

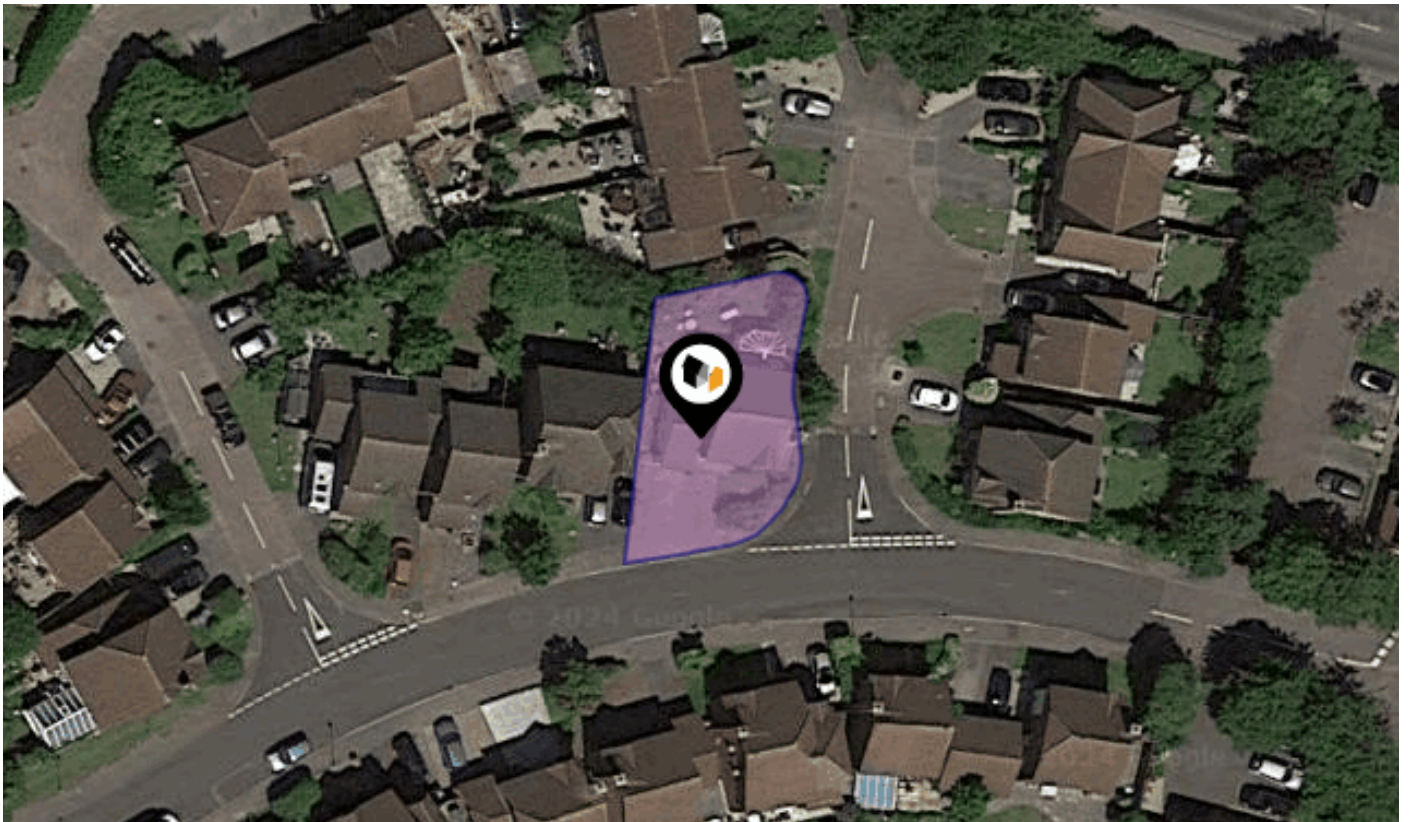


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 12th September 2024



ALL SAINTS RISE, WARFIELD, BRACKNELL, RG42

Avocado Property

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Property Overview



Property

Type: Detached
Bedrooms: 3
Floor Area: 957 ft² / 89 m²
Plot Area: 0.07 acres
Council Tax : Band E
Annual Estimate: £2,507
Title Number: BK313500

Tenure: Freehold

Local Area

Local Authority: Bracknell forest
Conservation Area: No
Flood Risk:
 • Rivers & Seas No Risk
 • Surface Water High

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

5 mb/s **256** mb/s **1000** mb/s

Mobile Coverage:
 (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Warfield, BRACKNELL, RG42

Energy rating

C

Valid until 10.09.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

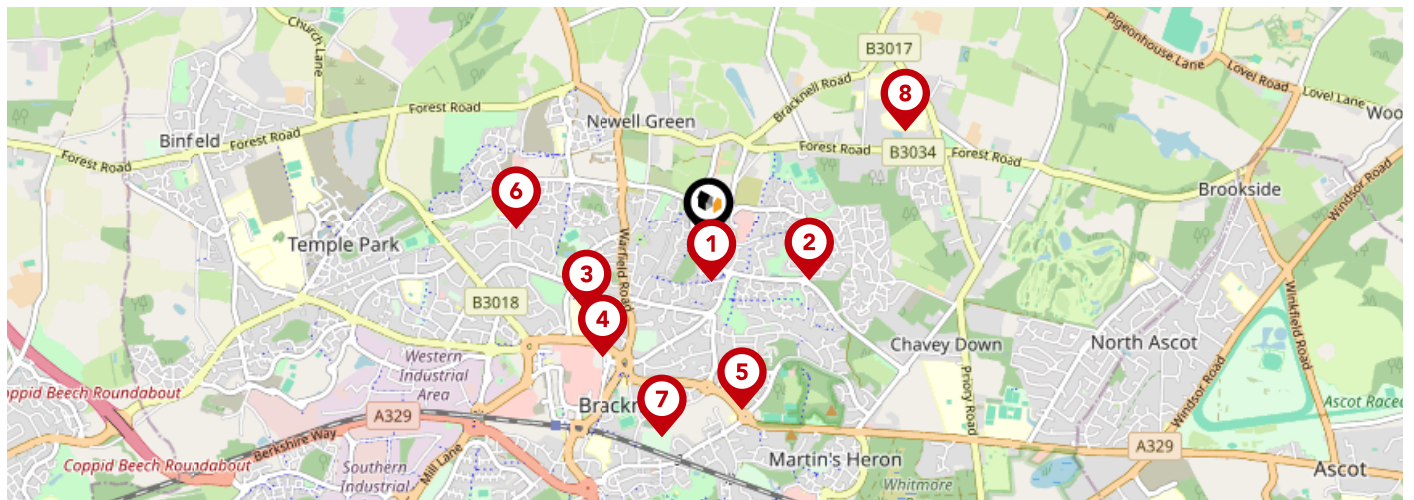
EPC - Additional Data



Additional EPC Data

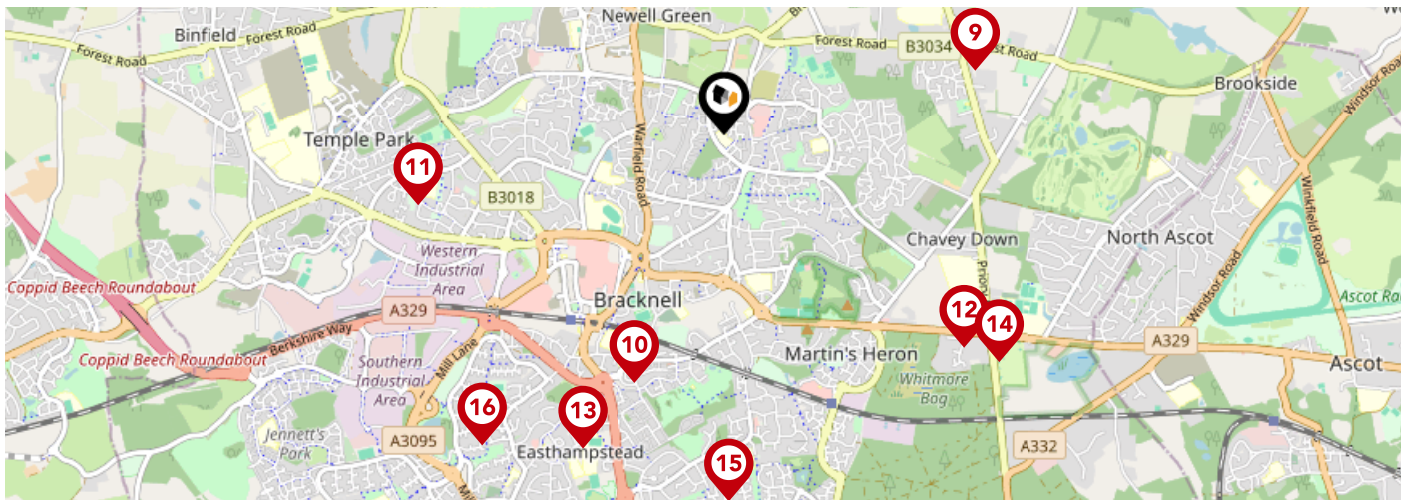
Property Type:	Detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	89 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Warfield Church of England Primary School Ofsted Rating: Good Pupils: 452 Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Whitegrove Primary School Ofsted Rating: Good Pupils: 421 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Sandy Lane Primary School Ofsted Rating: Good Pupils: 450 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Garth Hill College Ofsted Rating: Good Pupils: 1476 Distance:0.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Holly Spring Primary School Ofsted Rating: Good Pupils: 642 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Kennel Lane School Ofsted Rating: Good Pupils:0 Distance:0.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Joseph's Catholic Primary School, Bracknell Ofsted Rating: Good Pupils: 209 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Lambrook School Ofsted Rating: Not Rated Pupils: 630 Distance:1.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

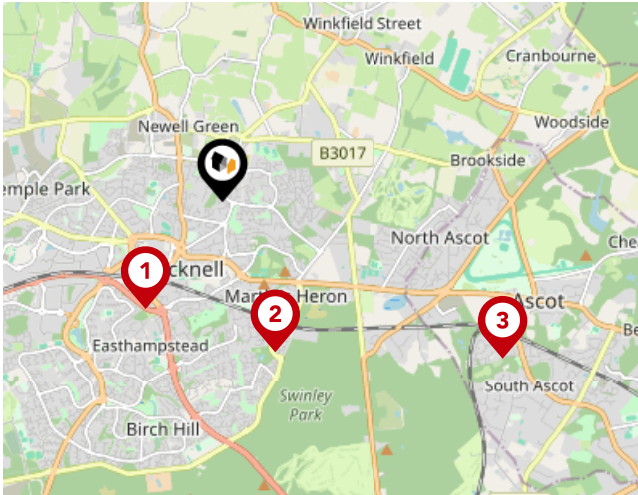
Area Schools



		Nursery	Primary	Secondary	College	Private
	Winkfield St Mary's CofE Primary School Ofsted Rating: Good Pupils: 198 Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ranelagh School Ofsted Rating: Outstanding Pupils: 1062 Distance:1.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Meadow Vale Primary School Ofsted Rating: Good Pupils: 600 Distance:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Heathfield School Ofsted Rating: Not Rated Pupils: 226 Distance:1.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Brakenhale School Ofsted Rating: Good Pupils: 1148 Distance:1.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	LVS Ascot Ofsted Rating: Not Rated Pupils: 840 Distance:1.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Harmans Water Primary School Ofsted Rating: Good Pupils: 466 Distance:1.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wildridings Primary School Ofsted Rating: Good Pupils: 428 Distance:1.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

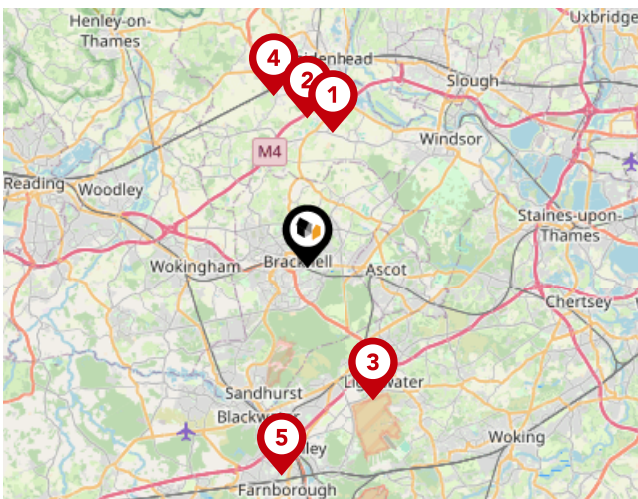
Area

Transport (National)



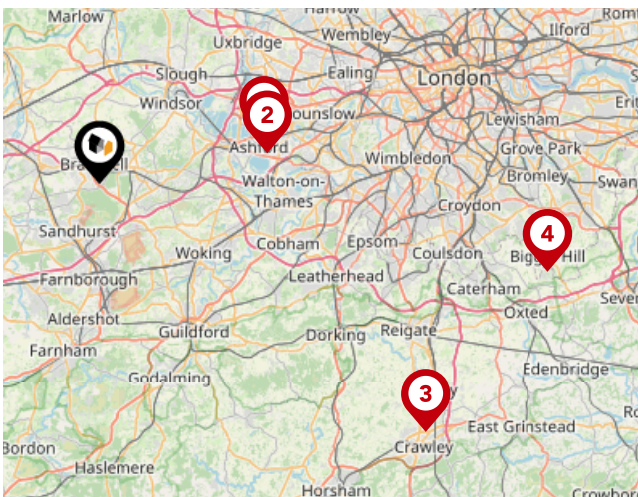
National Rail Stations

Pin	Name	Distance
1	Bracknell Rail Station	1.22 miles
2	Martins Heron Rail Station	1.47 miles
3	Ascot Rail Station	2.96 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J8	5.06 miles
2	A404(M) J9A	5.53 miles
3	M3 J3	5.48 miles
4	A404(M) J9	6.44 miles
5	M3 J4	7.77 miles

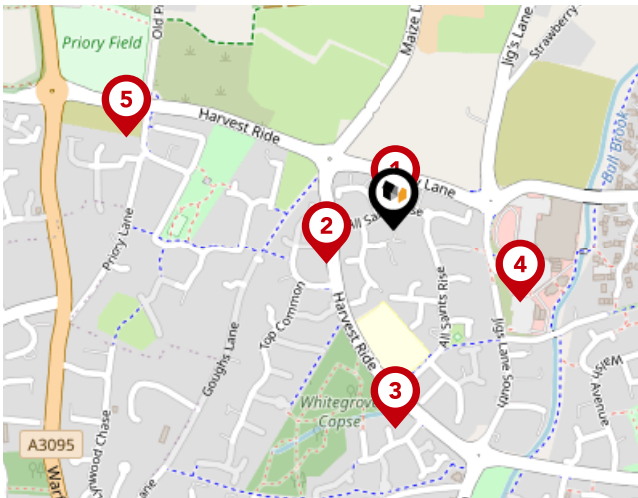


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	12.62 miles
2	Heathrow Airport Terminal 4	12.62 miles
3	Gatwick Airport	30.44 miles
4	Leaves Green	33.84 miles

Area

Transport (Local)



Bus Stops/Stations

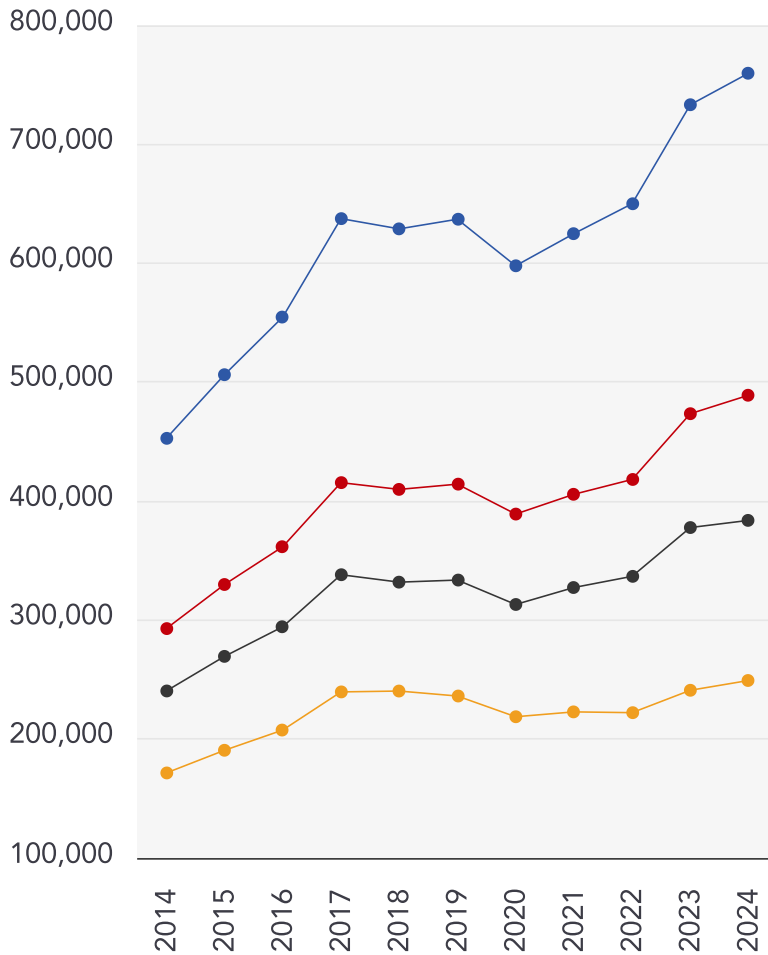
Pin	Name	Distance
1	Joseph Court	0.03 miles
2	Westcotts Green	0.09 miles
3	Broadrick Heath	0.23 miles
4	Tesco North Bracknell	0.17 miles
5	Priory Lane	0.33 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in RG42



Detached

+67.78%

Semi-Detached

+66.97%

Terraced

+59.63%

Flat

+45.31%

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.

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Avocado Property

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