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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 11<sup>th</sup> September 2024**



**FRIARY ROAD, WRAYSBURY, STAINES-UPON-THAMES,  
TW19**

**Avocado Property**

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# Property Overview



## Property

|                         |  |                |          |
|-------------------------|--|----------------|----------|
| <b>Type:</b>            | Detached                                   | <b>Tenure:</b> | Freehold |
| <b>Bedrooms:</b>        | 5  |                |          |
| <b>Floor Area:</b>      | 2,464 ft <sup>2</sup> / 229 m <sup>2</sup> |                |          |
| <b>Plot Area:</b>       | 0.25 acres                                 |                |          |
| <b>Year Built :</b>     | 1991-1995                                  |                |          |
| <b>Council Tax :</b>    | Band F                                     |                |          |
| <b>Annual Estimate:</b> | £2,432                                     |                |          |
| <b>Title Number:</b>    | BK291656                                   |                |          |

## Local Area

|                           |                        |   |                     |
|---------------------------|------------------------|---|---------------------|
| <b>Local Authority:</b>   | Windsor and Maidenhead | <b>Estimated Broadband Speeds</b><br>(Standard - Superfast - Ultrafast) |                     |
| <b>Conservation Area:</b> | No                     | <b>16</b><br>mb/s   | <b>1000</b><br>mb/s |
| <b>Flood Risk:</b>        |                        |   |                     |
| ● Rivers & Seas           | Medium                 |   |                     |
| ● Surface Water           | Low                    |   |                     |

|   |   |
|---|---|
| <b>Mobile Coverage:</b><br>(based on calls indoors) | <b>Satellite/Fibre TV Availability:</b> |
|---|---|

|  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|
|  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |

# Planning History

## This Address



Planning records for: *Friary Road, Wraysbury, Staines-upon-thames, TW19*

|   |
|---|
| <b>Reference - 91/01861/FULL</b>  |
| <b>Decision:</b> Unknown  |
| <b>Date:</b> 19th April 1991  |
| <b>Description:</b><br>Erection Of A Two Storey Rear Extension And A Single Storey Side Extension Plus Provision Of A New Roof To Existing Bungalow To Create A Two Storey Dwelling                                 |
| <b>Reference - 91/01862/FULL</b>  |
| <b>Decision:</b> Decided  |
| <b>Date:</b> 03rd December 1991   |
| <b>Description:</b><br>Erection Of A Two Storey Rear Extension And A Single Storey Side Extension Plus Provision Of A New Roof To Existing Bungalow To Create A Chalet Style Dwelling (Revision Of Approved Scheme) |
| <b>Reference - 97/76152/FULL</b>  |
| <b>Decision:</b> Unknown  |
| <b>Date:</b> 25th September 1997  |
| <b>Description:</b><br>Erection Of A First Floor Extension Over Existing Garage (Amended 8.12.97)   |

# Property EPC - Certificate



Wraysbury, TW19

Energy rating

**C**

Valid until 03.08.2033

| Score | Energy rating | Current       | Potential     |
|-------|---------------|---------------|---------------|
| 92+   | <b>A</b>      |               |               |
| 81-91 | <b>B</b>      |               | 85   <b>B</b> |
| 69-80 | <b>C</b>      | 80   <b>C</b> |               |
| 55-68 | <b>D</b>      |               |               |
| 39-54 | <b>E</b>      |               |               |
| 21-38 | <b>F</b>      |               |               |
| 1-20  | <b>G</b>      |               |               |

# Property

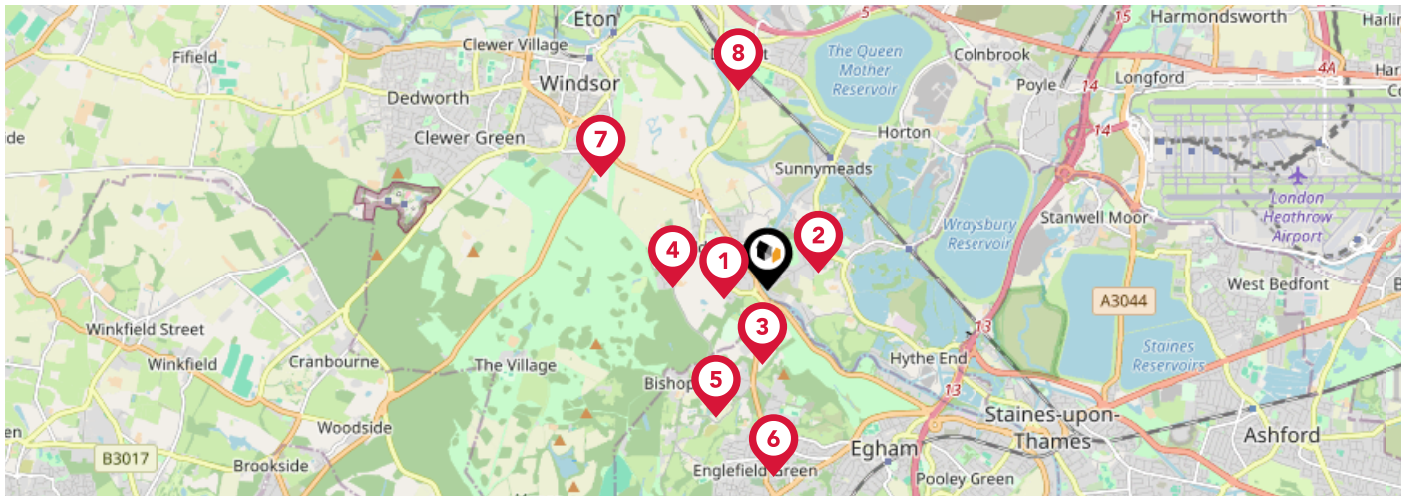
## EPC - Additional Data



### Additional EPC Data

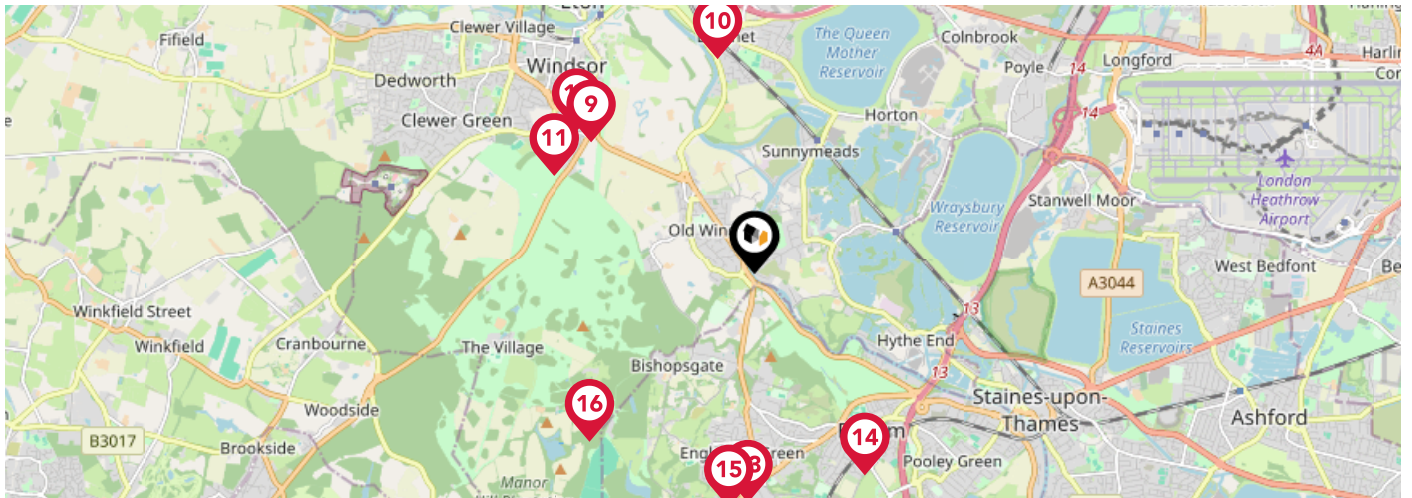
|                                     |   |
|-------------------------------------|---|
| <b>Property Type:</b>               | Bungalow                                      |
| <b>Build Form:</b>                  | Detached                                      |
| <b>Transaction Type:</b>            | Marketed sale                                 |
| <b>Energy Tariff:</b>               | Unknown                                       |
| <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 installed during or after 2002 |
| <b>Previous Extension:</b>          | 0   |
| <b>Open Fireplace:</b>              | 0   |
| <b>Ventilation:</b>                 | Natural                                       |
| <b>Walls:</b>                       | Cavity wall, as built, insulated (assumed)    |
| <b>Walls Energy:</b>                | Good  |
| <b>Roof:</b>                        | Pitched, insulated (assumed)                  |
| <b>Roof Energy:</b>                 | Good  |
| <b>Main Heating:</b>                | Boiler and radiators, mains gas               |
| <b>Main Heating Controls:</b>       | Programmer, room thermostat and TRVs          |
| <b>Hot Water System:</b>            | From main system                              |
| <b>Hot Water Energy Efficiency:</b> | Good  |
| <b>Lighting:</b>                    | Low energy lighting in all fixed outlets      |
| <b>Floors:</b>                      | Suspended, insulated (assumed)                |
| <b>Total Floor Area:</b>            | 229 m <sup>2</sup>                            |

# Area Schools



|          |  | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>King's Court First School</b><br>Ofsted Rating: Good   Pupils: 139   Distance:0.41                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Wraysbury Primary School</b><br>Ofsted Rating: Requires improvement   Pupils: 329   Distance:0.5    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>St Johns Beaumont</b><br>Ofsted Rating: Not Rated   Pupils: 214   Distance:0.67                     | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>St Peter's Church of England Middle School</b><br>Ofsted Rating: Good   Pupils: 337   Distance:0.88 | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>Bishopgate School</b><br>Ofsted Rating: Not Rated   Pupils: 410   Distance:1.26                     | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>St Jude's CofE Infant School</b><br>Ofsted Rating: Not Rated   Pupils: 171   Distance:1.71          | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>Queensmead House School</b><br>Ofsted Rating: Requires improvement   Pupils: 98   Distance:1.86     | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Datchet St Mary's CofE Primary School</b><br>Ofsted Rating: Good   Pupils: 219   Distance:1.87      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

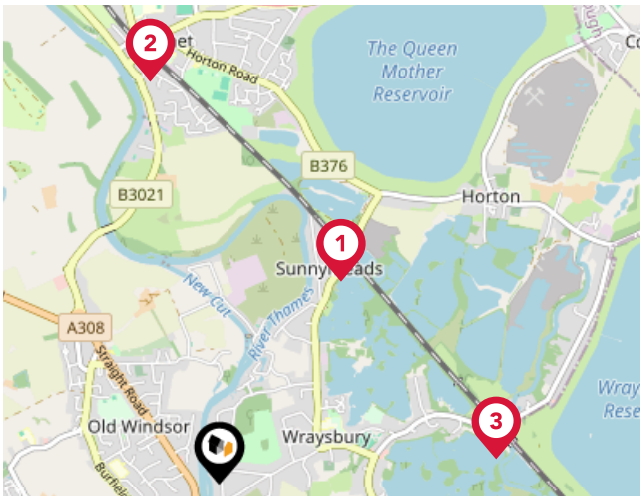
# Area Schools



|   | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <p><b>9</b> <b>The Queen Anne Royal Free CofE Controlled First School</b><br/>Ofsted Rating: Good   Pupils: 141   Distance:1.94</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>10</b> <b>Churchmead Church of England (VA) School</b><br/>Ofsted Rating: Good   Pupils: 594   Distance:2.02</p>              | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>11</b> <b>Trevelyan Middle School</b><br/>Ofsted Rating: Good   Pupils: 565   Distance:2.07</p>                               | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>12</b> <b>The King's House School, Windsor</b><br/>Ofsted Rating: Not Rated   Pupils: 52   Distance:2.12</p>                  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>13</b> <b>St Jude's Church of England Junior School</b><br/>Ofsted Rating: Good   Pupils: 183   Distance:2.12</p>             | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>14</b> <b>Egham Park School Ltd</b><br/>Ofsted Rating: Not Rated   Pupils: 10   Distance:2.12</p>                             | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>15</b> <b>St Peter's Centre</b><br/>Ofsted Rating: Good   Pupils:0   Distance:2.17</p>  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>16</b> <b>The Royal First School</b><br/>Ofsted Rating: Good   Pupils: 110   Distance:2.18</p>                                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

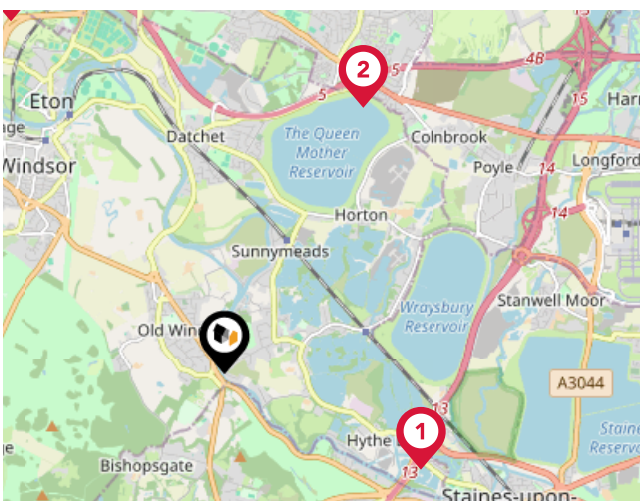
# Area

## Transport (National)



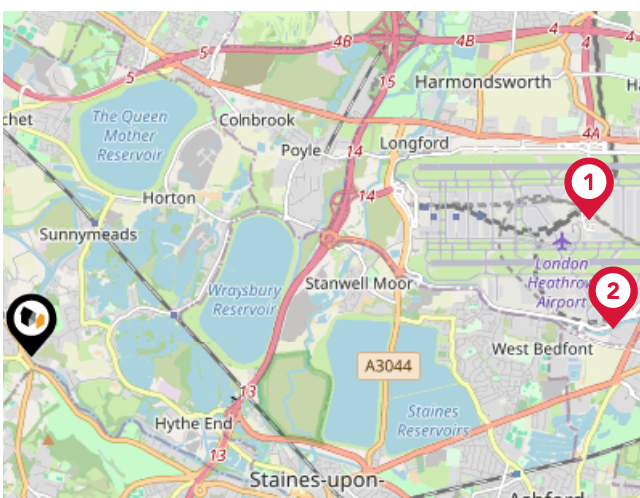
### National Rail Stations

| Pin | Name                    | Distance   |
|-----|-------------------------|------------|
| 1   | Sunnymeads Rail Station | 1.1 miles  |
| 2   | Datchet Rail Station    | 1.89 miles |
| 3   | Wraysbury Rail Station  | 1.29 miles |



### Trunk Roads/Motorways

| Pin | Name    | Distance   |
|-----|---------|------------|
| 1   | M25 J13 | 2.02 miles |
| 2   | M4 J5   | 2.77 miles |
| 3   | M3 J2   | 4.11 miles |
| 4   | M4 J6   | 3.81 miles |
| 5   | M25 J12 | 4.15 miles |



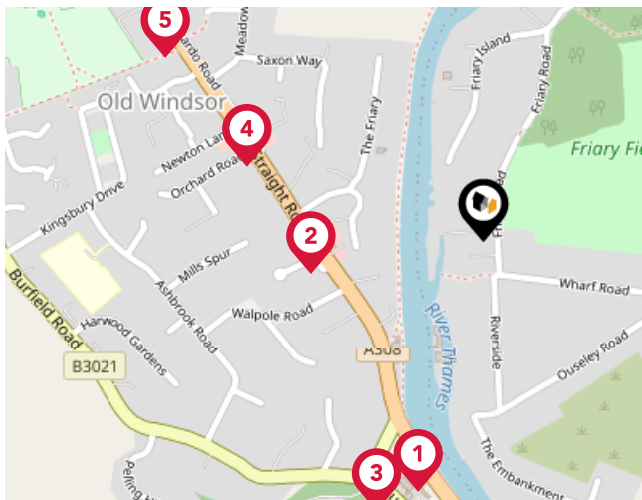
### Airports/Helipads

| Pin | Name                        | Distance    |
|-----|-----------------------------|-------------|
| 1   | Heathrow Airport            | 5.29 miles  |
| 2   | Heathrow Airport Terminal 4 | 5.37 miles  |
| 3   | Gatwick Airport             | 26.68 miles |
| 4   | Silvertown                  | 27 miles    |



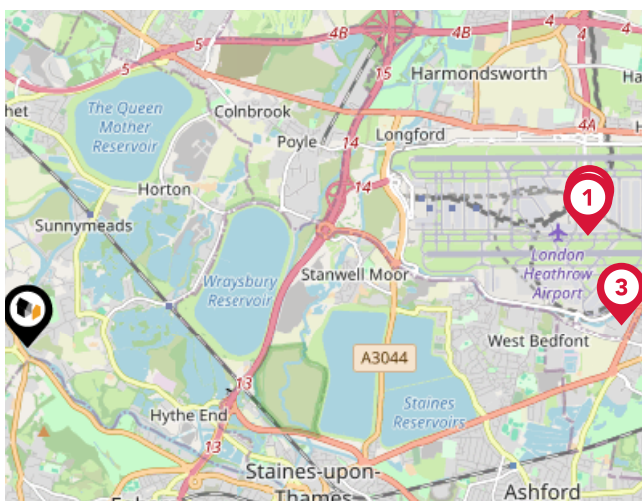
# Area

## Transport (Local)



### Bus Stops/Stations

| Pin | Name             | Distance   |
|-----|------------------|------------|
| 1   | Bells of Ouzeley | 0.3 miles  |
| 2   | Malt House Close | 0.2 miles  |
| 3   | Ouseley Road     | 0.33 miles |
| 4   | Orchard Road     | 0.29 miles |
| 5   | Meadow Way       | 0.43 miles |



### Local Connections

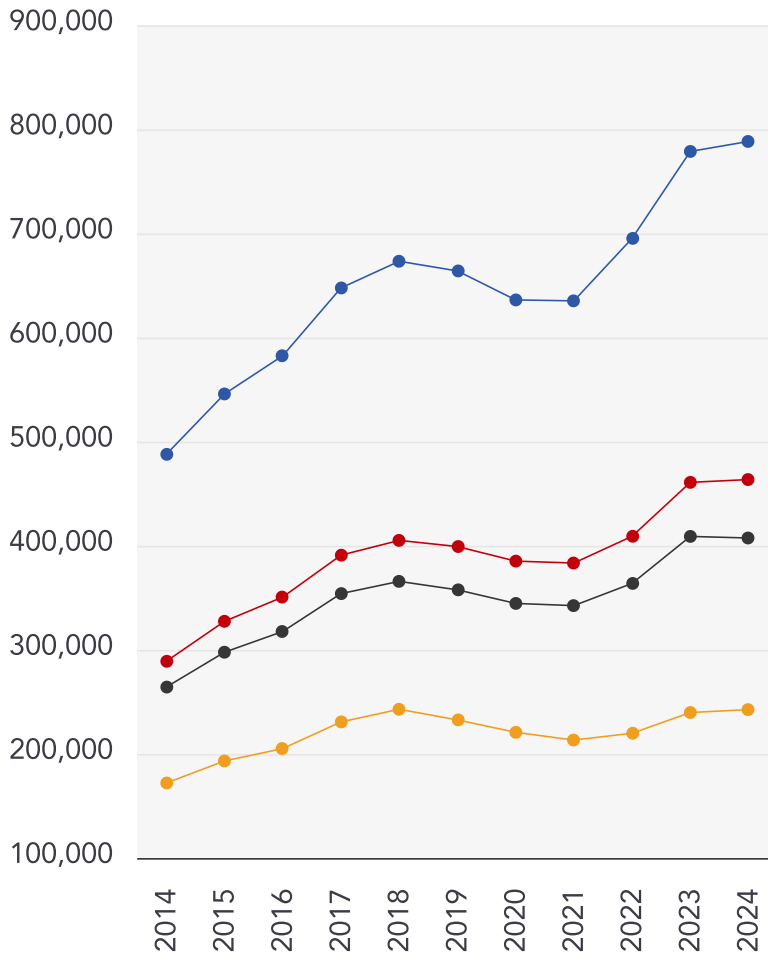
| Pin | Name   | Distance   |
|-----|--|------------|
| 1   | Heathrow Terminals 1-2-3 Underground Station | 5.27 miles |
| 2   | Heathrow Terminals 2 & 3 Underground Station | 5.3 miles  |
| 3   | Heathrow Terminal 4 Underground Station      | 5.49 miles |

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in TW19



Detached

**+61.62%**

Semi-Detached

**+60.42%**

Terraced

**+54.19%**

Flat

**+40.97%**

# Avocado Property

## About Us



### Avocado Property

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# Avocado Property

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