

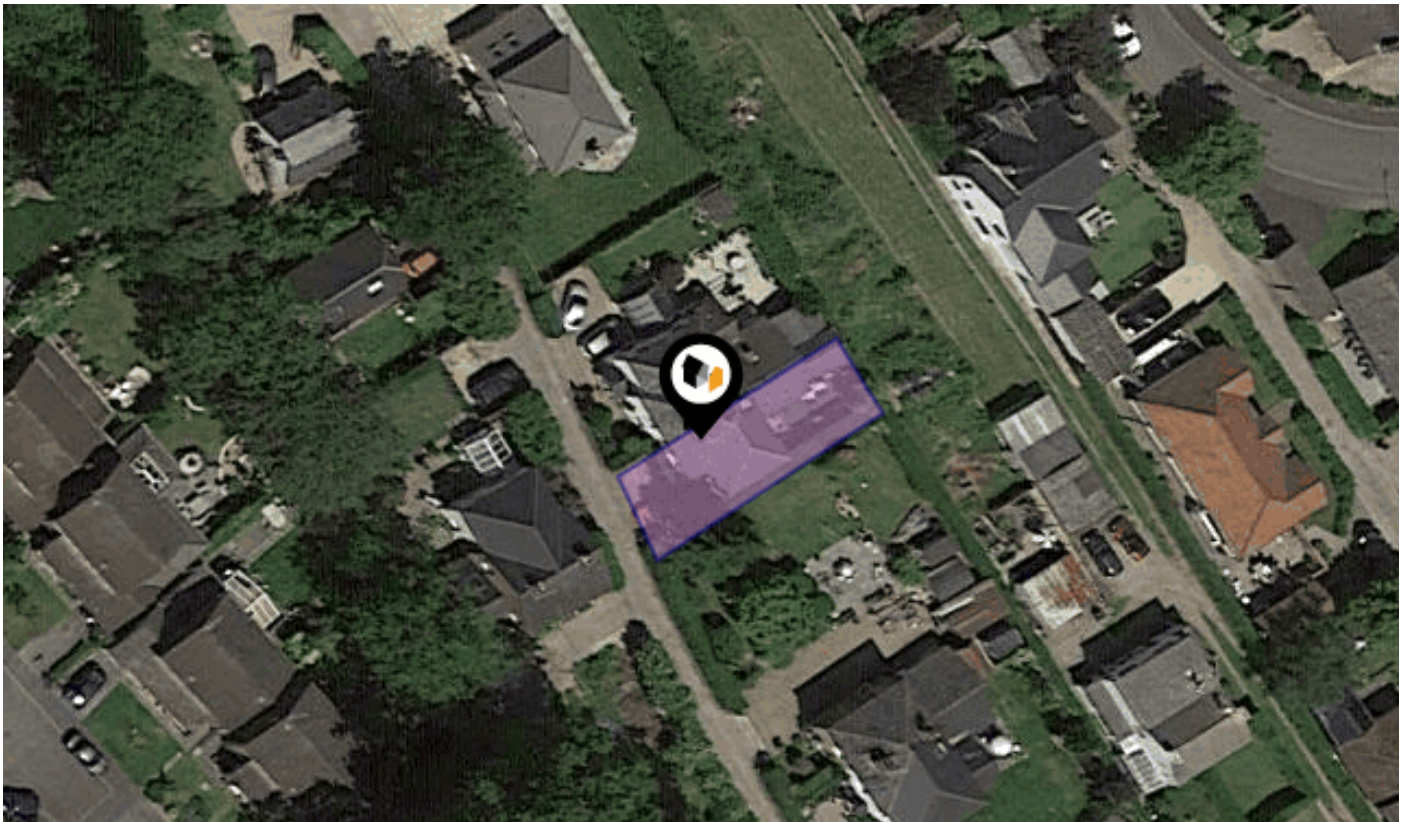


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 12th February 2025



3, SCHOOL LANE, WINDLESHAM, GU20 6EY

Avocado Property

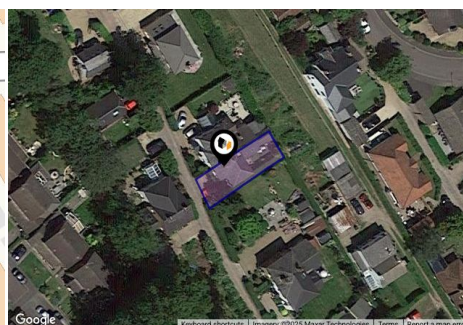
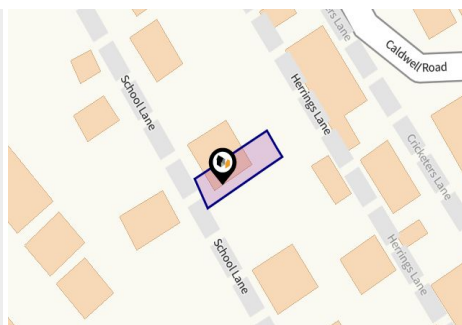
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Property Overview



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	1,162 ft ² / 108 m ²
Plot Area:	0.04 acres
Year Built :	Before 1900
Council Tax :	Band E
Annual Estimate:	£2,880
Title Number:	SY695624
UPRN:	100061564108

Last Sold Date:	06/01/2016
Last Sold Price:	£530,000
Last Sold £/ft ² :	£453
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

5	71	-
mb/s	mb/s	mb/s

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



Property

EPC - Certificate



3 School Lane, GU20 6EY

Energy rating

D

Valid until 22.03.2033

Score	Energy rating	Current	Potential	
92+	A	<div></div>	<div></div>	
81-91	B			
69-80	C			<div>75 c</div>
55-68	D			<div>60 D</div>
39-54	E			
21-38	F			
1-20	G			

Property

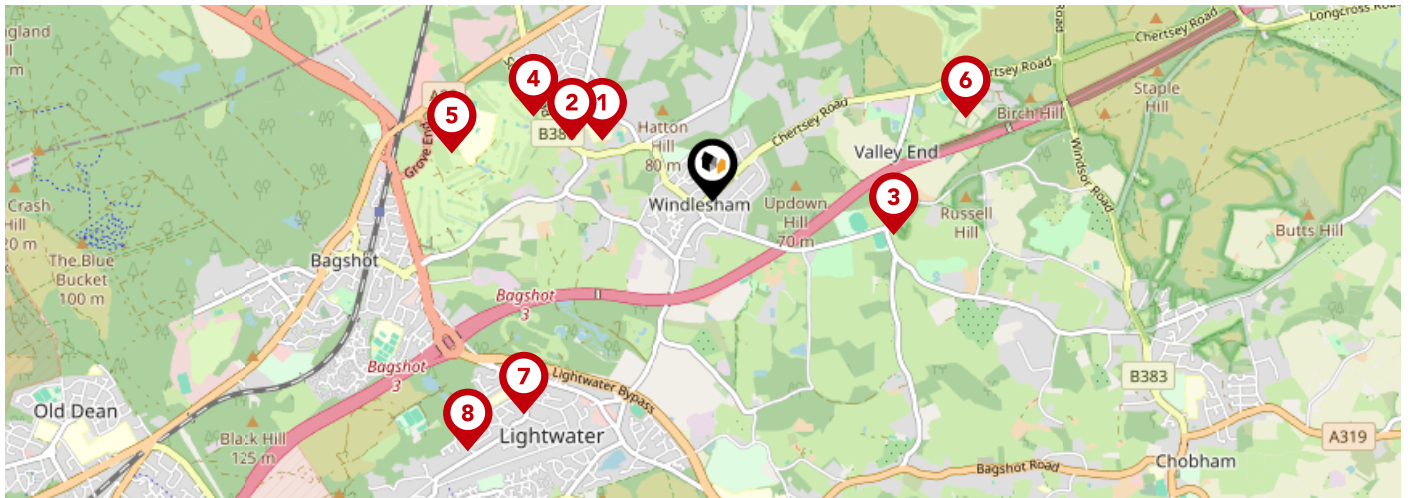
EPC - Additional Data



Additional EPC Data

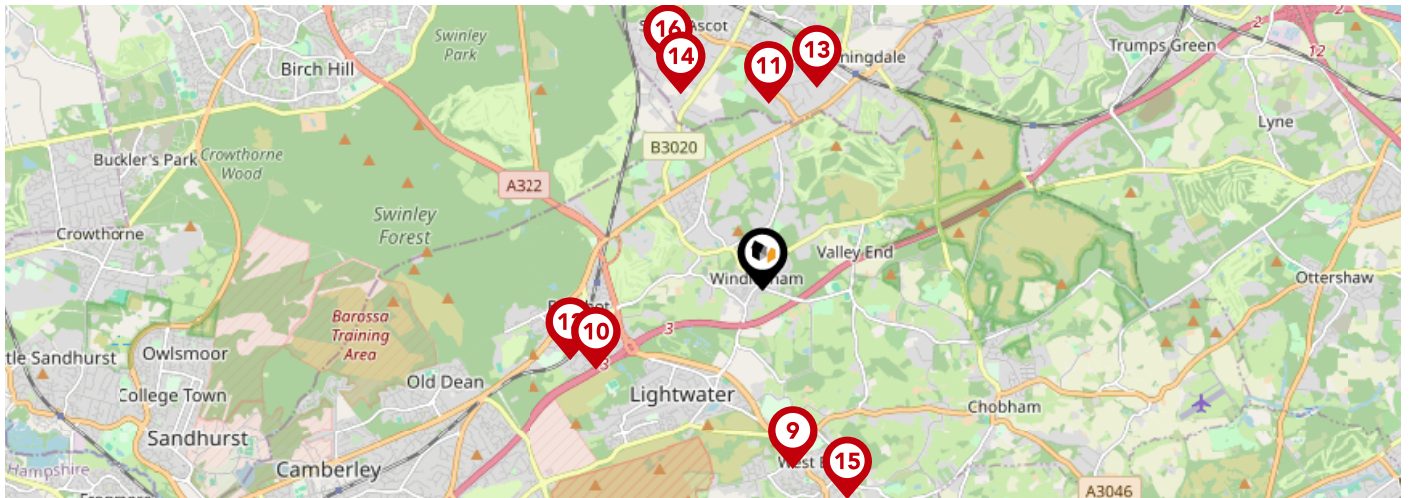
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	3
Open Fireplace:	2
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 75 mm loft insulation
Roof Energy:	Average
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 55% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	108 m ²









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Fernways School Ofsted Rating: Good Pupils: 47 Distance:0.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Woodcote House School Ofsted Rating: Not Rated Pupils: 82 Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Valley End CofE Infant School Ofsted Rating: Outstanding Pupils: 159 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Windlesham Village Infant School Ofsted Rating: Good Pupils: 64 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Hall Grove School Ofsted Rating: Not Rated Pupils: 421 Distance:1.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Coworth-Flexlands School Ofsted Rating: Not Rated Pupils: 126 Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Lightwater Village School Ofsted Rating: Good Pupils: 133 Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Hammond School Ofsted Rating: Good Pupils: 254 Distance:1.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

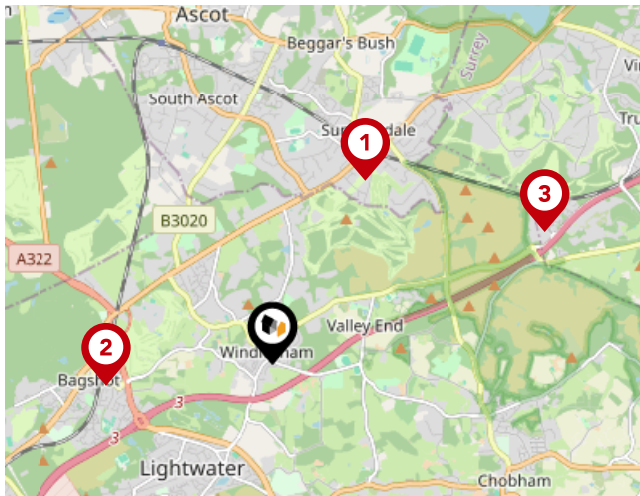
Area Schools



		Nursery	Primary	Secondary	College	Private
	Gordon's School Ofsted Rating: Outstanding Pupils: 978 Distance: 1.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Connaught Junior School Ofsted Rating: Outstanding Pupils: 459 Distance: 1.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Charters School Ofsted Rating: Good Pupils: 1713 Distance: 1.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bagshot Infant School Ofsted Rating: Good Pupils: 167 Distance: 1.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sunningdale School Ofsted Rating: Not Rated Pupils: 94 Distance: 1.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's School Ascot Ofsted Rating: Not Rated Pupils: 398 Distance: 1.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Holy Trinity CofE Primary School Ofsted Rating: Good Pupils: 420 Distance: 2.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Francis Catholic Primary School, South Ascot Ofsted Rating: Outstanding Pupils: 210 Distance: 2.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

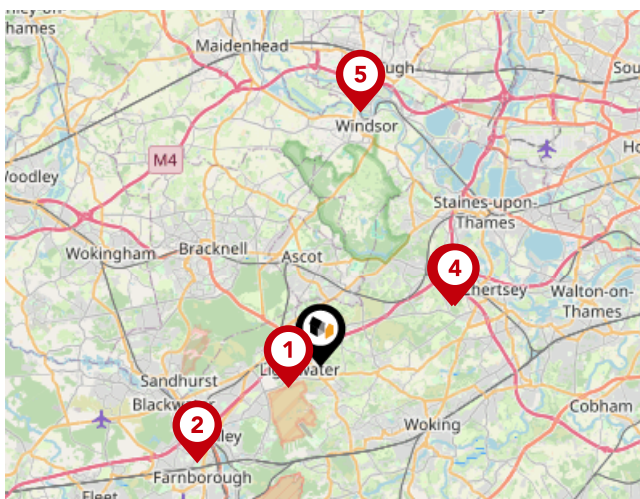
Area

Transport (National)



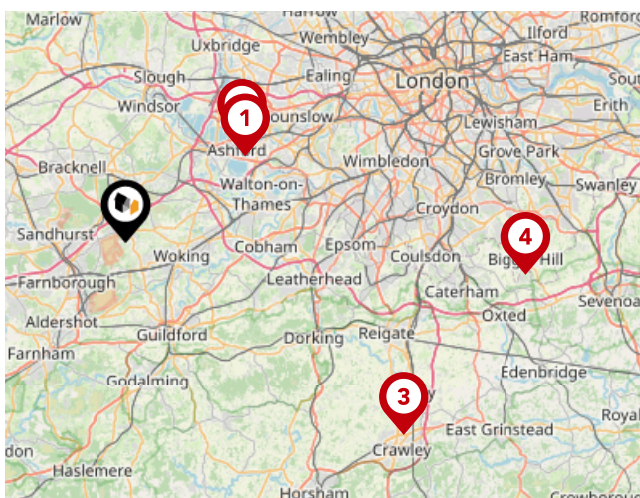
National Rail Stations

Pin	Name	Distance
1	Sunningdale Rail Station	1.91 miles
2	Bagshot Rail Station	1.56 miles
3	Longcross Rail Station	2.8 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J3	1.38 miles
2	M3 J4	5.77 miles
3	M3 J2	5.39 miles
4	M25 J12	5.49 miles
5	M4 J6	9.54 miles

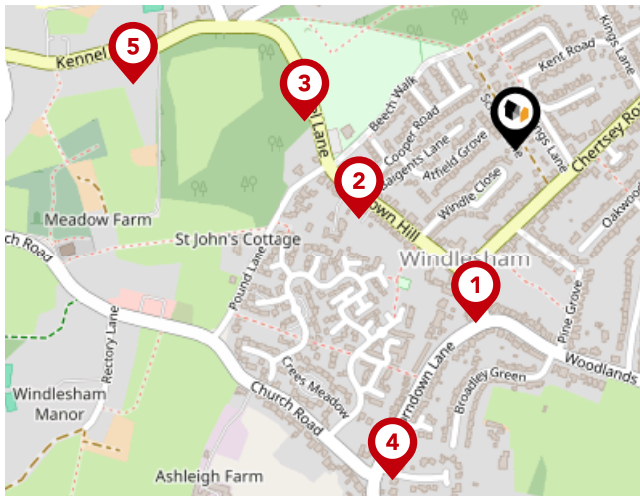


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport Terminal 4	10.93 miles
2	Heathrow Airport	11.38 miles
3	Gatwick Airport	25.1 miles
4	Leaves Green	29.74 miles

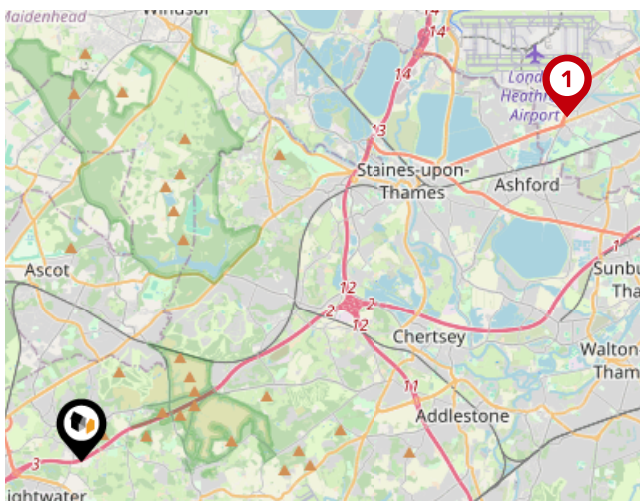
Area

Transport (Local)



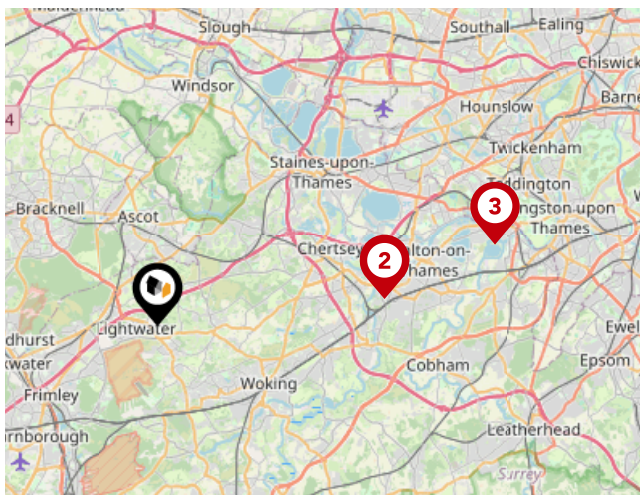
Bus Stops/Stations

Pin	Name	Distance
1	Post Office	0.21 miles
2	Cooper Road	0.2 miles
3	Kennel Lane	0.25 miles
4	Thorndown Lane	0.41 miles
5	Hatton Hill	0.45 miles



Local Connections

Pin	Name	Distance
1	Heathrow Terminal 4 Underground Station	11.01 miles



Ferry Terminals

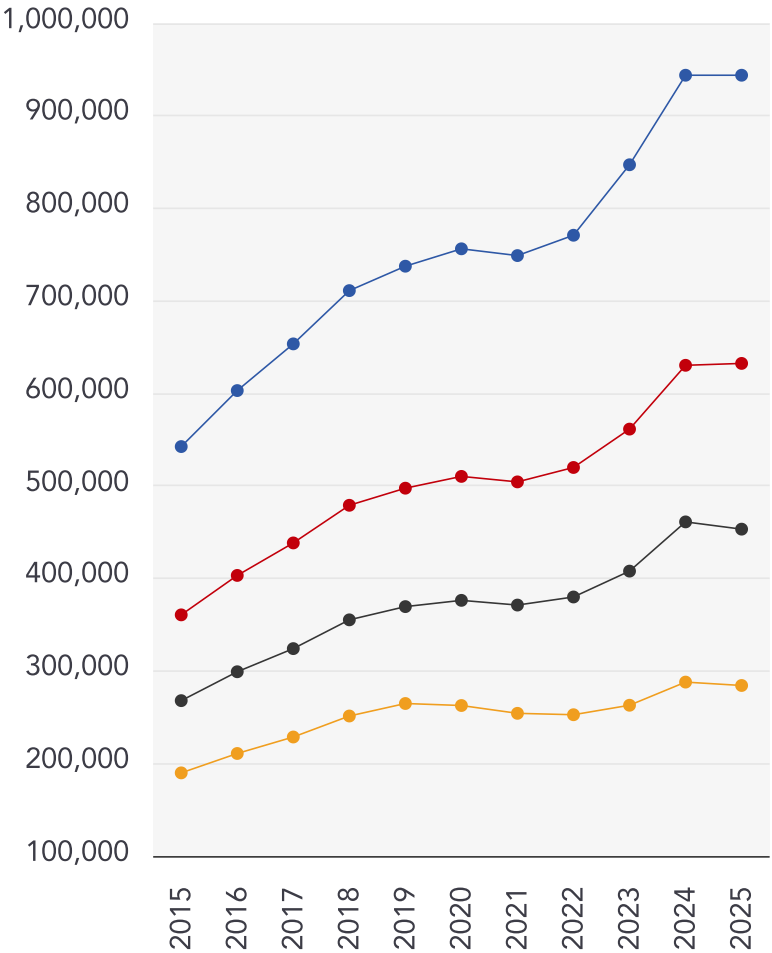
Pin	Name	Distance
1	Shepperton Ferry Landing	8.52 miles
2	Weybridge Ferry Landing	8.53 miles
3	Moulsey - Hurst Park Ferry Landing	12.87 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in GU20



Detached

+73.97%

Semi-Detached

+75.35%

Terraced

+69.17%

Flat

+49.74%

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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