 J3	4.8 miles



Airports/Helipads

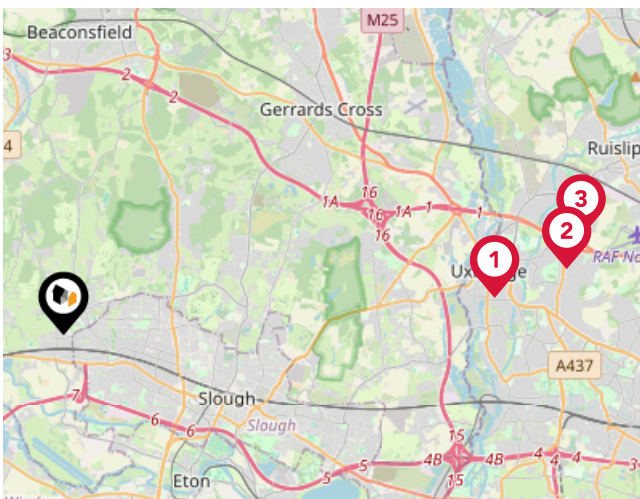
Pin	Name	Distance
1	Heathrow Airport	10.05 miles
2	Heathrow Airport Terminal 4	10.7 miles
3	Luton Airport	26.8 miles
4	Silvertown	30.82 miles

Area Transport (Local)



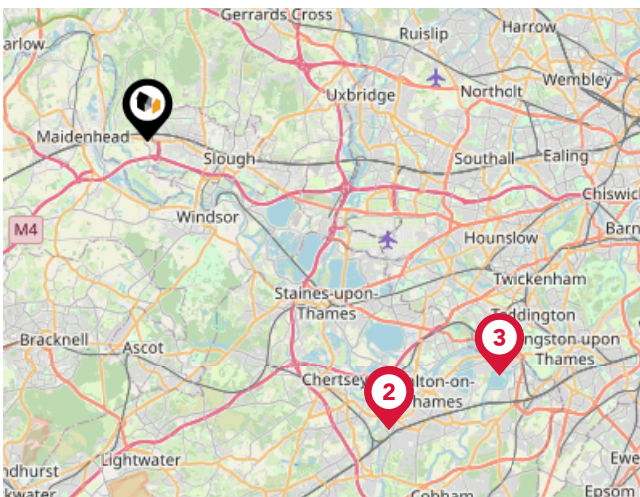
Bus Stops/Stations

Pin	Name	Distance
1	Bredward Close	0.1 miles
2	Greenway	0.18 miles
3	Wyndham Crescent	0.19 miles
4	Gore Road	0.17 miles
5	Lent Green	0.26 miles



Local Connections

Pin	Name	Distance
1	Uxbridge Underground Station	7.99 miles
2	Hillingdon Underground Station	9.37 miles
3	Ickenham Underground Station	9.73 miles



Ferry Terminals

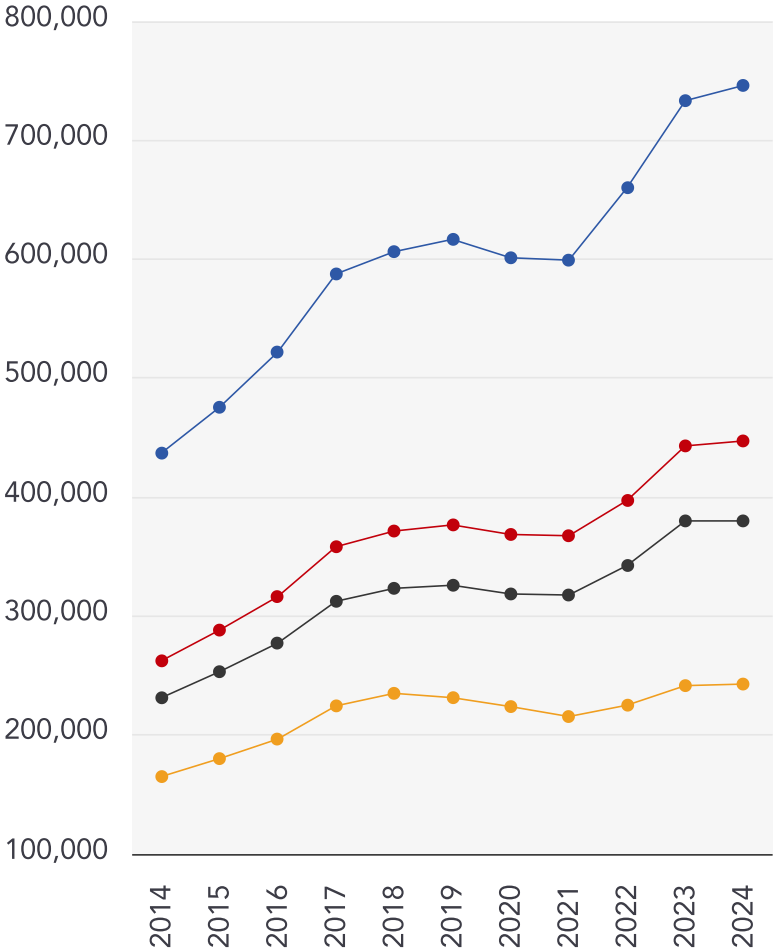
Pin	Name	Distance
1	Shepperton Ferry Landing	13.86 miles
2	Weybridge Ferry Landing	13.93 miles
3	Moulsey - Hurst Park Ferry Landing	15.57 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in SL1



Detached

+70.73%

Semi-Detached

+70.44%

Terraced

+64.26%

Flat

+47.1%

Avocado Property

About Us



Avocado Property

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.

Avocado Property

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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