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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 09th August 2024



TRUSSELL ROAD, WARFIELD, BRACKNELL, RG42

Avocado Property

07519 024 359

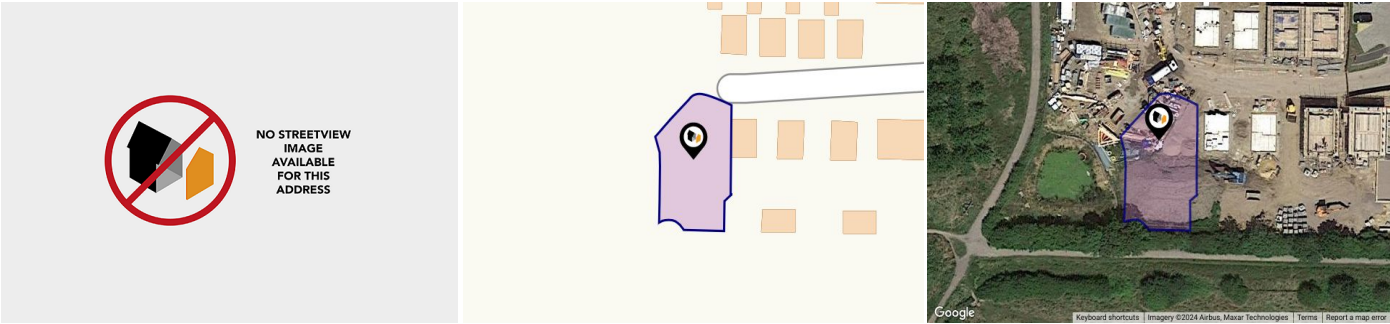
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Property Overview



Property

Type:	Detached	Tenure:	Freehold
Floor Area:	1,969 ft ² / 183 m ²		
Plot Area:	0.13 acres		
Year Built :	2020		
Title Number:	BK530831		

Local Area

Local Authority:

Conservation Area:

Flood Risk:

Rivers & Seas

Surface Water

Bracknell forest

No

No Risk

Very Low

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

8

80

1000

mb/s

mb/s

mb/s

Mobile Coverage:

(based on calls indoors)

O₂

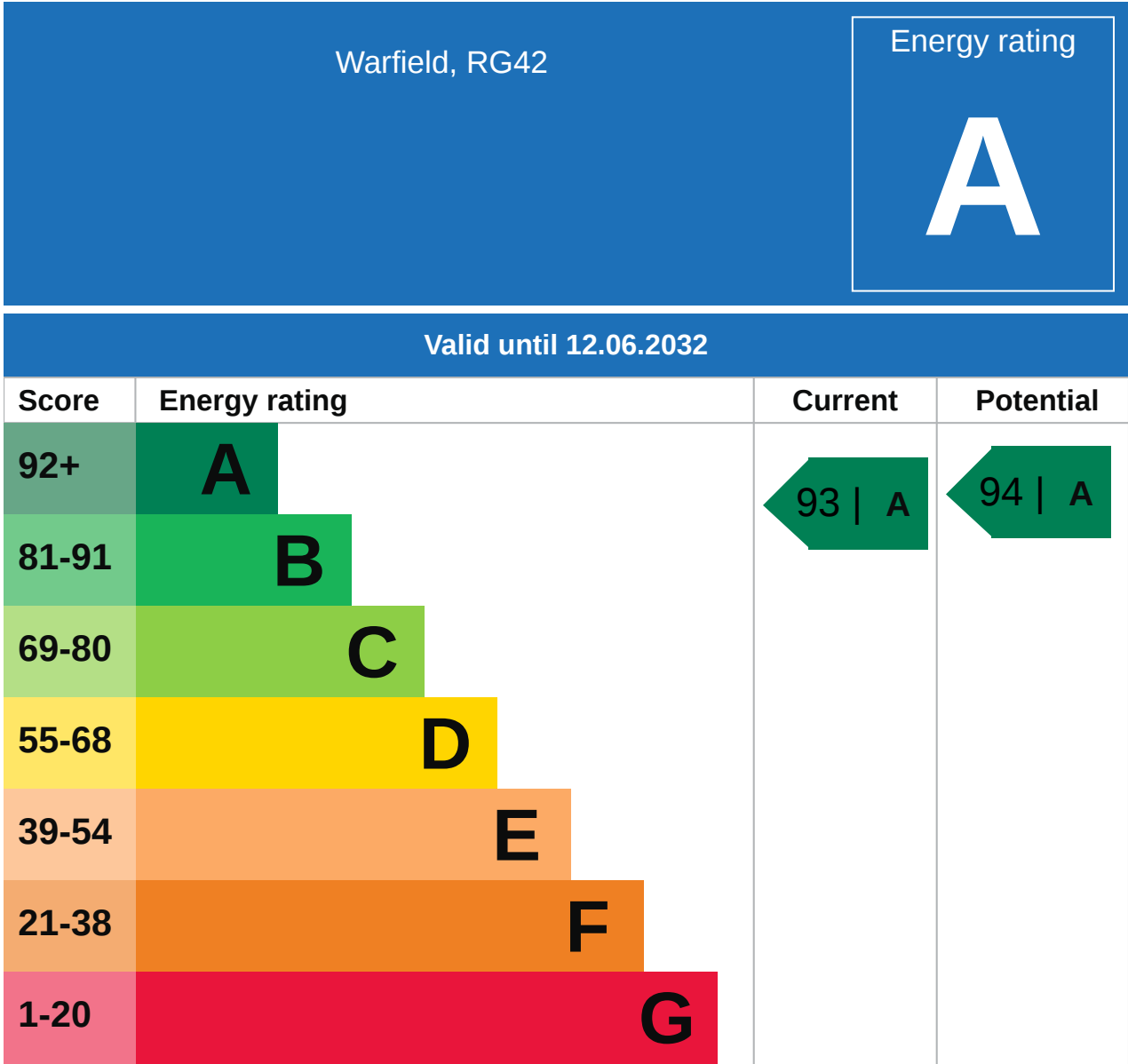
EE

3

Satellite/Fibre TV Availability:

sky

Property EPC - Certificate



Property

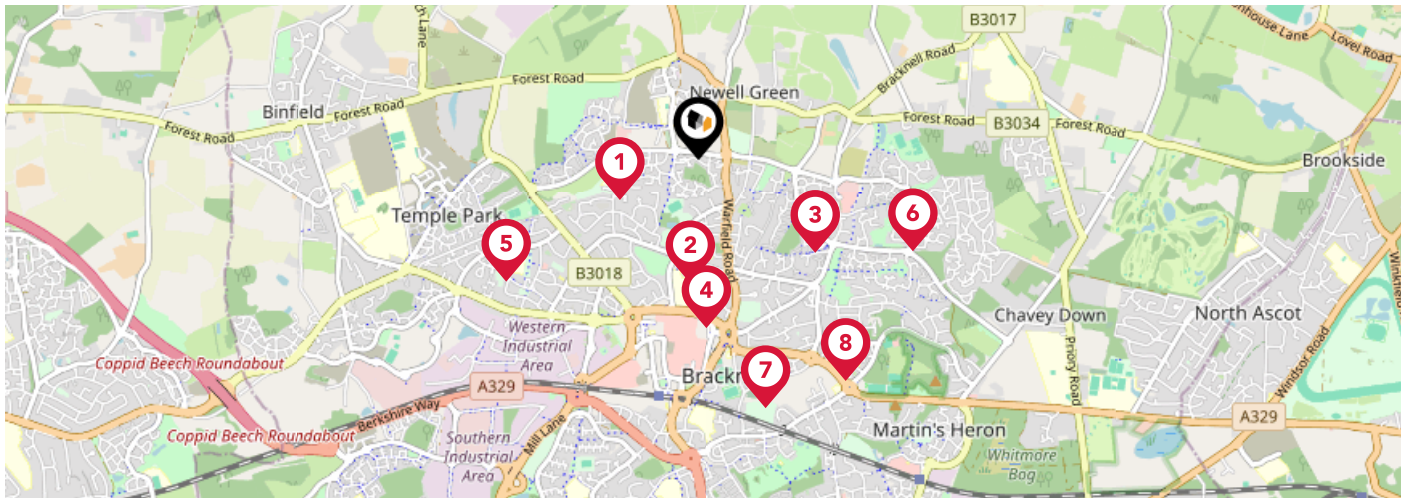
EPC - Additional Data



Additional EPC Data

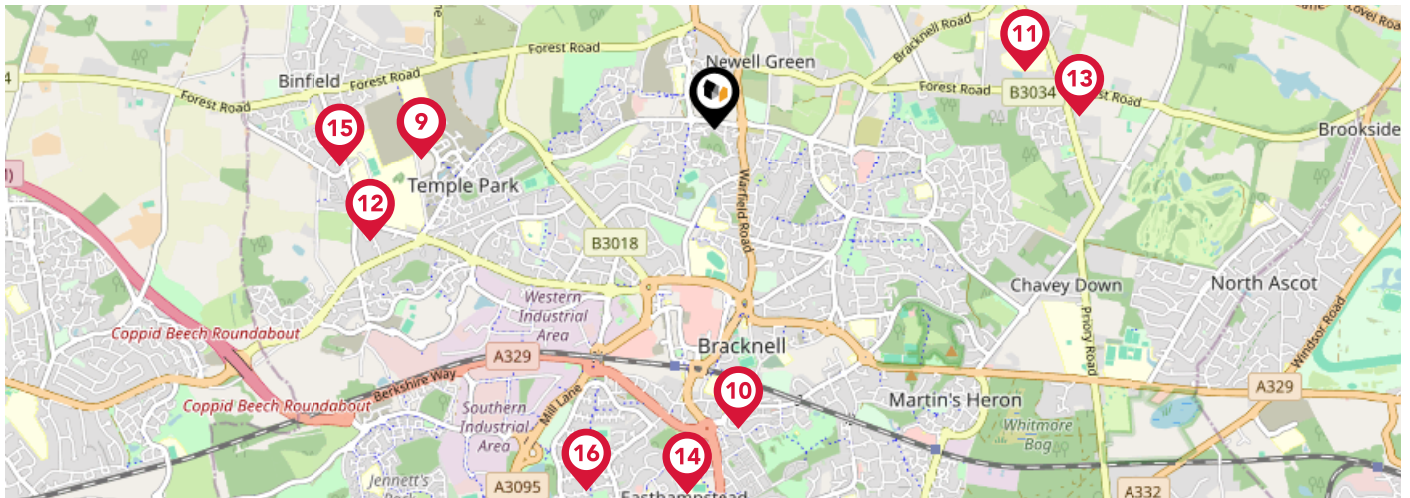
Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.23 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.15 W/m-Â°K
Roof Energy:	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 0.18 W/m-Â°K
Total Floor Area:	183 m ²









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Kennel Lane School Ofsted Rating: Good Pupils: 0 Distance: 0.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Sandy Lane Primary School Ofsted Rating: Good Pupils: 450 Distance: 0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Warfield Church of England Primary School Ofsted Rating: Good Pupils: 452 Distance: 0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Garth Hill College Ofsted Rating: Good Pupils: 1476 Distance: 0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Meadow Vale Primary School Ofsted Rating: Good Pupils: 600 Distance: 1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Whitegrove Primary School Ofsted Rating: Good Pupils: 421 Distance: 1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Joseph's Catholic Primary School, Bracknell Ofsted Rating: Good Pupils: 209 Distance: 1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Holly Spring Primary School Ofsted Rating: Good Pupils: 642 Distance: 1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

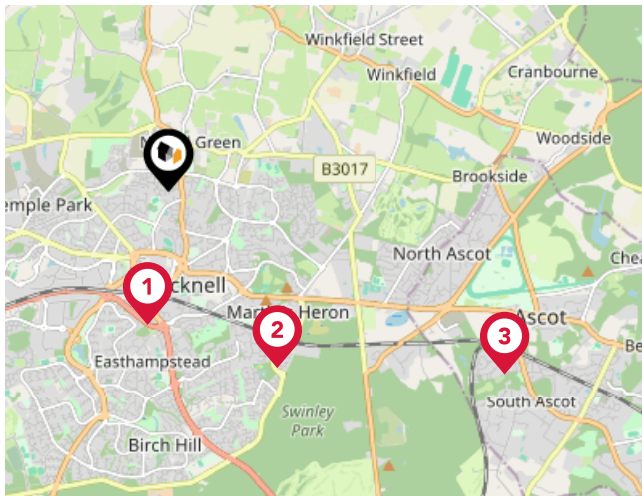
Area Schools



		Nursery	Primary	Secondary	College	Private
	King's Academy Binfield Ofsted Rating: Good Pupils: 1262 Distance:1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ranelagh School Ofsted Rating: Outstanding Pupils: 1062 Distance:1.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lambrook School Ofsted Rating: Not Rated Pupils: 630 Distance:1.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Newbold School Ofsted Rating: Outstanding Pupils: 56 Distance:1.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Winkfield St Mary's CofE Primary School Ofsted Rating: Good Pupils: 198 Distance:1.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Brakenhale School Ofsted Rating: Good Pupils: 1148 Distance:1.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cressex Lodge School Ofsted Rating: Good Pupils: 13 Distance:1.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wildridings Primary School Ofsted Rating: Good Pupils: 428 Distance:1.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

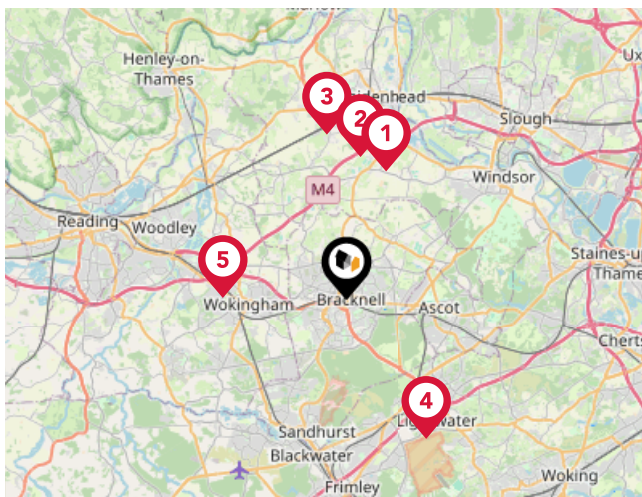
Area

Transport (National)



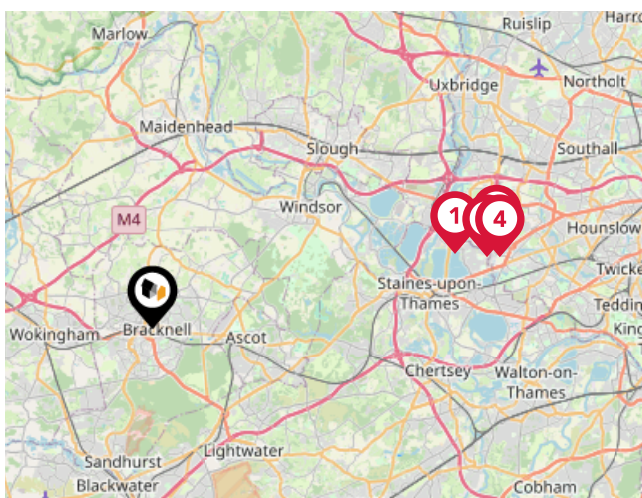
National Rail Stations

Pin	Name	Distance
1	Bracknell Rail Station	1.25 miles
2	Martins Heron Rail Station	1.92 miles
3	Ascot Rail Station	3.54 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J8	4.95 miles
2	A404(M) J9A	5.31 miles
3	A404(M) J9	6.12 miles
4	M3 J3	5.94 miles
5	M4 J10	4.59 miles

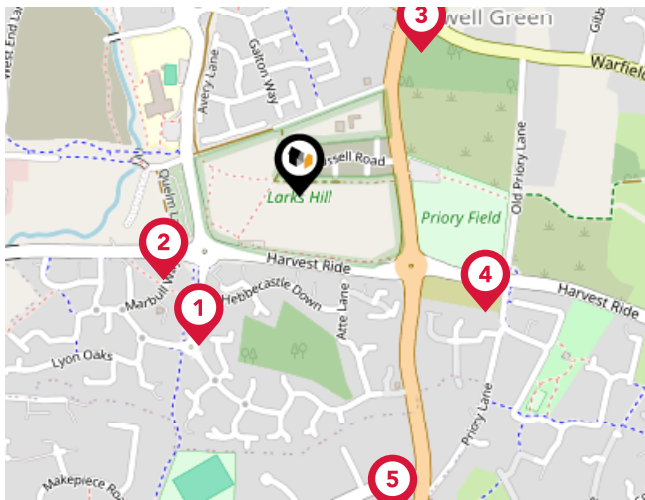


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport Terminal 5	11.53 miles
2	London Heathrow Airport Terminal 3	12.63 miles
3	London Heathrow Airport	13.07 miles
4	London Heathrow Airport Terminal 2	13.07 miles

Area

Transport (Local)



Bus Stops/Stations

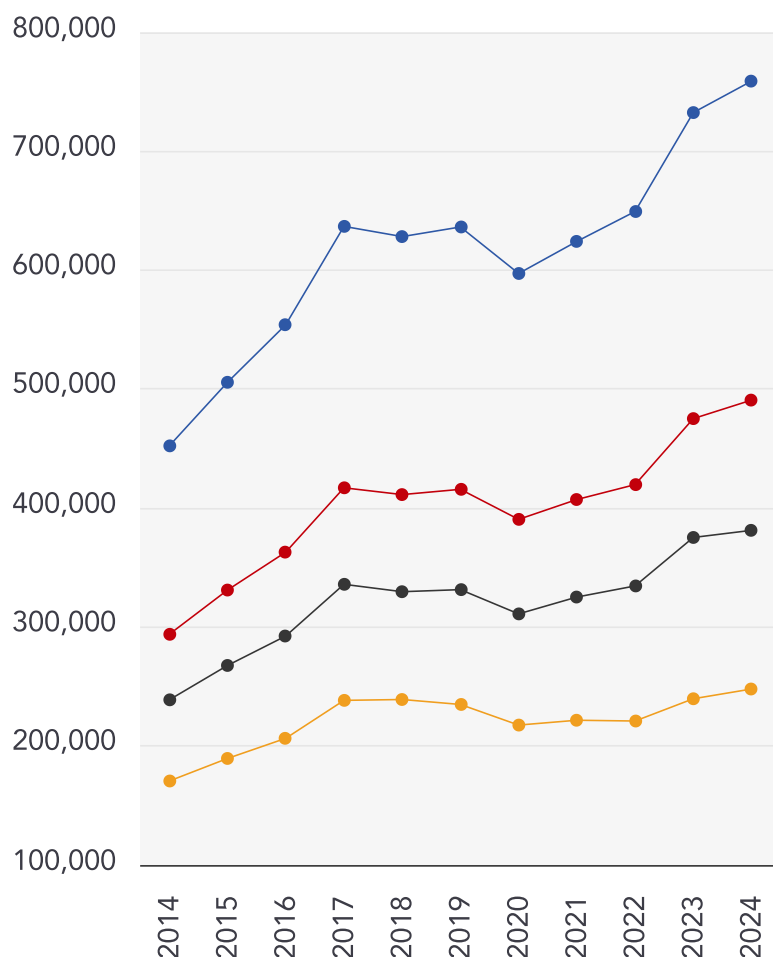
Pin	Name	Distance
1	Piggy Wood	0.21 miles
2	Newport Drive	0.18 miles
3	Plough & Harrow	0.22 miles
4	Priory Lane	0.25 miles
5	Warfield Road	0.39 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in RG42



Detached

+67.78%

Semi-Detached

+66.97%

Terraced

+59.63%

Flat

+45.31%

Avocado Property

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Avocado Property

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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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