

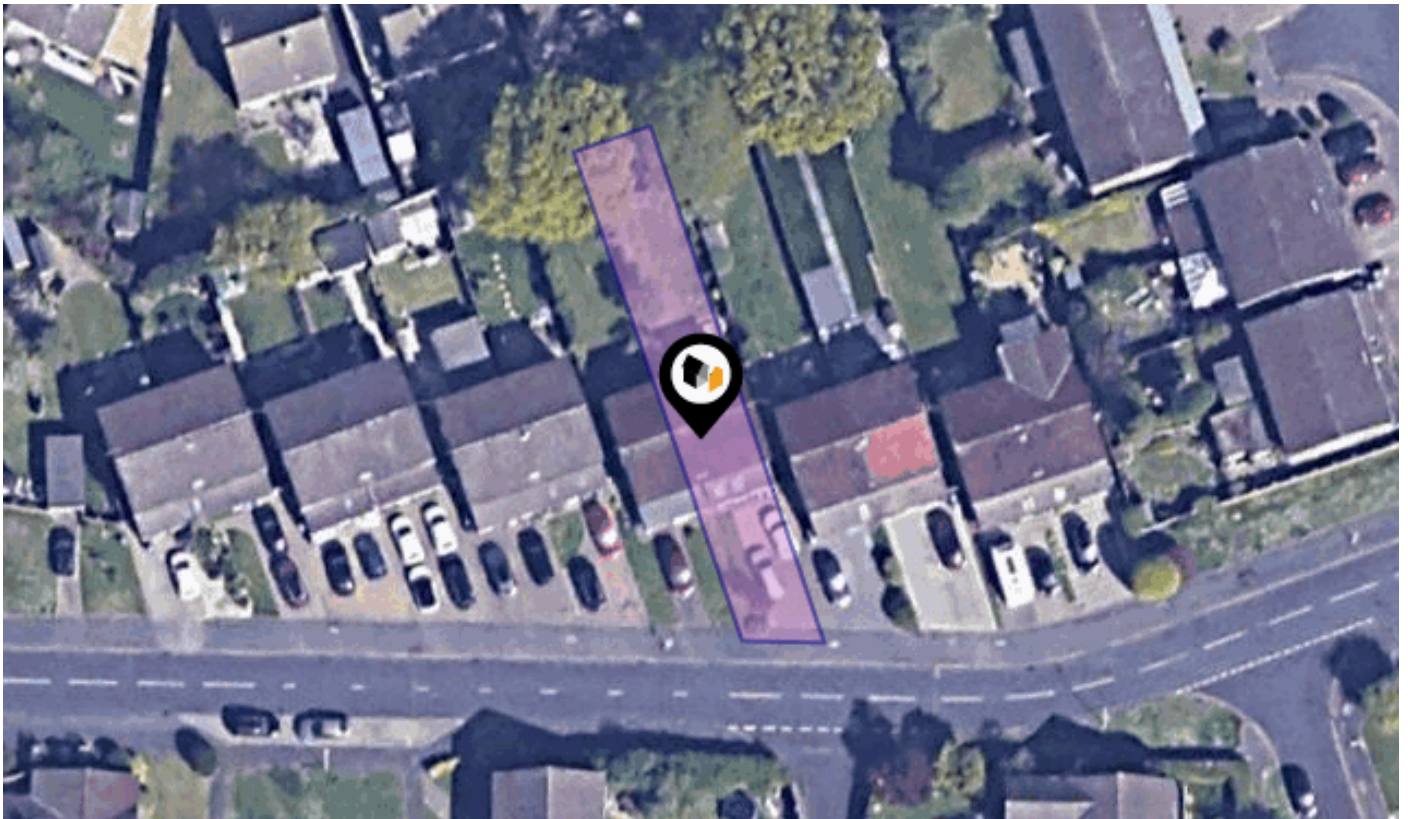


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 05th June 2025



24, LAMBOURNE DRIVE, MAIDENHEAD, SL6 3HG

Avocado Property

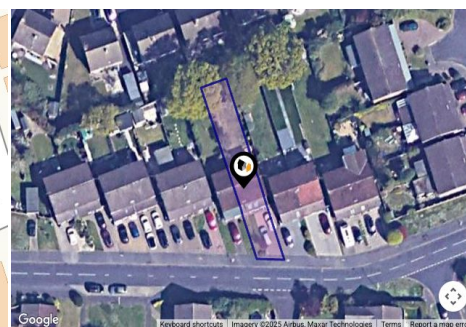
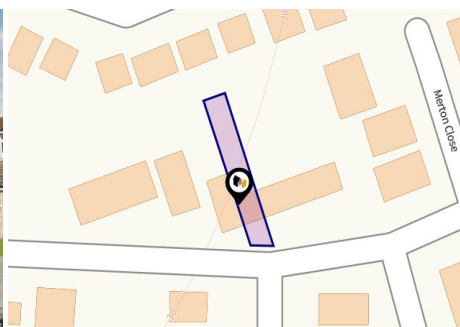
Stuart@avocadopropertyagents.co.uk

www.avocadopropertyagents.co.uk



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aprift
Know any property instantly

Property Overview



Property

| | |
|------------------|--|
| Type: | Semi-Detached |
| Bedrooms: | 3 |
| Floor Area: | 1,076 ft ² / 100 m ² |
| Plot Area: | 0.07 acres |
| Year Built : | 1950-1966 |
| Council Tax : | Band E |
| Annual Estimate: | £2,229 |
| Title Number: | BK68245 |
| UPRN: | 100080359234 |

| | |
|-------------------------------|------------|
| Last Sold Date: | 23/08/2019 |
| Last Sold Price: | £432,000 |
| Last Sold £/ft ² : | £379 |
| Tenure: | Freehold |

Local Area

| | |
|--------------------|------------------------|
| Local Authority: | Windsor and Maidenhead |
| Conservation Area: | No |
| Flood Risk: | |
| • Rivers & Seas | Very low |
| • Surface Water | Very low |

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | | |
|------|------|------|
| 4 | 61 | 1000 |
| mb/s | mb/s | mb/s |
| | | |

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address

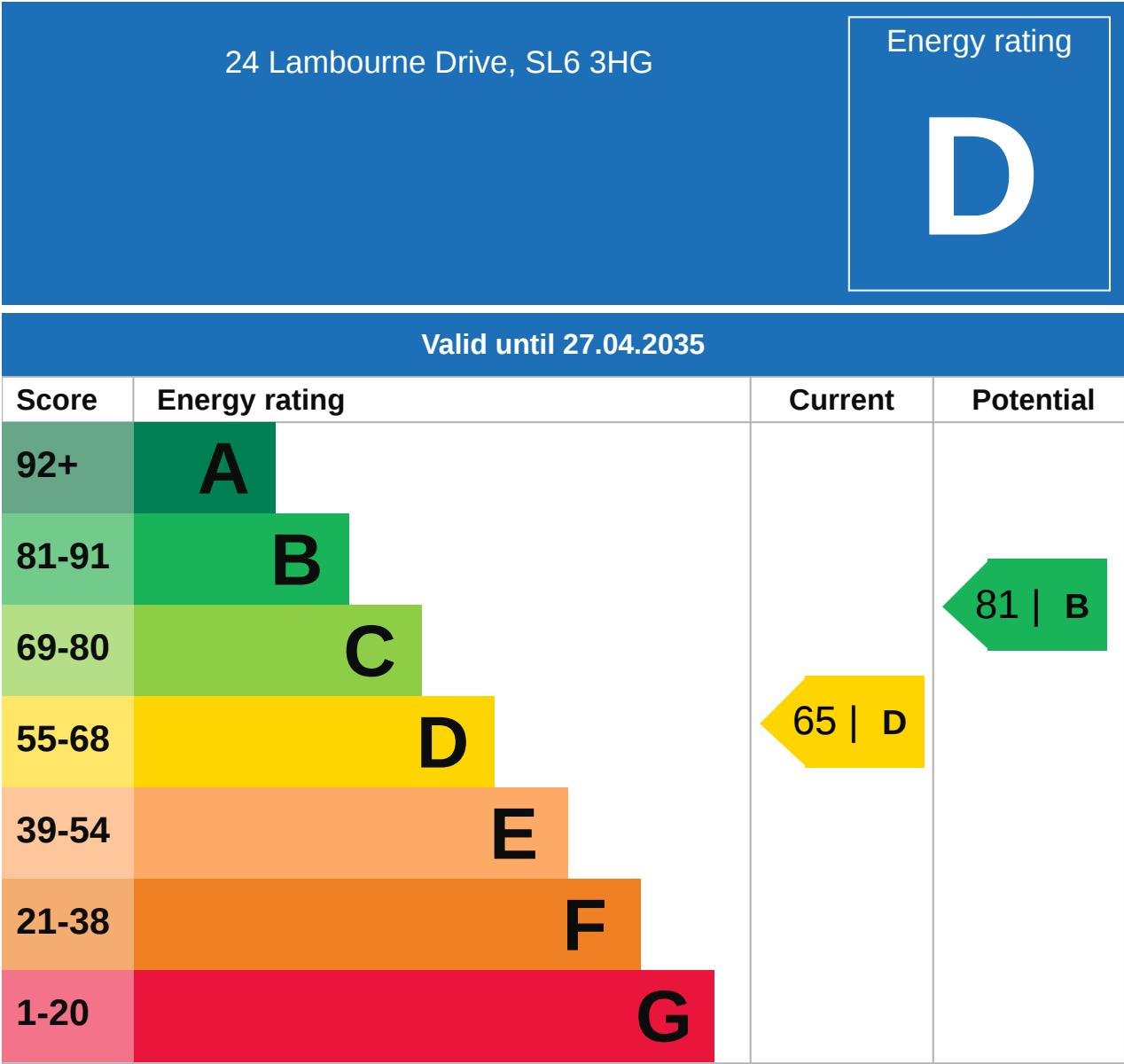


Planning records for: **24, Lambourne Drive, Maidenhead, SL6 3HG**

| Reference - 11/00742/FULL | |
|---------------------------|---|
| Decision: | Decided |
| Date: | 21st March 2011 |
| Description: | Replacement Of Existing Flat Front Roof With A Pitched Roof |

Property

EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

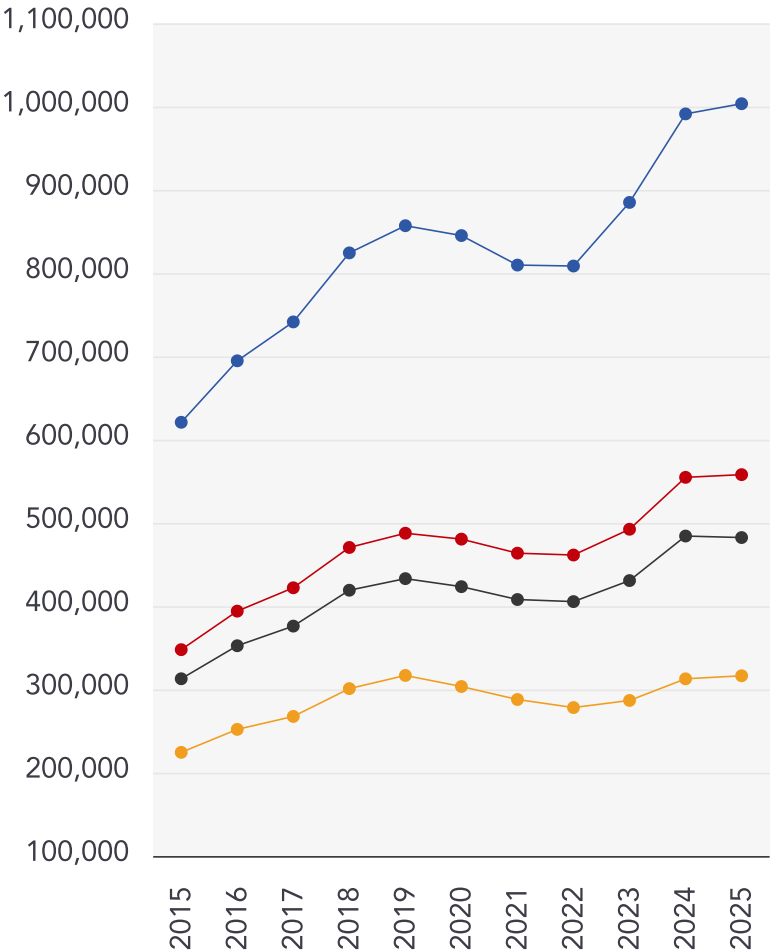
| | |
|-------------------------------------|--|
| Property Type: | House |
| Build Form: | Semi-Detached |
| Transaction Type: | Rental |
| Energy Tariff: | Single |
| Main Fuel: | Mains gas (not community) |
| Main Gas: | Yes |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Glazing Type: | Not defined |
| Previous Extension: | 3 |
| Open Fireplace: | 0 |
| Ventilation: | Natural |
| Walls: | Cavity wall, as built, no insulation (assumed) |
| Walls Energy: | Poor |
| 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 94% of fixed outlets |
| Floors: | Solid, no insulation (assumed) |
| Total Floor Area: | 100 m ² |

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in SL6



Detached

+61.62%

Semi-Detached

+60.42%

Terraced

+54.19%

Flat

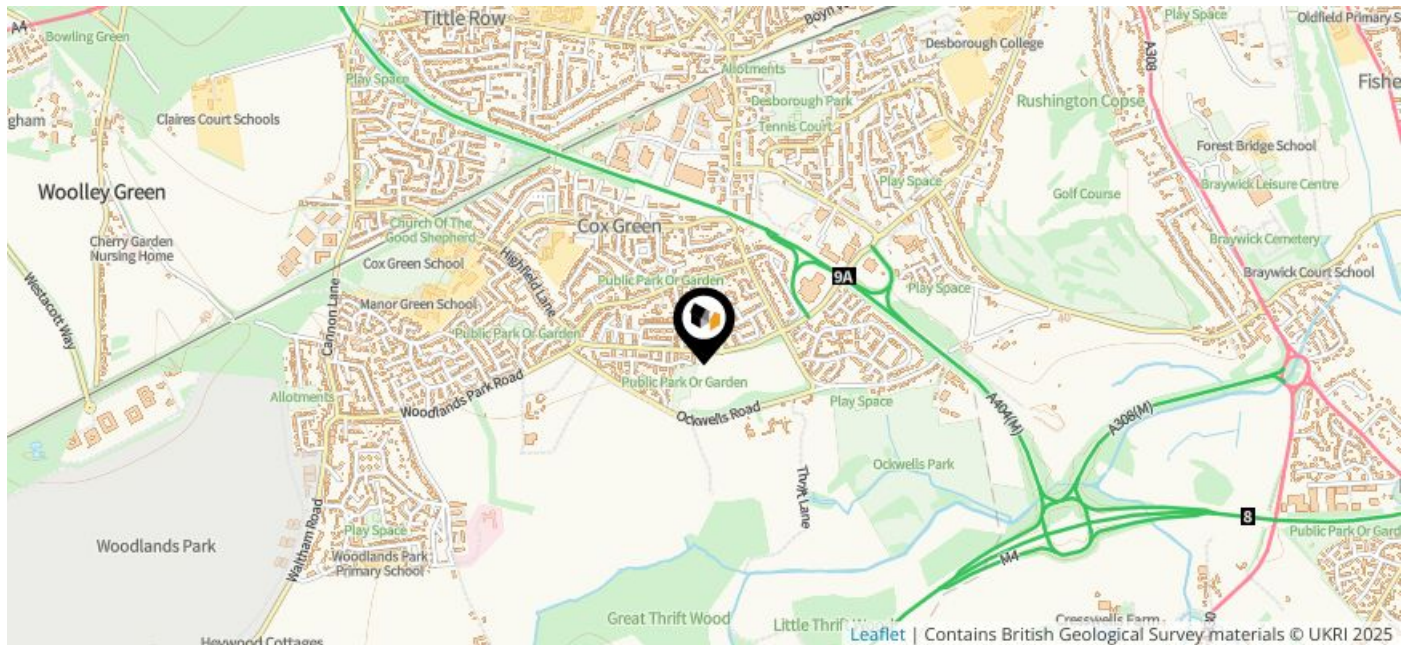
+40.97%

Maps

Coal Mining



This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✗ Adit
- ✗ Gutter Pit
- ✗ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

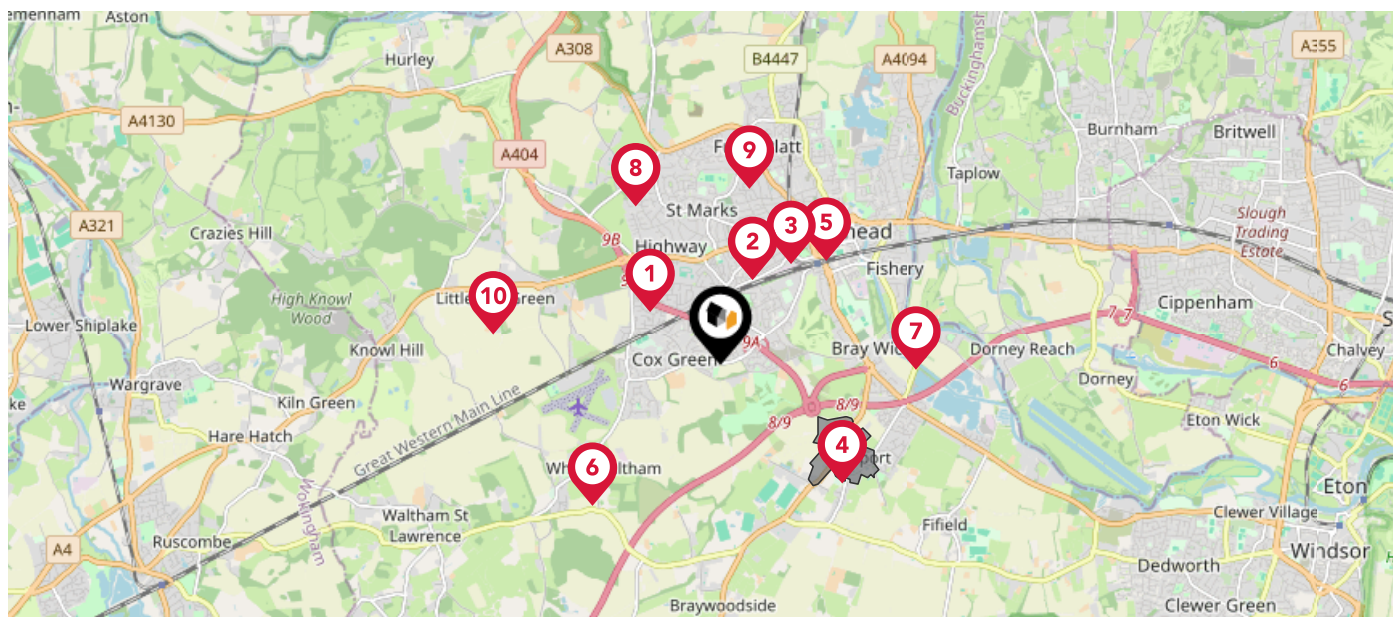
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps











Conservation Areas



This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

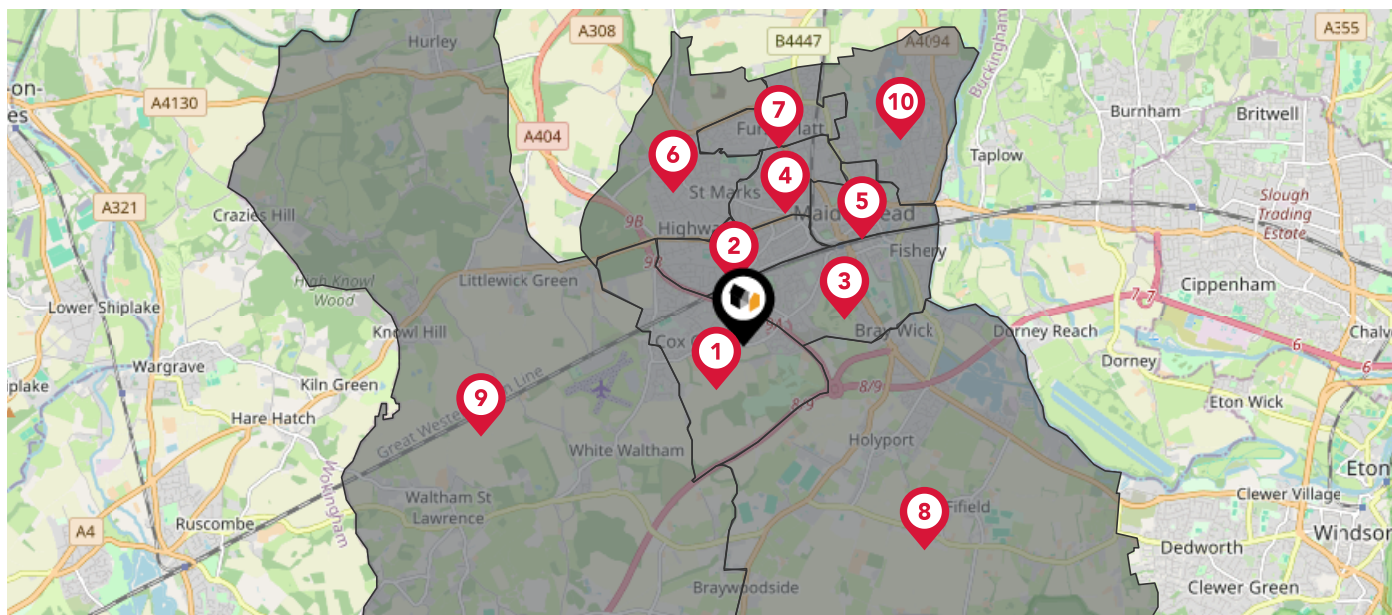
-  1 Altwood Roadm Maidenhead
-  2 All Saints, Boyn Hill, Maidenhead
-  3 Castle Hill, Maidenhead
-  4 Holyport
-  5 Maidenhead Town Centre
-  6 St Mary's Church and Bury Court, White Waltham
-  7 Bray Village
-  8 Pinkneys green
-  9 Furze Platt Triangel
-  10 Littlewick Green

Maps

Council Wards



The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards



Cox Green Ward



Boyn Hill Ward



Oldfield Ward



Belmont Ward



St. Mary's Ward



Pinkneys Green Ward



Furze Platt Ward



Bray Ward



Hurley & Walthams Ward



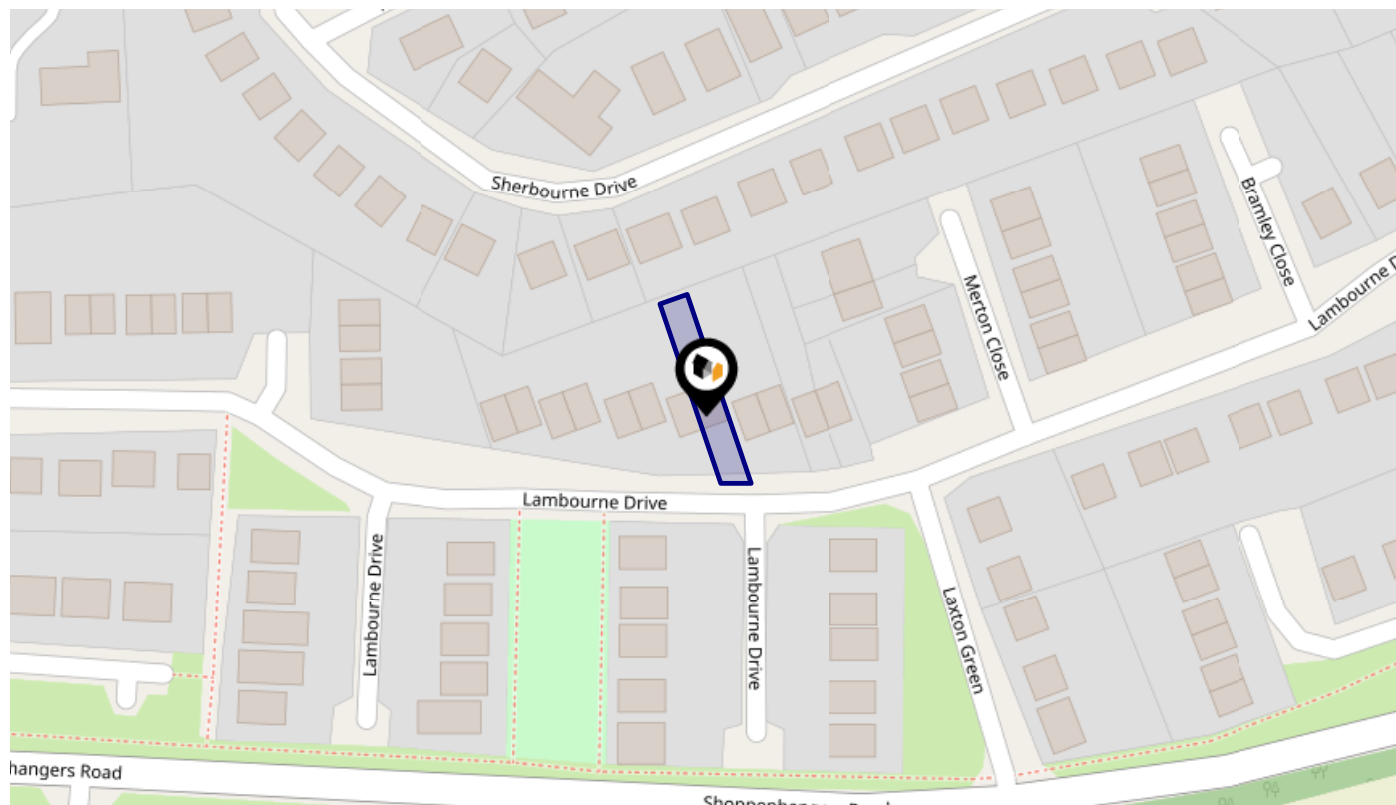
Riverside Ward

Maps

Rail Noise



This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

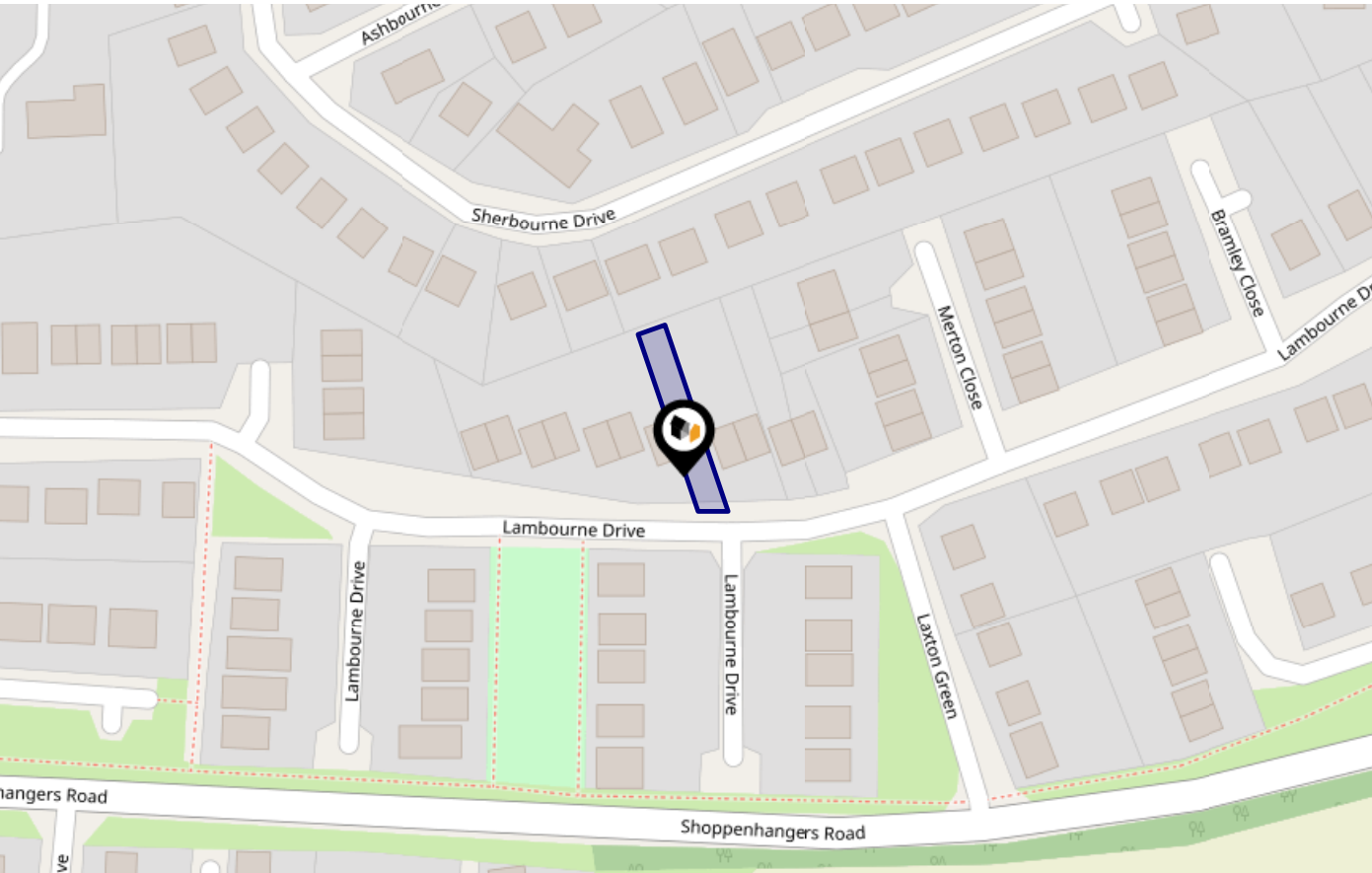
| | | | |
|---|--|--------------|--|
| 5 | | 75.0+ dB | |
| 4 | | 70.0-74.9 dB | |
| 3 | | 65.0-69.9 dB | |
| 2 | | 60.0-64.9 dB | |
| 1 | | 55.0-59.9 dB | |

Flood Risk

Rivers & Seas - Flood Risk



This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

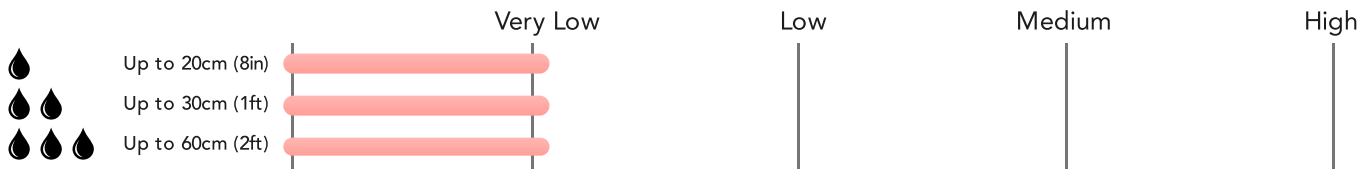


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:

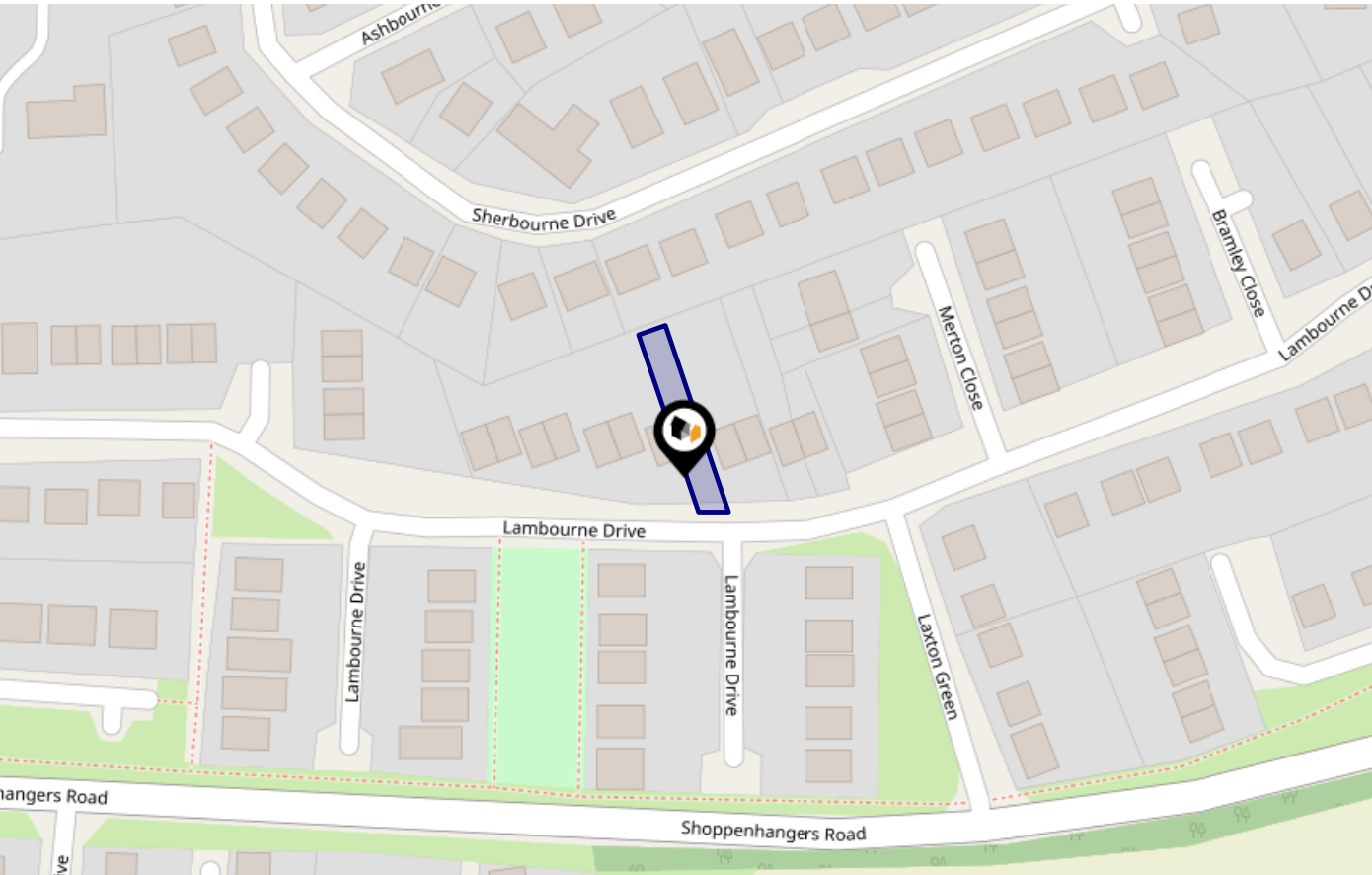


Flood Risk

Rivers & Seas - Climate Change



This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

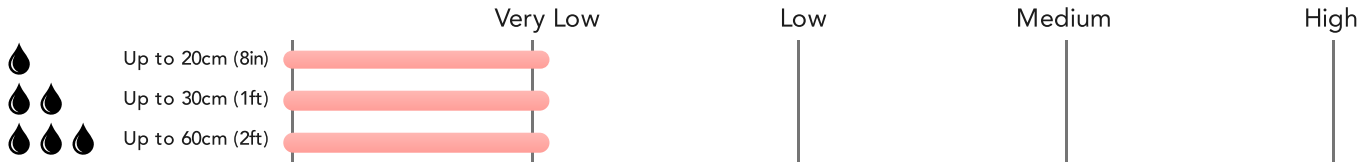


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Chance of flooding to the following depths at this property:

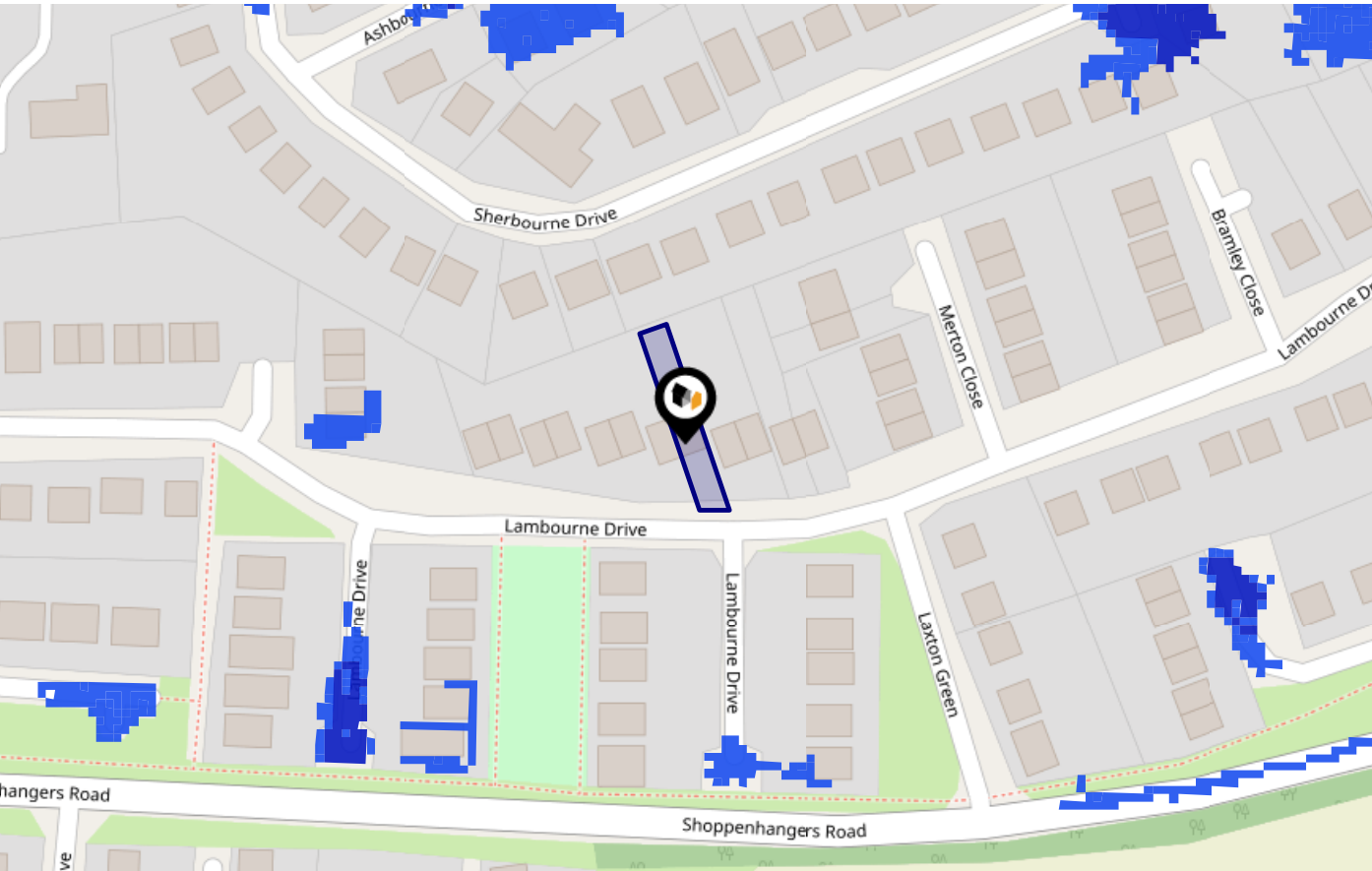


Flood Risk

Surface Water - Flood Risk



This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

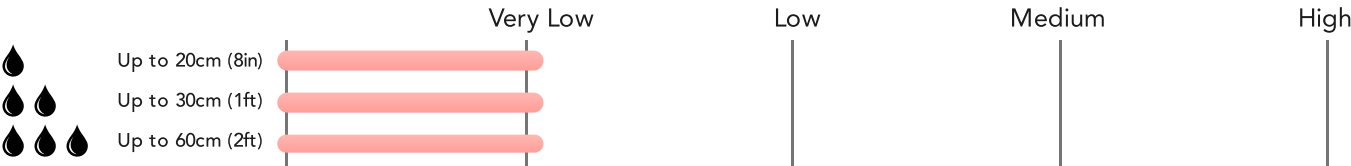


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:

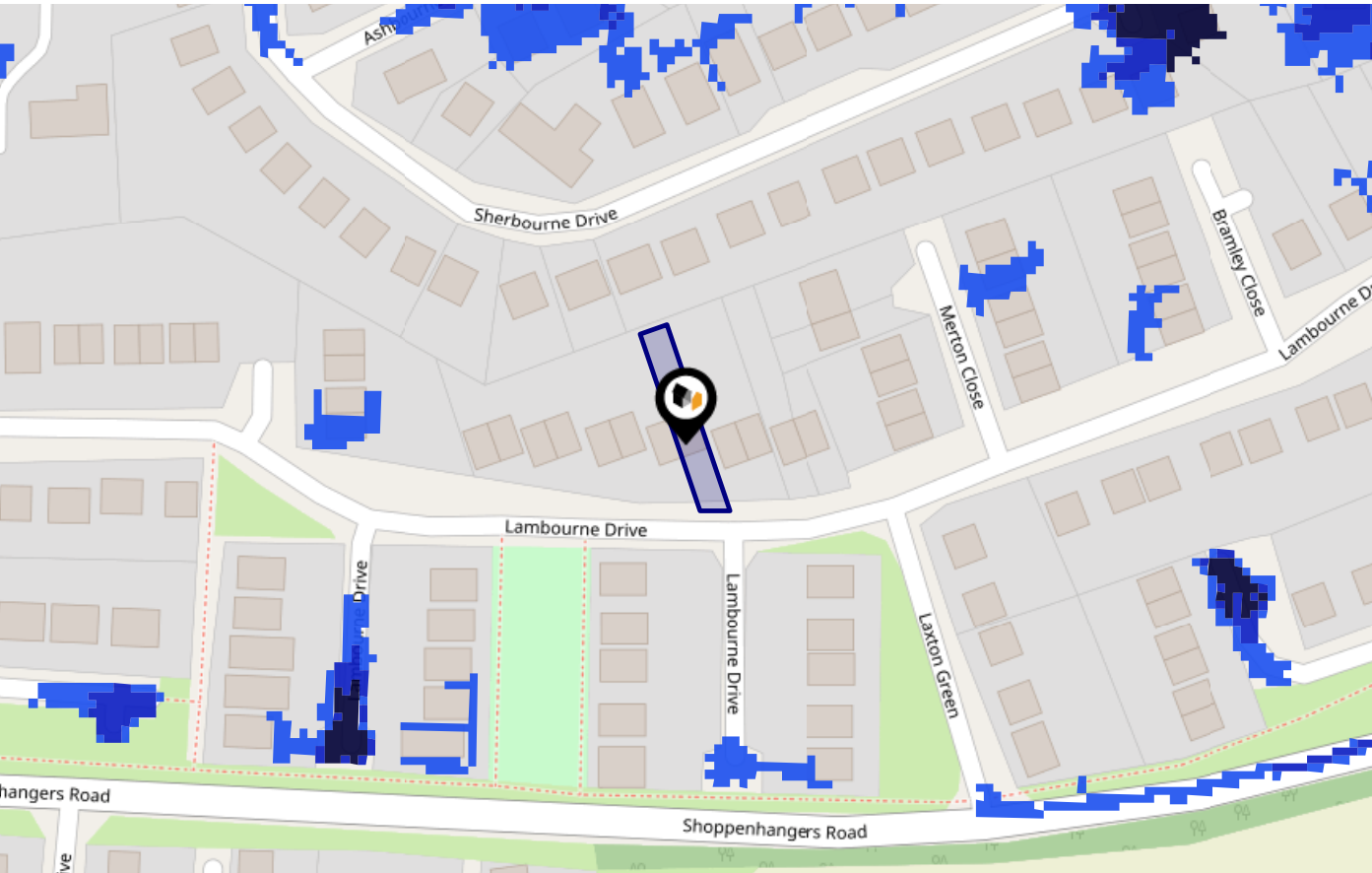


Flood Risk

Surface Water - Climate Change



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

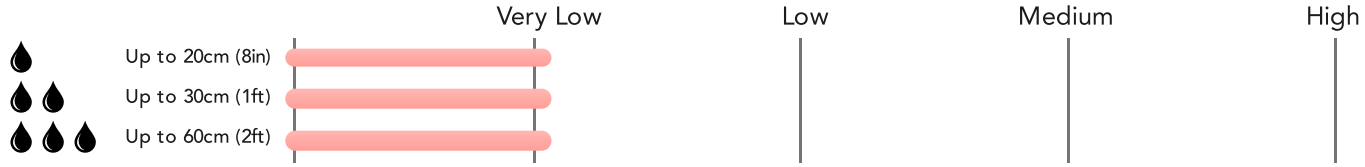


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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Chance of flooding to the following depths at this property:

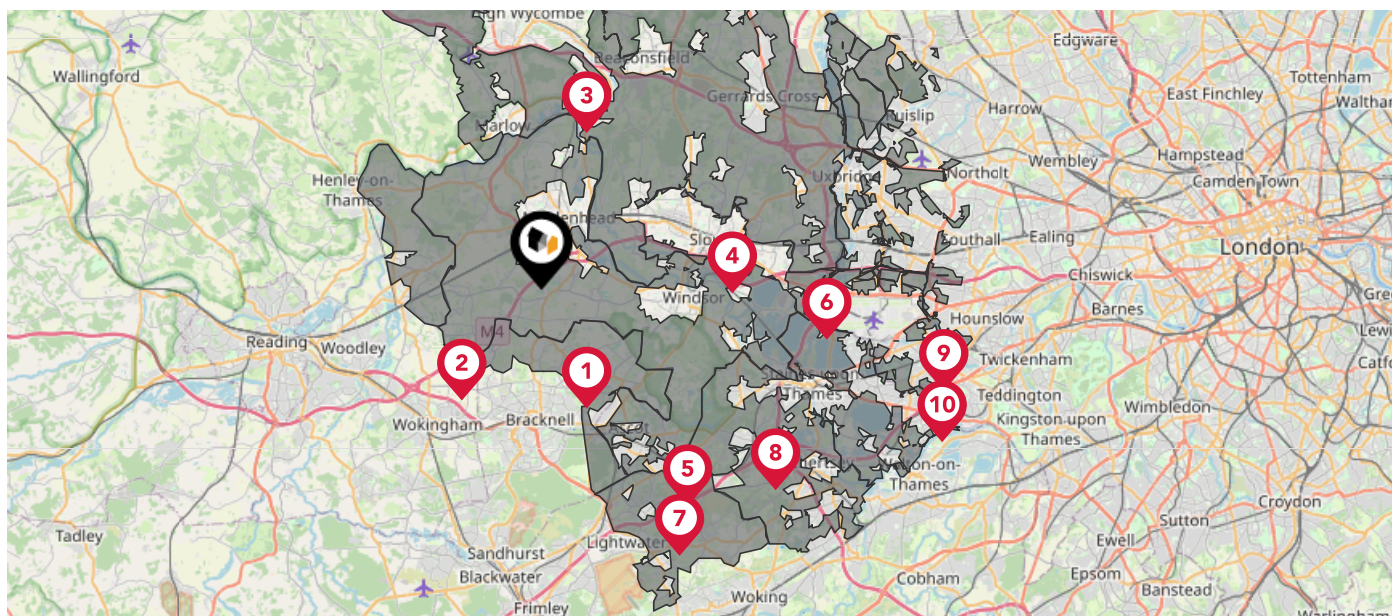


Maps











Green Belt



This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

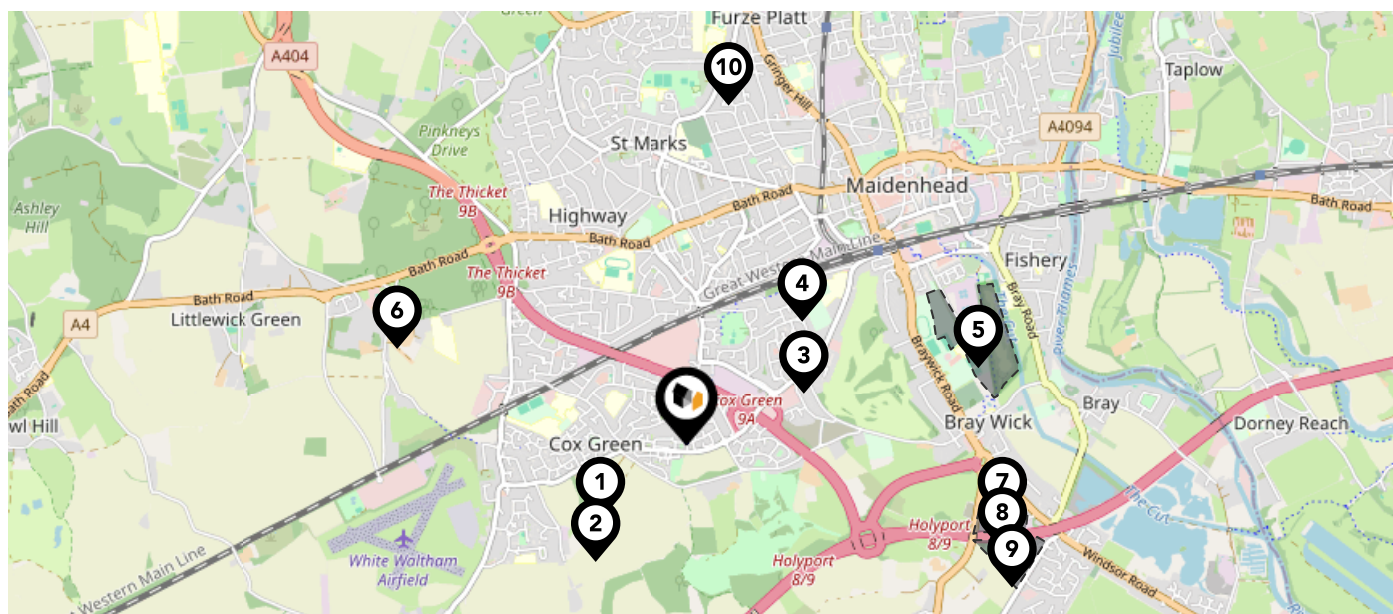
-  London Green Belt - Bracknell Forest
-  London Green Belt - Wokingham
-  London Green Belt - Buckinghamshire
-  London Green Belt - Slough
-  London Green Belt - Windsor and Maidenhead
-  London Green Belt - Hillingdon
-  London Green Belt - Surrey Heath
-  London Green Belt - Runnymede
-  London Green Belt - Hounslow
-  London Green Belt - Spelthorne

Maps

Landfill Sites



This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

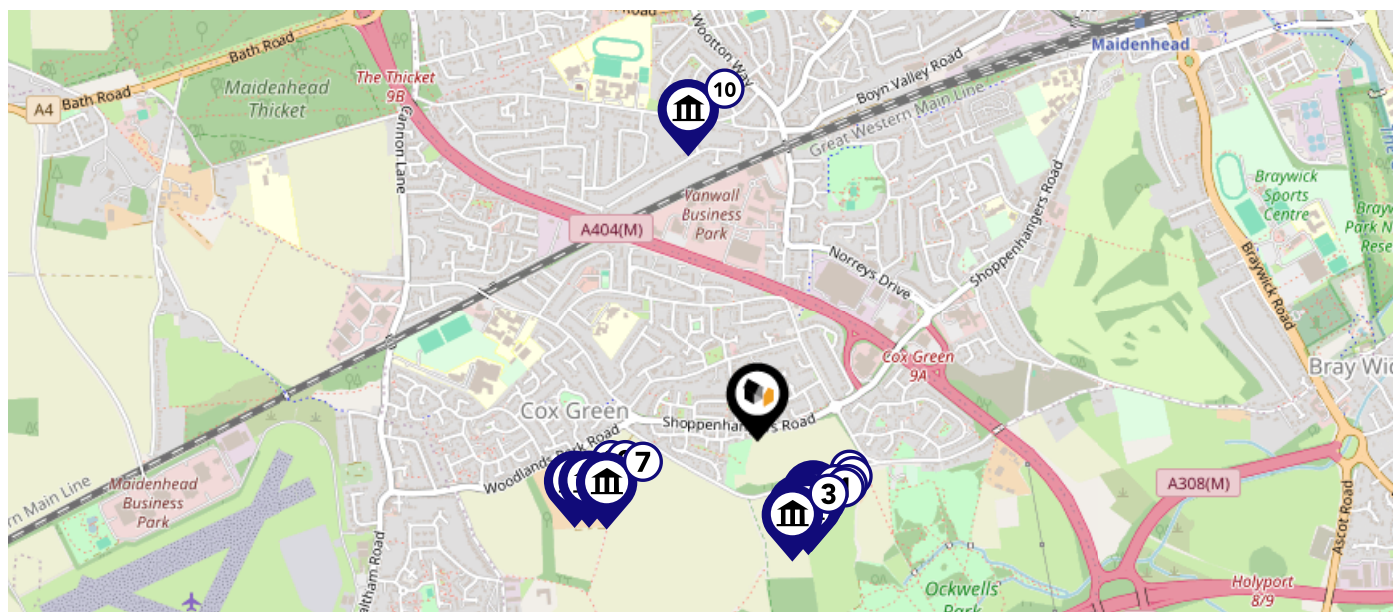
| | | | |
|-----------|---|-------------------|--------------------------|
| 1 | Lillybrook Farm No.1-Cox Green | Historic Landfill | <input type="checkbox"/> |
| 2 | Lillybrook Farm No.2-Cox Green | Historic Landfill | <input type="checkbox"/> |
| 3 | Curls Lane-Cox Green | Historic Landfill | <input type="checkbox"/> |
| 4 | Ludlow Road-Maidenhead | Historic Landfill | <input type="checkbox"/> |
| 5 | Braywick Road-Maidenhead | Historic Landfill | <input type="checkbox"/> |
| 6 | Cherry Garden-Woolley Green | Historic Landfill | <input type="checkbox"/> |
| 7 | Priors Way-Bray | Historic Landfill | <input type="checkbox"/> |
| 8 | Priors Way-Bray | Historic Landfill | <input type="checkbox"/> |
| 9 | Aysgarth Park-Bray, Maidenhead, Berkshire | Historic Landfill | <input type="checkbox"/> |
| 10 | Langton Close-Maidenhead | Historic Landfill | <input type="checkbox"/> |











Maps

Listed Buildings

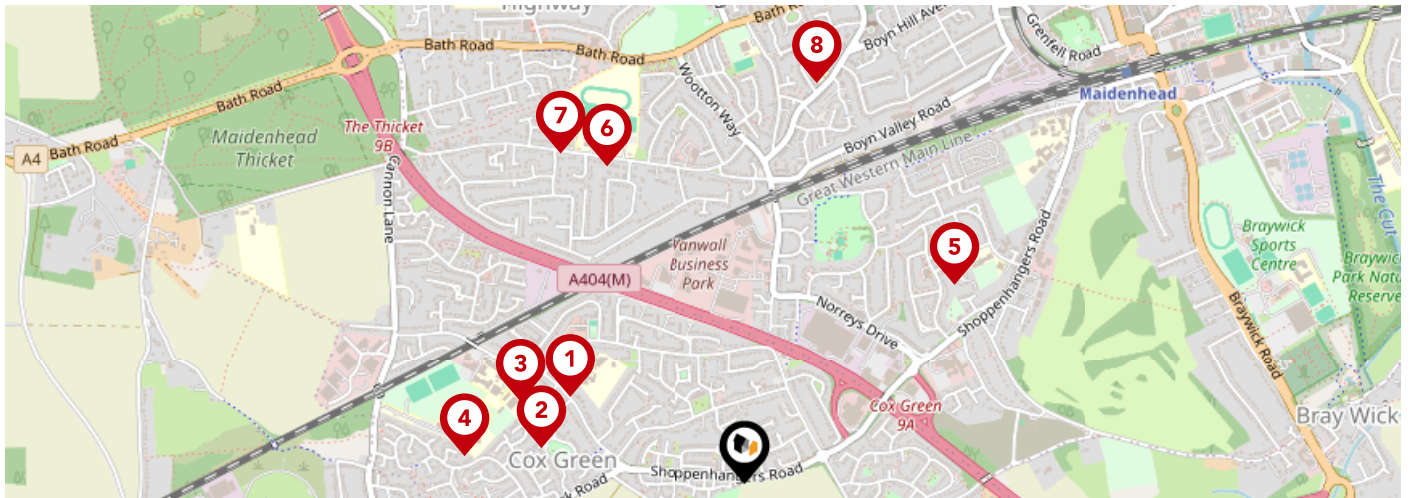


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



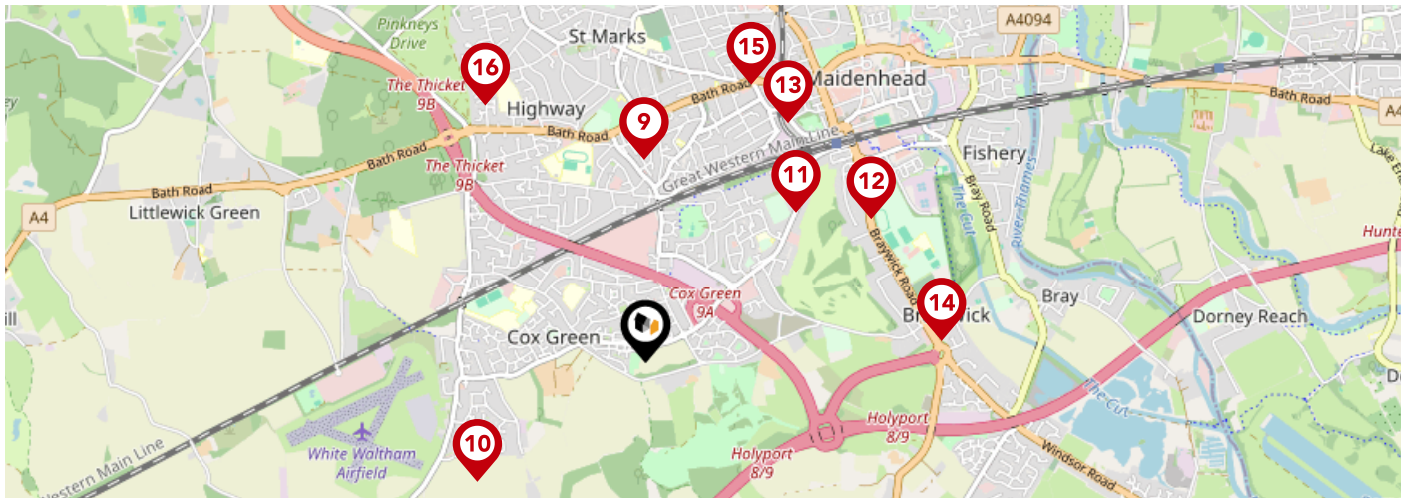
| Listed Buildings in the local district | Grade | Distance |
|--|----------|-----------|
|  1117474 - Garden Wall, Adjoining Gatehouse At Ockwells Manor | Grade II | 0.3 miles |
|  1136298 - Barn At Ockwells Manor | Grade I | 0.3 miles |
|  1319435 - Garden Wall At Ockwells Manor, Approximately 18 Metres From The South West Side Of The House | Grade II | 0.3 miles |
|  1319434 - Ockwells Manor And Wall Attached On The South East | Grade I | 0.3 miles |
|  1117473 - Stables And Gatehouse At Ockwells Manor | Grade I | 0.3 miles |
|  1312870 - Dovecote At Ockwells Manor | Grade I | 0.3 miles |
|  1117475 - Garden Wall At Lillibrooke Manor | Grade II | 0.4 miles |
|  1136307 - Barn And Horse Engine Threshing House, At Lillibrooke Manor | Grade II | 0.4 miles |
|  1136305 - Lillibrooke Manor | Grade II | 0.4 miles |
|  1117608 - Barn 26 Metres South Of Norden Farm House | Grade II | 0.7 miles |









Area Schools



| | | Nursery | Primary | Secondary | College | Private |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Wessex Primary School Ofsted Rating: Requires improvement Pupils: 364 Distance:0.45 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Lowbrook Academy Ofsted Rating: Good Pupils: 330 Distance:0.48 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Cox Green School Ofsted Rating: Requires improvement Pupils: 1204 Distance:0.55 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Manor Green School Ofsted Rating: Good Pupils: 289 Distance:0.65 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Larchfield Primary and Nursery School Ofsted Rating: Good Pupils: 239 Distance:0.66 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Altwood Church of England School Ofsted Rating: Good Pupils: 740 Distance:0.8 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | St Edmund Campion Catholic Primary School and Nursery Ofsted Rating: Requires improvement Pupils: 484 Distance:0.87 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Boyne Hill CofE Infant and Nursery School Ofsted Rating: Outstanding Pupils: 216 Distance:0.94 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

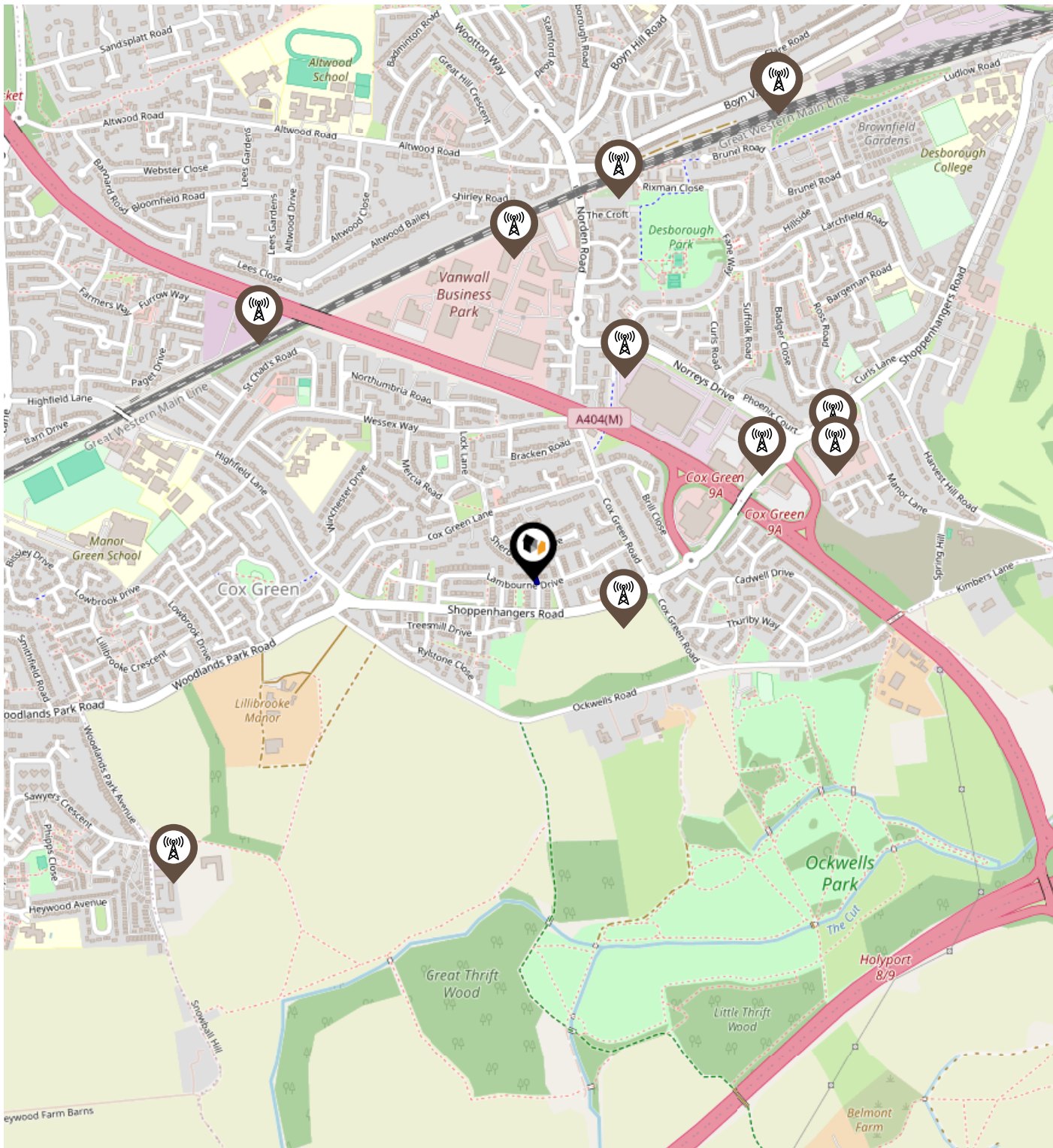
Area Schools



| | | Nursery | Primary | Secondary | College | Private |
|---|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | All Saints Church of England Junior School Ofsted Rating: Not Rated Pupils: 224 Distance:0.94 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Woodlands Park Primary School Ofsted Rating: Good Pupils: 186 Distance:0.94 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Desborough College Ofsted Rating: Good Pupils: 728 Distance:0.99 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Forest Bridge School Ofsted Rating: Good Pupils: 113 Distance:1.24 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Highfield Preparatory School Limited Ofsted Rating: Not Rated Pupils: 94 Distance:1.29 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Braywick Court School Ofsted Rating: Outstanding Pupils: 263 Distance:1.37 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Claire's Court Schools Ofsted Rating: Not Rated Pupils: 961 Distance:1.38 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Newlands Girls' School Ofsted Rating: Outstanding Pupils: 1200 Distance:1.4 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Local Area

Masts & Pylons



Key:

- Power Pylons
- Communication Masts

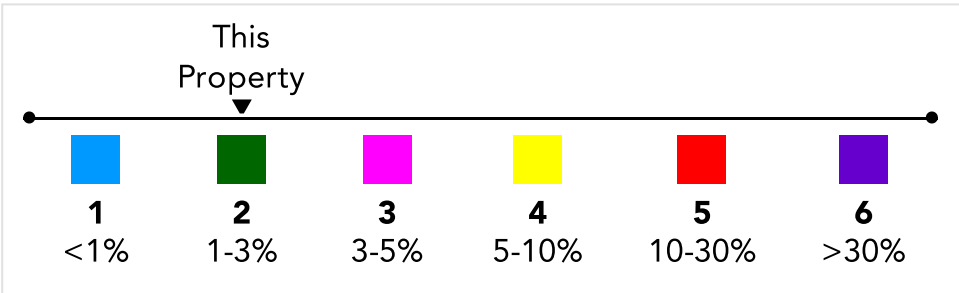
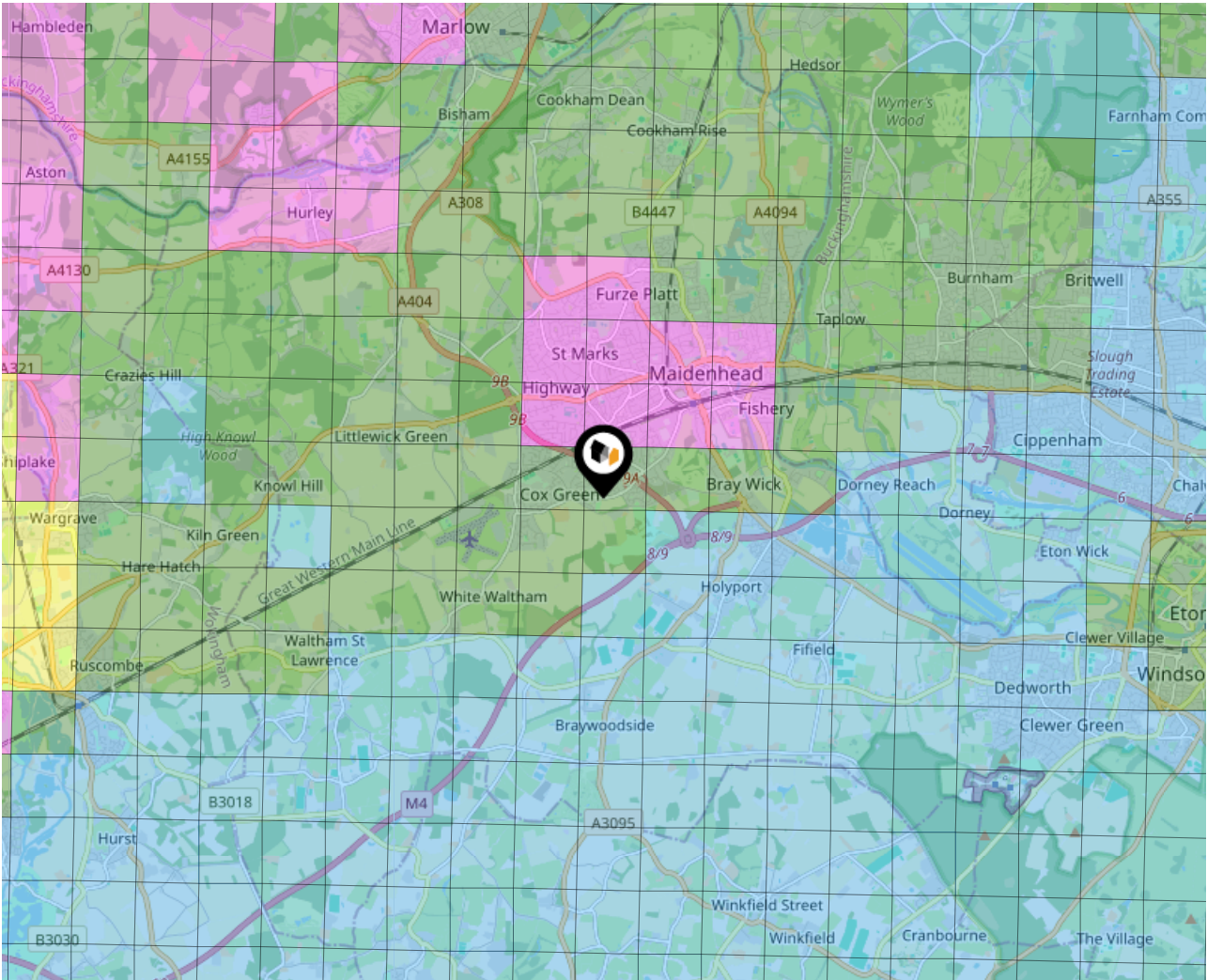
Environment

Radon Gas



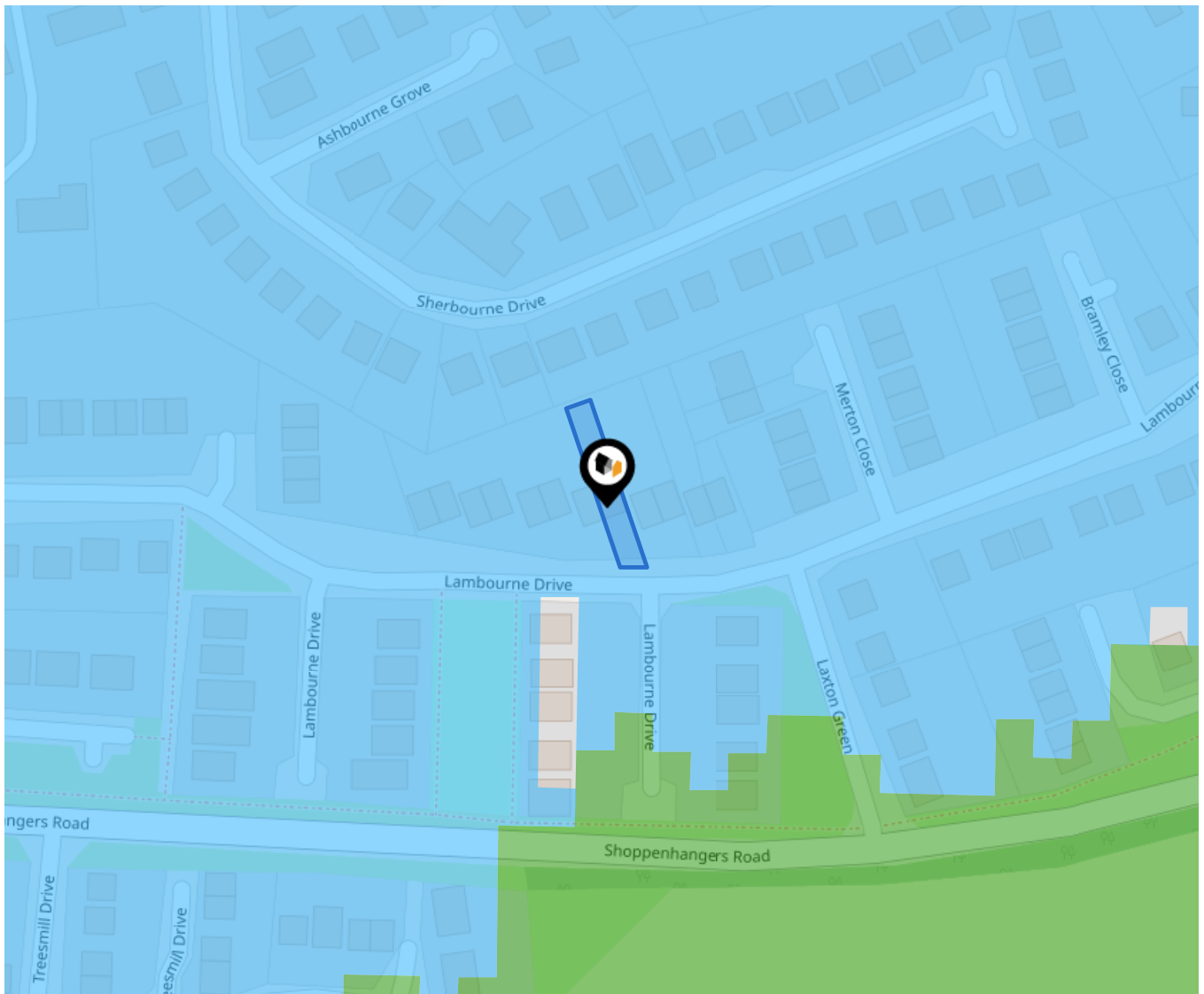
What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Local Area

Road Noise



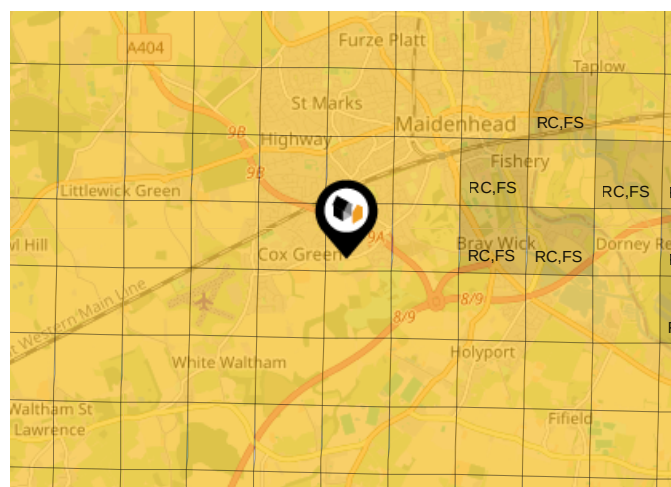
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Ground Composition for this Address (Surrounding square kilometer zone around property)

| | | | |
|-------------------------------|----------------------------------|----------------------|----------------------|
| Carbon Content: | HIGH | Soil Texture: | CHALKY, SILTY LOAM |
| Parent Material Grain: | ARGILLIC - ARENACEOUS | Soil Depth: | INTERMEDIATE-SHALLOW |
| Soil Group: | MEDIUM(SILTY) TO LIGHT(SILTY) | | |

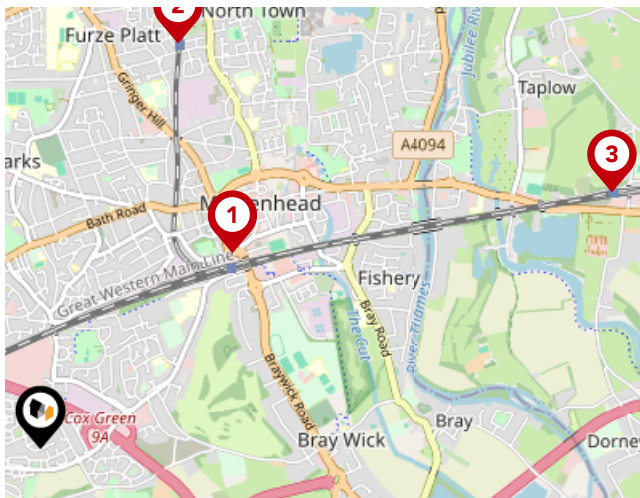


Primary Classifications (Most Common Clay Types)

| | |
|---------------|--|
| C/M | Claystone / Mudstone |
| FPC,S | Floodplain Clay, Sand / Gravel |
| FC,S | Fluvial Clays & Silts |
| FC,S,G | Fluvial Clays, Silts, Sands & Gravel |
| PM/EC | Prequaternary Marine / Estuarine Clay / Silt |
| QM/EC | Quaternary Marine / Estuarine Clay / Silt |
| RC | Residual Clay |
| RC/LL | Residual Clay & Loamy Loess |
| RC,S | River Clay & Silt |
| RC,FS | Riverine Clay & Floodplain Sands and Gravel |
| RC,FL | Riverine Clay & Fluvial Sands and Gravel |
| TC | Terrace Clay |
| TC/LL | Terrace Clay & Loamy Loess |

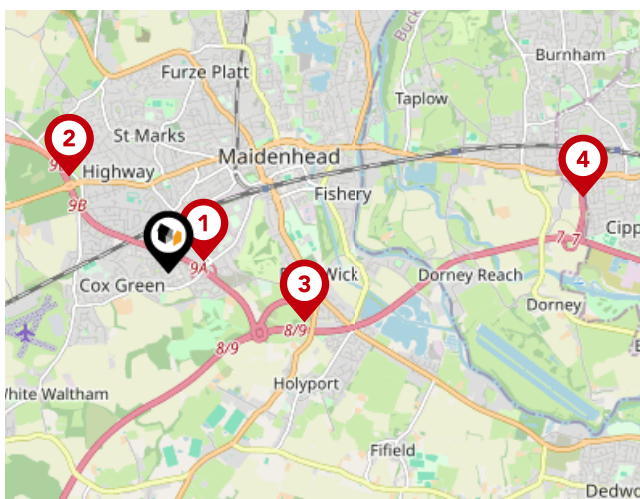
Area

Transport (National)



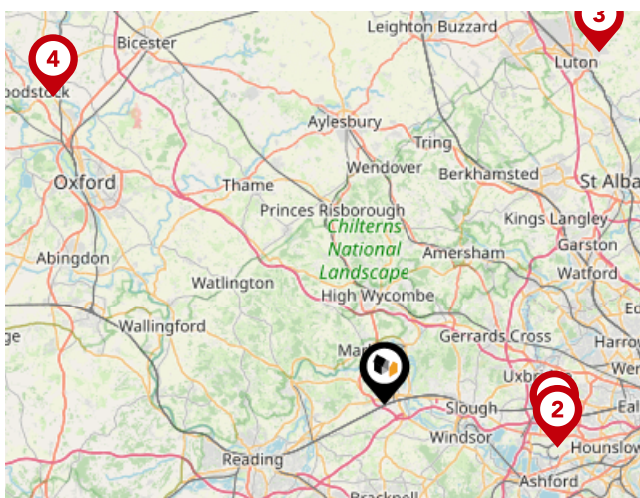
National Rail Stations

| Pin | Name | Distance |
|-----|--------------------------|------------|
| 1 | Maidenhead Rail Station | 1.27 miles |
| 2 | Furze Platt Rail Station | 1.98 miles |
| 3 | Taplow Rail Station | 2.89 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|-------------|------------|
| 1 | A404(M) J9A | 0.34 miles |
| 2 | A404(M) J9 | 1.28 miles |
| 3 | M4 J8 | 1.33 miles |
| 4 | M4 J7 | 3.89 miles |
| 5 | M40 J4 | 7.45 miles |

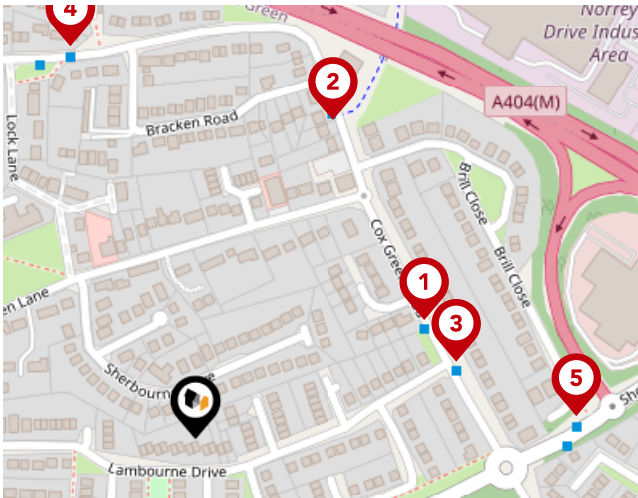


Airports/Helipads

| Pin | Name | Distance |
|-----|-----------------------------|-------------|
| 1 | Heathrow Airport | 12.7 miles |
| 2 | Heathrow Airport Terminal 4 | 13.12 miles |
| 3 | Luton Airport | 30.25 miles |
| 4 | Kidlington | 33.28 miles |

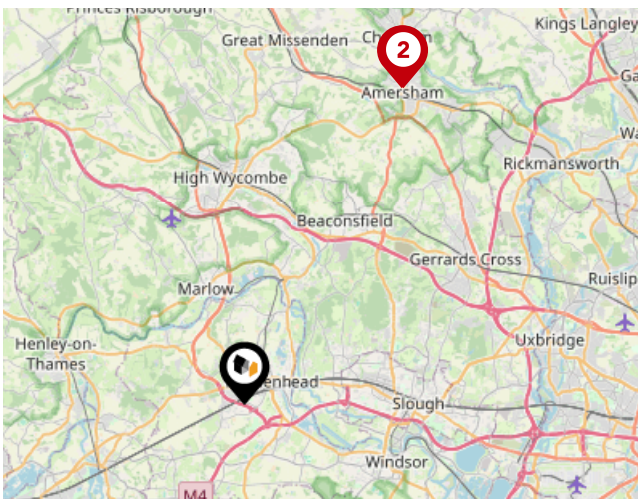
Area

Transport (Local)



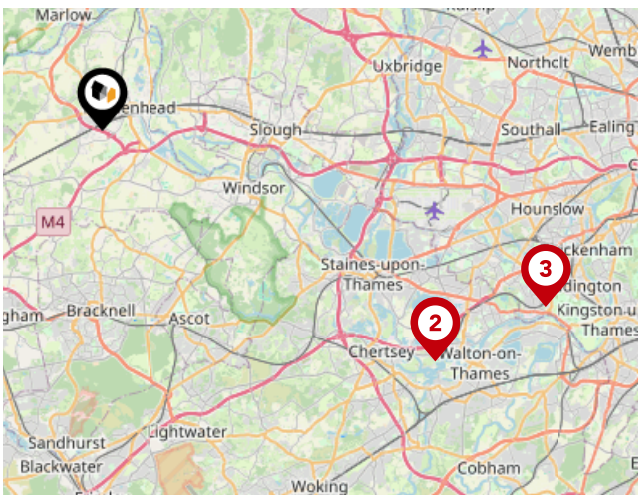
Bus Stops/Stations

| Pin | Name | Distance |
|-----|-----------------|------------|
| 1 | Lambourne Drive | 0.15 miles |
| 2 | Foresters | 0.2 miles |
| 3 | Lambourne Drive | 0.16 miles |
| 4 | Lock Lane | 0.24 miles |
| 5 | Brill Close | 0.22 miles |



Local Connections

| Pin | Name | Distance |
|-----|------------------------------|-------------|
| 1 | Amersham Underground Station | 13.03 miles |
| 2 | Amersham Underground Station | 13.04 miles |



Ferry Terminals

| Pin | Name | Distance |
|-----|------------------------------------|-------------|
| 1 | Shepperton Ferry Landing | 14.99 miles |
| 2 | Weybridge Ferry Landing | 15.04 miles |
| 3 | Moulsey - Hurst Park Ferry Landing | 17.64 miles |

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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