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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 05th June 2025



**CHUNGATES, ELLINGTON ROAD, TAPLOW, MAIDENHEAD,
SL6 0BA**

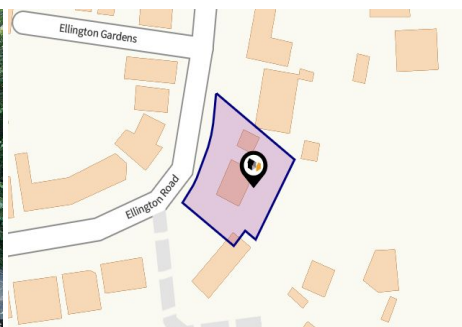
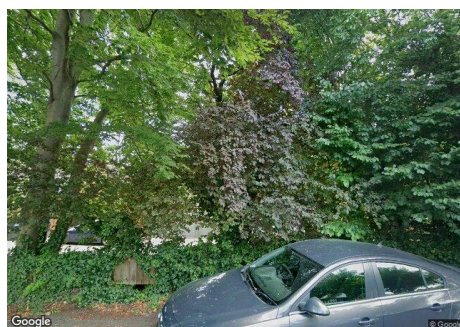
Avocado Property

Stuart@avocadopropertyagents.co.uk
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Property Overview



Property

Type:	Semi-Detached
Bedrooms:	5
Floor Area:	2,873 ft ² / 267 m ²
Plot Area:	0.32 acres
Year Built :	1900-1929
Council Tax :	Band G
Annual Estimate:	£4,003
Title Number:	BM357004
UPRN:	100081073456

Last Sold Date:	05/02/2010
Last Sold Price:	£740,000
Last Sold £/ft ² :	£257
Tenure:	Freehold

Local Area

Local Authority:	Buckinghamshire
Conservation Area:	Taplow Riverside
Flood Risk:	
• Rivers & Seas	Low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

8	121	-
mb/s	mb/s	mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Chungates Ellington Road Taplow MAIDENHEAD SL6 0BA		Energy rating D	
Valid until 21.04.2035		Certificate number 46163115700200948506	
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

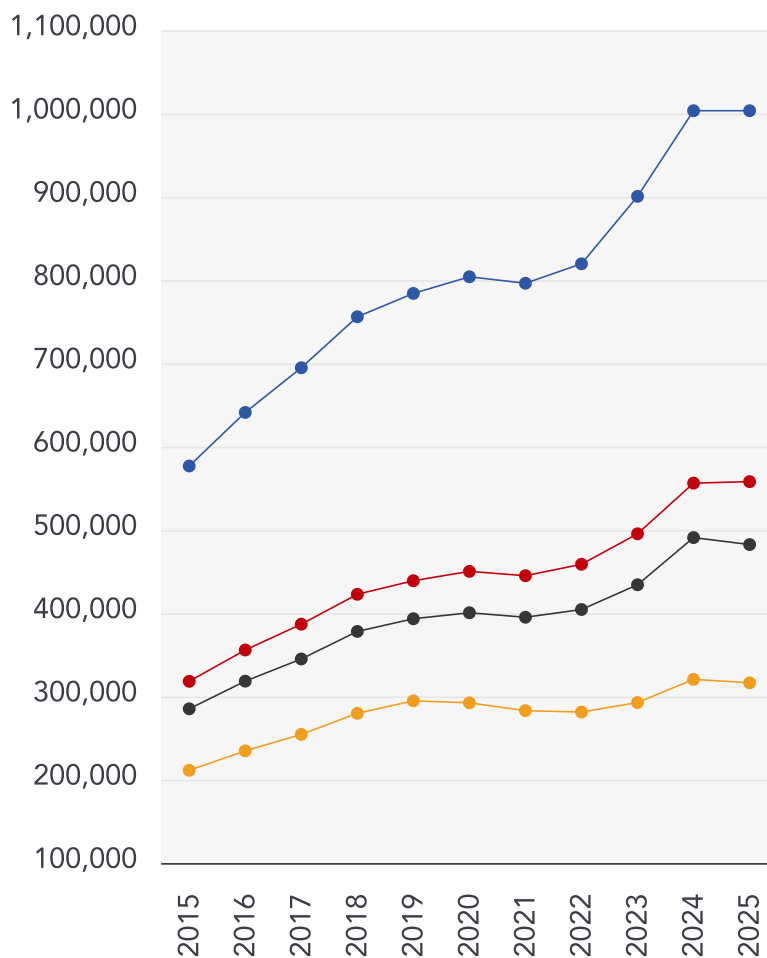
Property Type:	Detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Solid brick, as built, no insulation (assumed)
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Pitched, 300 mm loft insulation
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:	From main system
Lighting:	Low energy lighting in 61% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	267 m ²

Market

House Price Statistics



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



Detached

+73.97%

Semi-Detached

+75.35%

Terraced

+69.17%

Flat

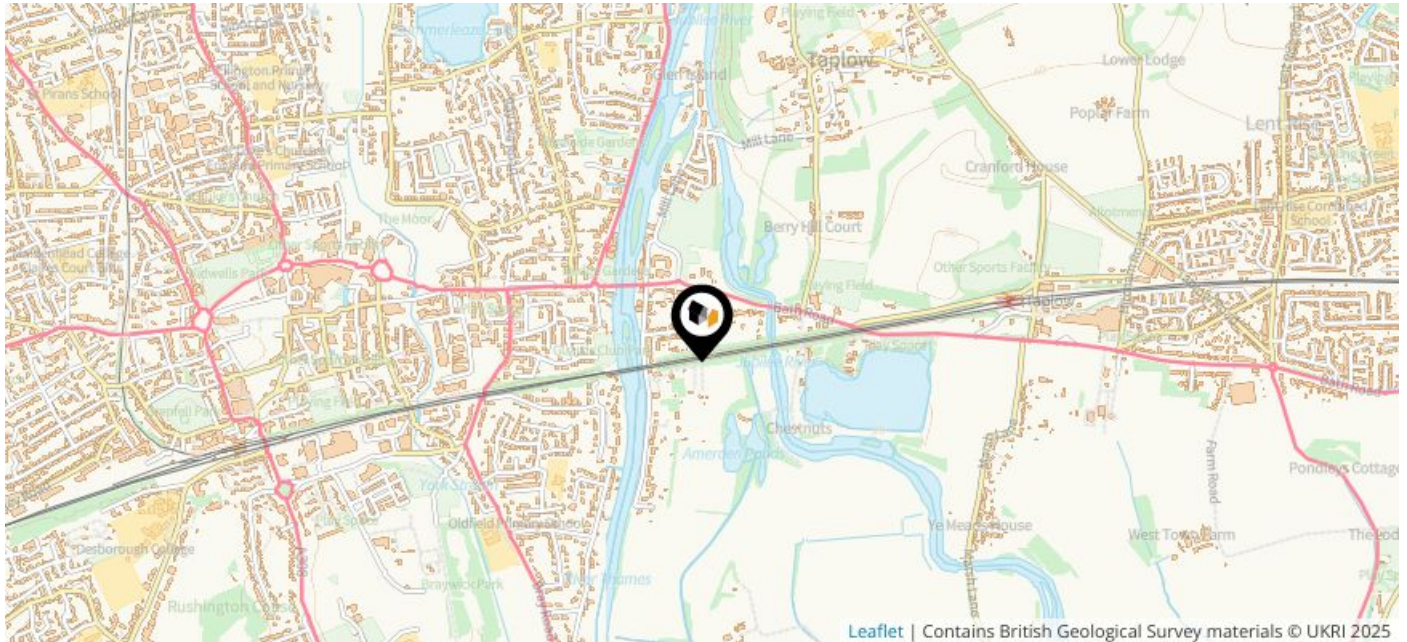
+49.74%

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.

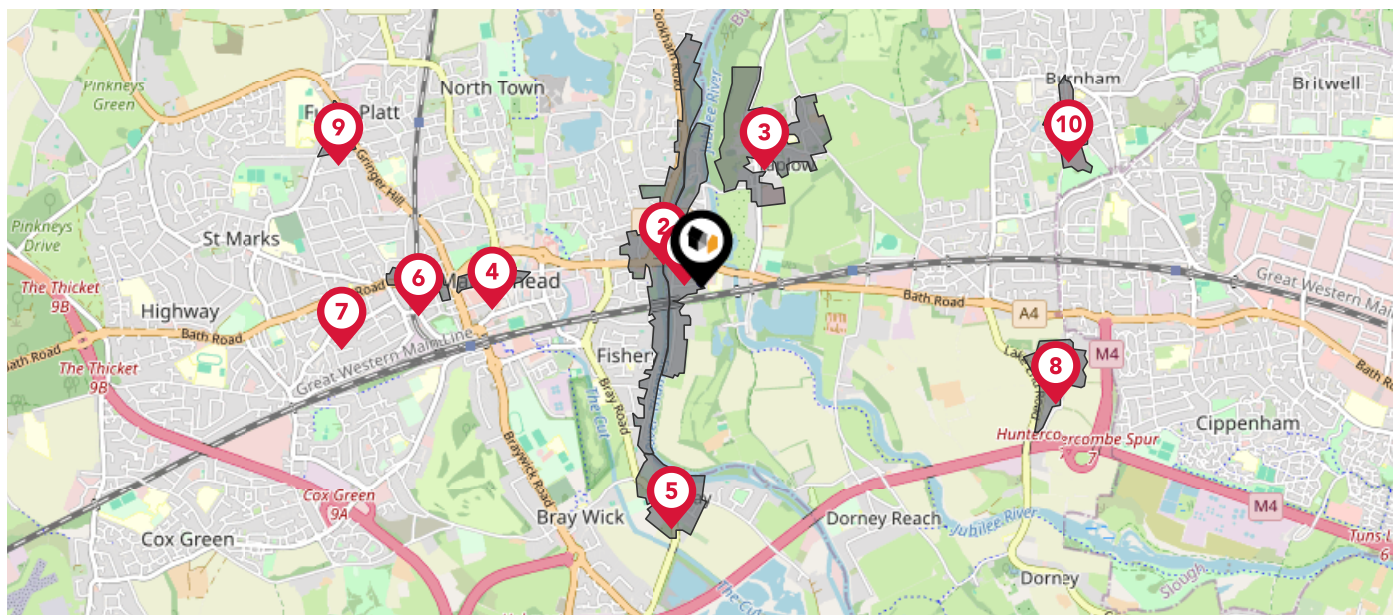
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

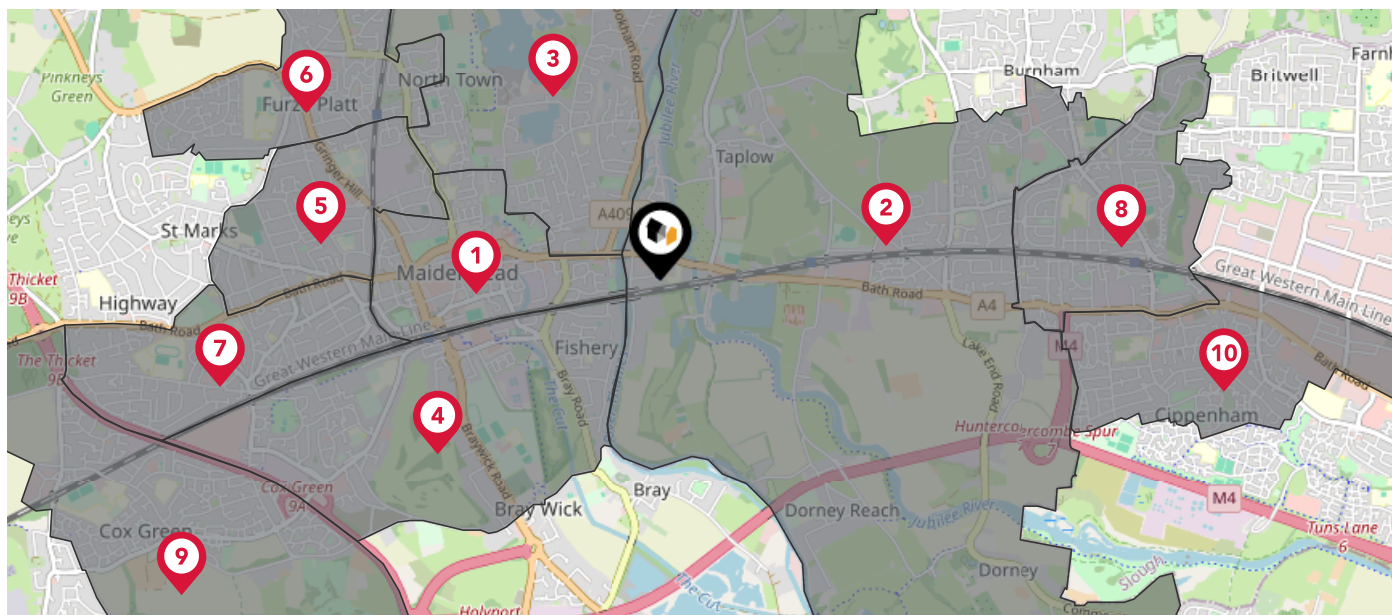
- 1 Taplow Riverside
- 2 Maidenhead Riverside (inc Boulton Lock and Maidenhead Bridge)
- 3 Taplow
- 4 Maidenhead Town Centre
- 5 Bray Village
- 6 Castle Hill, Maidenhead
- 7 All Saints, Boyn Hill, Maidenhead
- 8 Huntercombe
- 9 Furze Platt Triangel
- 10 Burnham

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



St. Mary's Ward



Cliveden Ward



Riverside Ward



Oldfield Ward



Belmont Ward



Furze Platt Ward



Boyn Hill Ward



Haymill and Lynch Hill Ward



Cox Green Ward



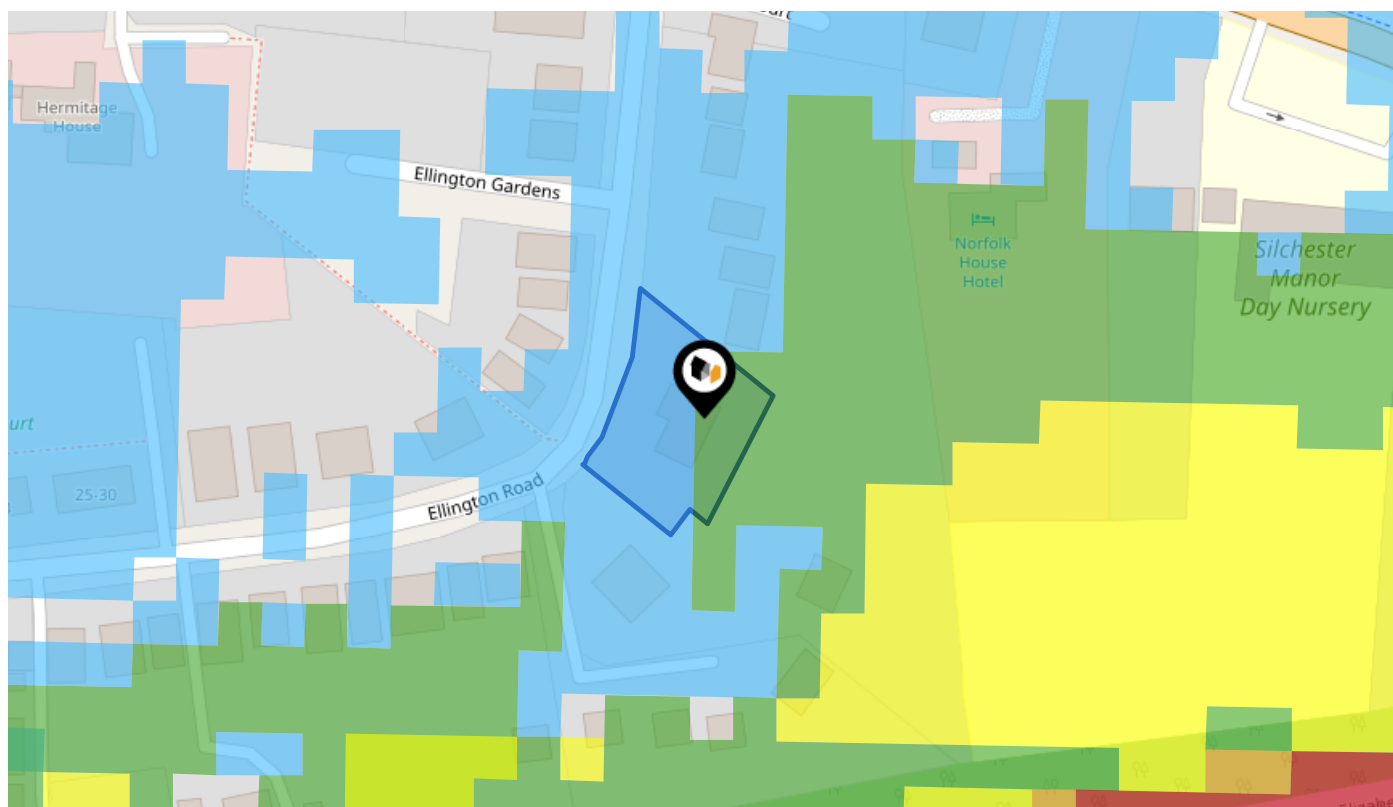
Cippenham Green Ward

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:

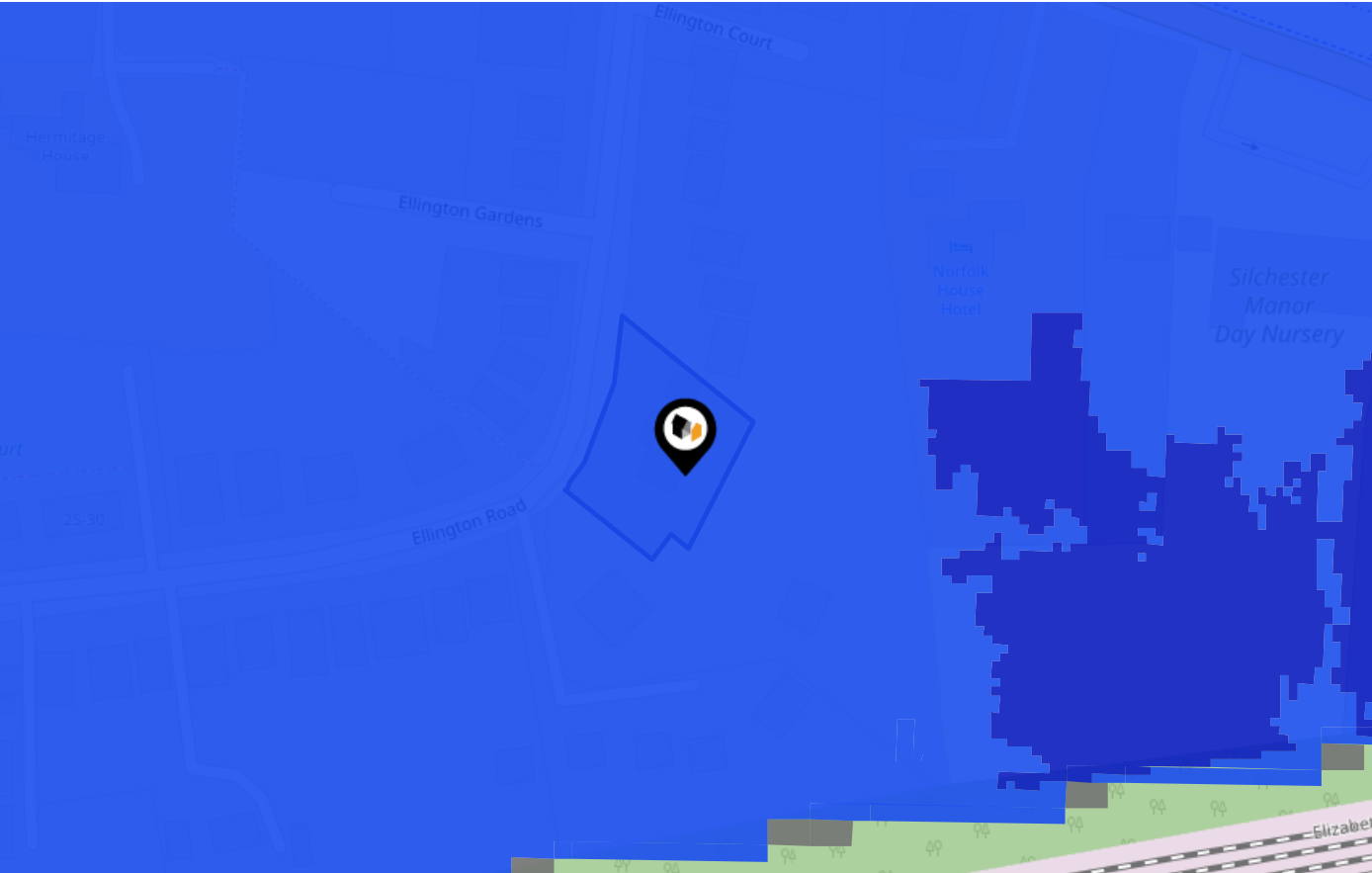
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

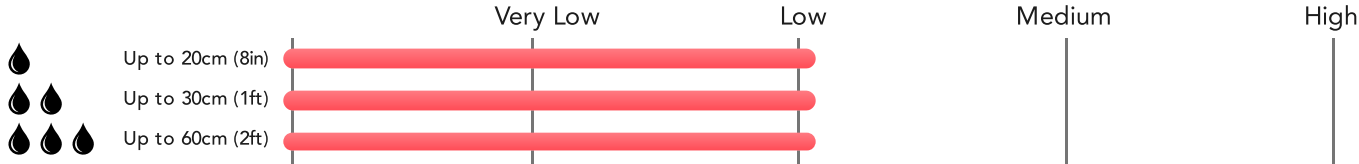


Risk Rating: Low

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:

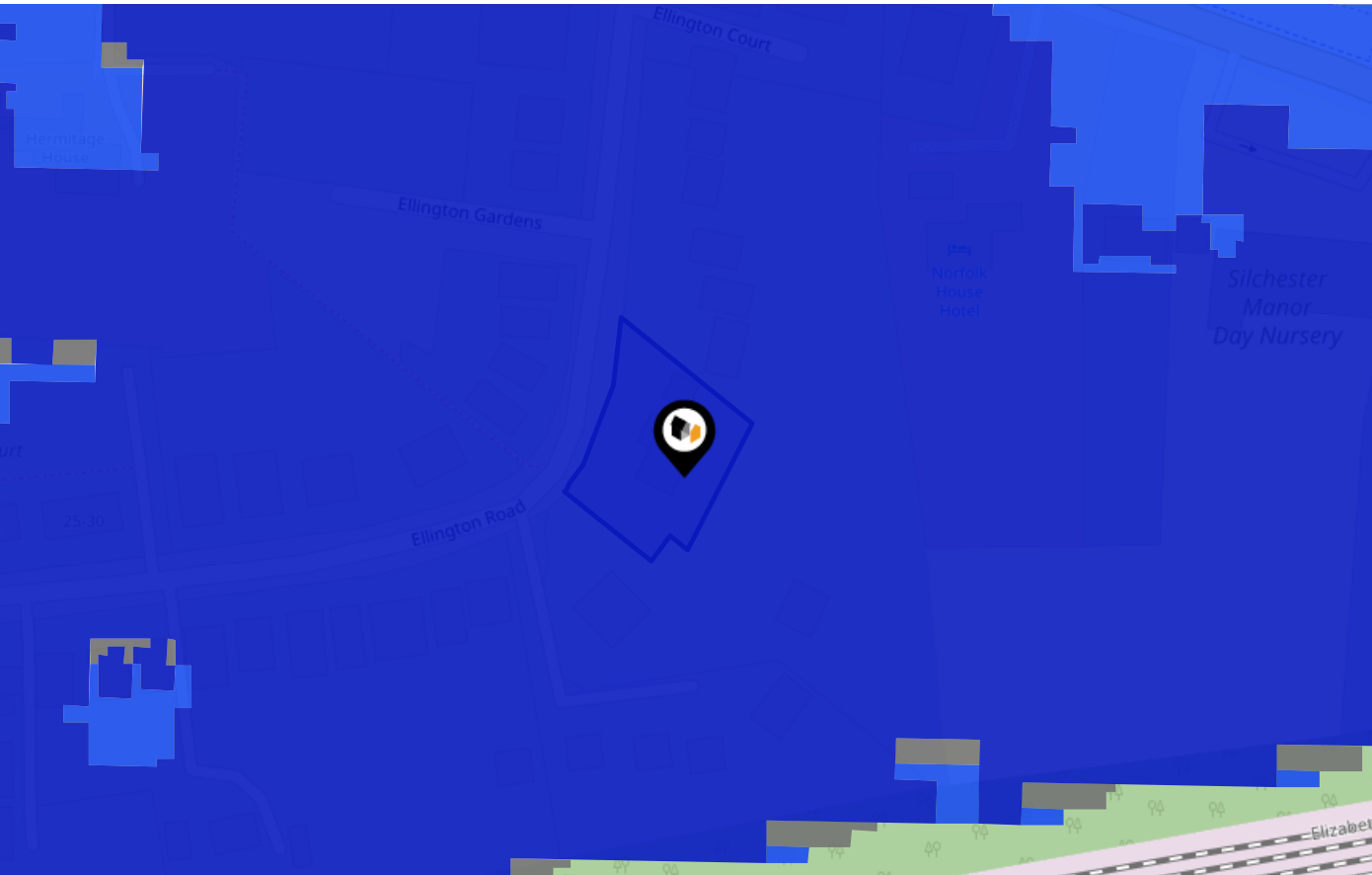


Flood Risk

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.

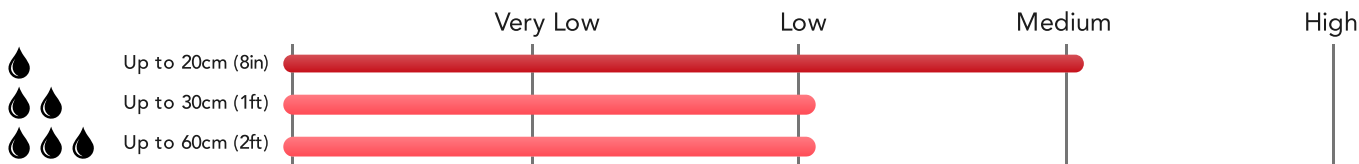


Risk Rating: Medium

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 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

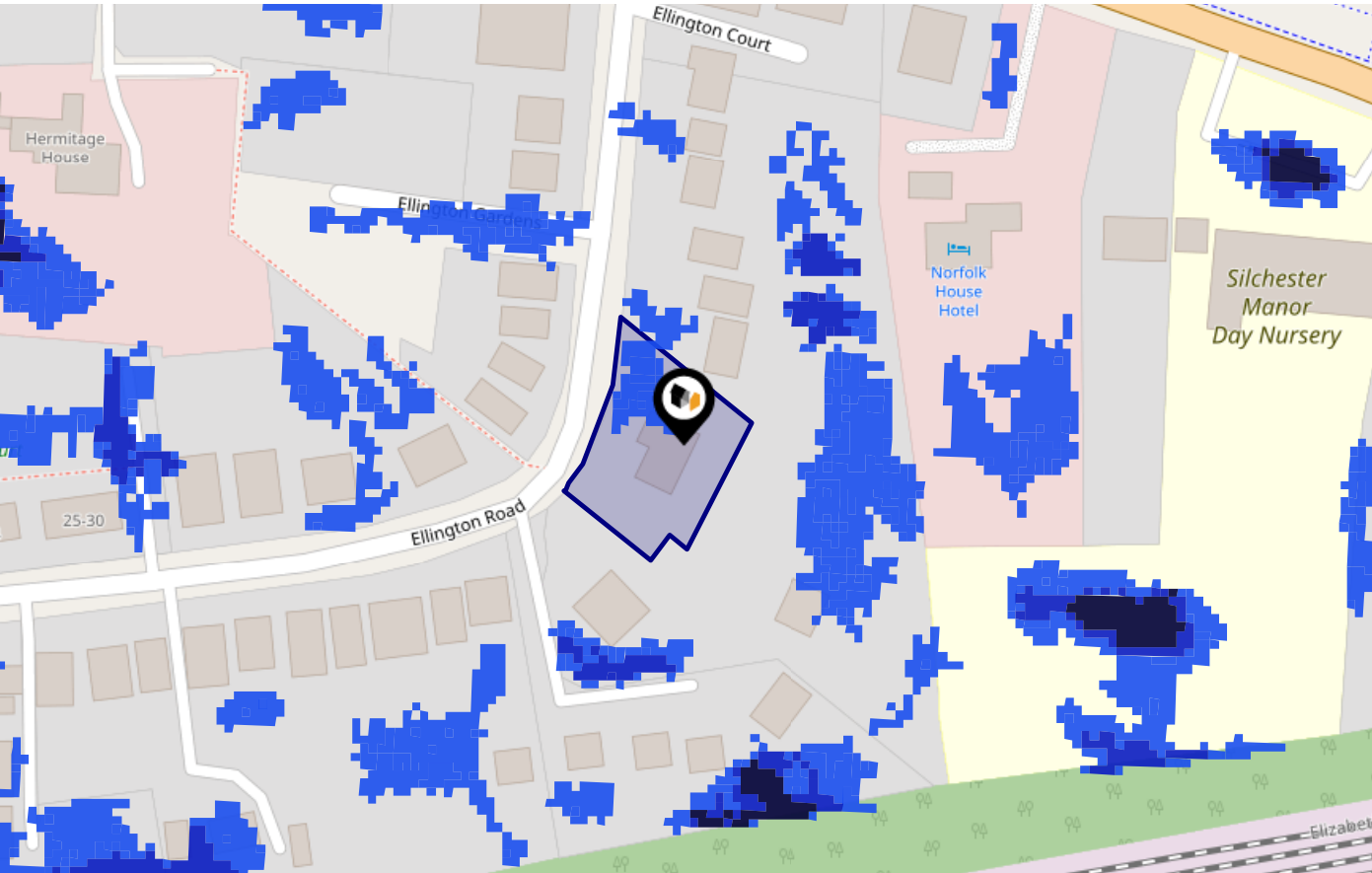


Flood Risk

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.

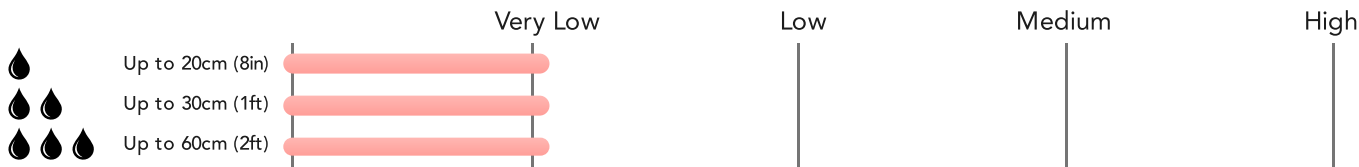


Risk Rating: Very low

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.
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Chance of flooding to the following depths at this property:

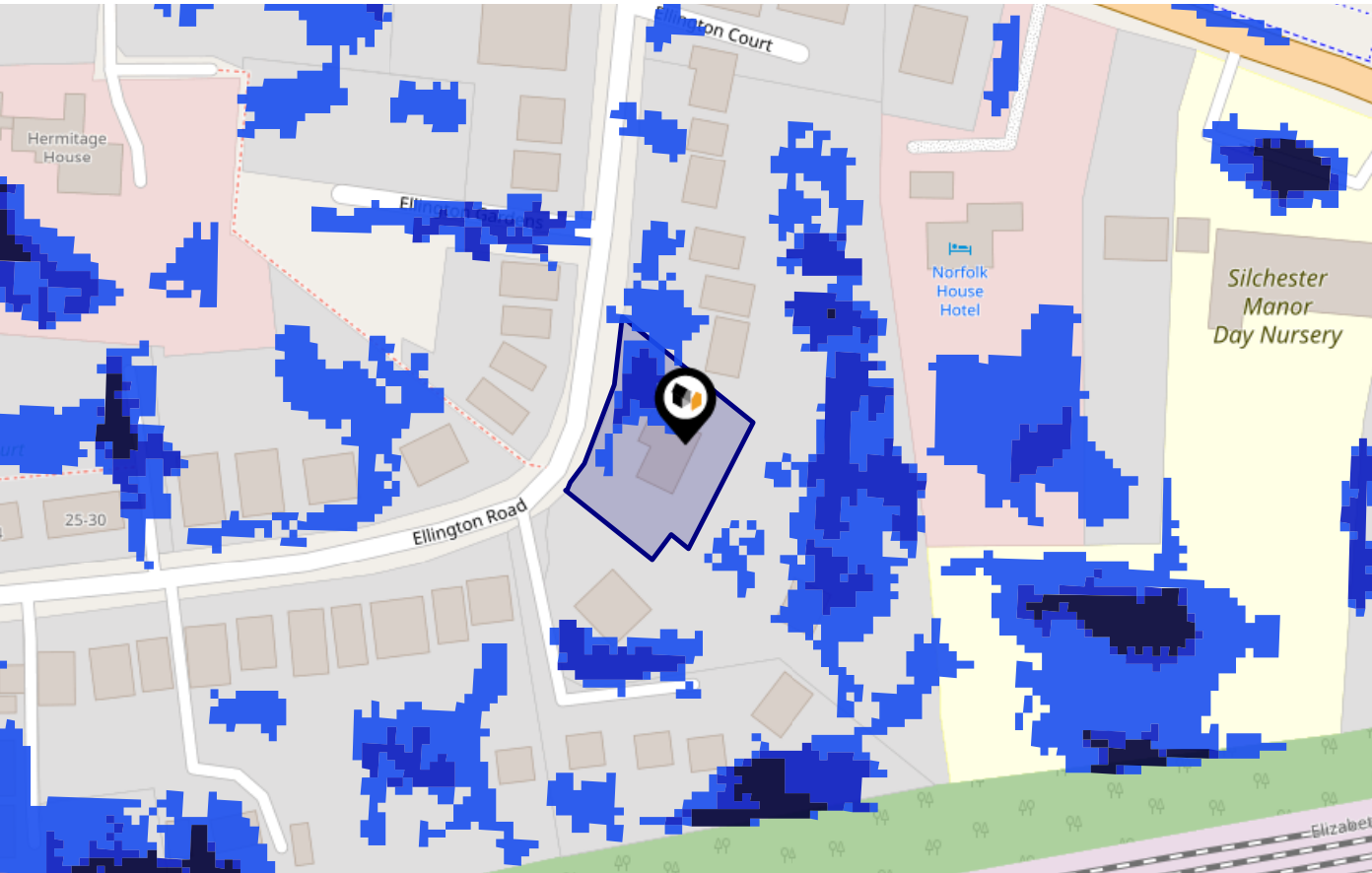


Flood Risk

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.

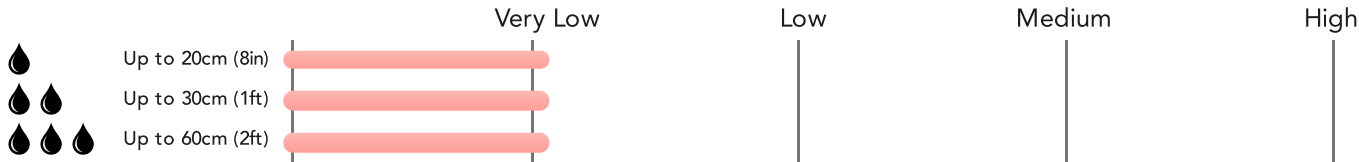


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

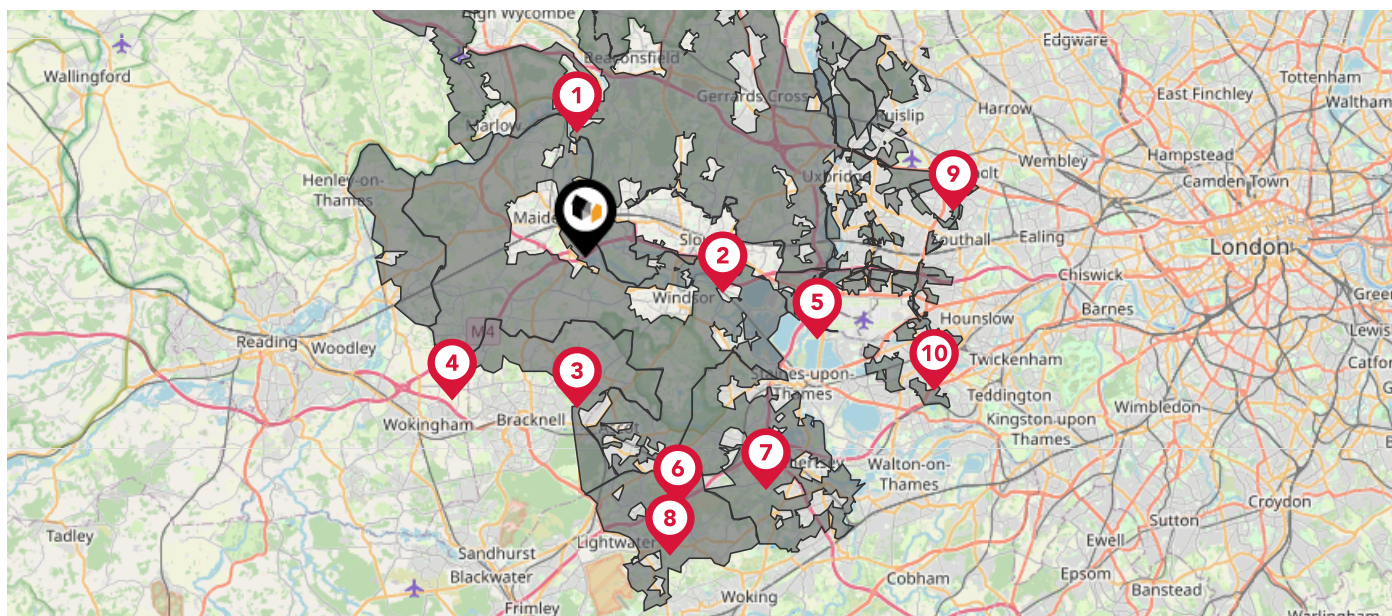


Maps











Green Belt



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



Nearby Green Belt Land

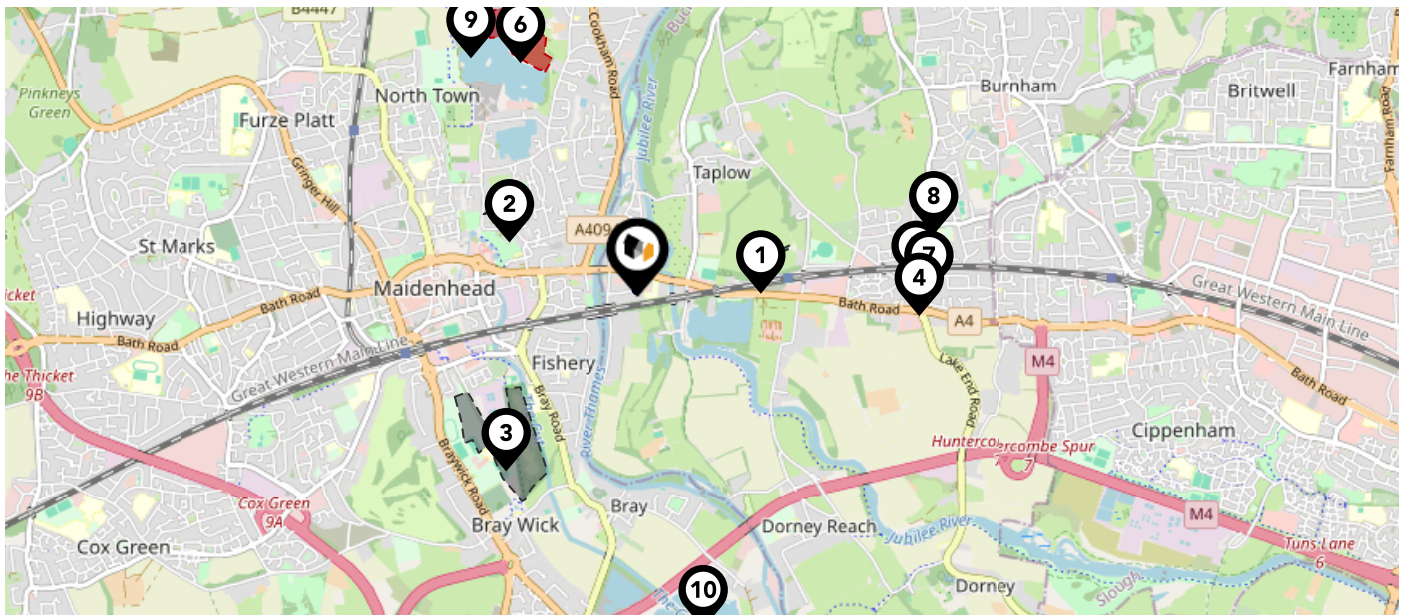
-  London Green Belt - Buckinghamshire
-  London Green Belt - Slough
-  London Green Belt - Bracknell Forest
-  London Green Belt - Wokingham
-  London Green Belt - Hillingdon
-  London Green Belt - Windsor and Maidenhead
-  London Green Belt - Runnymede
-  London Green Belt - Surrey Heath
-  London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

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

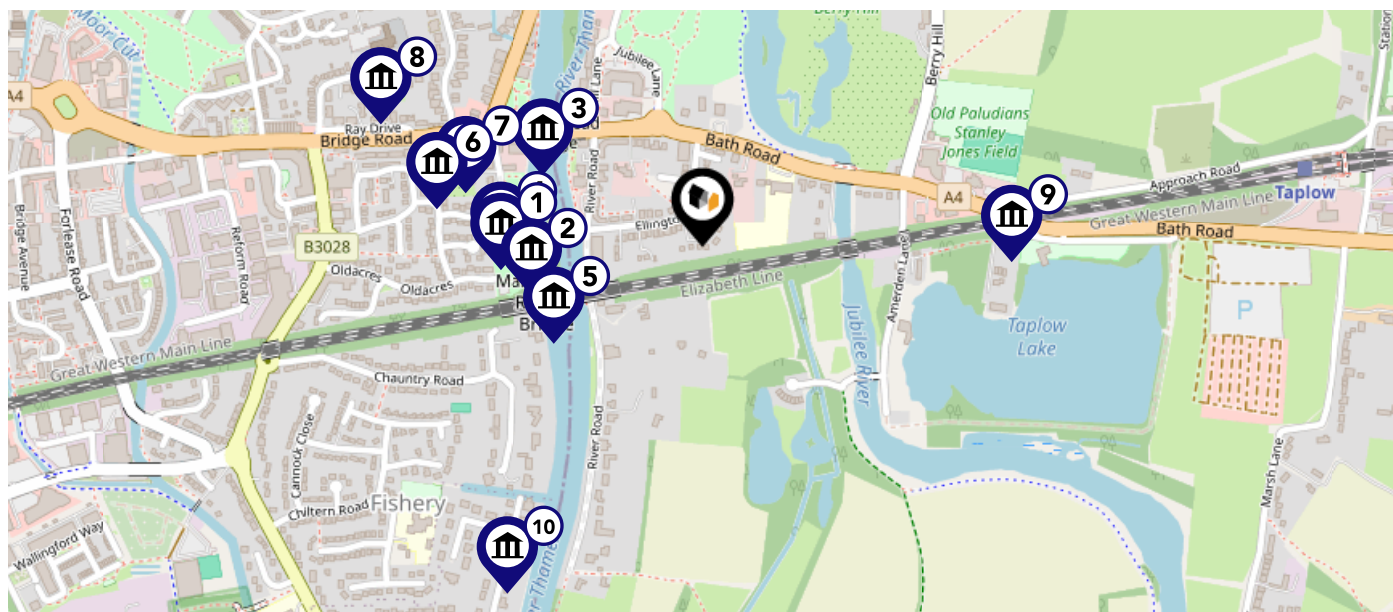
1	Taplow Station-Iver, Buckinghamshire	Historic Landfill	<input type="checkbox"/>
2	Badnalls Pit-Maidenhead	Historic Landfill	<input type="checkbox"/>
3	Braywick Road-Maidenhead	Historic Landfill	<input type="checkbox"/>
4	Lake End Road-Lent Rise, Slough, London	Historic Landfill	<input type="checkbox"/>
5	Lent Rise Coal Yard-Lent Rise, Slough, London	Historic Landfill	<input type="checkbox"/>
6	EA/EPR/AP3493EK/V004 - Summerleaze Ltd	Active Landfill	<input checked="" type="checkbox"/>
7	Lent Rise Road-Burnham, Buckinghamshire	Historic Landfill	<input type="checkbox"/>
8	Lent Rise Road Landfill-Lent Rise Road	Historic Landfill	<input type="checkbox"/>
9	EA/EPR/FP3690EF/A001	Active Landfill	<input checked="" type="checkbox"/>
10	Weirbank-Bray	Historic Landfill	<input type="checkbox"/>











Maps

Listed Buildings

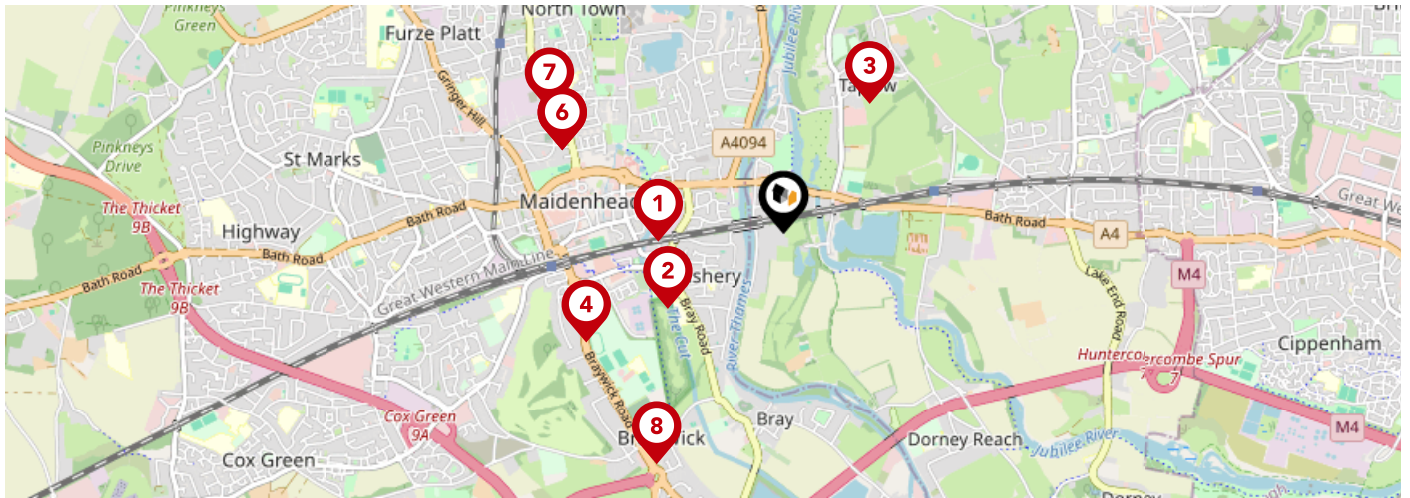


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



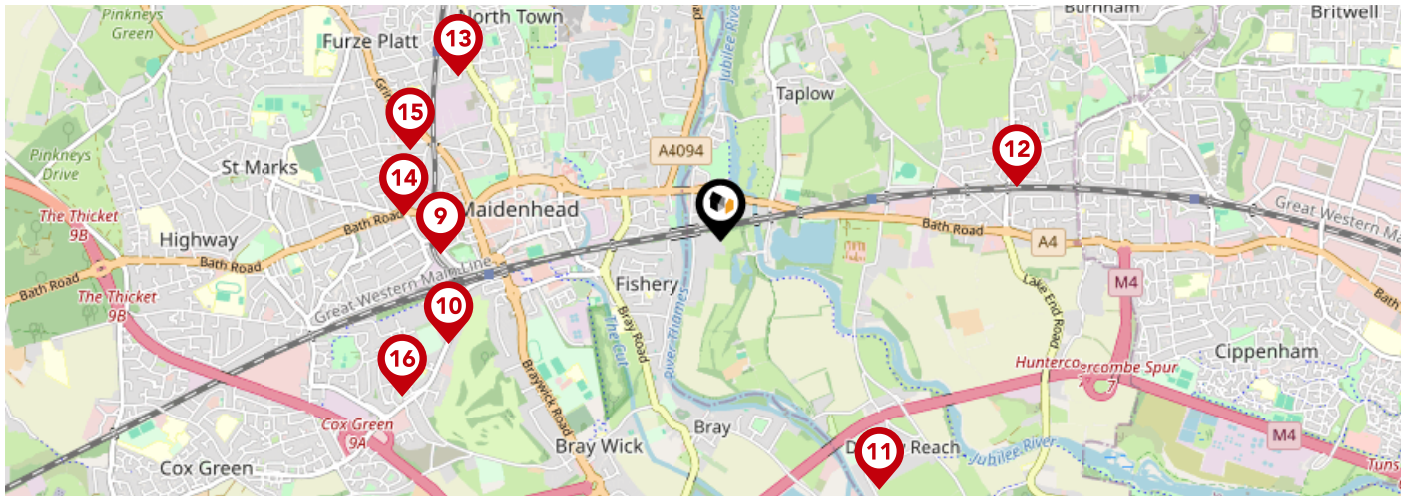
Listed Buildings in the local district	Grade	Distance
 1319352 - Lodge Adjoining And South Of Oldfield	Grade II	0.2 miles
 1117625 - Footbridge 50 Metres South Of Oldfield To Guards Club Island	Grade II	0.2 miles
 1117619 - Maidenhead Bridge	Grade I	0.2 miles
 1136088 - Oldfield	Grade II	0.2 miles
 1125021 - Maidenhead Railway Bridge (mln12327)	Grade I	0.2 miles
 1117620 - Oldfield Lodge	Grade II	0.3 miles
 1136061 - Bridgwater Lodge	Grade II	0.3 miles
 1117586 - Ray Lodge	Grade II	0.4 miles
 1410953 - Dumb Bell Bridge (mln12263)	Grade II	0.4 miles
 1117594 - West Court	Grade II	0.4 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	RBWM Alternative Learning Provision Ofsted Rating: Good Pupils: 18 Distance:0.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Oldfield Primary School Ofsted Rating: Outstanding Pupils: 415 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Nicolas' Church of England Combined School Ofsted Rating: Good Pupils: 216 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Forest Bridge School Ofsted Rating: Good Pupils: 113 Distance:1.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Mary's Catholic Primary School, Maidenhead Ofsted Rating: Requires improvement Pupils: 304 Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Luke's CofE Primary School Ofsted Rating: Outstanding Pupils: 326 Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Riverside Primary School and Nursery Ofsted Rating: Good Pupils: 389 Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Braywick Court School Ofsted Rating: Outstanding Pupils: 263 Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

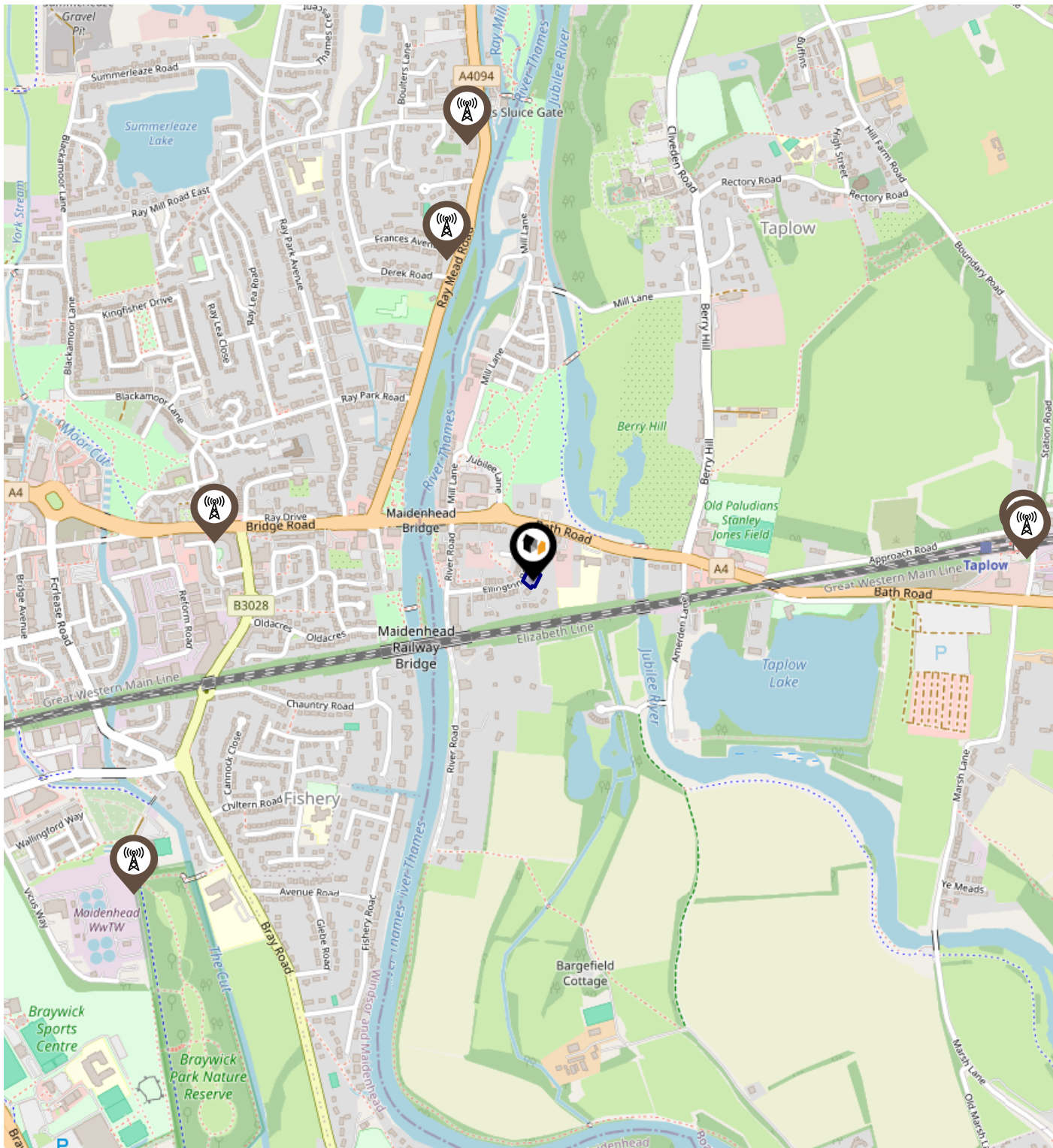
Area Schools



		Nursery	Primary	Secondary	College	Private
9	Highfield Preparatory School Limited Ofsted Rating: Not Rated Pupils: 94 Distance: 1.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Desborough College Ofsted Rating: Good Pupils: 728 Distance: 1.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Dorney School Ofsted Rating: Requires improvement Pupils: 164 Distance: 1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Lent Rise School Ofsted Rating: Good Pupils: 449 Distance: 1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Maidenhead Nursery School Ofsted Rating: Outstanding Pupils: 74 Distance: 1.42	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Claire's Court Schools Ofsted Rating: Not Rated Pupils: 961 Distance: 1.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	St Piran's School Ofsted Rating: Not Rated Pupils: 450 Distance: 1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Larchfield Primary and Nursery School Ofsted Rating: Good Pupils: 239 Distance: 1.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons



Key:

- Power Pylons
- Communication Masts

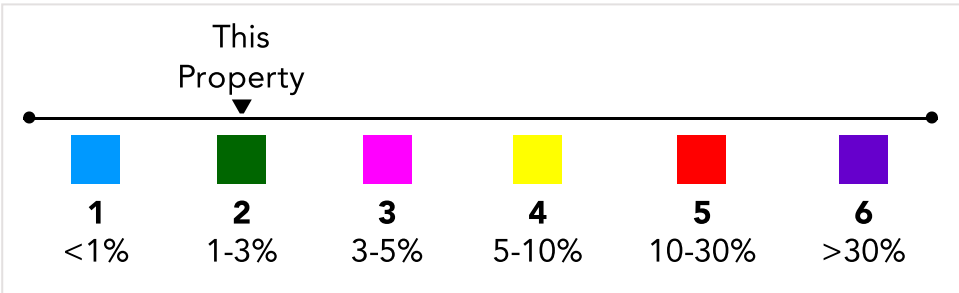
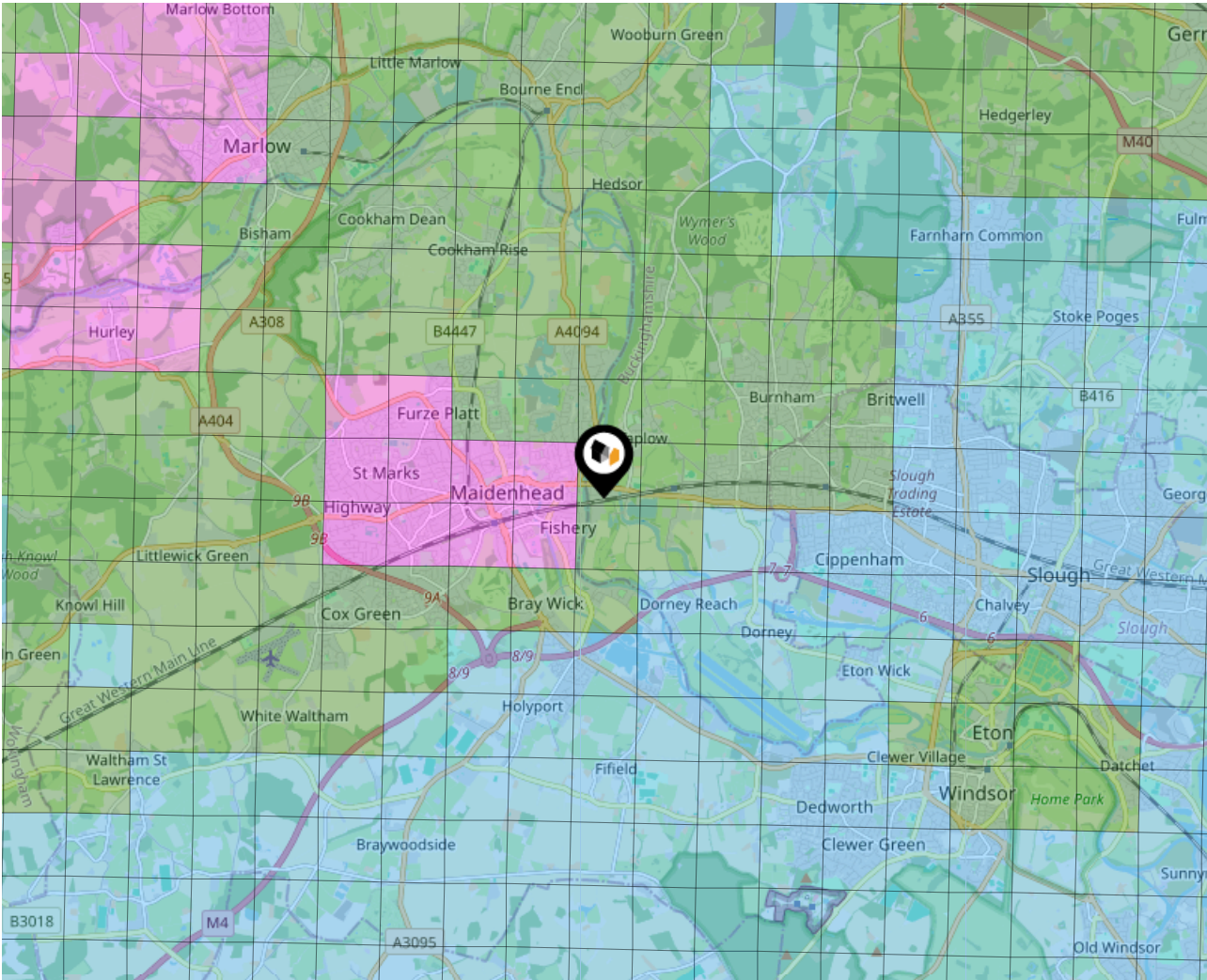
Environment

Radon Gas



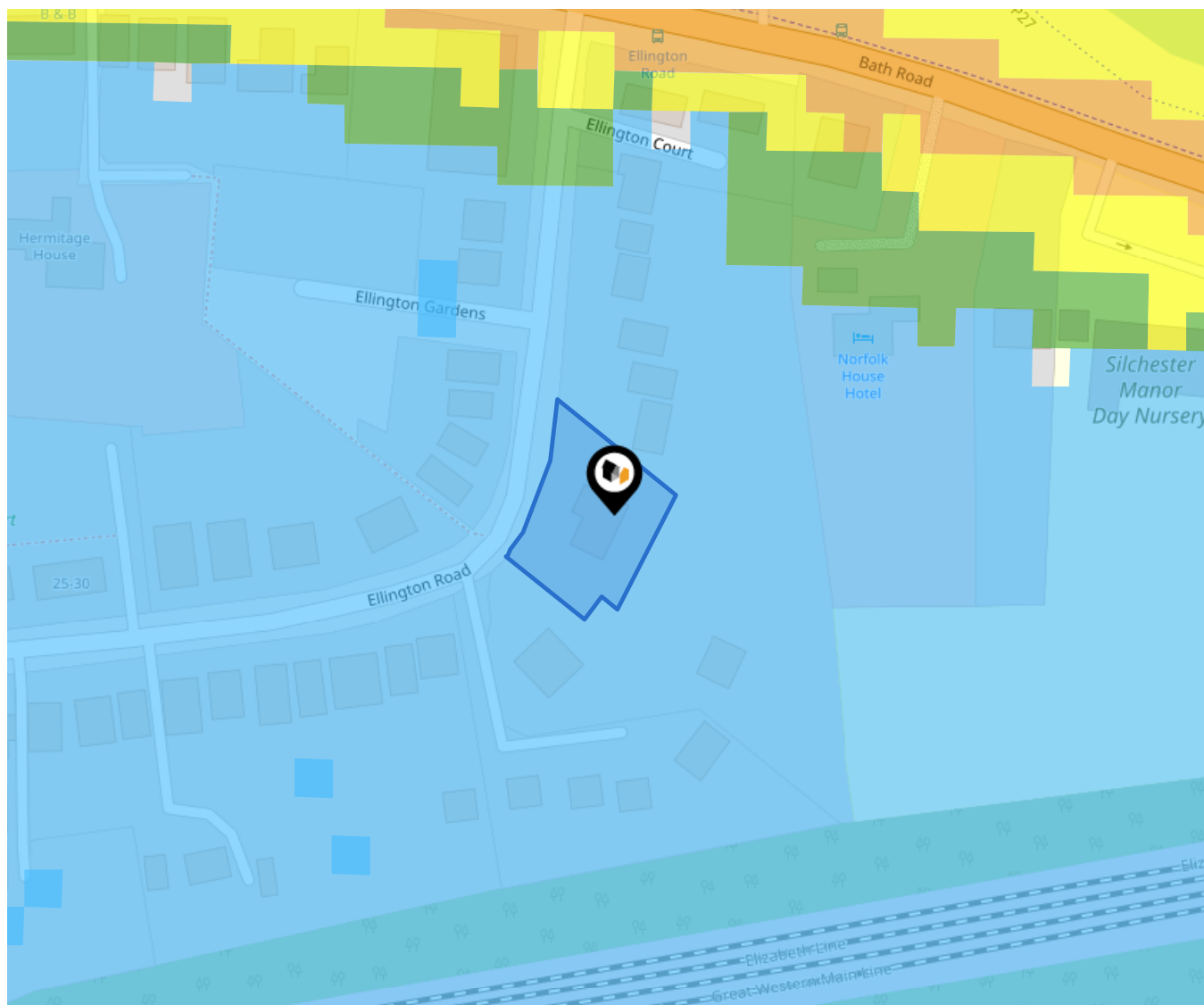
What is Radon?

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



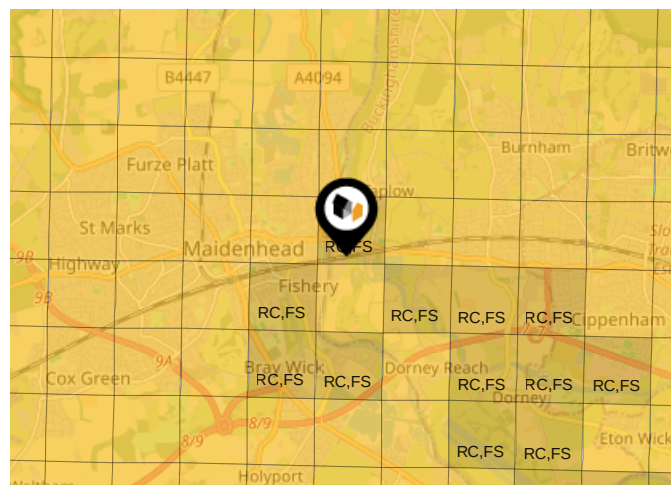
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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:	NONE	Soil Texture:	CLAY TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	ALL		

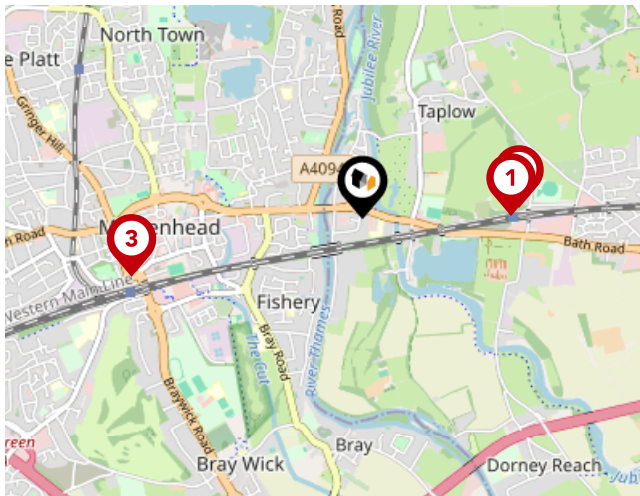


Primary Classifications (Most Common Clay Types)

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

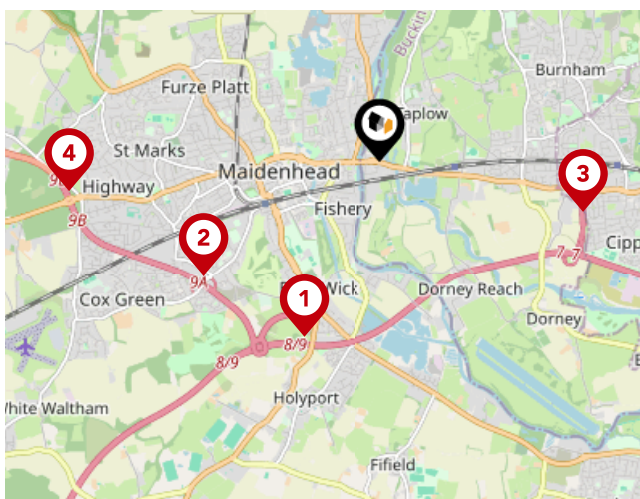
Area

Transport (National)



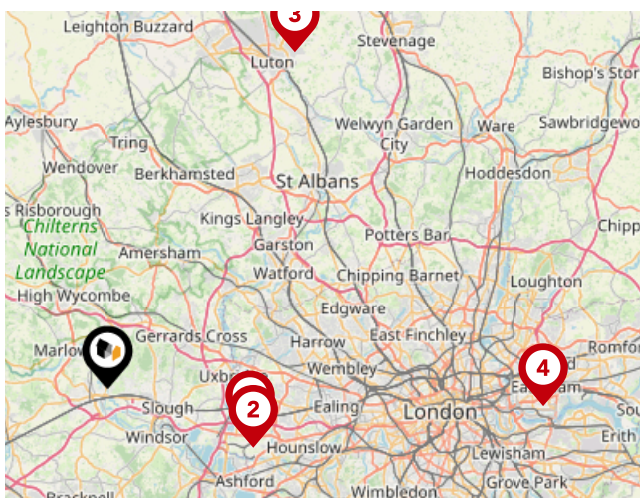
National Rail Stations

Pin	Name	Distance
1	Taplow Rail Station	0.69 miles
2	Taplow Rail Station	0.72 miles
3	Maidenhead Rail Station	1.1 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J8	1.76 miles
2	A404(M) J9A	1.95 miles
3	M4 J7	1.93 miles
4	A404(M) J9	2.87 miles
5	M40 J3	5.58 miles

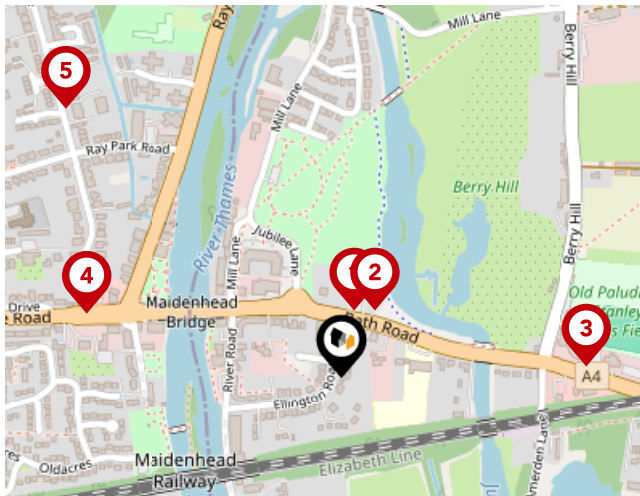


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	11.07 miles
2	Heathrow Airport Terminal 4	11.62 miles
3	Luton Airport	28.26 miles
4	Silvertown	32.23 miles

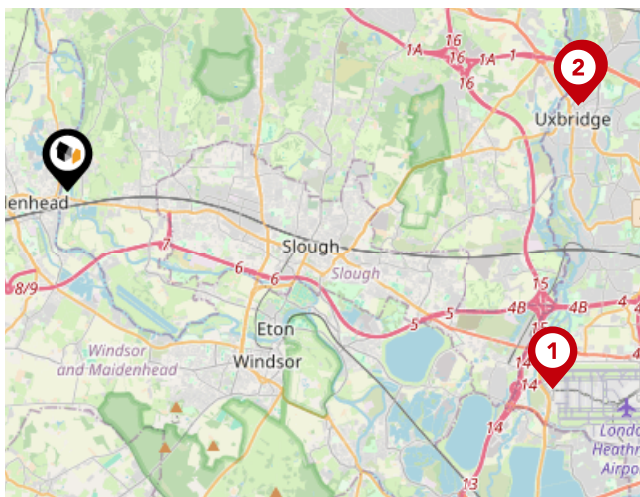
Area

Transport (Local)



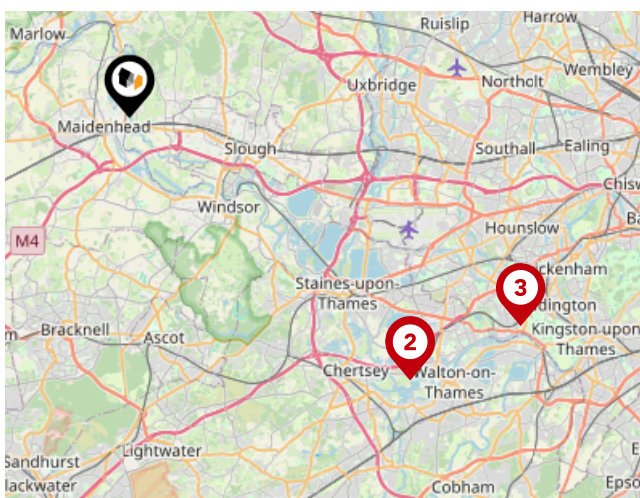
Bus Stops/Stations

Pin	Name	Distance
1	Ellington Road	0.08 miles
2	Ellington Road	0.09 miles
3	The Dumb Bell PH	0.28 miles
4	Maidenhead Bridge	0.3 miles
5	Somerford Close	0.44 miles



Local Connections

Pin	Name	Distance
1	Heathrow Terminal 5 Underground Station	9.65 miles
2	Uxbridge Station	9.55 miles
3	Uxbridge Underground Station	9.61 miles
4	Uxbridge Underground Station	9.65 miles



Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	14.2 miles
2	Weybridge Ferry Landing	14.25 miles
3	Moulsey - Hurst Park Ferry Landing	16.35 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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www.avocadopropertyagents.co.uk

