

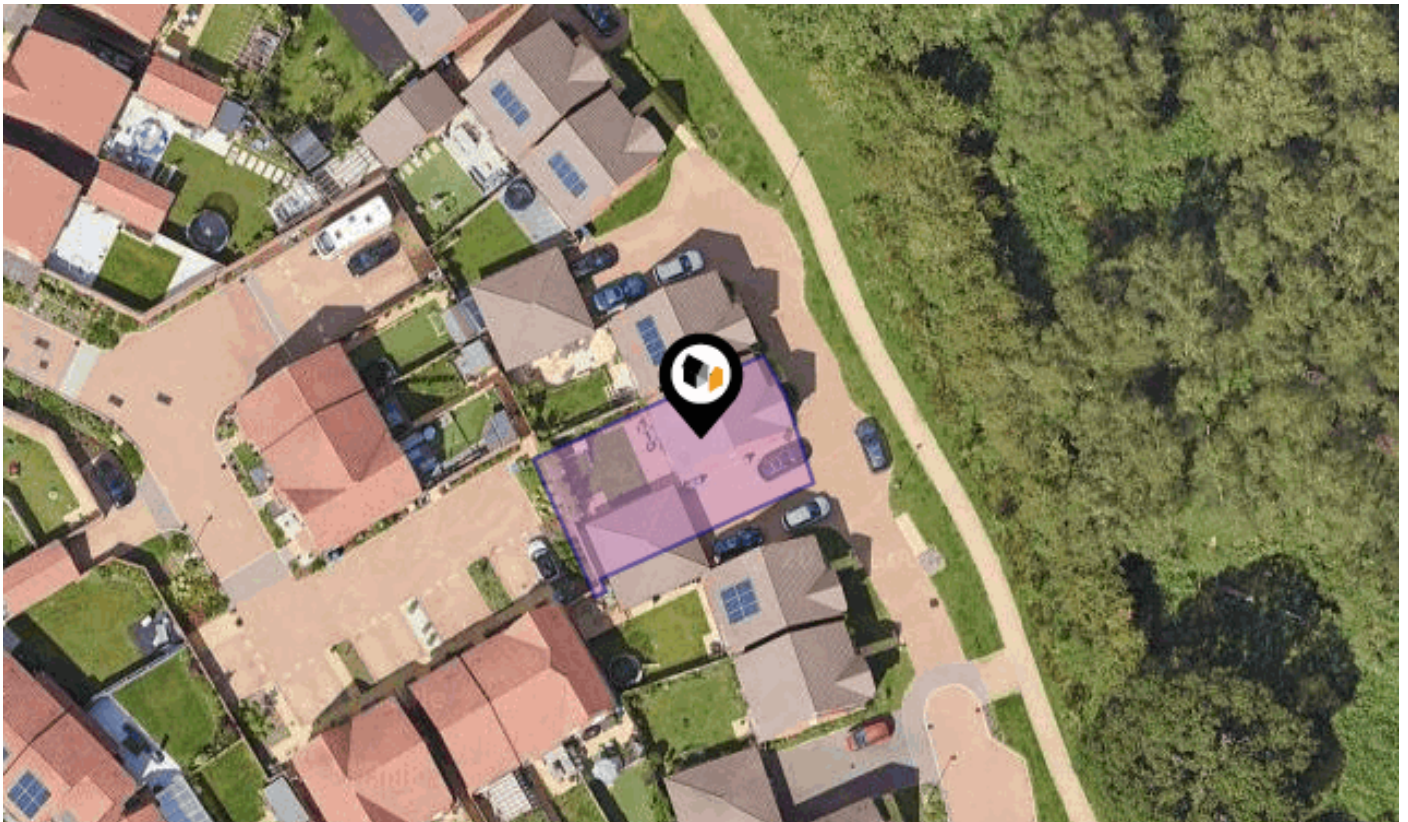


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 21st January 2025



STAG WALK, BINFIELD, BRACKNELL, RG42

Avocado Property

07519 024 359

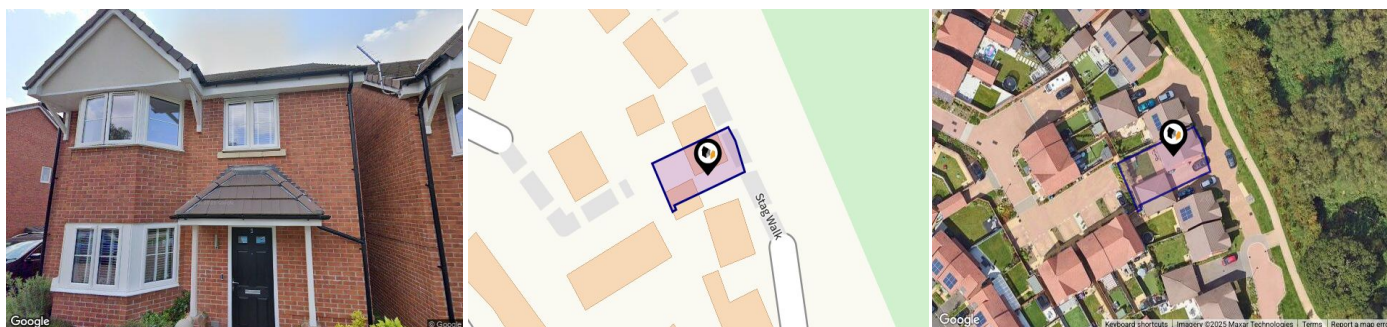
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Property Overview



Property

| | | | |
|------------------|--|---------|----------|
| Type: | Detached | Tenure: | Freehold |
| Bedrooms: | 4 | | |
| Floor Area: | 1,194 ft ² / 111 m ² | | |
| Plot Area: | 0.06 acres | | |
| Council Tax : | Band E | | |
| Annual Estimate: | £2,507 | | |
| Title Number: | BK521556 | | |

Local Area

| | |
|--------------------|------------------|
| Local Authority: | Bracknell forest |
| Conservation Area: | No |
| Flood Risk: | |
| • Rivers & Seas | No Risk |
| • Surface Water | Very Low |

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

| | | |
|------|------|------|
| 5 | 31 | 1000 |
| mb/s | mb/s | mb/s |
| | | |

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



Property

EPC - Certificate



Stag Walk, Binfield, RG42

Energy rating

B

Valid until 01.07.2030

| Score | Energy rating | Current | Potential |
|-------|---------------|---------------|---------------|
| 92+ | A | | 94 A |
| 81-91 | B | 84 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Property

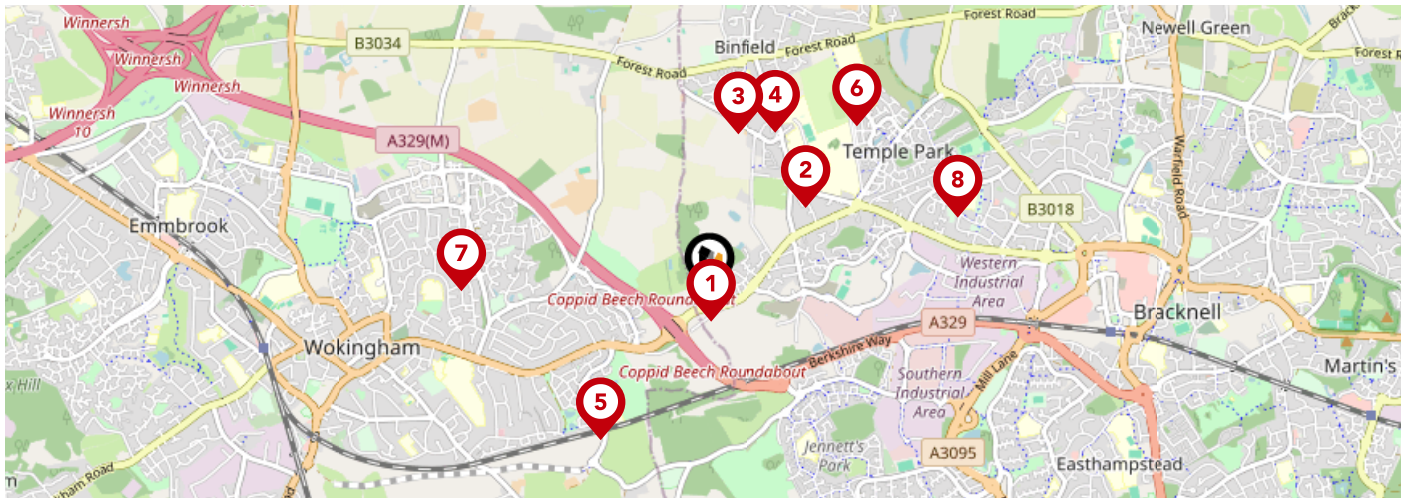
EPC - Additional Data



Additional EPC Data

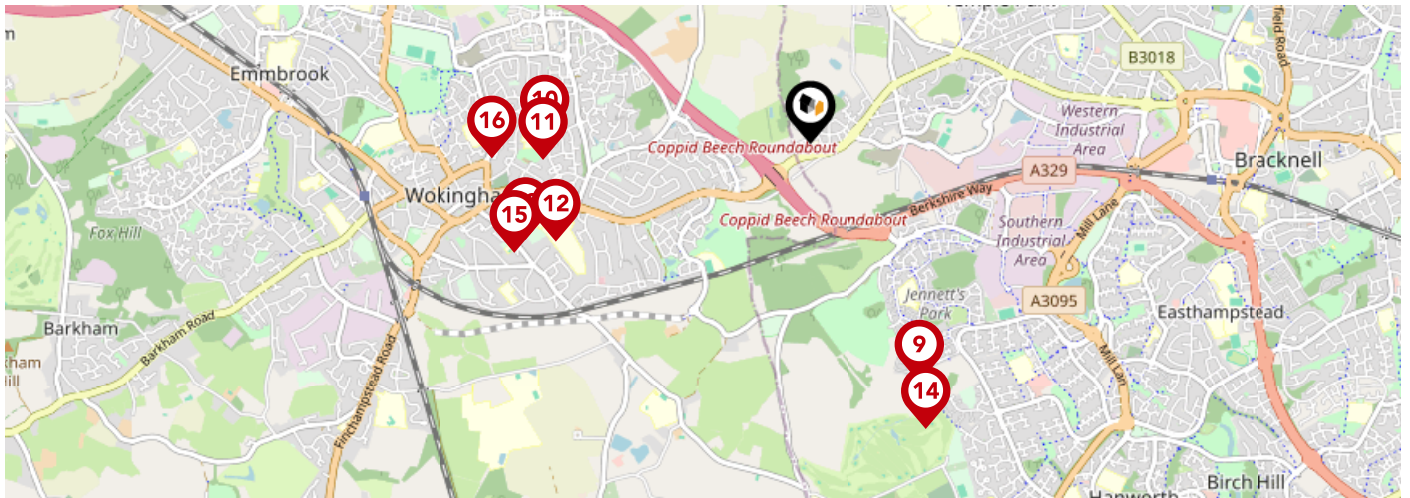
| | |
|-------------------------------------|---|
| Property Type: | House |
| Build Form: | Detached |
| Transaction Type: | New dwelling |
| Energy Tariff: | Standard tariff |
| Main Fuel: | Mains gas - this is for backwards compatibility only and should not be used |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Previous Extension: | 0 |
| Open Fireplace: | 0 |
| Walls: | Average thermal transmittance 0.25 W/m-Â°K |
| Walls Energy: | Very Good |
| Roof: | Average thermal transmittance 0.11 W/m-Â°K |
| Roof Energy: | Very Good |
| Main Heating: | Boiler and radiators, mains gas |
| Main Heating Controls: | Time and temperature zone control |
| Hot Water System: | From main system |
| Hot Water Energy Efficiency: | Good |
| Lighting: | Low energy lighting in all fixed outlets |
| Floors: | Average thermal transmittance 0.11 W/m-Â°K |
| Total Floor Area: | 111 m ² |









Area Schools



| | | Nursery | Primary | Secondary | College | Private |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | King's Academy Oakwood Ofsted Rating: Outstanding Pupils: 211 Distance:0.12 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Newbold School Ofsted Rating: Outstanding Pupils: 56 Distance:0.6 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Binfield Church of England Primary School Ofsted Rating: Good Pupils: 411 Distance:0.76 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Cressex Lodge School Ofsted Rating: Good Pupils: 13 Distance:0.81 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Floreat Montague Park Primary School Ofsted Rating: Good Pupils: 463 Distance:0.84 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | King's Academy Binfield Ofsted Rating: Good Pupils: 1262 Distance:1.04 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Foundry College Ofsted Rating: Good Pupils: 15 Distance:1.15 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Meadow Vale Primary School Ofsted Rating: Good Pupils: 600 Distance:1.21 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

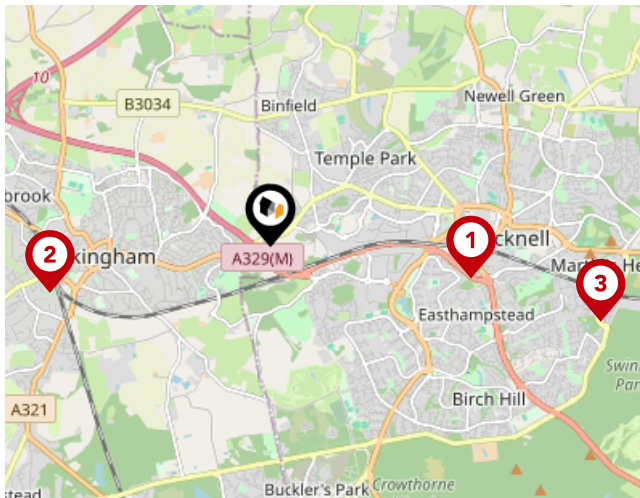
Area Schools



| | | Nursery | Primary | Secondary | College | Private |
|---|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | Jennett's Park CofE Primary School Ofsted Rating: Good Pupils: 427 Distance:1.21 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Keep Hatch Primary School Ofsted Rating: Good Pupils: 440 Distance:1.23 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | All Saints Church of England Primary School Ofsted Rating: Good Pupils: 234 Distance:1.24 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | St Crispin's School Ofsted Rating: Good Pupils: 1455 Distance:1.26 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Westende Junior School Ofsted Rating: Good Pupils: 236 Distance:1.4 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | King's Academy Easthampstead Park Ofsted Rating: Good Pupils: 976 Distance:1.42 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Wescott Infant School Ofsted Rating: Good Pupils: 143 Distance:1.46 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | High Close School Ofsted Rating: Good Pupils: 85 Distance:1.48 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

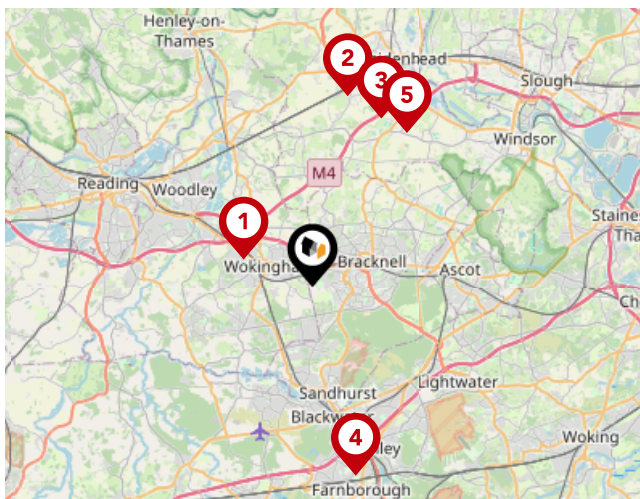
Area

Transport (National)



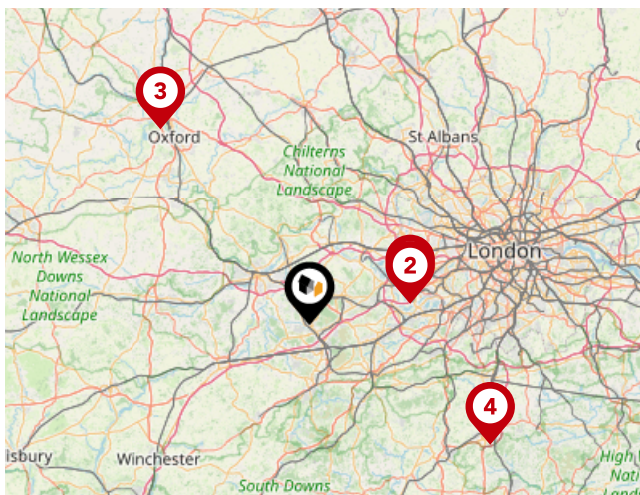
National Rail Stations

| Pin | Name | Distance |
|-----|----------------------------|------------|
| 1 | Bracknell Rail Station | 1.88 miles |
| 2 | Wokingham Rail Station | 2.09 miles |
| 3 | Martins Heron Rail Station | 3.12 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|-------------|------------|
| 1 | M4 J10 | 2.73 miles |
| 2 | A404(M) J9 | 7.13 miles |
| 3 | A404(M) J9A | 6.72 miles |
| 4 | M3 J4 | 7.2 miles |
| 5 | M4 J8 | 6.65 miles |



Airports/Helipads

| Pin | Name | Distance |
|-----|-----------------------------|-------------|
| 1 | Heathrow Airport | 15.27 miles |
| 2 | Heathrow Airport Terminal 4 | 15.26 miles |
| 3 | Kidlington | 36.2 miles |
| 4 | Gatwick Airport | 32.13 miles |

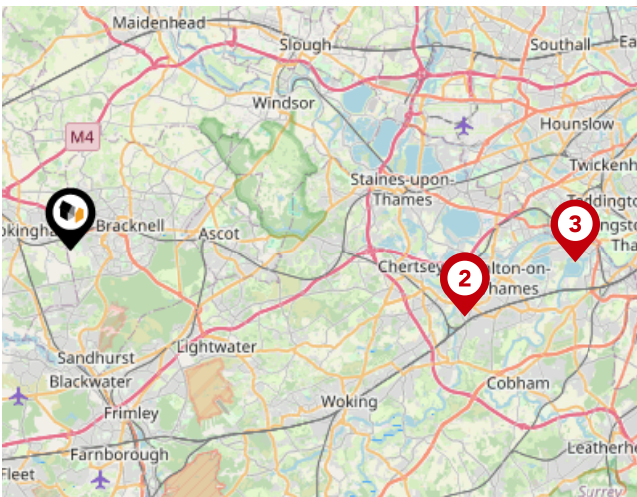
Area

Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|-------------------|------------|
| 1 | Coppid Beech Hill | 0.18 miles |
| 2 | Merydene Court | 0.25 miles |
| 3 | Travelodge | 0.37 miles |
| 4 | Ski Centre | 0.4 miles |
| 5 | Springfield Road | 0.41 miles |



Ferry Terminals

| Pin | Name | Distance |
|-----|------------------------------------|-------------|
| 1 | Shepperton Ferry Landing | 14.78 miles |
| 2 | Weybridge Ferry Landing | 14.81 miles |
| 3 | Moulsey - Hurst Park Ferry Landing | 18.64 miles |

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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