

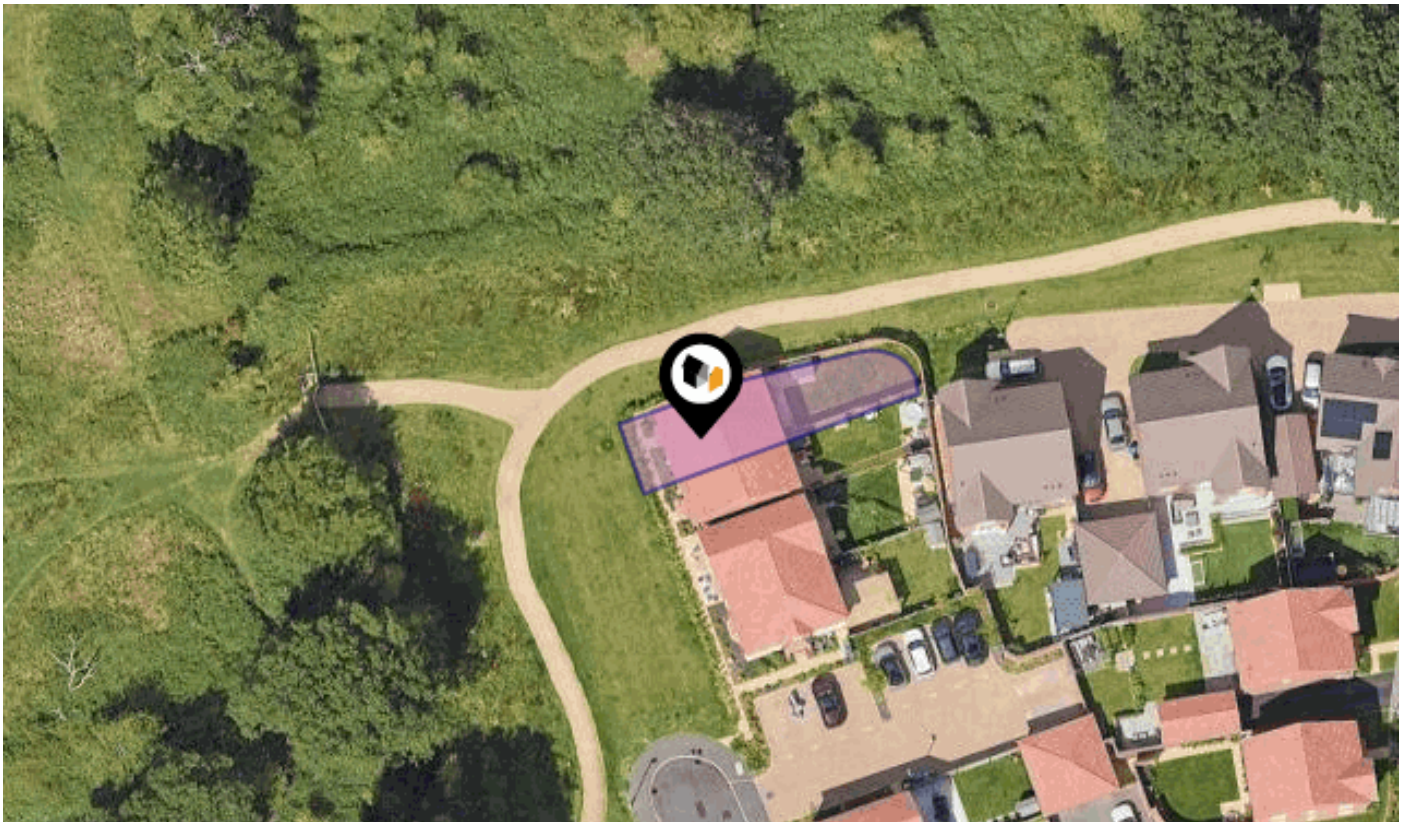


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 20<sup>th</sup> August 2024**



**CHAPMAN DRIVE, BINFIELD, BRACKNELL, RG42**

**Avocado Property**

07519 024 359

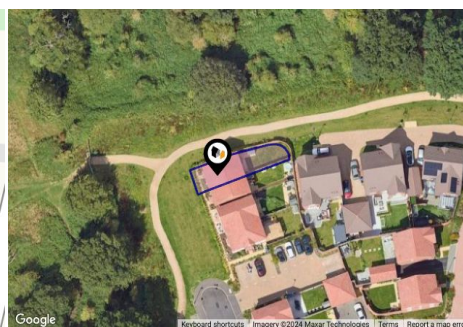
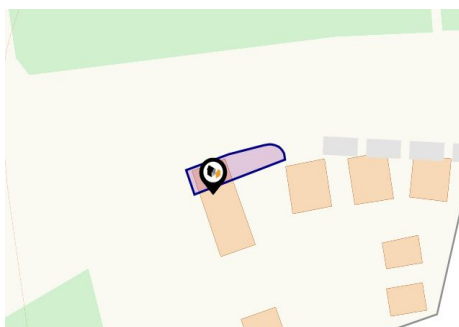
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# Property Overview



## Property

Type:	Terraced
Bedrooms:	2
Floor Area:	882 ft <sup>2</sup> / 82 m <sup>2</sup>
Plot Area:	0.04 acres
Year Built :	2021
Council Tax :	Band D
Annual Estimate:	£2,051
Title Number:	BK517670

Tenure: Freehold

## Local Area

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

Estimated Broadband Speeds  
(Standard - Superfast - Ultrafast)

2	35	1000
mb/s	mb/s	mb/s

Mobile Coverage:  
(based on calls indoors)



Satellite/Fibre TV Availability:



# Property EPC - Certificate



Binfield, RG42

Energy rating

**B**

Valid until 24.05.2031

Score	Energy rating	Current	Potential
92+	<b>A</b>		96   <b>A</b>
81-91	<b>B</b>	84   <b>B</b>	
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

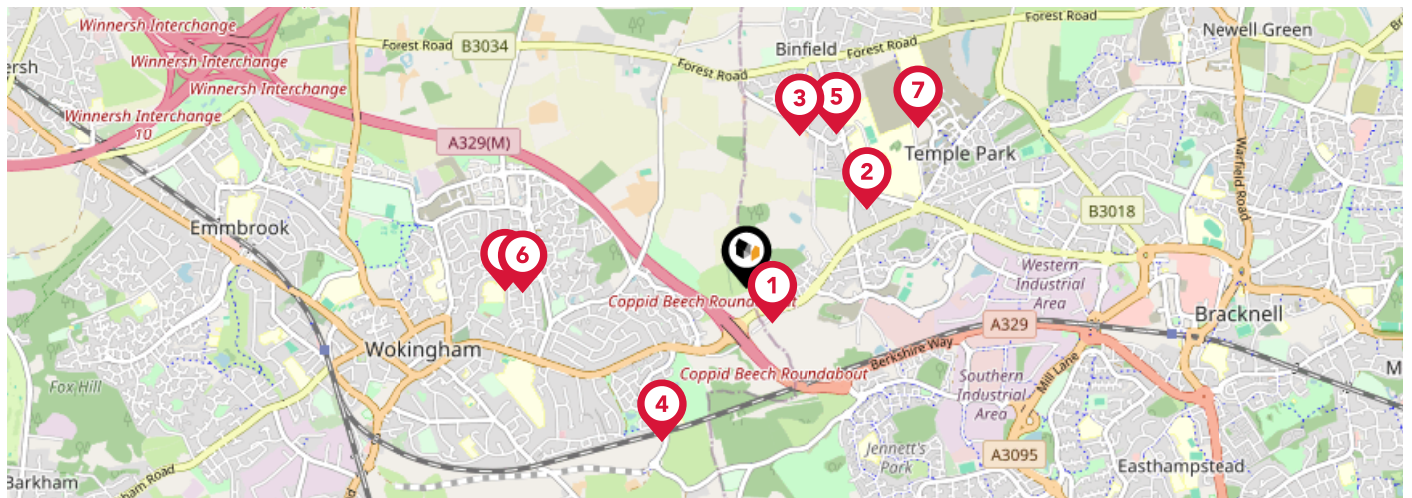
## EPC - Additional Data



### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Gas: mains gas
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.25 W/m <sup>2</sup> K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Average thermal transmittance 0.11 W/m <sup>2</sup> K
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Time and temperature zone control
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Average thermal transmittance 0.11 W/m <sup>2</sup> K
<b>Total Floor Area:</b>	82 m <sup>2</sup>

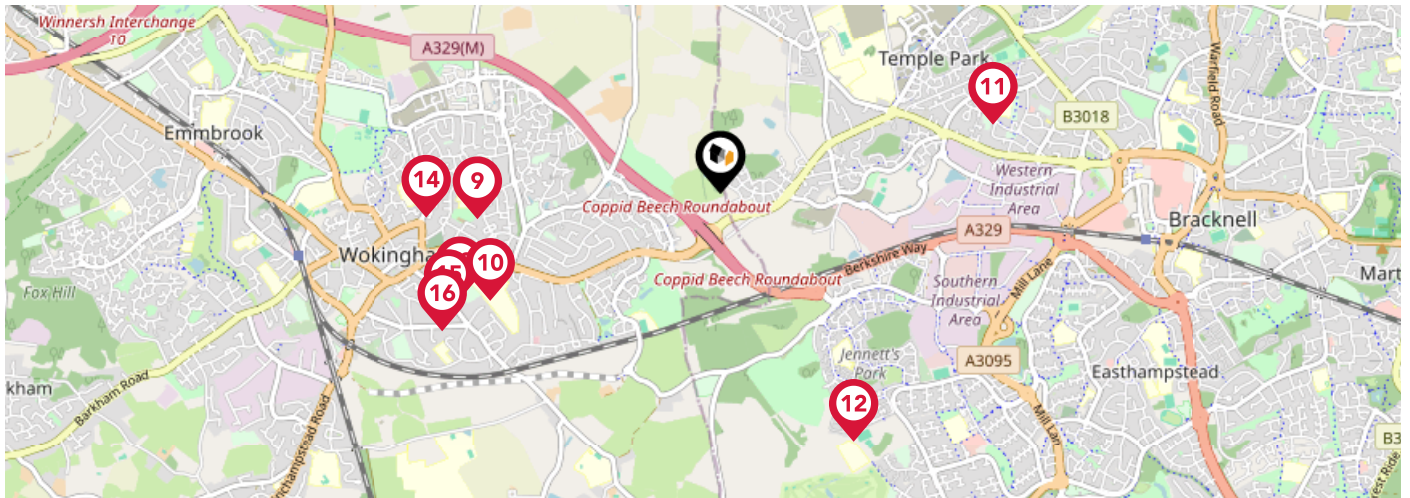
# Area Schools











		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>King's Academy Oakwood</b> Ofsted Rating: Outstanding   Pupils: 211   Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Newbold School</b> Ofsted Rating: Outstanding   Pupils: 56   Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Binfield Church of England Primary School</b> Ofsted Rating: Good   Pupils: 411   Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Floreat Montague Park Primary School</b> Ofsted Rating: Good   Pupils: 463   Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Cressex Lodge School</b> Ofsted Rating: Good   Pupils: 13   Distance:0.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Foundry College</b> Ofsted Rating: Good   Pupils: 15   Distance:1.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>King's Academy Binfield</b> Ofsted Rating: Good   Pupils: 1262   Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Keep Hatch Primary School</b> Ofsted Rating: Good   Pupils: 440   Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



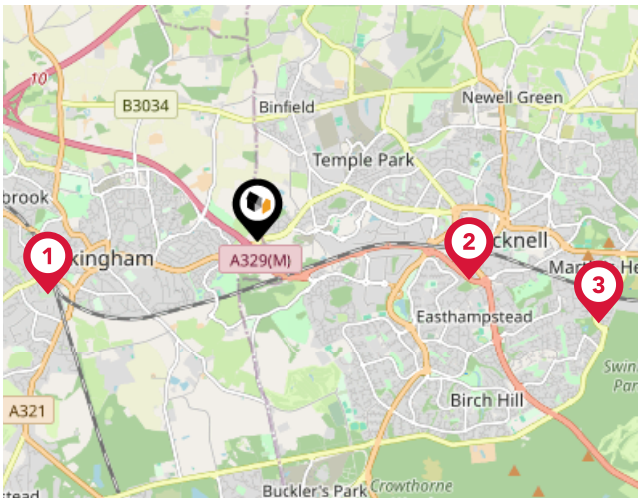
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>All Saints Church of England Primary School</b> Ofsted Rating: Good   Pupils: 234   Distance: 1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Crispin's School</b> Ofsted Rating: Good   Pupils: 1455   Distance: 1.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Meadow Vale Primary School</b> Ofsted Rating: Good   Pupils: 600   Distance: 1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Jennett's Park CofE Primary School</b> Ofsted Rating: Good   Pupils: 427   Distance: 1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Westende Junior School</b> Ofsted Rating: Good   Pupils: 236   Distance: 1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>High Close School</b> Ofsted Rating: Good   Pupils: 85   Distance: 1.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Wescott Infant School</b> Ofsted Rating: Good   Pupils: 143   Distance: 1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Teresa's Catholic Academy</b> Ofsted Rating: Good   Pupils: 341   Distance: 1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

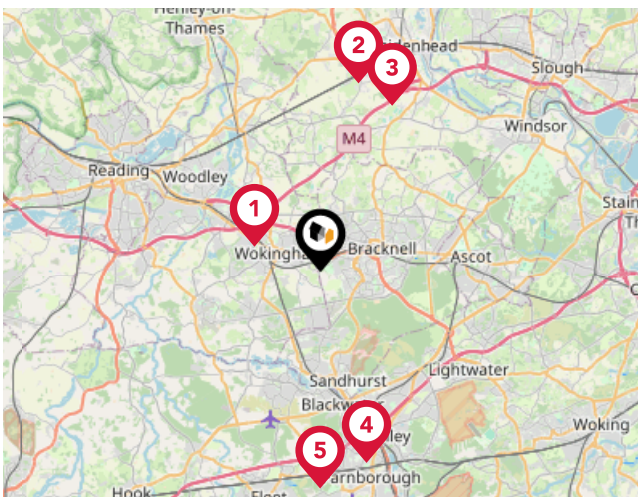
# Area

## Transport (National)



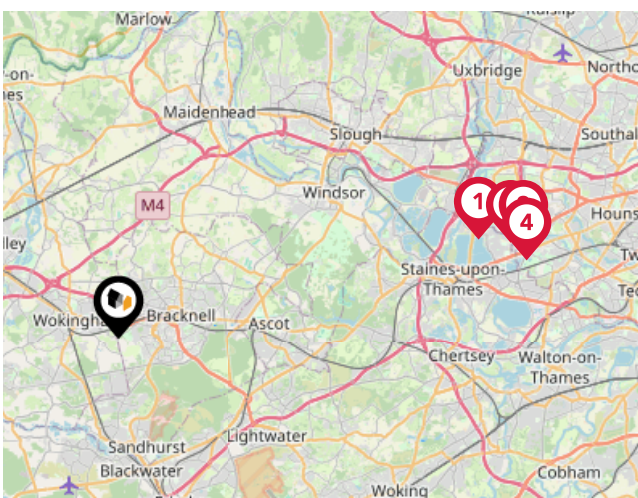
### National Rail Stations

Pin	Name	Distance
1	Wokingham Rail Station	1.99 miles
2	Bracknell Rail Station	1.99 miles
3	Martins Heron Rail Station	3.24 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J10	2.61 miles
2	A404(M) J9	7.1 miles
3	A404(M) J9A	6.72 miles
4	M3 J4	7.28 miles
5	M3 J4A	8.02 miles

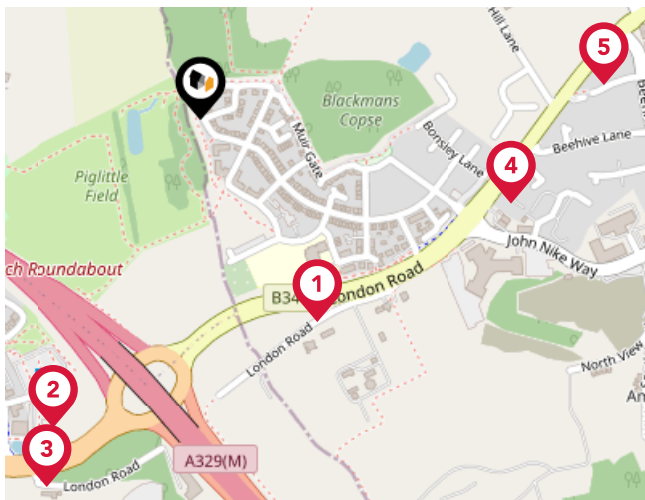


### Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport Terminal 5	13.83 miles
2	London Heathrow Airport Terminal 3	14.92 miles
3	London Heathrow Airport Terminal 2	15.36 miles
4	London Heathrow Airport Terminal 4	15.36 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Coppid Beech Hill	0.27 miles
2	Coppid Beech Park & Ride	0.39 miles
3	Keephatch Gardens	0.46 miles
4	Merydene Court	0.37 miles
5	Travelodge	0.47 miles

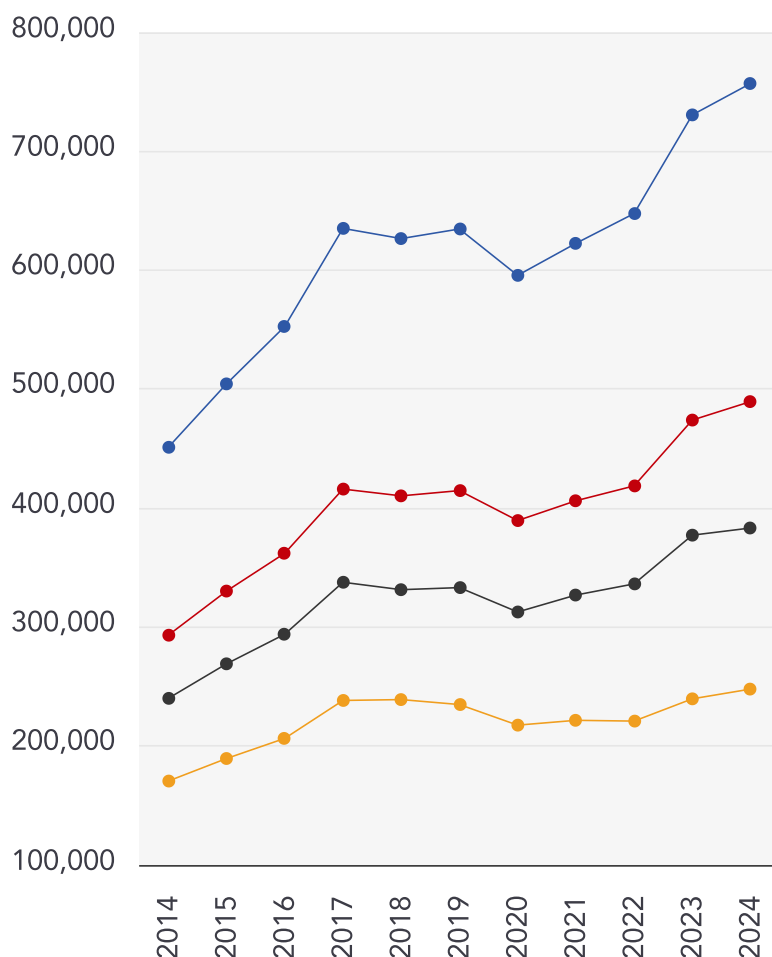


# Market

## 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

## About Us



### Avocado Property

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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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