

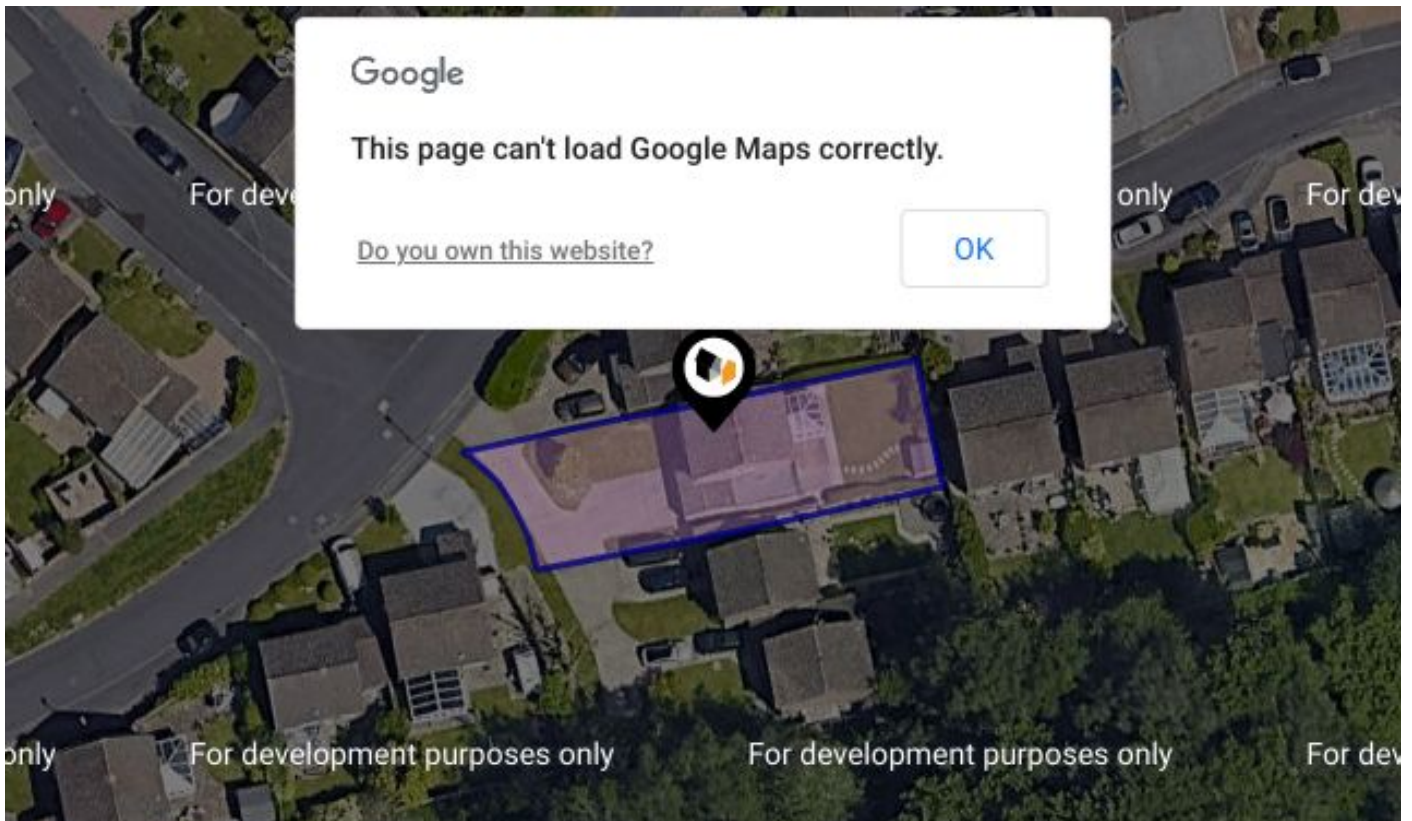


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# KFB: Key Facts For Buyers

## A Guide to This Property & the Local Area

### Wednesday 02<sup>nd</sup> October 2024



## BYERLEY WAY, CRAWLEY, RH10

### Avocado Property

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# Property Overview



## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	4		
<b>Floor Area:</b>	1,076 ft <sup>2</sup> / 100 m <sup>2</sup>		
<b>Plot Area:</b>	0.1 acres		
<b>Council Tax :</b>	Band E		
<b>Annual Estimate:</b>	£2,689		
<b>Title Number:</b>	WSX64468		

## Local Area

<b>Local Authority:</b>	West sussex
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	No Risk
• Surface Water	High

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

<b>17</b> mb/s	<b>71</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:



# Property EPC - Certificate



CRAWLEY, RH10

Energy rating

**D**

Valid until 27.09.2034

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		82   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	67   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

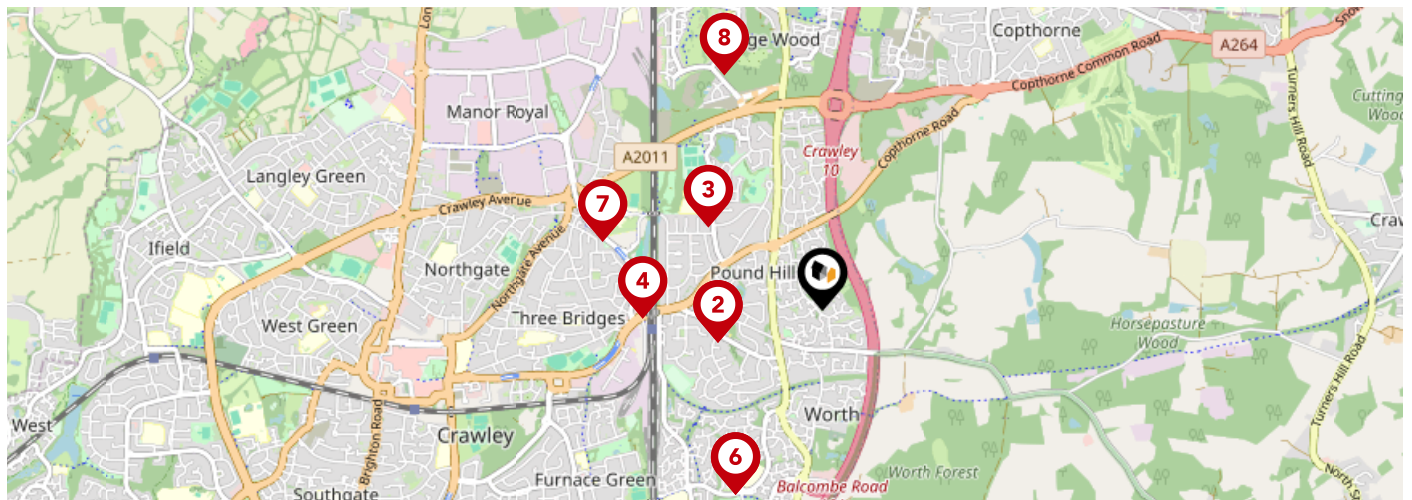
## EPC - Additional Data



### Additional EPC Data

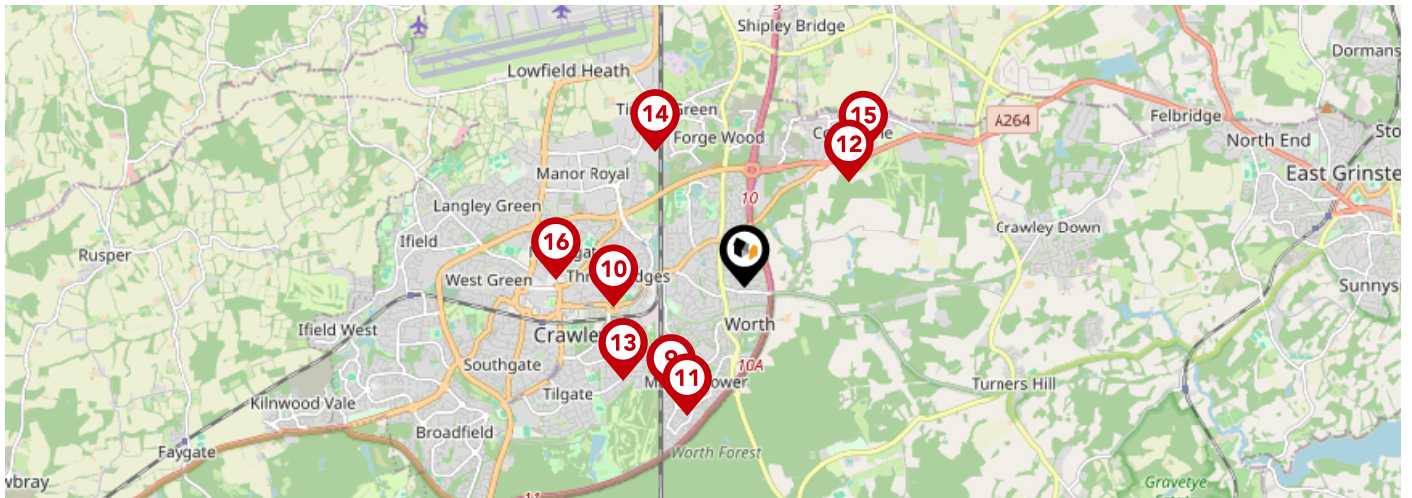
<b>Property Type:</b>	Detached house
<b>Walls:</b>	Timber frame, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 300 mm loft insulation
<b>Roof Energy:</b>	Very good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Warm air, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Main Heating Controls Energy:</b>	Average
<b>Hot Water System:</b>	From main system, no cylinder thermostat
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Secondary Heating:</b>	None
<b>Total Floor Area:</b>	100 m <sup>2</sup>

# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Pound Hill Junior School, Crawley</b> Ofsted Rating: Good   Pupils: 357   Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Pound Hill Infant Academy</b> Ofsted Rating: Outstanding   Pupils: 270   Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Milton Mount Primary School</b> Ofsted Rating: Good   Pupils: 618   Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Serenity School Crawley</b> Ofsted Rating: Good   Pupils: 109   Distance:0.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Maidenbower Junior School</b> Ofsted Rating: Good   Pupils: 570   Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Maidenbower Infant School and Nursery</b> Ofsted Rating: Requires improvement   Pupils: 251   Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Hazelwick School</b> Ofsted Rating: Outstanding   Pupils: 1883   Distance:1.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Forge Wood Primary School</b> Ofsted Rating: Outstanding   Pupils: 390   Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

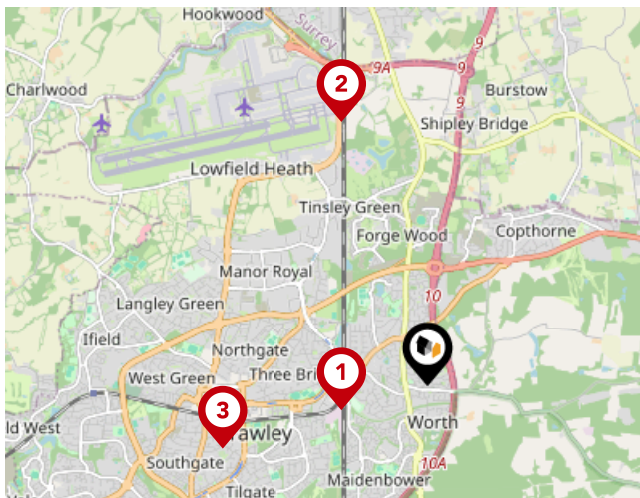
# Area Schools



	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Oriel High School</b></p> <p>Ofsted Rating: Good   Pupils: 1497   Distance:1.23</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Three Bridges Primary School</b></p> <p>Ofsted Rating: Requires improvement   Pupils: 670   Distance:1.24</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Brook Infant School and Nursery</b></p> <p>Ofsted Rating: Good   Pupils: 176   Distance:1.3</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>Fairway Infant School, Cophorne</b></p> <p>Ofsted Rating: Good   Pupils: 164   Distance:1.38</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>St Andrew's CofE Primary School</b></p> <p>Ofsted Rating: Good   Pupils: 204   Distance:1.43</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>The Gatwick School</b></p> <p>Ofsted Rating: Good   Pupils: 885   Distance:1.52</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Cophorne CofE Junior School</b></p> <p>Ofsted Rating: Requires improvement   Pupils: 218   Distance:1.67</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>Northgate Primary School</b></p> <p>Ofsted Rating: Good   Pupils: 654   Distance:1.76</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

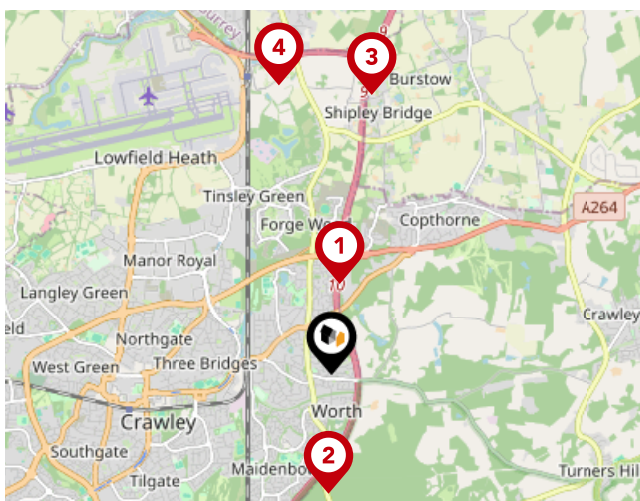
# Area

## Transport (National)



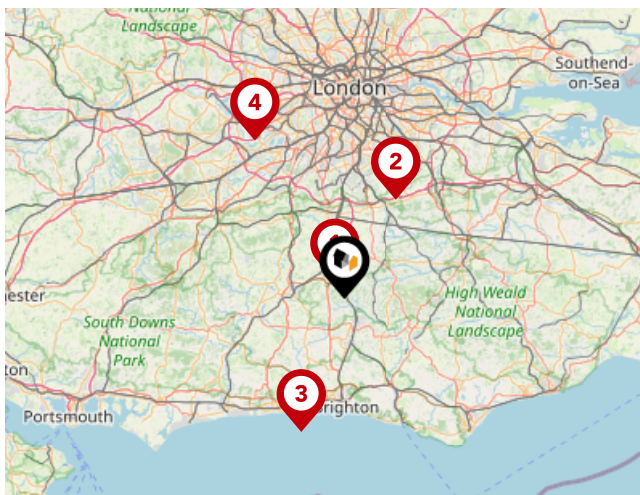
### National Rail Stations

Pin	Name	Distance
1	Three Bridges Rail Station	0.83 miles
2	Gatwick Airport Rail Station	2.58 miles
3	Crawley Rail Station	1.99 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M23 J10	0.85 miles
2	M23 J10A	1.11 miles
3	M23 J9	2.63 miles
4	M23 J9A	2.74 miles
5	M23 J11	3.31 miles

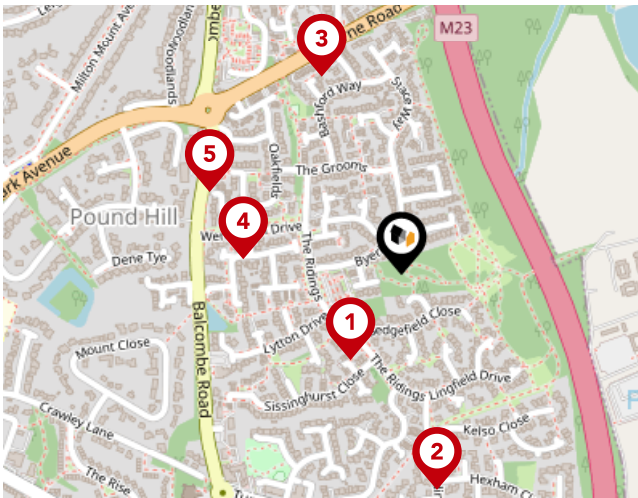


### Airports/Helipads

Pin	Name	Distance
1	Gatwick Airport	3.1 miles
2	Leaves Green	16.52 miles
3	Shoreham-by-Sea	20.92 miles
4	Heathrow Airport Terminal 4	26.92 miles

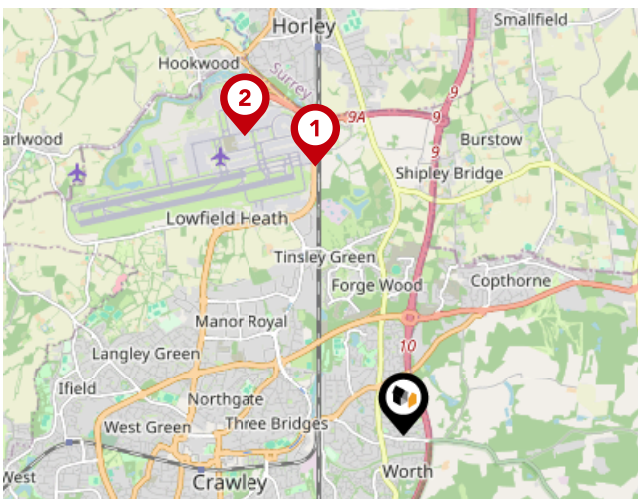
# Area

## Transport (Local)



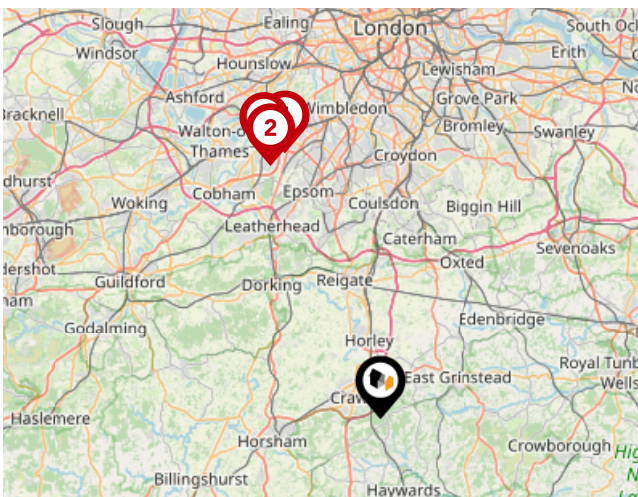
### Bus Stops/Stations

Pin	Name	Distance
1	Sedgefield Close	0.12 miles
2	Kelso Close	0.25 miles
3	Blackheath	0.25 miles
4	Wentworth Drive	0.19 miles
5	Greyhound Slip	0.24 miles



### Local Connections

Pin	Name	Distance
1	Gatwick South Terminal Shuttle Station	2.63 miles
2	Gatwick North Terminal Shuttle Station	3.15 miles



### Ferry Terminals

Pin	Name	Distance
1	Kingston Town End Pier	20.94 miles
2	Ditton Island Ferry Landing	20.51 miles
3	Hampton Court Pier	21.41 miles

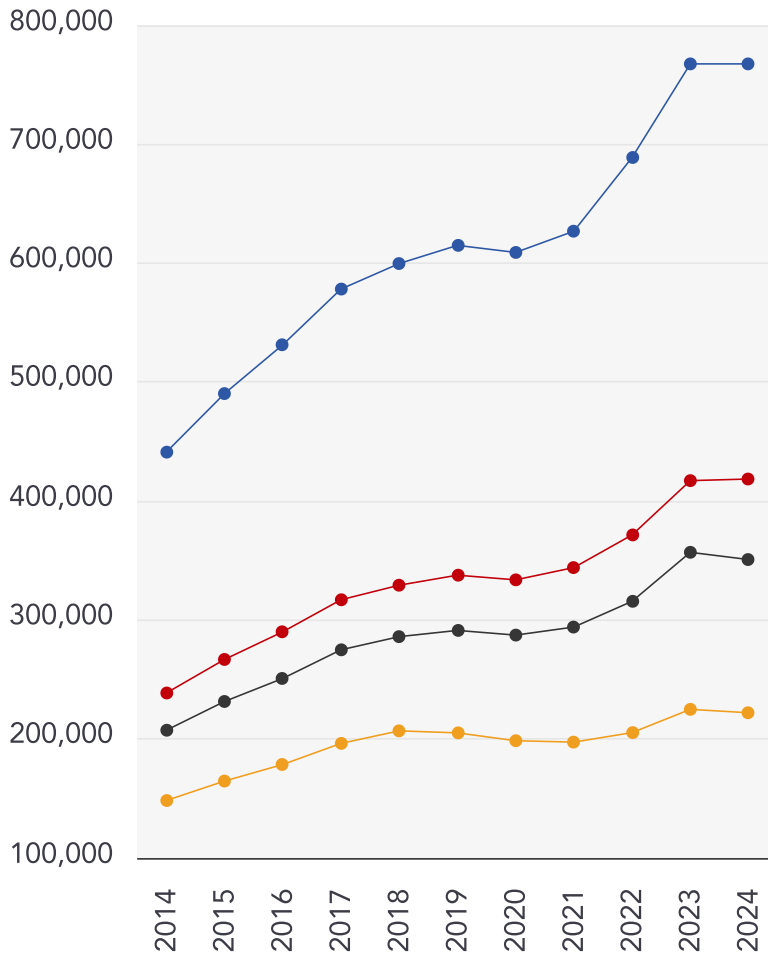


# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in RH10



Detached

**+73.97%**

Semi-Detached

**+75.35%**

Terraced

**+69.17%**

Flat

**+49.74%**

# Avocado Property

## About Us



### Avocado Property

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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.

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# Avocado Property

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