

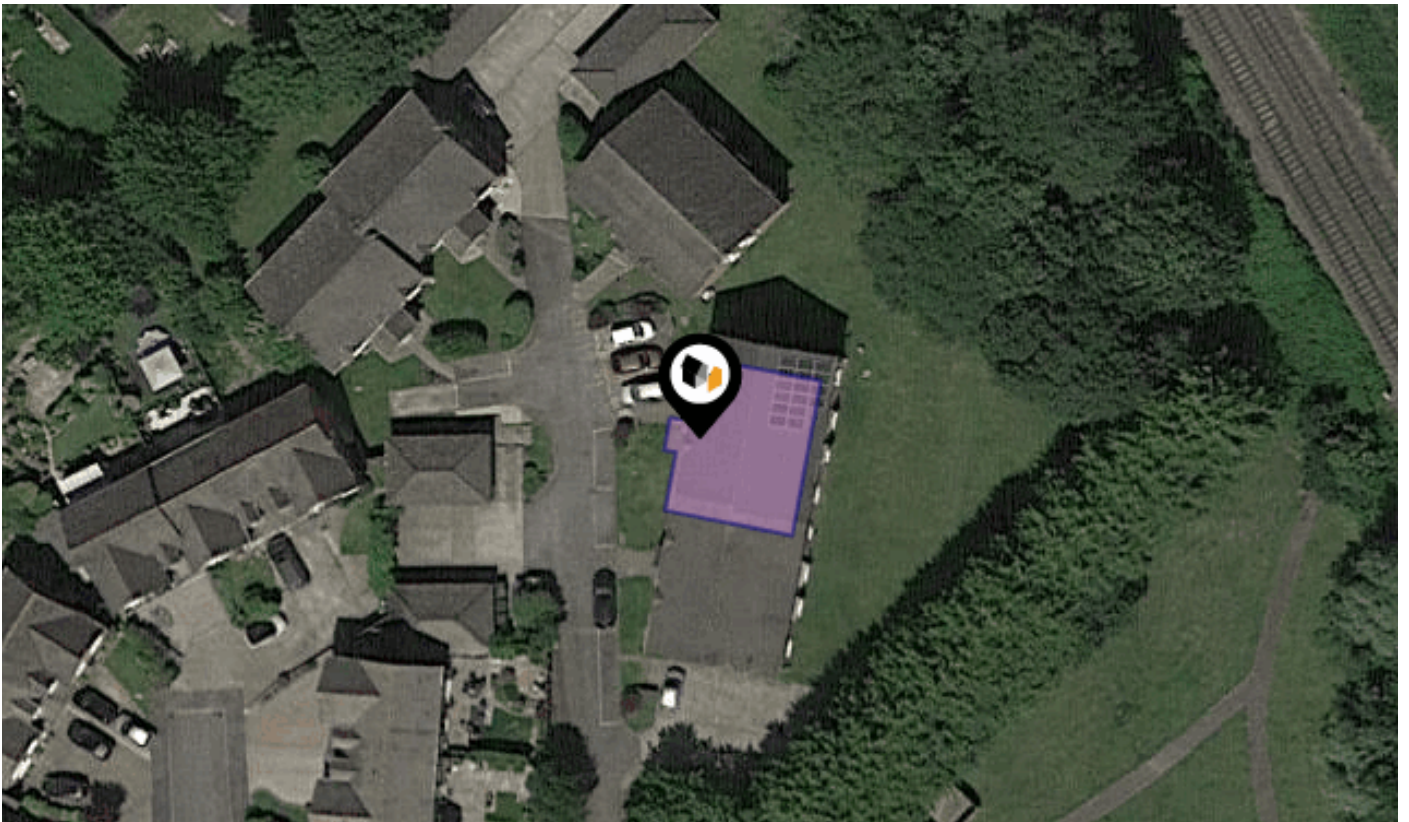


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 01st November 2024



**60, THORNFIELD GREEN, BLACKWATER, CAMBERLEY,
GU17 9EY**

Avocado Property

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Property Overview



Property

Type:	Flat / Maisonette	Last Sold Date:	17/08/2018
Bedrooms:	2	Last Sold Price:	£213,000
Floor Area:	645 ft ² / 60 m ²	Last Sold £/ft²:	£329
Plot Area:	0.04 acres	Tenure:	Leasehold
Council Tax :	Band C	Start Date:	13/09/1987
Annual Estimate:	£1,933	End Date:	25/03/2986
Title Number:	HP484334	Lease Term:	999 years from 25 March 1987
UPRN:	100060412958	Term Remaining:	962 years

Local Area

Local Authority:	Hampshire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	74 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



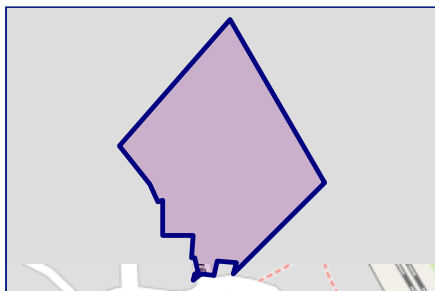
Satellite/Fibre TV Availability:



Property Multiple Title Plans

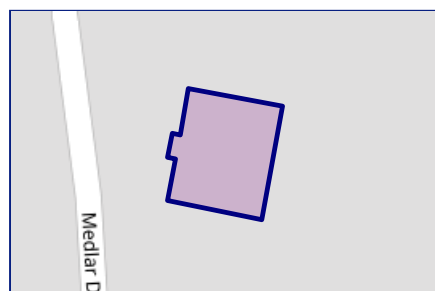


Freehold Title Plan



HP589898

Leasehold Title Plan



HP484334

Start Date: 13/09/1987
End Date: 25/03/2986
Lease Term: 999 years from 25 March 1987
Term Remaining: 962 years

Property EPC - Certificate



60 Thornfield Green, Blackwater, GU17 9EY

Energy rating

C

Valid until 07.11.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

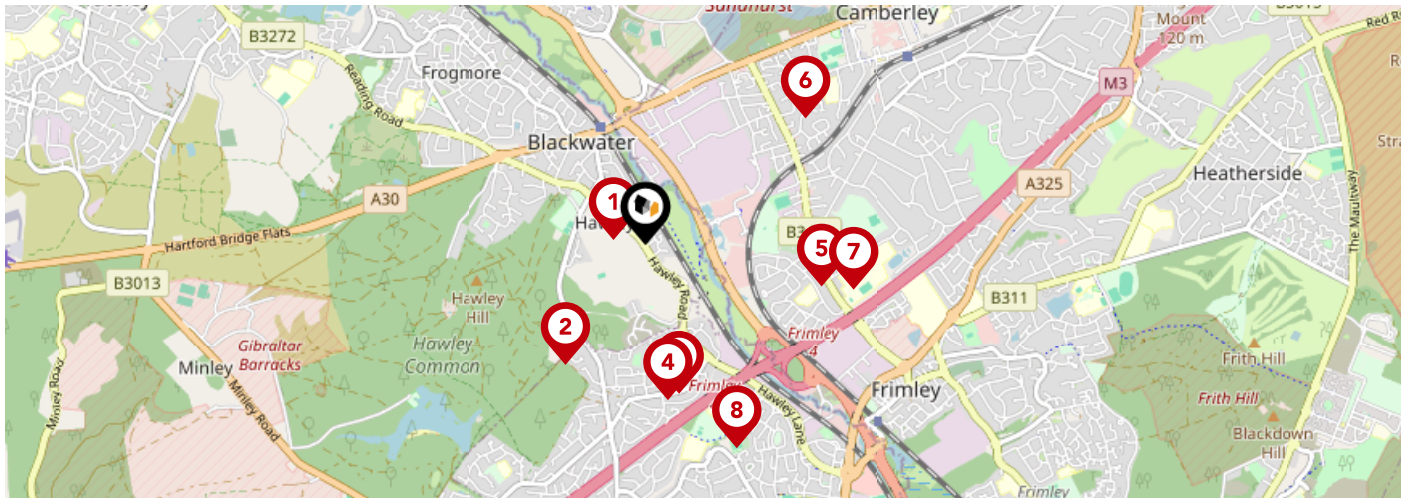
EPC - Additional Data



Additional EPC Data

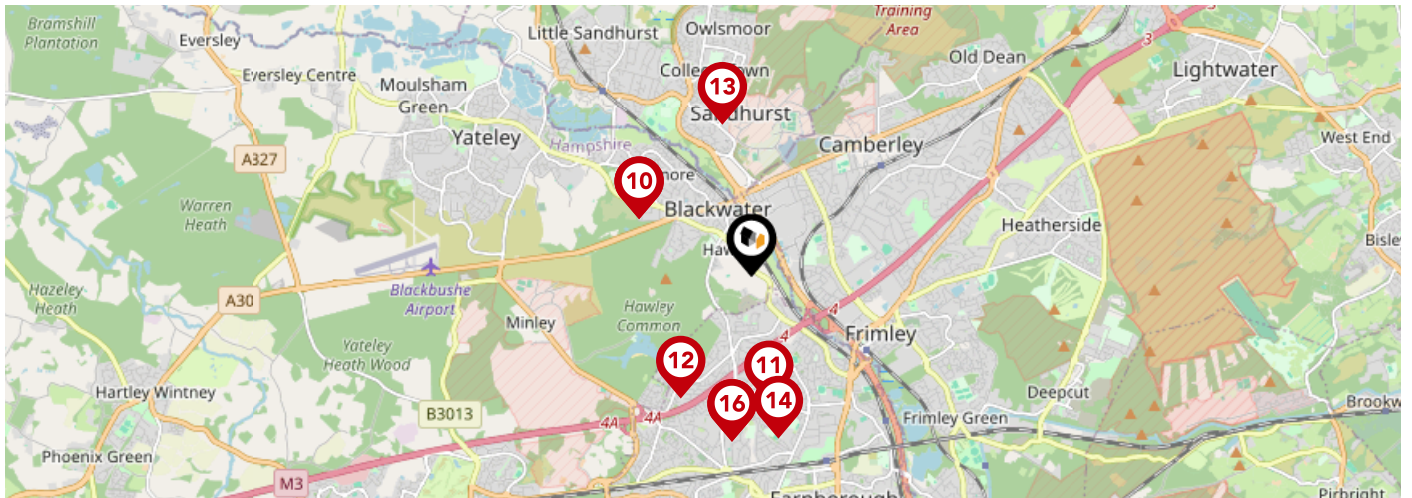
Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Rental
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	01
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	60 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Hawley Primary School Ofsted Rating: Good Pupils: 310 Distance:0.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Hurst Lodge School Ofsted Rating: Not Rated Pupils: 171 Distance:0.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Bohunt Farnborough Ofsted Rating: Not Rated Pupils: 637 Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	The Ferns Primary Academy Ofsted Rating: Serious Weaknesses Pupils: 97 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	South Camberley Primary and Nursery School Ofsted Rating: Good Pupils: 645 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Lyndhurst School Ofsted Rating: Not Rated Pupils: 108 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Kings International College Ofsted Rating: Good Pupils: 842 Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Farnborough Grange Nursery & Infant Community School Ofsted Rating: Special Measures Pupils: 234 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

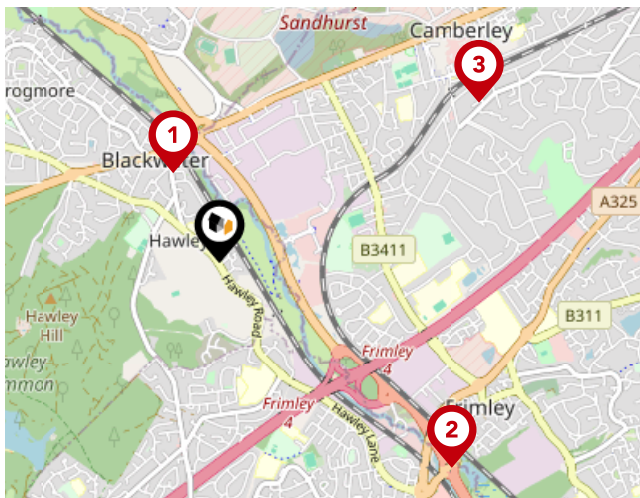
Area Schools



		Nursery	Primary	Secondary	College	Private
9	Frogmore Junior School Ofsted Rating: Good Pupils: 228 Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Frogmore Infant School Ofsted Rating: Good Pupils: 175 Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Grange Community Junior School Ofsted Rating: Outstanding Pupils: 235 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Pinewood Infant School Ofsted Rating: Good Pupils: 97 Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	College Town Primary School Ofsted Rating: Good Pupils: 478 Distance:1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Samuel Cody School Ofsted Rating: Good Pupils: 287 Distance:1.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Manor Junior School Ofsted Rating: Good Pupils: 327 Distance:1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Manor Infant School Ofsted Rating: Requires improvement Pupils: 199 Distance:1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

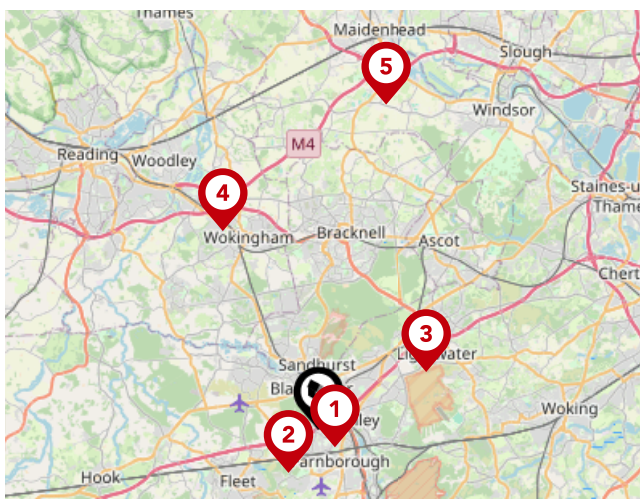
Area

Transport (National)



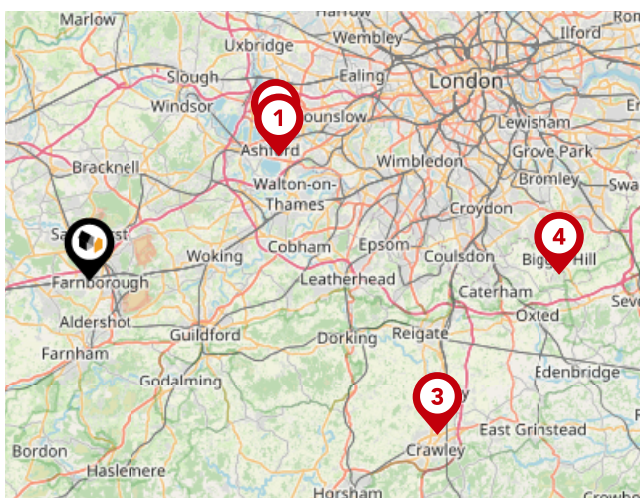
National Rail Stations

Pin	Name	Distance
1	Blackwater Rail Station	0.47 miles
2	Frimley Rail Station	1.44 miles
3	Camberley Rail Station	1.42 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J4	0.9 miles
2	M3 J4A	1.97 miles
3	M3 J3	4.51 miles
4	M4 J10	8.14 miles
5	M4 J8	12.26 miles

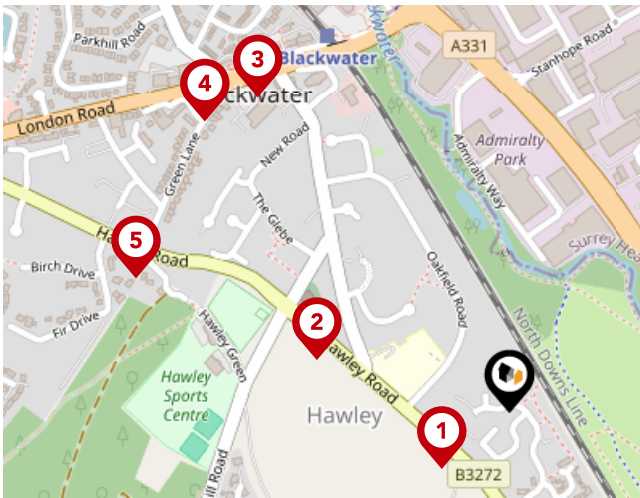


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport Terminal 4	16.79 miles
2	Heathrow Airport	17.18 miles
3	Gatwick Airport	28.21 miles
4	Leaves Green	34.81 miles

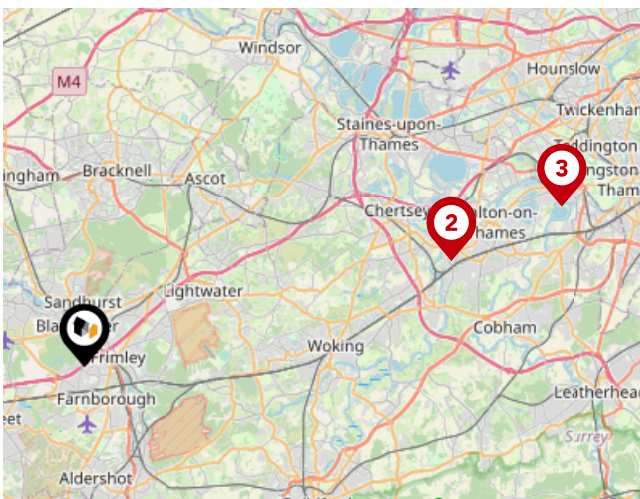
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Oakfield Road	0.1 miles
2	Holy Trinity Church	0.23 miles
3	Rail Station & PO	0.47 miles
4	Rosemary Lane	0.49 miles
5	Green Lane	0.46 miles



Ferry Terminals

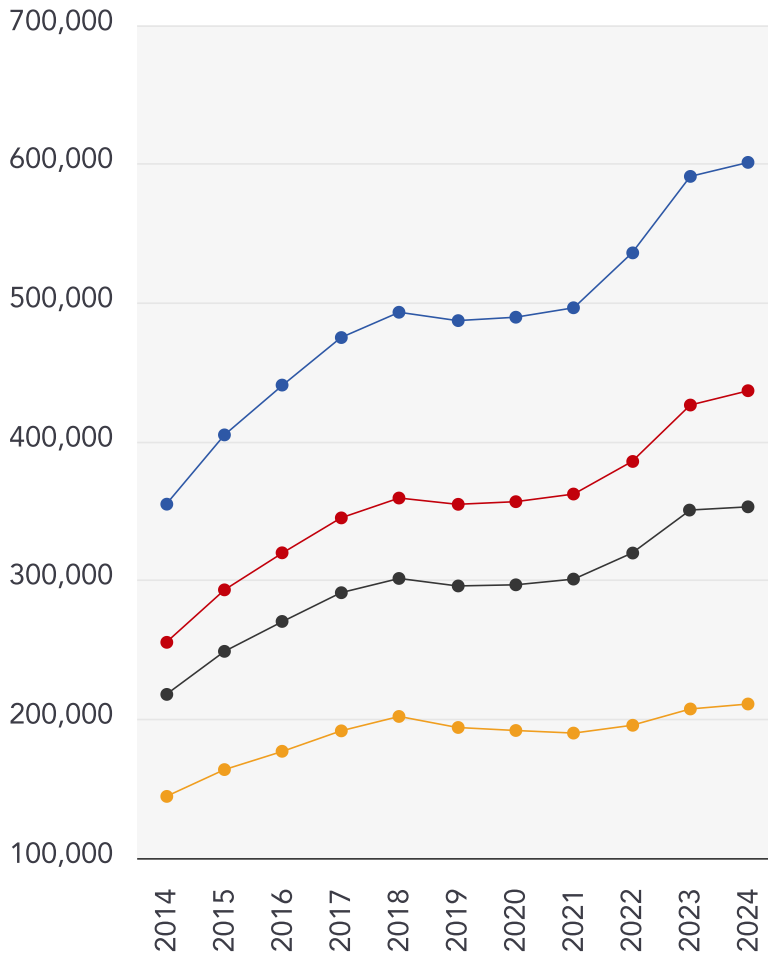
Pin	Name	Distance
1	Shepperton Ferry Landing	14.16 miles
2	Weybridge Ferry Landing	14.16 miles
3	Moulsey - Hurst Park Ferry Landing	18.62 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in GU17



Detached

+69.38%

Semi-Detached

+70.98%

Terraced

+62.02%

Flat

+46.1%

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

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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