

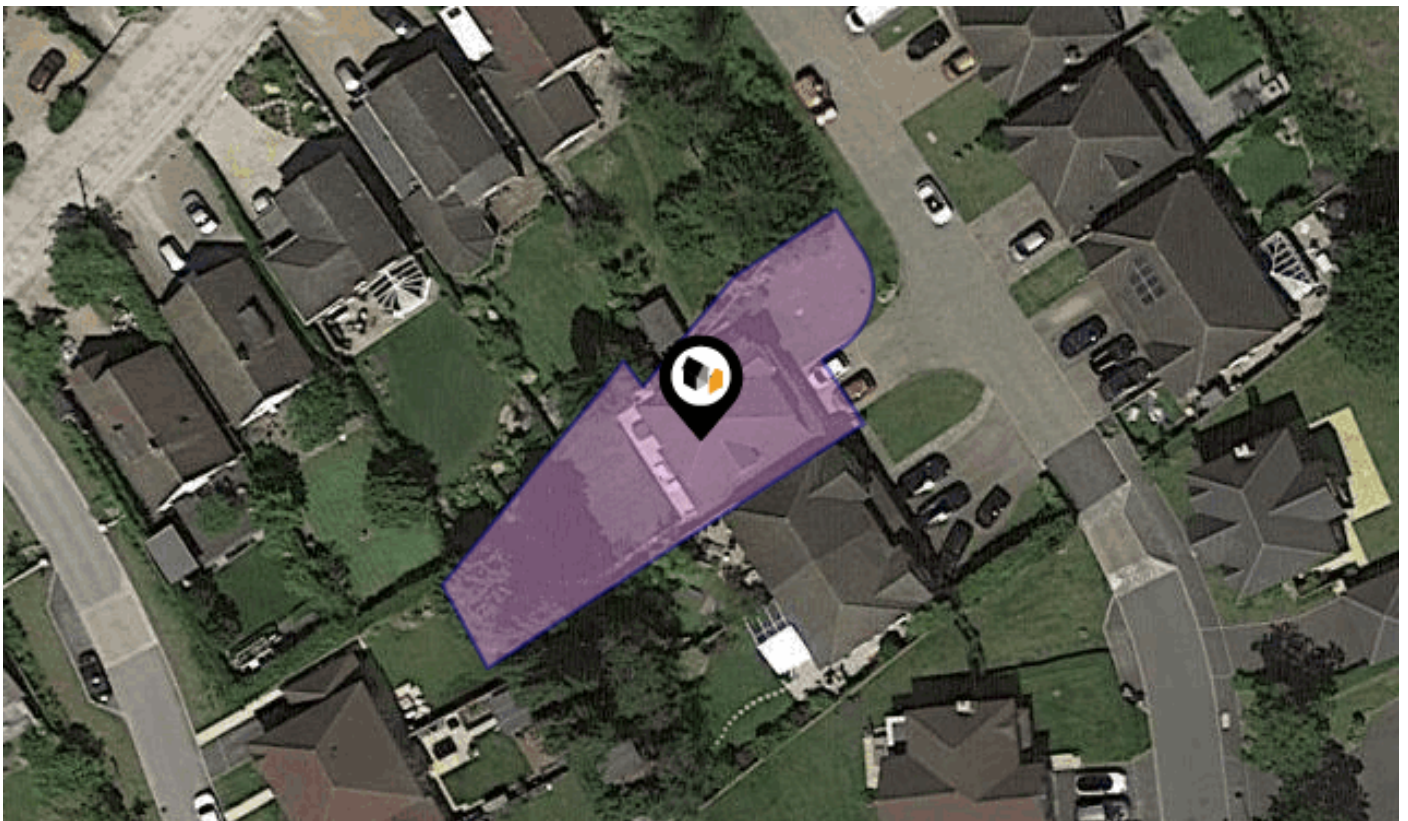


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 01st November 2024



2, ROSE MEADOW, WEST END, WOKING, GU24 9LB

Avocado Property

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Property Overview



Property

Type:	Detached	Last Sold Date:	02/07/2004
Bedrooms:	4	Last Sold Price:	£450,000
Floor Area:	1,636 ft ² / 152 m ²	Last Sold £/ft ² :	£275
Plot Area:	0.14 acres	Tenure:	Freehold
Year Built :	2004		
Council Tax :	Band G		
Annual Estimate:	£3,927		
Title Number:	SY731129		
UPRN:	10002673227		

Local Area

Local Authority:	Surrey	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	No Risk	3	35	1000
• Surface Water	Low	mb/s	mb/s	mb/s

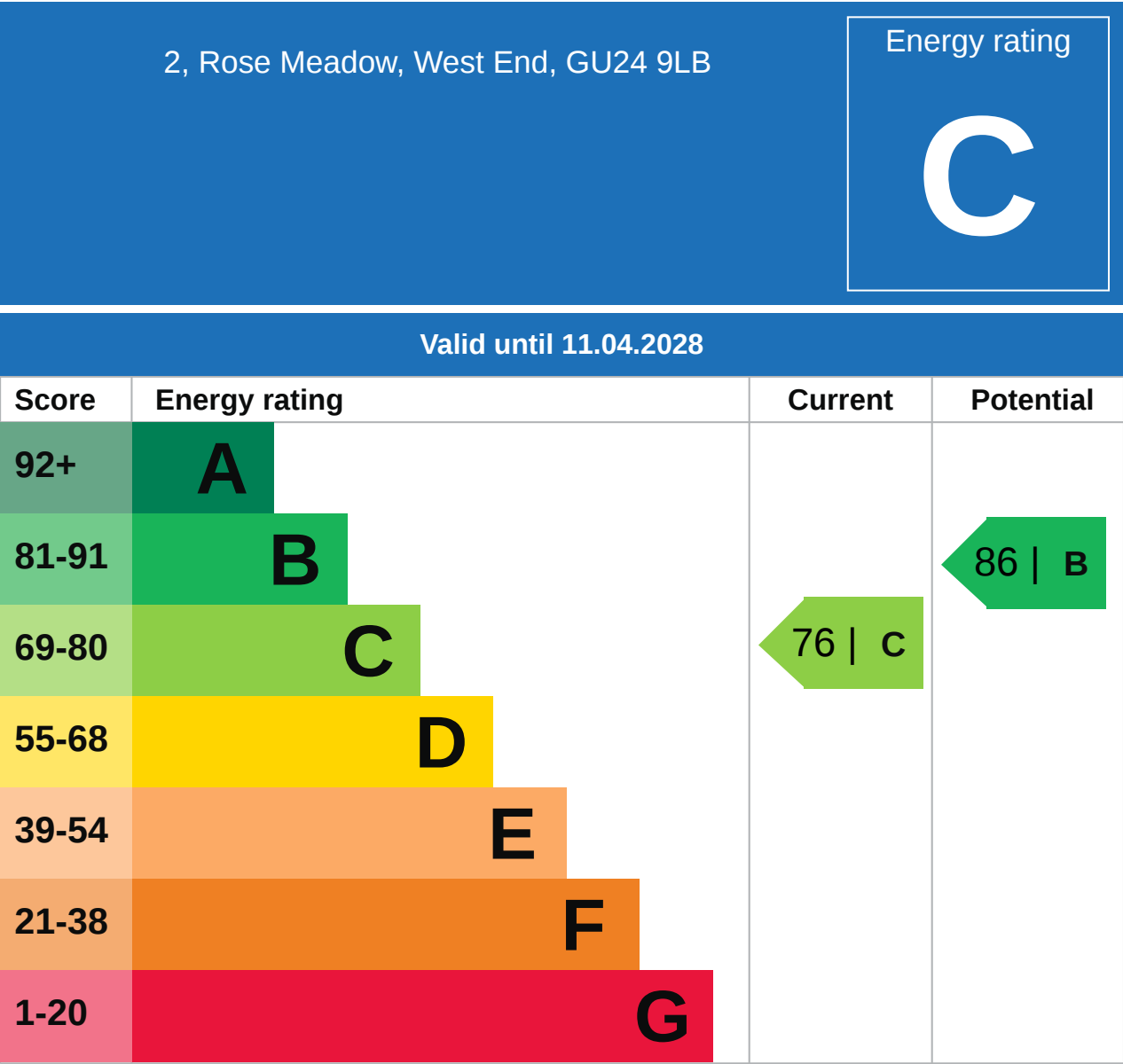
Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:



Property

EPC - Certificate



Property

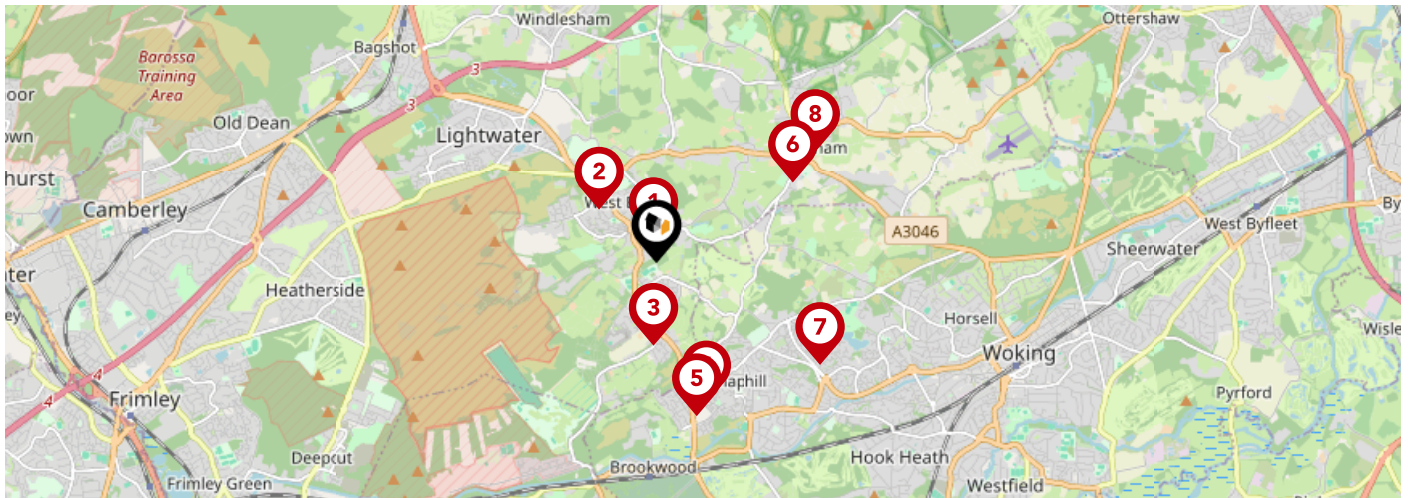
EPC - Additional Data



Additional EPC Data

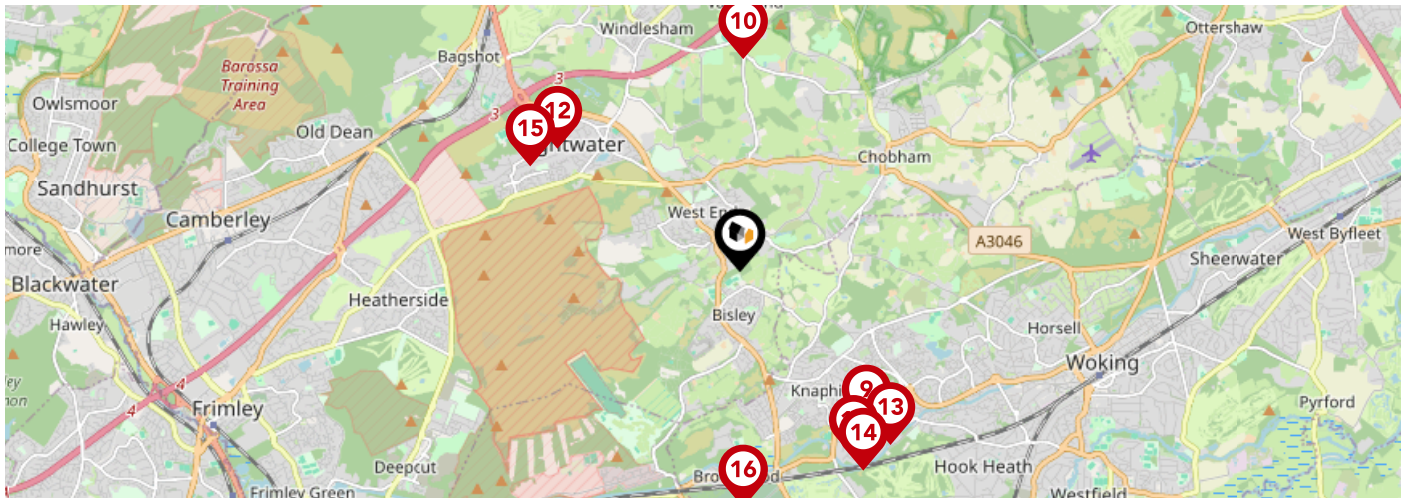
Property Type:	House
Build Form:	Detached
Transaction Type:	Non marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	3
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 84% of fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	152 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Holy Trinity CofE Primary School Ofsted Rating: Good Pupils: 420 Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Gordon's School Ofsted Rating: Outstanding Pupils: 978 Distance:0.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Bisley CofE Primary School Ofsted Rating: Requires improvement Pupils: 366 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Knaphill School Ofsted Rating: Good Pupils: 268 Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The Knaphill Lower School Ofsted Rating: Requires improvement Pupils: 226 Distance:1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Lawrence CofE (Aided) Primary School Ofsted Rating: Good Pupils: 204 Distance:1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Beaufort Primary School Ofsted Rating: Good Pupils: 481 Distance:1.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Wishmore Cross Academy Ofsted Rating: Requires improvement Pupils: 65 Distance:1.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

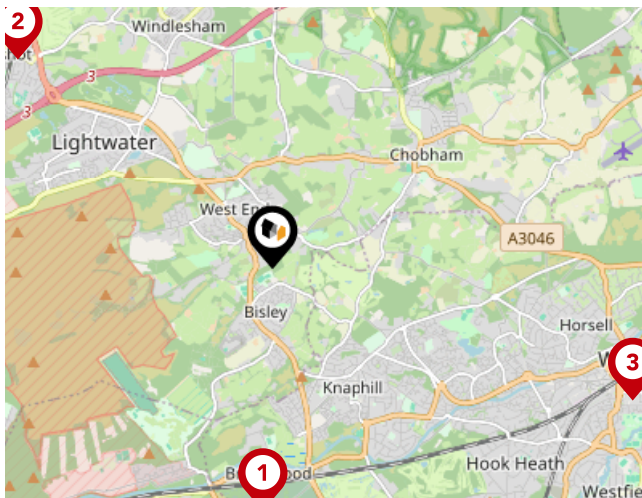
Area Schools



		Nursery	Primary	Secondary	College	Private
9	St John's Primary School Ofsted Rating: Good Pupils: 249 Distance:1.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Valley End CofE Infant School Ofsted Rating: Outstanding Pupils: 159 Distance:1.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	St Hugh of Lincoln Catholic Primary School Ofsted Rating: Outstanding Pupils: 211 Distance:2.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Lightwater Village School Ofsted Rating: Good Pupils: 133 Distance:2.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	The Winston Churchill School A Specialist Sports College Ofsted Rating: Good Pupils: 1524 Distance:2.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	The Oaktree School Ofsted Rating: Requires improvement Pupils: 258 Distance:2.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Hammond School Ofsted Rating: Good Pupils: 254 Distance:2.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Brookwood Primary School Ofsted Rating: Good Pupils: 162 Distance:2.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

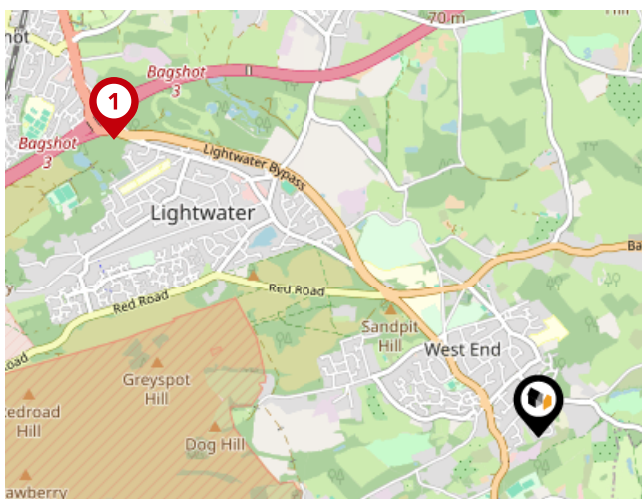
Area

Transport (National)



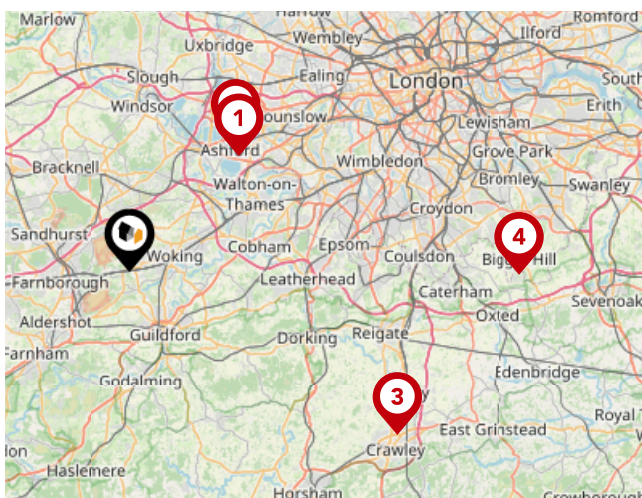
National Rail Stations

Pin	Name	Distance
	Brookwood Rail Station	2.25 miles
	Bagshot Rail Station	3.06 miles
	Woking Rail Station	3.55 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M3 J3	2.4 miles
	M3 J2	6.02 miles
	M25 J12	6.1 miles
	M3 J4	5.54 miles
	M25 J11	6.03 miles

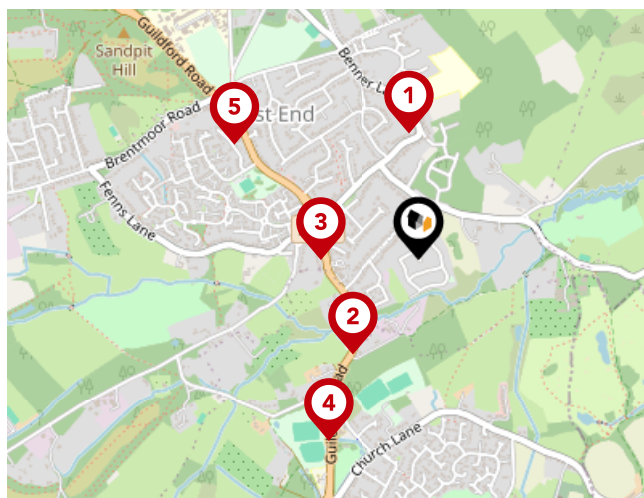


Airports/Helipads

Pin	Name	Distance
	Heathrow Airport Terminal 4	11.74 miles
	Heathrow Airport	12.35 miles
	Gatwick Airport	23.26 miles
	Leaves Green	28.85 miles

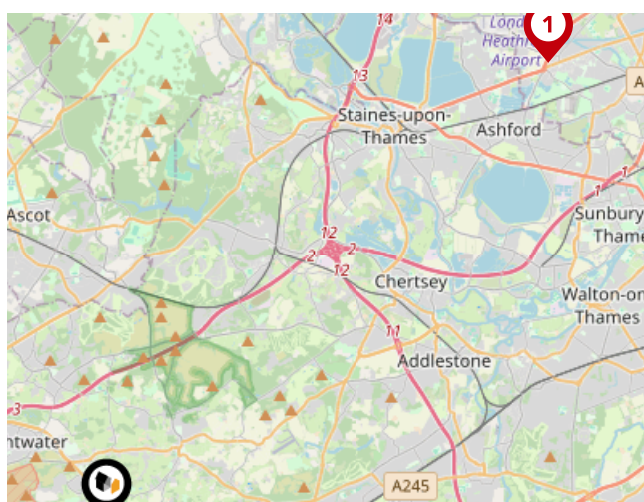
Area

Transport (Local)



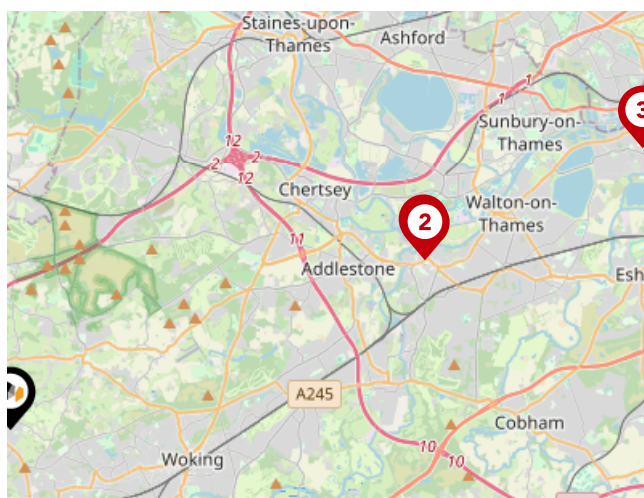
Bus Stops/Stations

Pin	Name	Distance
1	Holy Trinity School	0.29 miles
2	Oldhouse Lane	0.27 miles
3	Fellow Green	0.23 miles
4	School Close	0.47 miles
5	The Inn	0.51 miles



Local Connections

Pin	Name	Distance
1	Heathrow Terminal 4 Underground Station	11.79 miles



Ferry Terminals

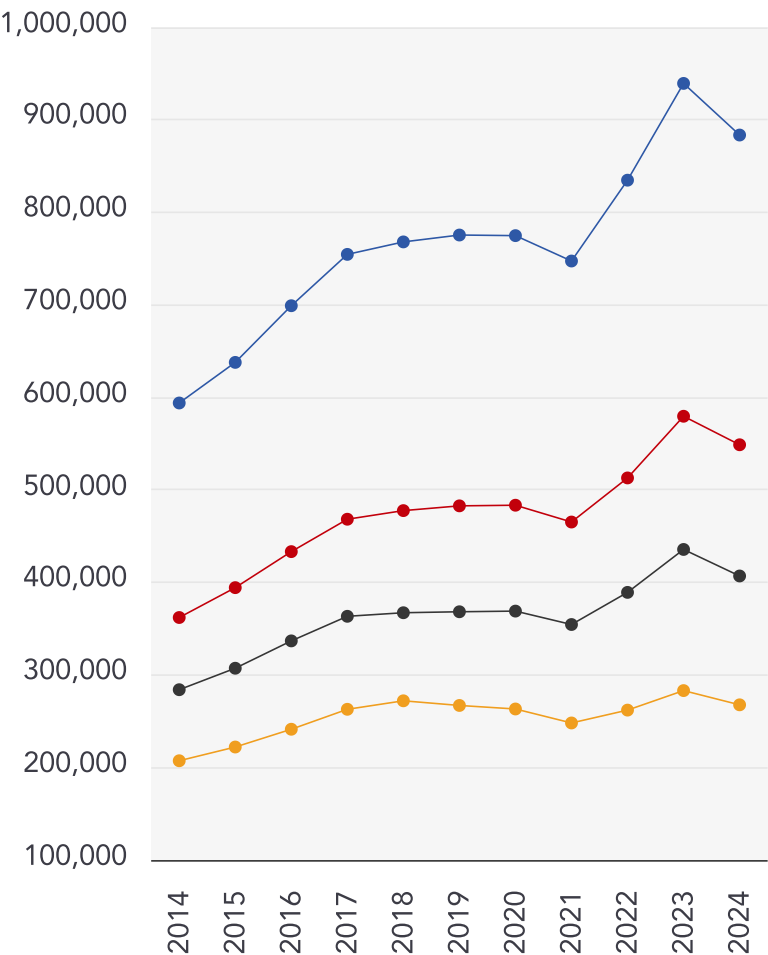
Pin	Name	Distance
1	Shepperton Ferry Landing	8.29 miles
2	Weybridge Ferry Landing	8.29 miles
3	Moulsey - Hurst Park Ferry Landing	12.8 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in GU24



Detached

+48.75%

Semi-Detached

+51.56%

Terraced

+43.26%

Flat

+29.15%

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.

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

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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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