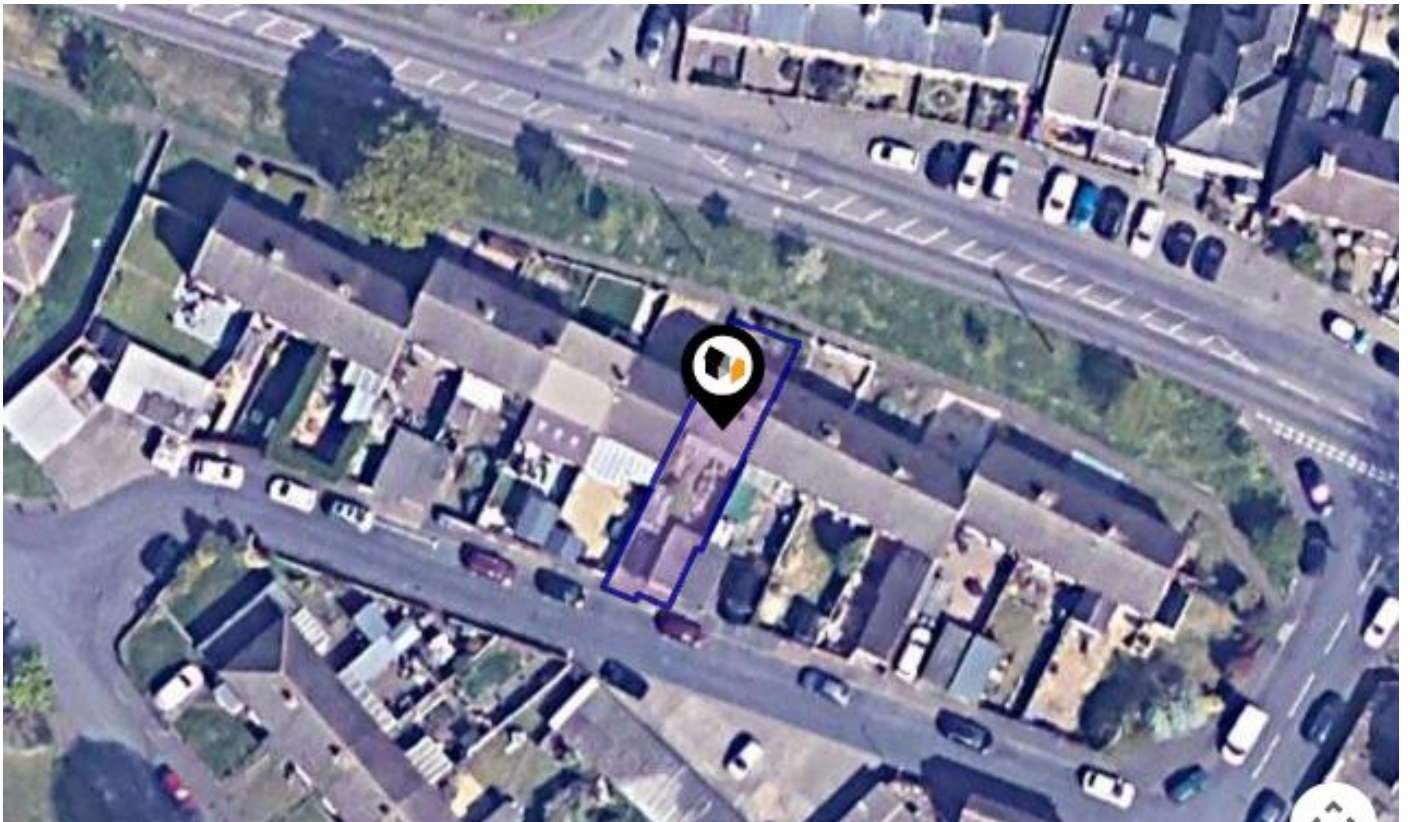See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 03rd September 2025

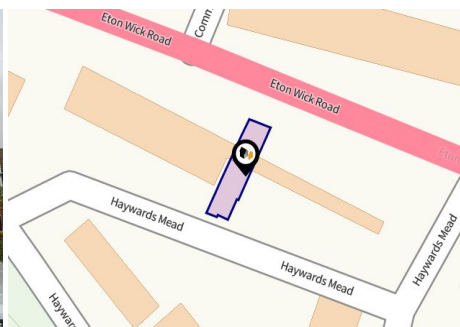## 33, HAYWARDS MEAD, ETON WICK, WINDSOR, SL4 6JN

Avocado Property

Stuart@avocadopropertyagents.co.uk

www.avocadopropertyagents.co.uk

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Property
Overview

Property

Type:	Terraced	**Last Sold Date:**	31/05/2001
Bedrooms:	3	**Last Sold Price:**	£150,000
Plot Area:	0.04 acres	**Last Sold £/ft²:**	£165
Year Built :	1967-1975	**Tenure:**	Freehold
Council Tax :	Band D		
Annual Estimate:	£1,824		
Title Number:	BK173747		
UPRN:	100080377783		

Local Area

Local Authority:	Windsor and maidenhead
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Low
● Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

4 mb/s	**67** mb/s	**1800** mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone

Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✔ Virgin media

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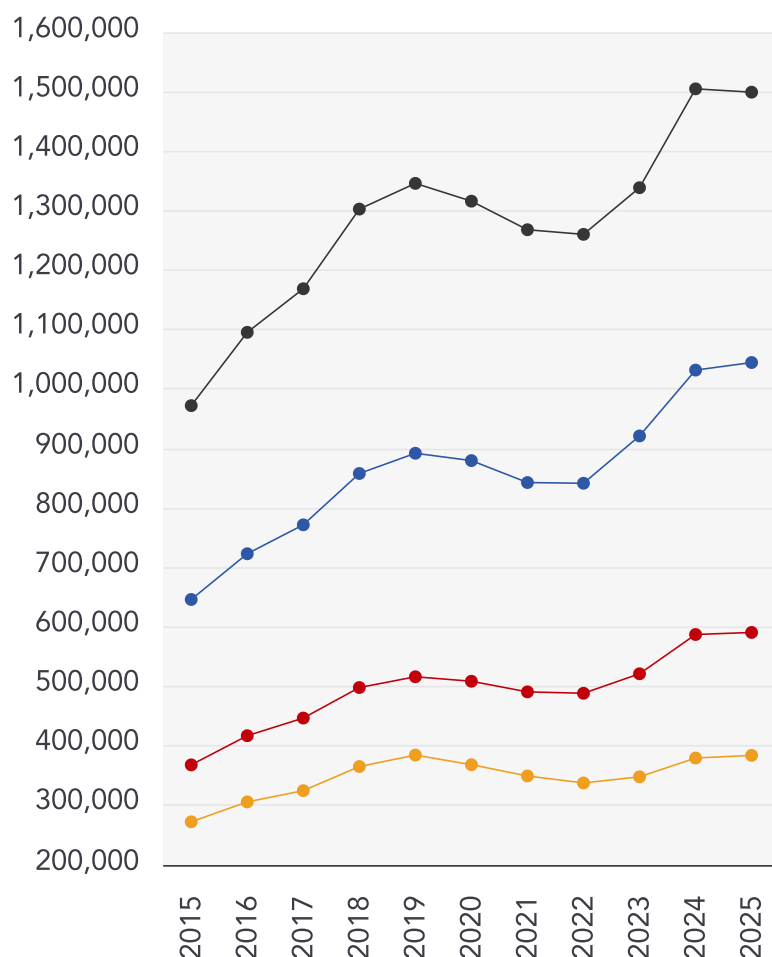Know any property instantly

Market
House Price Statistics

10 Year History of Average House Prices by Property Type in SL4

Terraced

+54.19%
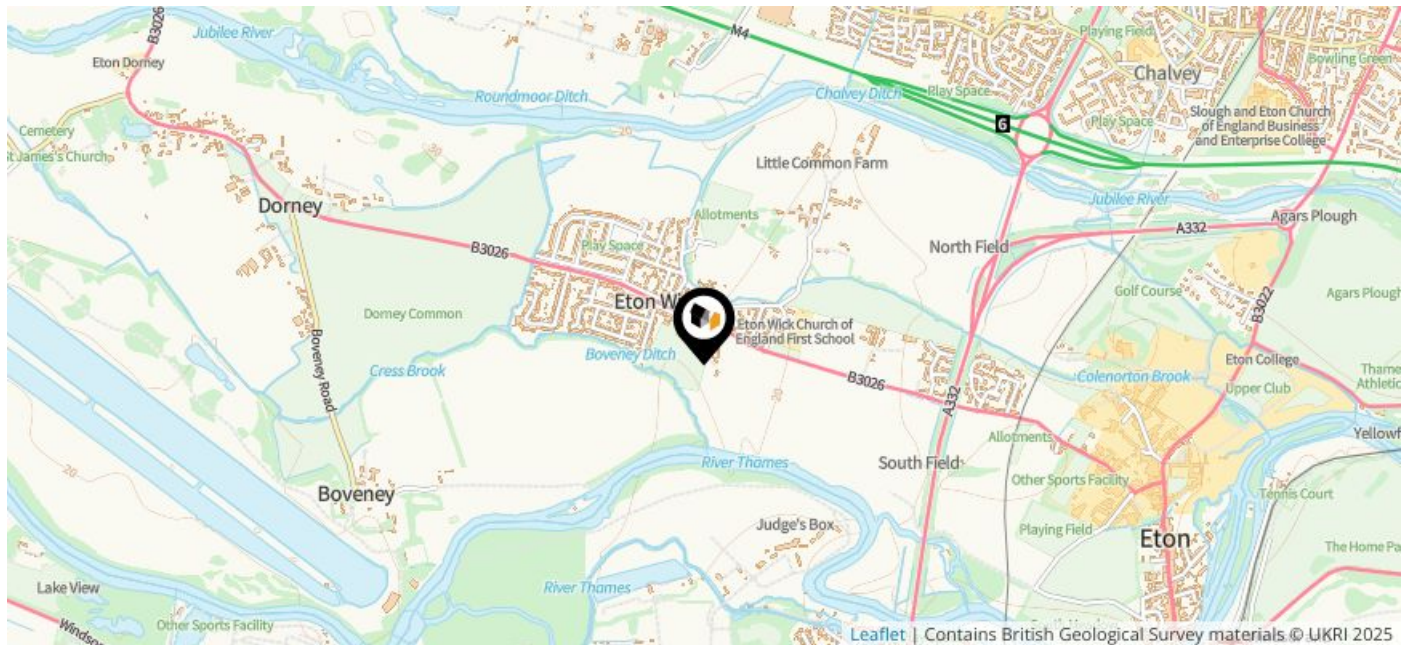
Detached

+61.62%

Semi-Detached

+60.42%

Flat

+40.97%

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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.

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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.
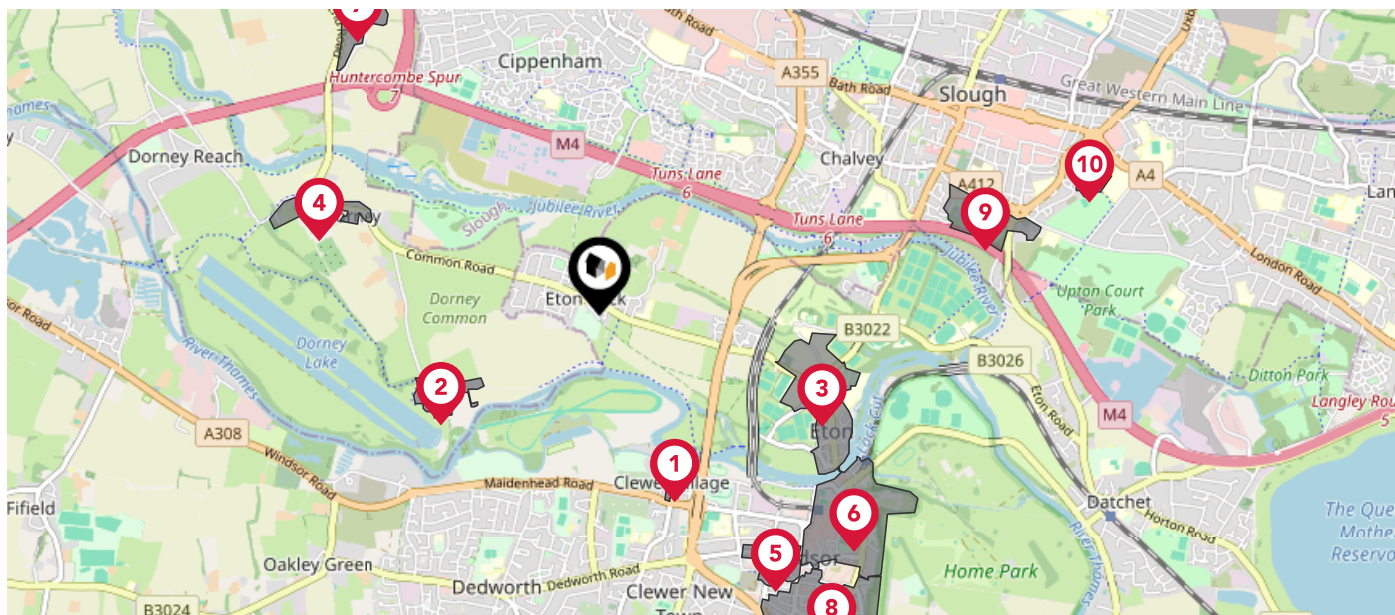

	Nearby Conservation Areas
1	Mill Lane, Clewer Village
2	Boveney
3	Eton
4	Dorney
5	Trinity Place Clarence Crescent, Windsor
6	Windsor Town Centre
7	Huntercombe
8	Inner Windsor
9	Upton Park and Upton Village
10	Sussex Place and Clifton Road

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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
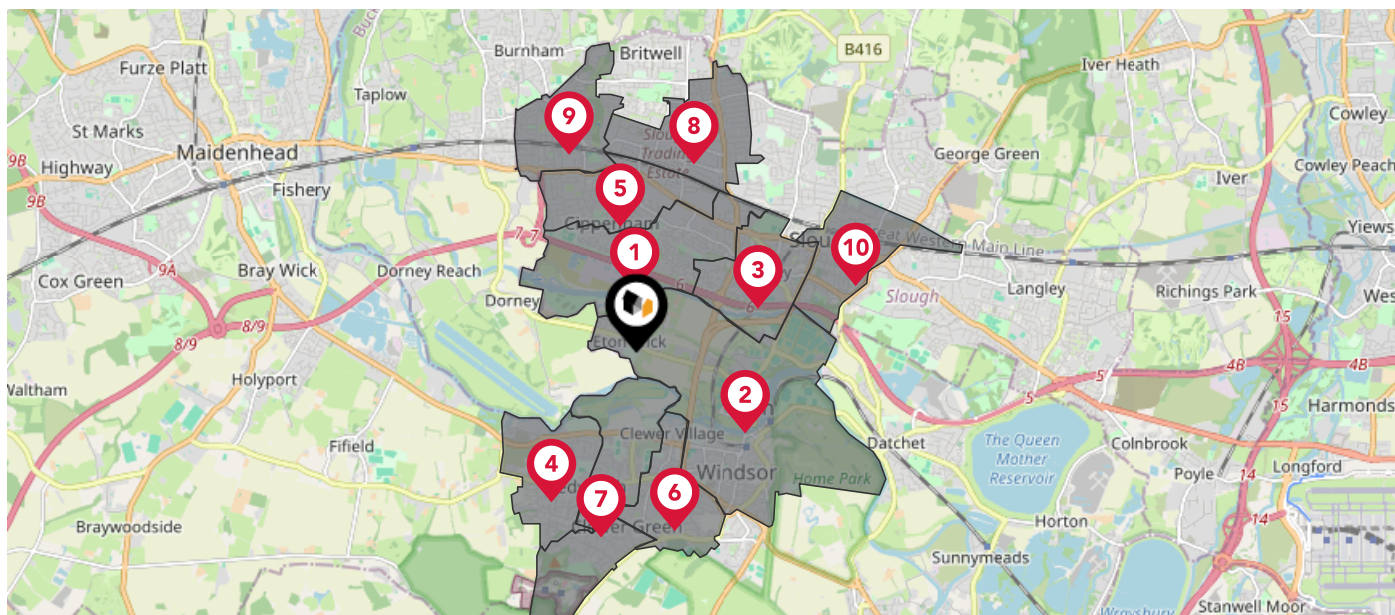
Nearby Council Wards	
1	Cippenham Meadows Ward
2	Eton & Castle Ward
3	Chalvey Ward
4	Clewer & Dedworth West Ward
5	Cippenham Green Ward
6	Clewer East Ward
7	Clewer & Dedworth East Ward
8	Farnham Ward
9	Haymill and Lynch Hill Ward
10	Central Ward

Maps
Rail Noise

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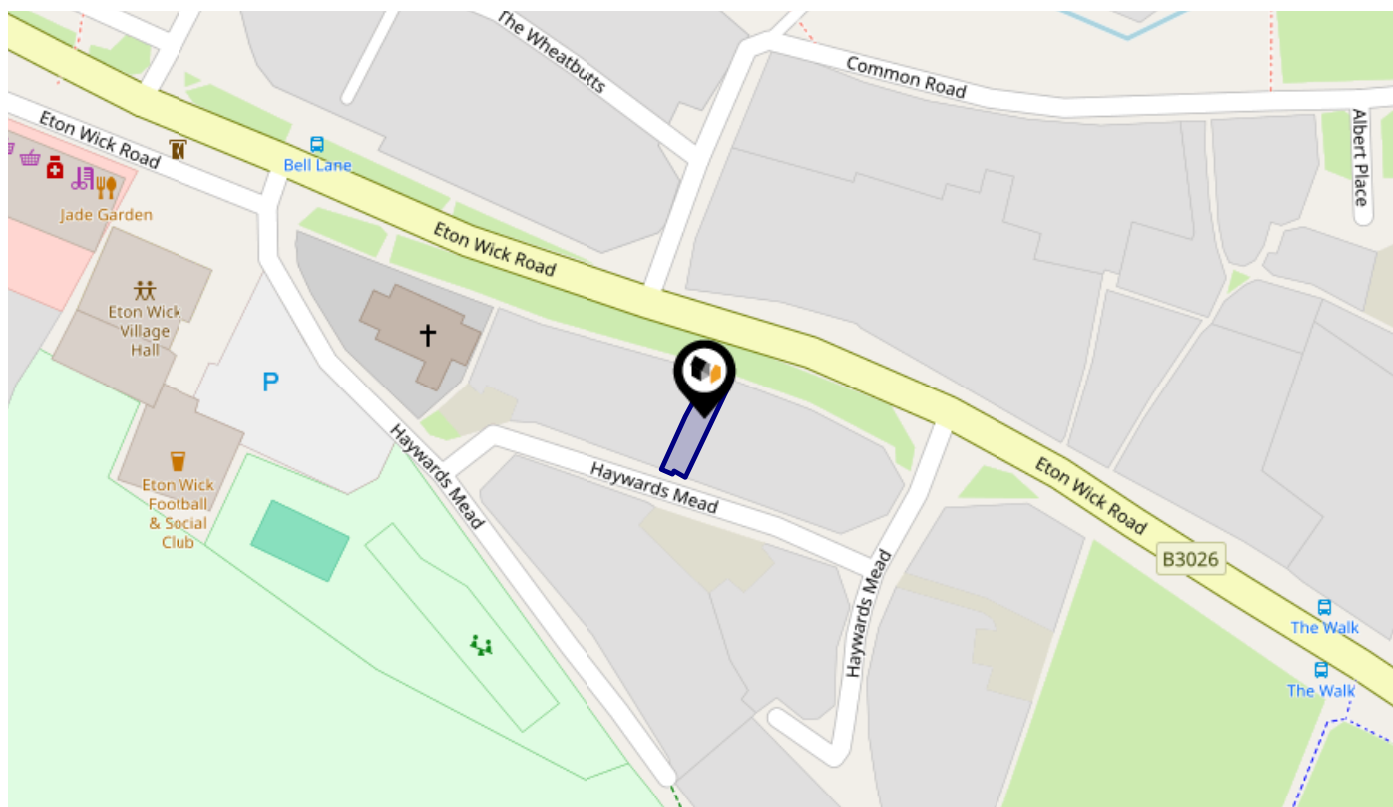
Rail Noise Data

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	🟦

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property

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.
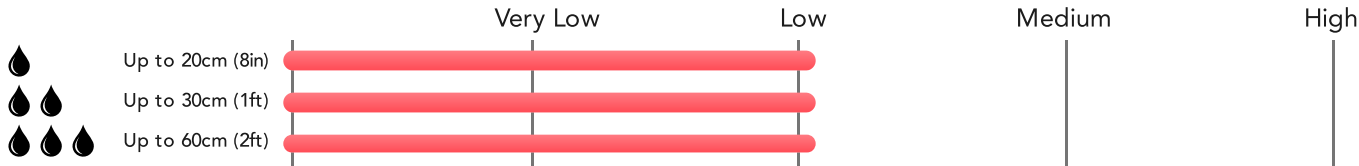

Risk Rating: Low

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 (0.1%)** 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)				

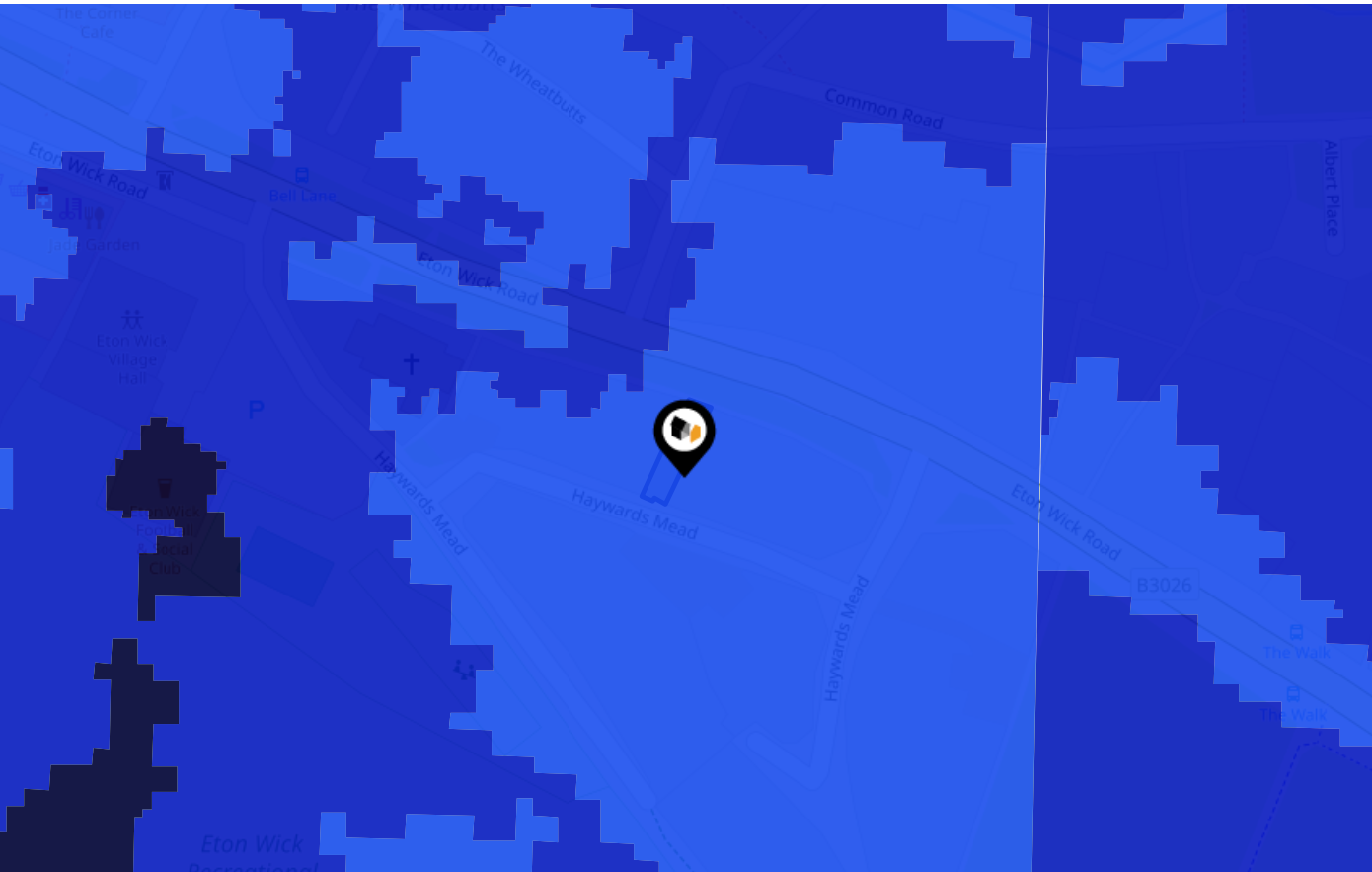Powered by
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Flood Risk
Rivers & Seas - Climate Change

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.
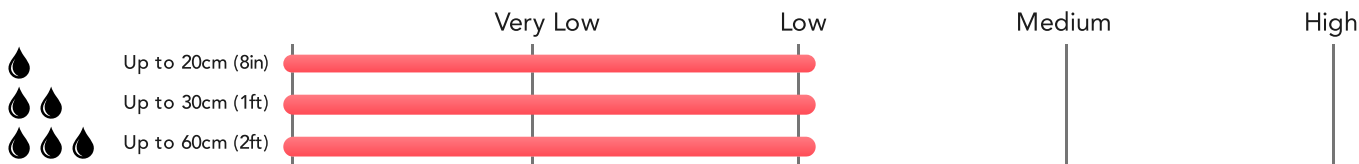

Risk Rating: Low

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- **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:

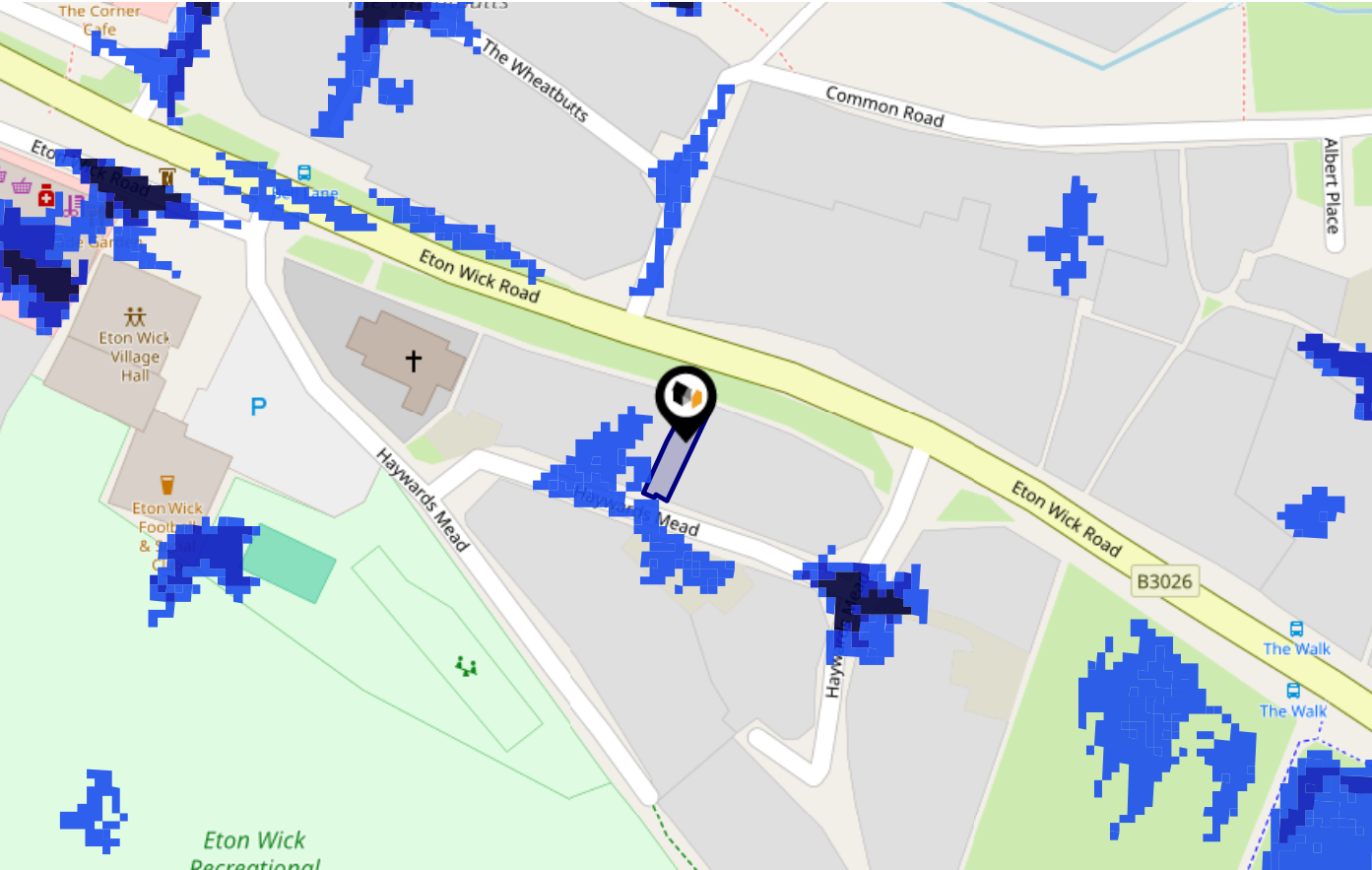|		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

KFB - Key Facts For Buyers

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.
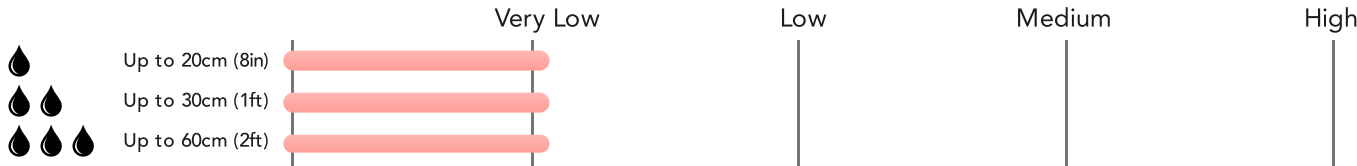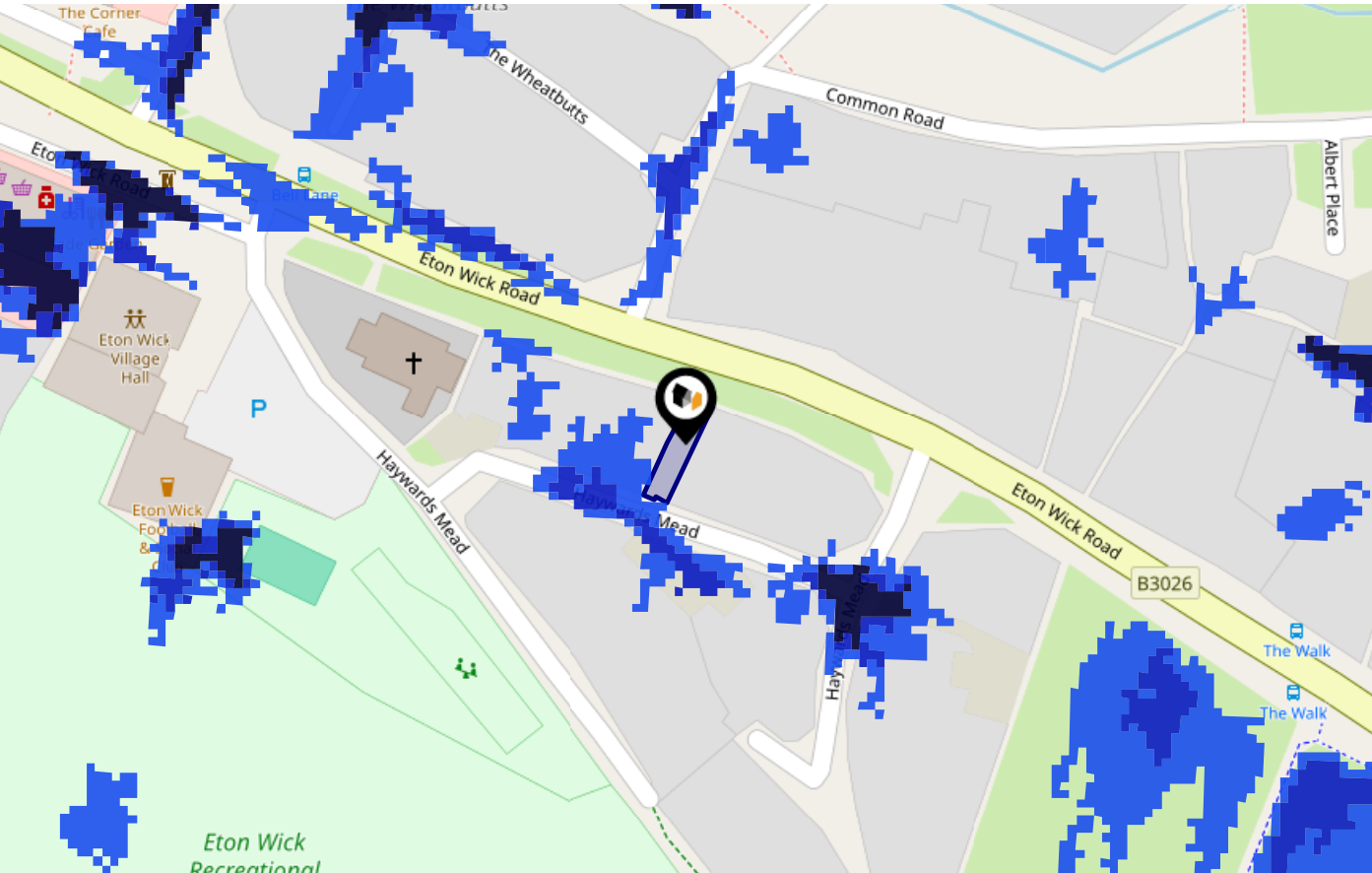

Risk Rating: Very low

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 (0.1%)** 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)				

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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.
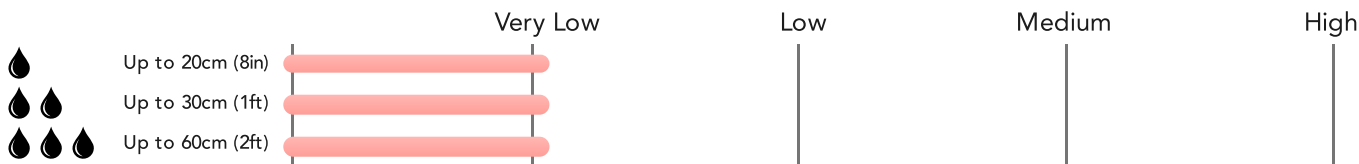

Risk Rating: Very low

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

Maps
Green Belt

This map displays nearby areas that have been designated as Green Belt...
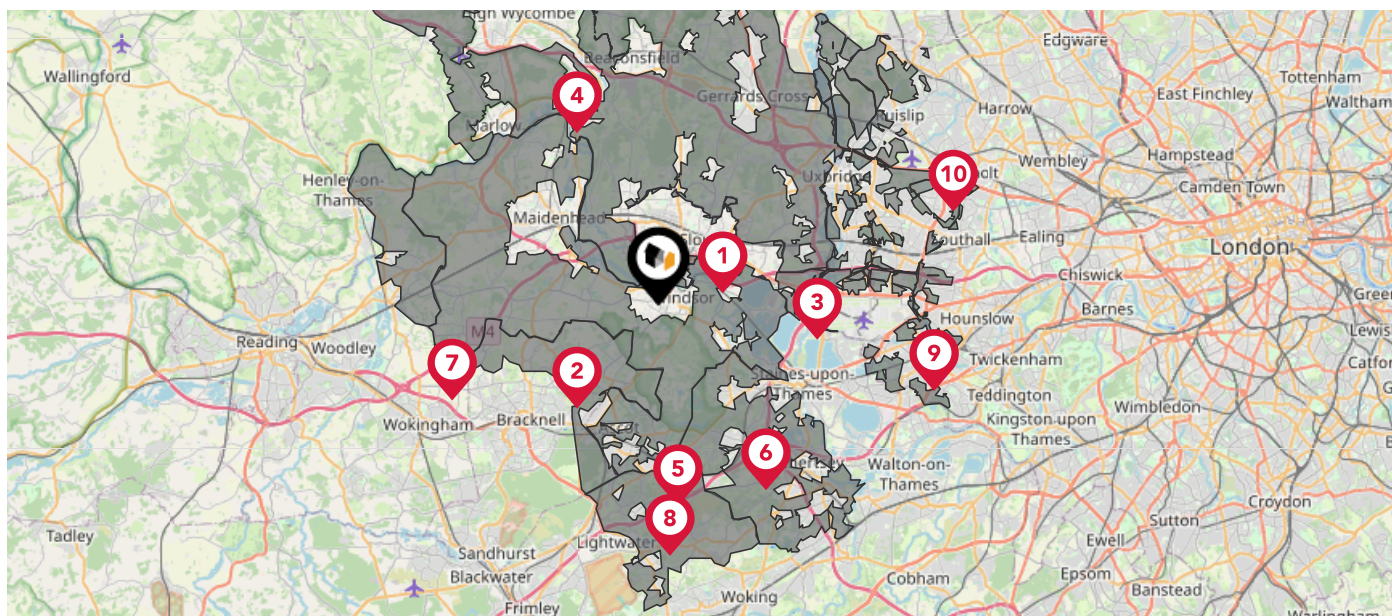
Nearby Green Belt Land
1 London Green Belt - Slough
2 London Green Belt - Bracknell Forest
3 London Green Belt - Hillingdon
4 London Green Belt - Buckinghamshire
5 London Green Belt - Windsor and Maidenhead
6 London Green Belt - Runnymede
7 London Green Belt - Wokingham
8 London Green Belt - Surrey Heath
9 London Green Belt - Hounslow
10 London Green Belt - Ealing

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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.
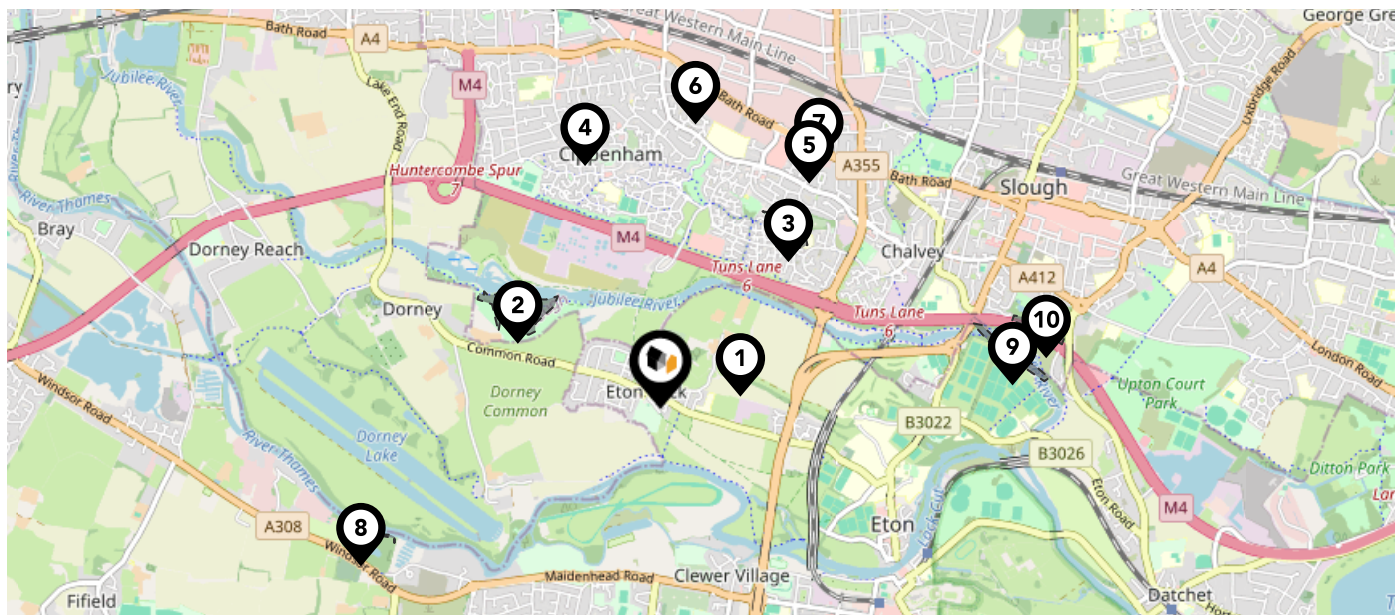
Nearby Landfill Sites		
1	Eton Cottage-Eton Wick	Historic Landfill
2	Manor Farm-Slough Sewage Treatment Works, Slough, Berks	Historic Landfill
3	Montem School-Chalvey Grove, Slough	Historic Landfill
4	Cippenham Lane-South Slough	Historic Landfill
5	Galvin and Thirkleby Road-Slough	Historic Landfill
6	Nicholas Recreation-Bath Road, Slough	Historic Landfill
7	Galvin and Thirkleby Road-Bath Road, Slough	Historic Landfill
8	Paradise-Windsor Road, Dedworth	Historic Landfill
9	The Myrke-Datchet Road, Slough	Historic Landfill
10	Herschel Park-Datchet Road, Slough	Historic Landfill

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Maps
Listed Buildings

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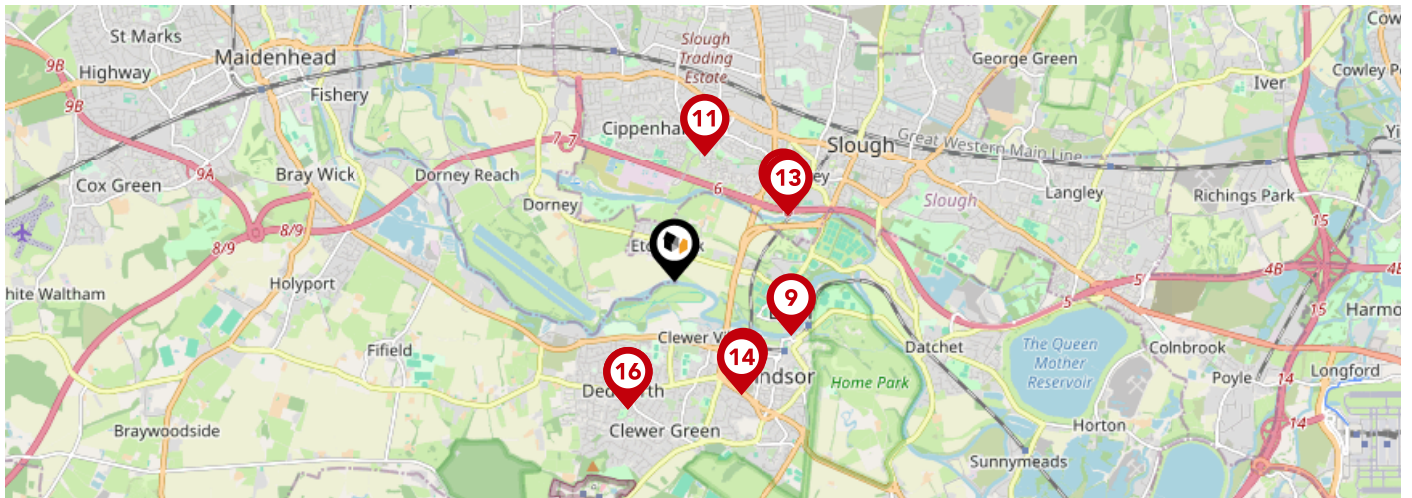

Listed Buildings in the local district	Grade	Distance
1210949 - Wheat Butts	Grade II	0.1 miles
1210954 - Church Of St John The Baptist	Grade II	0.2 miles
1210944 - Bell Farm Farmhouse	Grade II	0.2 miles
1210950 - Manor Farm Farmhouse	Grade II	0.4 miles
1210951 - Little Common Farm Farmhouse	Grade II	0.5 miles
1309417 - Barn Garage To North East Of The House Of The Old Place	Grade II	0.7 miles
1124443 - The Old Place	Grade II	0.7 miles
1117720 - Old Mill House	Grade II	0.7 miles
1309414 - Chapel Of St Mary Magdalene, Boveney	Grade I	0.7 miles
1124438 - Outbuildings To North East Of The House At Boveney Court	Grade II	0.8 miles

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Area
Schools
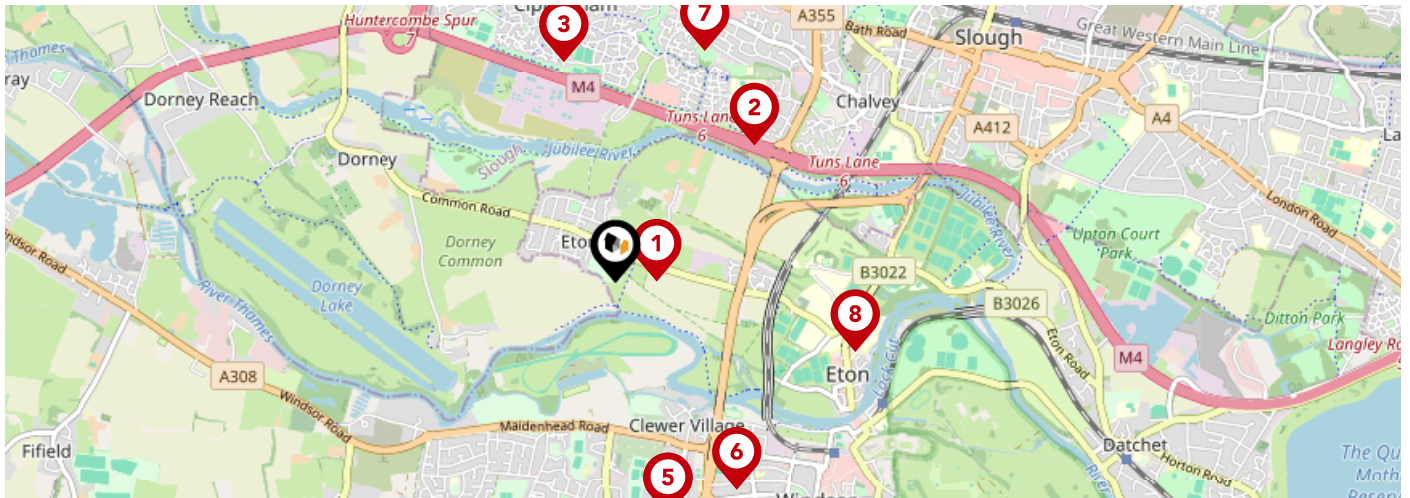
	Nursery	Primary	Secondary	College	Private
1 Eton Wick CofE First School Ofsted Rating: Good | Pupils: 108 | Distance:0.19	☐	☑	☐	☐	☐
2 Montem Academy Ofsted Rating: Outstanding | Pupils: 900 | Distance:0.9	☐	☑	☐	☐	☐
3 Western House Academy Ofsted Rating: Good | Pupils: 695 | Distance:1.05	☐	☑	☐	☐	☐
4 St Edward's Catholic First School Ofsted Rating: Good | Pupils: 277 | Distance:1.1	☐	☑	☐	☐	☐
5 St Edward's Royal Free Ecumenical Middle School, Windsor Ofsted Rating: Good | Pupils: 483 | Distance:1.1	☐	☐	☑	☐	☐
6 The Windsor Boys' School Ofsted Rating: Good | Pupils: 966 | Distance:1.11	☐	☐	☑	☐	☐
7 Islamic Shakhsiyah Foundation Ofsted Rating: Not Rated | Pupils: 103 | Distance:1.14	☐	☑	☐	☐	☐
8 Eton College Ofsted Rating: Not Rated | Pupils: 1341 | Distance:1.15	☐	☐	☑	☐	☐

Area
Schools

	Nursery	Primary	Secondary	College	Private
9 Eton Porny CofE First School Ofsted Rating: Good | Pupils: 145 | Distance:1.18	☐	☑	☐	☐	☐
10 Trinity St Stephen CofE Aided First School Ofsted Rating: Good | Pupils: 138 | Distance:1.18	☐	☑	☐	☐	☐
11 The Westgate School Ofsted Rating: Outstanding | Pupils: 1326 | Distance:1.19	☐	☐	☑	☐	☐
12 Grove Academy Ofsted Rating: Not Rated | Pupils: 1032 | Distance:1.2	☐	☑	☑	☐	☐
13 Chalvey Nursery School & Early Years Centre Ofsted Rating: Outstanding | Pupils: 109 | Distance:1.21	☑	☐	☐	☐	☐
14 The Green Room School Ofsted Rating: Outstanding | Pupils: 52 | Distance:1.21	☐	☐	☑	☐	☐
15 Dedworth Green First School Ofsted Rating: Good | Pupils: 171 | Distance:1.25	☐	☑	☐	☐	☐
16 Dedworth Middle School Ofsted Rating: Good | Pupils: 552 | Distance:1.25	☐	☐	☑	☐	☐
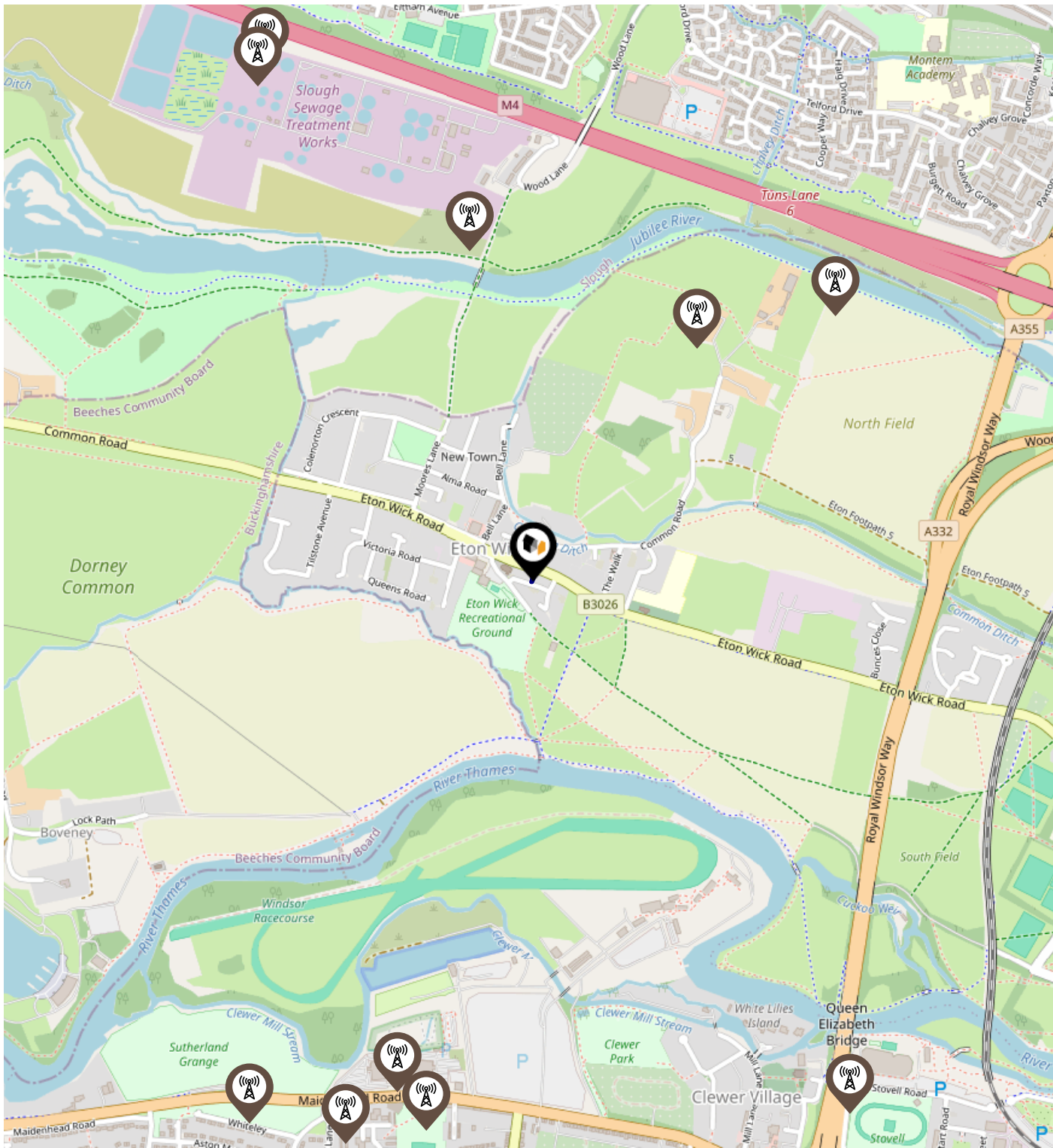
Key:

 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).
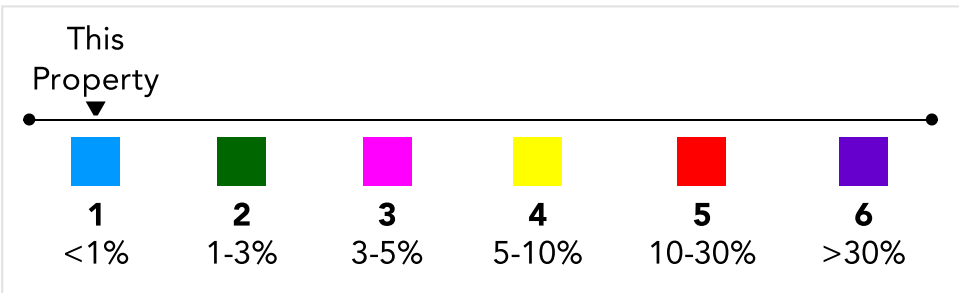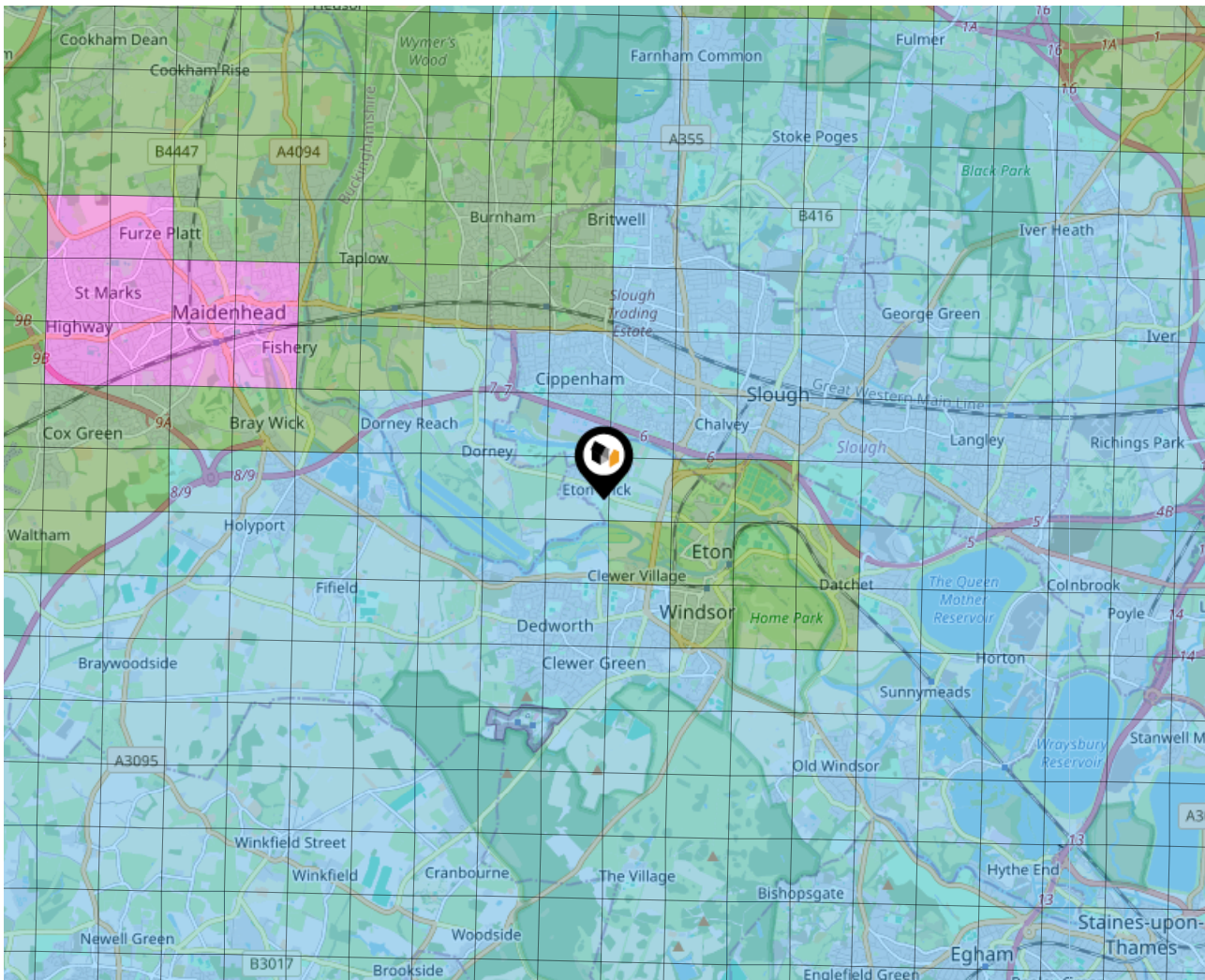
This Property ▼

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

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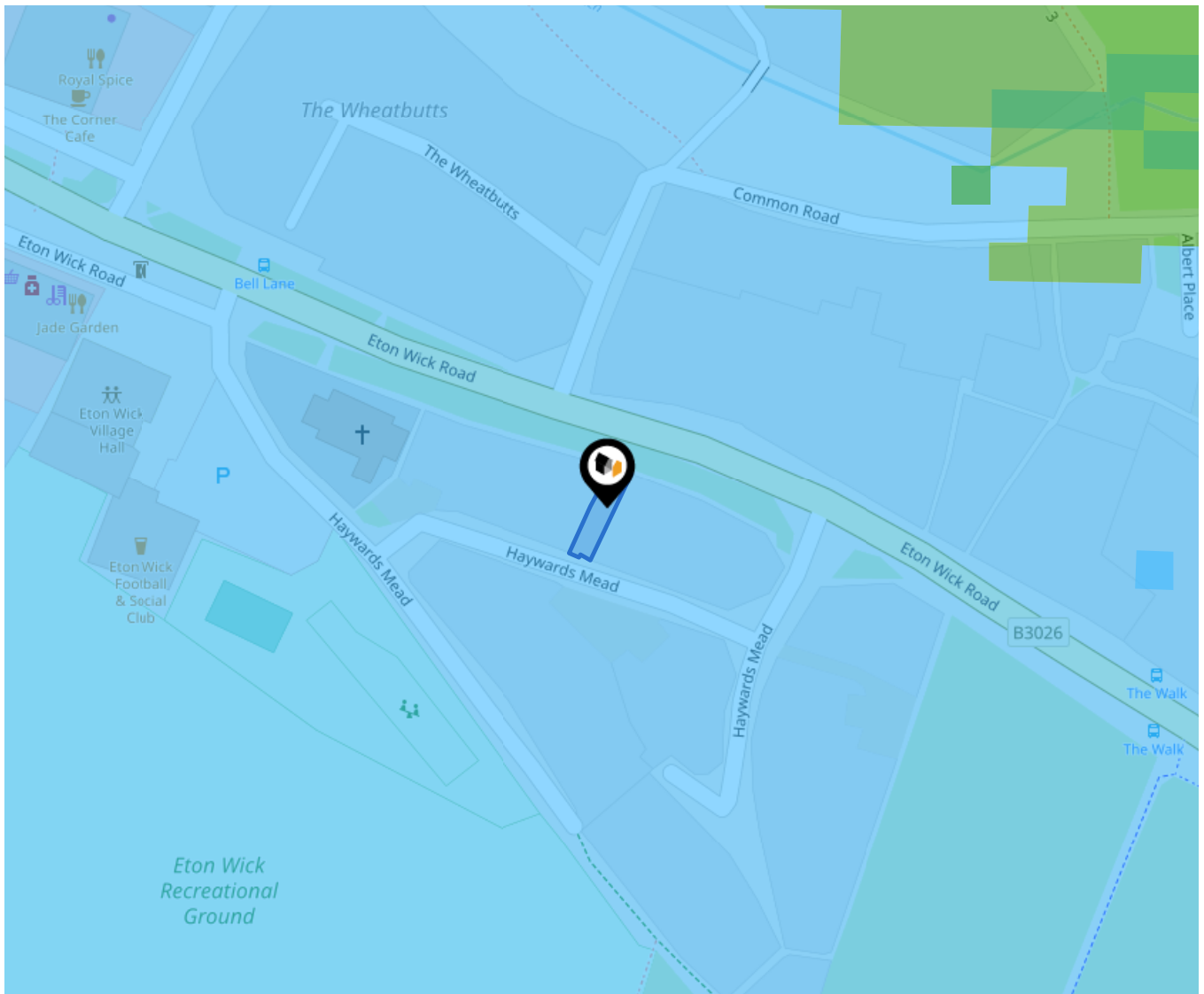
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

Environment
Soils & Clay

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content: NONE

Parent Material Grain: ARGILLIC - ARENACEOUS

Soil Group: ALL

Soil Texture: CLAY TO SANDY LOAM

Soil Depth: DEEP

Primary Classifications (Most Common Clay Types)
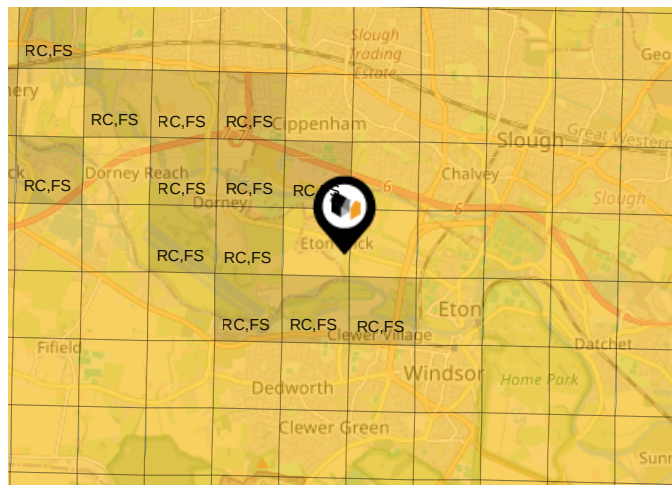
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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
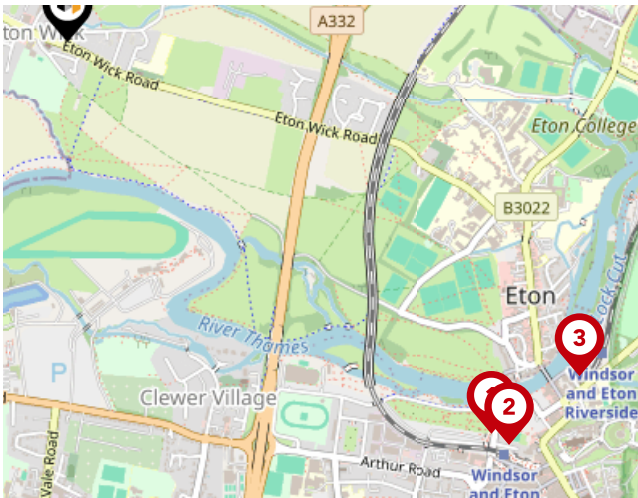
National Rail Stations

Pin	Name	Distance
1	Windsor & Eton Central Rail Station	1.34 miles
2	Windsor & Eton Central Rail Station	1.38 miles
3	Windsor & Eton Riverside Rail Station	1.42 miles
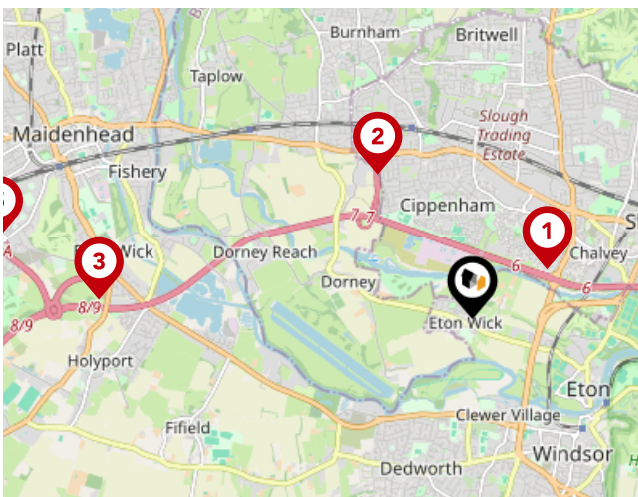
Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J6	0.83 miles
2	M4 J7	1.6 miles
3	M4 J8	3.46 miles
4	M4 J5	3.96 miles
5	A404(M) J9A	4.45 miles
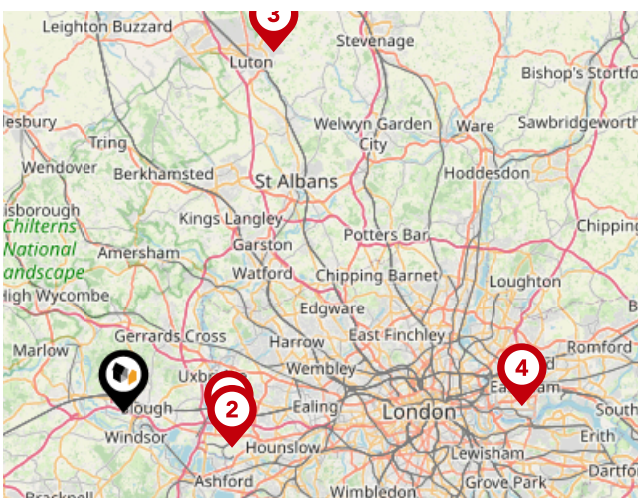
Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	7.95 miles
2	Heathrow Airport Terminal 4	8.42 miles
3	Luton Airport	28.68 miles
4	Silvertown	29.46 miles

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Area
Transport (Local)
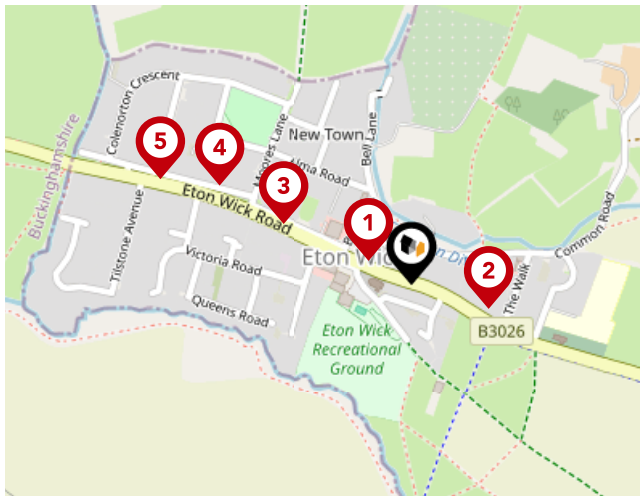
Bus Stops/Stations

Pin	Name	Distance
1	Haywards Mead	0.06 miles
2	The Walk	0.09 miles
3	Moores Lane	0.16 miles
4	Moores Lane	0.25 miles
5	Tilstone Avenue	0.32 miles
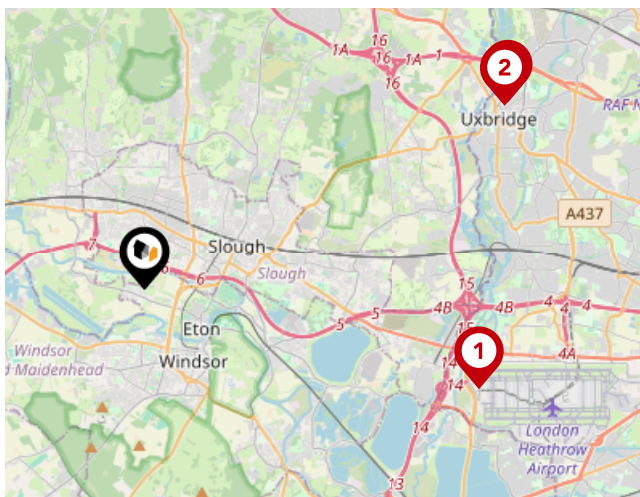
Local Connections

Pin	Name	Distance
1	Heathrow Terminal 5 Underground Station	6.45 miles
2	Uxbridge Station	7.49 miles
3	Uxbridge Underground Station	7.55 miles
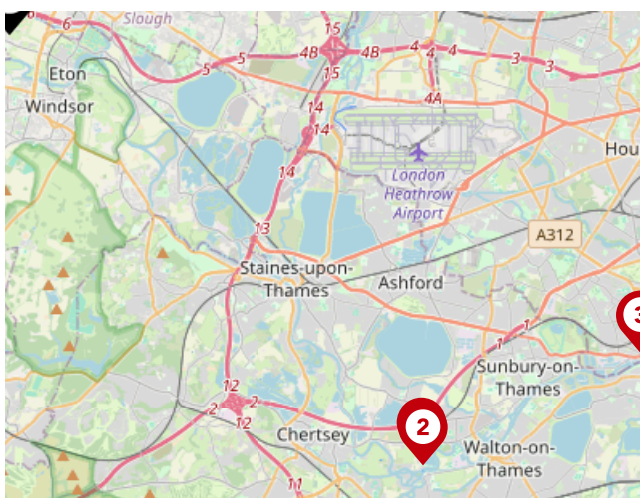
Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	10.97 miles
2	Weybridge Ferry Landing	11.03 miles
3	Moulsey - Hurst Park Ferry Landing	13.08 miles

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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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Avocado Property

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

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Land Registry

Environment Agency

Historic England

Office for National Statistics

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Valuation Office Agency

Ofsted

Royal Mail