

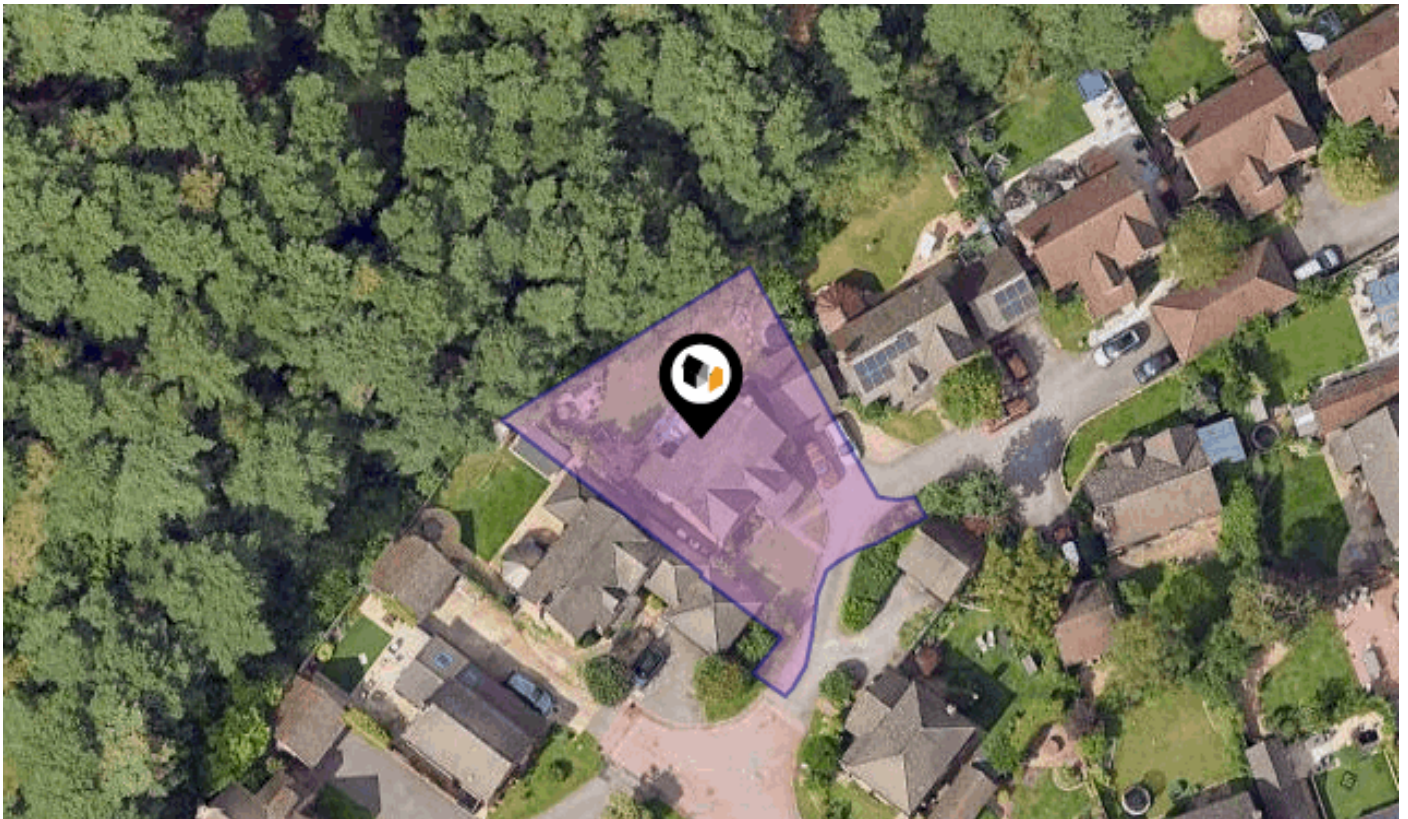


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Sunday 02<sup>nd</sup> February 2025**



**24, OLEANDER CLOSE, CROWTHORNE, RG45 6TU**

**Avocado Property**

07795 006424

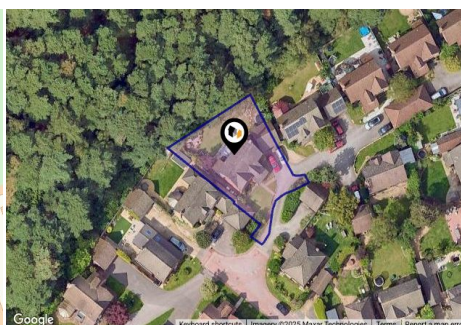
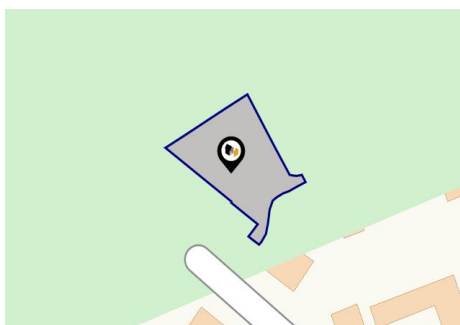
mike.r@avocadoberkshire.co.uk

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# Property Overview



## Property

Type:	Detached
Bedrooms:	4
Floor Area:	1,410 ft <sup>2</sup> / 131 m <sup>2</sup>
Plot Area:	0.13 acres
Year Built :	1983-1990
Council Tax :	Band G
Annual Estimate:	£3,772
Title Number:	BK263968
UPRN:	14051451

Last Sold Date:	18/09/2014
Last Sold Price:	£520,000
Last Sold £/ft <sup>2</sup> :	£330
Tenure:	Freehold

## Local Area

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

### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

11	80	-
mb/s	mb/s	mb/s

### Mobile Coverage:

(based on calls indoors)



### Satellite/Fibre TV Availability:



# Planning History

## This Address



Planning records for: *24, Oleander Close, Crowthorne, RG45 6TU*

Reference - 152943	
Decision:	Approve
Date:	25th November 2015
Description:	Application for a certificate of lawfulness for the proposed use of existing small box window to a enlarged window.

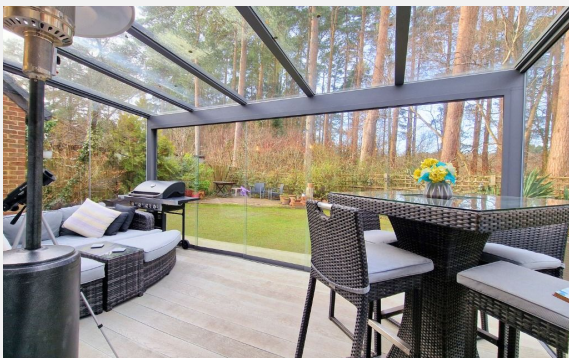












## 24, OLEANDER CLOSE, CROWTHORNE, RG45 6TU

### Floorplan for **Oleander Close, Crowthorne**

Overall area approx: 154.8 sq meters (1,667 sq ft) 1957 sq ft including garage

These measurements are approximate and are for illustrative purposes only. While we doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

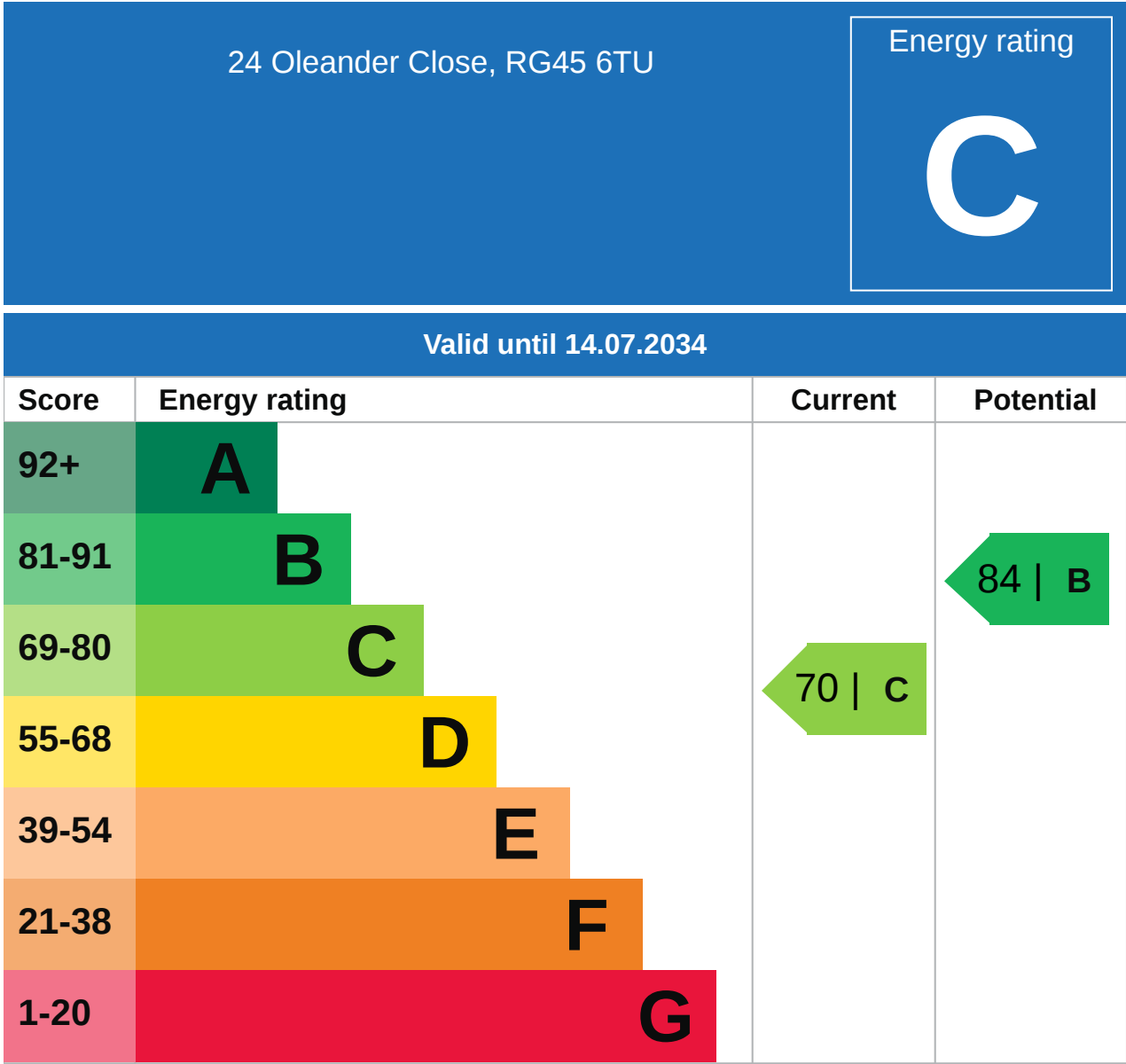


**& Mike**

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# Property

## EPC - Certificate





# Property

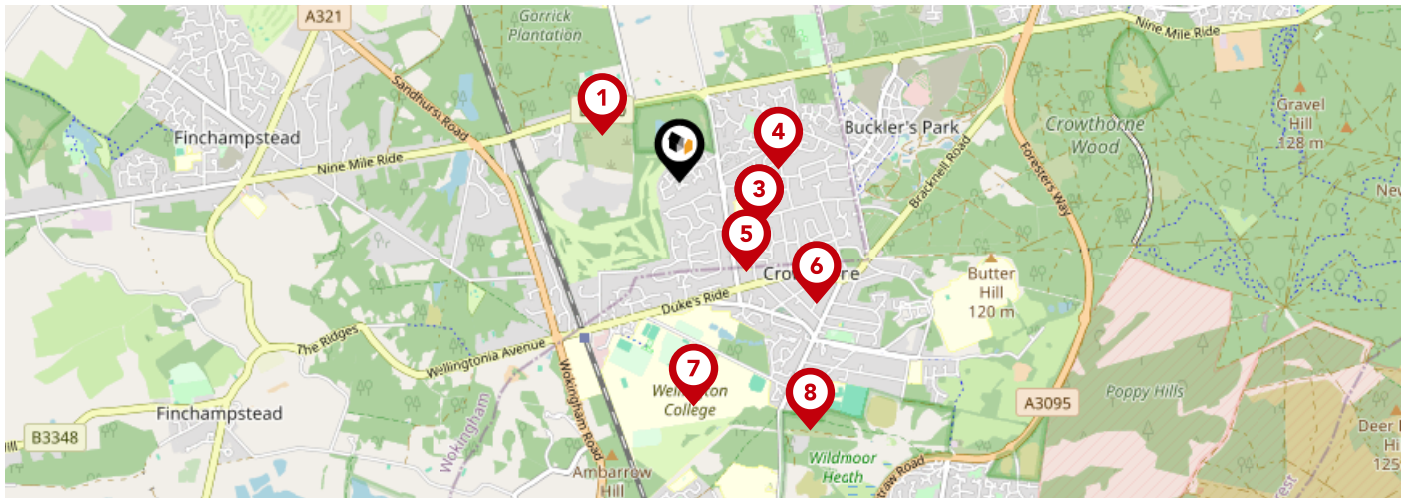
## EPC - Additional Data



### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<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>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	131 m <sup>2</sup>

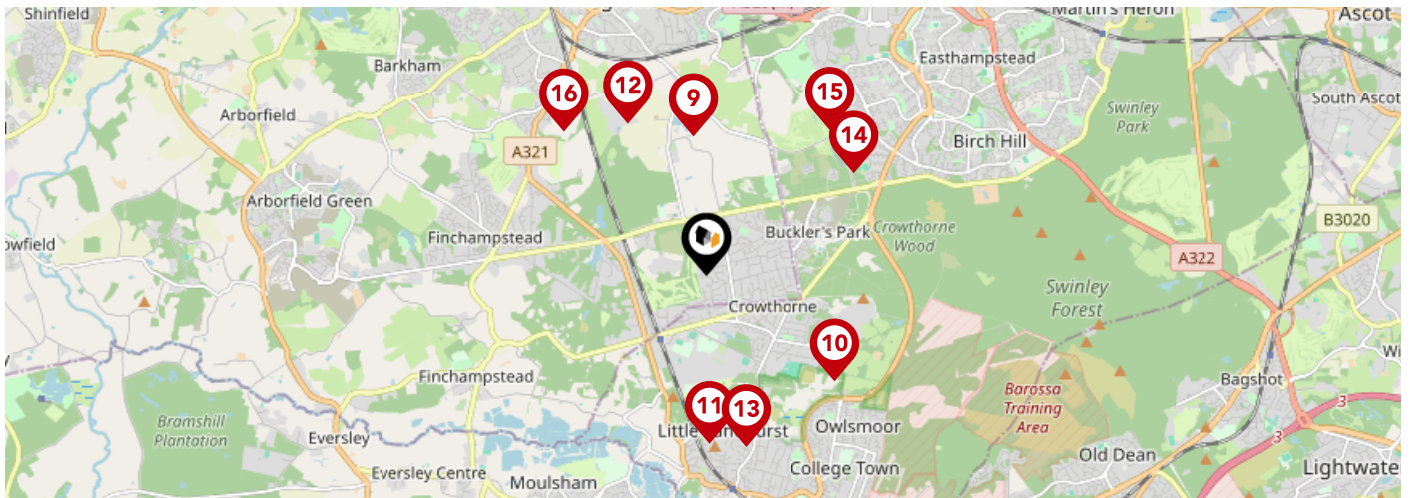
# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Saint Sebastians Church of England Primary School</b> Ofsted Rating: Good   Pupils: 119   Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Oaklands Infant School</b> Ofsted Rating: Good   Pupils: 158   Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Oaklands Junior School</b> Ofsted Rating: Good   Pupils: 245   Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Hatch Ride Primary School</b> Ofsted Rating: Good   Pupils: 207   Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Our Lady's Preparatory School</b> Ofsted Rating: Not Rated   Pupils: 235   Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Crowthorne Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 211   Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Wellington College</b> Ofsted Rating: Not Rated   Pupils: 1101   Distance:1.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Edgbarrow School</b> Ofsted Rating: Outstanding   Pupils: 1490   Distance:1.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



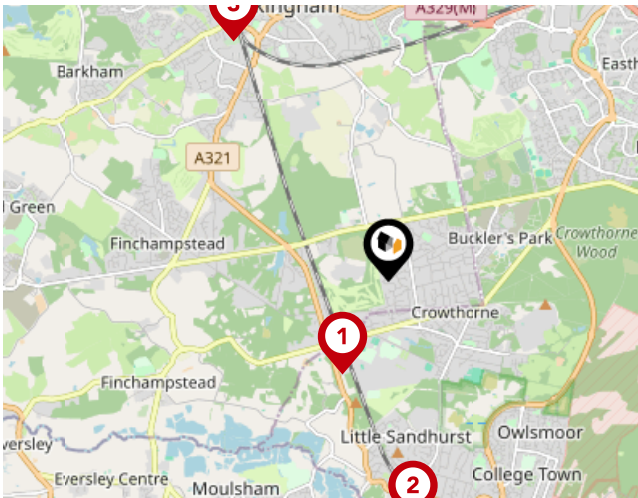
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Holme Grange School</b> Ofsted Rating: Not Rated   Pupils: 793   Distance: 1.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Wildmoor Heath School</b> Ofsted Rating: Good   Pupils: 211   Distance: 1.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>New Scotland Hill Primary School</b> Ofsted Rating: Good   Pupils: 228   Distance: 1.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ludgrove School Trust Limited</b> Ofsted Rating: Not Rated   Pupils: 183   Distance: 1.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Eagle House School</b> Ofsted Rating: Not Rated   Pupils: 358   Distance: 1.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Wooden Hill Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 423   Distance: 1.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>King's Academy Easthampstead Park</b> Ofsted Rating: Good   Pupils: 976   Distance: 1.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Luckley House School</b> Ofsted Rating: Not Rated   Pupils: 373   Distance: 1.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

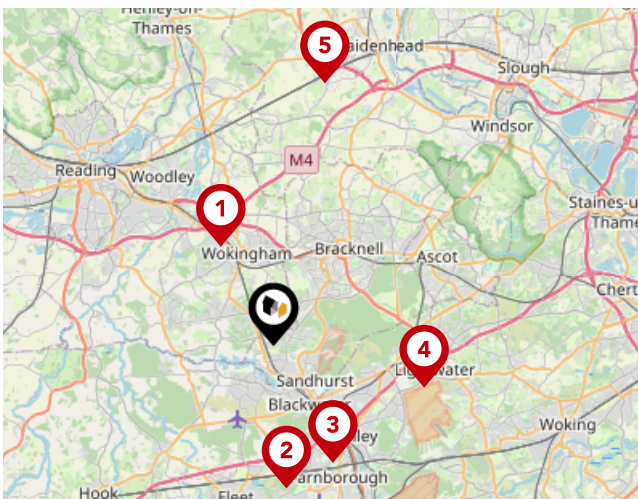
# Area

## Transport (National)



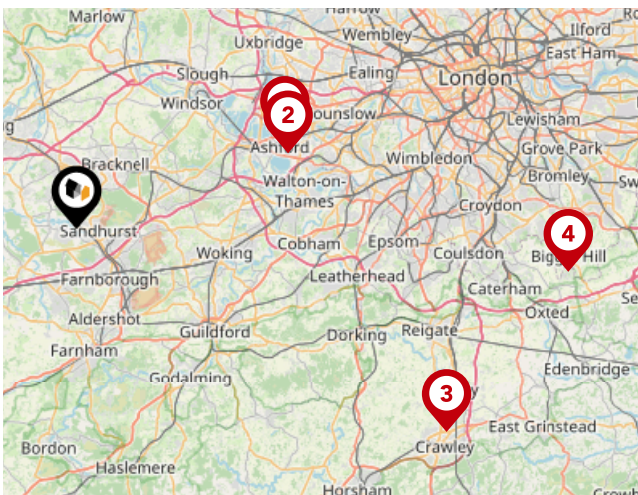
### National Rail Stations

Pin	Name	Distance
1	Crowthorne Rail Station	0.96 miles
2	Sandhurst Rail Station	2.25 miles
3	Wokingham Rail Station	2.65 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J10	4.12 miles
2	M3 J4A	5.33 miles
3	M3 J4	4.89 miles
4	M3 J3	5.81 miles
5	A404(M) J9	9.86 miles



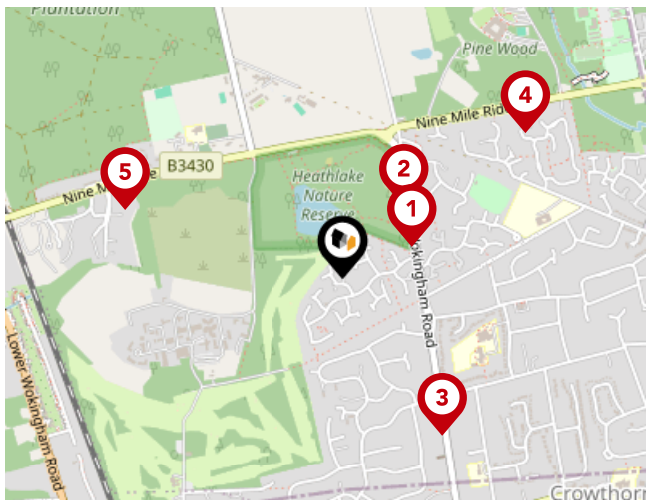
### Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	16.72 miles
2	Heathrow Airport Terminal 4	16.56 miles
3	Gatwick Airport	31.28 miles
4	Leaves Green	36.53 miles



# Area

## Transport (Local)



### Bus Stops/Stations

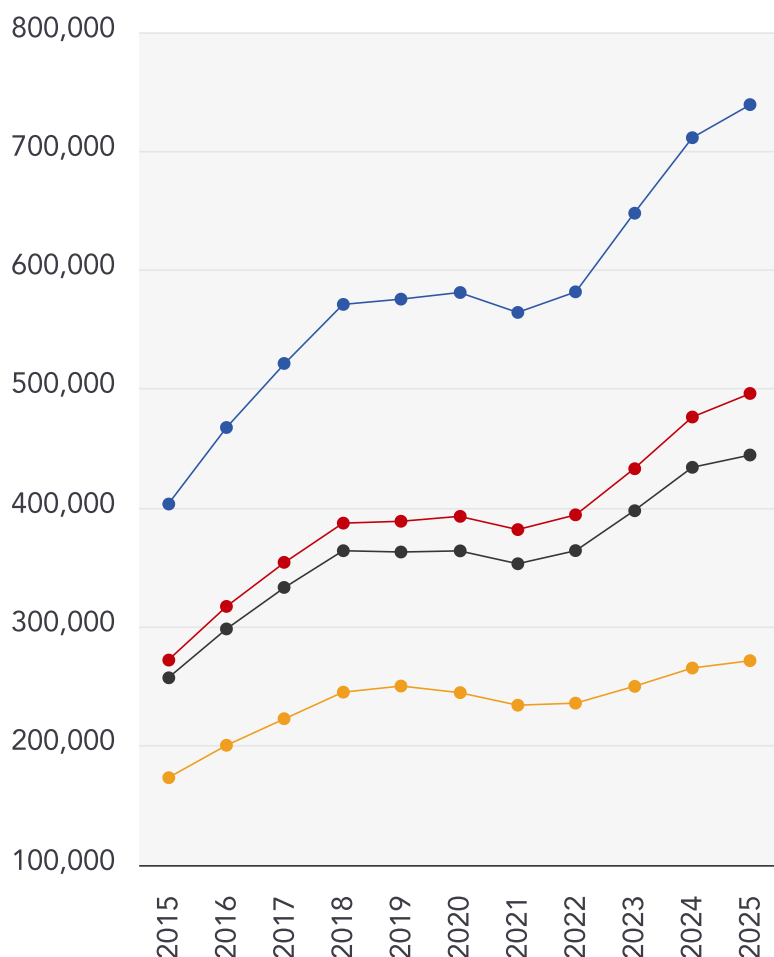
Pin	Name	Distance
1	St Sebastians Roundabout	0.18 miles
2	St Sebastians Roundabout	0.22 miles
3	Ellis Road	0.43 miles
4	Johnson & Johnson	0.54 miles
5	Kingsbridge Cottages	0.53 miles

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in RG45



Detached

**+83.21%**

Semi-Detached

**+82.31%**

Terraced

**+72.76%**

Flat

**+56.72%**



# 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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