

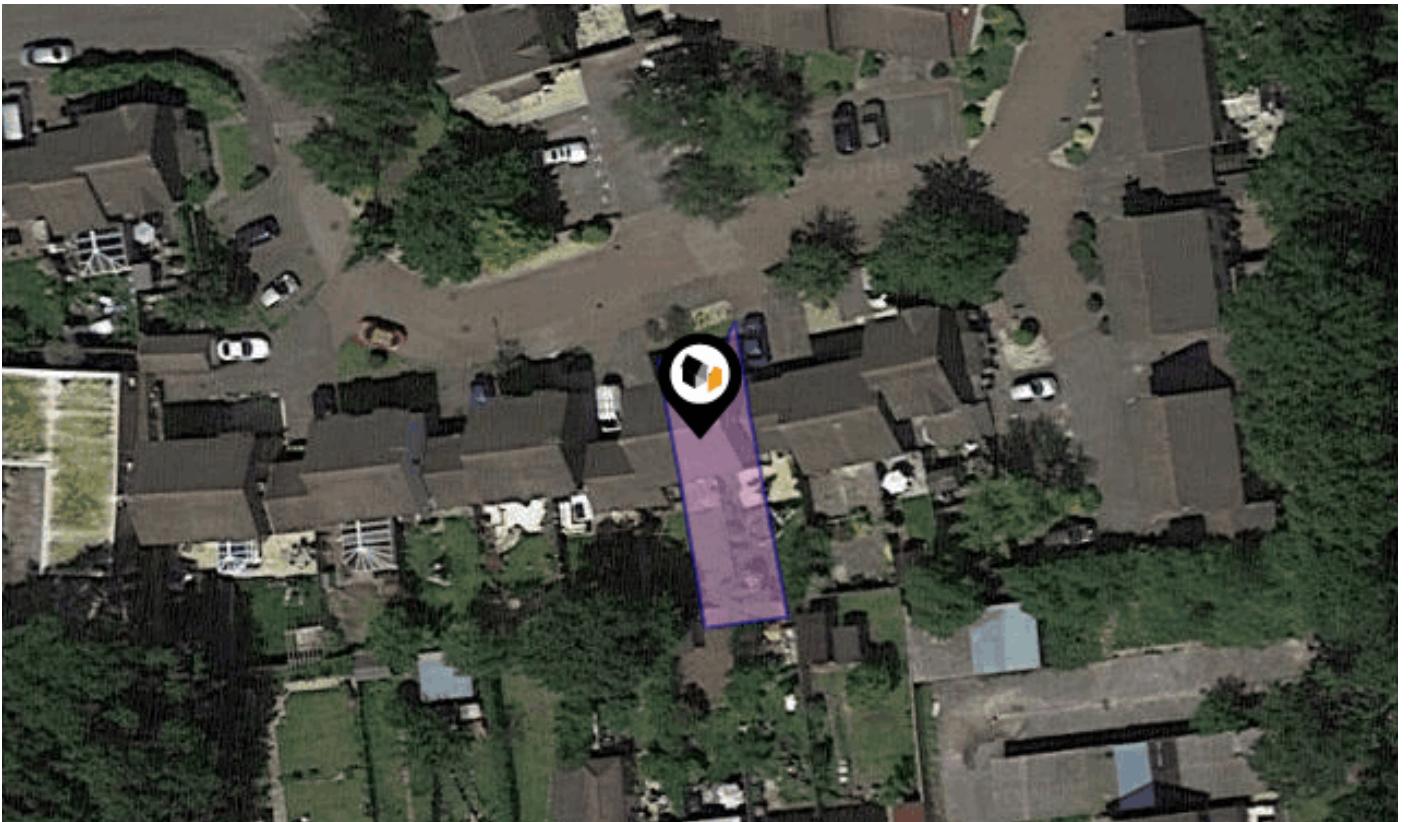


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 09th September 2024



36, HAINING GARDENS, MYTCHETT, CAMBERLEY, GU16 6BJ

Avocado Property

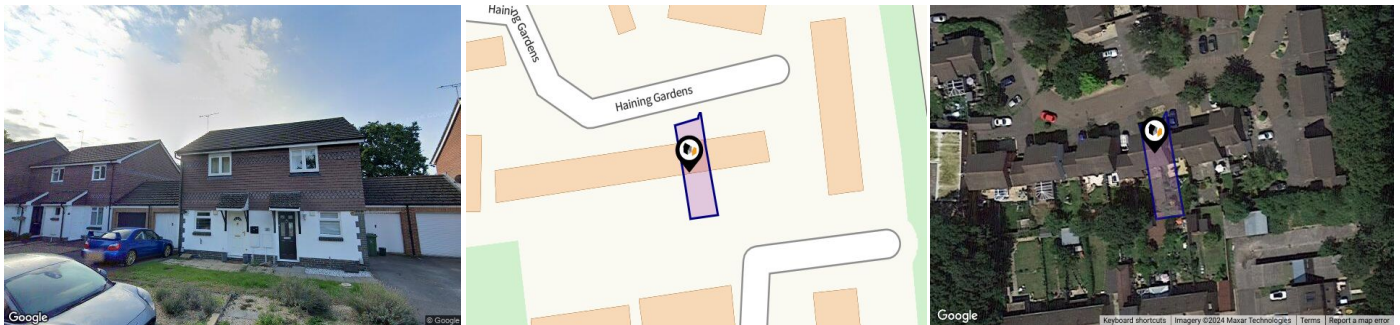
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Property Overview



Property

Type:	Terraced	Last Sold Date:	02/09/2015
Bedrooms:	2	Last Sold Price:	£276,000
Floor Area:	602 ft ² / 56 m ²	Last Sold £/ft²:	£457
Plot Area:	0.04 acres	Tenure:	Freehold
Year Built :	1991-1995		
Council Tax :	Band D		
Annual Estimate:	£2,356		
Title Number:	SY646309		
UPRN:	10002670847		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

3 mb/s	68 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



36, Haining Gardens, Mytchett, GU16 6BJ

Energy rating

D

Valid until 19.04.2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Property

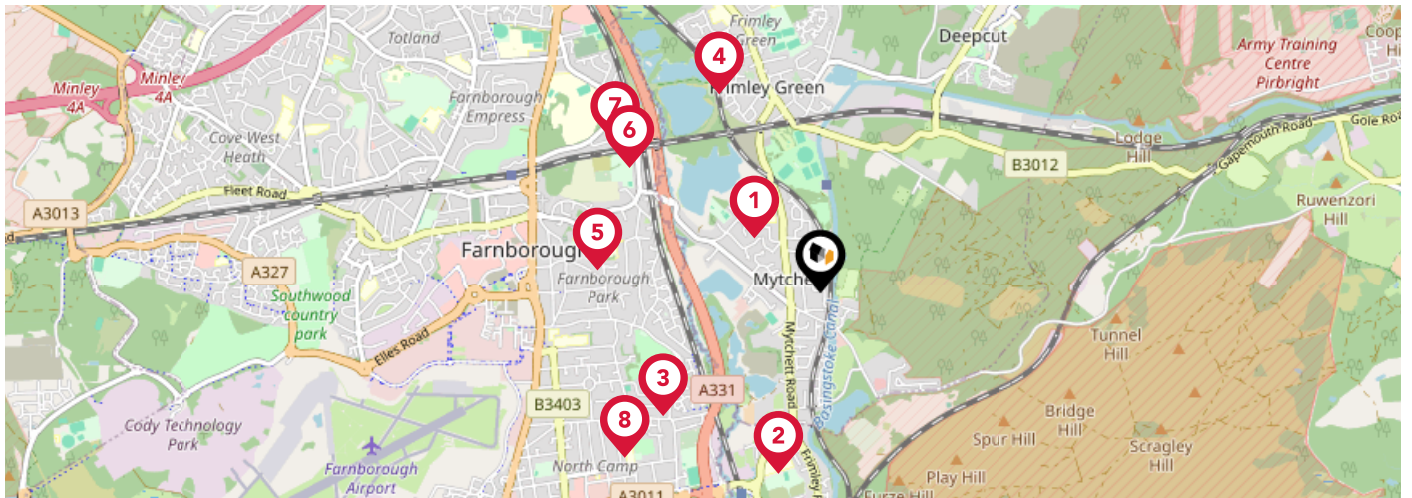
EPC - Additional Data



Additional EPC Data

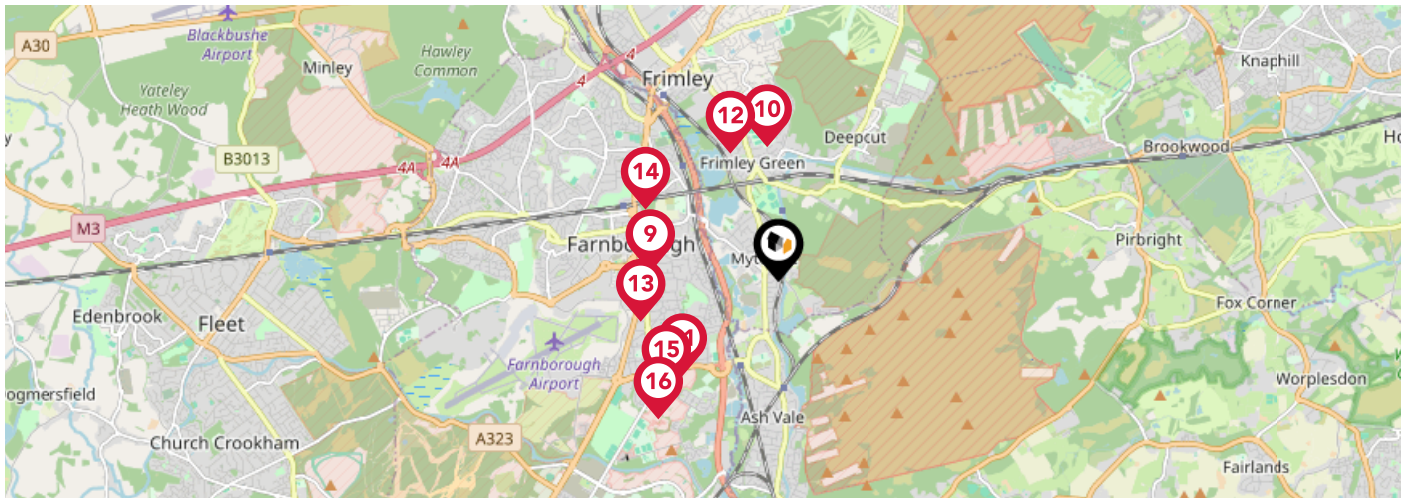
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 50 mm loft insulation
Roof Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	No low energy lighting
Floors:	Solid, no insulation (assumed)
Total Floor Area:	56 m ²

Area Schools



	Nursery	Primary	Secondary	College	Private
1 Mytchett Primary & Nursery Academy Ofsted Rating: Good Pupils: 247 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Holly Lodge Primary Academy Ofsted Rating: Good Pupils: 423 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 South Farnborough Junior School Ofsted Rating: Outstanding Pupils: 411 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Cross Farm Infant Academy Ofsted Rating: Requires improvement Pupils: 115 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 St Patrick's Catholic Primary School Ofsted Rating: Good Pupils: 263 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 North Farnborough Infant School Ofsted Rating: Good Pupils: 171 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Henry Tyndale School Ofsted Rating: Outstanding Pupils: 135 Distance:1.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Salesian College Ofsted Rating: Not Rated Pupils: 589 Distance:1.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

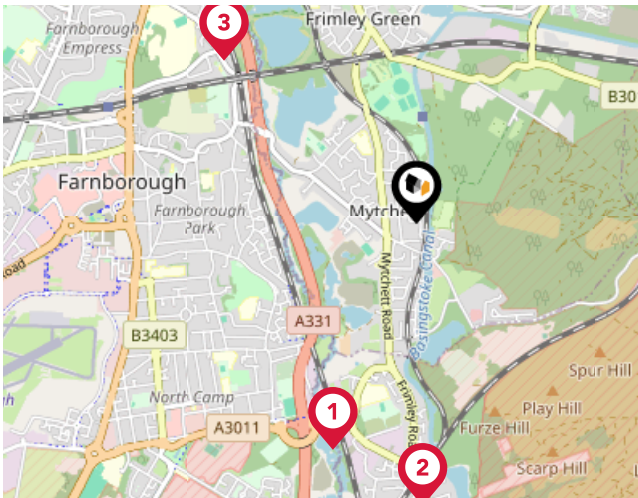
Area Schools



		Nursery	Primary	Secondary	College	Private
	St Peter's Church of England Aided Junior School Ofsted Rating: Good Pupils: 216 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sandringham Infant & Nursery Academy Ofsted Rating: Good Pupils: 219 Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	South Farnborough Infant School Ofsted Rating: Outstanding Pupils: 273 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Frimley CofE Junior School Ofsted Rating: Good Pupils: 355 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Farnborough College of Technology Ofsted Rating: Outstanding Pupils:0 Distance:1.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Farnborough Hill Ofsted Rating: Not Rated Pupils: 527 Distance:1.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mark's Church of England Aided Primary School Ofsted Rating: Good Pupils: 104 Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Marlborough Infant School Ofsted Rating: Good Pupils: 85 Distance:1.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

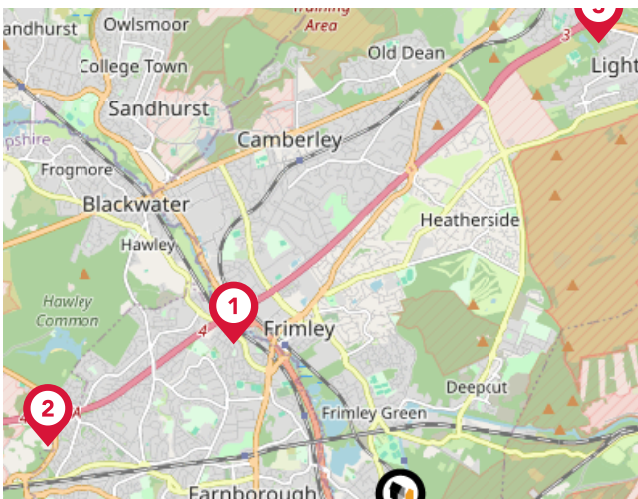
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	North Camp Rail Station	1.12 miles
2	Ash Vale Rail Station	1.31 miles
3	Farnborough North Rail Station	1.17 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J4	2.32 miles
2	M3 J4A	3.36 miles
3	M3 J3	4.88 miles
4	M4 J10	11.27 miles
5	M3 J2	10.92 miles

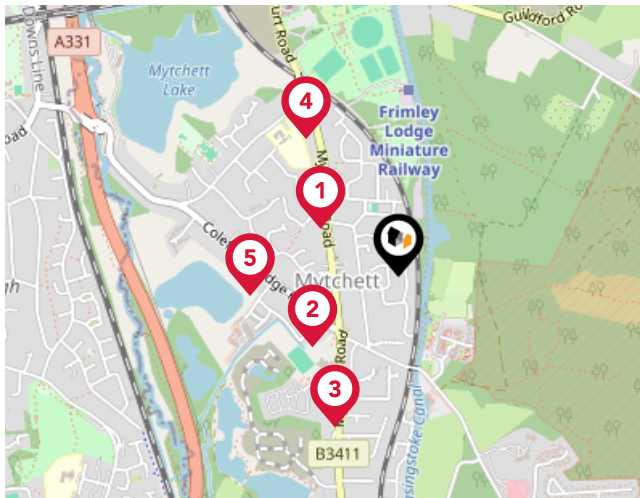


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport Terminal 4	16.64 miles
2	Heathrow Airport	17.21 miles
3	Gatwick Airport	25.31 miles
4	Leaves Green	32.8 miles

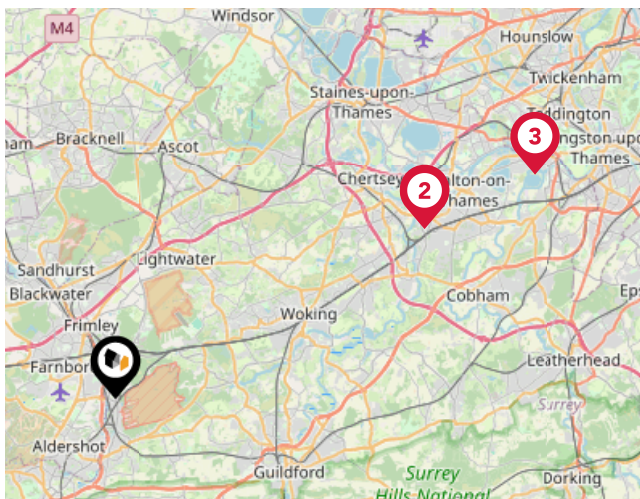
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Convenience Store	0.21 miles
2	Crossroads	0.26 miles
3	Jubilee Road	0.38 miles
4	The Miners Arms	0.39 miles
5	Coleford Close	0.34 miles



Ferry Terminals

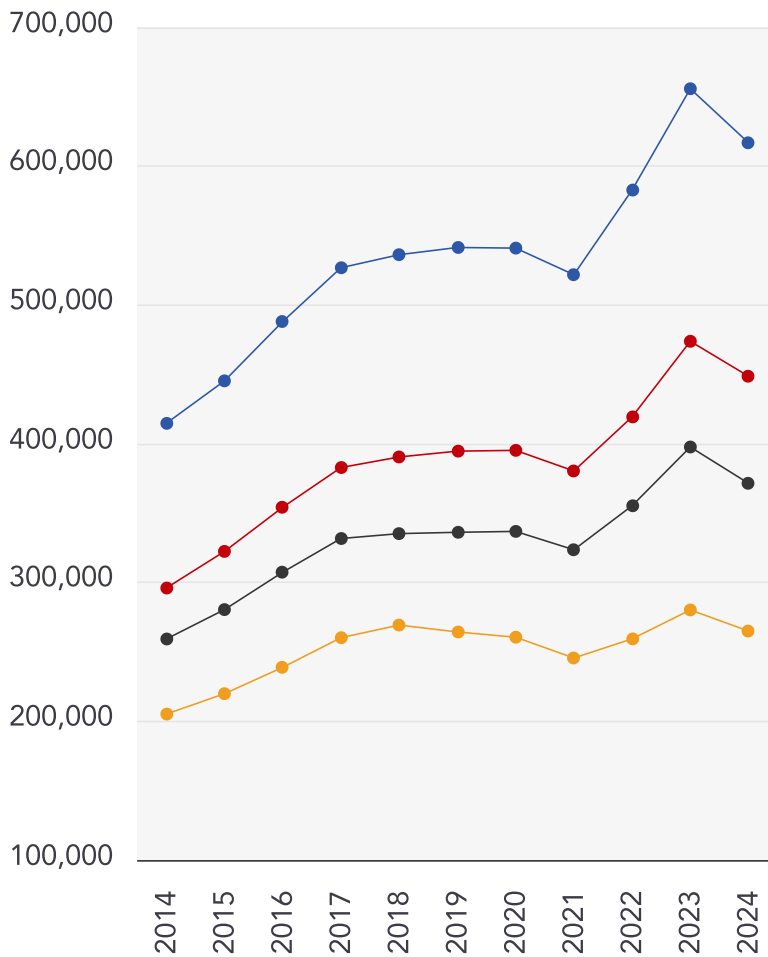
Pin	Name	Distance
1	Shepperton Ferry Landing	13.1 miles
2	Weybridge Ferry Landing	13.08 miles
3	Moulsey - Hurst Park Ferry Landing	17.61 miles

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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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

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