

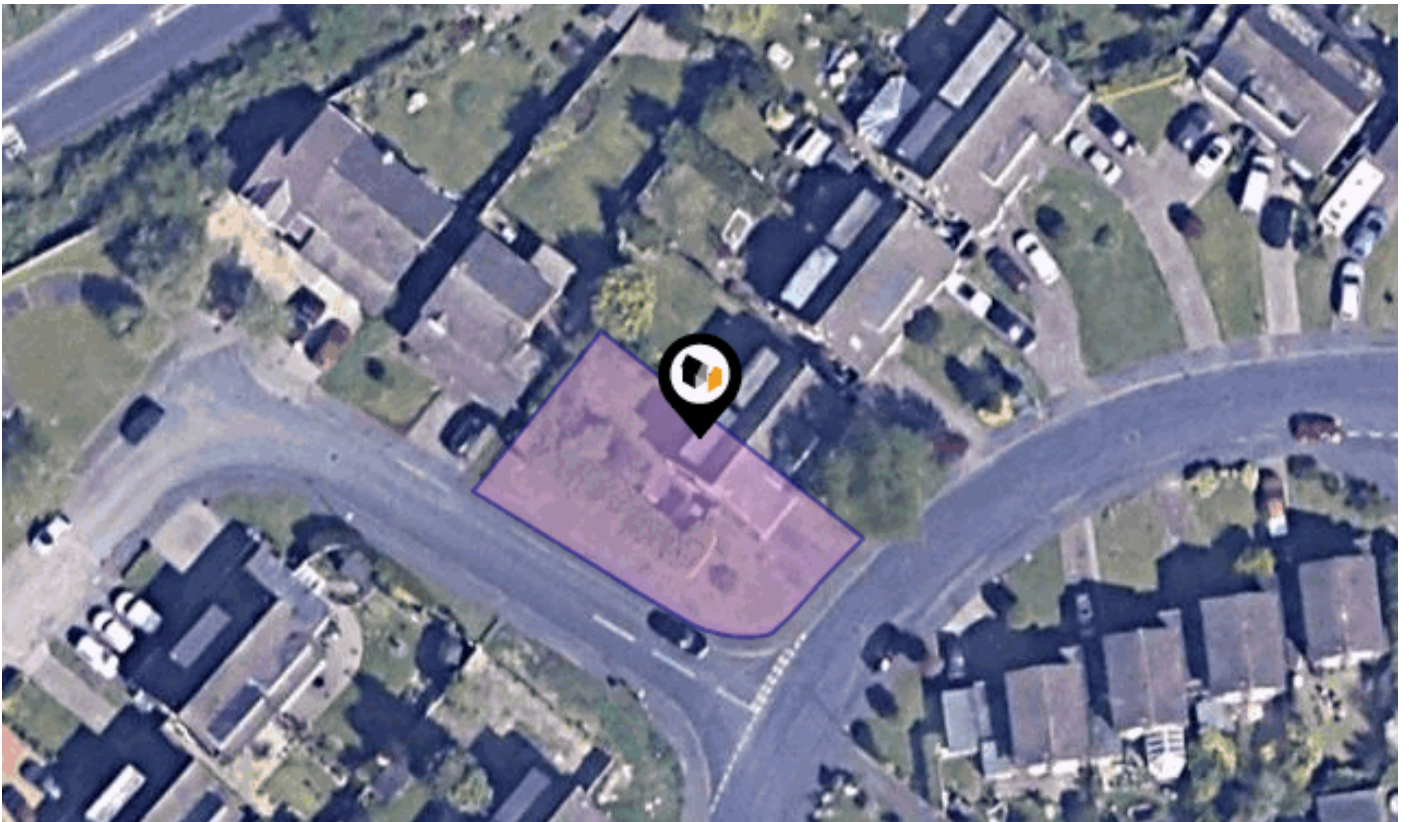


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 13<sup>th</sup> August 2024**



**CADWELL DRIVE, MAIDENHEAD, SL6**

## Avocado Property

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www.avocadopropertyagents.co.uk



# Property Overview



## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	1,205 ft <sup>2</sup> / 112 m <sup>2</sup>		
<b>Plot Area:</b>	0.11 acres		
<b>Council Tax :</b>	Band E		
<b>Annual Estimate:</b>	£2,058		
<b>Title Number:</b>	BK126148		

## Local Area

<b>Local Authority:</b>	Windsor and Maidenhead
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Low
• Surface Water	High

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

<b>3</b> mb/s	<b>50</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:



# Property EPC - Certificate



MAIDENHEAD, SL6

Energy rating

**C**

Valid until 24.08.2033

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		86   <b>B</b>
69-80	<b>C</b>	69   <b>c</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

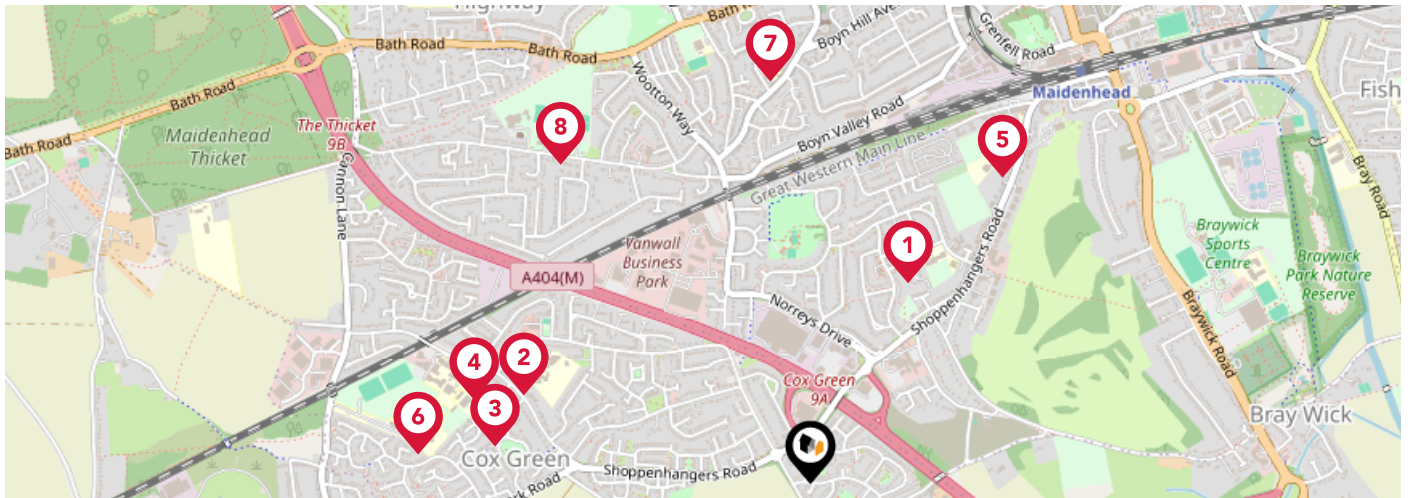
## EPC - Additional Data



### Additional EPC Data

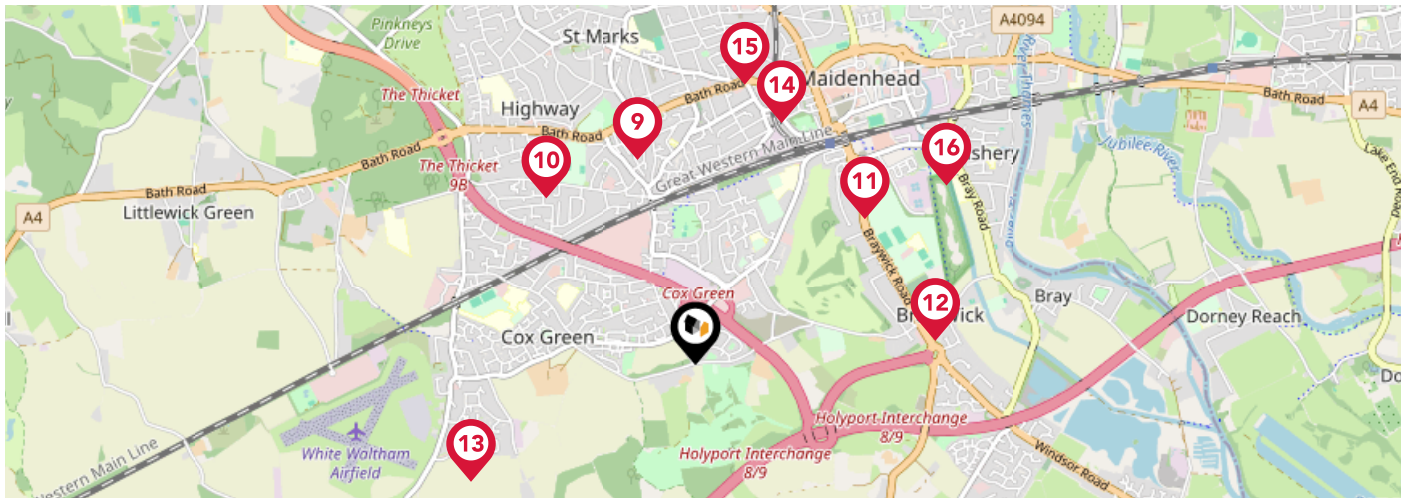
<b>Property Type:</b>	Semi-detached house
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 89% of fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	None
<b>Total Floor Area:</b>	112 m <sup>2</sup>

# Area Schools



	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>Larchfield Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 239   Distance:0.51</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>Wessex Primary School</b> Ofsted Rating: Requires improvement   Pupils: 364   Distance:0.69</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>Lowbrook Academy</b> Ofsted Rating: Good   Pupils: 330   Distance:0.74</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>Cox Green School</b> Ofsted Rating: Requires improvement   Pupils: 1204   Distance:0.8</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>Desborough College</b> Ofsted Rating: Good   Pupils: 728   Distance:0.83</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>Manor Green School</b> Ofsted Rating: Good   Pupils: 289   Distance:0.91</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>Boyne Hill CofE Infant and Nursery School</b> Ofsted Rating: Outstanding   Pupils: 216   Distance:0.93</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>Altwood Church of England School</b> Ofsted Rating: Good   Pupils: 740   Distance:0.94</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

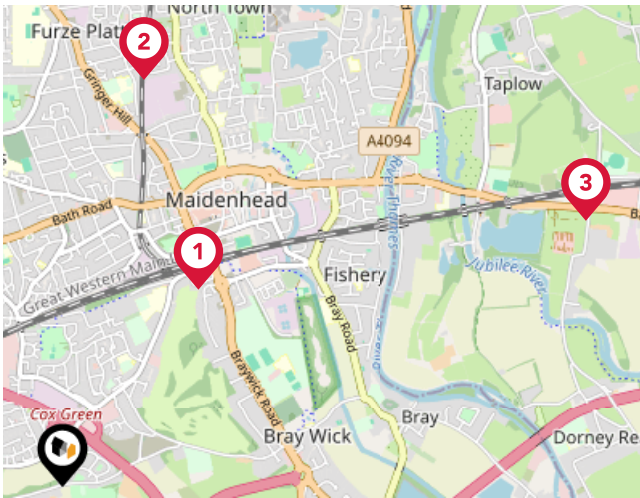
# Area Schools



	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>All Saints Church of England Junior School</b> Ofsted Rating: Not Rated   Pupils: 224   Distance:0.98</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>St Edmund Campion Catholic Primary School and Nursery</b> Ofsted Rating: Requires improvement   Pupils: 484   Distance:1.03</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Forest Bridge School</b> Ofsted Rating: Good   Pupils: 113   Distance:1.04</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>Braywick Court School</b> Ofsted Rating: Outstanding   Pupils: 263   Distance:1.12</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Woodlands Park Primary School</b> Ofsted Rating: Good   Pupils: 186   Distance:1.16</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>Highfield Preparatory School Limited</b> Ofsted Rating: Not Rated   Pupils: 94   Distance:1.19</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Claire's Court Schools</b> Ofsted Rating: Not Rated   Pupils: 961   Distance:1.32</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>Oldfield Primary School</b> Ofsted Rating: Outstanding   Pupils: 415   Distance:1.43</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

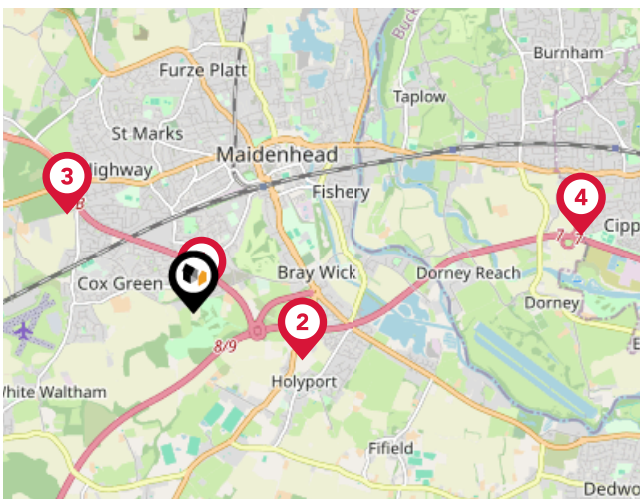
# Area

## Transport (National)



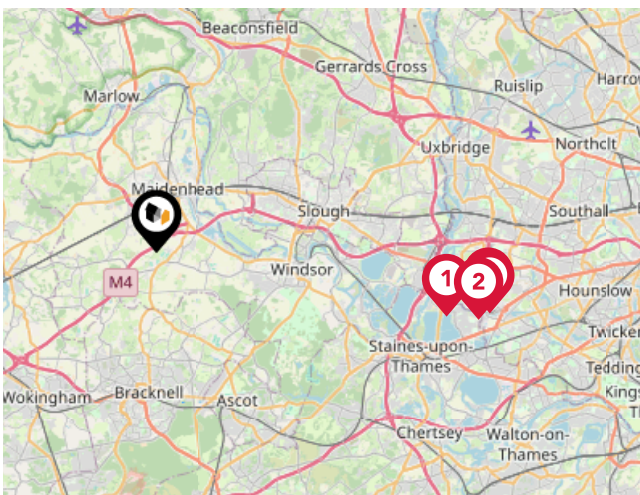
### National Rail Stations

Pin	Name	Distance
1	Maidenhead Rail Station	1.11 miles
2	Furze Platt Rail Station	1.92 miles
3	Taplow Rail Station	2.71 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	A404(M) J9A	0.14 miles
2	M4 J8	1.09 miles
3	A404(M) J9	1.48 miles
4	M4 J7	3.64 miles
5	M40 J3	7.03 miles

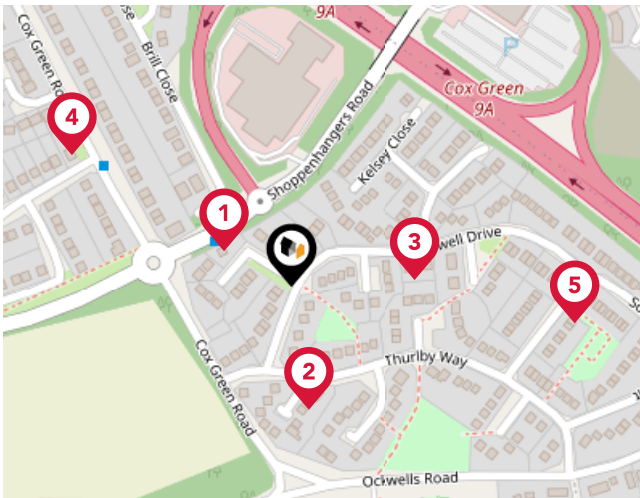


### Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport Terminal 5	10.99 miles
2	London Heathrow Airport Terminal 3	12.14 miles
3	London Heathrow Airport	12.44 miles
4	London Heathrow Airport Terminal 1	12.52 miles

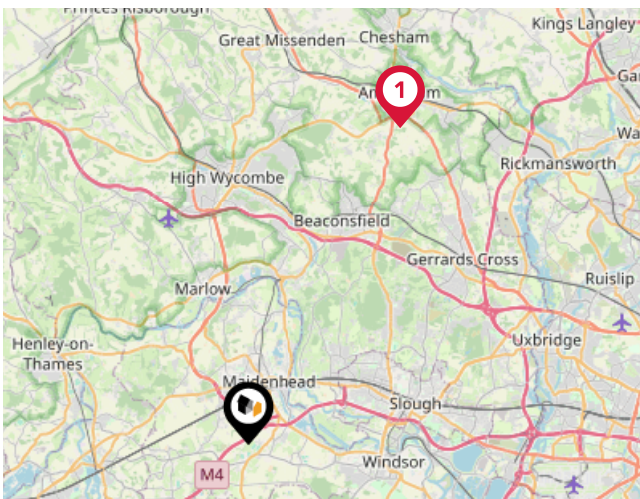
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Brill Close	0.04 miles
2	Thurlby Way	0.07 miles
3	Gainsborough Drive	0.07 miles
4	Lambourne Drive	0.15 miles
5	Somersby Crescent	0.17 miles



### Local Connections

Pin	Name	Distance
1	Amersham Underground Station	12.93 miles



# Market Sold in Street



<b>66, Cadwell Drive, Maidenhead, SL6 3YR</b>			Semi-detached House
Last Sold Date:	18/04/2024	23/06/2010	01/06/2007
Last Sold Price:	£475,000	£295,000	£285,000
<b>22, Cadwell Drive, Maidenhead, SL6 3YR</b>			Semi-detached House
Last Sold Date:	28/03/2024	20/06/2019	16/06/2006
Last Sold Price:	£426,000	£440,000	£215,000
<b>30, Cadwell Drive, Maidenhead, SL6 3YR</b>			Terraced House
Last Sold Date:	01/12/2023		
Last Sold Price:	£435,000		
<b>10, Cadwell Drive, Maidenhead, SL6 3YR</b>			Semi-detached House
Last Sold Date:	28/10/2022	28/07/2004	
Last Sold Price:	£510,000	£241,000	
<b>82, Cadwell Drive, Maidenhead, SL6 3YR</b>			Detached House
Last Sold Date:	16/05/2022		
Last Sold Price:	£600,000		
<b>20, Cadwell Drive, Maidenhead, SL6 3YR</b>			Semi-detached House
Last Sold Date:	05/11/2021		
Last Sold Price:	£340,000		
<b>76, Cadwell Drive, Maidenhead, SL6 3YR</b>			Semi-detached House
Last Sold Date:	28/10/2021	02/08/2019	21/08/2013
Last Sold Price:	£492,000	£430,000	£295,000
<b>70, Cadwell Drive, Maidenhead, SL6 3YR</b>			Semi-detached House
Last Sold Date:	28/10/2021	30/09/2020	
Last Sold Price:	£690,000	£350,000	
<b>8, Cadwell Drive, Maidenhead, SL6 3YR</b>			Semi-detached House
Last Sold Date:	14/05/2021	03/11/2006	22/10/1999
Last Sold Price:	£456,000	£265,950	£149,950
<b>50, Cadwell Drive, Maidenhead, SL6 3YR</b>			Semi-detached House
Last Sold Date:	15/12/2020	13/04/1995	
Last Sold Price:	£465,000	£95,000	
<b>26, Cadwell Drive, Maidenhead, SL6 3YR</b>			Detached House
Last Sold Date:	18/09/2020		
Last Sold Price:	£440,000		
<b>12, Cadwell Drive, Maidenhead, SL6 3YR</b>			Terraced House
Last Sold Date:	09/01/2020	01/03/2013	
Last Sold Price:	£418,000	£280,000	

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

# Market Sold in Street



<b>78, Cadwell Drive, Maidenhead, SL6 3YR</b>					Semi-detached House
Last Sold Date:	14/11/2019	12/08/2011	18/05/2001	04/09/1995	
Last Sold Price:	£415,000	£290,000	£195,000	£96,500	
<b>24, Cadwell Drive, Maidenhead, SL6 3YR</b>					Semi-detached House
Last Sold Date:	19/12/2018	12/01/2006	12/10/2001		
Last Sold Price:	£425,000	£249,000	£195,000		
<b>14, Cadwell Drive, Maidenhead, SL6 3YR</b>					Semi-detached House
Last Sold Date:	21/10/2016	26/08/2009			
Last Sold Price:	£405,000	£200,000			
<b>74, Cadwell Drive, Maidenhead, SL6 3YR</b>					Semi-detached House
Last Sold Date:	23/10/2015	19/12/2002	12/03/1998		
Last Sold Price:	£425,000	£233,000	£122,000		
<b>44, Cadwell Drive, Maidenhead, SL6 3YR</b>					Terraced House
Last Sold Date:	29/10/2014	05/12/2013	18/08/2003		
Last Sold Price:	£400,000	£347,000	£249,950		
<b>2, Cadwell Drive, Maidenhead, SL6 3YR</b>					Terraced House
Last Sold Date:	12/09/2014				
Last Sold Price:	£375,000				
<b>72, Cadwell Drive, Maidenhead, SL6 3YR</b>					Semi-detached House
Last Sold Date:	06/12/2013	16/02/2010	09/09/2004		
Last Sold Price:	£329,500	£330,000	£235,000		
<b>56, Cadwell Drive, Maidenhead, SL6 3YR</b>					Semi-detached House
Last Sold Date:	28/04/2011	29/11/1996			
Last Sold Price:	£325,000	£119,950			
<b>80, Cadwell Drive, Maidenhead, SL6 3YR</b>					Semi-detached House
Last Sold Date:	21/04/2011	18/08/1995			
Last Sold Price:	£300,000	£96,000			
<b>60, Cadwell Drive, Maidenhead, SL6 3YR</b>					Semi-detached House
Last Sold Date:	27/08/2010	31/07/1995			
Last Sold Price:	£340,000	£99,500			
<b>54, Cadwell Drive, Maidenhead, SL6 3YR</b>					Semi-detached House
Last Sold Date:	18/12/2009				
Last Sold Price:	£260,000				
<b>40, Cadwell Drive, Maidenhead, SL6 3YR</b>					Terraced House
Last Sold Date:	18/01/2008				
Last Sold Price:	£350,000				

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

# Market Sold in Street



<b>18, Cadwell Drive, Maidenhead, SL6 3YR</b>		Semi-detached House
Last Sold Date:	20/07/2006	26/11/2001
Last Sold Price:	£232,500	£148,500
<b>64, Cadwell Drive, Maidenhead, SL6 3YR</b>		Semi-detached House
Last Sold Date:	08/03/2006	21/08/1998
Last Sold Price:	£246,500	£123,000
<b>52, Cadwell Drive, Maidenhead, SL6 3YR</b>		Semi-detached House
Last Sold Date:	22/04/2004	
Last Sold Price:	£234,000	
<b>36, Cadwell Drive, Maidenhead, SL6 3YR</b>		Terraced House
Last Sold Date:	30/10/2003	29/08/2001
Last Sold Price:	£230,000	£218,000
<b>46, Cadwell Drive, Maidenhead, SL6 3YR</b>		Detached House
Last Sold Date:	20/12/2002	
Last Sold Price:	£270,000	
<b>4, Cadwell Drive, Maidenhead, SL6 3YR</b>		Semi-detached House
Last Sold Date:	21/06/2002	
Last Sold Price:	£219,000	
<b>62, Cadwell Drive, Maidenhead, SL6 3YR</b>		Semi-detached House
Last Sold Date:	31/10/2001	
Last Sold Price:	£202,500	
<b>16, Cadwell Drive, Maidenhead, SL6 3YR</b>		Semi-detached House
Last Sold Date:	19/10/2001	
Last Sold Price:	£145,000	
<b>6, Cadwell Drive, Maidenhead, SL6 3YR</b>		Semi-detached House
Last Sold Date:	03/10/1997	
Last Sold Price:	£117,500	

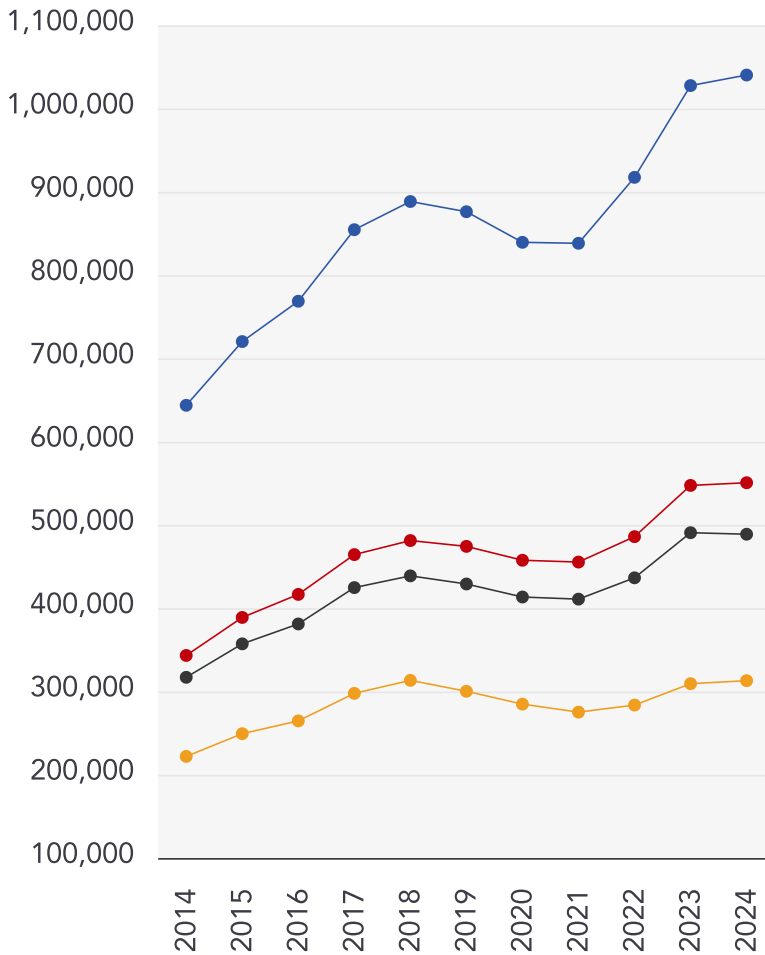
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# 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.

# Agent Disclaimer



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# 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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