



See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 18<sup>th</sup> September 2024



**KENNEL LANE, BRACKNELL, RG42**

## Avocado Property

01344 249 500

ellenandsanjay@avocadoberkshire.co.uk

www.avocadopropertyagents.co.uk



# Property Overview



## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	1,227 ft <sup>2</sup> / 114 m <sup>2</sup>		
<b>Plot Area:</b>	0.07 acres		
<b>Year Built :</b>	1950-1966		
<b>Council Tax :</b>	Band E		
<b>Annual Estimate:</b>	£2,507		
<b>Title Number:</b>	BK155886		

## Local Area

<b>Local Authority:</b>	Bracknell forest
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	No Risk
• Surface Water	Low

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

<b>12</b> mb/s	<b>46</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:



# Property EPC - Certificate



Kennel Lane, RG42

Energy rating

# E

Valid until 15.03.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74   C
55-68	D		
39-54	E	48   E	
21-38	F		
1-20	G		

# Property

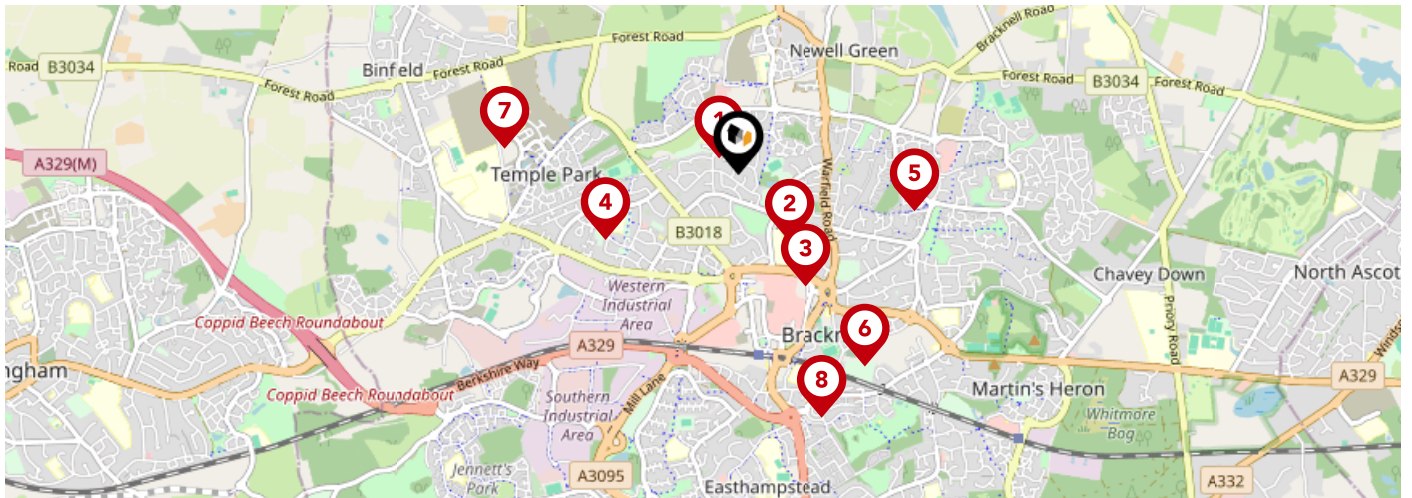
## EPC - Additional Data



### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Oil (not community)
<b>Main Gas:</b>	No
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	3
<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, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, oil
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	114 m <sup>2</sup>

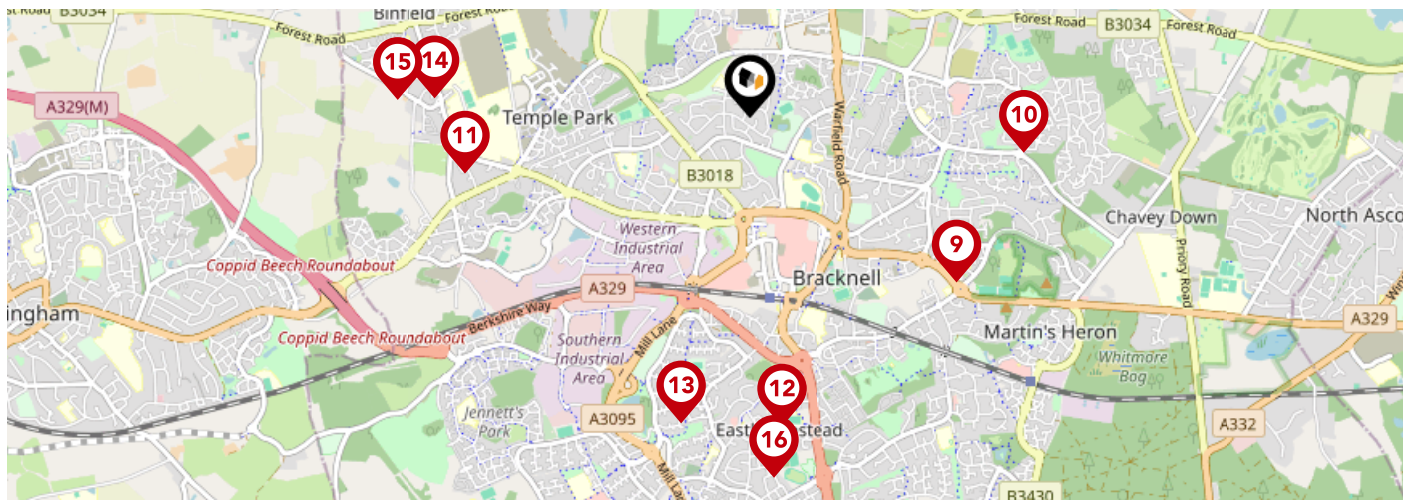
# Area Schools



	Nursery	Primary	Secondary	College	Private
<b>1</b> <b>Kennel Lane School</b> Ofsted Rating: Good   Pupils:0   Distance:0.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b> <b>Sandy Lane Primary School</b> Ofsted Rating: Good   Pupils: 450   Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b> <b>Garth Hill College</b> Ofsted Rating: Good   Pupils: 1476   Distance:0.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b> <b>Meadow Vale Primary School</b> Ofsted Rating: Good   Pupils: 600   Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b> <b>Warfield Church of England Primary School</b> Ofsted Rating: Good   Pupils: 452   Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b> <b>St Joseph's Catholic Primary School, Bracknell</b> Ofsted Rating: Good   Pupils: 209   Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b> <b>King's Academy Binfield</b> Ofsted Rating: Good   Pupils: 1262   Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b> <b>Ranelagh School</b> Ofsted Rating: Outstanding   Pupils: 1062   Distance:1.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



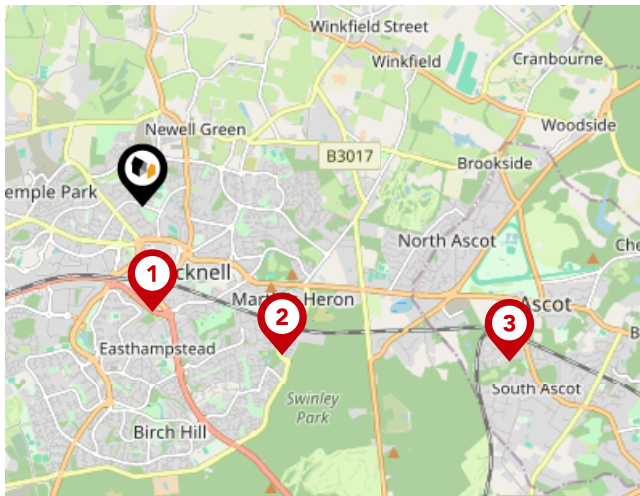
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Holly Spring Primary School</b> Ofsted Rating: Good   Pupils: 642   Distance: 1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Whitegrove Primary School</b> Ofsted Rating: Good   Pupils: 421   Distance: 1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Newbold School</b> Ofsted Rating: Outstanding   Pupils: 56   Distance: 1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Brakenhale School</b> Ofsted Rating: Good   Pupils: 1148   Distance: 1.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Wildridings Primary School</b> Ofsted Rating: Good   Pupils: 428   Distance: 1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cressex Lodge School</b> Ofsted Rating: Good   Pupils: 13   Distance: 1.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Binfield Church of England Primary School</b> Ofsted Rating: Good   Pupils: 411   Distance: 1.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Fox Hill Primary School</b> Ofsted Rating: Good   Pupils: 196   Distance: 1.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

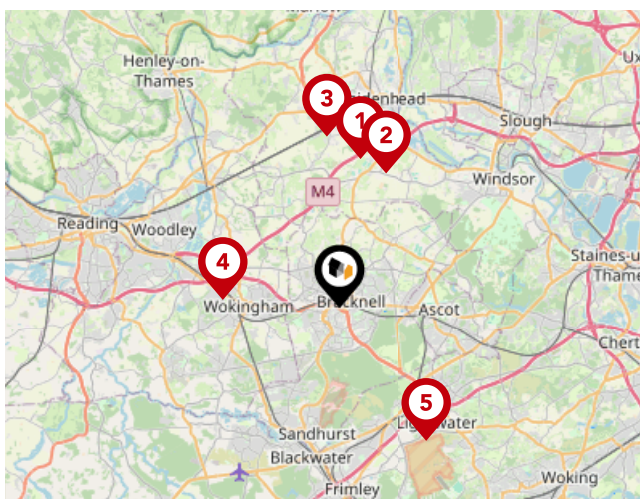
# Area

## Transport (National)



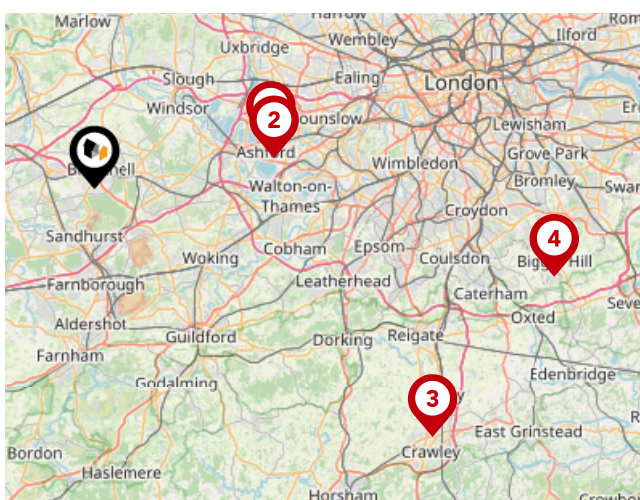
### National Rail Stations

Pin	Name	Distance
1	Bracknell Rail Station	0.98 miles
2	Martins Heron Rail Station	1.88 miles
3	Ascot Rail Station	3.67 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	A404(M) J9A	5.6 miles
2	M4 J8	5.28 miles
3	A404(M) J9	6.35 miles
4	M4 J10	4.33 miles
5	M3 J3	5.87 miles

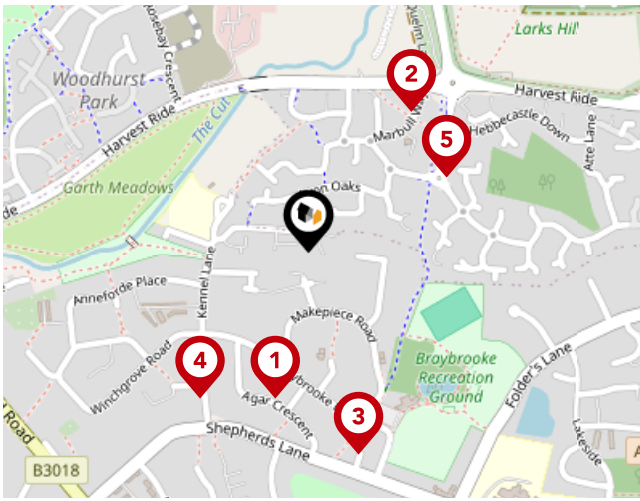


### Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	13.4 miles
2	Heathrow Airport Terminal 4	13.41 miles
3	Gatwick Airport	31.07 miles
4	Leaves Green	34.63 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Agar Crescent	0.17 miles
2	Newport Drive	0.2 miles
3	Braybrooke Recreation Ground	0.24 miles
4	Kennel Lane	0.21 miles
5	Piggy Wood	0.18 miles



# Market Sold in Street



<b>54, Kennel Lane, Bracknell, RG42 2EX</b>					Semi-detached House
Last Sold Date:	11/07/2021				
Last Sold Price:	£415,000				
<b>72, Kennel Lane, Bracknell, RG42 2EX</b>					Semi-detached House
Last Sold Date:	30/06/2021	31/03/2014	11/05/2006	25/05/2001	
Last Sold Price:	£395,000	£287,000	£220,000	£167,000	
<b>56, Kennel Lane, Bracknell, RG42 2EX</b>					Semi-detached House
Last Sold Date:	25/05/2021	08/06/2018			
Last Sold Price:	£415,000	£370,000			
<b>50, Kennel Lane, Bracknell, RG42 2EX</b>					Terraced House
Last Sold Date:	26/02/2021	11/10/2013			
Last Sold Price:	£360,000	£199,950			
<b>70, Kennel Lane, Bracknell, RG42 2EX</b>					Detached House
Last Sold Date:	22/03/2019				
Last Sold Price:	£407,000				
<b>80, Kennel Lane, Bracknell, RG42 2EX</b>					Detached House
Last Sold Date:	06/02/2019	13/08/2004	19/04/1999	31/10/1997	21/10/1996
Last Sold Price:	£290,000	£247,000	£128,000	£113,000	£92,950
<b>78, Kennel Lane, Bracknell, RG42 2EX</b>					Detached House
Last Sold Date:	28/02/2018	04/07/2014			
Last Sold Price:	£465,000	£385,000			
<b>76, Kennel Lane, Bracknell, RG42 2EX</b>					Detached House
Last Sold Date:	27/11/2015	23/04/1999			
Last Sold Price:	£352,000	£124,500			
<b>108, Kennel Lane, Bracknell, RG42 2EX</b>					Detached House
Last Sold Date:	18/06/2015	02/06/2000	09/07/1997		
Last Sold Price:	£435,000	£216,000	£144,950		
<b>2, Garth Hunt Cottages, Kennel Lane, Bracknell, RG42 2EX</b>					Detached House
Last Sold Date:	23/02/2012				
Last Sold Price:	£335,000				
<b>4, Garth Hunt Cottages, Kennel Lane, Bracknell, RG42 2EX</b>					Detached House
Last Sold Date:	10/05/2006	28/02/2001			
Last Sold Price:	£325,000	£210,000			
<b>96, Kennel Lane, Bracknell, RG42 2EX</b>					Detached House
Last Sold Date:	31/03/2006	22/04/2004	31/10/1996		
Last Sold Price:	£290,000	£269,950	£129,000		

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

# Market Sold in Street



<b>97, Kennel Lane, Bracknell, RG42 2EX</b>			Detached House
Last Sold Date:	24/06/2005	30/07/1999	
Last Sold Price:	£325,000	£180,000	
<b>74, Kennel Lane, Bracknell, RG42 2EX</b>			Semi-detached House
Last Sold Date:	31/07/2001		
Last Sold Price:	£84,500		
<b>102, Kennel Lane, Bracknell, RG42 2EX</b>			Detached House
Last Sold Date:	27/04/2001	02/12/1996	
Last Sold Price:	£285,000	£151,000	
<b>92, Kennel Lane, Bracknell, RG42 2EX</b>			Detached House
Last Sold Date:	28/04/2000	19/08/1996	
Last Sold Price:	£212,000	£114,000	
<b>1, Garth Hunt Cottages, Kennel Lane, Bracknell, RG42 2EX</b>			Detached House
Last Sold Date:	01/04/1999		
Last Sold Price:	£150,000		
<b>98, Kennel Lane, Bracknell, RG42 2EX</b>			Detached House
Last Sold Date:	19/12/1997	01/11/1996	
Last Sold Price:	£184,950	£150,000	
<b>84, Kennel Lane, Bracknell, RG42 2EX</b>			Detached House
Last Sold Date:	05/12/1997		
Last Sold Price:	£149,950		
<b>90, Kennel Lane, Bracknell, RG42 2EX</b>			Detached House
Last Sold Date:	12/06/1997		
Last Sold Price:	£112,950		
<b>106, Kennel Lane, Bracknell, RG42 2EX</b>			Detached House
Last Sold Date:	28/05/1997		
Last Sold Price:	£146,000		
<b>94, Kennel Lane, Bracknell, RG42 2EX</b>			Detached House
Last Sold Date:	17/09/1996		
Last Sold Price:	£130,000		
<b>88, Kennel Lane, Bracknell, RG42 2EX</b>			Semi-detached House
Last Sold Date:	18/04/1996		
Last Sold Price:	£85,850		
<b>110, Kennel Lane, Bracknell, RG42 2EX</b>			Detached House
Last Sold Date:	17/01/1996		
Last Sold Price:	£156,950		

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

# Market Sold in Street



**3, Garth Hunt Cottages, Kennel Lane, Bracknell, RG42 2EX**

Detached House

Last Sold Date: 08/12/1995

Last Sold Price: £154,000

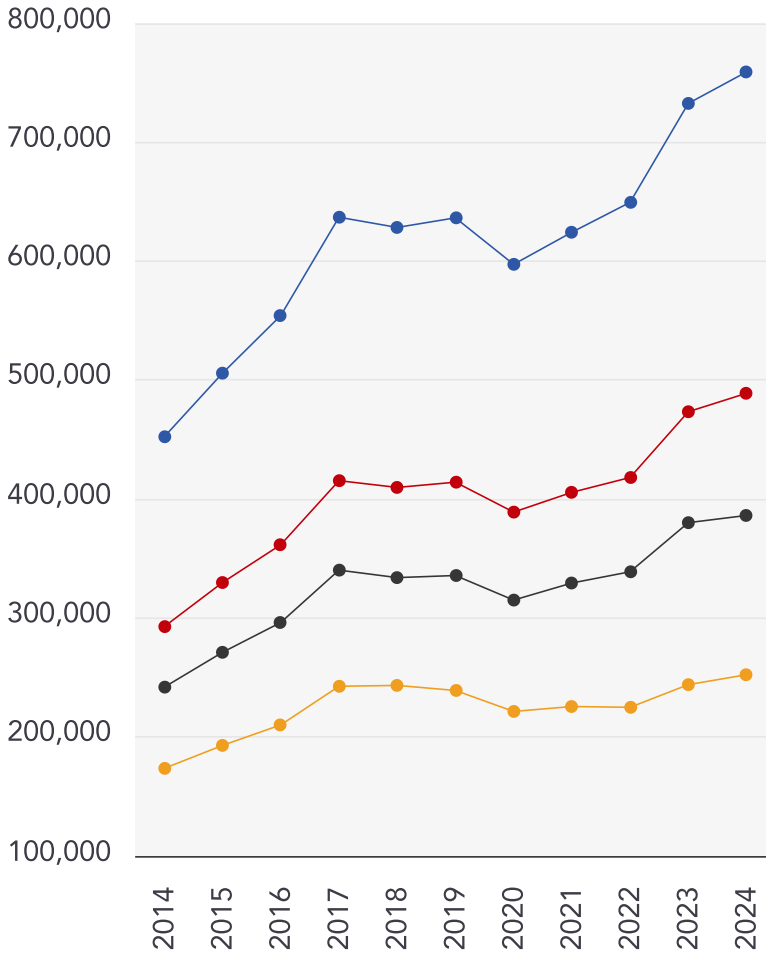
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market

## House Price Statistics



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



Detached

**+67.78%**

Semi-Detached

**+66.97%**

Terraced

**+59.63%**

Flat

**+45.31%**



# Avocado Property

## About Us



### Avocado Property

---

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



---

## Important - Please Read

---

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Avocado Property or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Avocado Property and therefore no warranties can be given as to their good working order.

# 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.



### Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



#### Avocado Property

01344 249 500

[ellenandsanjay@avocadoberkshire.co.uk](mailto:ellenandsanjay@avocadoberkshire.co.uk)

[www.avocadopropertyagents.co.uk](http://www.avocadopropertyagents.co.uk)

