

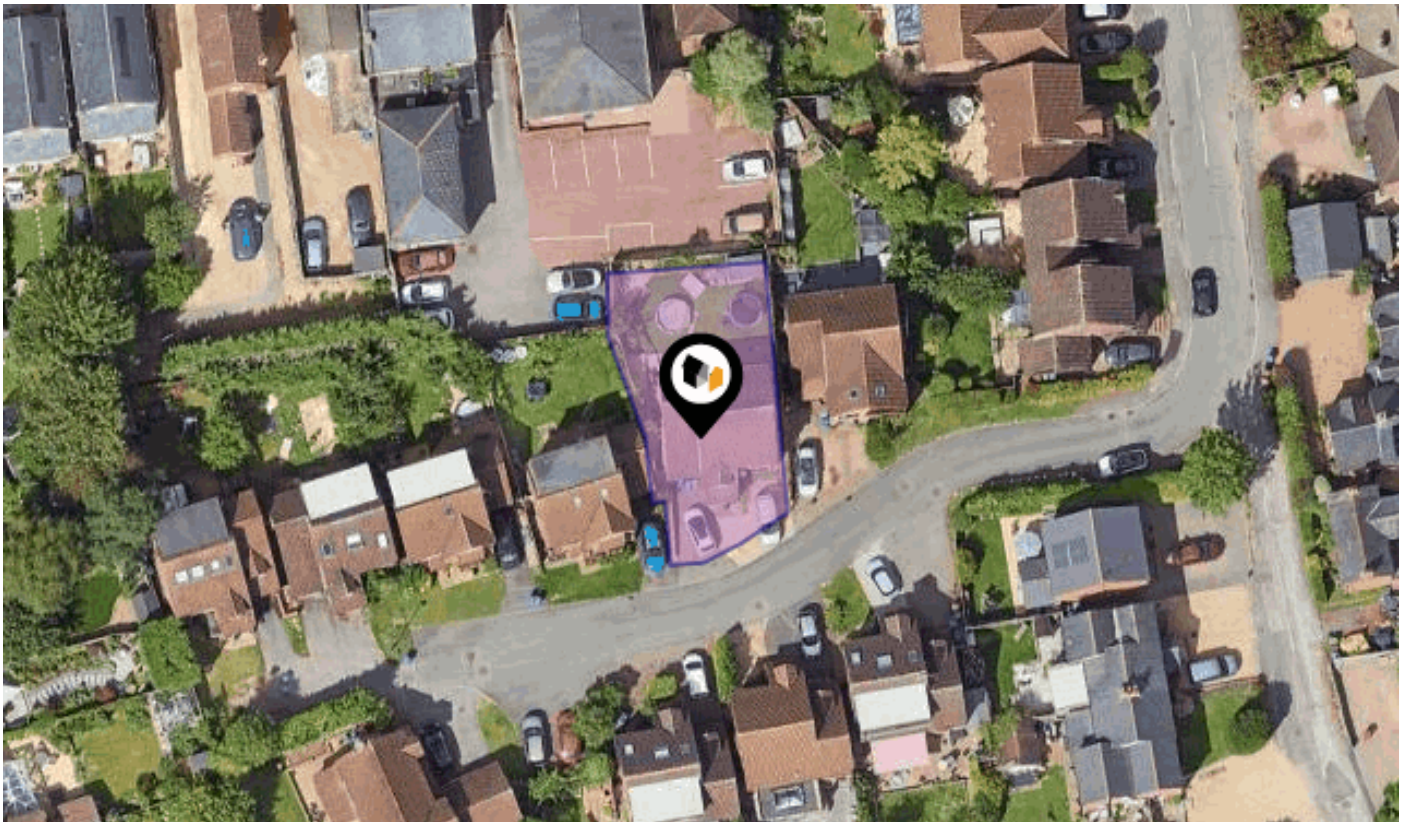


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 24th October 2024



EMMETS NEST, BINFIELD, BRACKNELL, RG42

Avocado Property

07519 024 359

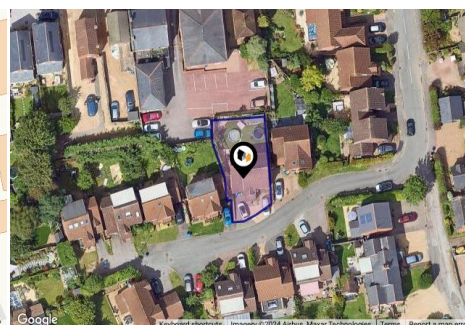
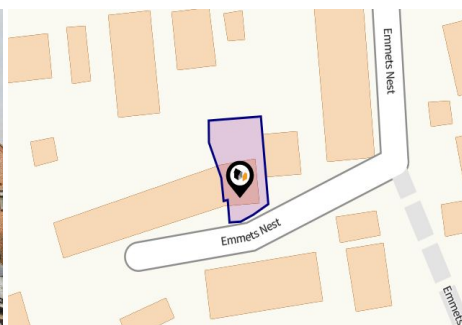
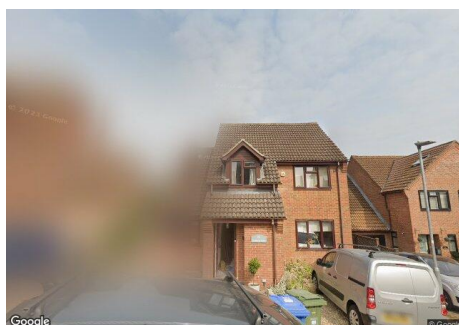
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Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,388 ft ² / 129 m ²		
Plot Area:	0.07 acres		
Year Built :	1996-2002		
Council Tax :	Band E		
Annual Estimate:	£2,507		
Title Number:	BK242275		

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

4	136	1000
mb/s	mb/s	mb/s

Mobile Coverage:

(based on calls indoors)

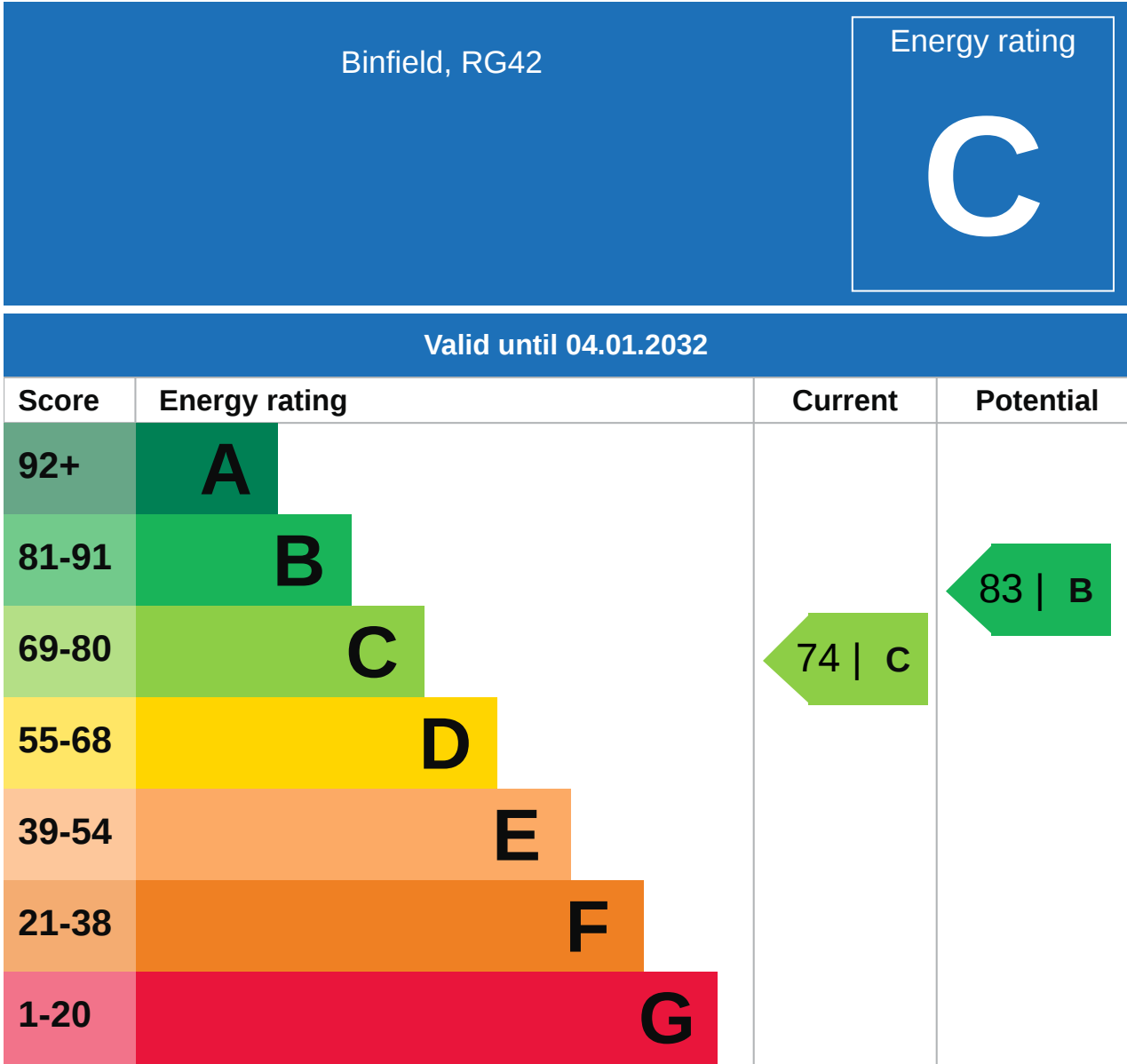


Satellite/Fibre TV Availability:



Property

EPC - Certificate



Property

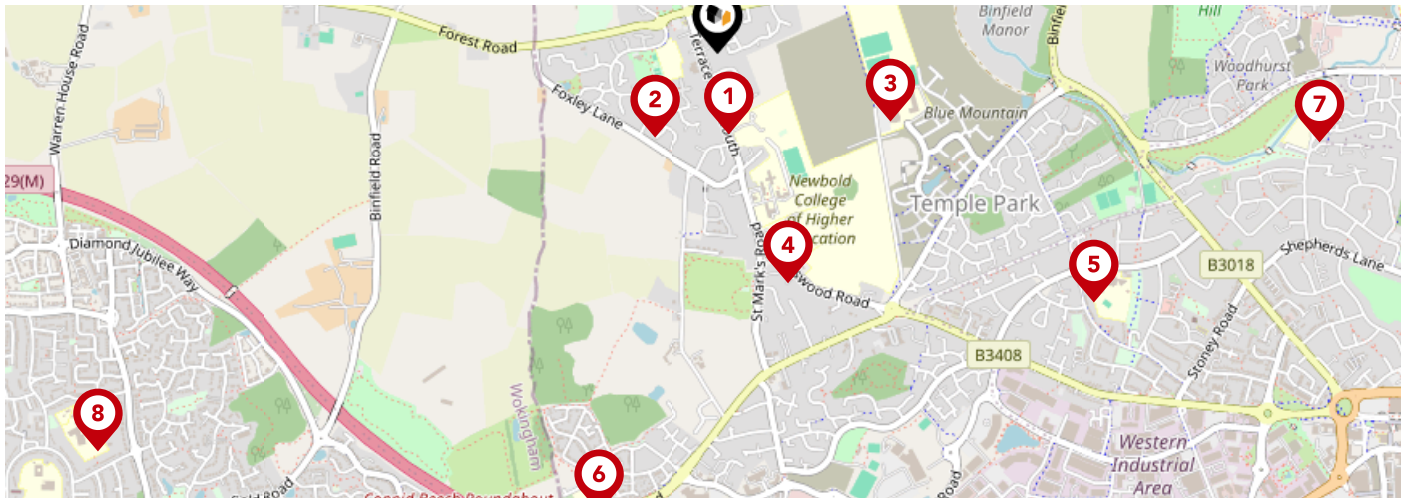
EPC - Additional Data



Additional EPC Data

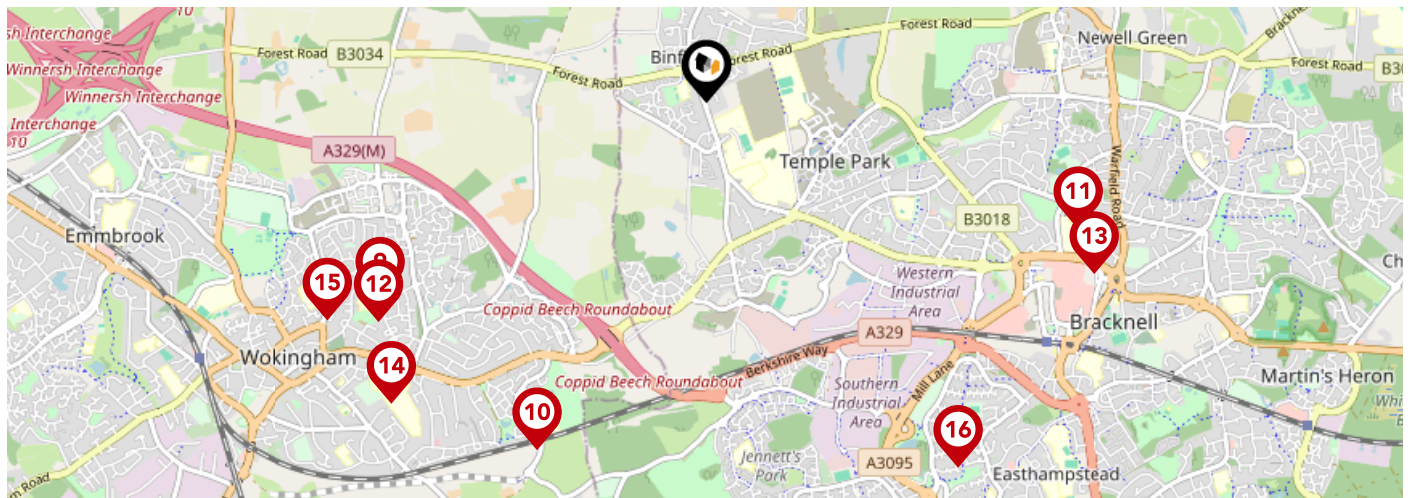
Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very 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 all fixed outlets
Floors:	Solid, limited insulation (assumed)
Total Floor Area:	129 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Cressex Lodge School Ofsted Rating: Good Pupils: 13 Distance:0.19	<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:0.24	<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:0.43	<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:0.55	<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:1.04	<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:1.09	<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:1.41	<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:1.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

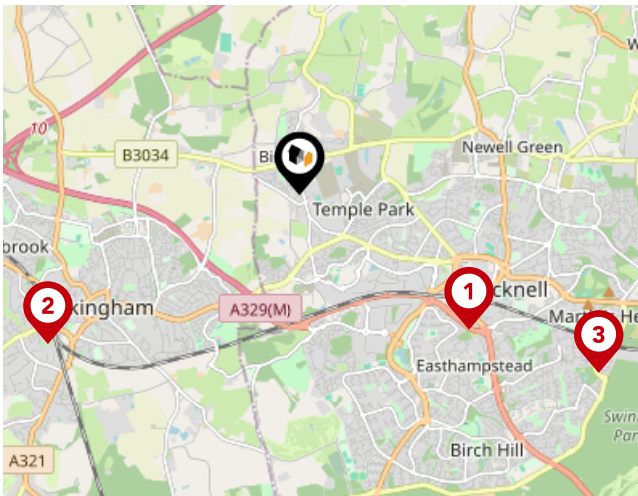
Area Schools



		Nursery	Primary	Secondary	College	Private
9	Keep Hatch Primary School Ofsted Rating: Good Pupils: 440 Distance:1.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Floreat Montague Park Primary School Ofsted Rating: Good Pupils: 463 Distance:1.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Sandy Lane Primary School Ofsted Rating: Good Pupils: 450 Distance:1.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	All Saints Church of England Primary School Ofsted Rating: Good Pupils: 234 Distance:1.83	<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:1.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	St Crispin's School Ofsted Rating: Good Pupils: 1455 Distance:2.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	High Close School Ofsted Rating: Good Pupils: 85 Distance:2.03	<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:2.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

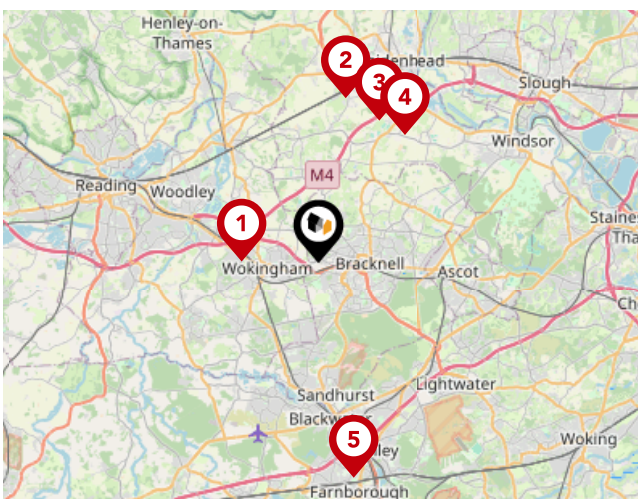
Area

Transport (National)



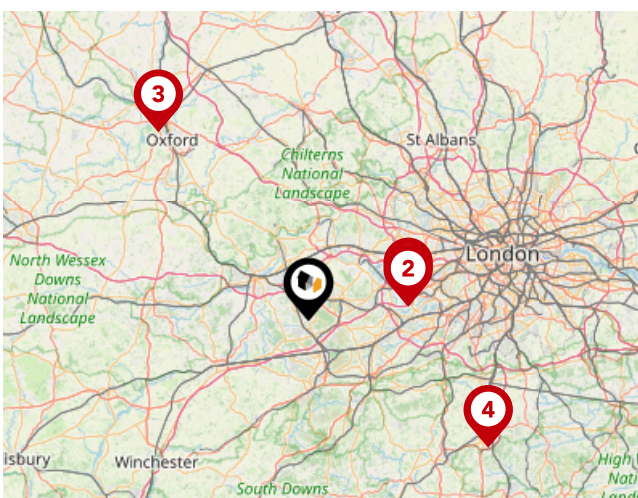
National Rail Stations

Pin	Name	Distance
1	Bracknell Rail Station	2.01 miles
2	Wokingham Rail Station	2.7 miles
3	Martins Heron Rail Station	3.22 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J10	2.83 miles
2	A404(M) J9	6.15 miles
3	A404(M) J9A	5.74 miles
4	M4 J8	5.71 miles
5	M3 J4	8.07 miles

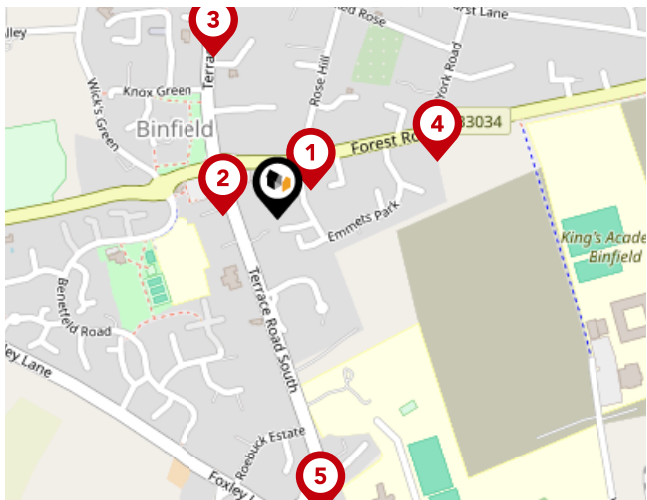


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	14.78 miles
2	Heathrow Airport Terminal 4	14.83 miles
3	Kidlington	35.64 miles
4	Gatwick Airport	32.43 miles

Area

Transport (Local)



Bus Stops/Stations

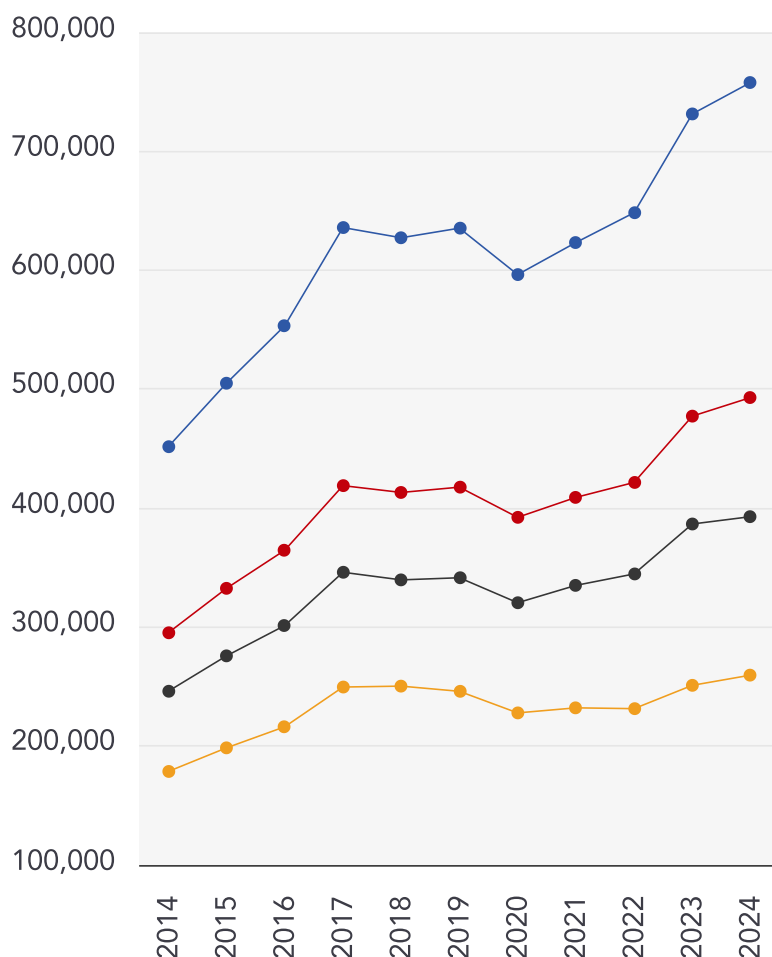
Pin	Name	Distance
1	Rose Hill	0.05 miles
2	Binfield Crossroads	0.06 miles
3	Terrace Road North H & R 1	0.2 miles
4	York Road	0.2 miles
5	Roebuck Estate	0.34 miles

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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Avocado Property

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