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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 08th October 2025



42, PORTLOCK ROAD, MAIDENHEAD, SL6 6DZ

Avocado Property

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Property Overview



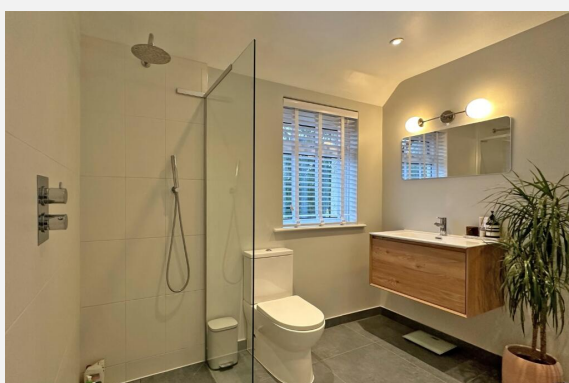
Property

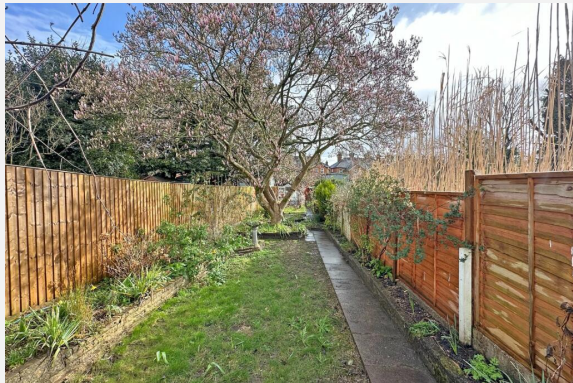
Type:	Semi-Detached	Last Sold Date:	31/05/2024
Bedrooms:	2	Last Sold Price:	£560,000
Floor Area:	936 ft ² / 87 m ²	Last Sold £/ft ² :	£598
Plot Area:	0.06 acres	Tenure:	Freehold
Year Built :	1900-1929		
Council Tax :	Band D		
Annual Estimate:	£1,824		
Title Number:	BK50504		
UPRN:	100080362612		

Local Area

Local Authority:	Windsor and Maidenhead	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No	13 mb/s	114 mb/s	1000 mb/s
Flood Risk:				
• Rivers & Seas	Very low			
• Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
O ₂	EE			
3				
6				

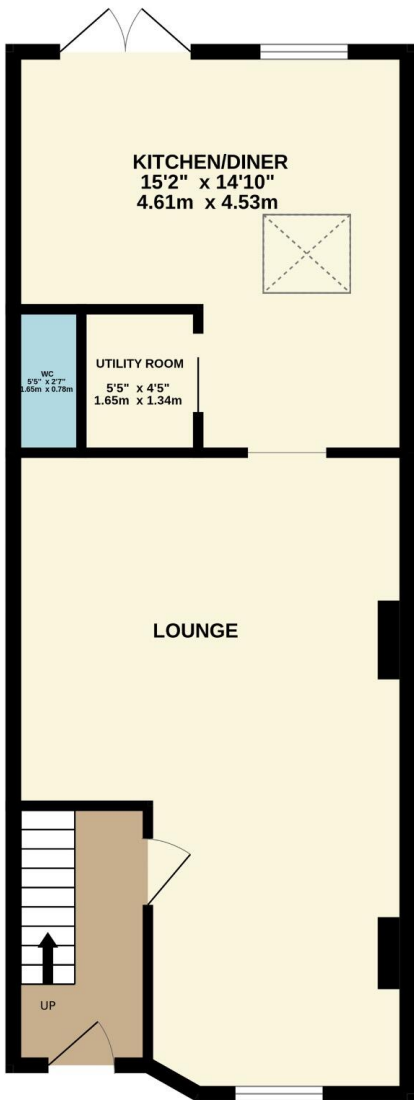




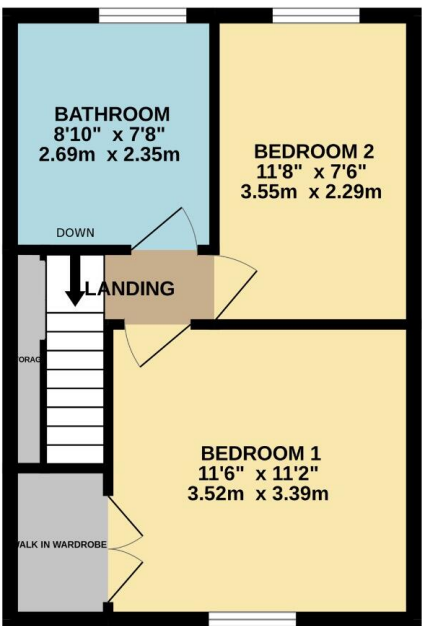


42, PORTLOCK ROAD, MAIDENHEAD, SL6 6DZ

GROUND FLOOR
573 sq.ft. (53.2 sq.m.) approx.



1ST FLOOR
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 920 sq.ft. (85.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Property EPC - Certificate



42, Portlock Road, SL6 6DZ

Energy rating

D

Valid until 04.08.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

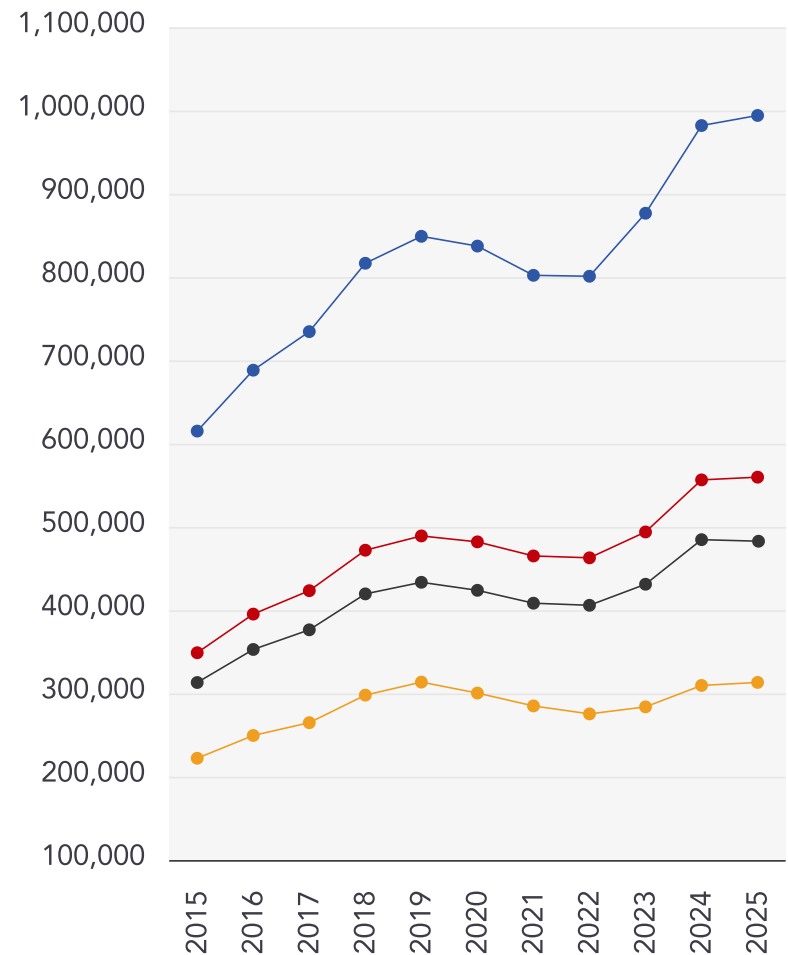
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
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 88% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	87 m ²

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

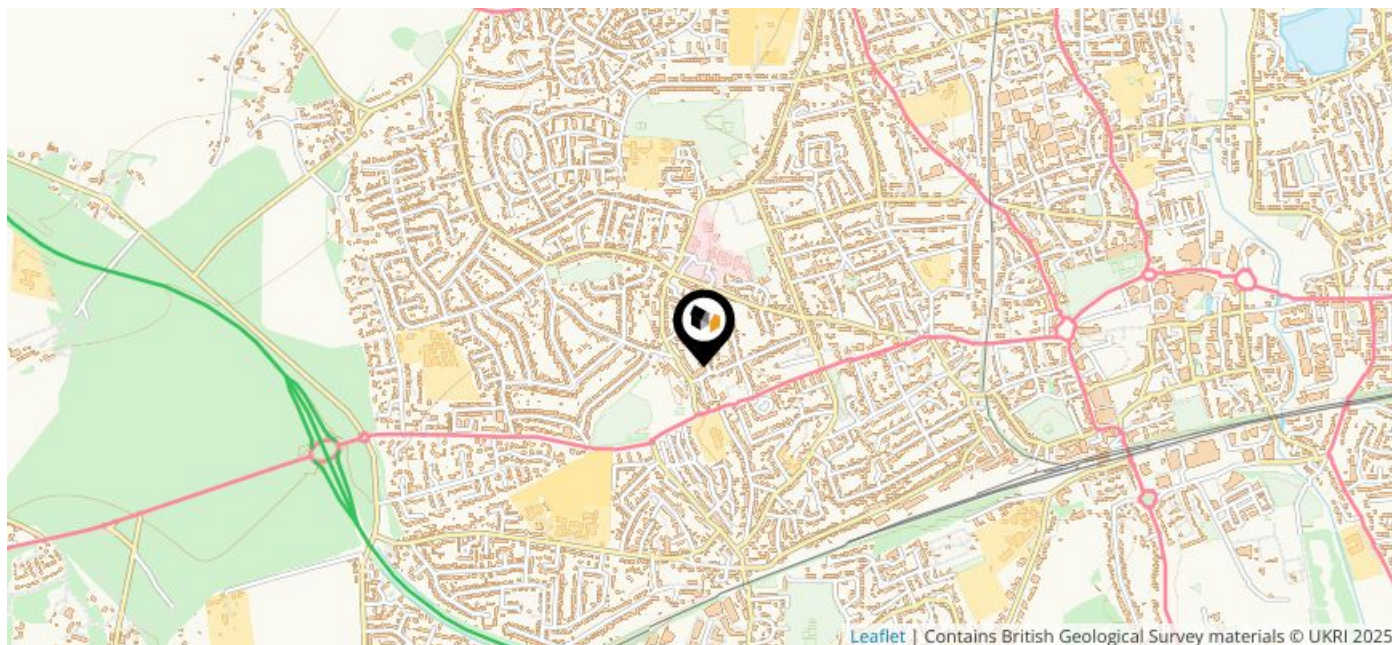
+40.97%

Maps

Coal Mining



This map displays nearby coal mine entrances and their classifications.



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.

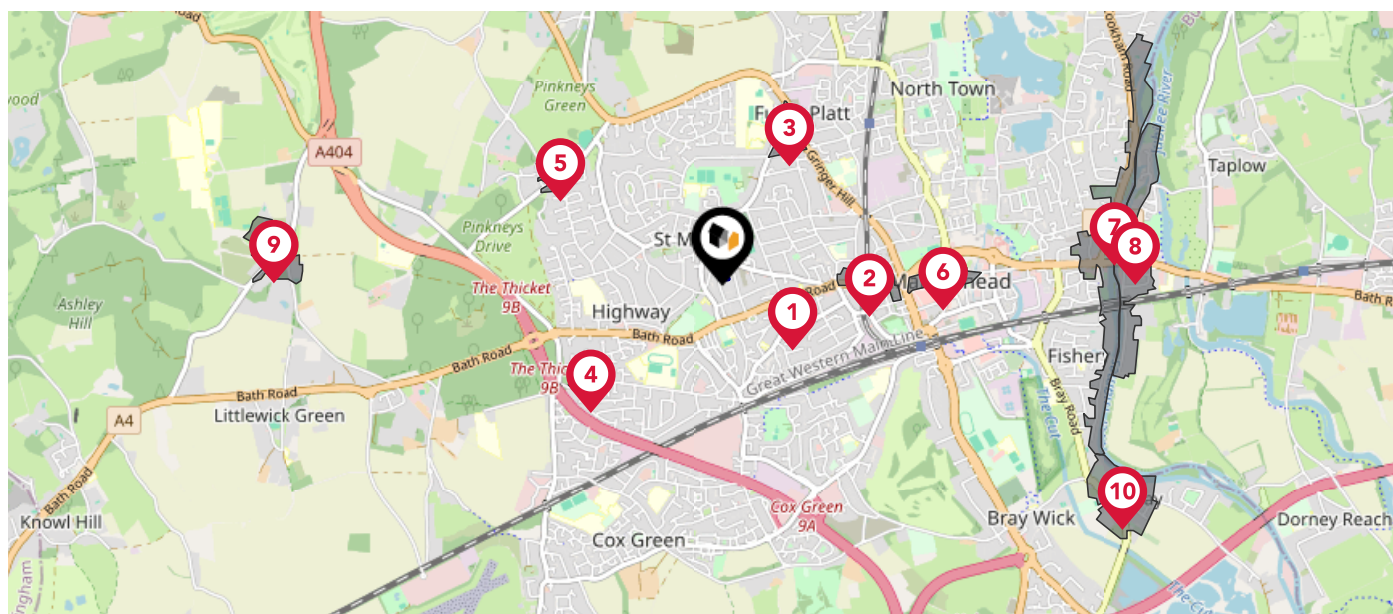
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear 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

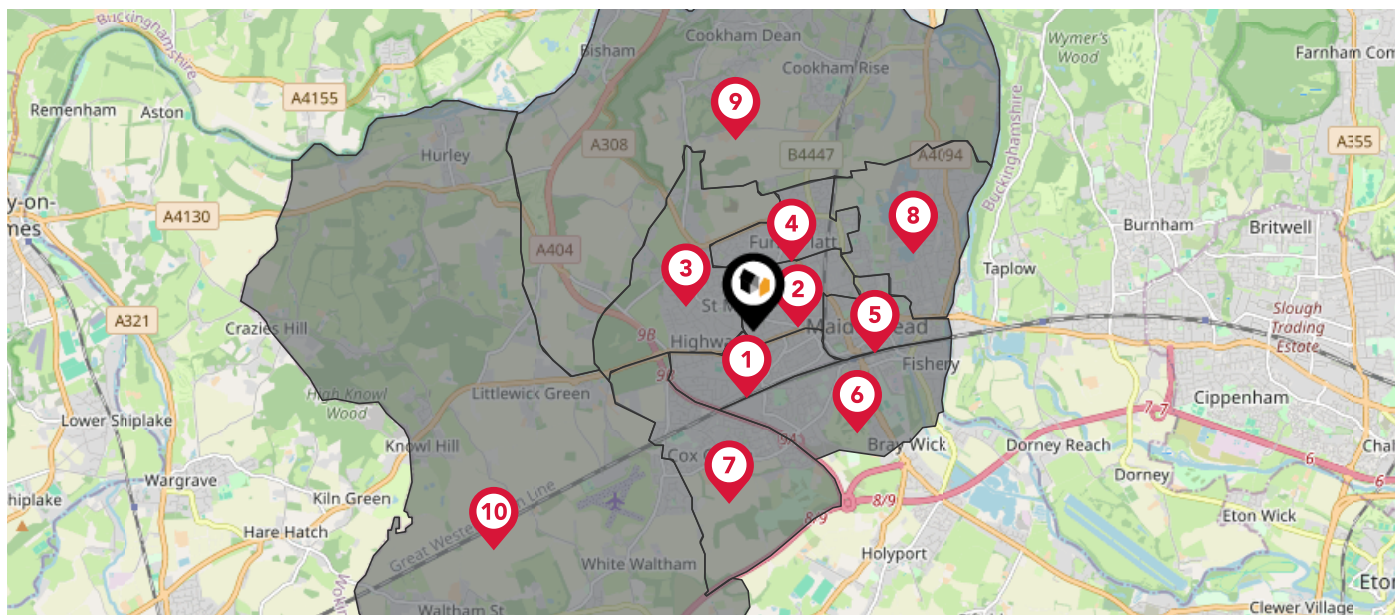
- 1 All Saints, Boyn Hill, Maidenhead
- 2 Castle Hill, Maidenhead
- 3 Furze Platt Triangel
- 4 Altwood Roadm Maidenhead
- 5 Pinkneys green
- 6 Maidenhead Town Centre
- 7 Maidenhead Riverside (inc Boulton Lock and Maidenhead Bridge)
- 8 Taplow Riverside
- 9 Burchetts Green
- 10 Bray Village

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



Boyn Hill Ward



Belmont Ward



Pinkneys Green Ward



Furze Platt Ward



St. Mary's Ward



Oldfield Ward



Cox Green Ward



Riverside Ward



Bisham & Cookham Ward



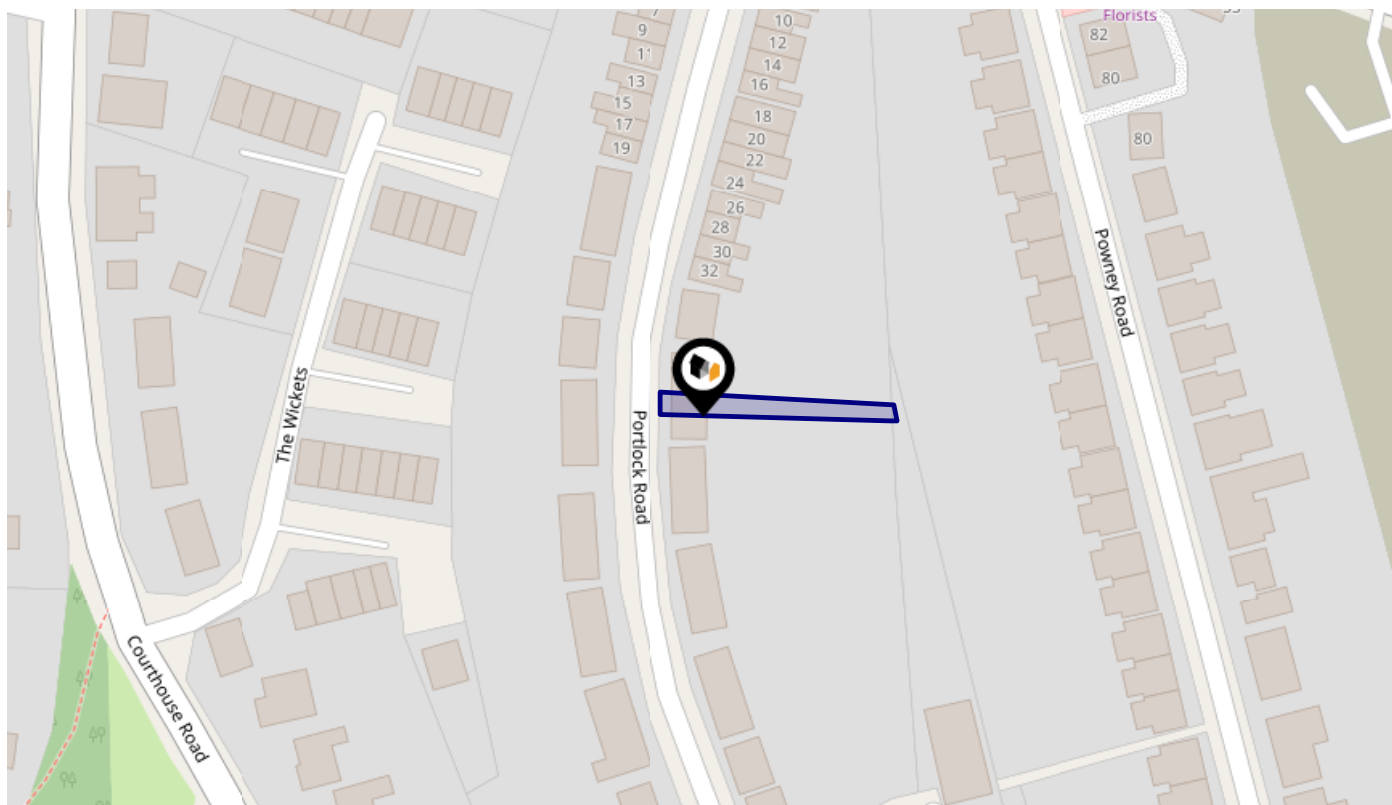
Hurley & Walthams Ward

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:

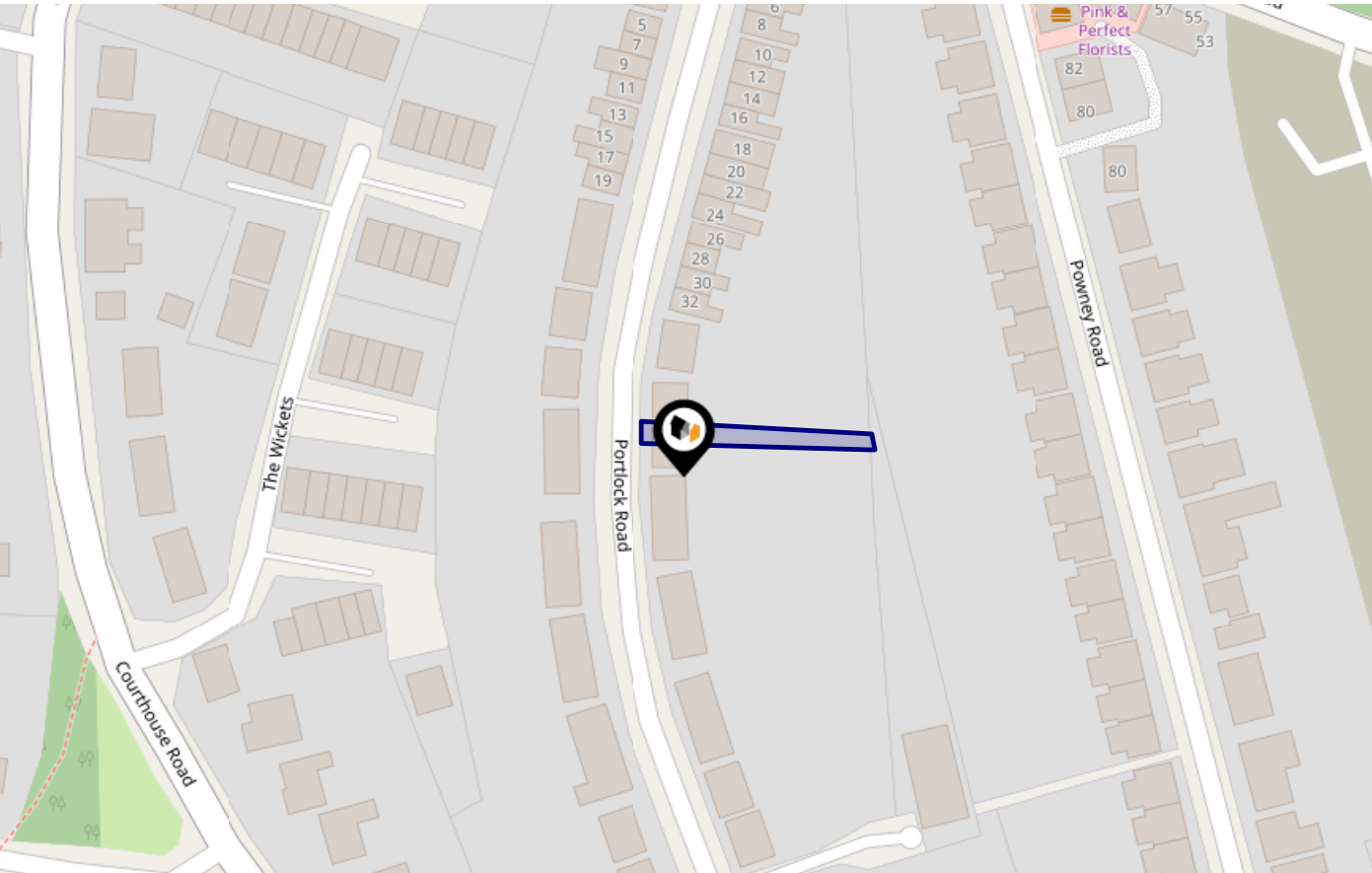
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

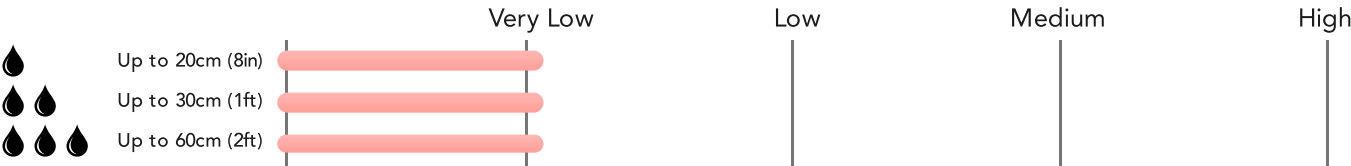


Risk Rating: Very low

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 (0.1%) 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:

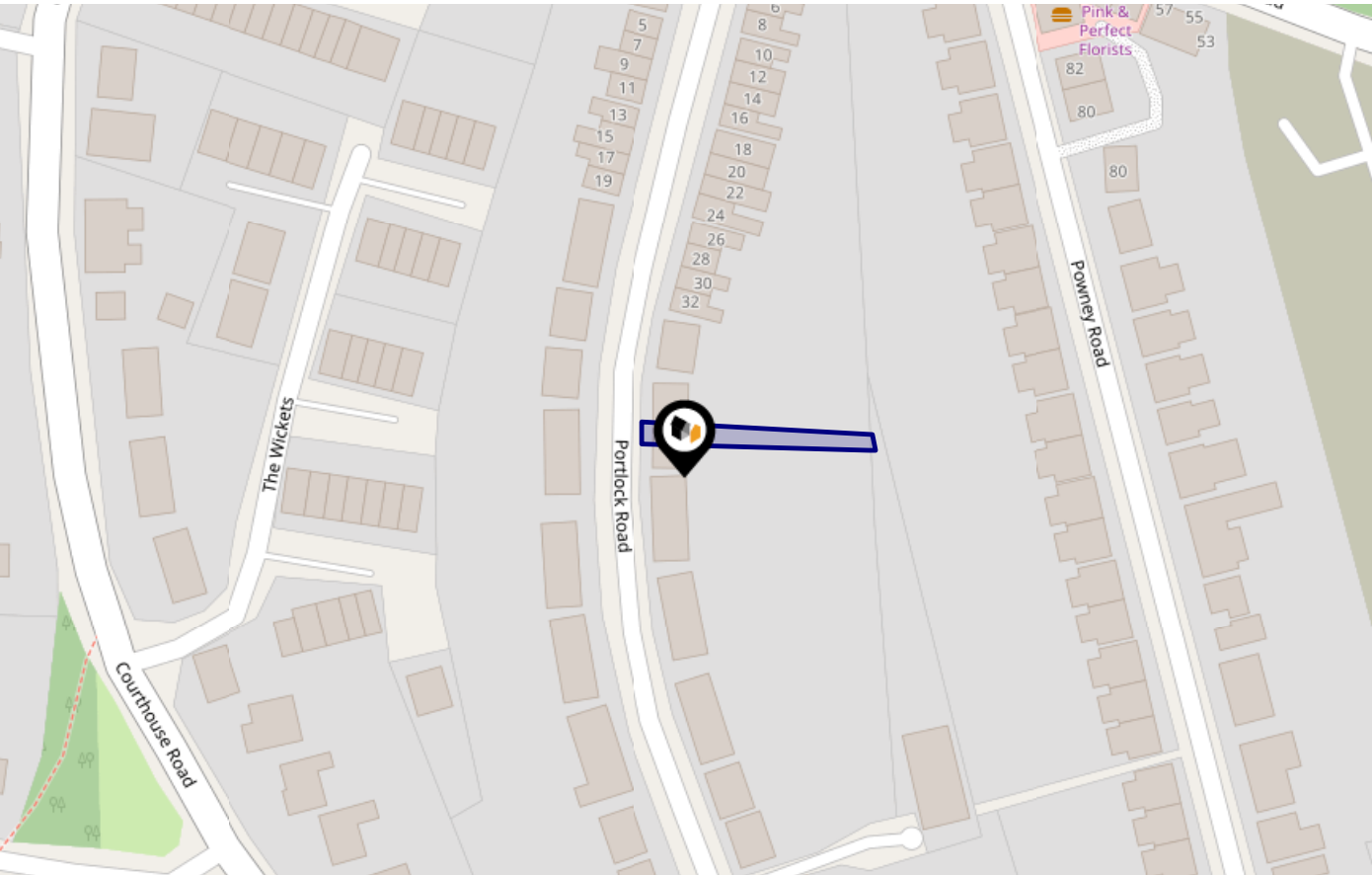


Flood Risk

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.

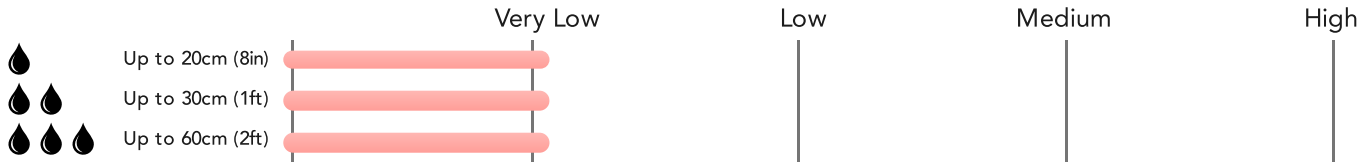


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Chance of flooding to the following depths at this property:

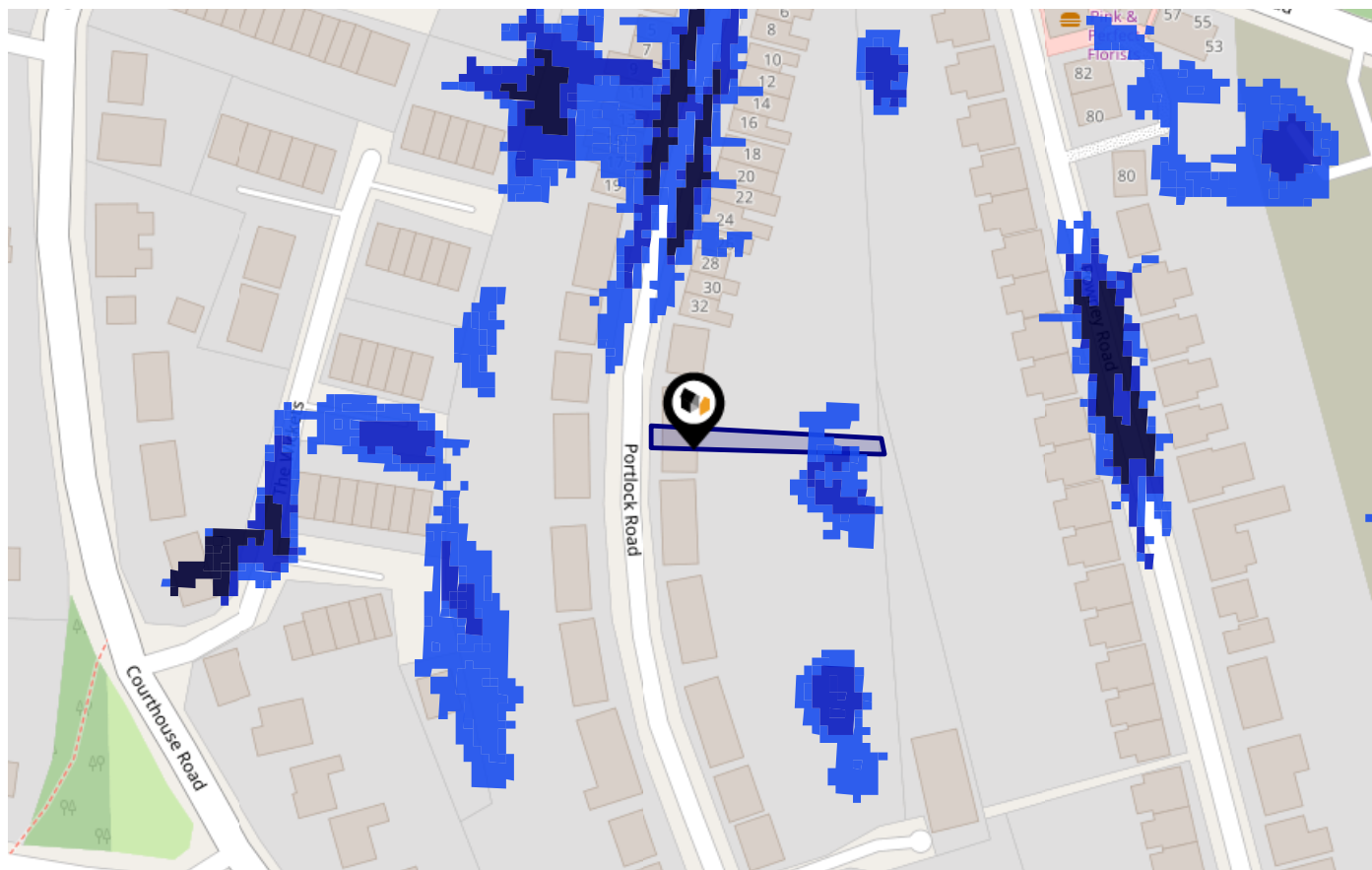


Flood Risk

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.

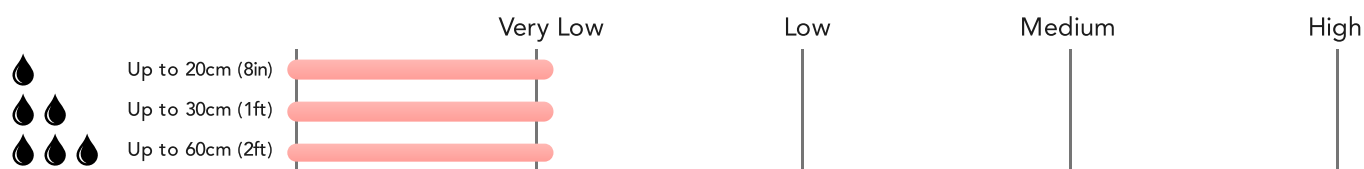


Risk Rating: Very low

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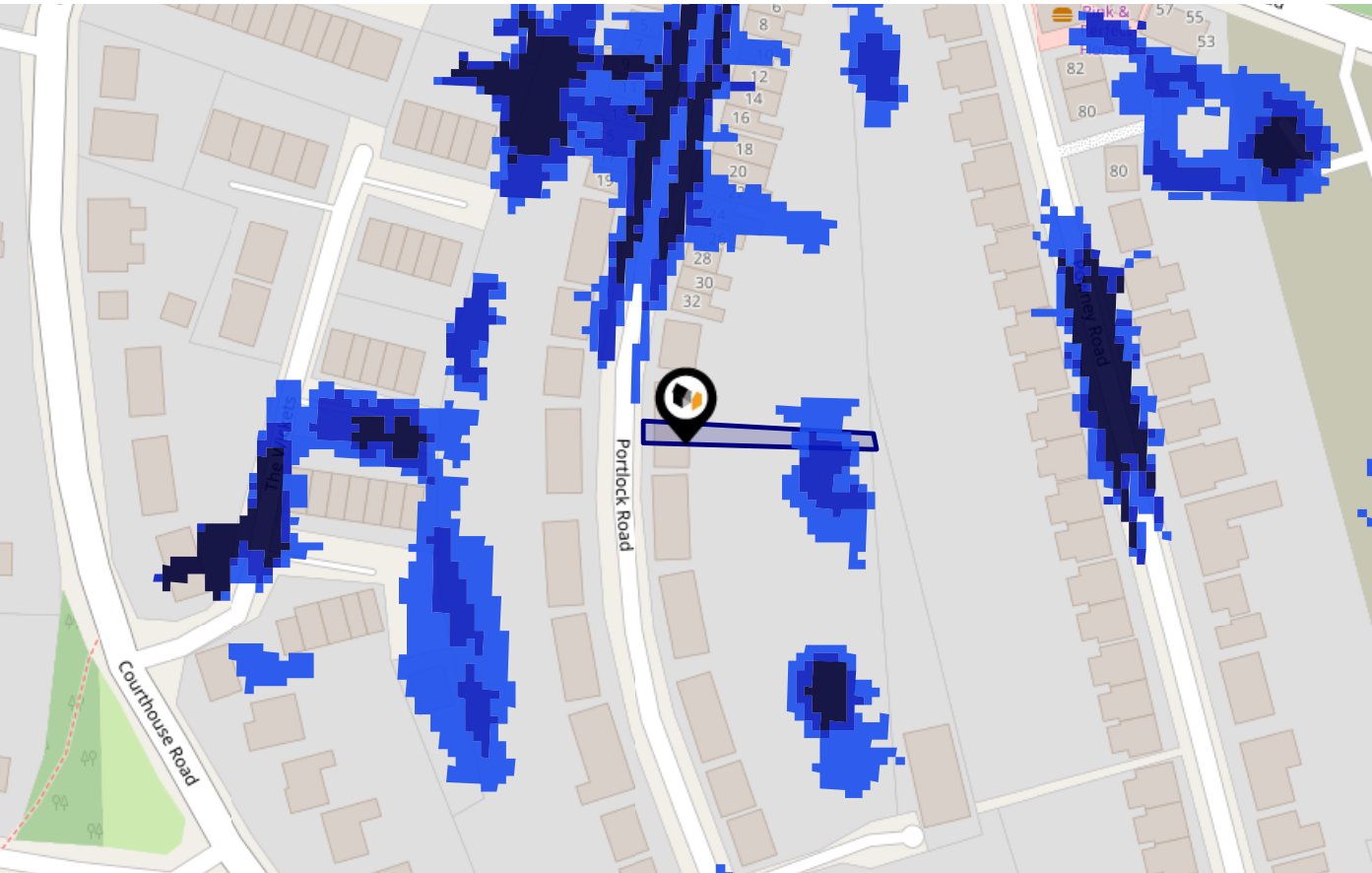


Flood Risk

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.

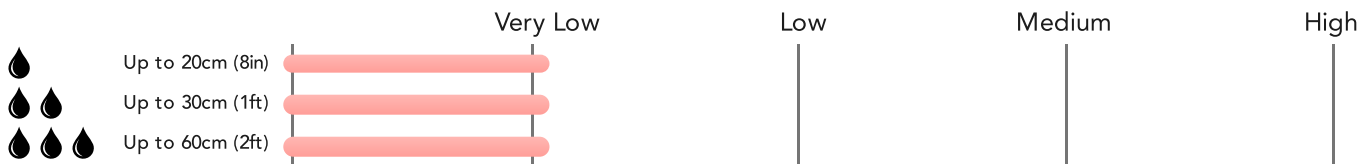


Risk Rating: Very low

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.

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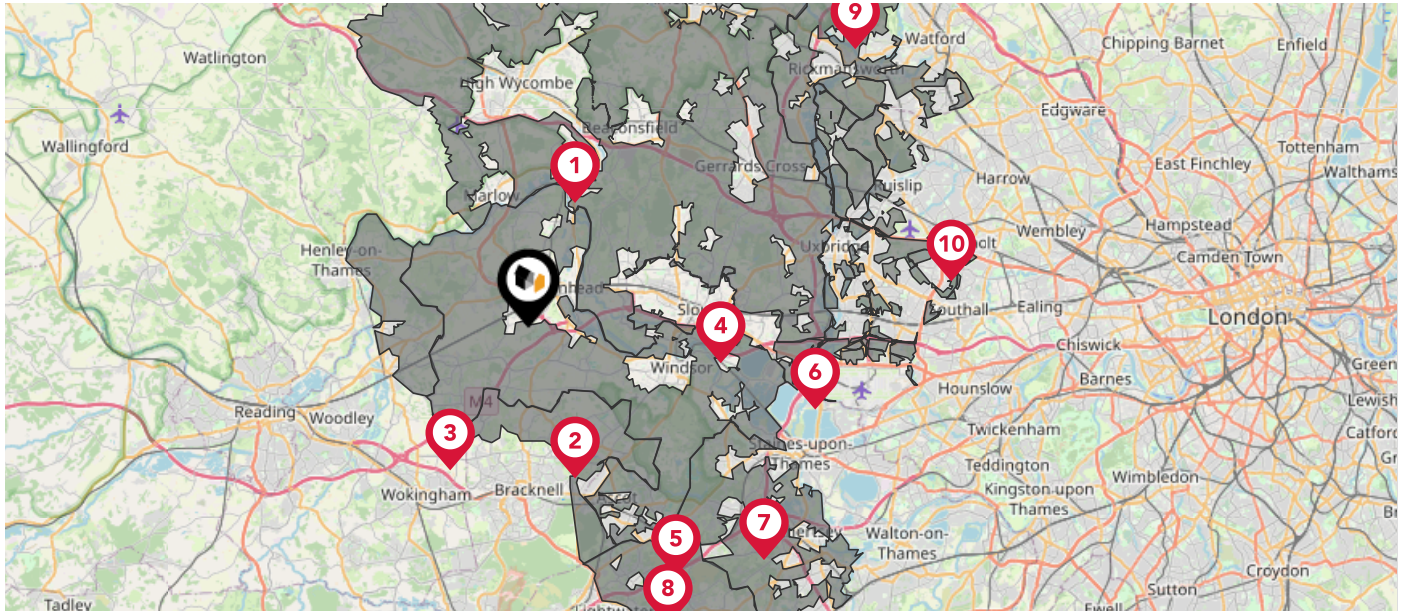


Maps

Green Belt



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



Nearby Green Belt Land

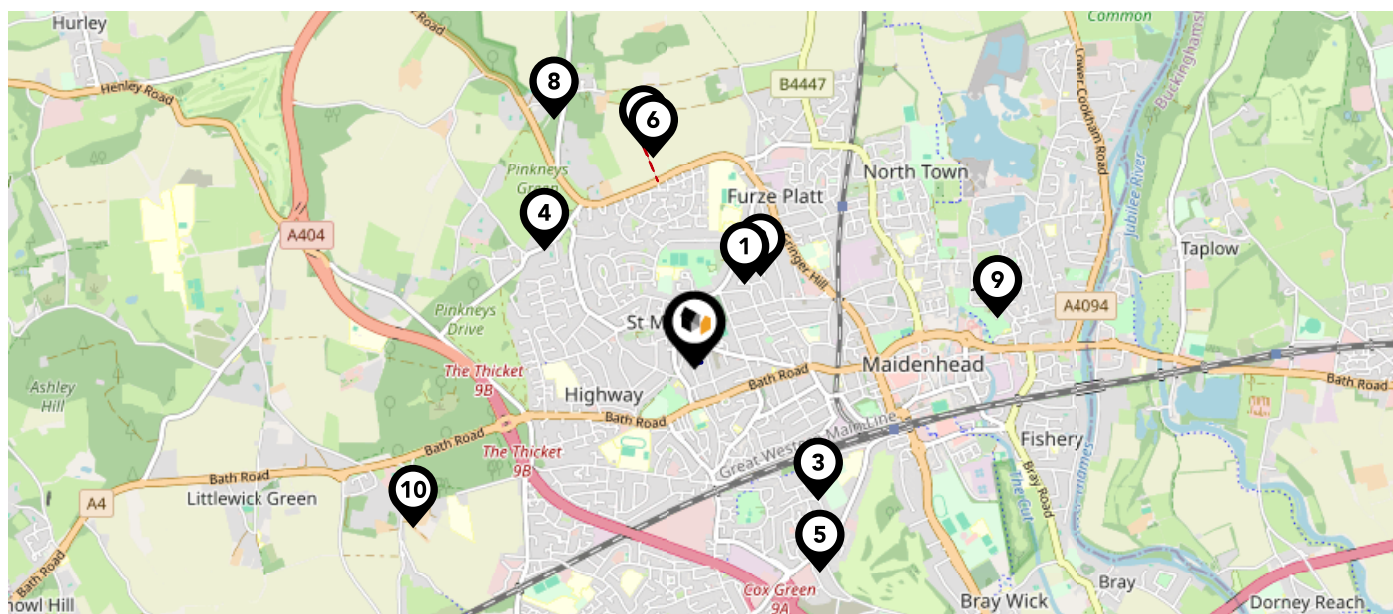
- 1 London Green Belt - Buckinghamshire
- 2 London Green Belt - Bracknell Forest
- 3 London Green Belt - Wokingham
- 4 London Green Belt - Slough
- 5 London Green Belt - Windsor and Maidenhead
- 6 London Green Belt - Hillingdon
- 7 London Green Belt - Runnymede
- 8 London Green Belt - Surrey Heath
-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

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

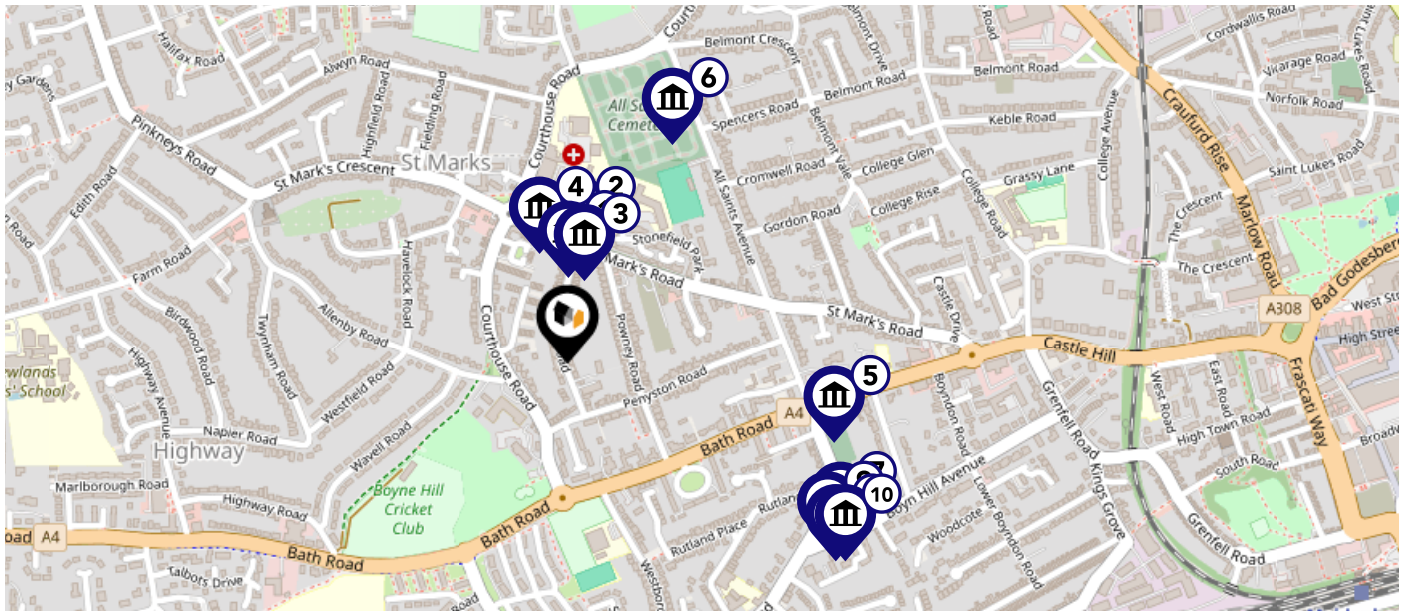
	Langton Close-Maidenhead	Historic Landfill
	Linden Avenue-Maidenhead	Historic Landfill
	Ludlow Road-Maidenhead	Historic Landfill
	Cricket Pavillion-Pinkneys Green	Historic Landfill
	Curls Lane-Cox Green	Historic Landfill
	EA/EPR/CB3908LP/A001	Active Landfill
	Hindhay Lane Pinkneys Green-Furze Platt, Maidenhead	Historic Landfill
	Near Golden Ball Lane-Golden Ball Lane, Cookham, Maidenhead, Berkshire	Historic Landfill
	Badnalls Pit-Maidenhead	Historic Landfill
	Cherry Garden-Woolley Green	Historic Landfill

Maps

Listed Buildings

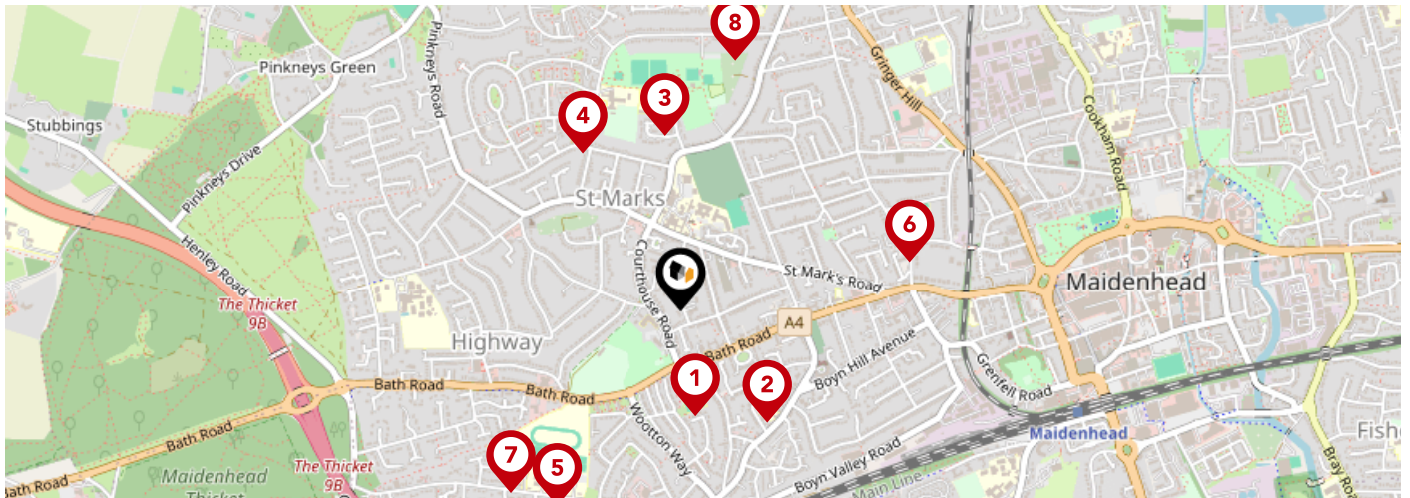


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



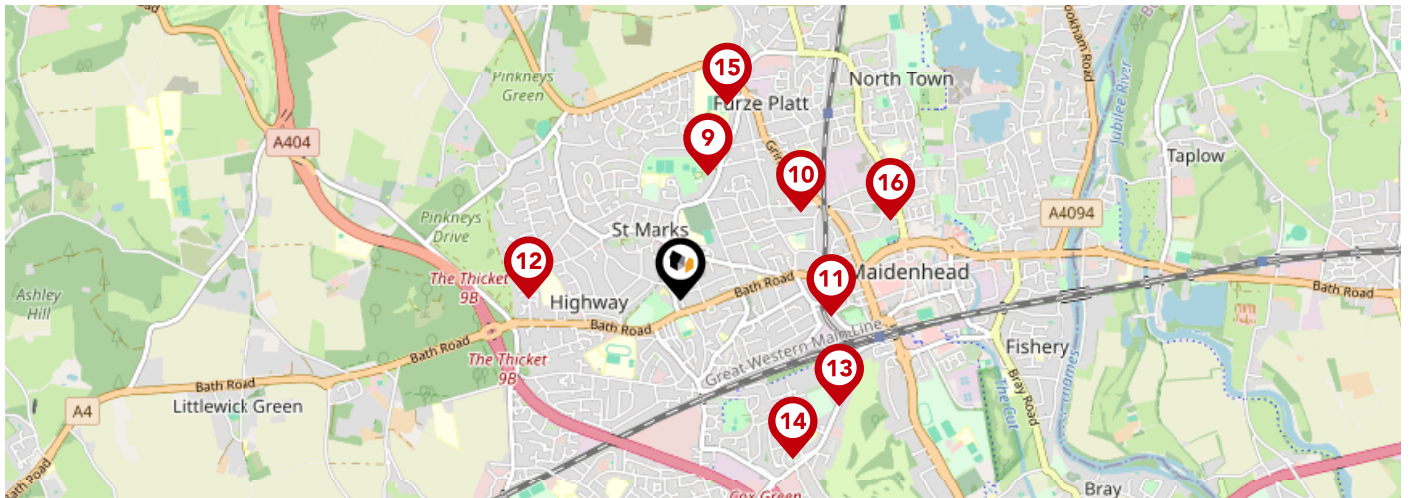
Listed Buildings in the local district		Grade	Distance
	1117588 - Lodge House 14 Metres South East Of Main Building, St Mark's Hospital	Grade II	0.1 miles
	1117590 - St Mark's Chapel 12 Metres North-east Of Main Building, St Mark's Hospital	Grade II	0.1 miles
	1117589 - Pavilion 40 Metres South East Of Main Building, St Mark's Hospital	Grade II	0.1 miles
	1117587 - Main Building At St Mark's Hospital	Grade II	0.1 miles
	1117612 - Milestone Opposite Number 34	Grade II	0.3 miles
	1393886 - Chapel Lodge	Grade II	0.3 miles
	1117616 - Church Of All Saints	Grade I	0.4 miles
	1312975 - All Saints Parish Centre (former All Saints School)	Grade II	0.4 miles
	1136045 - Entrance Gateway And Wall To Quadrangle	Grade II	0.4 miles
	1117615 - All Saints Cottage	Grade II	0.4 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	All Saints Church of England Junior School Ofsted Rating: Not Rated Pupils: 224 Distance:0.25	☐	☒	☐	☐	☐
2	Boyne Hill CofE Infant and Nursery School Ofsted Rating: Outstanding Pupils: 216 Distance:0.33	☐	☒	☐	☐	☐
3	Alwyn Infant School Ofsted Rating: Good Pupils: 244 Distance:0.4	☐	☒	☐	☐	☐
4	Courthouse Junior School Ofsted Rating: Good Pupils: 358 Distance:0.43	☐	☒	☐	☐	☐
5	Altwood Church of England School Ofsted Rating: Good Pupils: 740 Distance:0.53	☐	☐	☒	☐	☐
6	Claire's Court Schools Ofsted Rating: Not Rated Pupils: 961 Distance:0.54	☐	☐	☒	☐	☐
7	St Edmund Campion Catholic Primary School and Nursery Ofsted Rating: Requires improvement Pupils: 484 Distance:0.58	☐	☒	☐	☐	☐
8	Furze Platt Infant School Ofsted Rating: Good Pupils: 270 Distance:0.59	☐	☒	☐	☐	☐

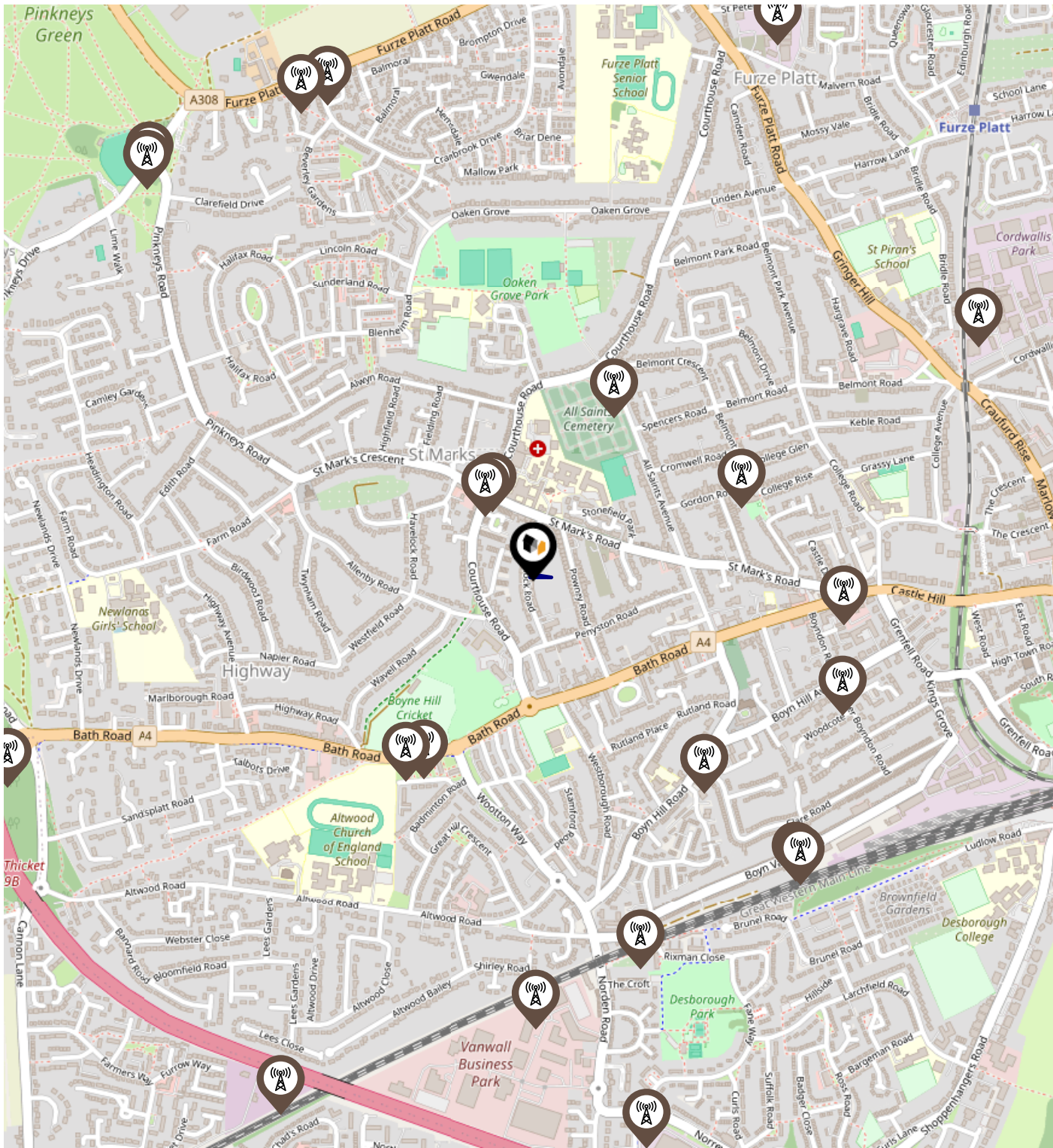
Area Schools



		Nursery	Primary	Secondary	College	Private
9	Furze Platt Junior School Ofsted Rating: Outstanding Pupils: 365 Distance:0.59	☐	☒	☐	☐	☐
10	St Piran's School Ofsted Rating: Not Rated Pupils: 450 Distance:0.69	☐	☒	☐	☐	☐
11	Highfield Preparatory School Limited Ofsted Rating: Not Rated Pupils: 94 Distance:0.7	☐	☐	☒	☐	☐
12	Newlands Girls' School Ofsted Rating: Outstanding Pupils: 1200 Distance:0.7	☐	☐	☒	☐	☐
13	Desborough College Ofsted Rating: Good Pupils: 728 Distance:0.88	☐	☐	☒	☐	☐
14	Larchfield Primary and Nursery School Ofsted Rating: Good Pupils: 239 Distance:0.89	☐	☒	☐	☐	☐
15	Furze Platt Senior School Ofsted Rating: Good Pupils: 1530 Distance:0.93	☐	☐	☒	☐	☐
16	St Mary's Catholic Primary School, Maidenhead Ofsted Rating: Requires improvement Pupils: 304 Distance:1.04	☐	☒	☐	☐	☐

Local Area

Masts & Pylons



Key:

- Power Pylons
- Communication Masts

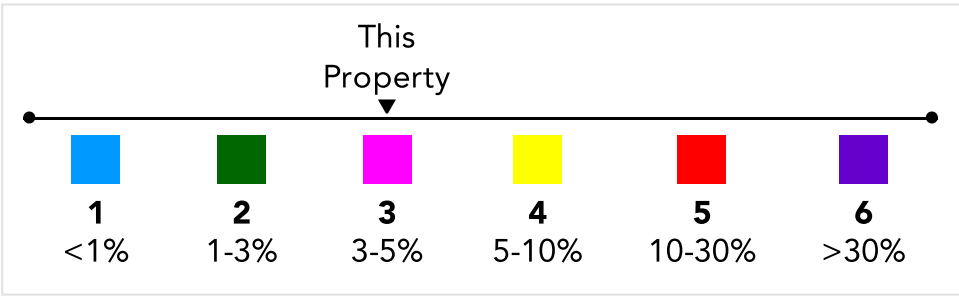
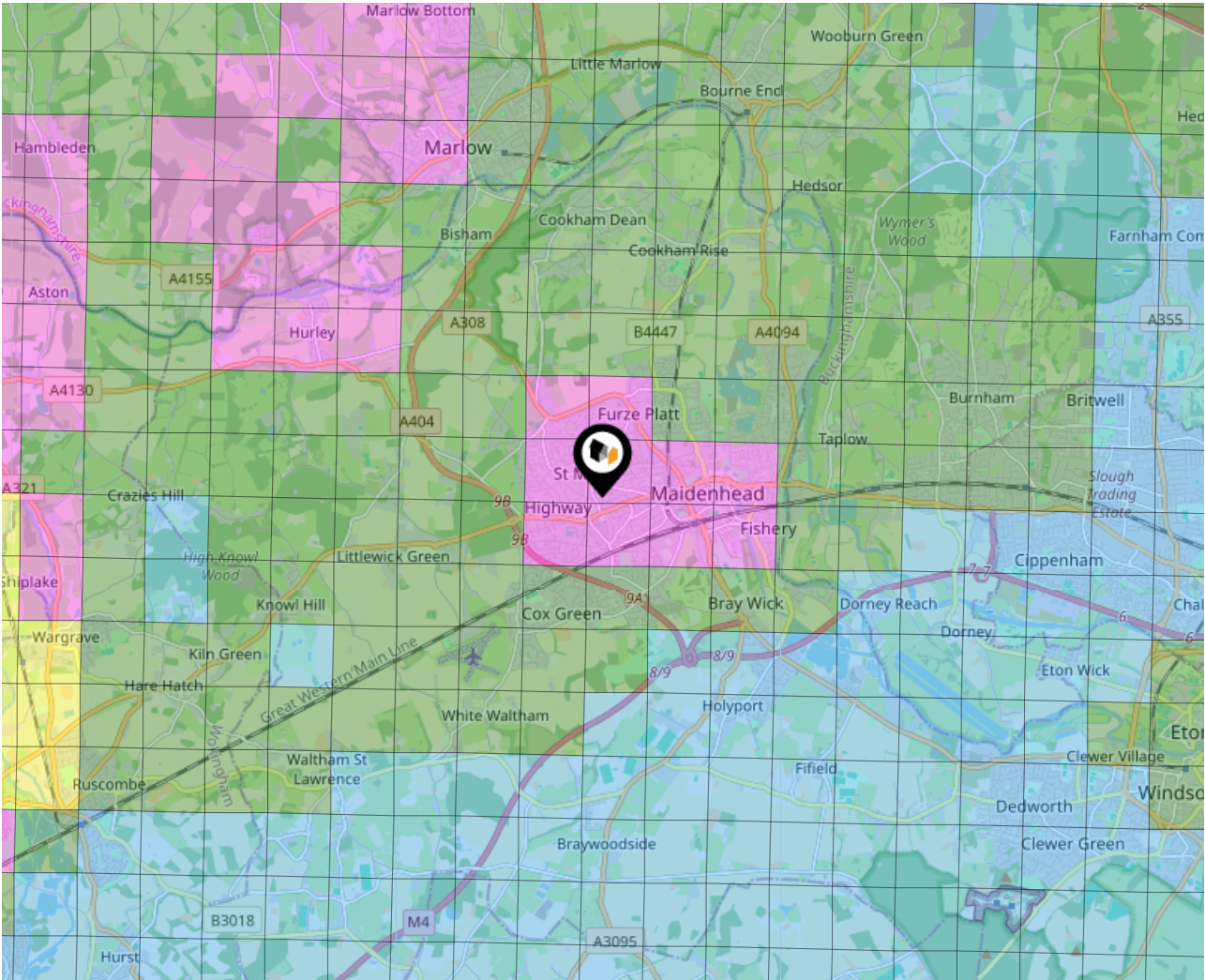
Environment

Radon Gas



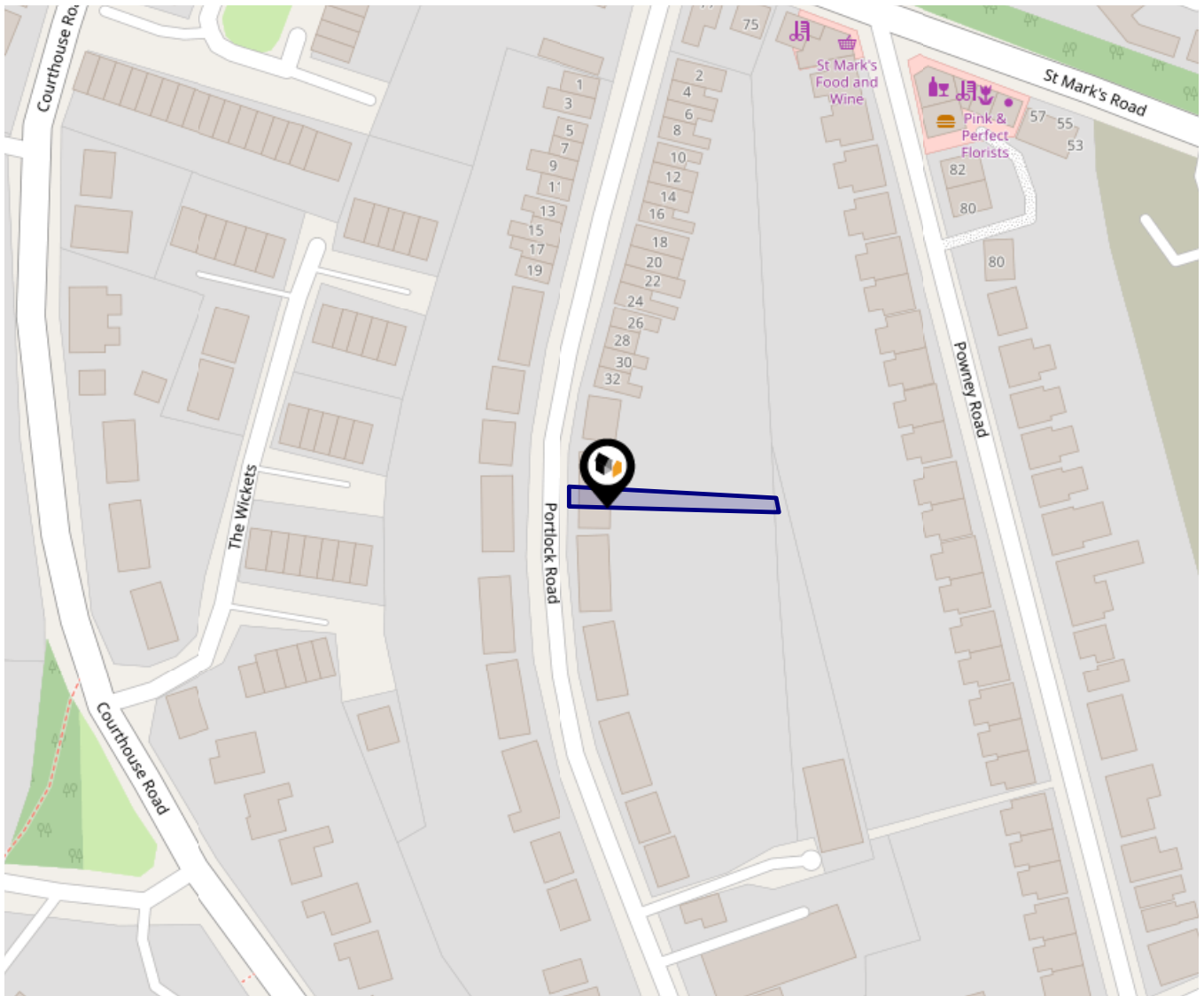
What is Radon?

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).



Local Area

Road Noise



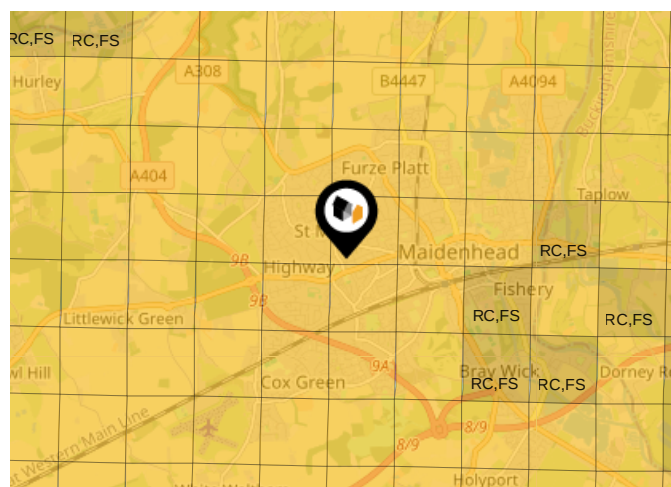
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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)		

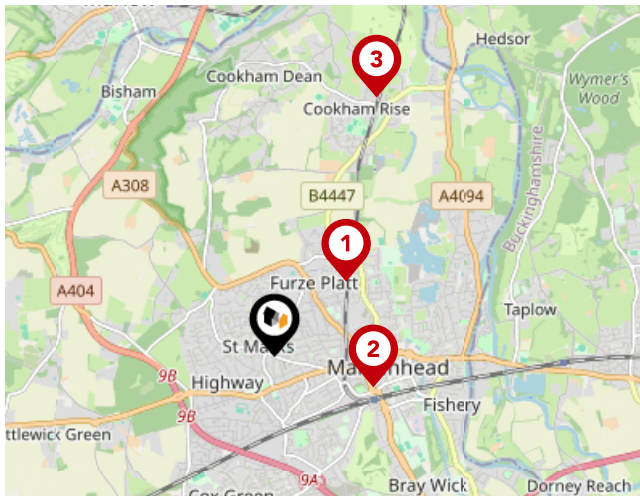


Primary Classifications (Most Common Clay Types)

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

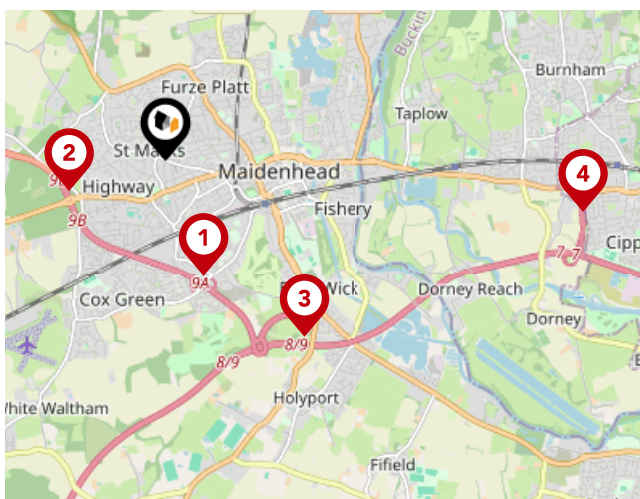
Area

Transport (National)



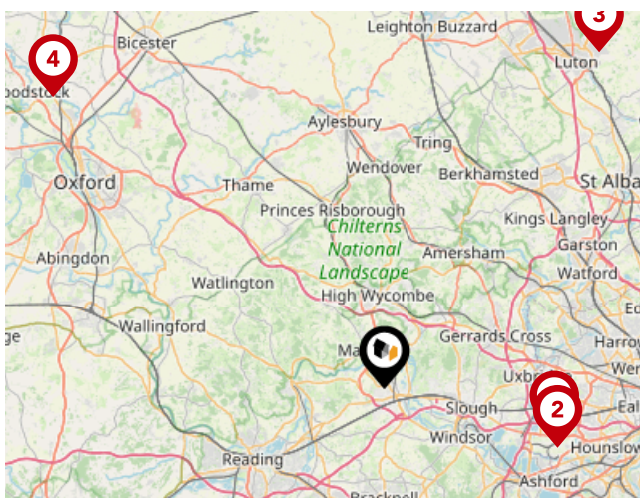
National Rail Stations

Pin	Name	Distance
	Furze Platt Rail Station	0.96 miles
	M Maidenhead Rail Station	0.97 miles
	Cookham Rail Station	2.58 miles



Trunk Roads/Motorways

Pin	Name	Distance
	A404(M) J9A	1.13 miles
	A404(M) J9	0.92 miles
	M4 J8	2.07 miles
	M4 J7	3.89 miles
	M40 J4	6.27 miles

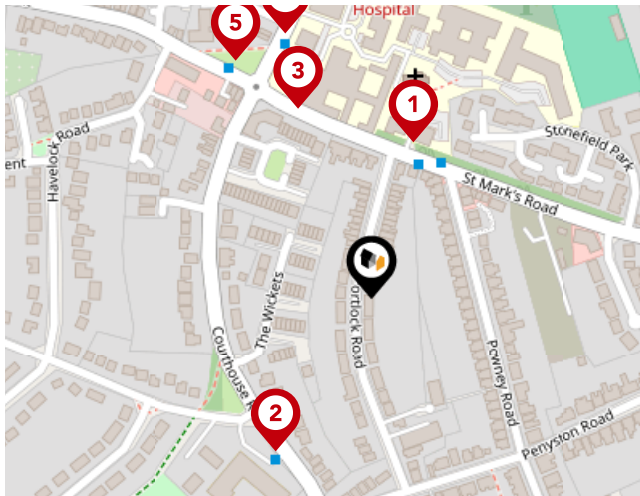


Airports/Helipads

Pin	Name	Distance
	Heathrow Airport	12.98 miles
	Heathrow Airport Terminal 4	13.48 miles
	Luton Airport	29.27 miles
	Kidlington	32.46 miles

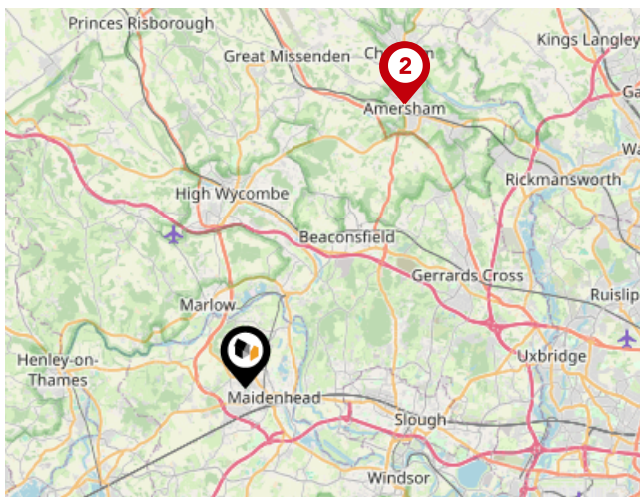
Area

Transport (Local)



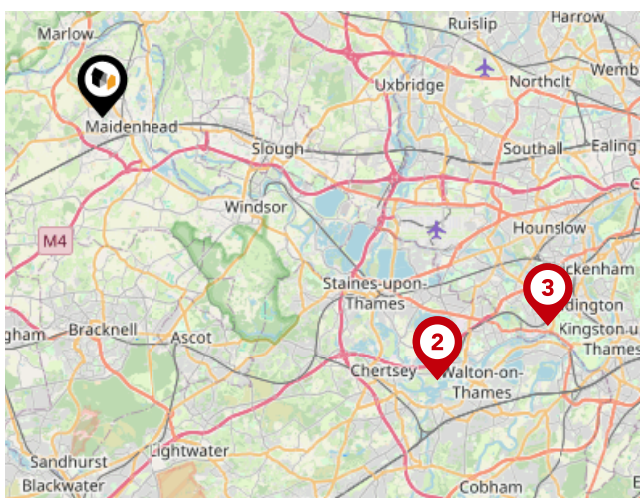
Bus Stops/Stations

Pin	Name	Distance
1	St Marks Hospital Gate 2	0.09 miles
2	Clara Court	0.1 miles
3	St Marks Hospital Gate 2	0.12 miles
4	St Marks Hospital Gate 1	0.16 miles
5	St Marks Hospital Gate 1	0.16 miles



Local Connections

Pin	Name	Distance
1	Amersham Underground Station	12 miles
2	Amersham Underground Station	12.01 miles



Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	15.72 miles
2	Weybridge Ferry Landing	15.77 miles
3	Moulsey - Hurst Park Ferry Landing	18.13 miles

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.

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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