

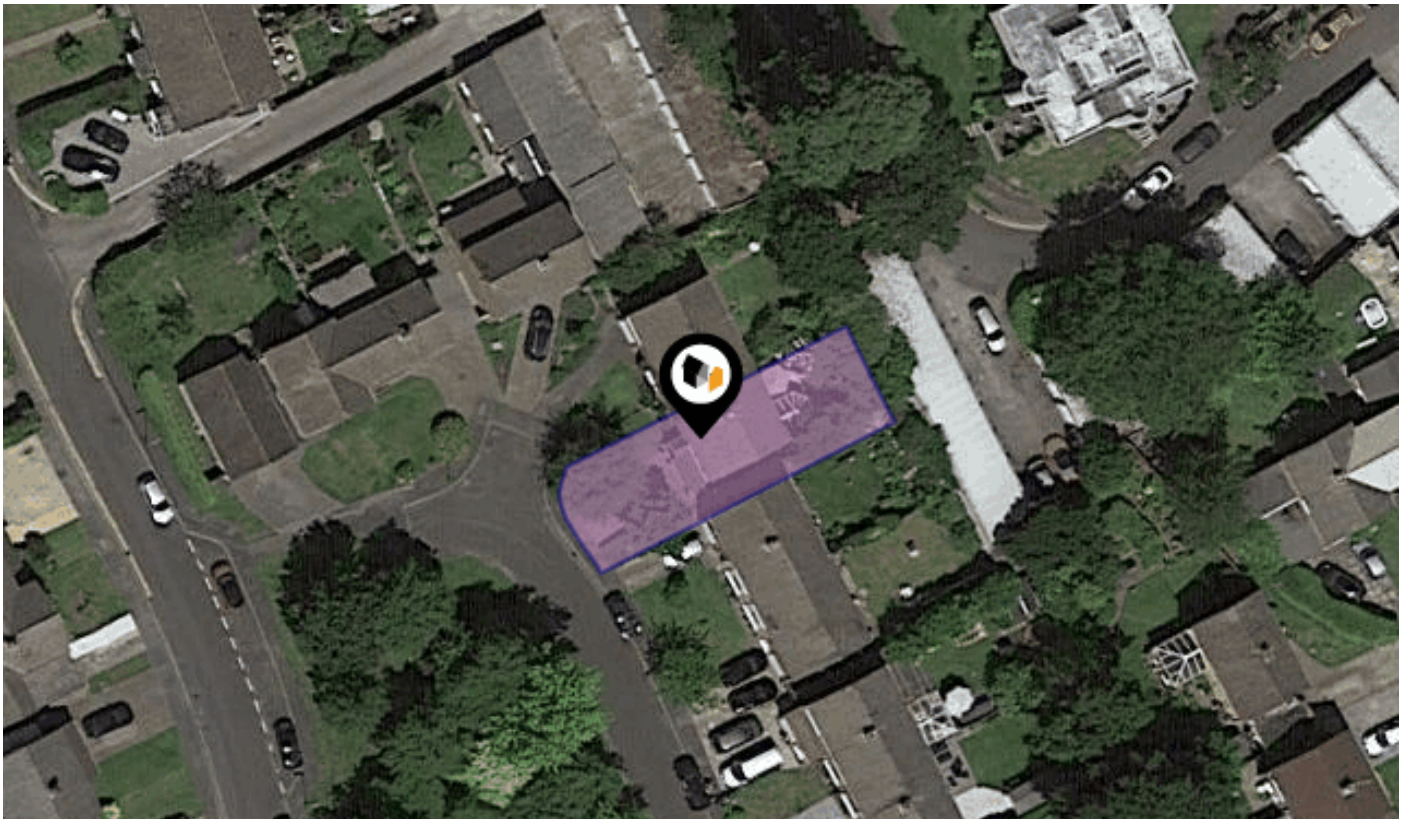


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 29<sup>th</sup> August 2024



**10, KENMORE CLOSE, FRIMLEY, CAMBERLEY, GU16 7ED**

**Avocado Property**

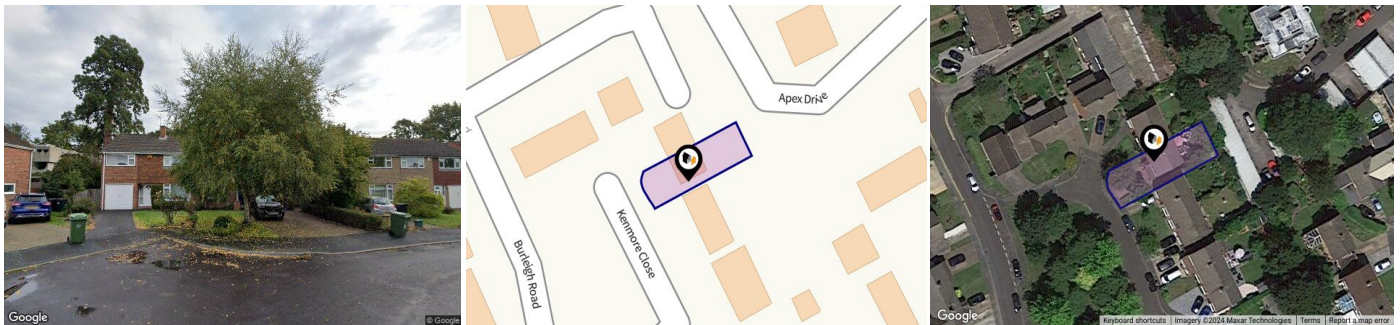
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# Property Overview



## Property

<b>Type:</b>	Semi-Detached	<b>Last Sold Date:</b>	22/04/2002
<b>Bedrooms:</b>	4	<b>Last Sold Price:</b>	£184,950
<b>Floor Area:</b>	1,280 ft <sup>2</sup> / 119 m <sup>2</sup>	<b>Last Sold £/ft<sup>2</sup>:</b>	£144
<b>Plot Area:</b>	0.06 acres	<b>Tenure:</b>	Freehold
<b>Year Built :</b>	1950-1966		
<b>Council Tax :</b>	Band E		
<b>Annual Estimate:</b>	£2,880		
<b>Title Number:</b>	SY427713		
<b>UPRN:</b>	100061551358		

## Local Area

<b>Local Authority:</b>	Surrey heath
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	No Risk
• Surface Water	Very Low

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

<b>4</b> mb/s	<b>62</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:



# Property EPC - Certificate



10 Kenmore Close, Frimley, GU16 7ED

Energy rating

**D**

Valid until 23.01.2032

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		76   <b>C</b>
55-68	<b>D</b>	61   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

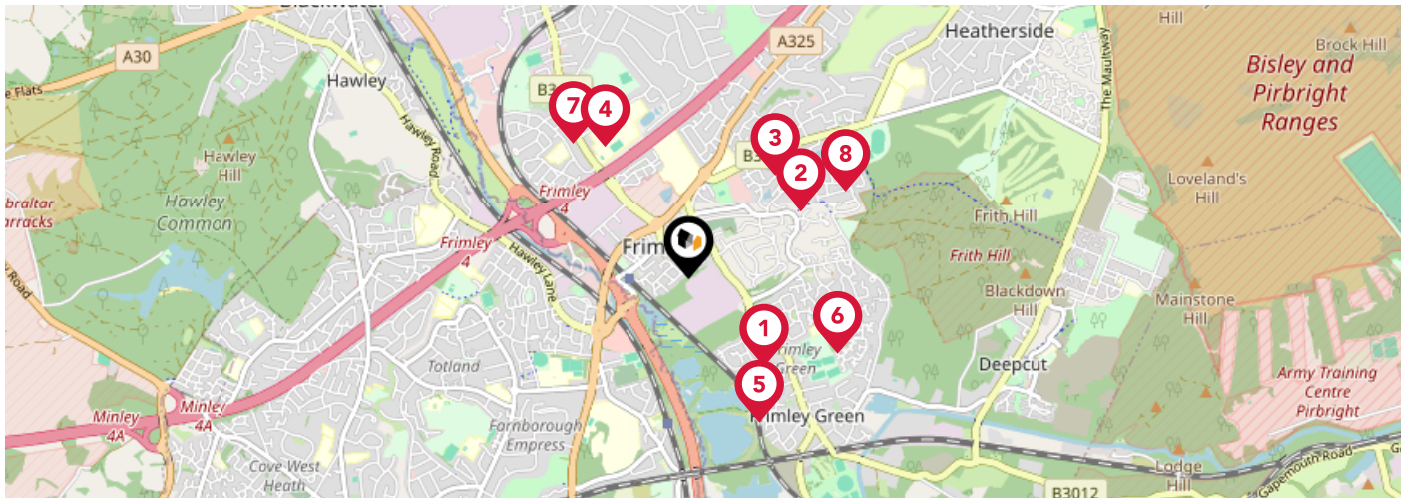
## EPC - Additional Data



### Additional EPC Data

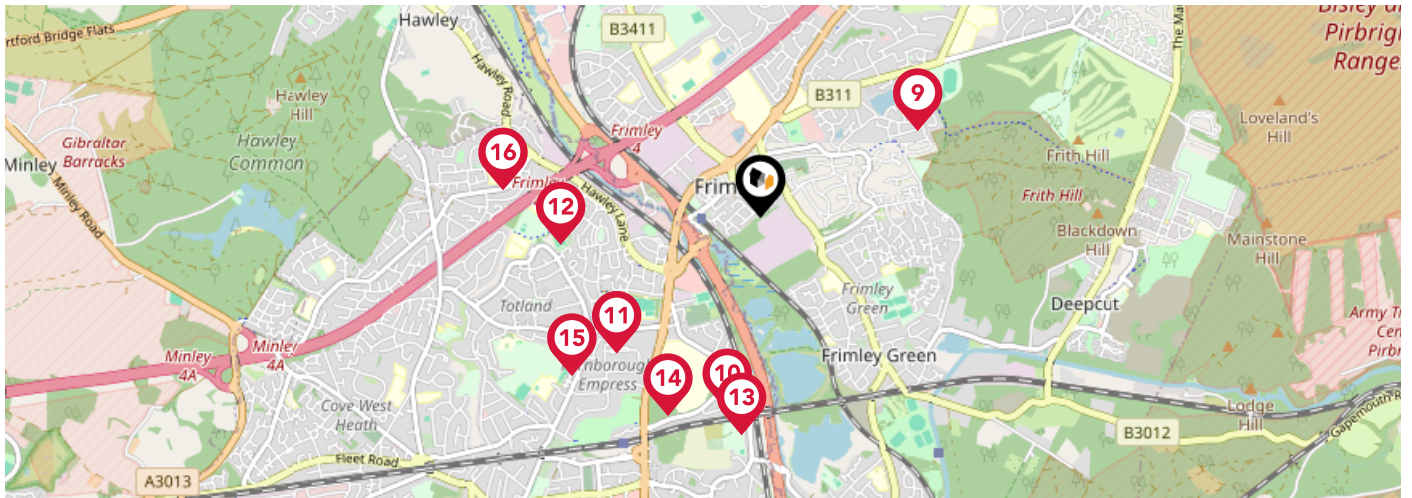
<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, no insulation (assumed)
<b>Roof Energy:</b>	Very Poor
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 56% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	119 m <sup>2</sup>

# Area Schools



	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>Frimley CofE Junior School</b></p> <p>Ofsted Rating: Good   Pupils: 355   Distance:0.54</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>Lakeside Nursery &amp; Primary Academy</b></p> <p>Ofsted Rating: Good   Pupils: 313   Distance:0.6</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>The Grove Primary Academy</b></p> <p>Ofsted Rating: Good   Pupils: 439   Distance:0.62</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>Kings International College</b></p> <p>Ofsted Rating: Good   Pupils: 842   Distance:0.72</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>Cross Farm Infant Academy</b></p> <p>Ofsted Rating: Requires improvement   Pupils: 115   Distance:0.74</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>Sandringham Infant &amp; Nursery Academy</b></p> <p>Ofsted Rating: Good   Pupils: 219   Distance:0.77</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>South Camberley Primary and Nursery School</b></p> <p>Ofsted Rating: Good   Pupils: 645   Distance:0.82</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>St Augustine's Catholic Primary School</b></p> <p>Ofsted Rating: Good   Pupils: 436   Distance:0.83</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

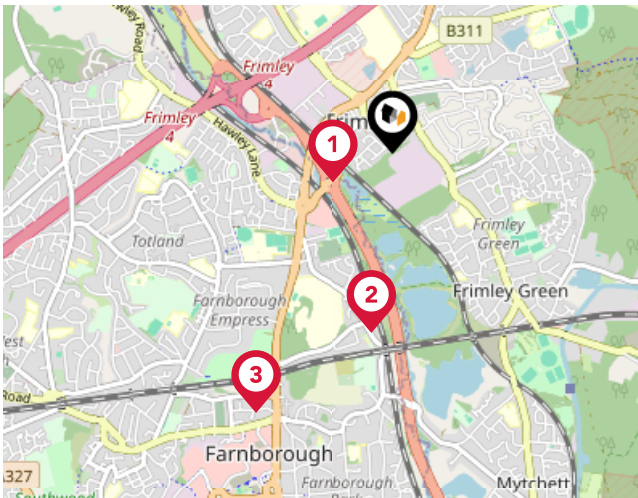
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Tomlinscote School</b> Ofsted Rating: Outstanding   Pupils: 1507   Distance:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Henry Tyndale School</b> Ofsted Rating: Outstanding   Pupils: 135   Distance:0.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Sixth Form College Farnborough</b> Ofsted Rating: Outstanding   Pupils:0   Distance:0.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Farnborough Grange Nursery &amp; Infant Community School</b> Ofsted Rating: Special Measures   Pupils: 234   Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>North Farnborough Infant School</b> Ofsted Rating: Good   Pupils: 171   Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Farnborough Hill</b> Ofsted Rating: Not Rated   Pupils: 527   Distance:1.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cherrywood Community Primary School</b> Ofsted Rating: Good   Pupils: 180   Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bohunt Farnborough</b> Ofsted Rating: Not Rated   Pupils: 637   Distance:1.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

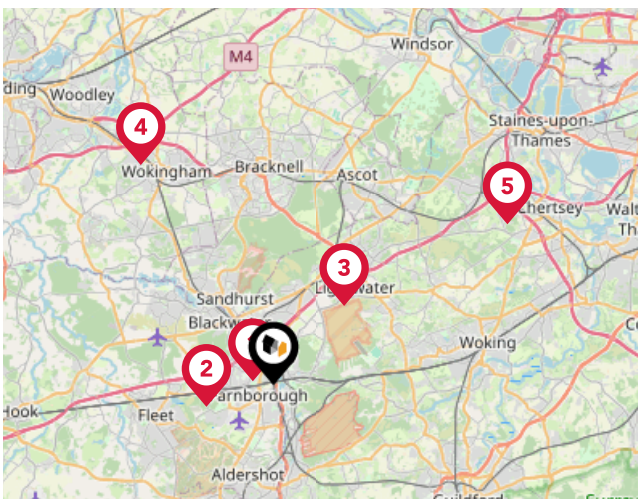
# Area

## Transport (National)



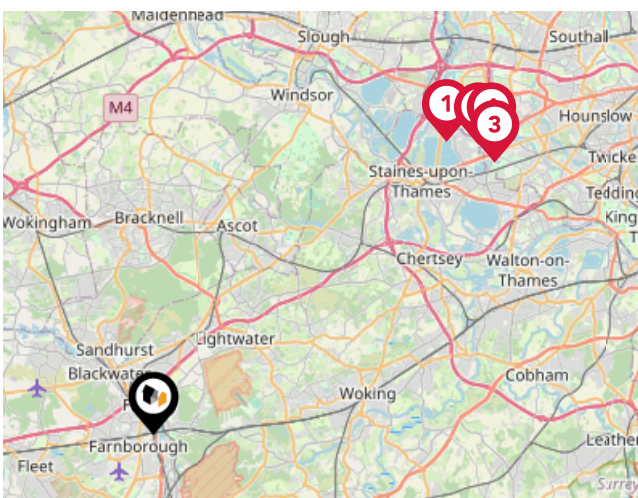
### National Rail Stations

Pin	Name	Distance
1	Frimley Rail Station	0.3 miles
2	Farnborough North Rail Station	0.84 miles
3	Farnborough (Main) Rail Station	1.36 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J4	0.76 miles
2	M3 J4A	2.6 miles
3	M3 J3	3.94 miles
4	M4 J10	9.49 miles
5	M3 J2	10.53 miles



### Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport Terminal 5	15.39 miles
2	London Heathrow Airport Terminal 3	16.15 miles
3	London Heathrow Airport Terminal 4	16.18 miles
4	London Heathrow Airport Terminal 2	16.49 miles

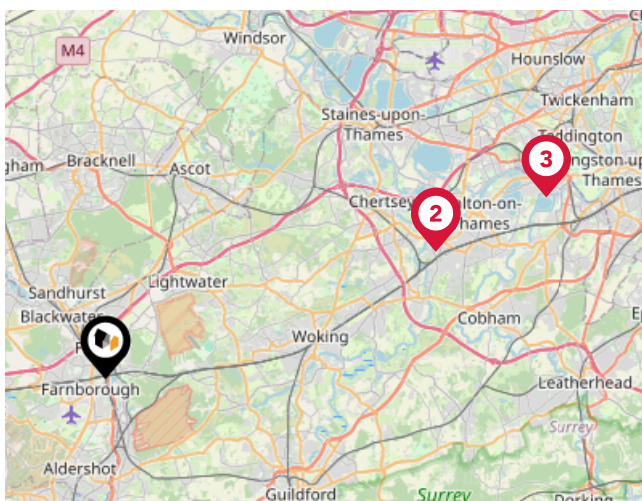
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Sheridan Road	0.08 miles
2	Church Road	0.09 miles
3	Frimley Park	0.18 miles
4	White Hart	0.15 miles
5	High Street	0.16 miles



### Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	13.14 miles
2	Weybridge Ferry Landing	13.14 miles
3	Moulsey - Hurst Park Ferry Landing	17.65 miles

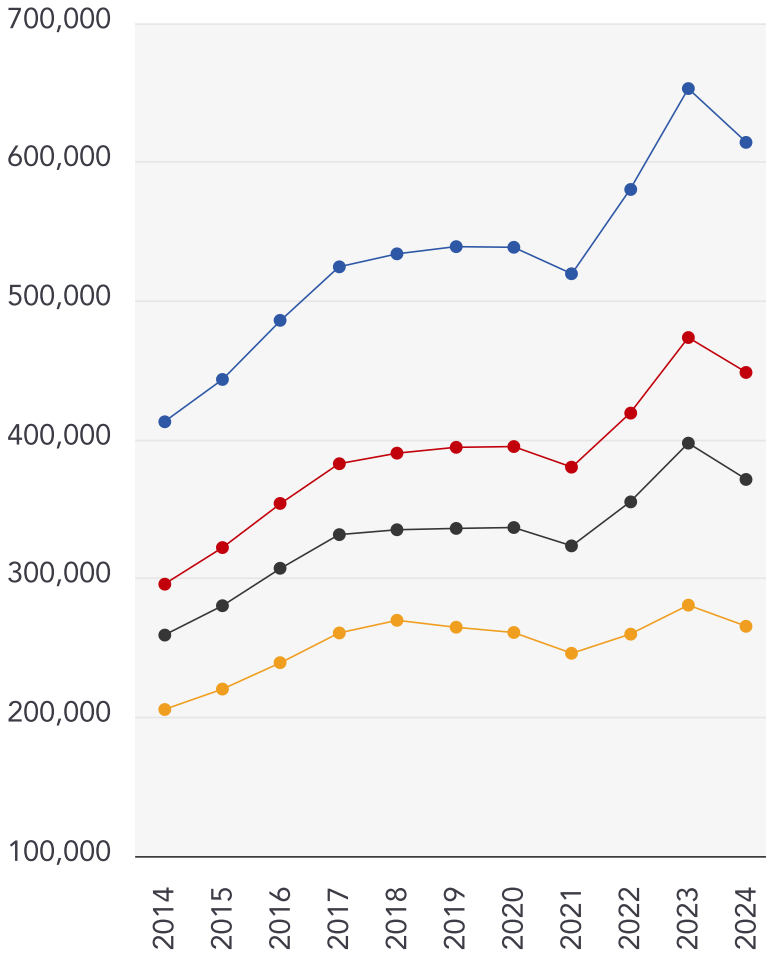


# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in GU16



Detached

**+48.75%**

Semi-Detached

**+51.56%**

Terraced

**+43.26%**

Flat

**+29.15%**

# 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.

# 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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### Avocado Property

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