

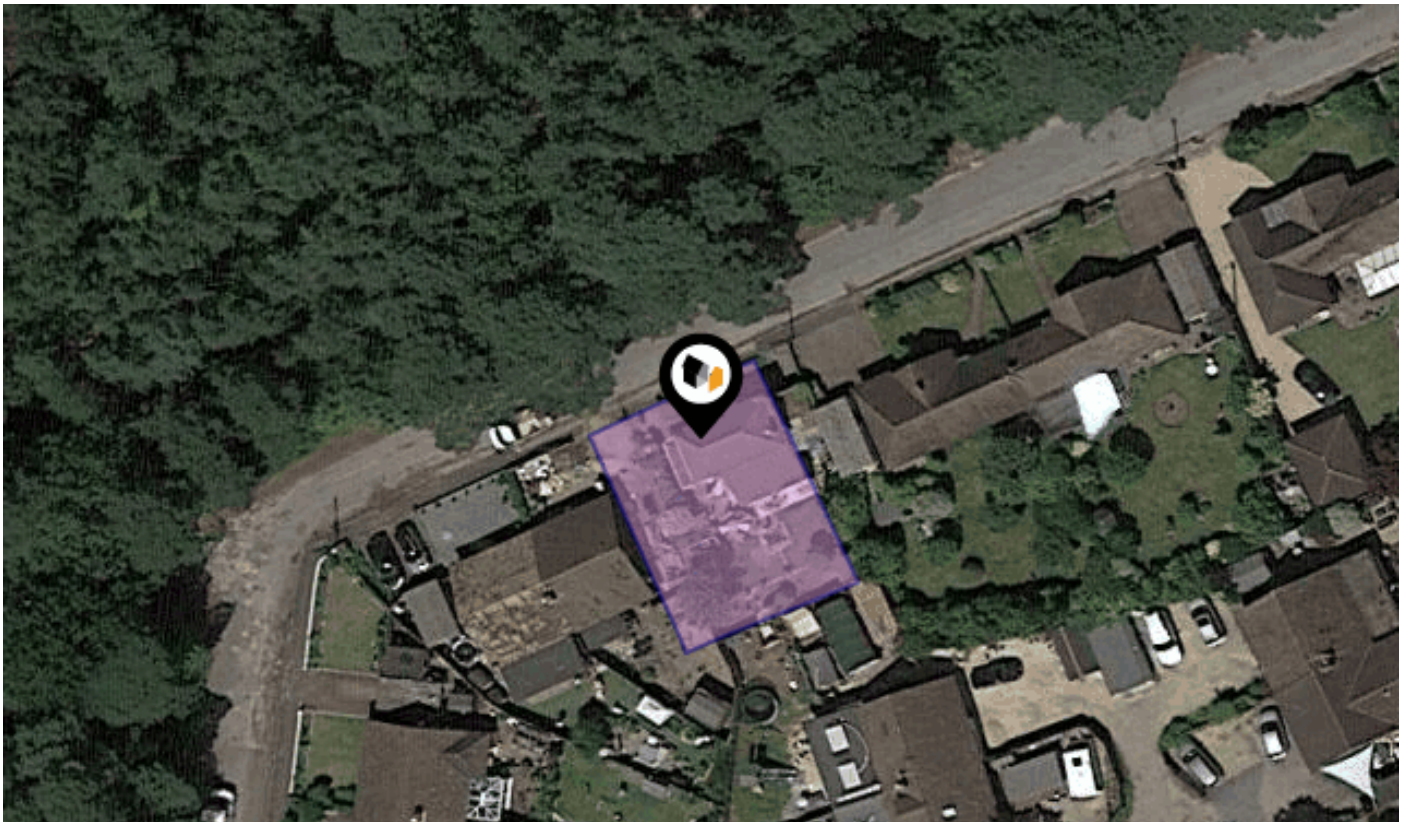


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Sunday 27<sup>th</sup> October 2024**



**65, BLACKDOWN ROAD, DEEPCUT, CAMBERLEY, GU16 6QJ**

**Avocado Property**

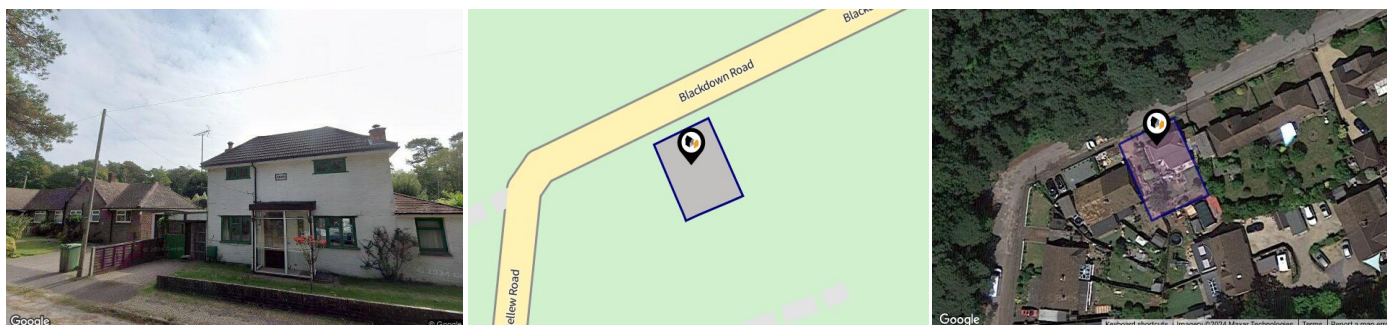
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# Property Overview



## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	818 ft <sup>2</sup> / 76 m <sup>2</sup>		
<b>Plot Area:</b>	0.08 acres		
<b>Council Tax :</b>	Band D		
<b>Annual Estimate:</b>	£2,356		
<b>Title Number:</b>	SY80415		
<b>UPRN:</b>	100061543821		

## Local Area

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

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

<b>16</b> mb/s	<b>80</b> mb/s	<b>-</b> mb/s

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



### Satellite/Fibre TV Availability:



Property  
**EPC - Certificate**



65 Blackdown Road, Deepcut, CAMBERLEY, GU16 6QJ

Energy rating

**D**

Valid until 26.10.2034

Certificate number  
 9370-2526-0400-2324-6361

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		79   <b>C</b>
55-68	<b>D</b>	56   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

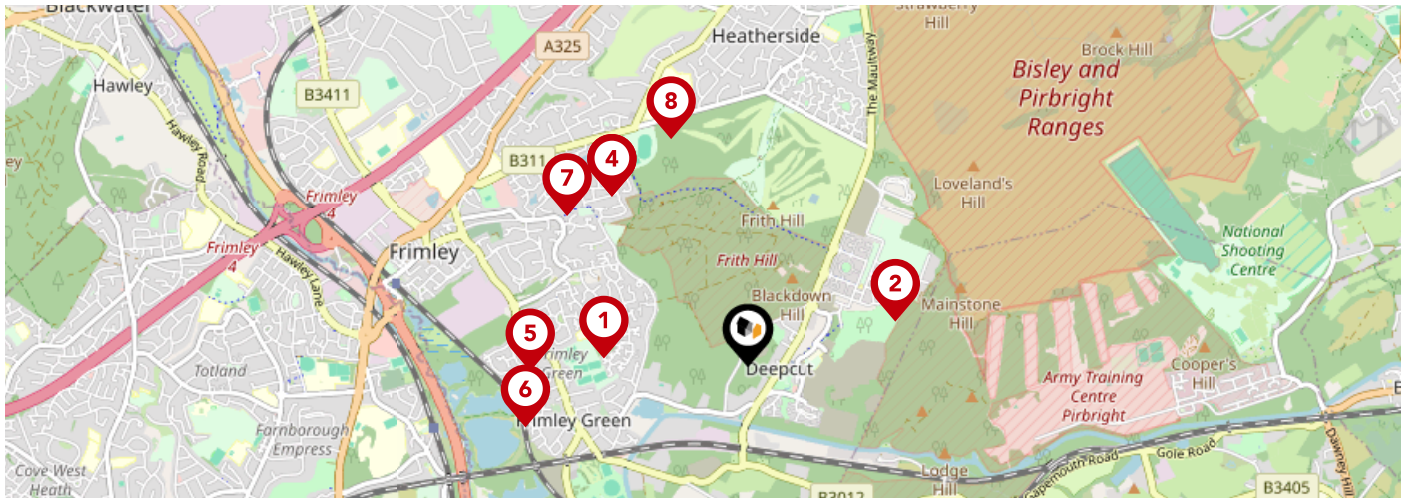
## EPC - Additional Data



### Additional EPC Data

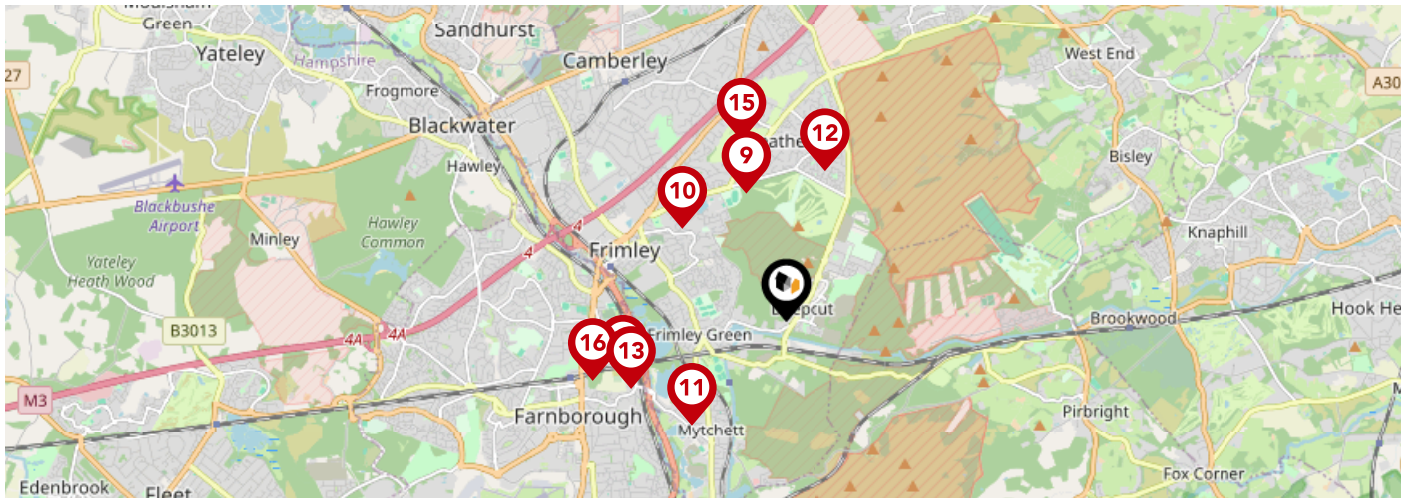
<b>Property Type:</b>	Detached house
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, no insulation (assumed)
<b>Roof Energy:</b>	Very poor
<b>Window:</b>	Some double glazing
<b>Window Energy:</b>	Poor
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 67% of fixed outlets
<b>Lighting Energy:</b>	Good
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, mains gas
<b>Total Floor Area:</b>	76 m <sup>2</sup>









# Area Schools



	Nursery	Primary	Secondary	College	Private
<b>1 Sandringham Infant &amp; Nursery Academy</b> Ofsted Rating: Good   Pupils: 219   Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2 Portesbery School</b> Ofsted Rating: Good   Pupils: 135   Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3 St Augustine's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 436   Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4 Tomlinscote School</b> Ofsted Rating: Outstanding   Pupils: 1507   Distance:1.01	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5 Frimley CofE Junior School</b> Ofsted Rating: Good   Pupils: 355   Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6 Cross Farm Infant Academy</b> Ofsted Rating: Requires improvement   Pupils: 115   Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7 Lakeside Nursery &amp; Primary Academy</b> Ofsted Rating: Good   Pupils: 313   Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8 Ravenscote Junior School</b> Ofsted Rating: Outstanding   Pupils: 620   Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

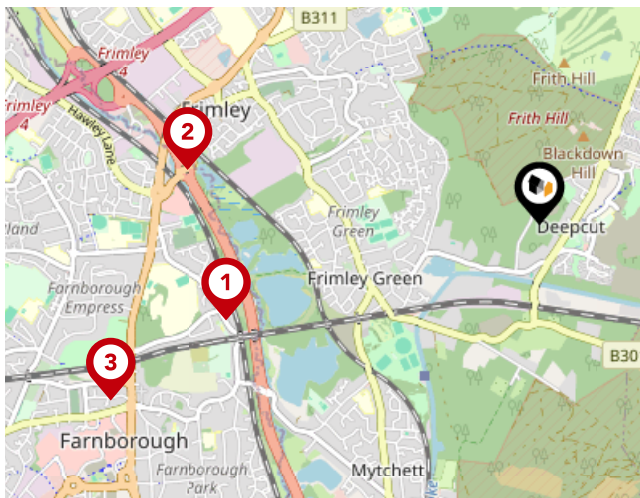
# Area Schools



	Nursery	Primary	Secondary	College	Private
 <b>Carwarden House Community School</b> Ofsted Rating: Good   Pupils: 156   Distance:1.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>The Grove Primary Academy</b> Ofsted Rating: Good   Pupils: 439   Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Mytchett Primary &amp; Nursery Academy</b> Ofsted Rating: Good   Pupils: 247   Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Heather Ridge Infant School</b> Ofsted Rating: Good   Pupils: 179   Distance:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>North Farnborough Infant School</b> Ofsted Rating: Good   Pupils: 171   Distance:1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Henry Tyndale School</b> Ofsted Rating: Outstanding   Pupils: 135   Distance:1.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Prior Heath Infant School</b> Ofsted Rating: Good   Pupils: 181   Distance:1.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Farnborough Hill</b> Ofsted Rating: Not Rated   Pupils: 527   Distance:1.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

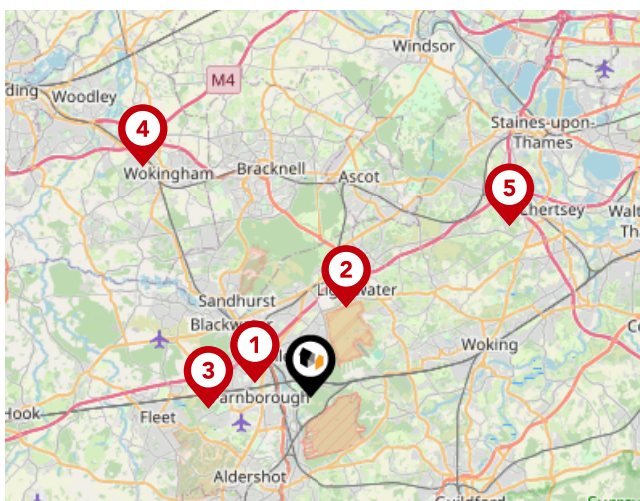
# Area

## Transport (National)



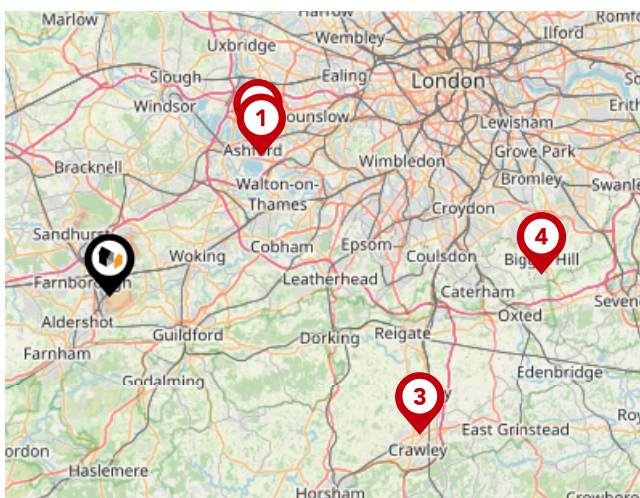
### National Rail Stations

Pin	Name	Distance
1	Farnborough North Rail Station	1.53 miles
2	Frimley Rail Station	1.65 miles
3	Farnborough (Main) Rail Station	2.15 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J4	2.17 miles
2	M3 J3	3.55 miles
3	M3 J4A	3.85 miles
4	M4 J10	10.57 miles
5	M3 J2	9.7 miles

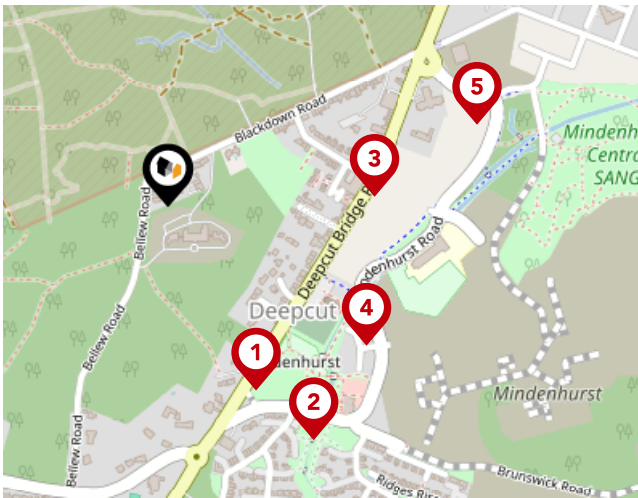


### Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport Terminal 4	15.41 miles
2	Heathrow Airport	15.95 miles
3	Gatwick Airport	25.25 miles
4	Leaves Green	32.15 miles

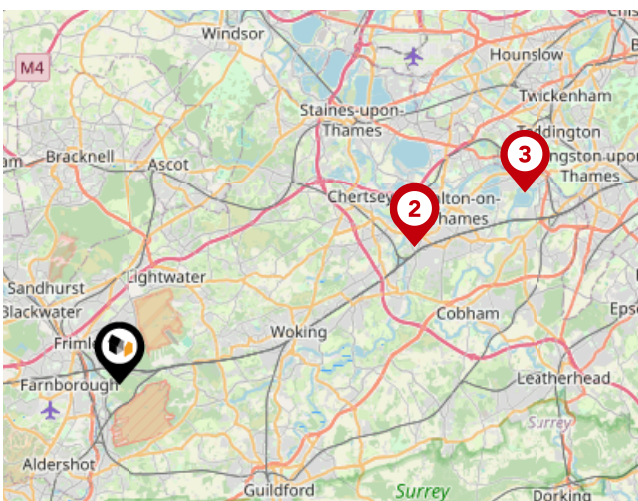
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Brunswick Road	0.24 miles
2	The Frog	0.32 miles
3	Woodend Road	0.24 miles
4	Lakeside Nursery and Primary School	0.28 miles
5	The Royal Way	0.37 miles



### Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	12.04 miles
2	Weybridge Ferry Landing	12.04 miles
3	Moulsey - Hurst Park Ferry Landing	16.56 miles

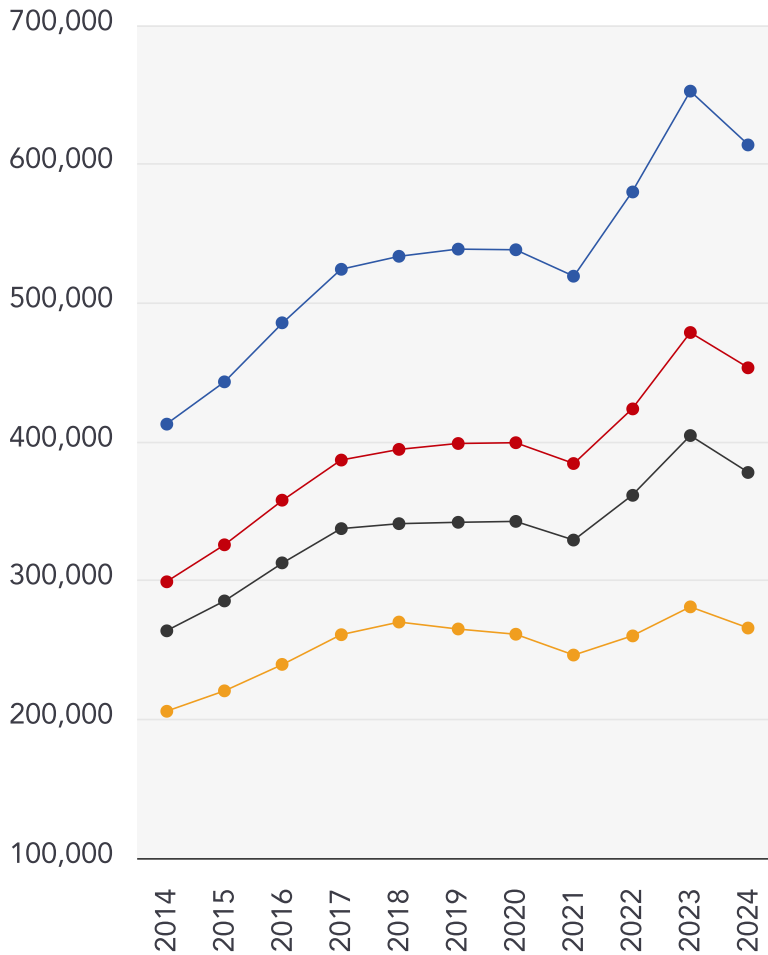


# Market

## 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**

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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.

# 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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### Avocado Property

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