

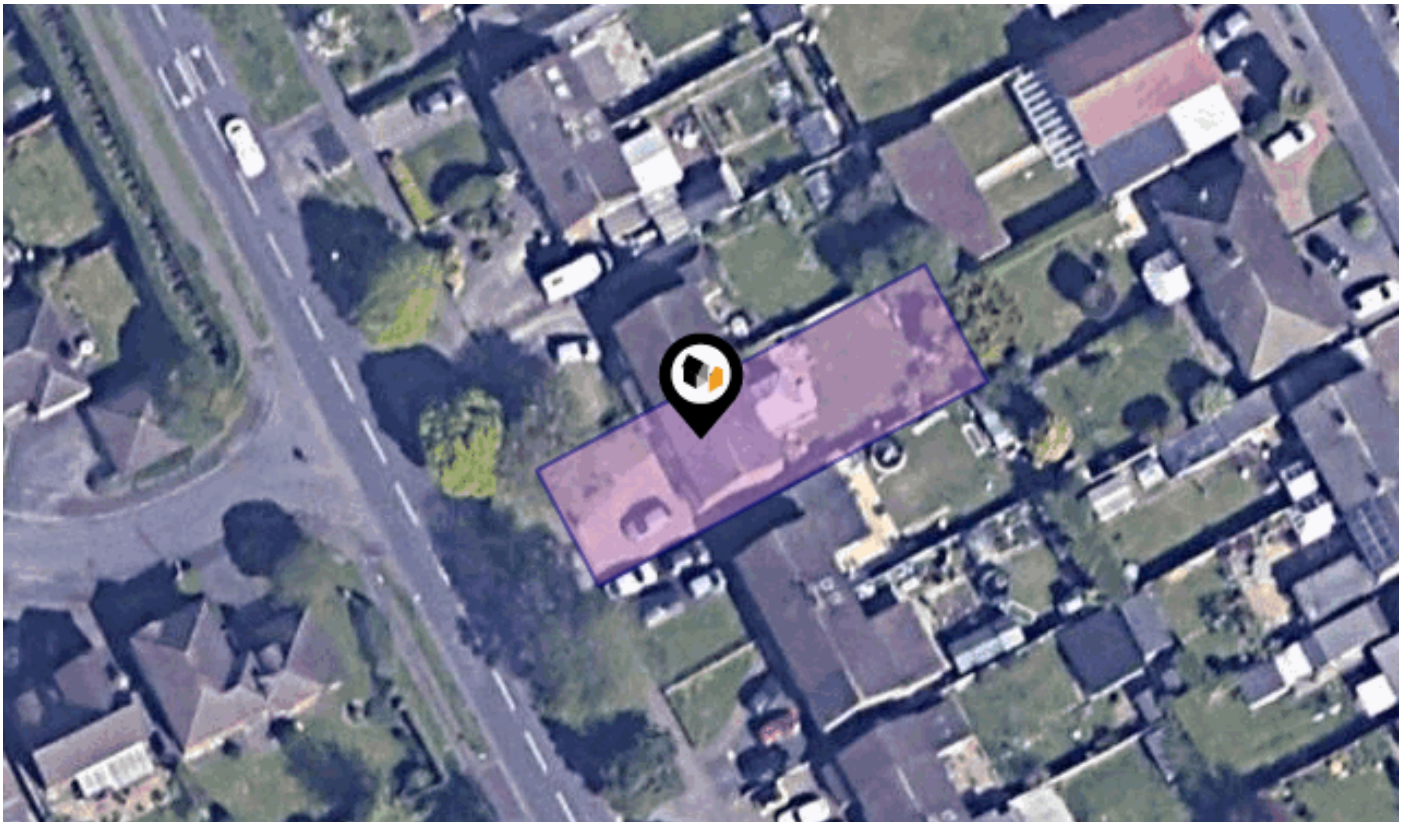


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 09th August 2025



31, COX GREEN ROAD, MAIDENHEAD, SL6 3EA

Avocado Property

Stuart@avocadopropertyagents.co.uk

www.avocadopropertyagents.co.uk



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Property Overview



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	5		
Floor Area:	1,528 ft ² / 142 m ²		
Plot Area:	0.1 acres		
Council Tax :	Band D		
Annual Estimate:	£1,824		
Title Number:	BK134953		
UPRN:	100080354161		

Local Area

Local Authority:	Windsor and maidenhead	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)				
Conservation Area:	No	5 mb/s	299 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	O ₂			

Planning History

This Address

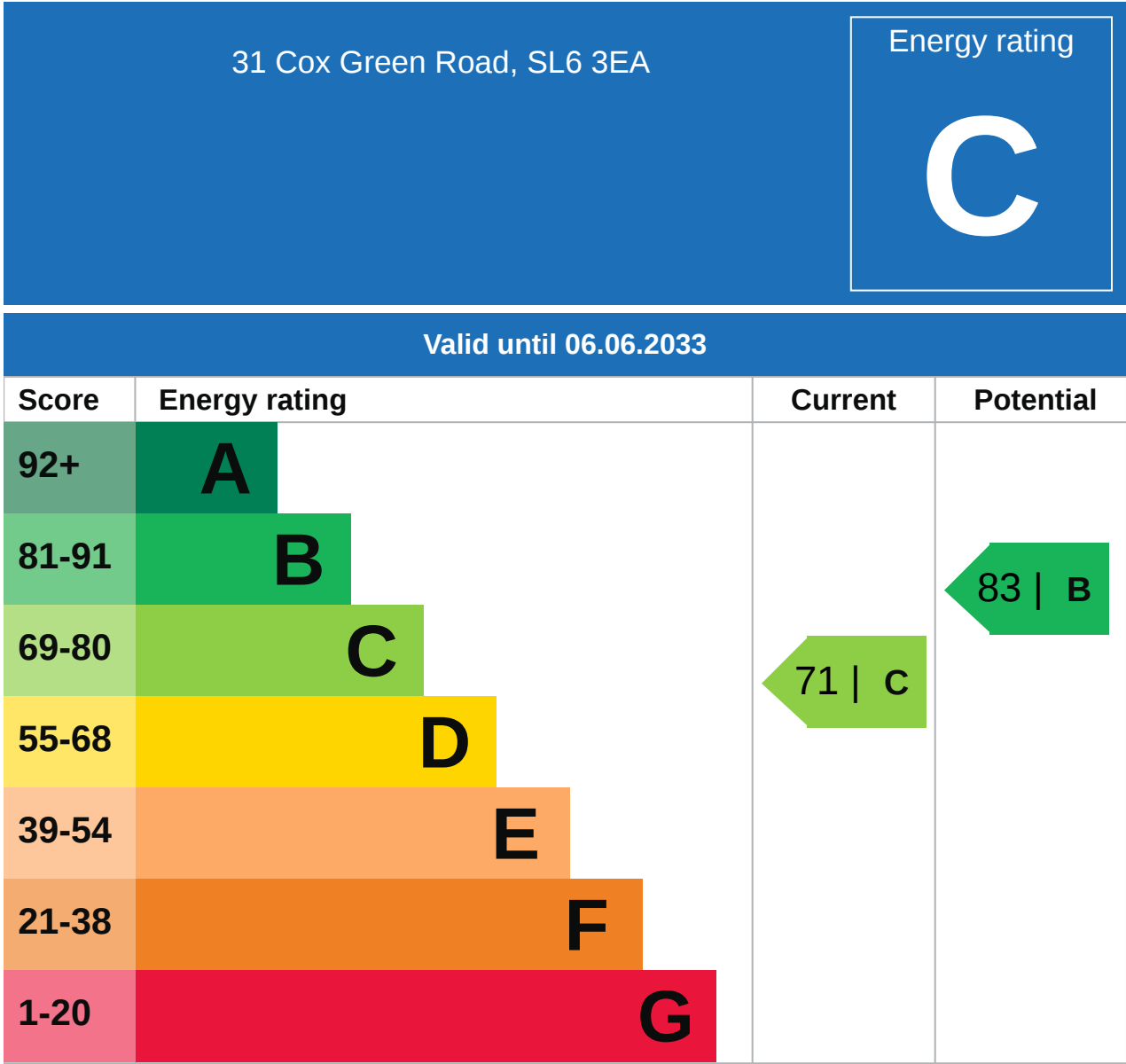


Planning records for: **31, Cox Green Road, Maidenhead, SL6 3EA**

Reference - 01/36723/FULL	
Decision:	Unknown
Date:	22nd February 2001
Description:	Erection Of Two Storey Side Extension Incorporating Rooms In The Roof Space And Extension Of Crossover

Property

EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

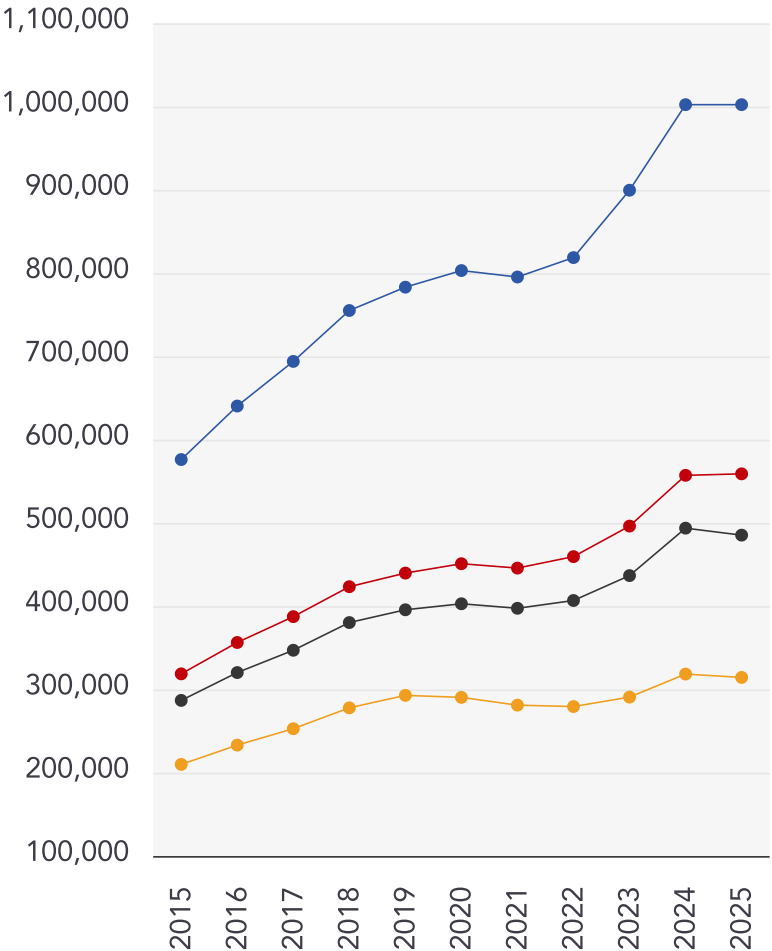
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Not defined
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	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, no insulation (assumed)
Total Floor Area:	142 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in SL6



Detached

+73.97%

Semi-Detached

+75.35%

Terraced

+69.17%

Flat

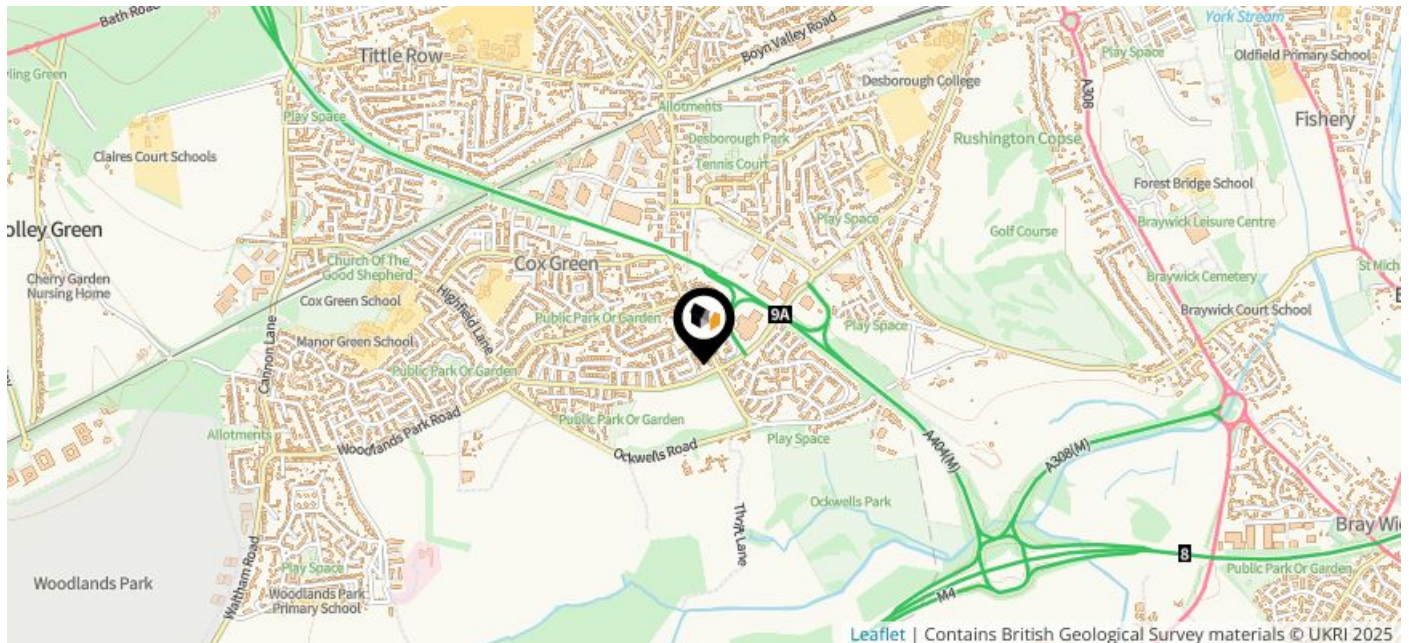
+49.74%

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.

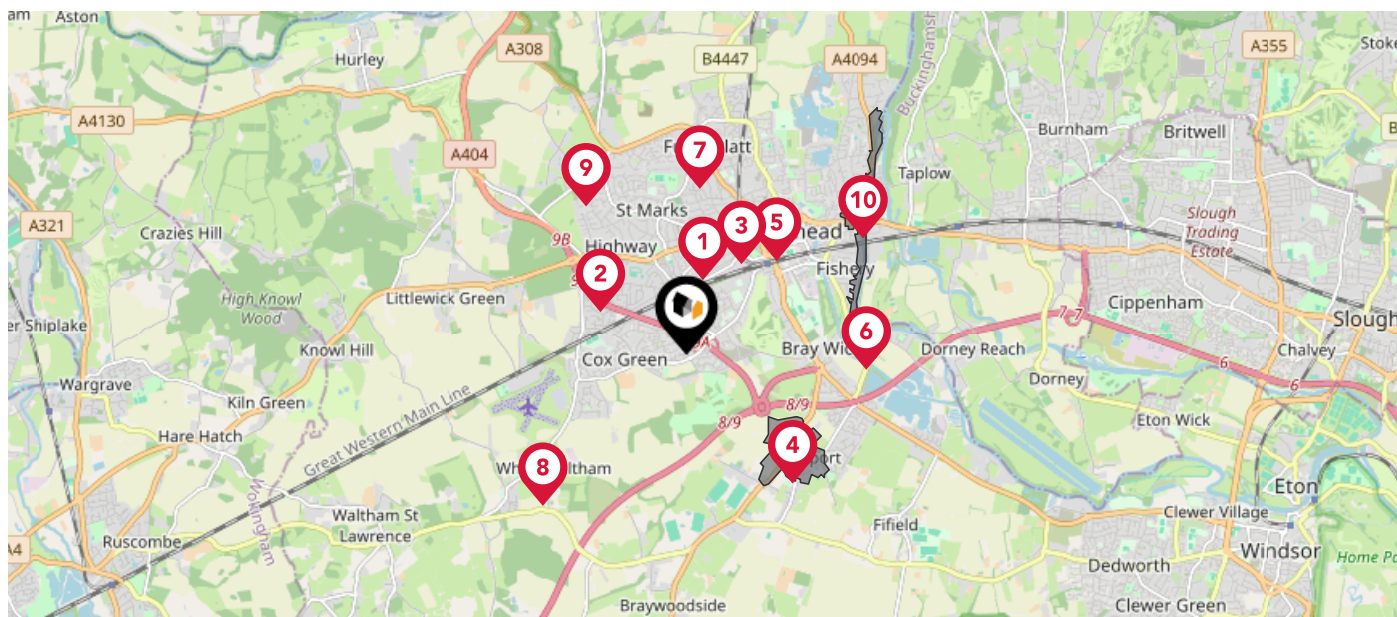
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

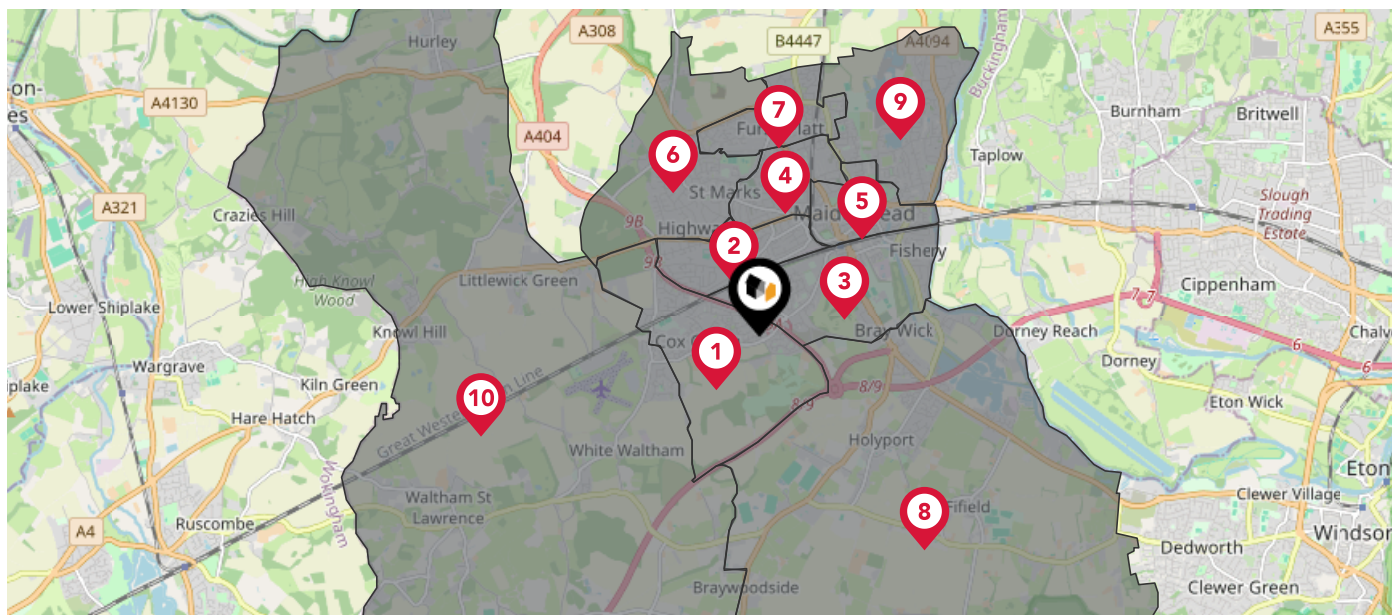
- 1 All Saints, Boyn Hill, Maidenhead
- 2 Altwood Roadm Maidenhead
- 3 Castle Hill, Maidenhead
- 4 Holyport
- 5 Maidenhead Town Centre
- 6 Bray Village
- 7 Furze Platt Triangel
- 8 St Mary's Church and Bury Court, White Waltham
- 9 Pinkneys green
- 10 Maidenhead Riverside (inc Boulton Lock and Maidenhead Bridge)

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



Cox Green Ward



Boyn Hill Ward



Oldfield Ward



Belmont Ward



St. Mary's Ward



Pinkneys Green Ward



Furze Platt Ward



Bray Ward



Riverside Ward



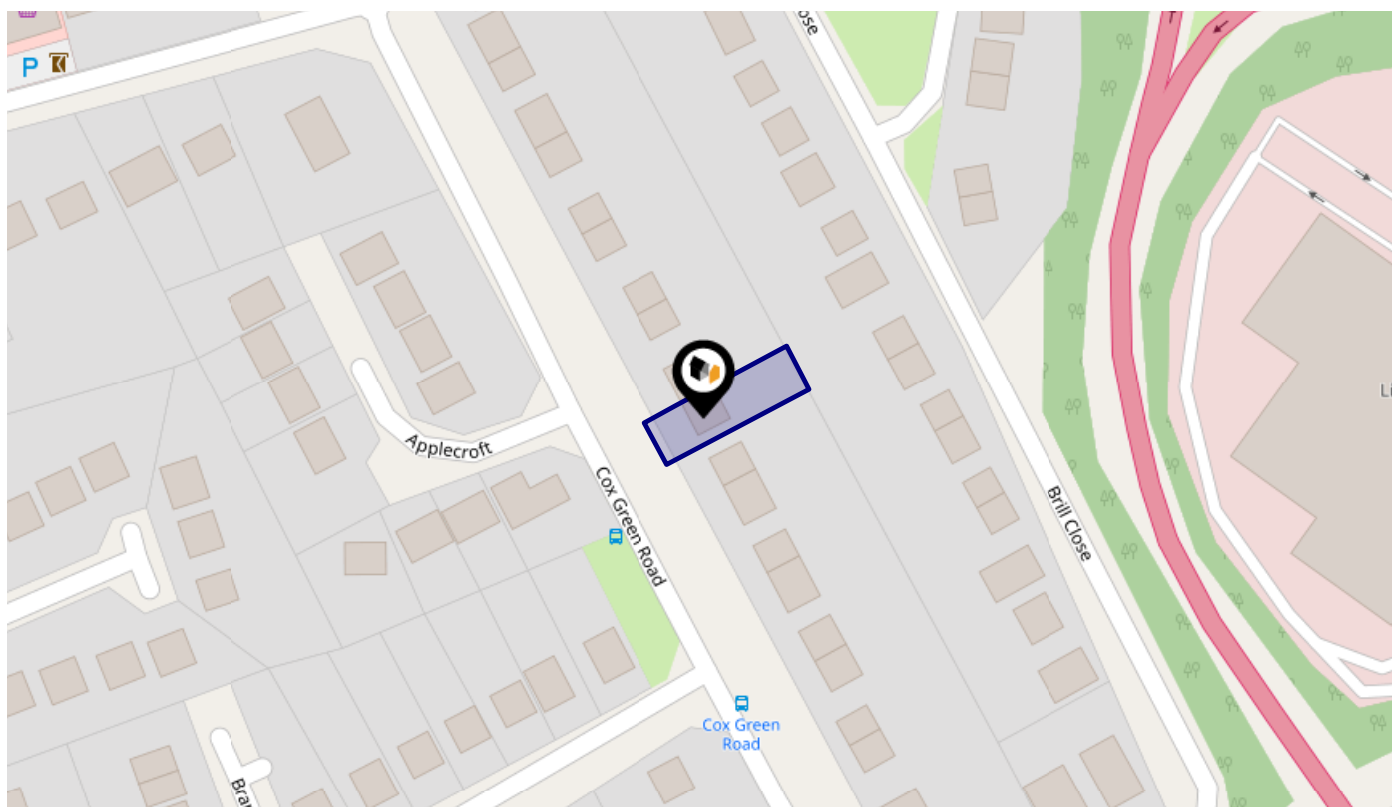
Hurley & Walthams Ward

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:

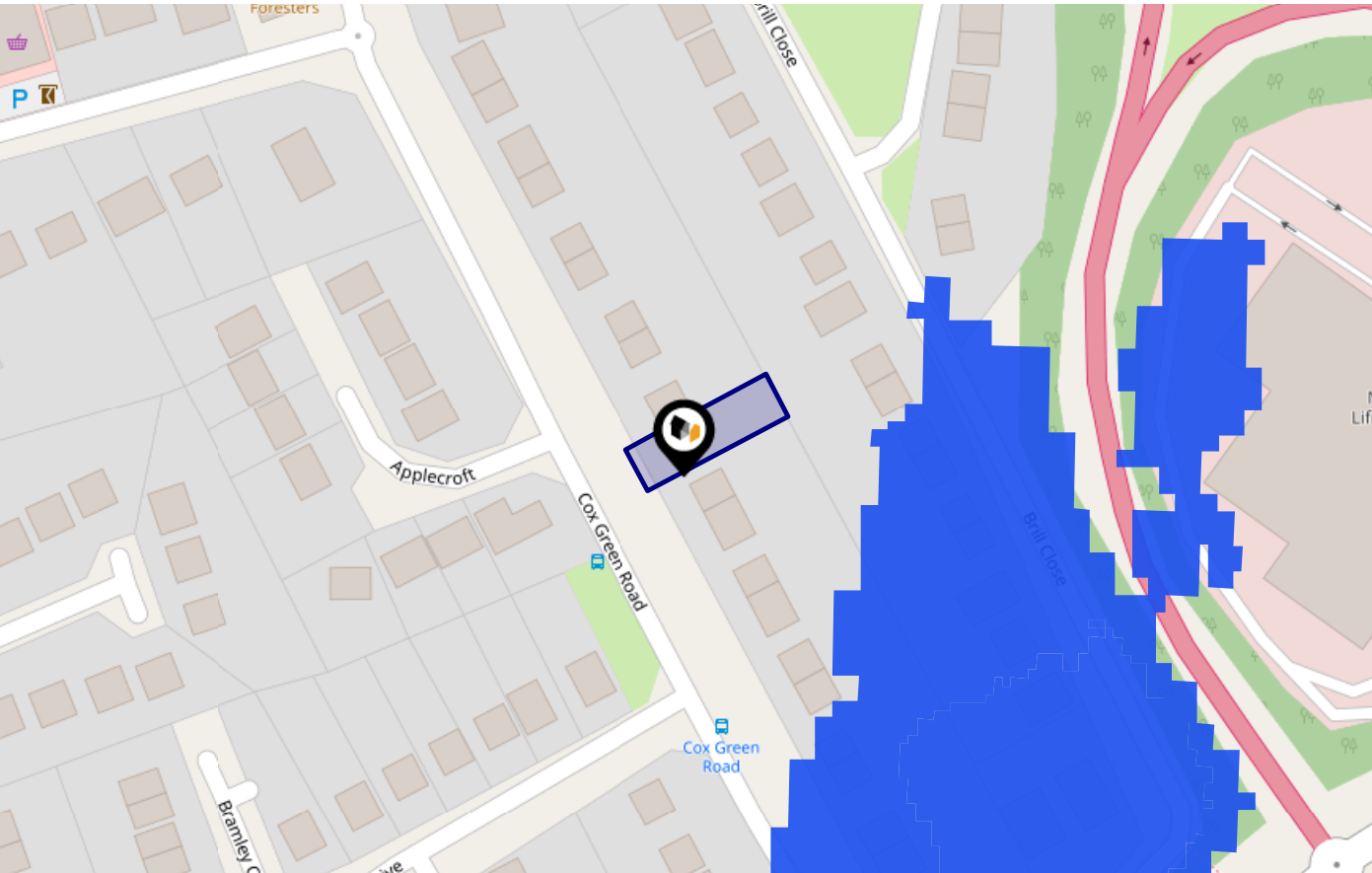
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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:

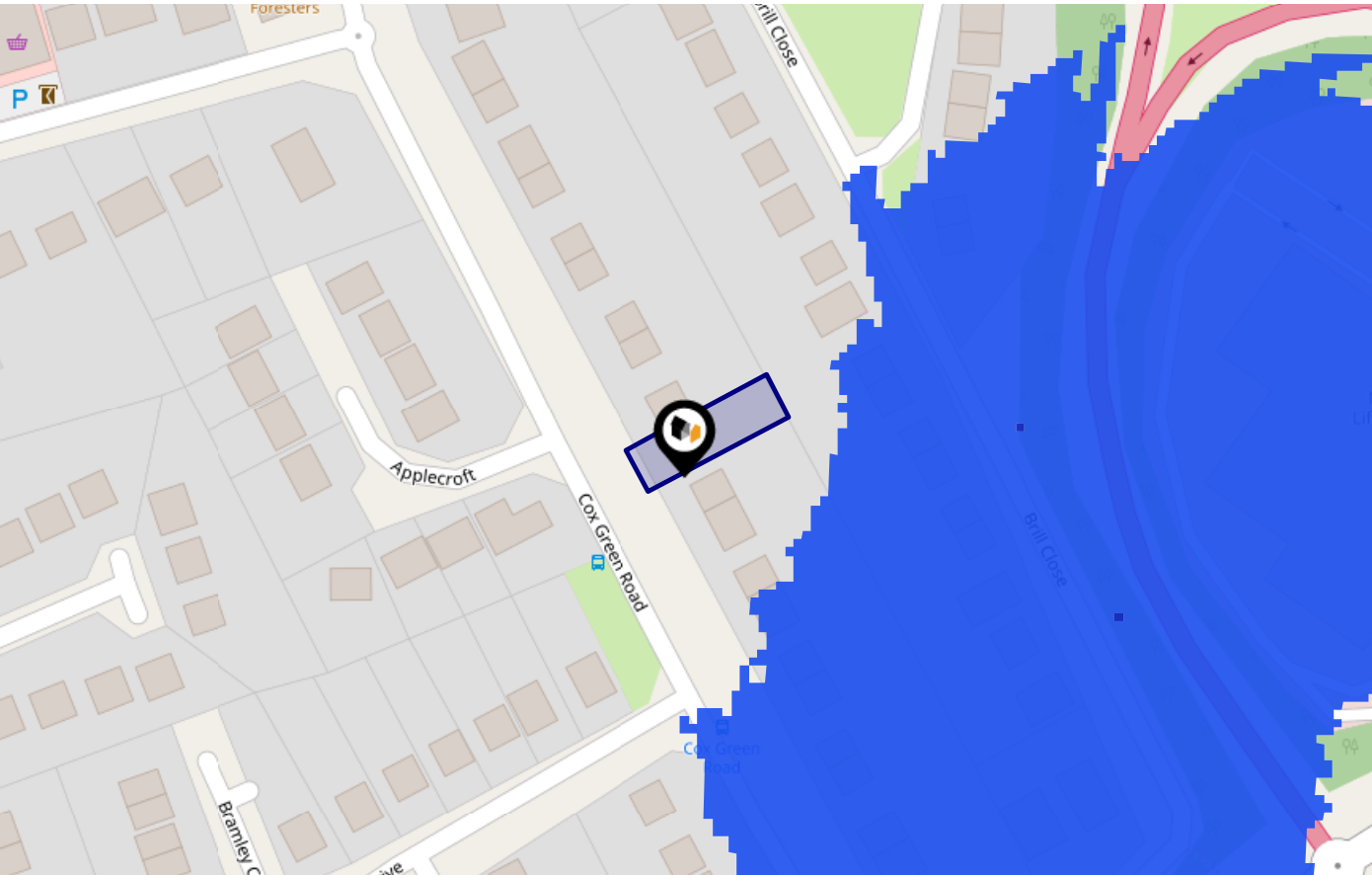


Flood Risk

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.

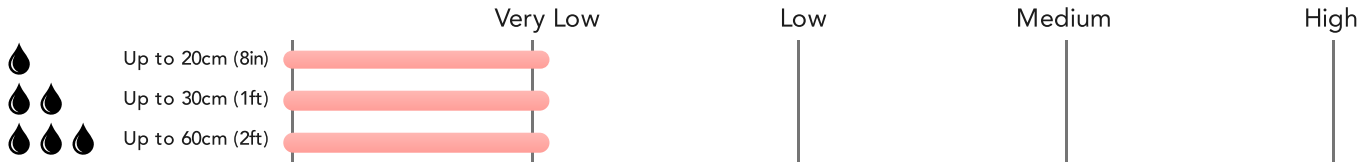


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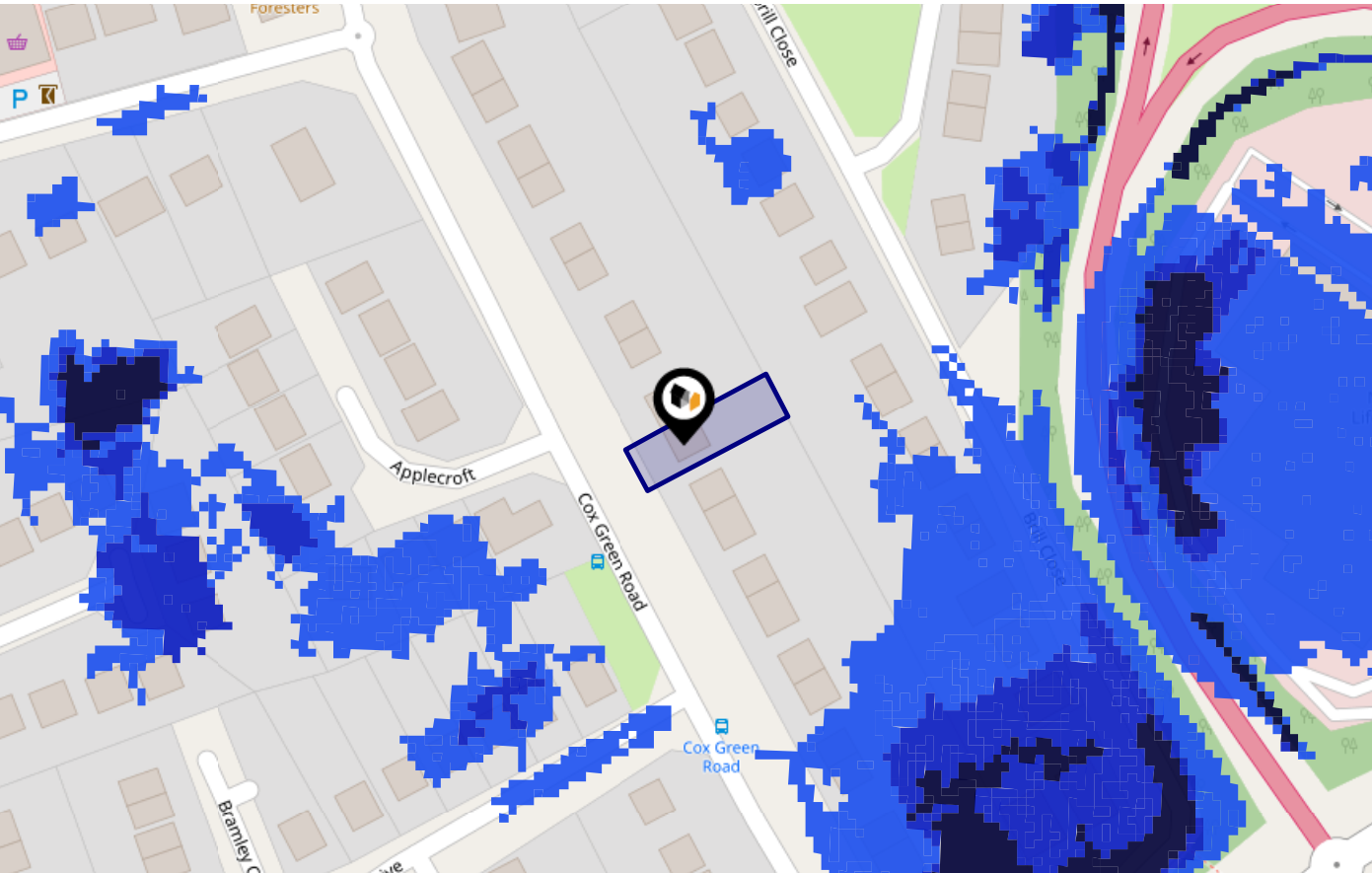


Flood Risk

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.

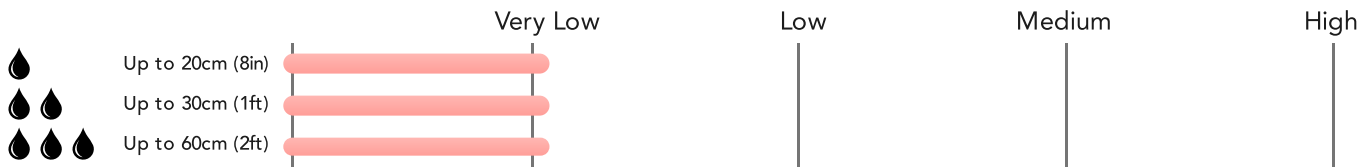


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

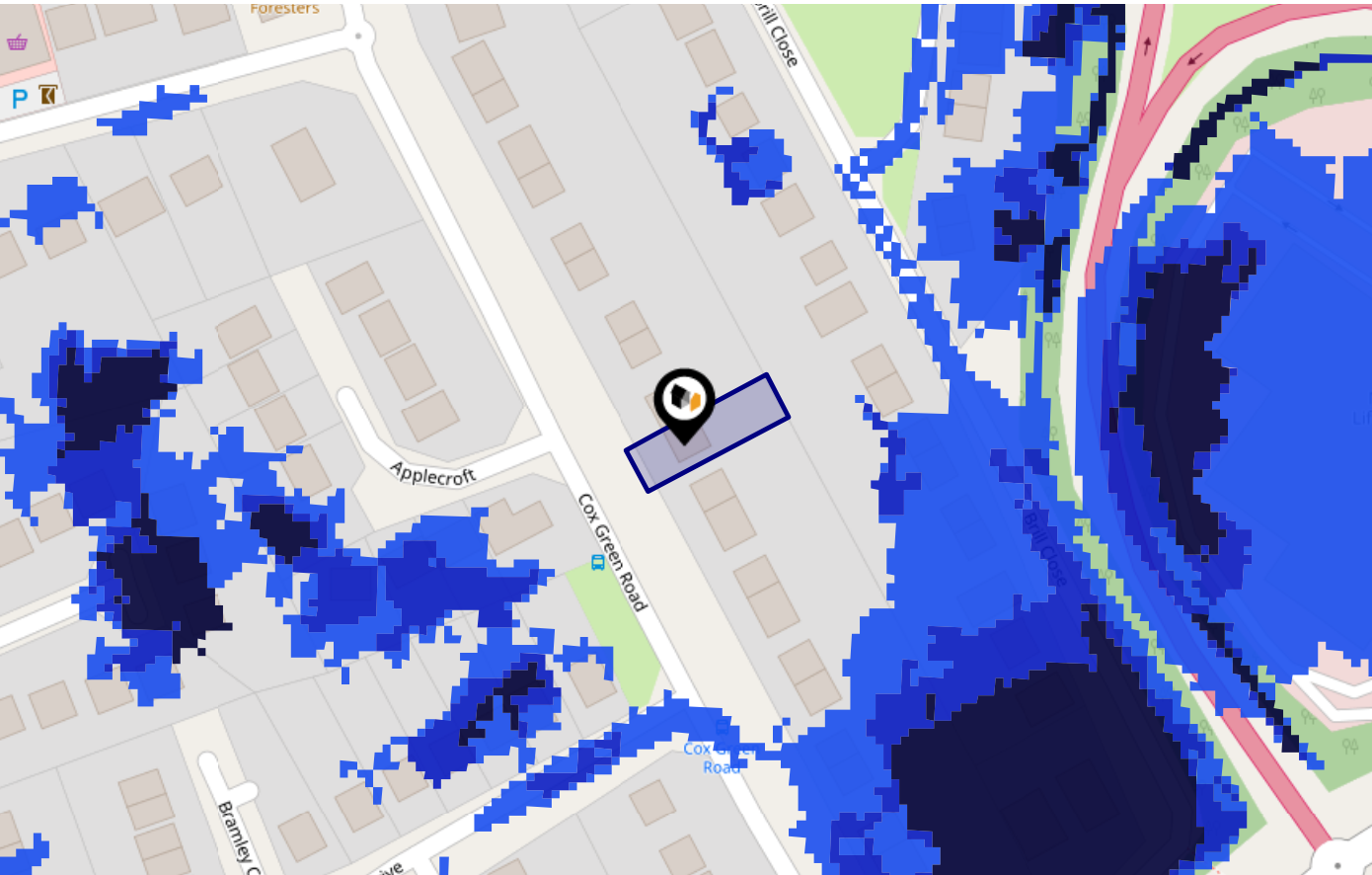


Flood Risk

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.

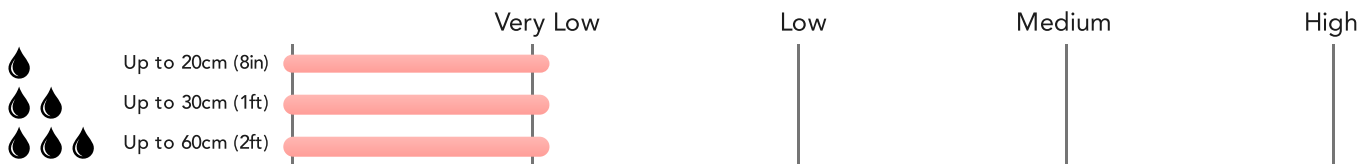


Risk Rating: Very low

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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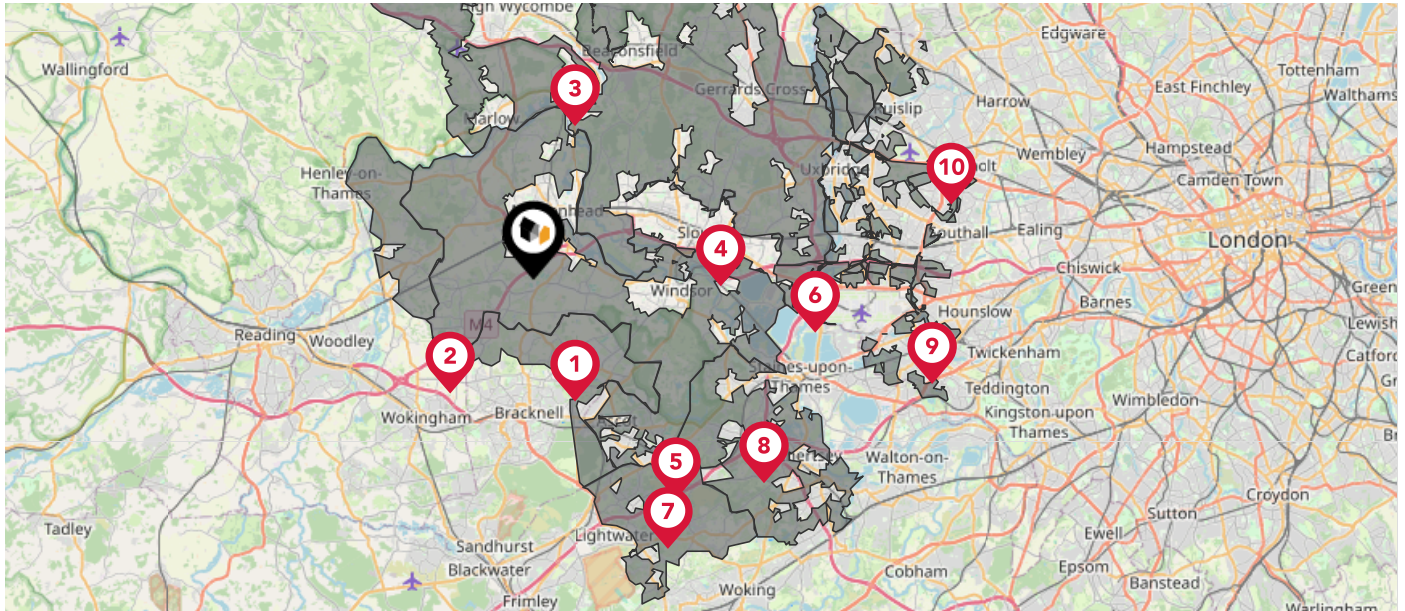


Maps











Green Belt



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



Nearby Green Belt Land

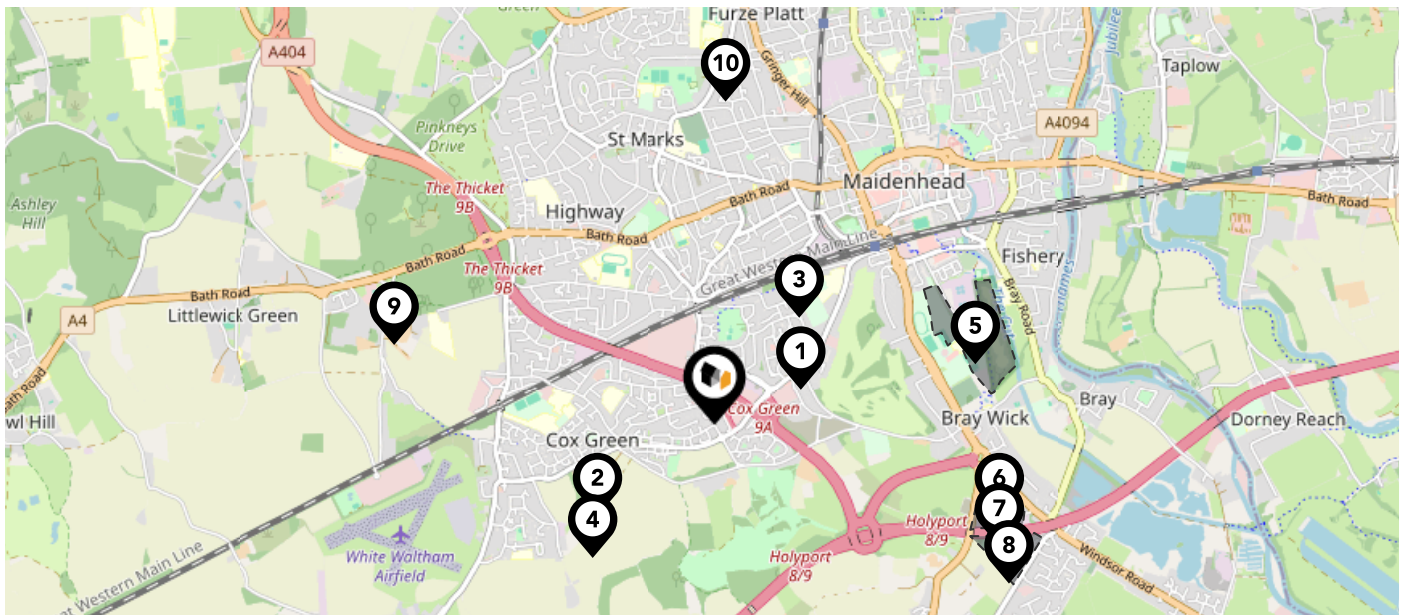
-  London Green Belt - Bracknell Forest
-  London Green Belt - Wokingham
-  London Green Belt - Buckinghamshire
-  London Green Belt - Slough
-  London Green Belt - Windsor and Maidenhead
-  London Green Belt - Hillingdon
-  London Green Belt - Surrey Heath
-  London Green Belt - Runnymede
-  London Green Belt - Hounslow
-  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

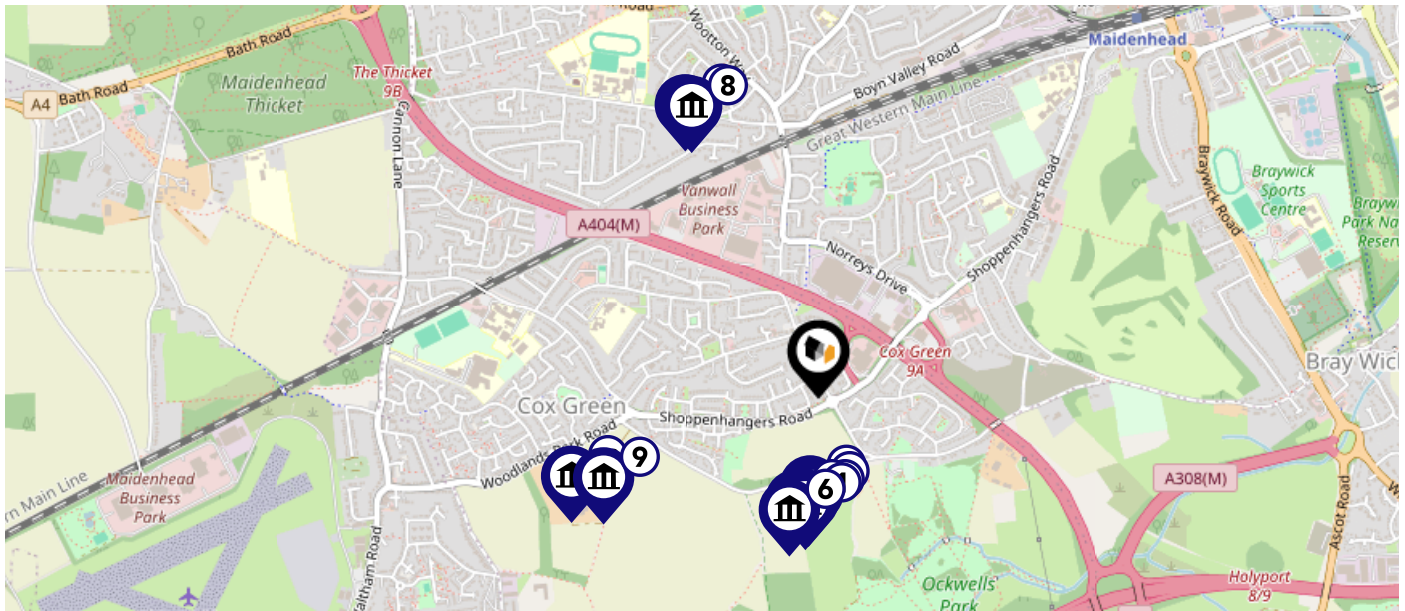
	Curls Lane-Cox Green	Historic Landfill	
	Lillybrook Farm No.1-Cox Green	Historic Landfill	
	Ludlow Road-Maidenhead	Historic Landfill	
	Lillybrook Farm No.2-Cox Green	Historic Landfill	
	Braywick Road-Maidenhead	Historic Landfill	
	Priors Way-Bray	Historic Landfill	
	Priors Way-Bray	Historic Landfill	
	Aysgarth Park-Bray, Maidenhead, Berkshire	Historic Landfill	
	Cherry Garden-Woolley Green	Historic Landfill	
	Langton Close-Maidenhead	Historic Landfill	











Maps

Listed Buildings

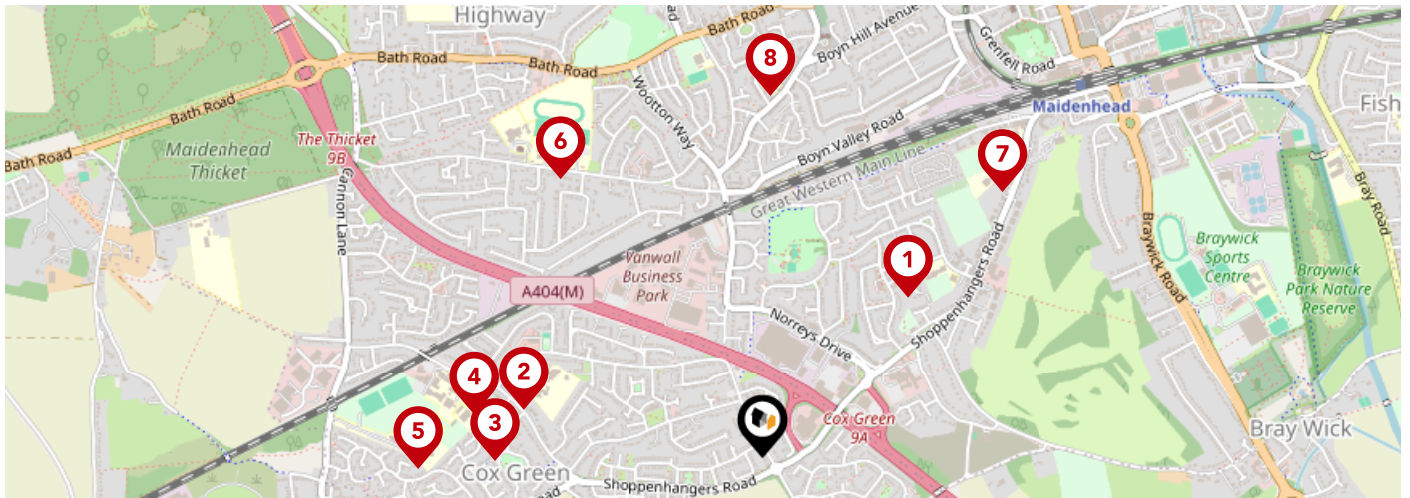


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



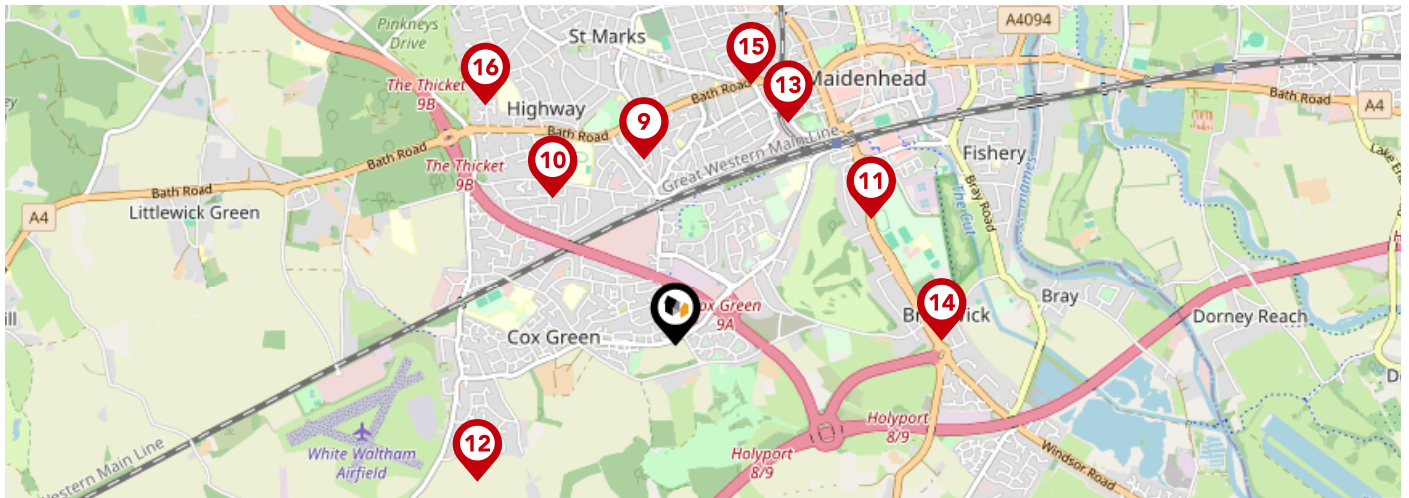
Listed Buildings in the local district	Grade	Distance
 1117474 - Garden Wall, Adjoining Gatehouse At Ockwells Manor	Grade II	0.3 miles
 1117473 - Stables And Gatehouse At Ockwells Manor	Grade I	0.3 miles
 1136298 - Barn At Ockwells Manor	Grade I	0.3 miles
 1319434 - Ockwells Manor And Wall Attached On The South East	Grade I	0.3 miles
 1312870 - Dovecote At Ockwells Manor	Grade I	0.3 miles
 1319435 - Garden Wall At Ockwells Manor, Approximately 18 Metres From The South West Side Of The House	Grade II	0.4 miles
 1117608 - Barn 26 Metres South Of Norden Farm House	Grade II	0.6 miles
 1117609 - Barn 28 Metres South East Of Norden Farm House	Grade II	0.6 miles
 1117475 - Garden Wall At Lillibrooke Manor	Grade II	0.6 miles
 1136307 - Barn And Horse Engine Threshing House, At Lillibrooke Manor	Grade II	0.6 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Larchfield Primary and Nursery School Ofsted Rating: Good Pupils: 239 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Wessex Primary School Ofsted Rating: Requires improvement Pupils: 364 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Lowbrook Academy Ofsted Rating: Good Pupils: 330 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Cox Green School Ofsted Rating: Requires improvement Pupils: 1204 Distance:0.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Manor Green School Ofsted Rating: Good Pupils: 289 Distance:0.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Altwood Church of England School Ofsted Rating: Good Pupils: 740 Distance:0.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Desborough College Ofsted Rating: Good Pupils: 728 Distance:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Boyne Hill CofE Infant and Nursery School Ofsted Rating: Outstanding Pupils: 216 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

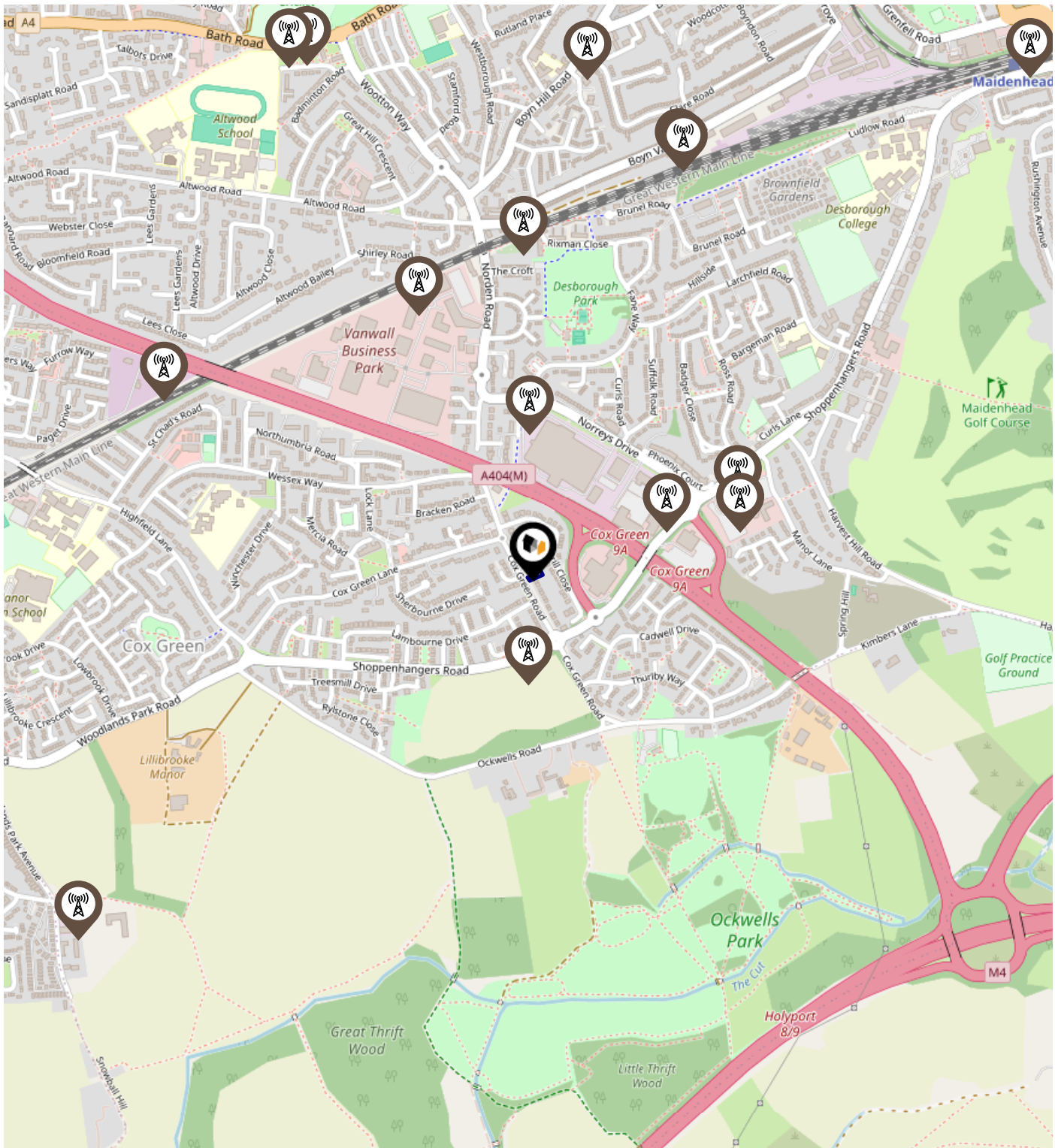
Area Schools



		Nursery	Primary	Secondary	College	Private
9	All Saints Church of England Junior School Ofsted Rating: Not Rated Pupils: 224 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	St Edmund Campion Catholic Primary School and Nursery Ofsted Rating: Requires improvement Pupils: 484 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Forest Bridge School Ofsted Rating: Good Pupils: 113 Distance:1.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Woodlands Park Primary School Ofsted Rating: Good Pupils: 186 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Highfield Preparatory School Limited Ofsted Rating: Not Rated Pupils: 94 Distance:1.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Braywick Court School Ofsted Rating: Outstanding Pupils: 263 Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Claire's Court Schools Ofsted Rating: Not Rated Pupils: 961 Distance:1.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Newlands Girls' School Ofsted Rating: Outstanding Pupils: 1200 Distance:1.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons



Key:

- Power Pylons
- Communication Masts

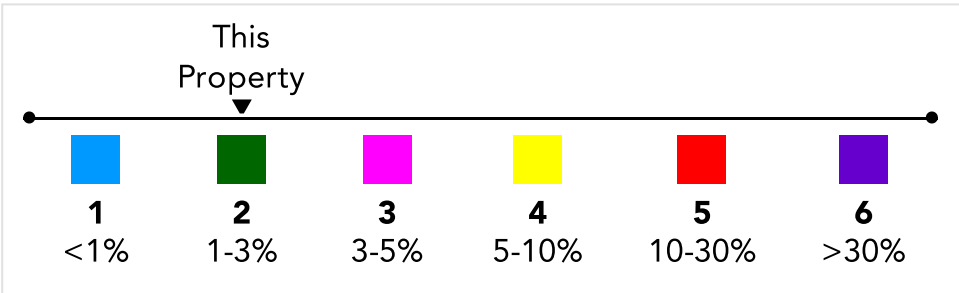
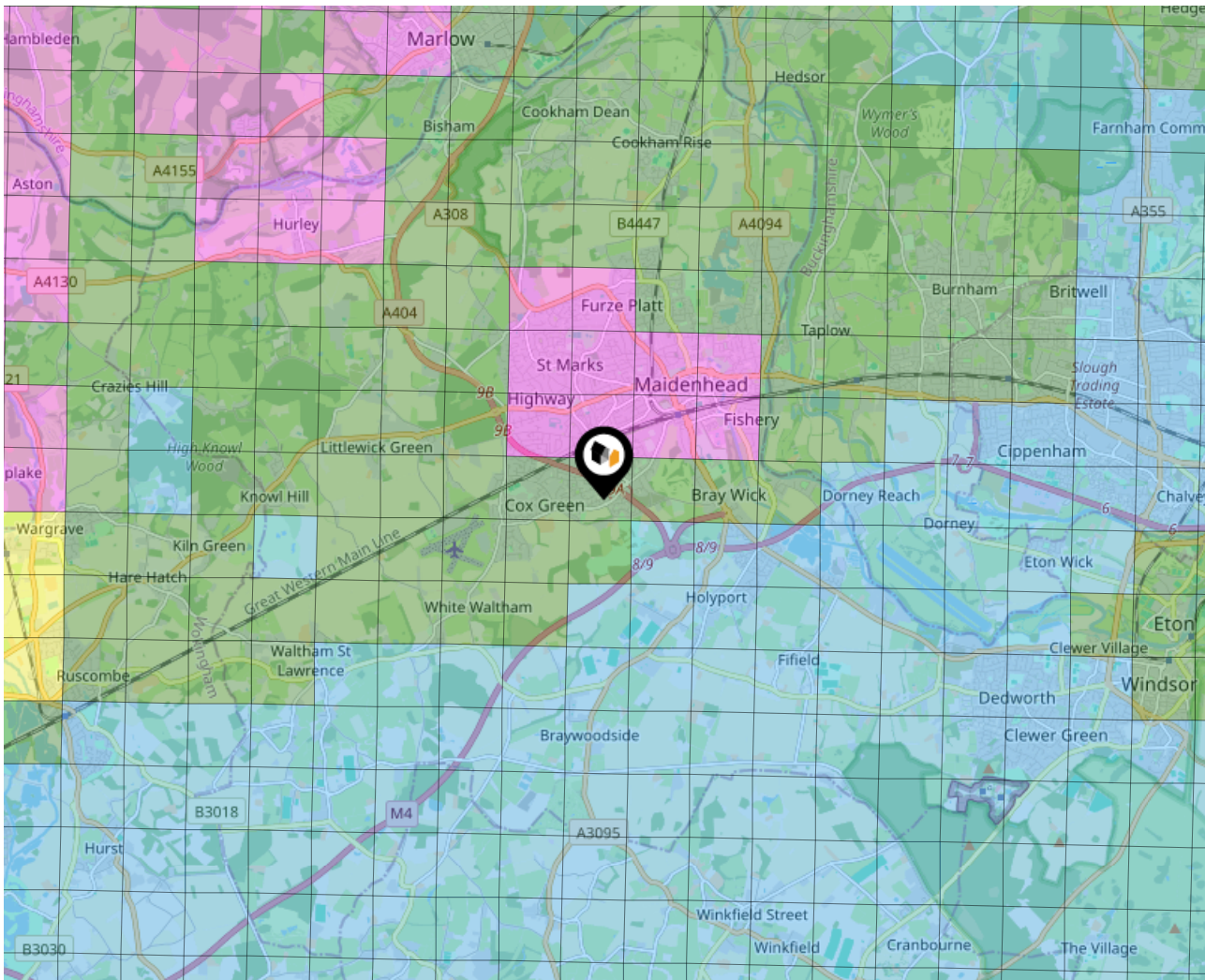
Environment

Radon Gas



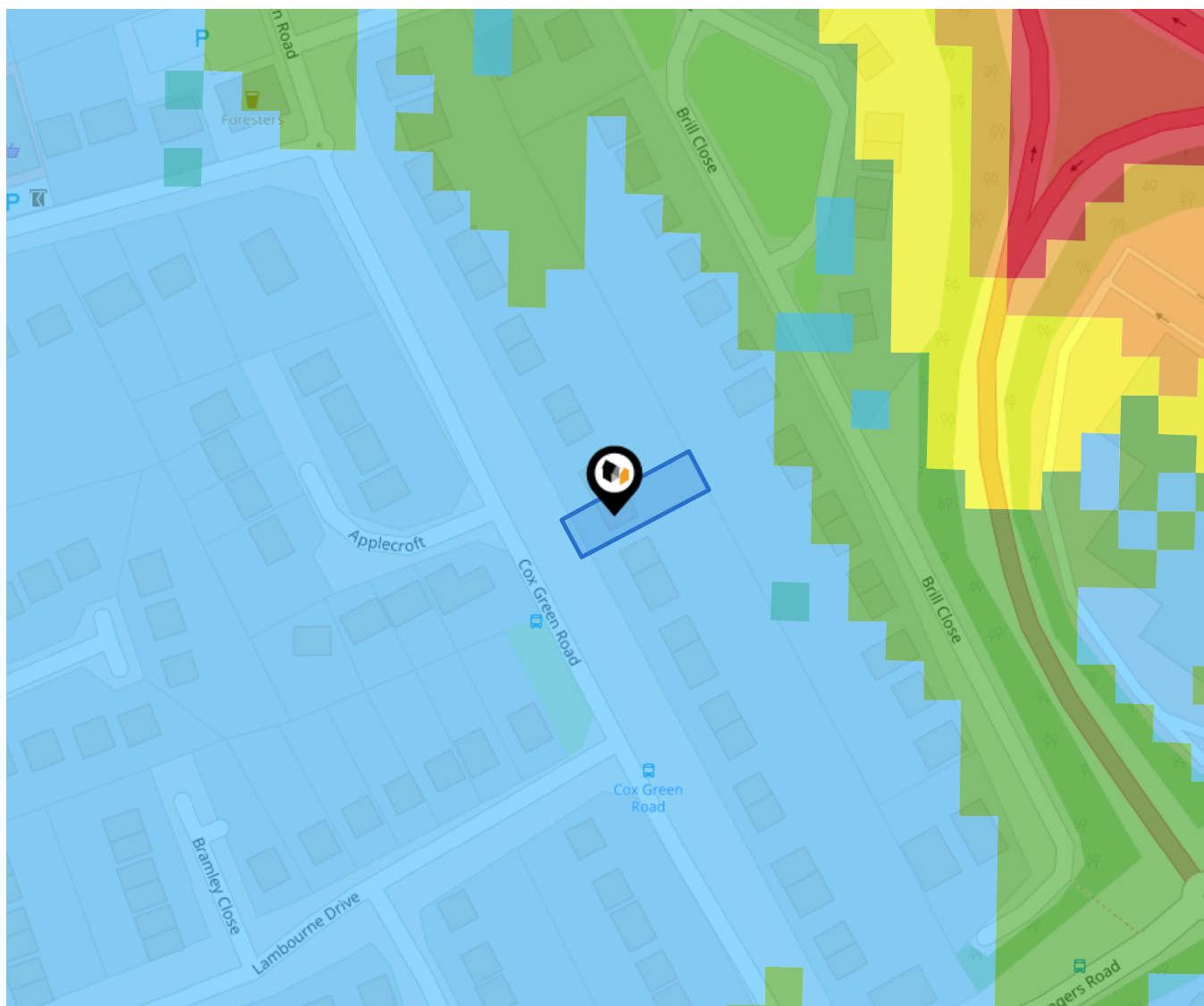
What is Radon?

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



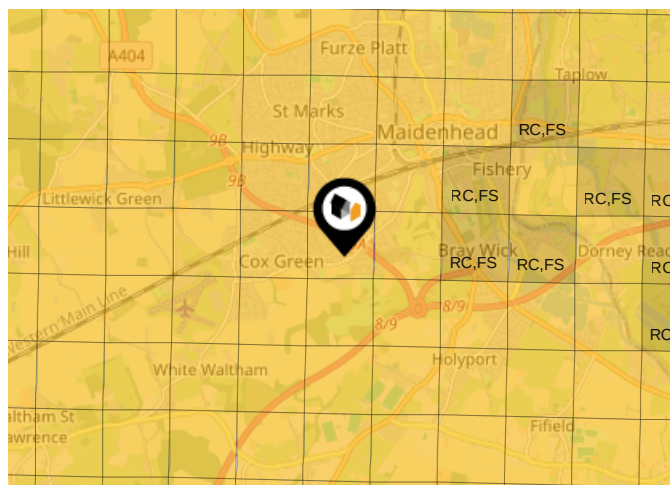
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

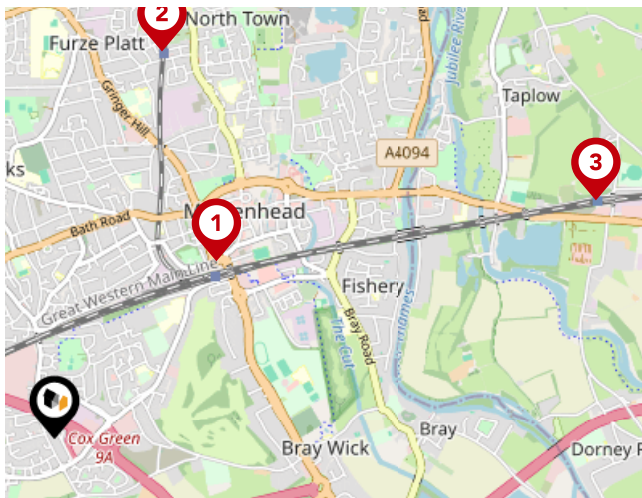


Primary Classifications (Most Common Clay Types)

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

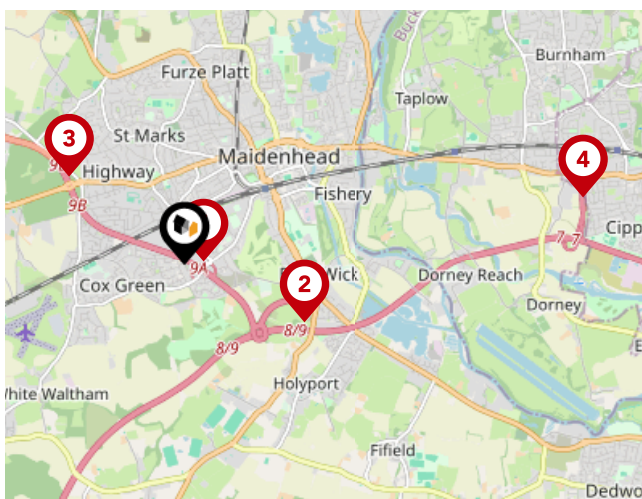
Area

Transport (National)



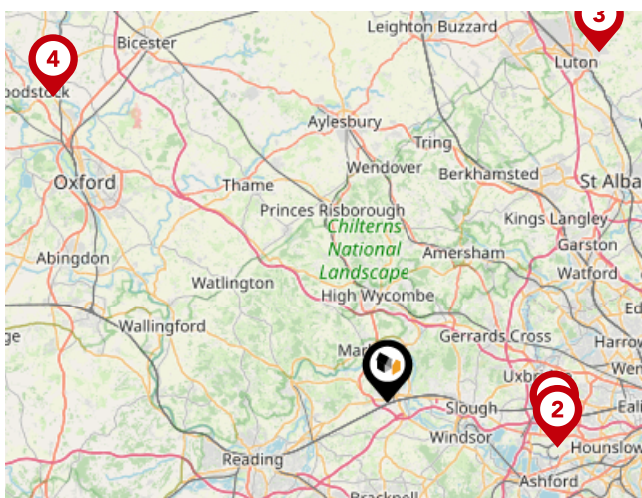
National Rail Stations

Pin	Name	Distance
1	Maidenhead Rail Station	1.1 miles
2	Furze Platt Rail Station	1.85 miles
3	Taplow Rail Station	2.72 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A404(M) J9A	0.18 miles
2	M4 J8	1.23 miles
3	A404(M) J9	1.33 miles
4	M4 J7	3.73 miles
5	M40 J3	6.98 miles

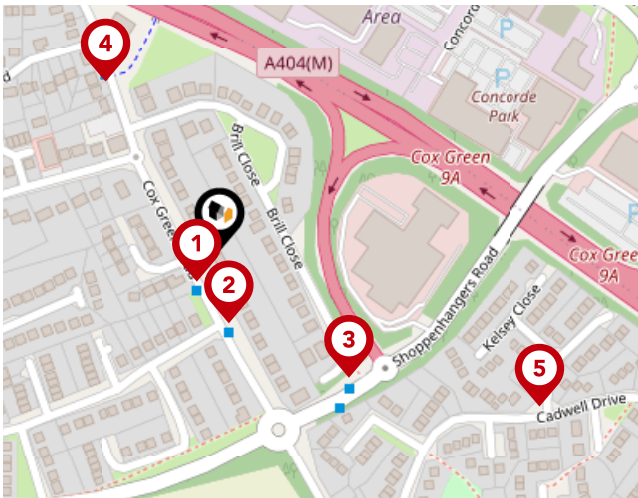


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	12.57 miles
2	Heathrow Airport Terminal 4	13 miles
3	Luton Airport	30.11 miles
4	Kidlington	33.33 miles

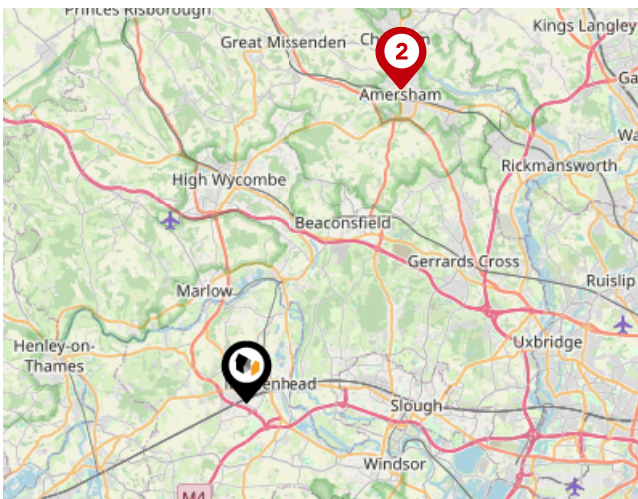
Area

Transport (Local)



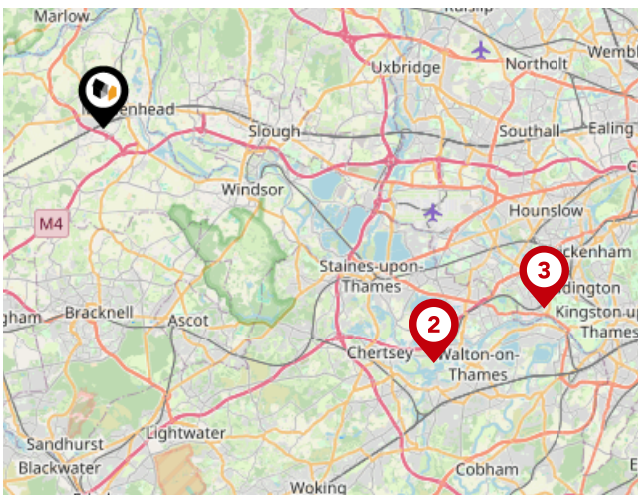
Bus Stops/Stations

Pin	Name	Distance
1	Lambourne Drive	0.02 miles
2	Lambourne Drive	0.04 miles
3	Brill Close	0.11 miles
4	Foresters	0.12 miles
5	Gainsborough Drive	0.21 miles



Local Connections

Pin	Name	Distance
1	Amersham Underground Station	12.88 miles
2	Amersham Underground Station	12.9 miles



Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	14.92 miles
2	Weybridge Ferry Landing	14.97 miles
3	Moulsey - Hurst Park Ferry Landing	17.53 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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