

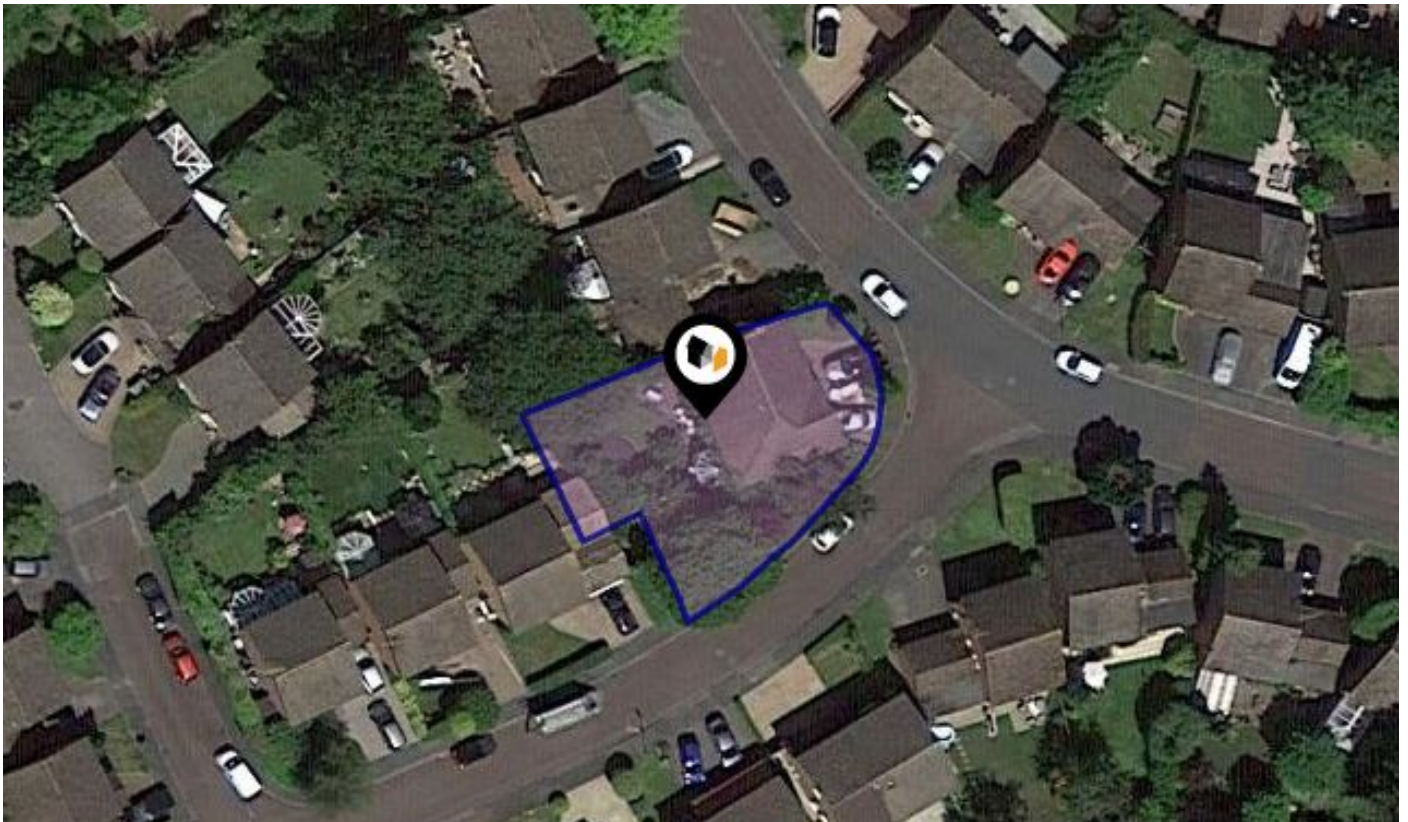


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 10th January 2025



23, BOSMAN DRIVE, WINDLESHAM, GU20 6JN

Avocado Property

stephen@avocadopropertyagents.co.uk

www.avocadopropertyagents.co.uk



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Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Plot Area:	0.12 acres		
Council Tax :	Band F		
Annual Estimate:	£3,403		
Title Number:	SY459201		
UPRN:	100061563044		

Local Area

Local Authority:	Surrey	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:		29	8000
• Rivers & Seas	No Risk	mb/s	mb/s
• Surface Water	High		

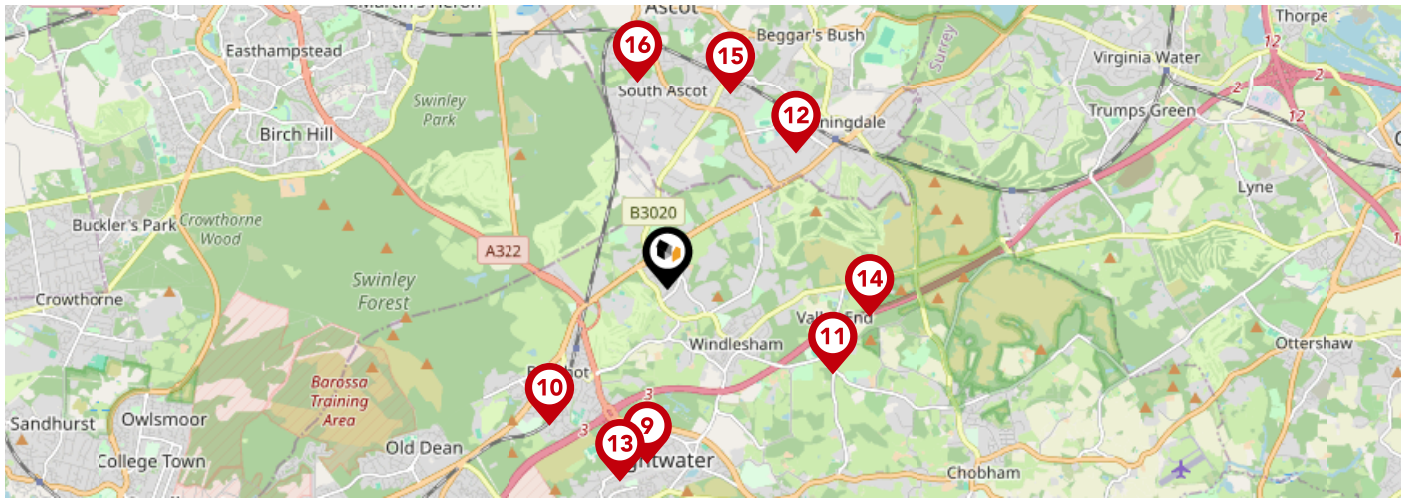
Mobile Coverage:				Satellite/Fibre TV Availability:		
(based on calls indoors)						









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Windlesham Village Infant School Ofsted Rating: Good Pupils: 64 Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Woodcote House School Ofsted Rating: Not Rated Pupils: 82 Distance:0.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Fernways School Ofsted Rating: Good Pupils: 47 Distance:0.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Hall Grove School Ofsted Rating: Not Rated Pupils: 421 Distance:0.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Mary's School Ascot Ofsted Rating: Not Rated Pupils: 398 Distance:1.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Charters School Ofsted Rating: Good Pupils: 1713 Distance:1.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Francis Catholic Primary School, South Ascot Ofsted Rating: Outstanding Pupils: 210 Distance:1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Connaught Junior School Ofsted Rating: Outstanding Pupils: 459 Distance:1.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

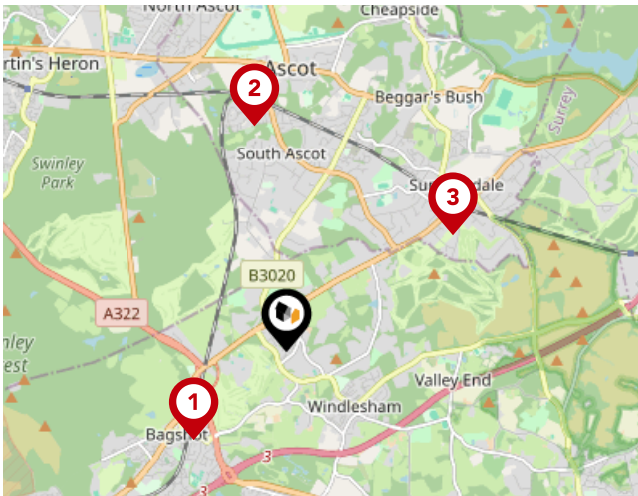
Area Schools



		Nursery	Primary	Secondary	College	Private
	Lightwater Village School Ofsted Rating: Good Pupils: 133 Distance:1.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bagshot Infant School Ofsted Rating: Good Pupils: 167 Distance:1.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Valley End CofE Infant School Ofsted Rating: Outstanding Pupils: 159 Distance:1.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sunningdale School Ofsted Rating: Not Rated Pupils: 94 Distance:1.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hammond School Ofsted Rating: Good Pupils: 254 Distance:1.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Coworth-Flexlands School Ofsted Rating: Not Rated Pupils: 126 Distance:1.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Michael's CofE Primary School, Sunninghill Ofsted Rating: Good Pupils: 205 Distance:1.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	South Ascot Village Primary School Ofsted Rating: Good Pupils: 164 Distance:1.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

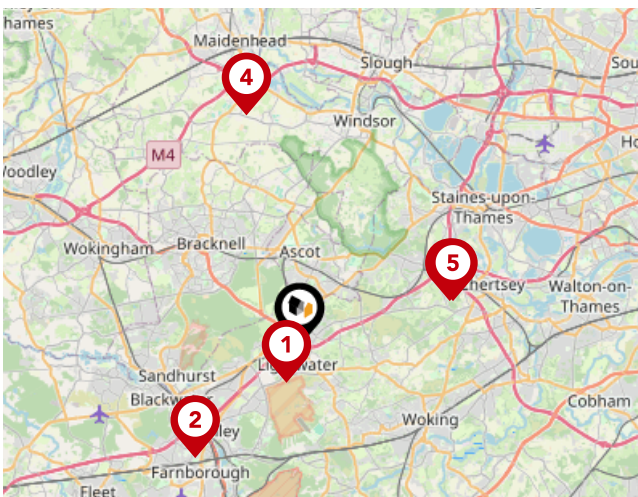
Area

Transport (National)



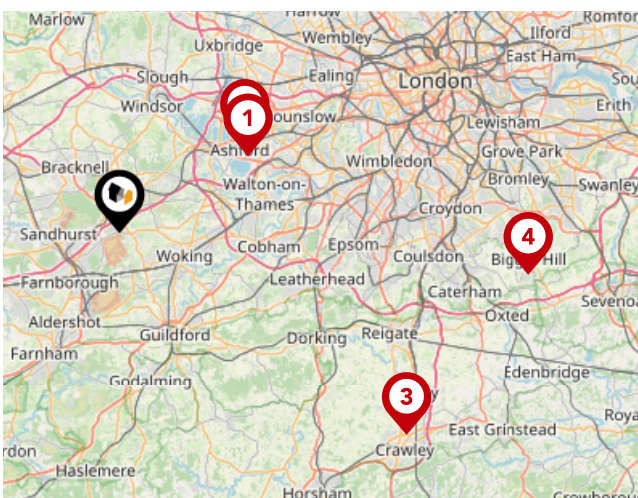
National Rail Stations

Pin	Name	Distance
	Bagshot Rail Station	1.19 miles
	Ascot Rail Station	2.11 miles
	Sunningdale Rail Station	1.88 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M3 J3	1.46 miles
	M3 J4	5.69 miles
	M3 J2	5.8 miles
	M4 J8	8.74 miles
	M25 J12	5.91 miles

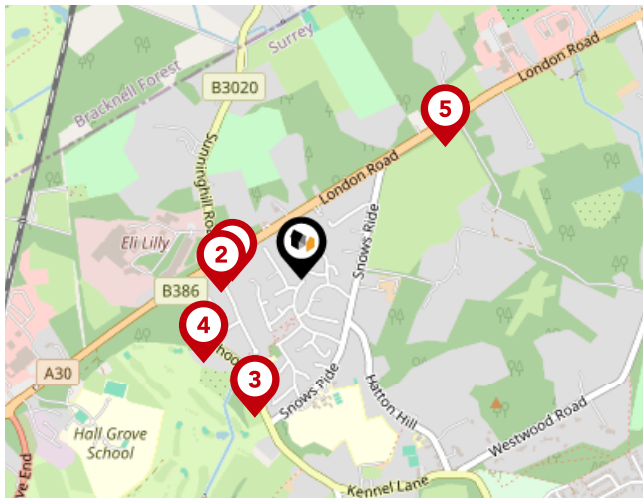


Airports/Helipads

Pin	Name	Distance
	Heathrow Airport Terminal 4	11.14 miles
	Heathrow Airport	11.52 miles
	Gatwick Airport	26.02 miles
	Leaves Green	30.47 miles

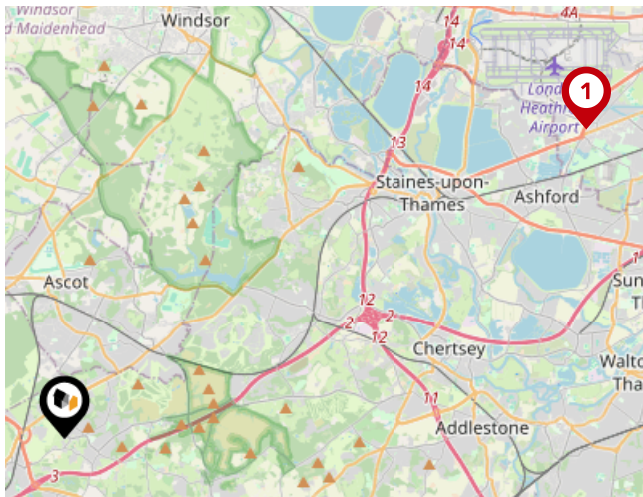
Area

Transport (Local)



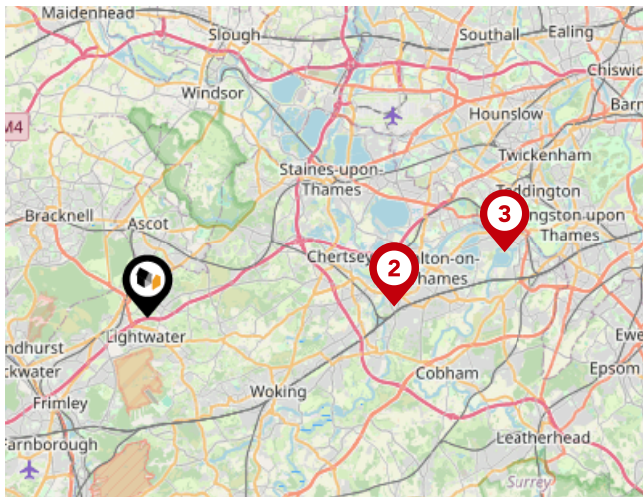
Bus Stops/Stations

Pin	Name	Distance
1	The Windmill	0.16 miles
2	The Windmill	0.19 miles
3	School Road	0.34 miles
4	The Bee	0.3 miles
5	London Road West	0.45 miles



Local Connections

Pin	Name	Distance
1	Heathrow Terminal 4 Underground Station	11.23 miles



Ferry Terminals

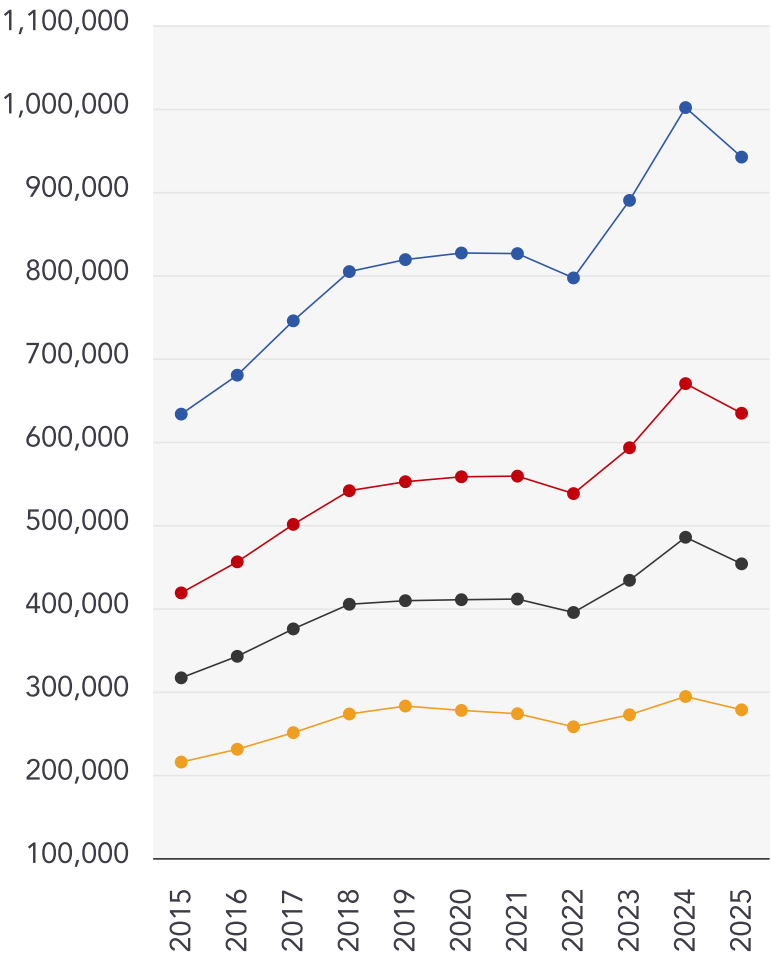
Pin	Name	Distance
1	Shepperton Ferry Landing	9.14 miles
2	Weybridge Ferry Landing	9.16 miles
3	Moulsey - Hurst Park Ferry Landing	13.4 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in GU20



Detached

+48.75%

Semi-Detached

+51.56%

Terraced

+43.26%

Flat

+29.15%

Avocado Property

About Us



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.

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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