

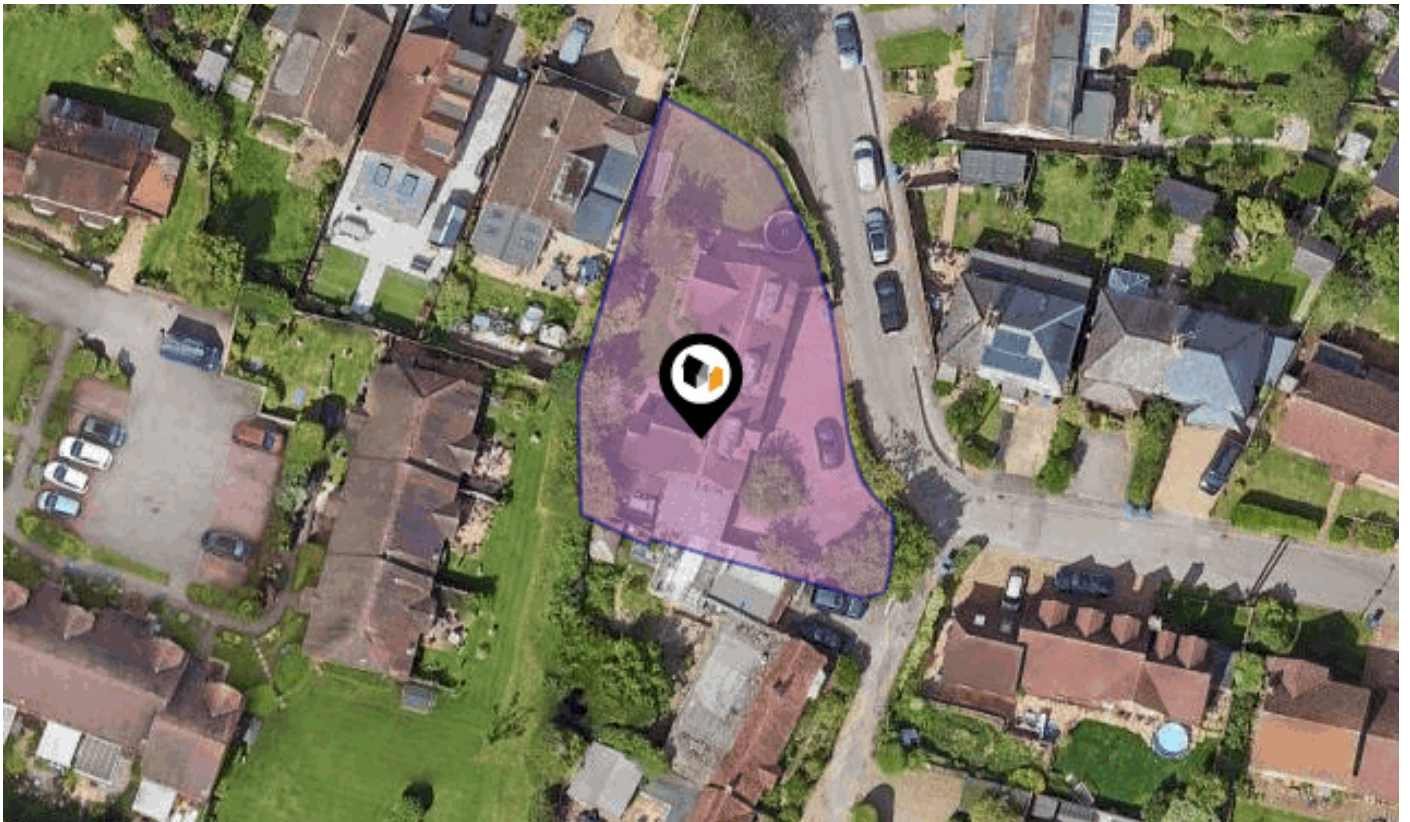


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 11th October 2024



RED ROSE, BINFIELD, BRACKNELL, RG42

Avocado Property

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Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	5		
Floor Area:	2,152 ft ² / 200 m ²		
Plot Area:	0.18 acres		
Year Built :	1991-1995		
Council Tax :	Band F		
Annual Estimate:	£2,963		
Title Number:	BK33841		

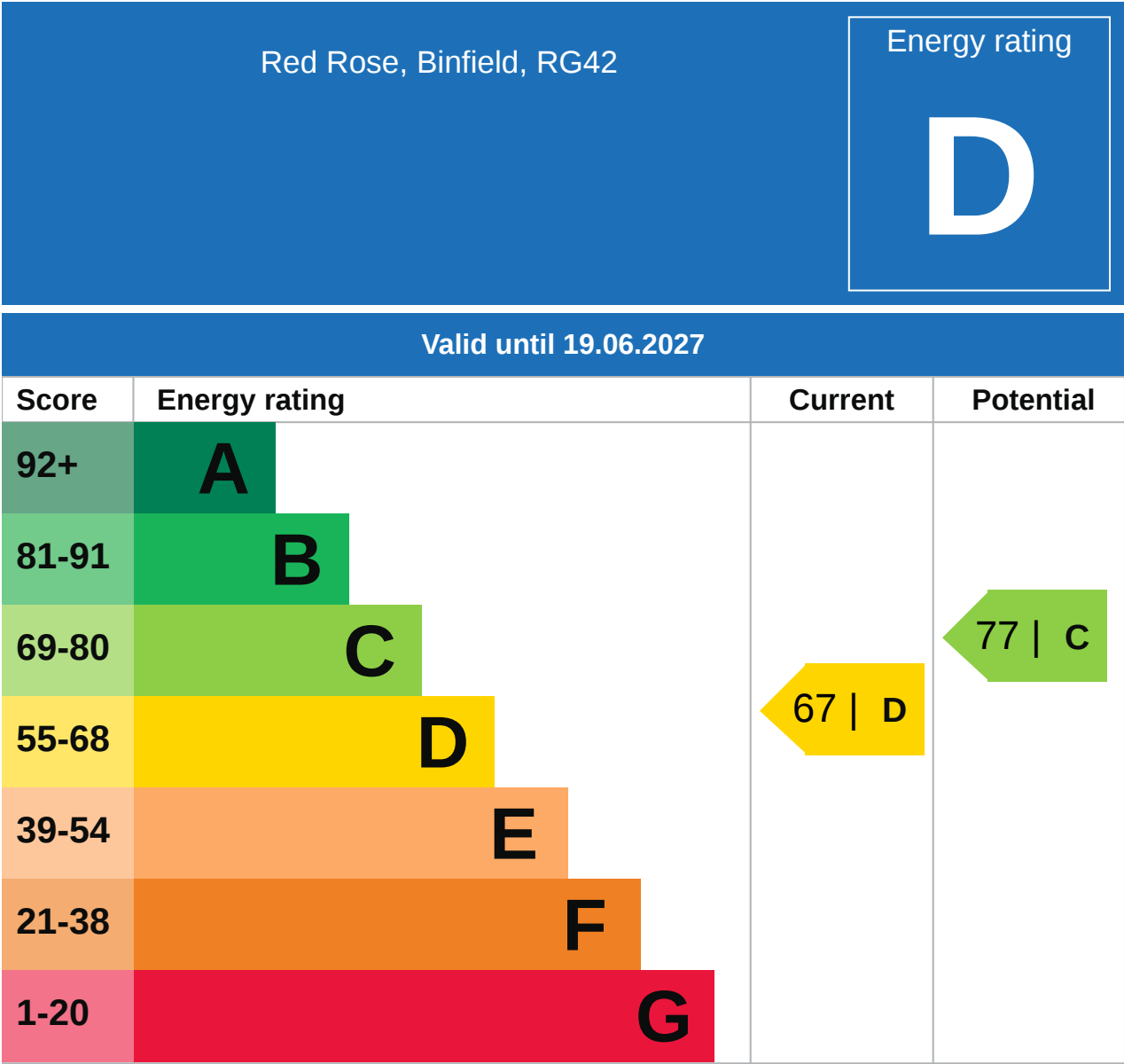
Local Area

Local Authority:	Bracknell forest	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
● Rivers & Seas	No Risk	4	136	1000
● Surface Water	Medium	mb/s	mb/s	mb/s

Mobile Coverage:				Satellite/Fibre TV Availability:		
(based on calls indoors)						
O ₂	EE	3	O ₂	BT	sky	Virgin media

Property

EPC - Certificate



Property

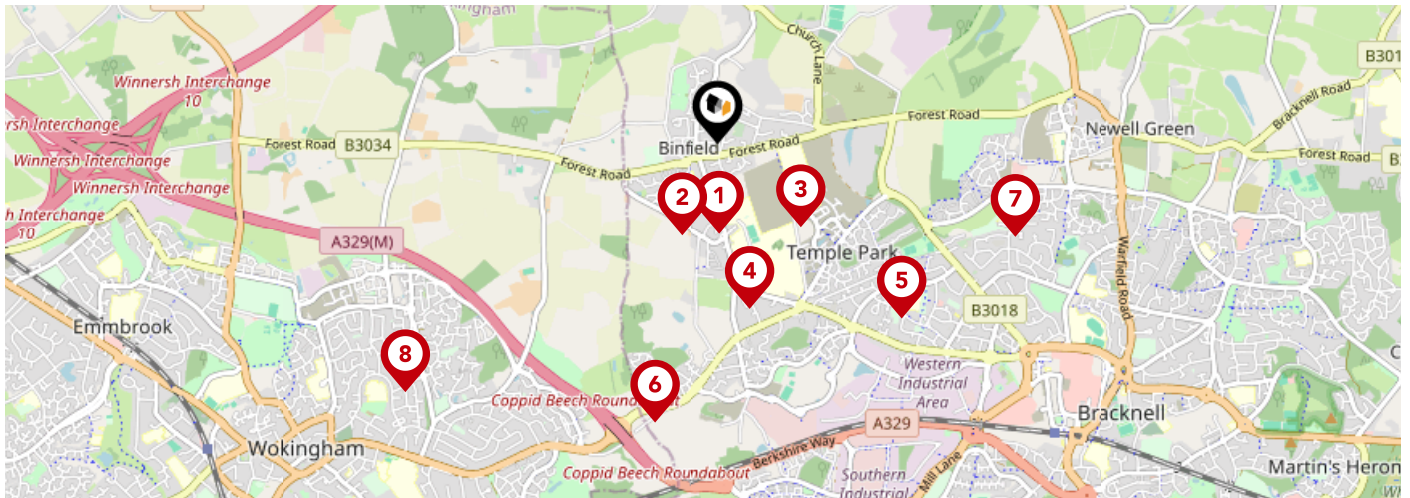
EPC - Additional Data



Additional EPC Data

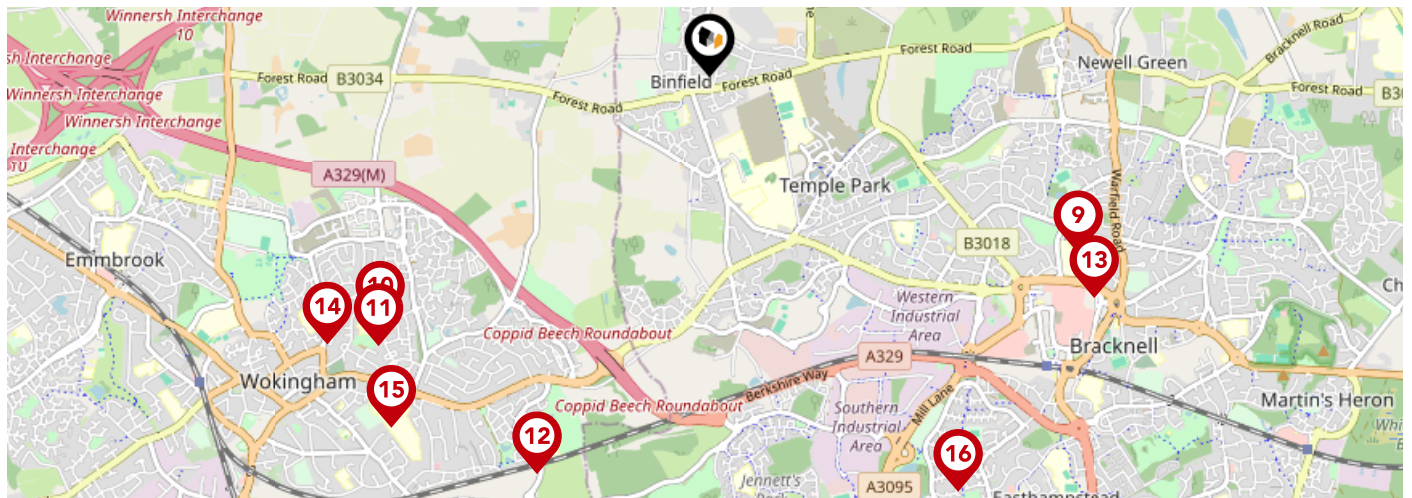
Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	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 74% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	200 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Cressex Lodge School Ofsted Rating: Good Pupils: 13 Distance:0.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Binfield Church of England Primary School Ofsted Rating: Good Pupils: 411 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	King's Academy Binfield Ofsted Rating: Good Pupils: 1262 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Newbold School Ofsted Rating: Outstanding Pupils: 56 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Meadow Vale Primary School Ofsted Rating: Good Pupils: 600 Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	King's Academy Oakwood Ofsted Rating: Outstanding Pupils: 211 Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Kennel Lane School Ofsted Rating: Good Pupils:0 Distance:1.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Foundry College Ofsted Rating: Good Pupils: 15 Distance:1.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

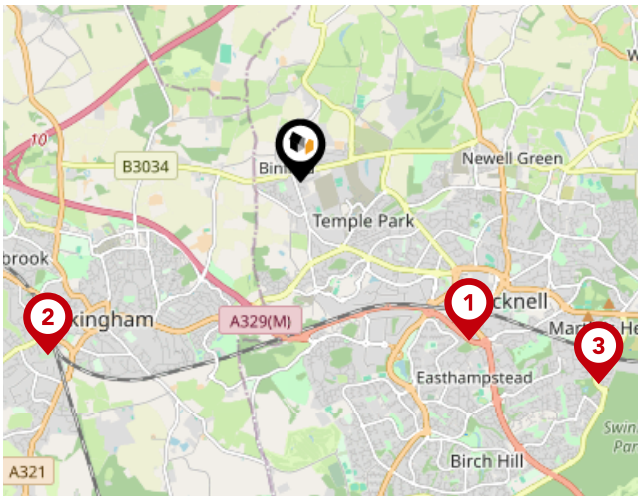
Area Schools



		Nursery	Primary	Secondary	College	Private
9	Sandy Lane Primary School Ofsted Rating: Good Pupils: 450 Distance:1.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Keep Hatch Primary School Ofsted Rating: Good Pupils: 440 Distance:1.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	All Saints Church of England Primary School Ofsted Rating: Good Pupils: 234 Distance:1.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Floreat Montague Park Primary School Ofsted Rating: Good Pupils: 463 Distance:2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Garth Hill College Ofsted Rating: Good Pupils: 1476 Distance:2.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	High Close School Ofsted Rating: Good Pupils: 85 Distance:2.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	St Crispin's School Ofsted Rating: Good Pupils: 1455 Distance:2.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Wildridings Primary School Ofsted Rating: Good Pupils: 428 Distance:2.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

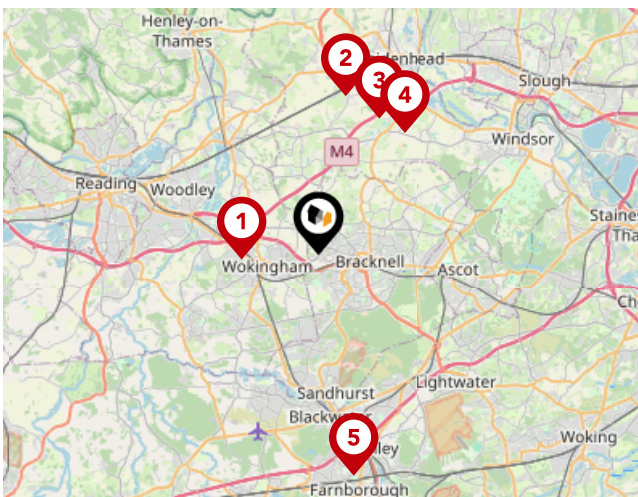
Area

Transport (National)



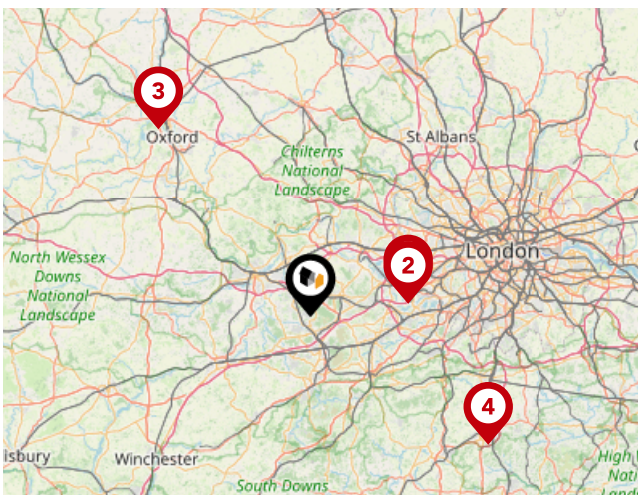
National Rail Stations

Pin	Name	Distance
1	Bracknell Rail Station	2.14 miles
2	Wokingham Rail Station	2.83 miles
3	Martins Heron Rail Station	3.32 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J10	2.86 miles
2	A404(M) J9	5.93 miles
3	A404(M) J9A	5.53 miles
4	M4 J8	5.51 miles
5	M3 J4	8.3 miles

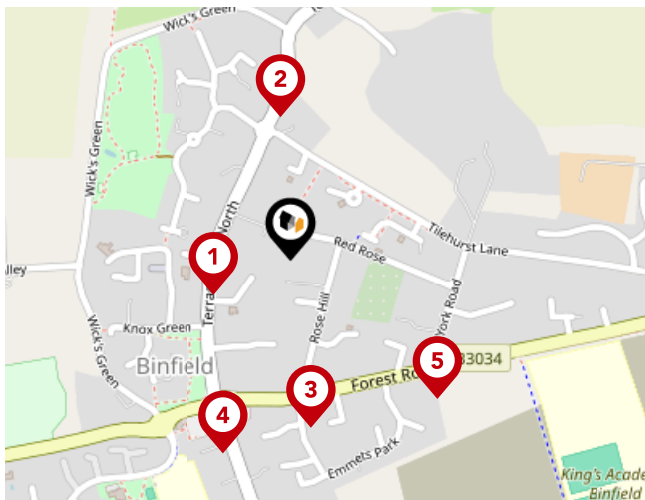


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	14.72 miles
2	Heathrow Airport Terminal 4	14.78 miles
3	Kidlington	35.47 miles
4	Gatwick Airport	32.55 miles

Area

Transport (Local)



Bus Stops/Stations

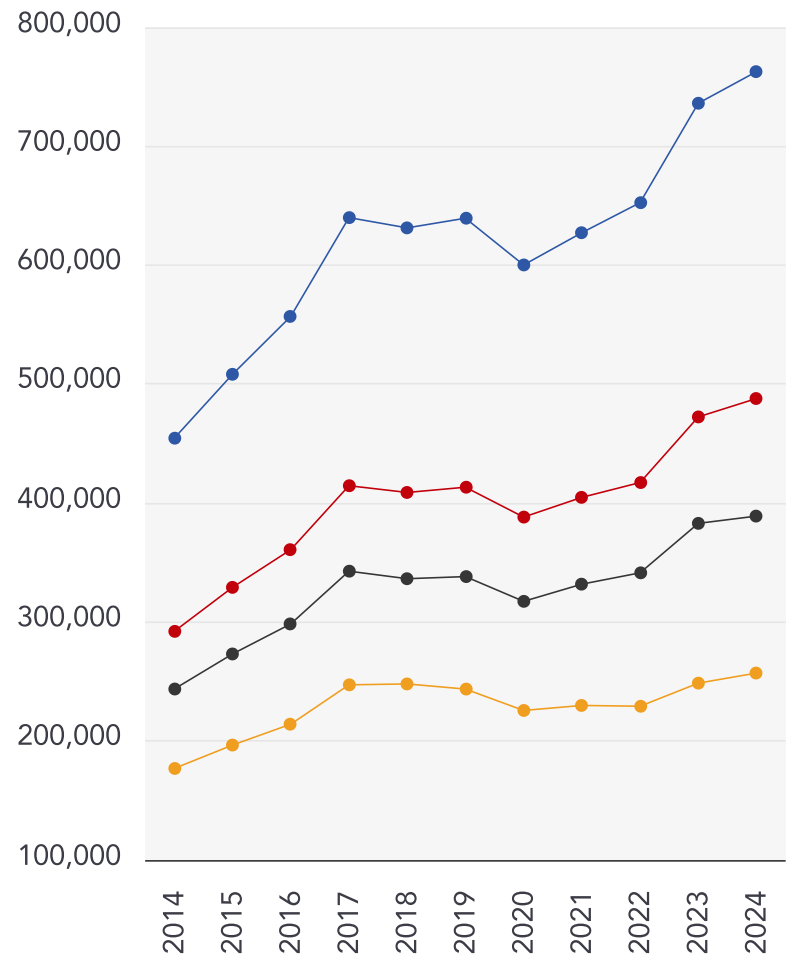
Pin	Name	Distance
1	Terrace Road North H & R 1	0.1 miles
2	Terrace Road North H & R 2	0.17 miles
3	Rose Hill	0.19 miles
4	Binfield Crossroads	0.24 miles
5	York Road	0.23 miles

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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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.

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Avocado Property

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