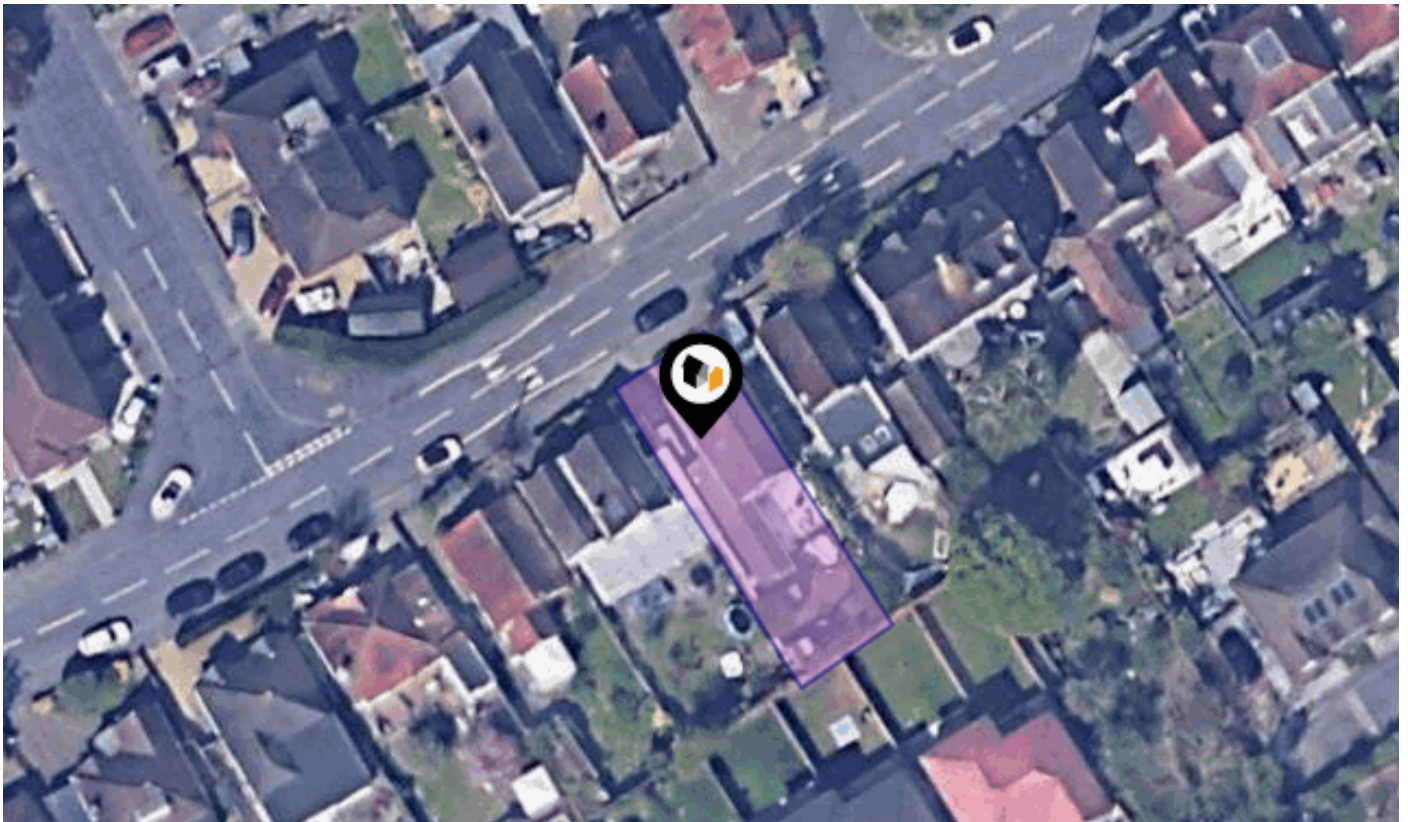# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 05th June 2025

95, ALWYN ROAD, MAIDENHEAD, SL6 5EJ

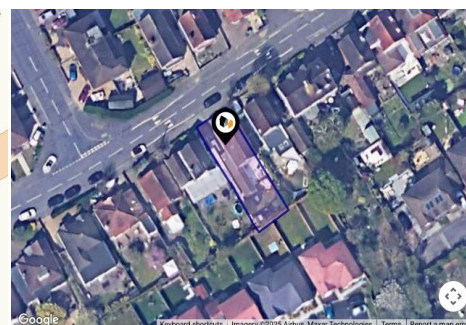**Avocado Property**

Stuart@avocadopropertyagents.co.uk

www.avocadopropertyagents.co.uk

arla | propertymark
PROTECTED

Powered by
sprift
Know any property instantly

Property
Overview

Property

Type:	Detached	**Last Sold Date:**	21/09/2022
Bedrooms:	3	**Last Sold Price:**	£770,000
Floor Area:	1,506 ft^2 / 140 m^2	**Last Sold £/ft^2:**	£510
Plot Area:	0.07 acres	**Tenure:**	Freehold
Year Built :	1900-1929		
Council Tax :	Band F		
Annual Estimate:	£2,634		
Title Number:	BK337458		
UPRN:	100080349234		

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)

8 mb/s	**56** mb/s	**1000** mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone

Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✔ Virgin media

Planning History
This Address

Planning records for: *95, Alwyn Road, Maidenhead, SL6 5EJ*

Reference - 17/03678/FULL	
Decision:	Decided
Date:	28th November 2017
Description:	
First Floor Rear Extension And One First Floor Side-Facing Window And One Ground Floor Side Facing Window	

Reference - 11/00059/FULL	
Decision:	Decided
Date:	10th January 2011
Description:	
Single Storey Side And Rear Extension. First Floor Rear Extension.	

Property
EPC - Certificate

95 Alwyn Road, SL6 5EJ

Energy rating

D

Valid until 26.04.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 | C
55-68	D	63 | D	
39-54	E		
21-38	F		
1-20	G		

Property
EPC - Additional Data

Additional EPC Data

Property Type:	House
Build Form:	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:	2
Open Fireplace:	1
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 100 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 all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	140 m^2

Powered by
sprift
Know any property instantly

Market
House Price Statistics

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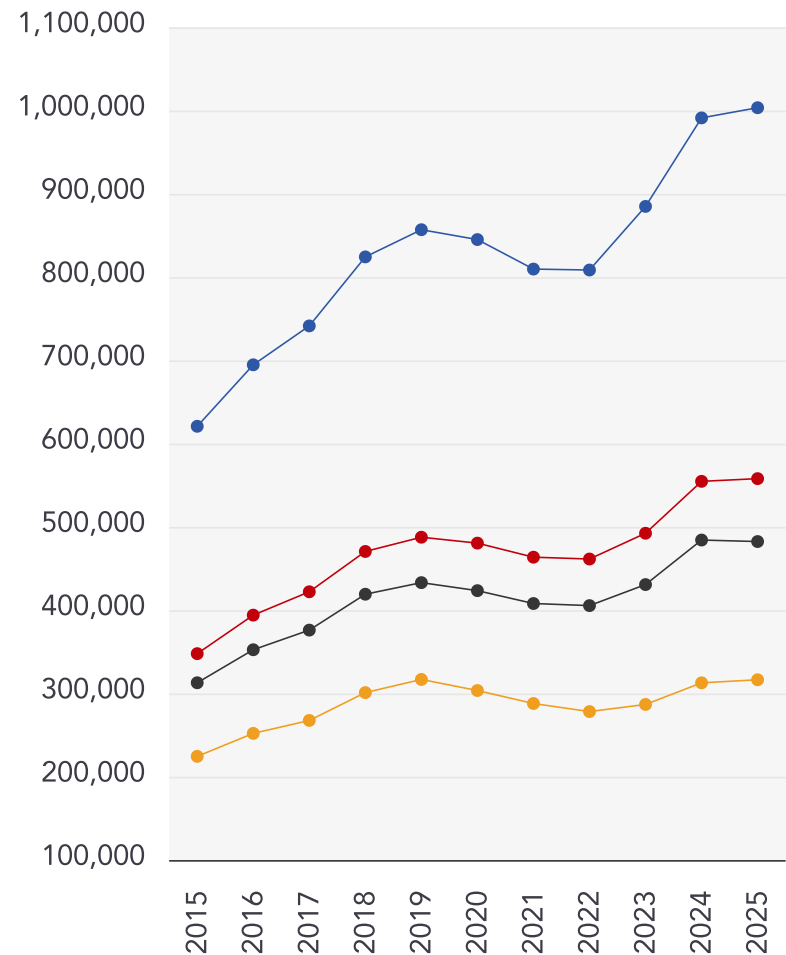
Detached

+61.62%

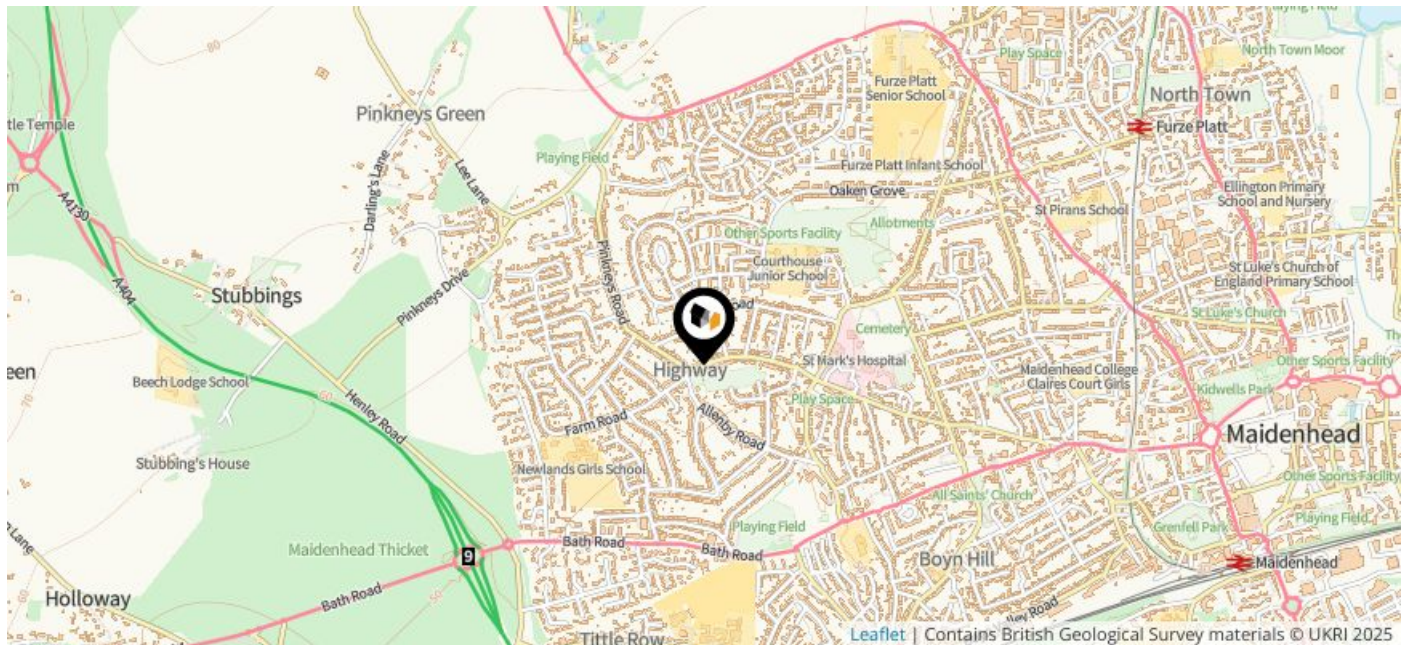**Semi-Detached**

+60.42%

Terraced

+54.19%

Flat

+40.97%

Powered by
sprift
Know any property instantly

Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.

Leaflet | Contains British Geological Survey materials © UKRI 2025

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.
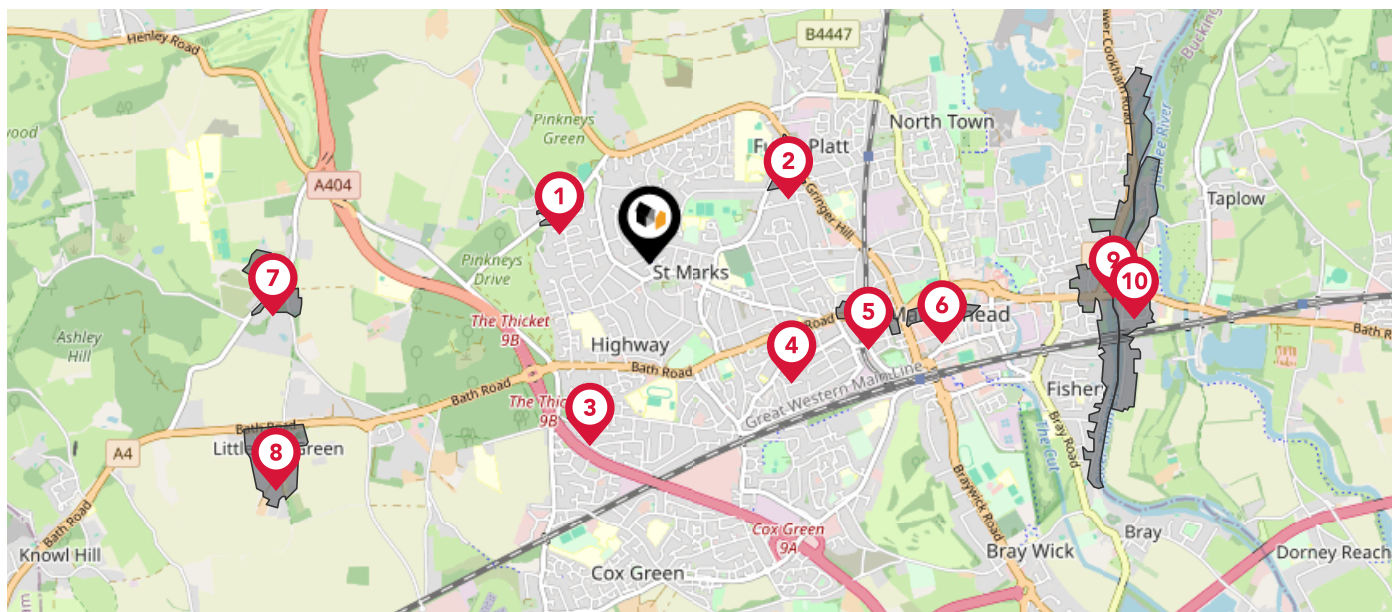
Nearby Conservation Areas	
1	Pinkneys green
2	Furze Platt Triangel
3	Altwood Roadm Maidenhead
4	All Saints, Boyn Hill, Maidenhead
5	Castle Hill, Maidenhead
6	Maidenhead Town Centre
7	Burchetts Green
8	Littlewick Green
9	Maidenhead Riverside (inc Boult Lock and Maidenhead Bridge)
10	Taplow Riverside

Powered by
4prift
Know any property instantly

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
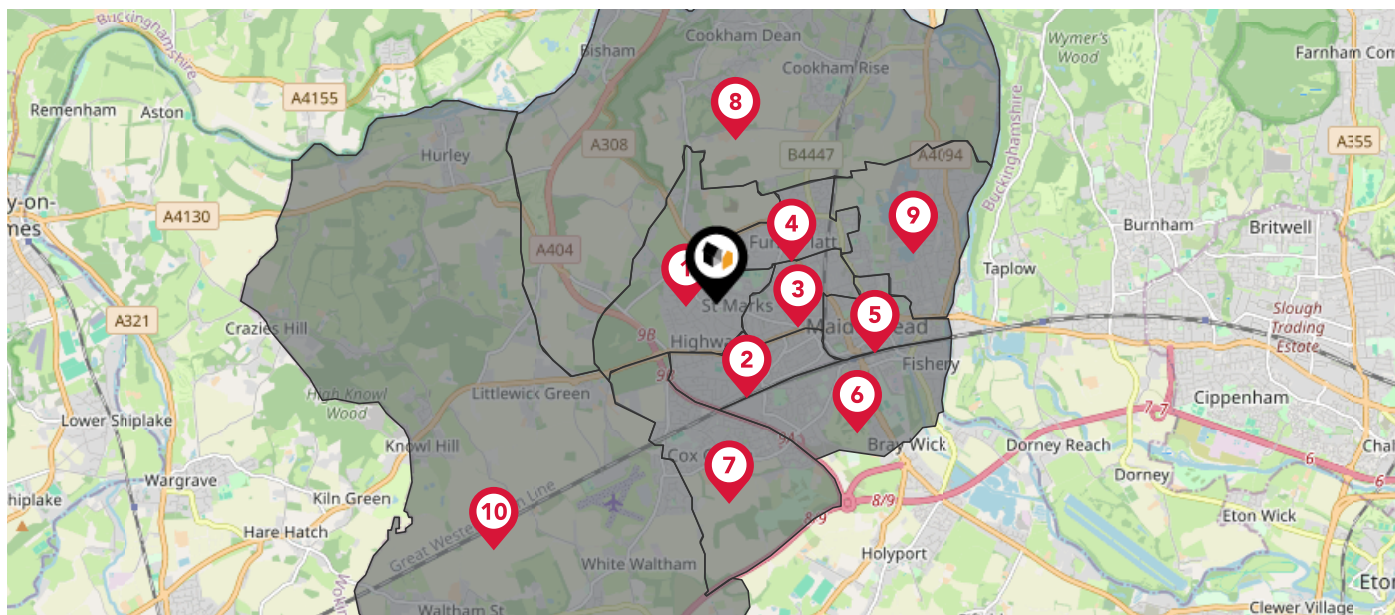
Nearby Council Wards	
1	Pinkneys Green Ward
2	Boyn Hill Ward
3	Belmont Ward
4	Furze Platt Ward
5	St. Mary's Ward
6	Oldfield Ward
7	Cox Green Ward
8	Bisham & Cookham Ward
9	Riverside Ward
10	Hurley & Walthams Ward

Maps
Rail Noise

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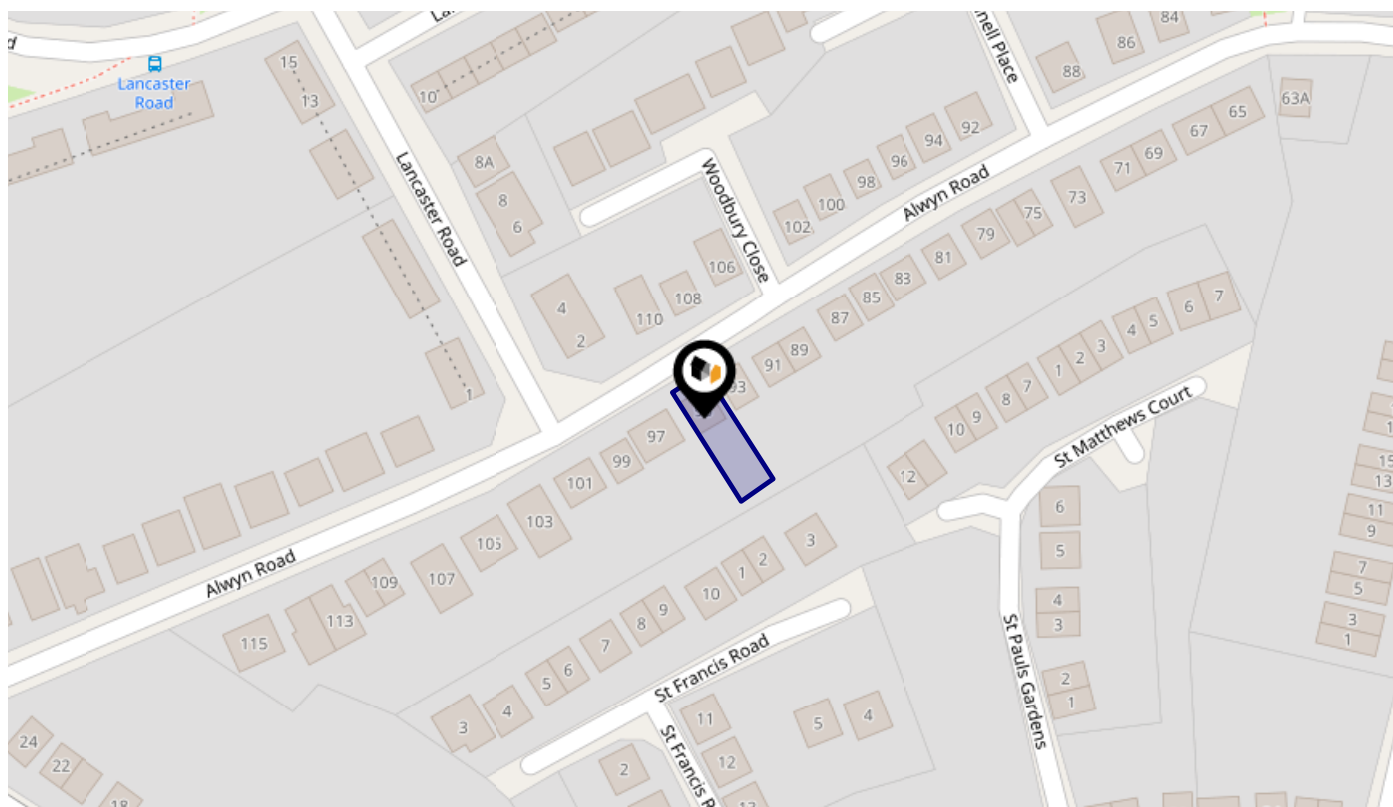
Rail Noise Data

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:
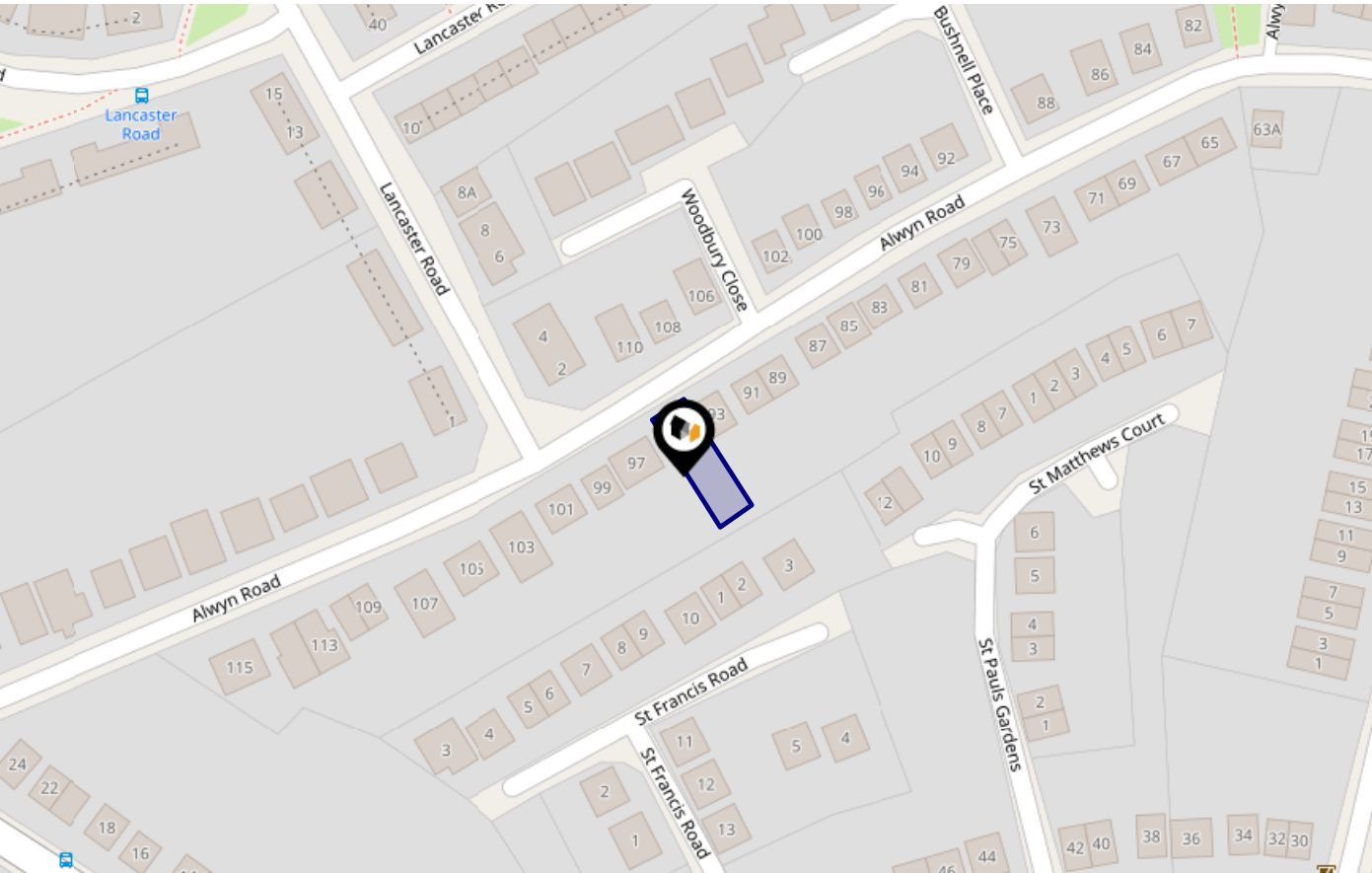
5	75.0+ dB	🟥
4	70.0-74.9 dB	🟧
3	65.0-69.9 dB	🟨
2	60.0-64.9 dB	🟩
1	55.0-59.9 dB	🟦

KFB - Key Facts For Buyers

Powered by
sprift
Know any property instantly

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.
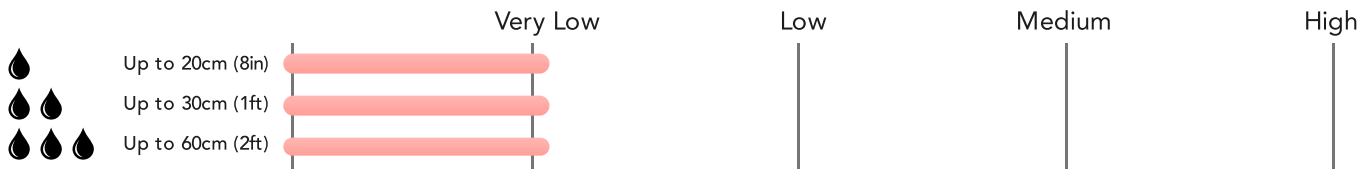

Risk Rating: Very low

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:

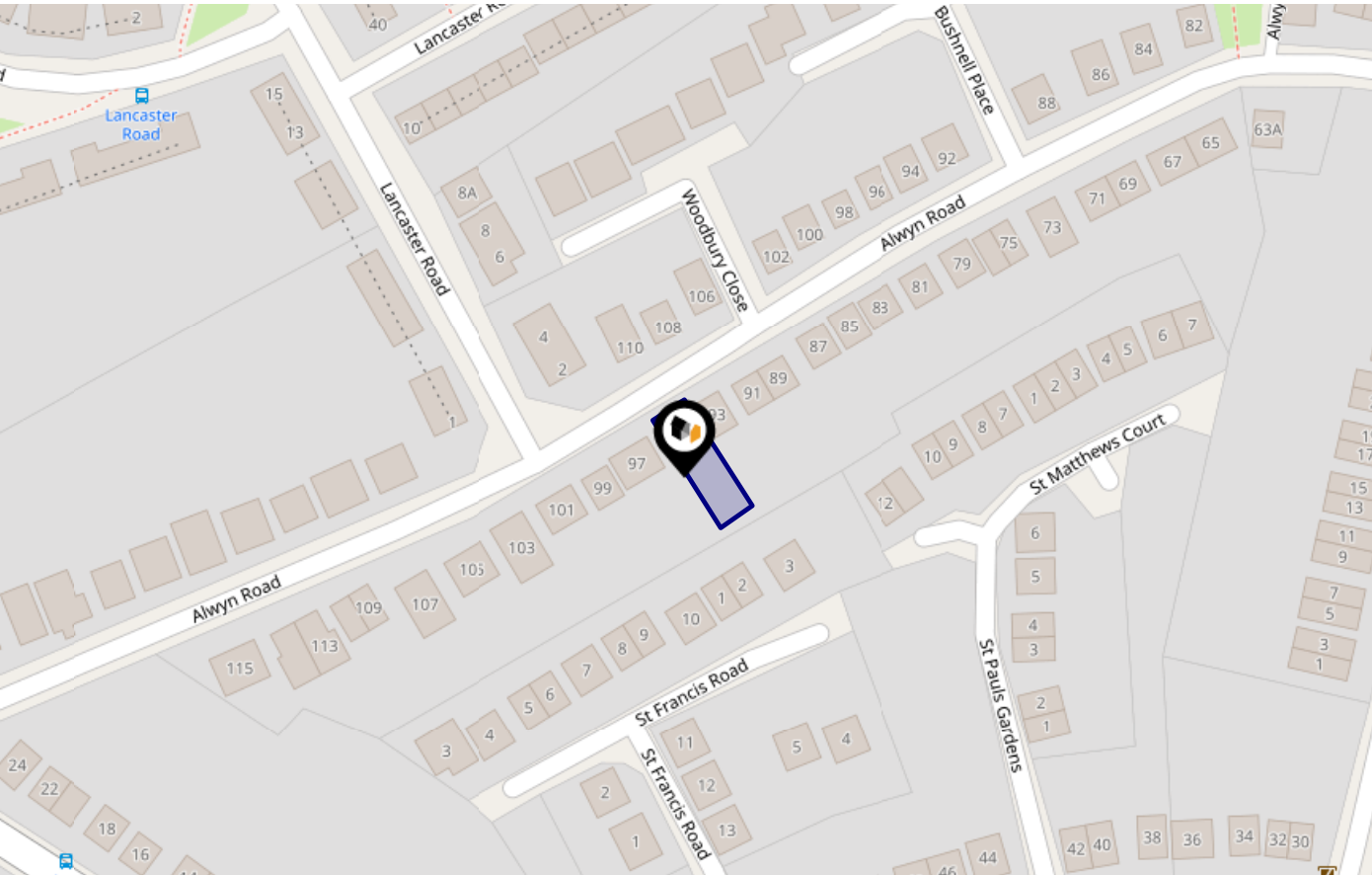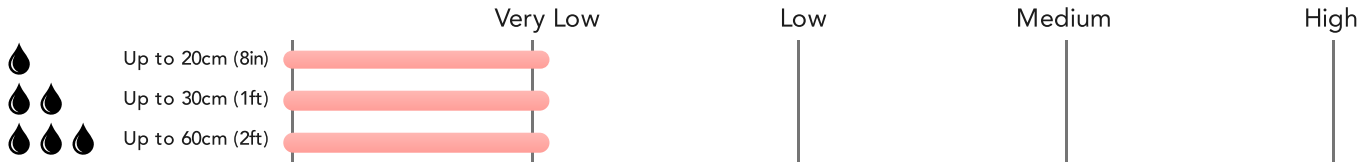|		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

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: 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 (0.1%)** 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:

		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)				
🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

Powered by
sprift
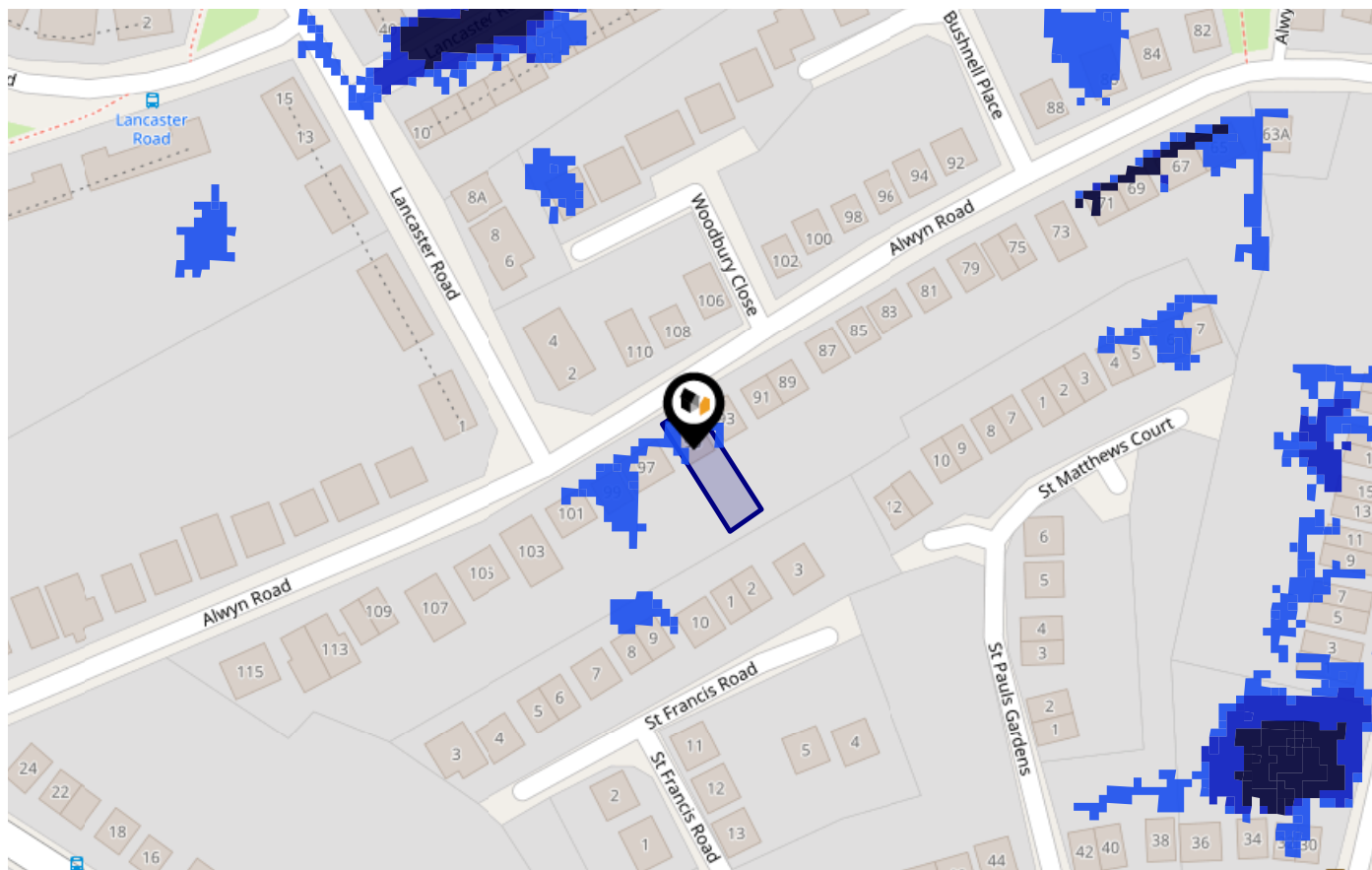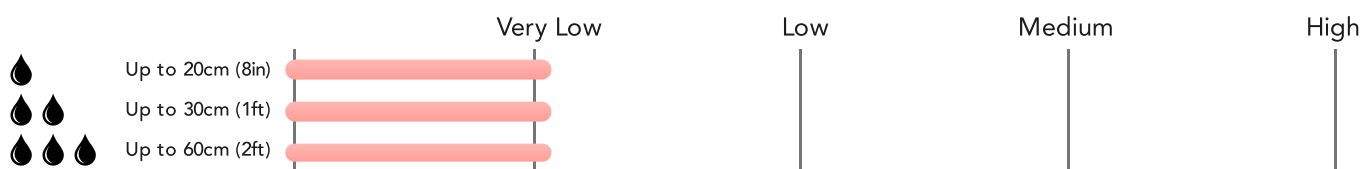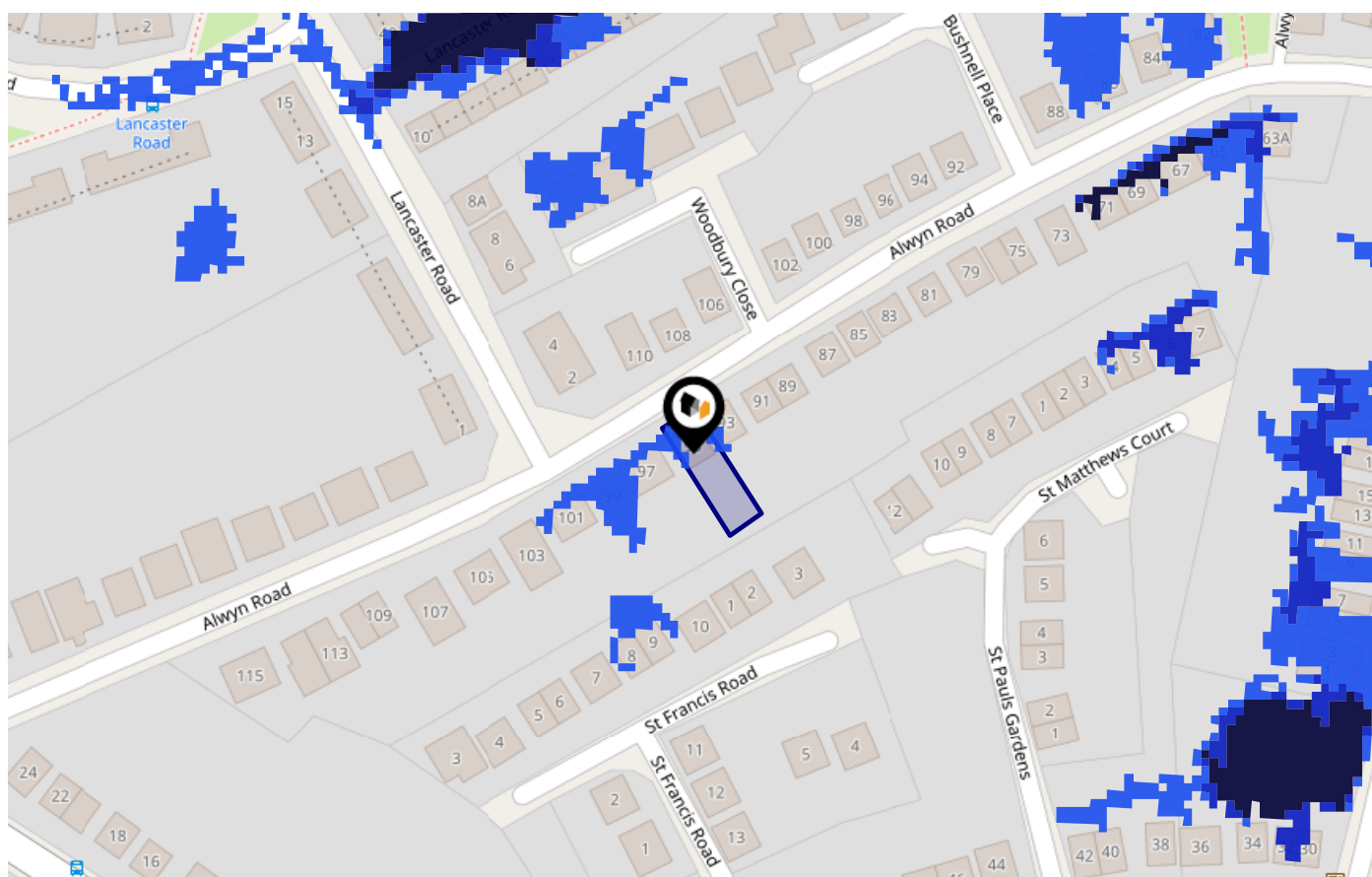Know any property instantly

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:

	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

Powered by
sprift
Know any property instantly

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.
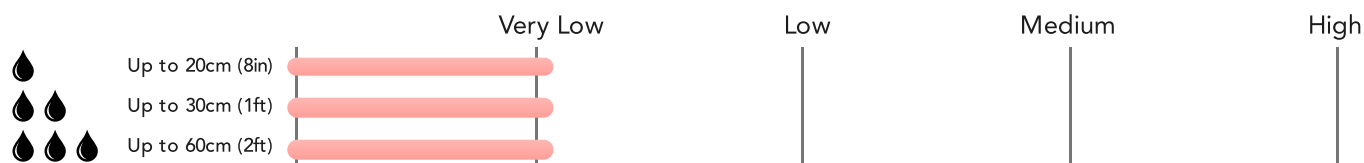

Risk Rating: Very low

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.

- **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:

		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)				
🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

KFB - Key Facts For Buyers

Powered by
prift
Know any property instantly

Maps
Green Belt

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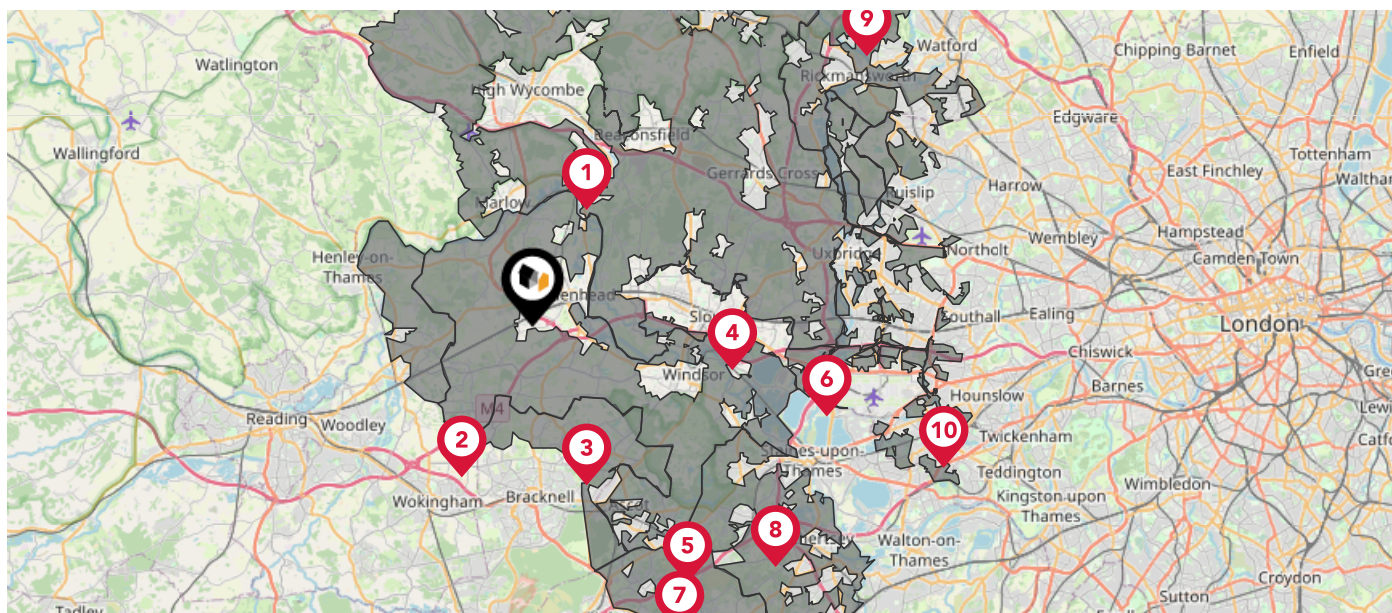
Nearby Green Belt Land

|	
1	London Green Belt - Buckinghamshire
2	London Green Belt - Wokingham
3	London Green Belt - Bracknell Forest
4	London Green Belt - Slough
5	London Green Belt - Windsor and Maidenhead
6	London Green Belt - Hillingdon
7	London Green Belt - Surrey Heath
8	London Green Belt - Runnymede
9	London Green Belt - Three Rivers
10	London Green Belt - Hounslow

Powered by
sprift
Know any property instantly

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.
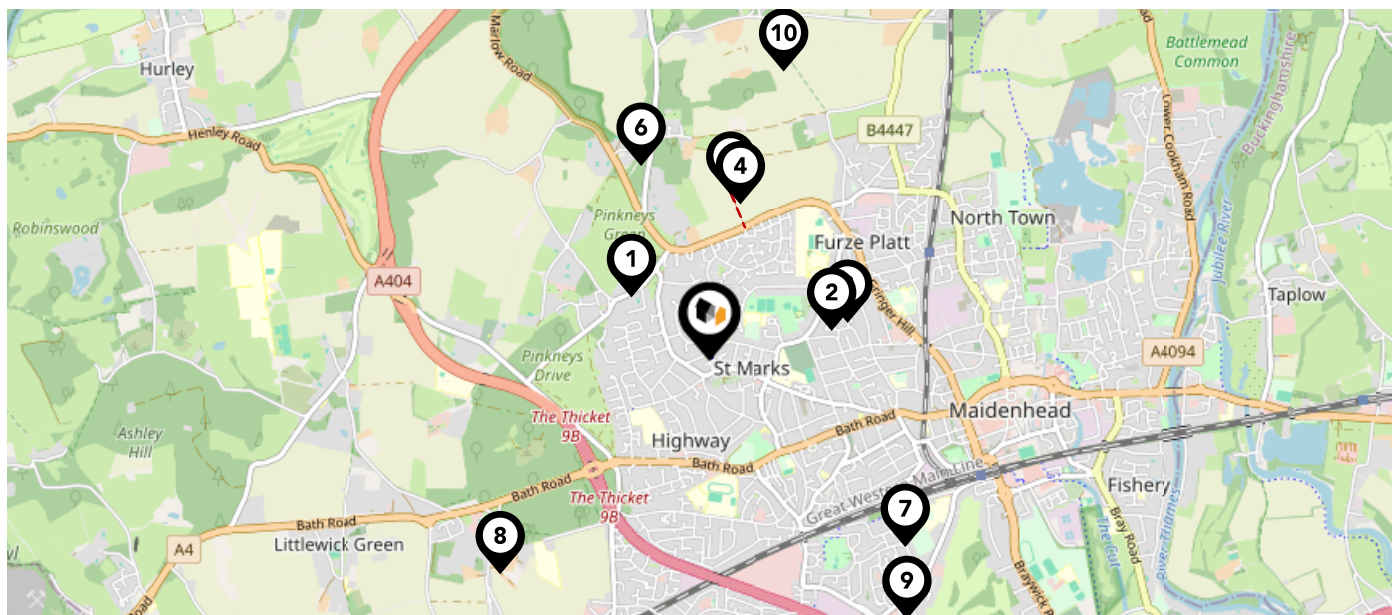
| Nearby Landfill Sites		
1 Cricket Pavillion-Pinkneys Green	Historic Landfill	
2 Langton Close-Maidenhead	Historic Landfill	
3 Linden Avenue-Maidenhead	Historic Landfill	
4 EA/EPR/CB3908LP/A001	Active Landfill	
5 Hindhay Lane Pinkneys Green-Furze Platt, Maidenhead	Historic Landfill	
6 Near Golden Ball Lane-Golden Ball Lane, Cookham, Maidenhead, Berkshire	Historic Landfill	
7 Ludlow Road-Maidenhead	Historic Landfill	
8 Cherry Garden-Woolley Green	Historic Landfill	
9 Curls Lane-Cox Green	Historic Landfill	
10 Copas-Long Lane, Cookham, Maidenhead, Berkshire	Historic Landfill	

Maps
Listed Buildings

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...
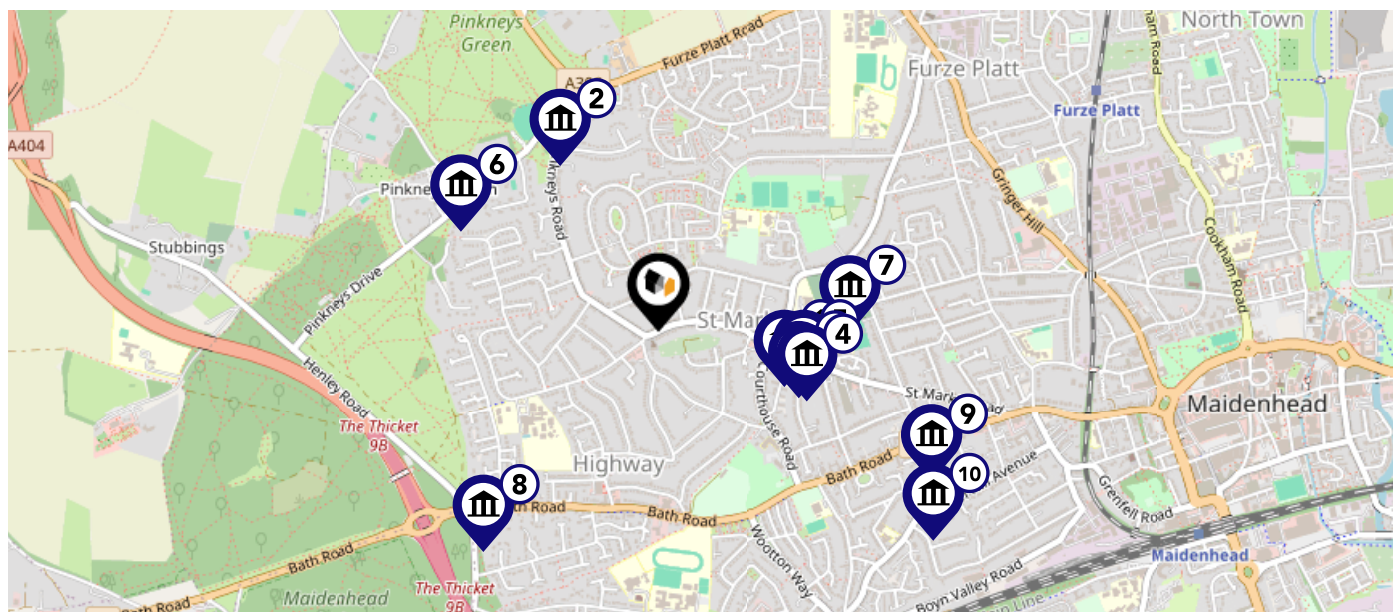
| Listed Buildings in the local district	Grade	Distance
1117587 - Main Building At St Mark's Hospital	Grade II	0.3 miles
1117585 - Turville Cottage	Grade II	0.4 miles
1117588 - Lodge House 14 Metres South East Of Main Building, St Mark's Hospital	Grade II	0.4 miles
1117589 - Pavilion 40 Metres South East Of Main Building, St Mark's Hospital	Grade II	0.4 miles
1117590 - St Mark's Chapel 12 Metres North-east Of Main Building, St Mark's Hospital	Grade II	0.4 miles
1319373 - The Meads	Grade II	0.5 miles
1393886 - Chapel Lodge	Grade II	0.5 miles
1117613 - Milestone 220 Yards East Of Thicket Corner	Grade II	0.6 miles
1117612 - Milestone Opposite Number 34	Grade II	0.7 miles
1312975 - All Saints Parish Centre (former All Saints School)	Grade II	0.8 miles

Powered by
sprift
Know any property instantly

Area
Schools
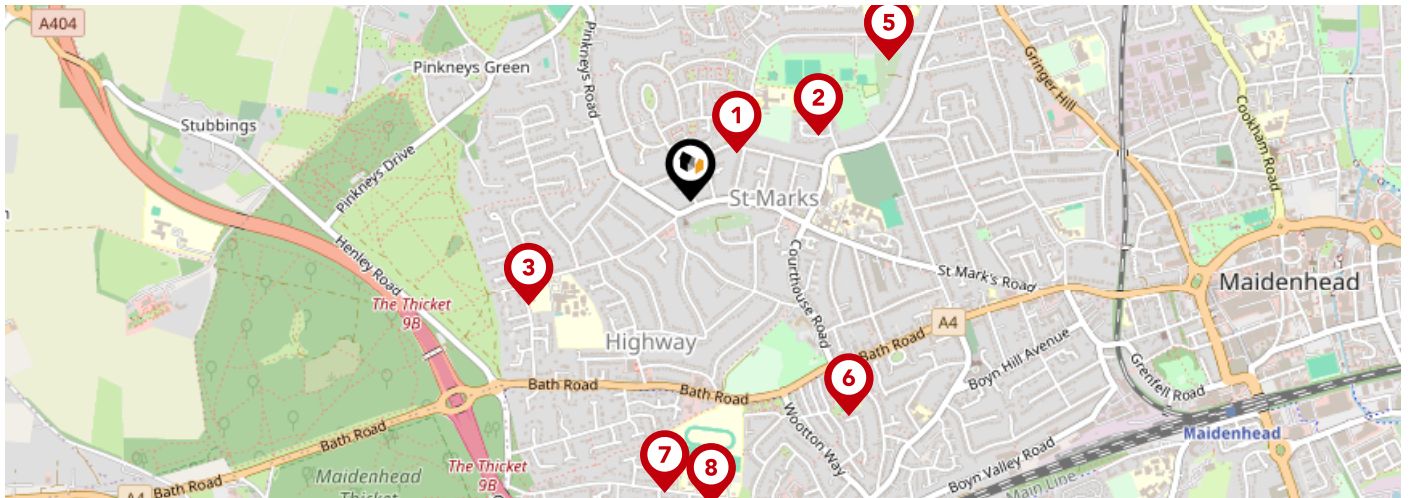
	Nursery	Primary	Secondary	College	Private
1 Courthouse Junior School Ofsted Rating: Good | Pupils: 358 | Distance:0.15	☐	☑	☐	☐	☐
2 Alwyn Infant School Ofsted Rating: Good | Pupils: 244 | Distance:0.33	☐	☑	☐	☐	☐
3 Newlands Girls' School Ofsted Rating: Outstanding | Pupils: 1200 | Distance:0.44	☐	☐	☑	☐	☐
4 Furze Platt Infant School Ofsted Rating: Good | Pupils: 270 | Distance:0.56	☐	☑	☐	☐	☐
5 Furze Platt Junior School Ofsted Rating: Outstanding | Pupils: 365 | Distance:0.56	☐	☑	☐	☐	☐
6 All Saints Church of England Junior School Ofsted Rating: Not Rated | Pupils: 224 | Distance:0.61	☐	☑	☐	☐	☐
7 St Edmund Campion Catholic Primary School and Nursery Ofsted Rating: Requires improvement | Pupils: 484 | Distance:0.68	☐	☑	☐	☐	☐
8 Altwood Church of England School Ofsted Rating: Good | Pupils: 740 | Distance:0.7	☐	☐	☑	☐	☐
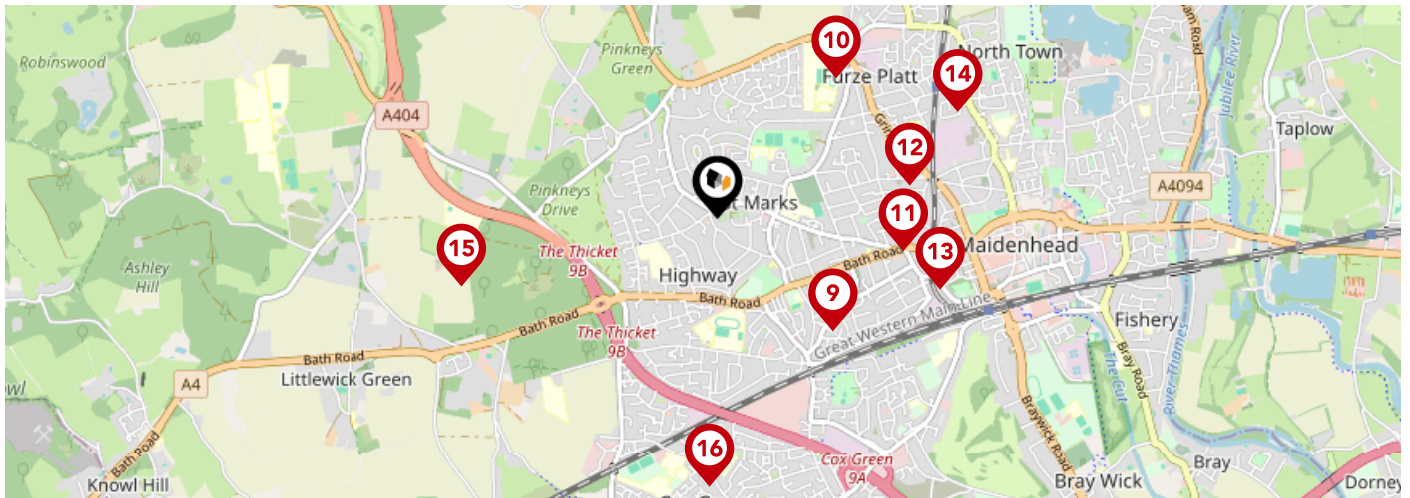
	Nursery	Primary	Secondary	College	Private
9 Boyne Hill CofE Infant and Nursery School Ofsted Rating: Outstanding	Pupils: 216	Distance:0.74	☐	☑	☐	☐	☐
10 Furze Platt Senior School Ofsted Rating: Good	Pupils: 1530	Distance:0.85	☐	☐	☑	☐	☐
11 Claires Court Schools Ofsted Rating: Not Rated	Pupils: 961	Distance:0.87	☐	☐	☑	☐	☐
12 St Piran's School Ofsted Rating: Not Rated	Pupils: 450	Distance:0.9	☐	☑	☐	☐	☐
13 Highfield Preparatory School Limited Ofsted Rating: Not Rated	Pupils: 94	Distance:1.07	☐	☐	☑	☐	☐
14 Maidenhead Nursery School Ofsted Rating: Outstanding	Pupils: 74	Distance:1.21	☑	☐	☐	☐	☐
15 Beech Lodge School Ofsted Rating: Not Rated	Pupils: 77	Distance:1.22	☐	☐	☑	☐	☐
16 Wessex Primary School Ofsted Rating: Requires improvement	Pupils: 364	Distance:1.23	☐	☑	☐	☐	☐
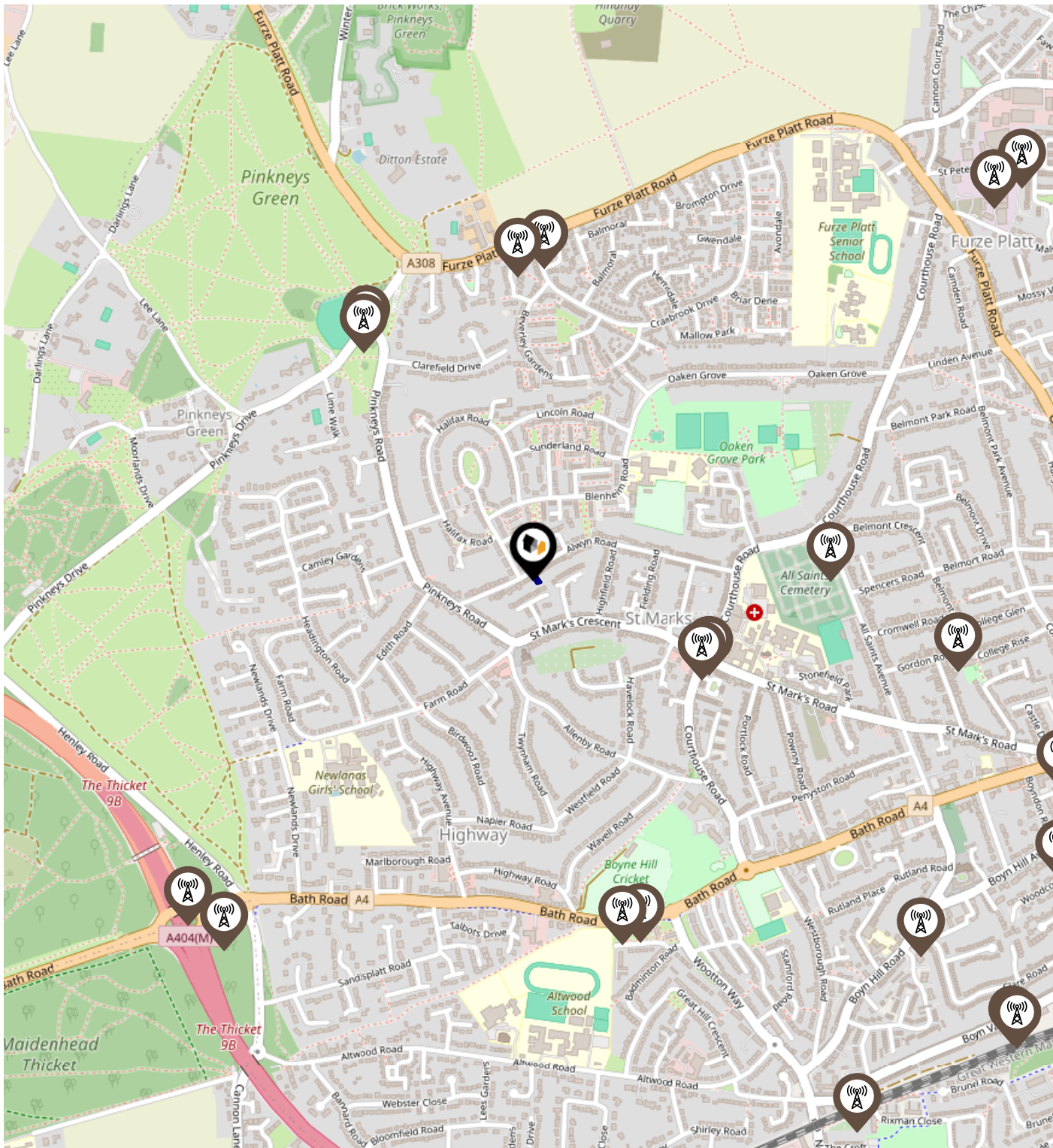
Key:

⚡ Power Pylons

📡 Communication Masts

Powered by
sprift
Know any property instantly

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).
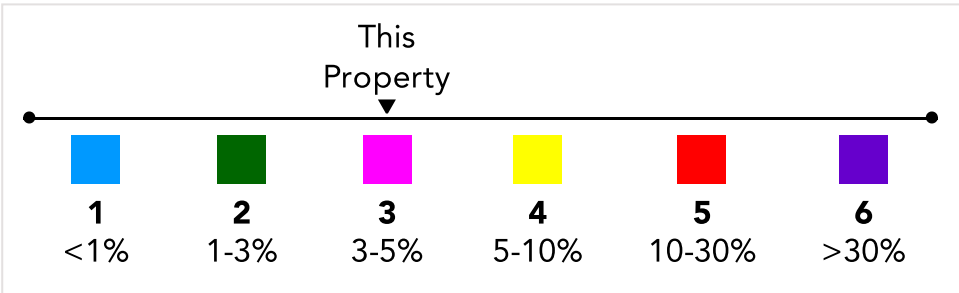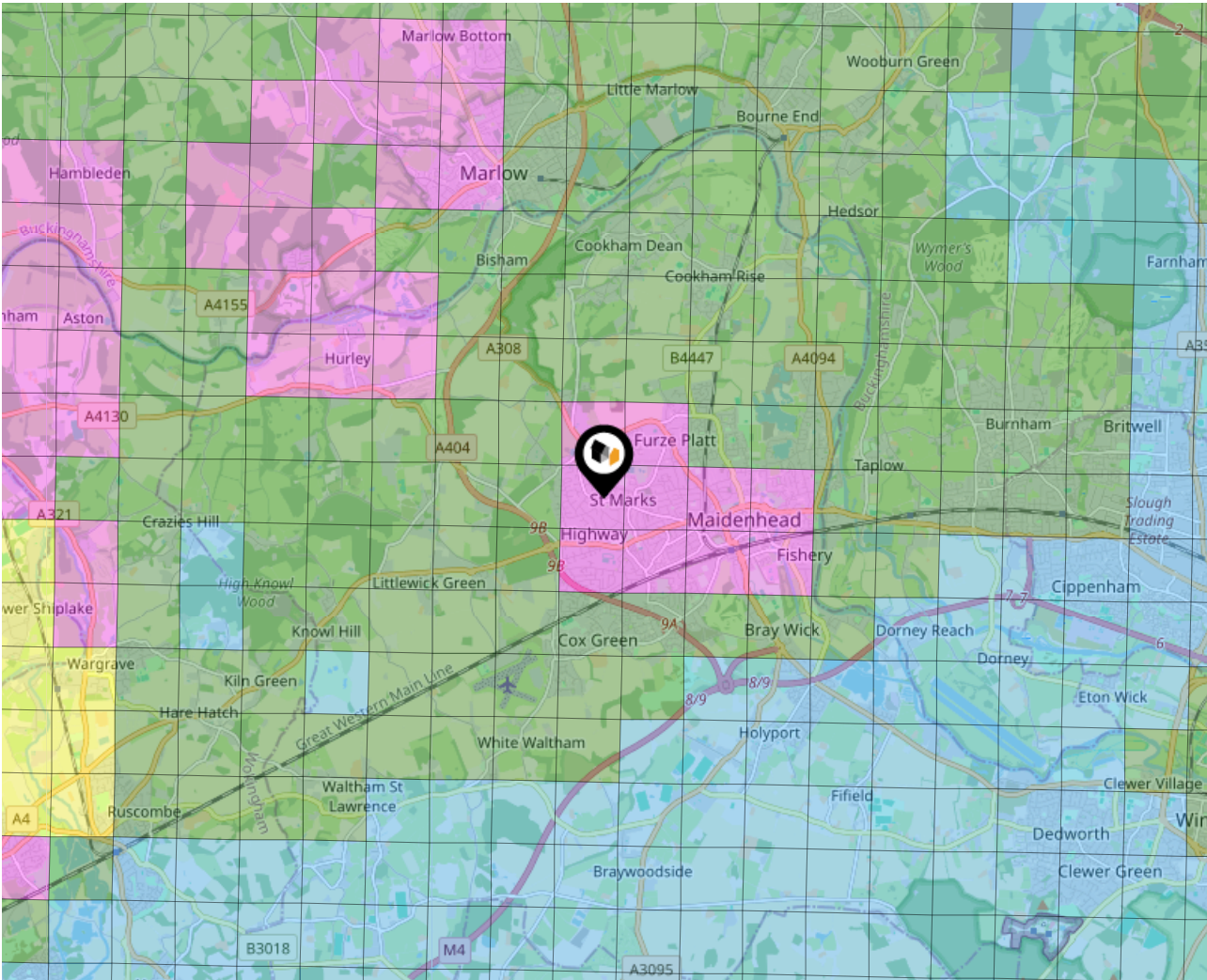
1 <1%	**2** 1-3%	**3** 3-5%	**4** 5-10%	**5** 10-30%	**6** >30%

This Property ▼

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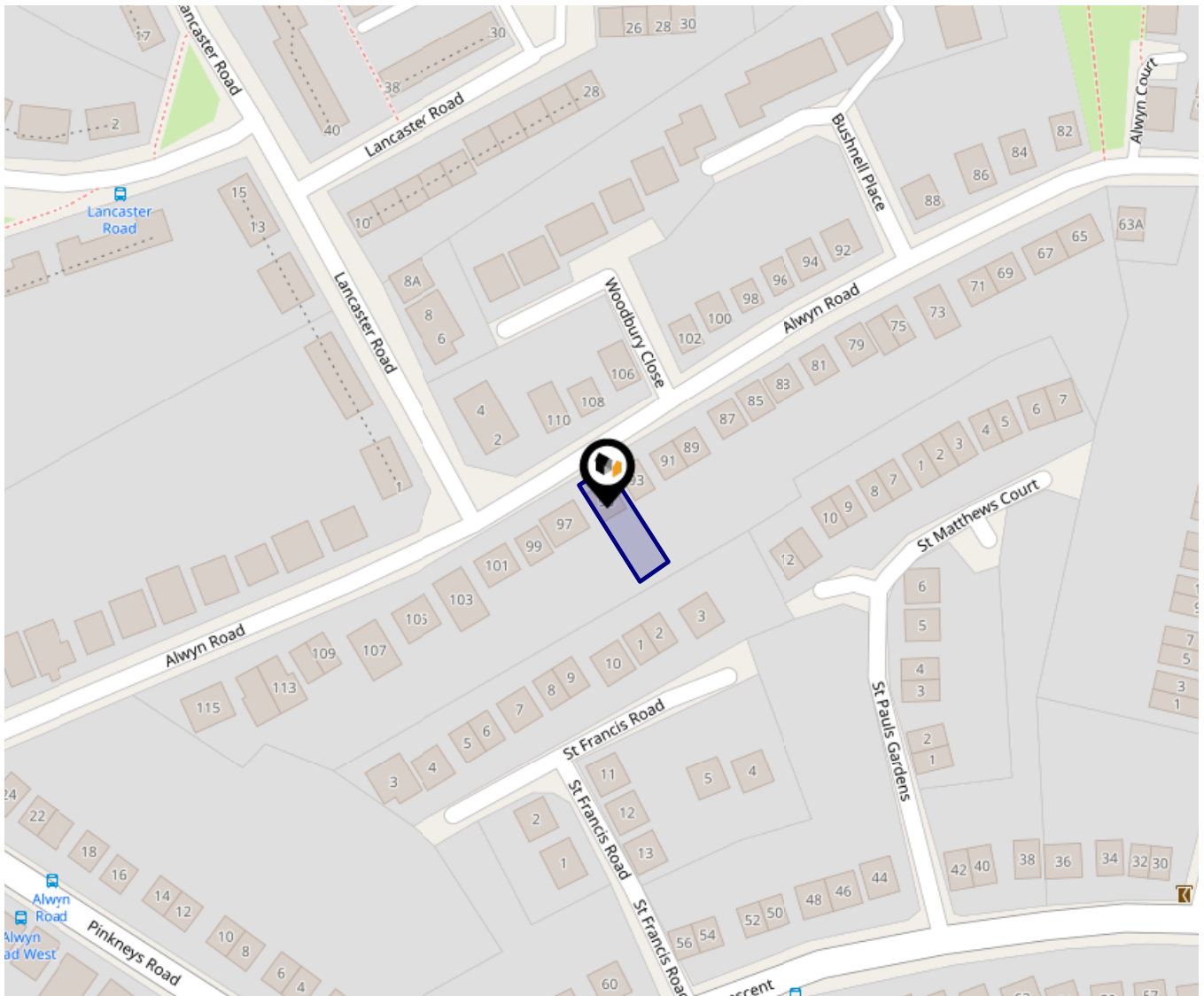
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

Powered by
sprift
Know any property instantly

Environment
Soils & Clay

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)		
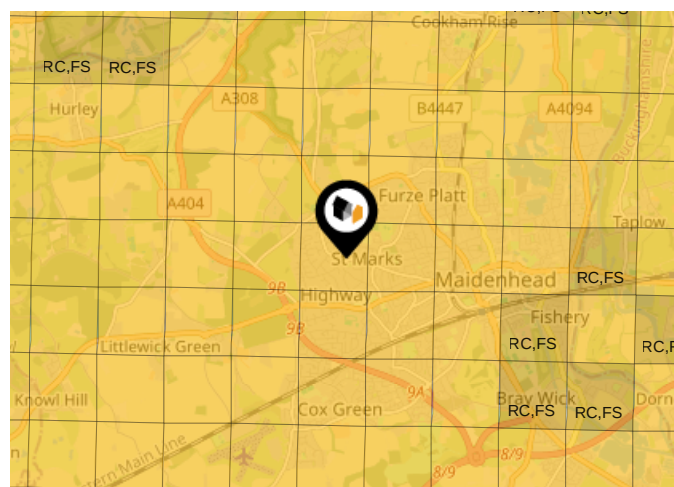
Primary Classifications (Most Common Clay Types)

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)
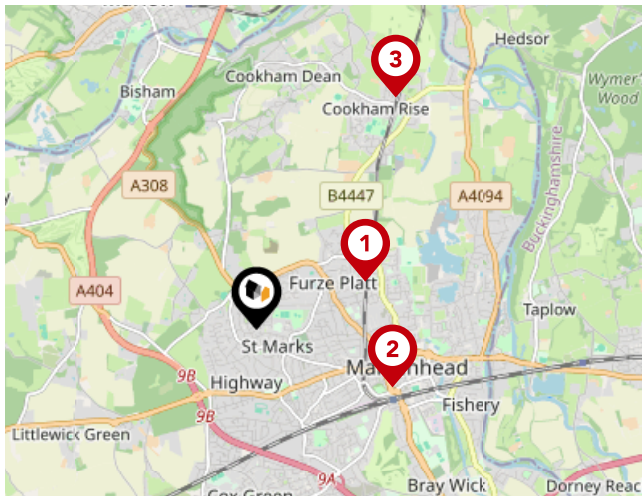
National Rail Stations

Pin	Name	Distance
1	Furze Platt Rail Station	1.1 miles
2	Maidenhead Rail Station	1.37 miles
3	Cookham Rail Station	2.5 miles
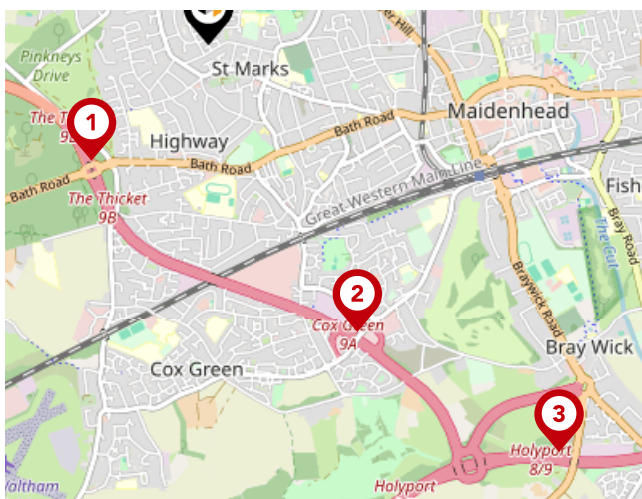
Trunk Roads/Motorways

Pin	Name	Distance
1	A404(M) J9	0.76 miles
2	A404(M) J9A	1.49 miles
3	M4 J8	2.48 miles
4	M40 J4	5.98 miles
5	M40 J3	5.91 miles
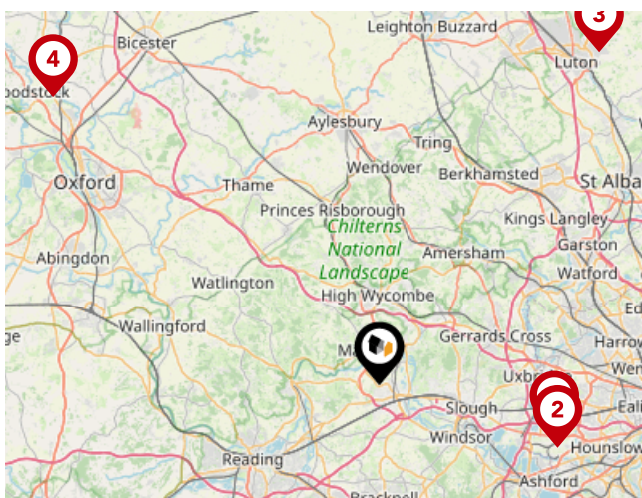
Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	13.37 miles
2	Heathrow Airport Terminal 4	13.88 miles
3	Luton Airport	29.23 miles
4	Kidlington	32.05 miles

Powered by
sprift
Know any property instantly

Area
Transport (Local)
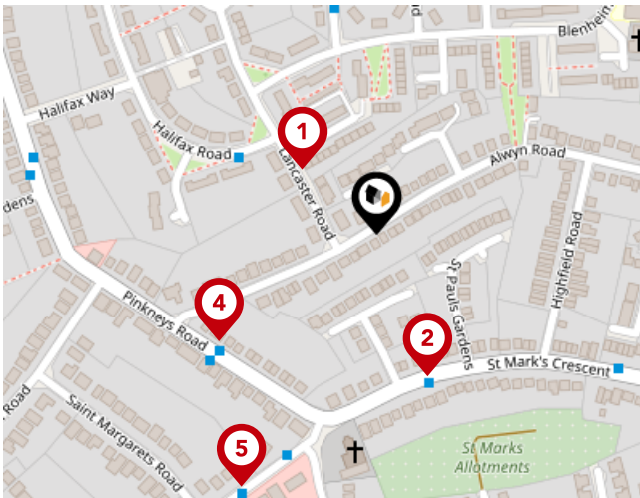
Bus Stops/Stations

Pin	Name	Distance
1	Lancaster Road	0.06 miles
2	St Marks Crescent	0.09 miles
3	Blenheim Road	0.14 miles
4	Alwyn Road	0.11 miles
5	Farm Road Shops	0.16 miles
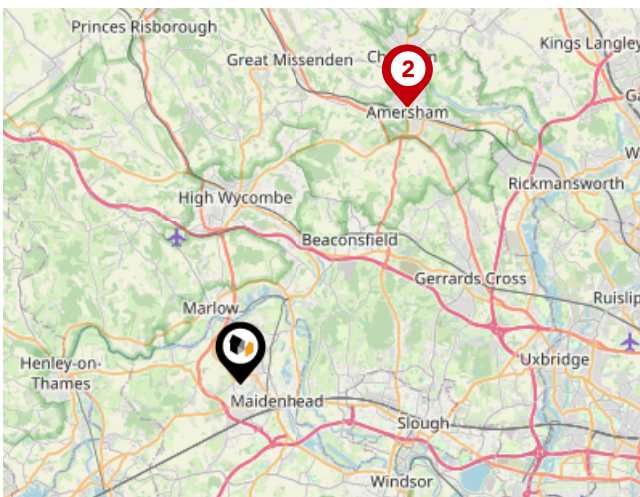
Local Connections

Pin	Name	Distance
1	Amersham Underground Station	11.95 miles
2	Amersham Underground Station	11.96 miles
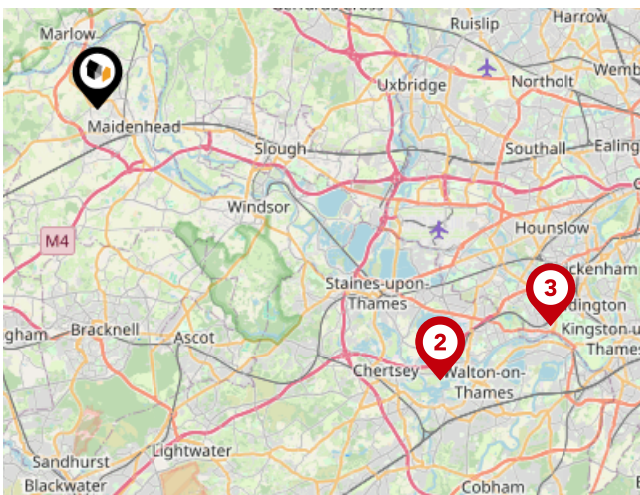
Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	16.13 miles
2	Weybridge Ferry Landing	16.19 miles
3	Moulsey - Hurst Park Ferry Landing	18.54 miles

Powered by

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.

Powered by
sprift
Know any property instantly

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.

Powered by

Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

Avocado Property

Stuart@avocadopropertyagents.co.uk
www.avocadopropertyagents.co.uk

Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Ofsted

Royal Mail