

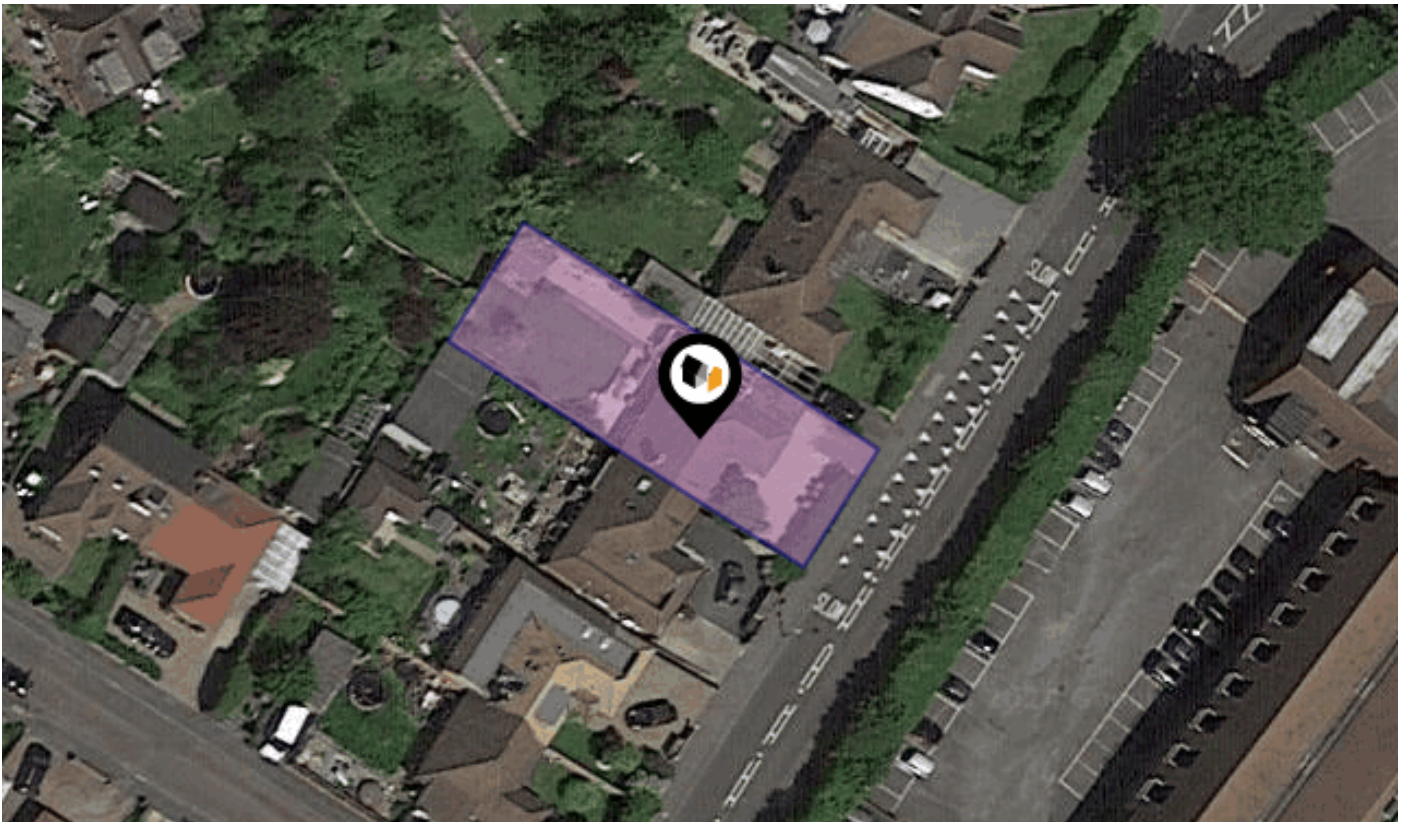


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 04th October 2024



77, WHARF ROAD, FRIMLEY GREEN, CAMBERLEY, GU16 6PR

Avocado Property

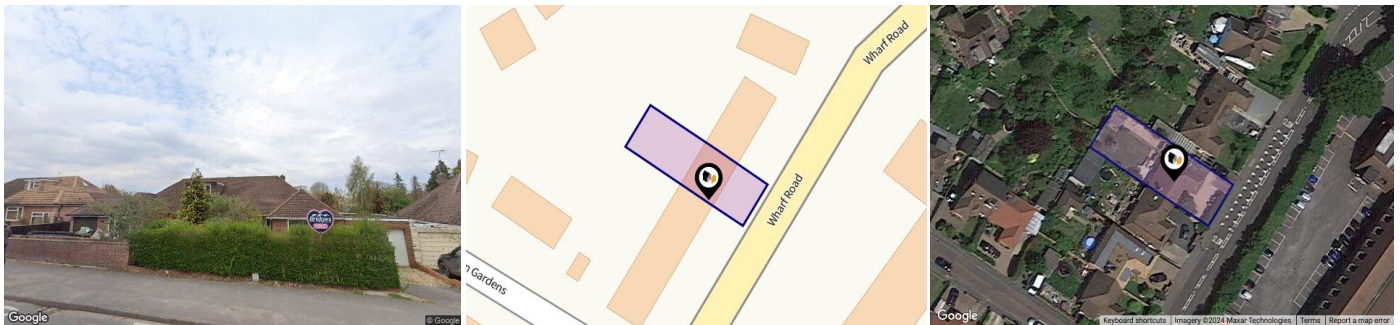
stephen@avocadopropertyagents.co.uk

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Property Overview



Property


Type: Semi-Detached
Bedrooms: 2
Floor Area: 775 ft² / 72 m²
Plot Area: 0.11 acres
Year Built : 1950-1966
Council Tax : Band D
Annual Estimate: £2,356
Title Number: SY175384
UPRN: 100061559283

Last Sold Date: 21/04/2023
Last Sold Price: £402,500
Last Sold £/ft²: £519
Tenure: Freehold

Local Area

Local Authority: Surrey heath
Conservation Area: No
Flood Risk:
● Rivers & Seas No Risk
● Surface Water Low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

15 mb/s **80** mb/s **1000** mb/s
  

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Gallery Photos

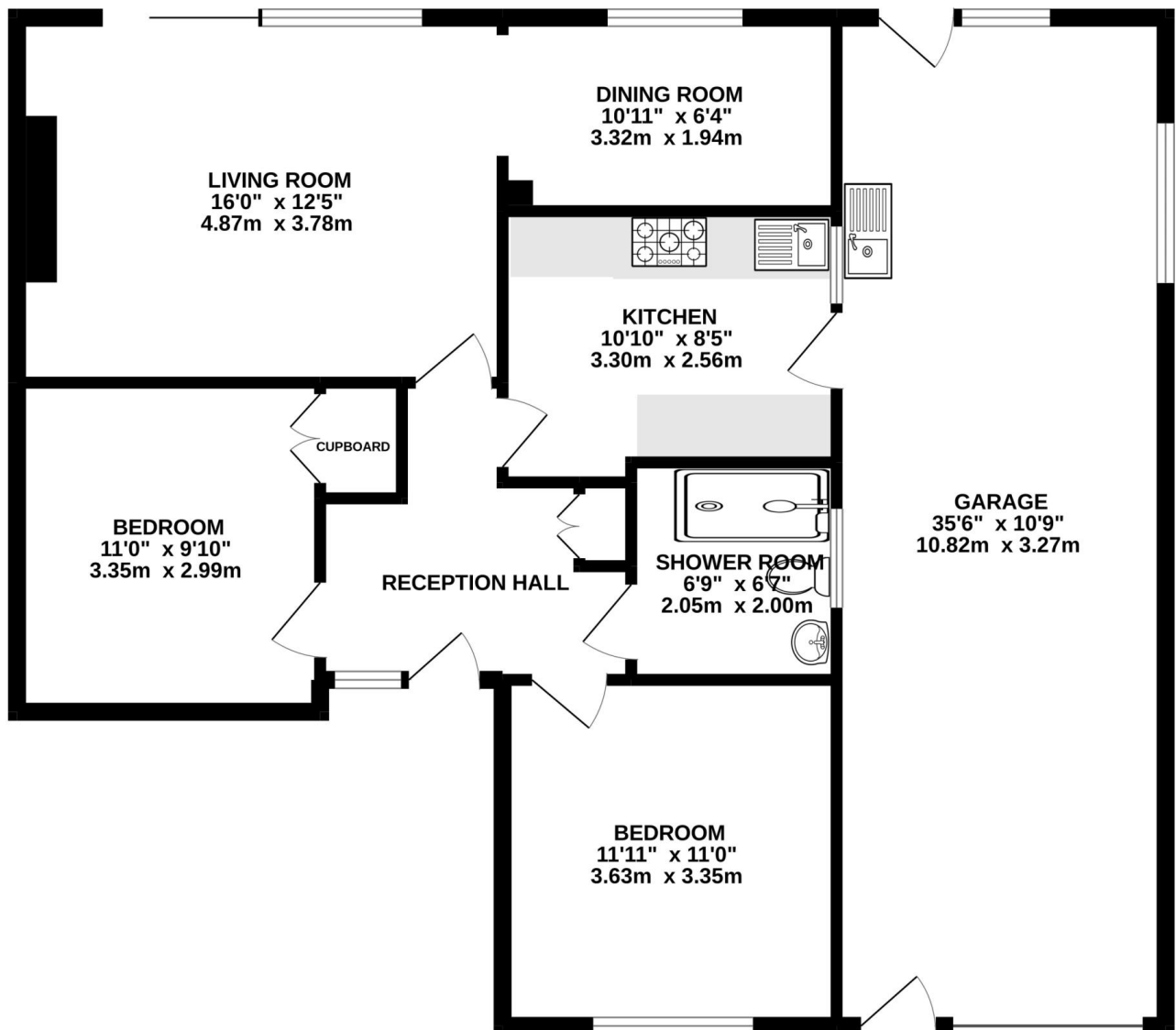


Gallery Photos



**77, WHARF ROAD, FRIMLEY GREEN, CAMBERLEY, GU16
6PR**

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property EPC - Certificate



77, Wharf Road, Frimley Green, GU16 6PR

Energy rating

E

Valid until 24.05.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

Property

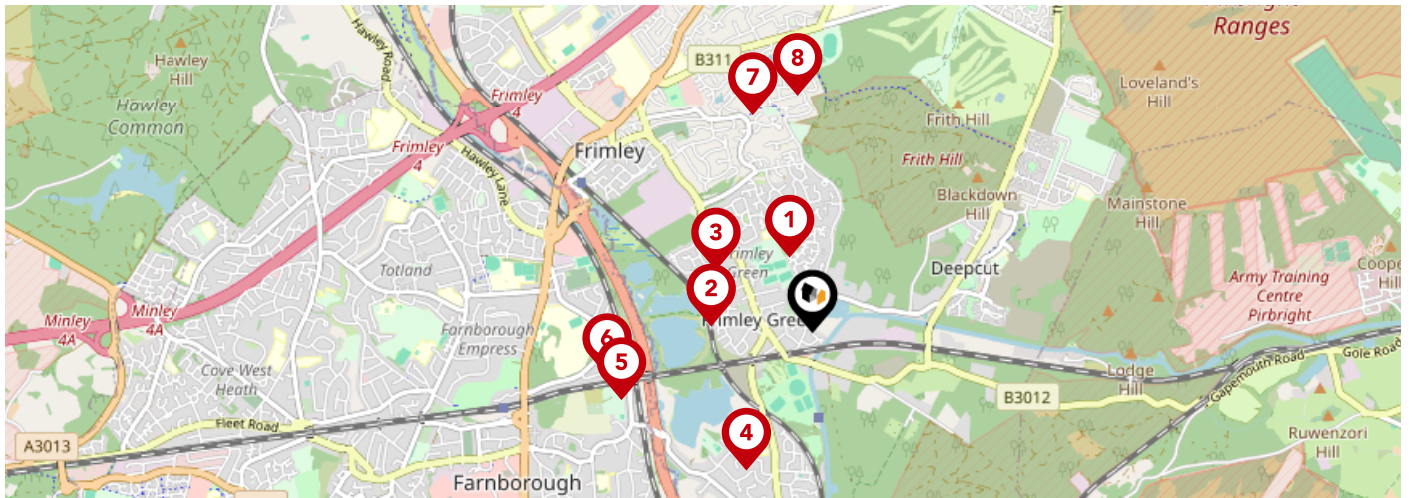
EPC - Additional Data



Additional EPC Data

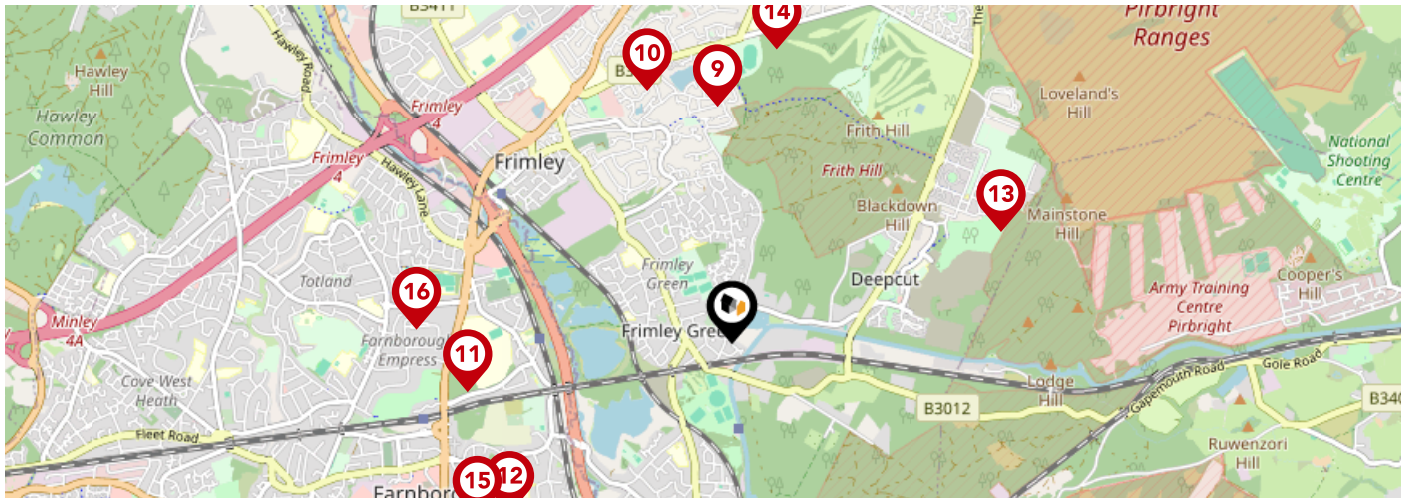
Property Type:	Bungalow
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 71% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	72 m ²

Area Schools



	Nursery	Primary	Secondary	College	Private
1 Sandringham Infant & Nursery Academy Ofsted Rating: Good Pupils: 219 Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Cross Farm Infant Academy Ofsted Rating: Requires improvement Pupils: 115 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Frimley CofE Junior School Ofsted Rating: Good Pupils: 355 Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Mytchett Primary & Nursery Academy Ofsted Rating: Good Pupils: 247 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 North Farnborough Infant School Ofsted Rating: Good Pupils: 171 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Henry Tyndale School Ofsted Rating: Outstanding Pupils: 135 Distance:0.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Lakeside Nursery & Primary Academy Ofsted Rating: Good Pupils: 313 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 St Augustine's Catholic Primary School Ofsted Rating: Good Pupils: 436 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

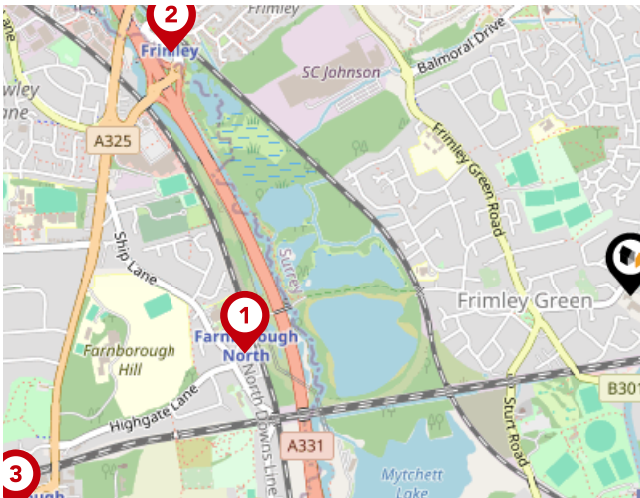
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 Tomlinscote School Ofsted Rating: Outstanding Pupils: 1507 Distance:1.1</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 The Grove Primary Academy Ofsted Rating: Good Pupils: 439 Distance:1.24</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Farnborough Hill Ofsted Rating: Not Rated Pupils: 527 Distance:1.25</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 St Patrick's Catholic Primary School Ofsted Rating: Good Pupils: 263 Distance:1.29</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Portesbery School Ofsted Rating: Good Pupils: 135 Distance:1.35</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Ravenscote Junior School Ofsted Rating: Outstanding Pupils: 620 Distance:1.39</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 St Peter's Church of England Aided Junior School Ofsted Rating: Good Pupils: 216 Distance:1.43</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 The Sixth Form College Farnborough Ofsted Rating: Outstanding Pupils:0 Distance:1.46</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

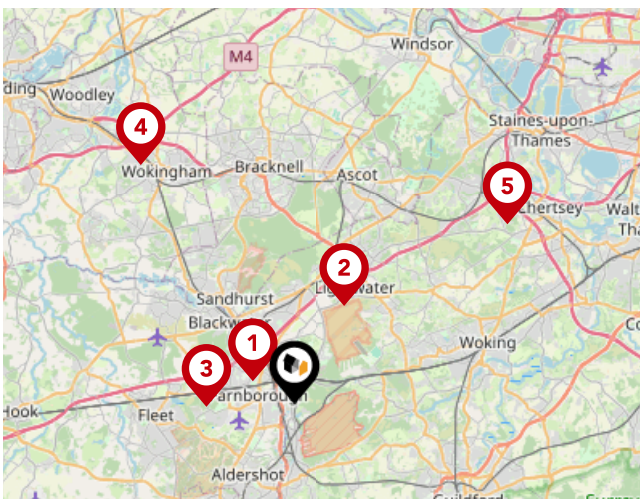
Area

Transport (National)



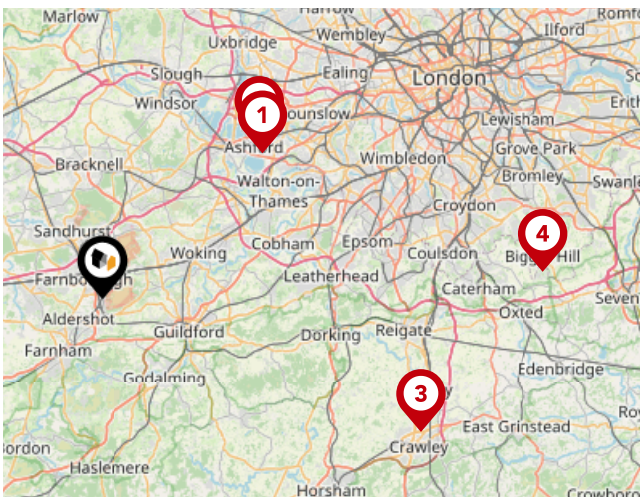
National Rail Stations

Pin	Name	Distance
1	Farnborough North Rail Station	0.9 miles
2	Frimley Rail Station	1.2 miles
3	Farnborough (Main) Rail Station	1.51 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J4	1.76 miles
2	M3 J3	4.07 miles
3	M3 J4A	3.27 miles
4	M4 J10	10.51 miles
5	M3 J2	10.33 miles

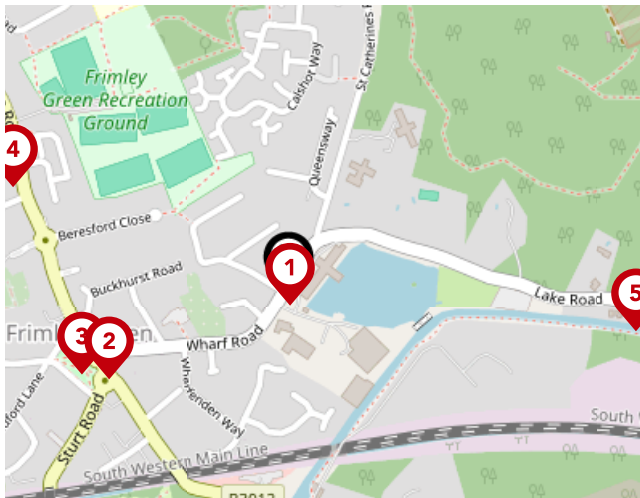


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport Terminal 4	16.03 miles
2	Heathrow Airport	16.57 miles
3	Gatwick Airport	25.64 miles
4	Leaves Green	32.73 miles

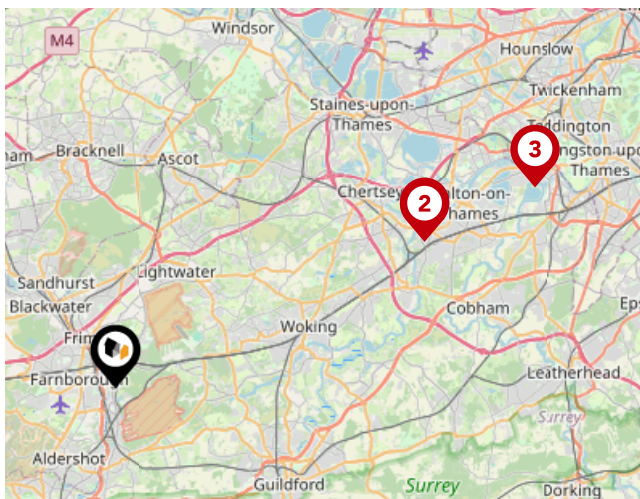
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Wharf Way	0.01 miles
2	Wharf Road	0.23 miles
3	The Green	0.26 miles
4	The Old Wheatsheaf	0.34 miles
5	Bellew Road	0.4 miles



Ferry Terminals

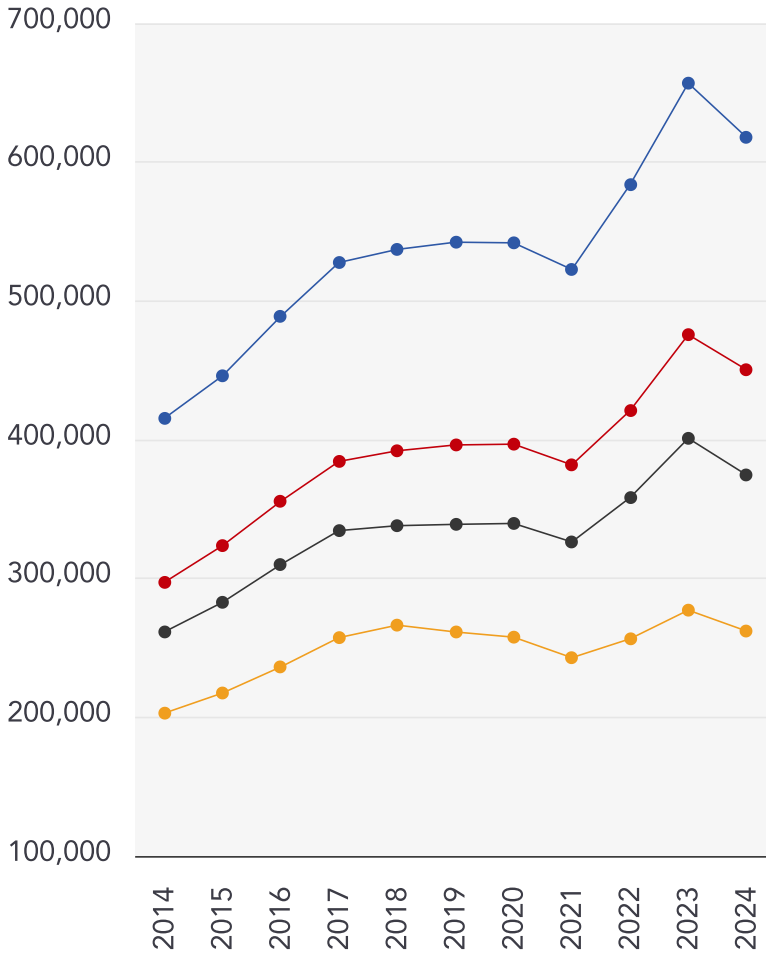
Pin	Name	Distance
1	Shepperton Ferry Landing	12.69 miles
2	Weybridge Ferry Landing	12.68 miles
3	Moulsey - Hurst Park Ferry Landing	17.21 miles

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

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.

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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