

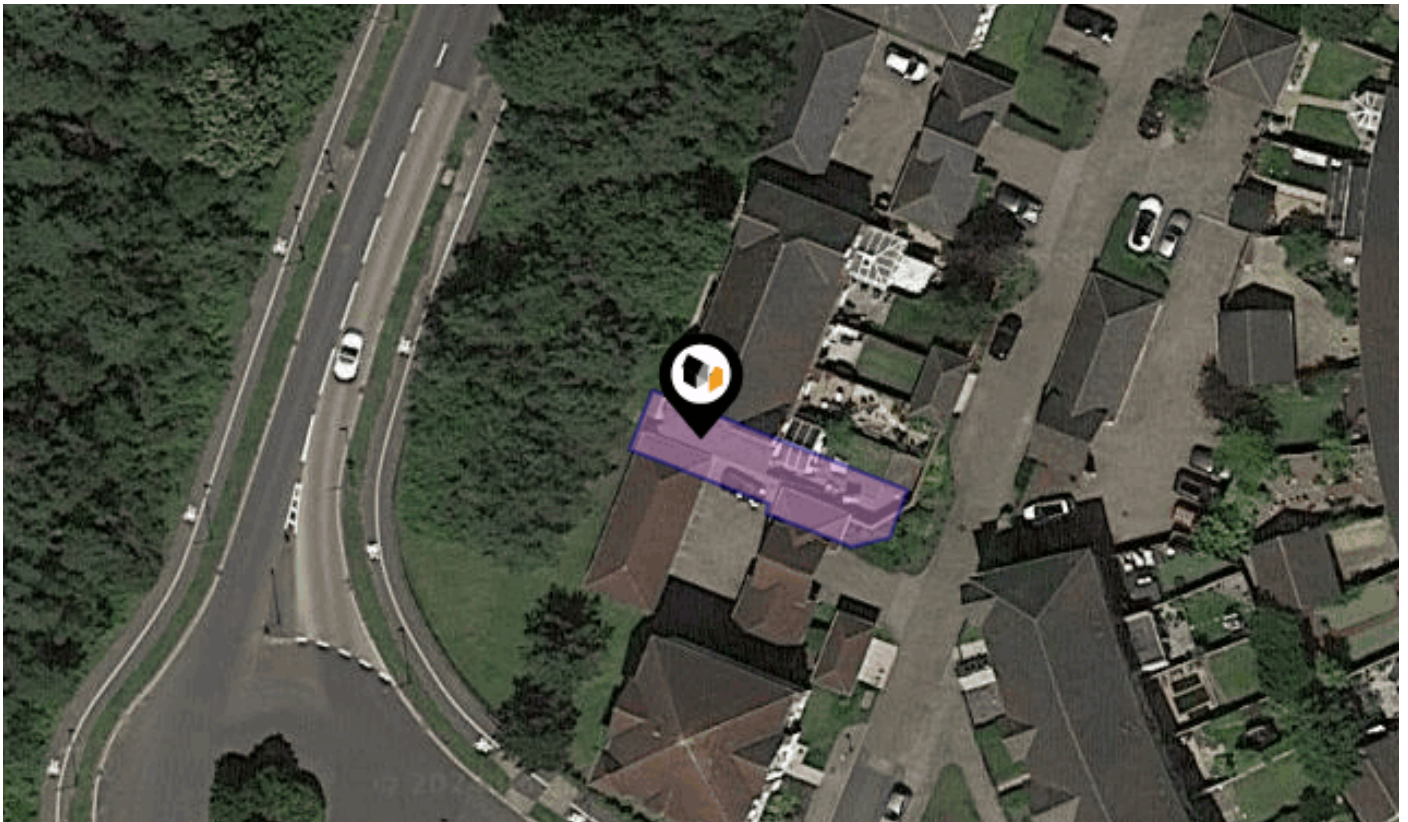


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 09th January 2025



13, STICKLE DOWN, DEEPCUT, CAMBERLEY, GU16 6GB

Avocado Property

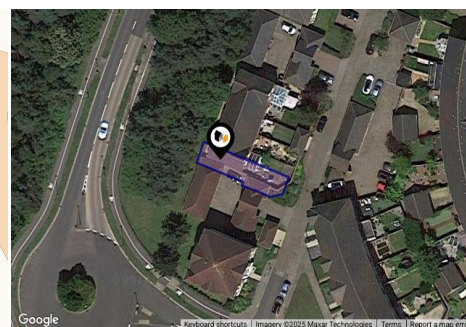
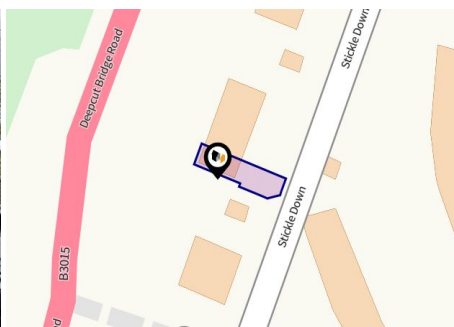
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Property Overview



Property

Type:	Terraced
Bedrooms:	5
Floor Area:	1,323 ft ² / 123 m ²
Plot Area:	0.03 acres
Year Built :	2002
Council Tax :	Band D
Annual Estimate:	£2,356
Title Number:	SY717104
UPRN:	10002672344

Last Sold Date:	28/10/2014
Last Sold Price:	£415,000
Last Sold £/ft ² :	£313
Tenure:	Freehold

Local Area

Local Authority:	Surrey heath
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	High

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

16	80	1000
mb/s	mb/s	mb/s

Mobile Coverage:

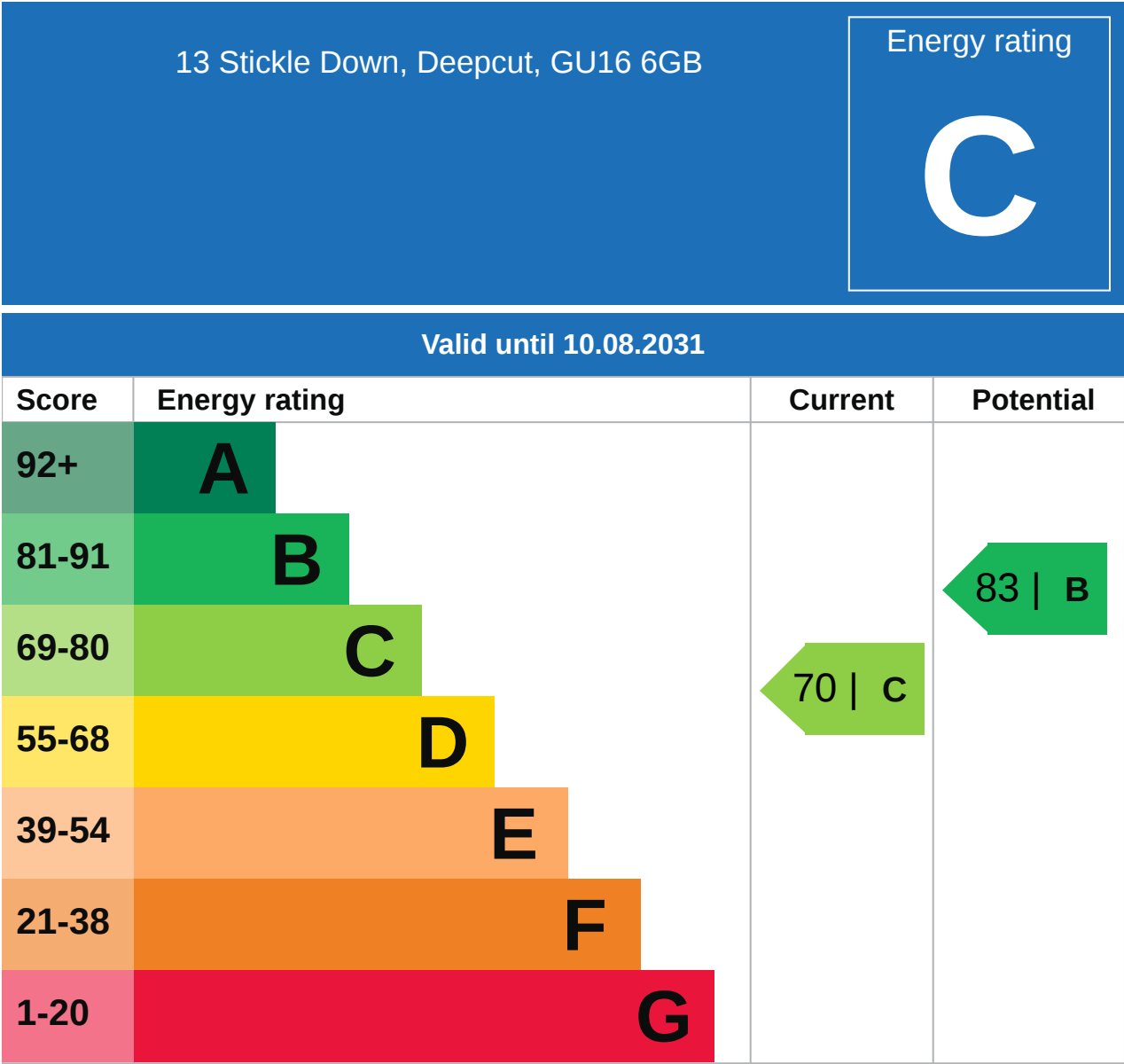
(based on calls indoors)



Satellite/Fibre TV Availability:



Property
EPC - Certificate



Property

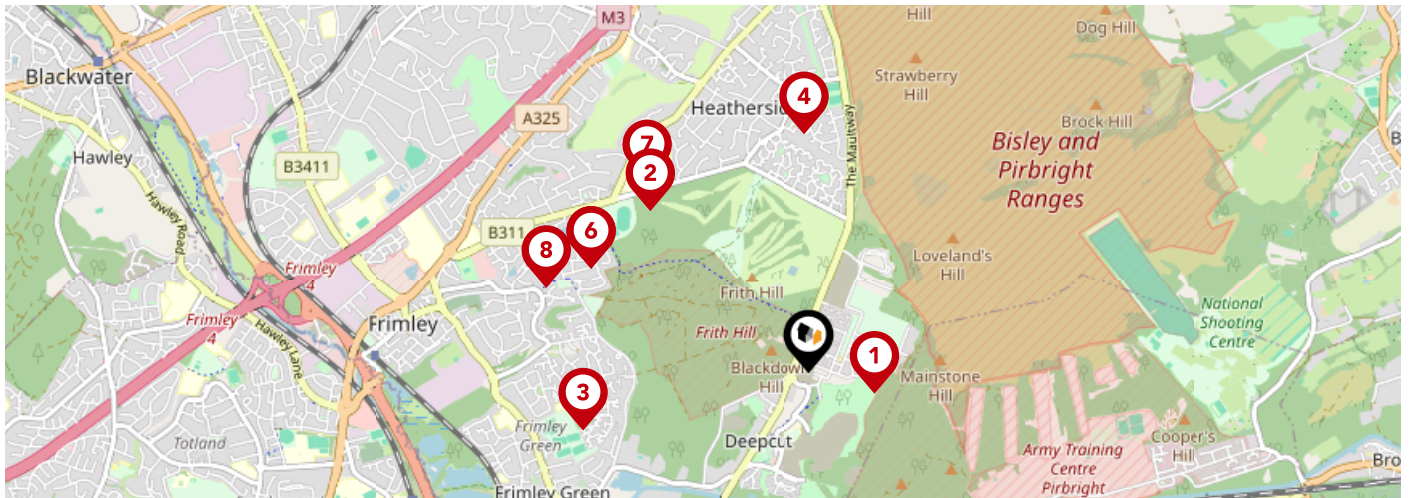
EPC - Additional Data



Additional EPC Data

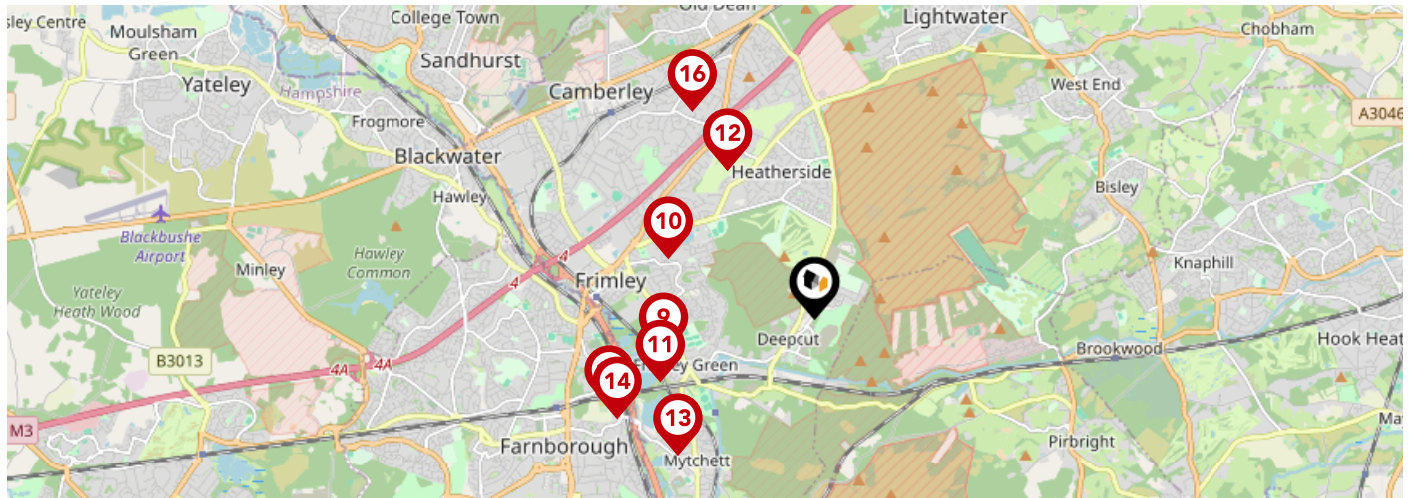
Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	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 40% of fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	123 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Portesbery School Ofsted Rating: Good Pupils: 135 Distance:0.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Ravenscote Junior School Ofsted Rating: Outstanding Pupils: 620 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Sandringham Infant & Nursery Academy Ofsted Rating: Good Pupils: 219 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Heather Ridge Infant School Ofsted Rating: Good Pupils: 179 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Augustine's Catholic Primary School Ofsted Rating: Good Pupils: 436 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Tomlinscote School Ofsted Rating: Outstanding Pupils: 1507 Distance:1.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Carwarden House Community School Ofsted Rating: Good Pupils: 156 Distance:1.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Lakeside Nursery & Primary Academy Ofsted Rating: Good Pupils: 313 Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

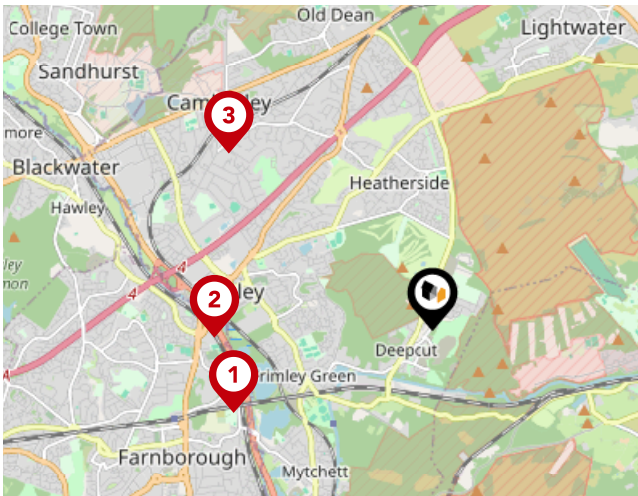
Area Schools



		Nursery	Primary	Secondary	College	Private
9	Frimley CofE Junior School Ofsted Rating: Good Pupils: 355 Distance:1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	The Grove Primary Academy Ofsted Rating: Good Pupils: 439 Distance:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Cross Farm Infant Academy Ofsted Rating: Requires improvement Pupils: 115 Distance:1.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Prior Heath Infant School Ofsted Rating: Good Pupils: 181 Distance:1.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Mytchett Primary & Nursery Academy Ofsted Rating: Good Pupils: 247 Distance:1.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	North Farnborough Infant School Ofsted Rating: Good Pupils: 171 Distance:2.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Henry Tyndale School Ofsted Rating: Outstanding Pupils: 135 Distance:2.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Crawley Ridge Junior School Ofsted Rating: Good Pupils: 223 Distance:2.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

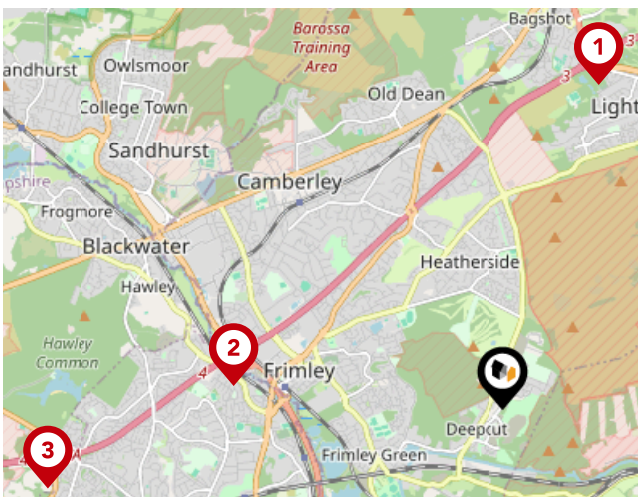
Area

Transport (National)



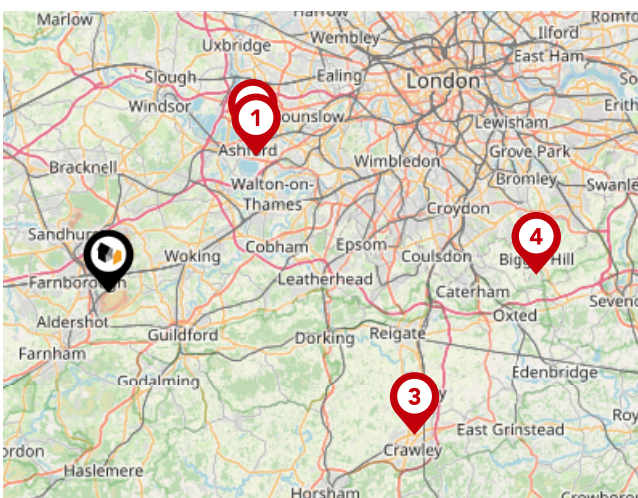
National Rail Stations

Pin	Name	Distance
1	Farnborough North Rail Station	1.99 miles
2	Frimley Rail Station	2.01 miles
3	Camberley Rail Station	2.5 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J3	3.14 miles
2	M3 J4	2.5 miles
3	M3 J4A	4.27 miles
4	M3 J2	9.21 miles
5	M25 J12	9.3 miles

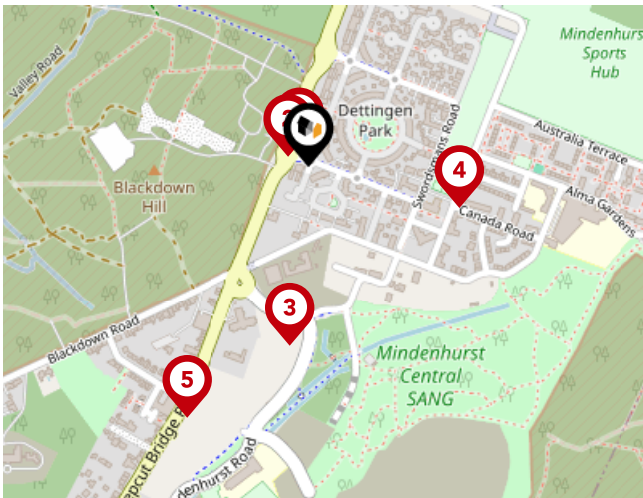


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport Terminal 4	14.92 miles
2	Heathrow Airport	15.47 miles
3	Gatwick Airport	25.02 miles
4	Leaves Green	31.75 miles

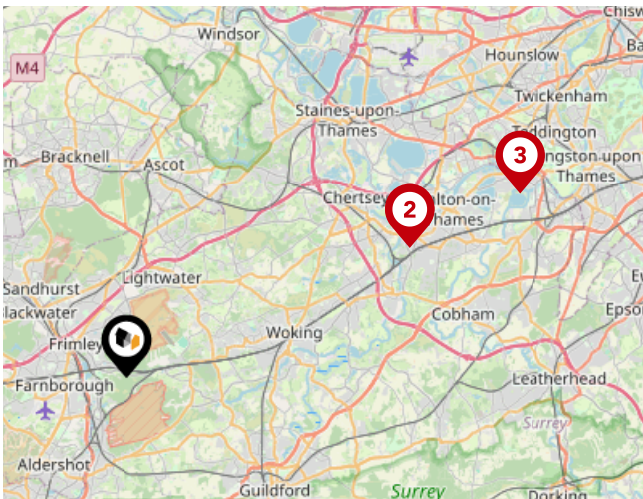
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Alma Dettingen	0.02 miles
2	Alma Dettingen	0.03 miles
3	The Royal Way	0.21 miles
4	Cyprus Road	0.18 miles
5	Woodend Road	0.32 miles



Ferry Terminals

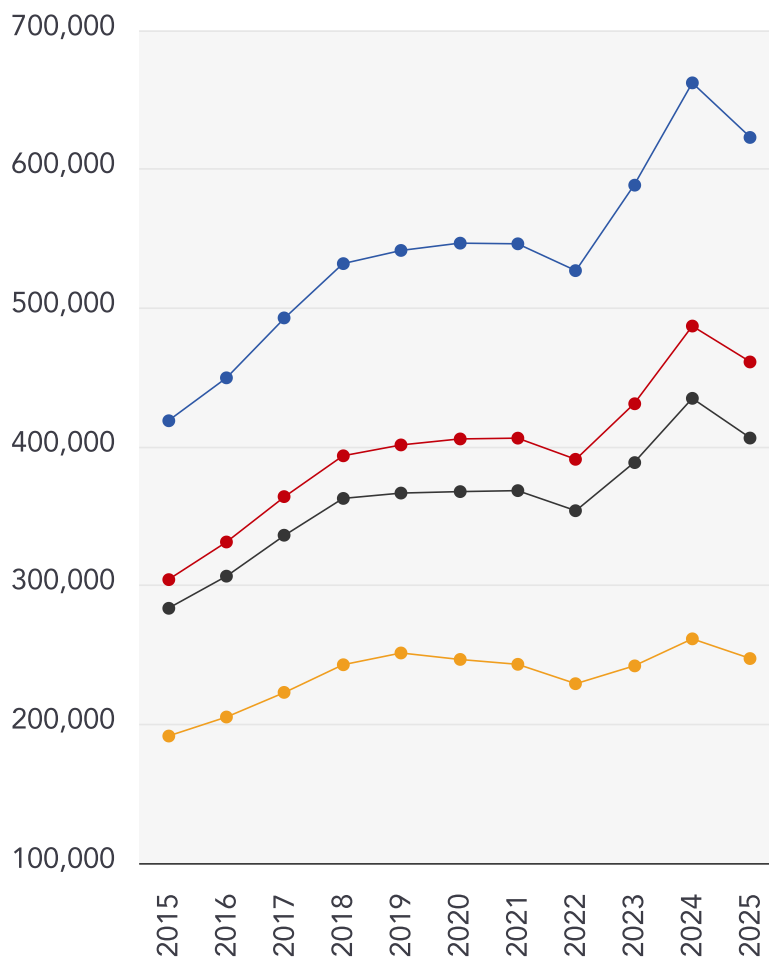
Pin	Name	Distance
1	Shepperton Ferry Landing	11.57 miles
2	Weybridge Ferry Landing	11.56 miles
3	Moulsey - Hurst Park Ferry Landing	16.09 miles

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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