

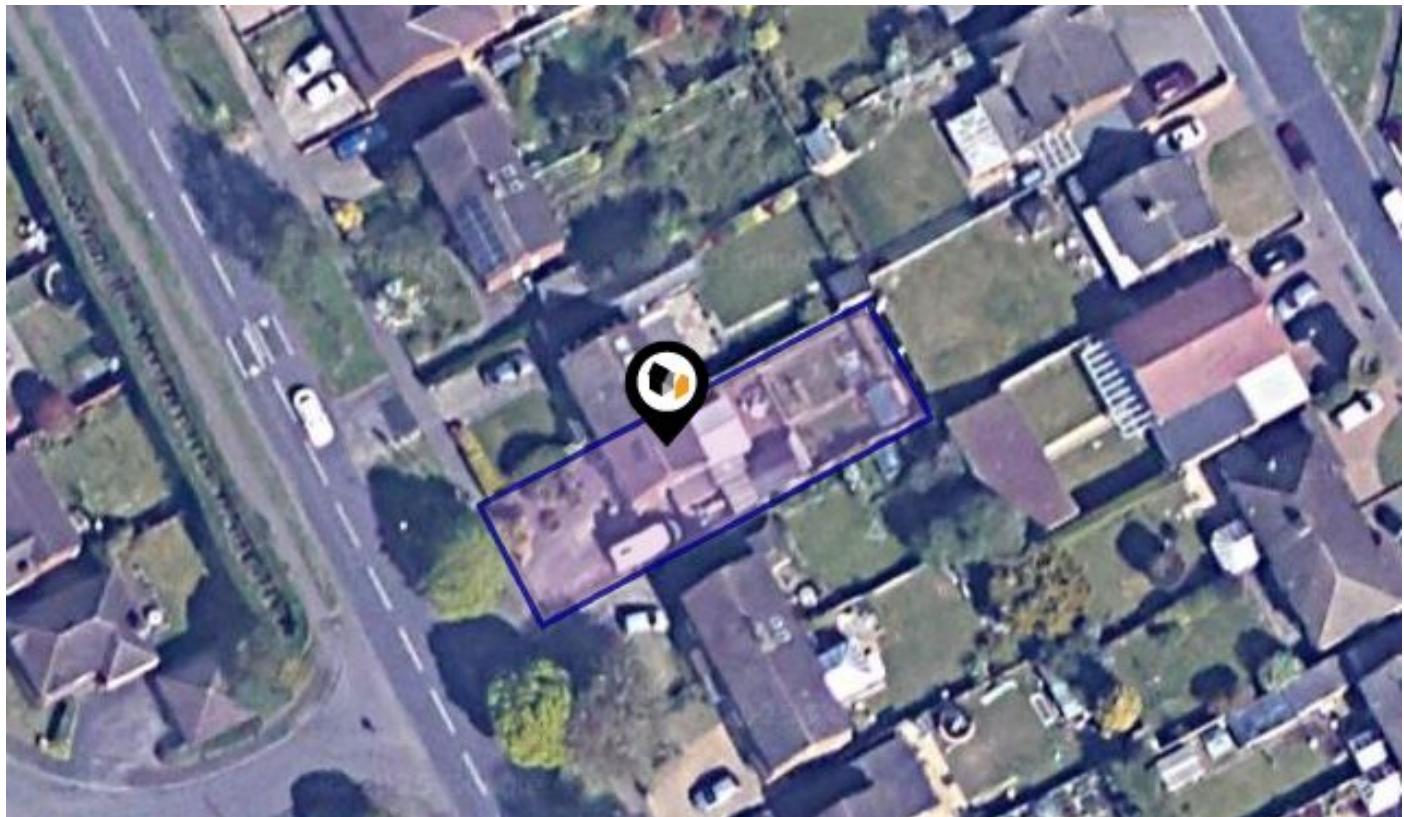


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 05th January 2026



COX GREEN ROAD, MAIDENHEAD, SL6

Avocado Property

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



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Property Overview



Property

Type: Semi-Detached
Bedrooms: 3
Floor Area: 1,074 ft² / 99 m²
Plot Area: 0.1 acres
Council Tax : Band D
Annual Estimate: £1,824
Title Number: BK236153

Tenure: Freehold

Local Area

Local Authority: Windsor and maidenhead
Conservation Area: No
Flood Risk:

- Rivers & Seas
- Surface Water

Very low
Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History This Address



Planning records for: **Cox Green Road, Maidenhead, SL6**

Reference - 10/03018/FULL

Decision: Decided

Date: 05th January 2011

Description:

New Front Entrance Lobby

Reference - 10/01511/FULL

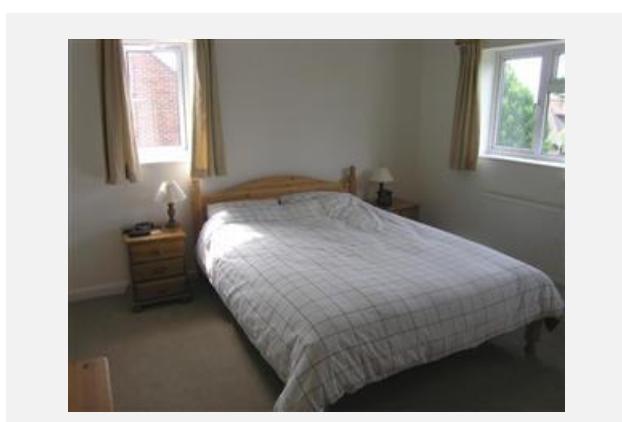
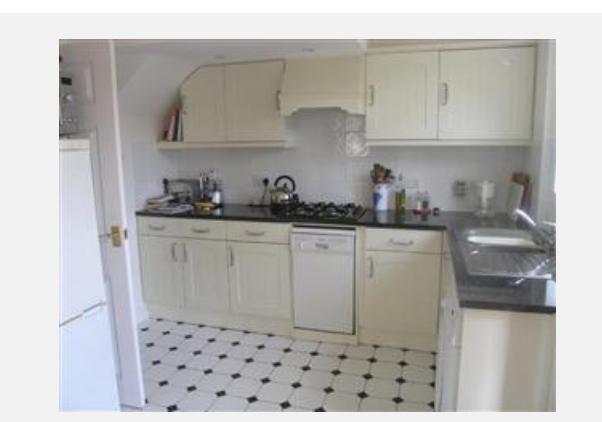
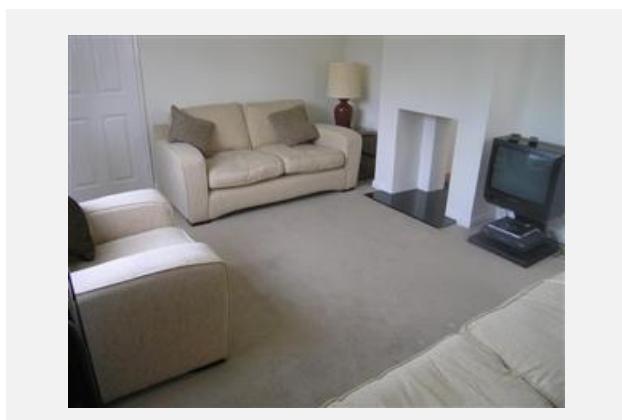
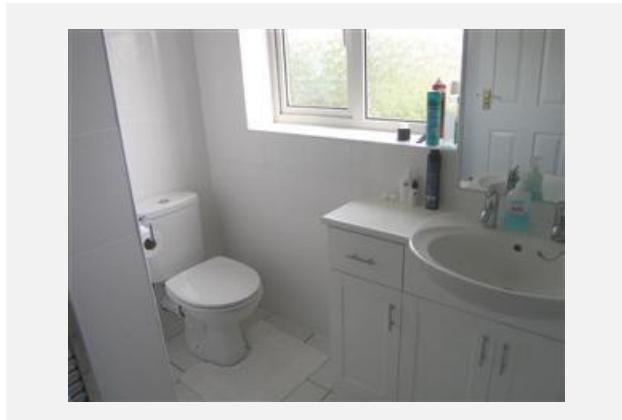
Decision: Decided

Date: 12th July 2010

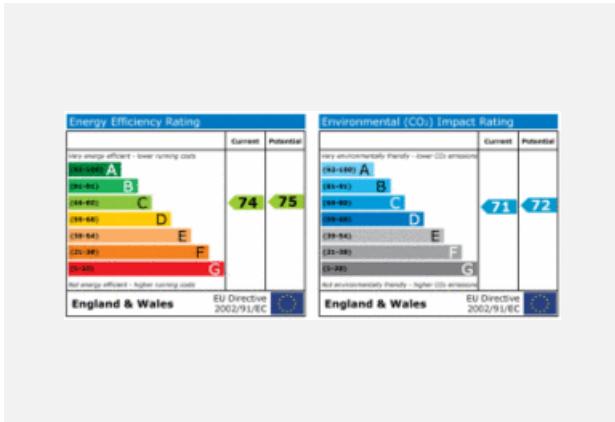
Description:

Replacement Rear Conservatory (Retrospective)

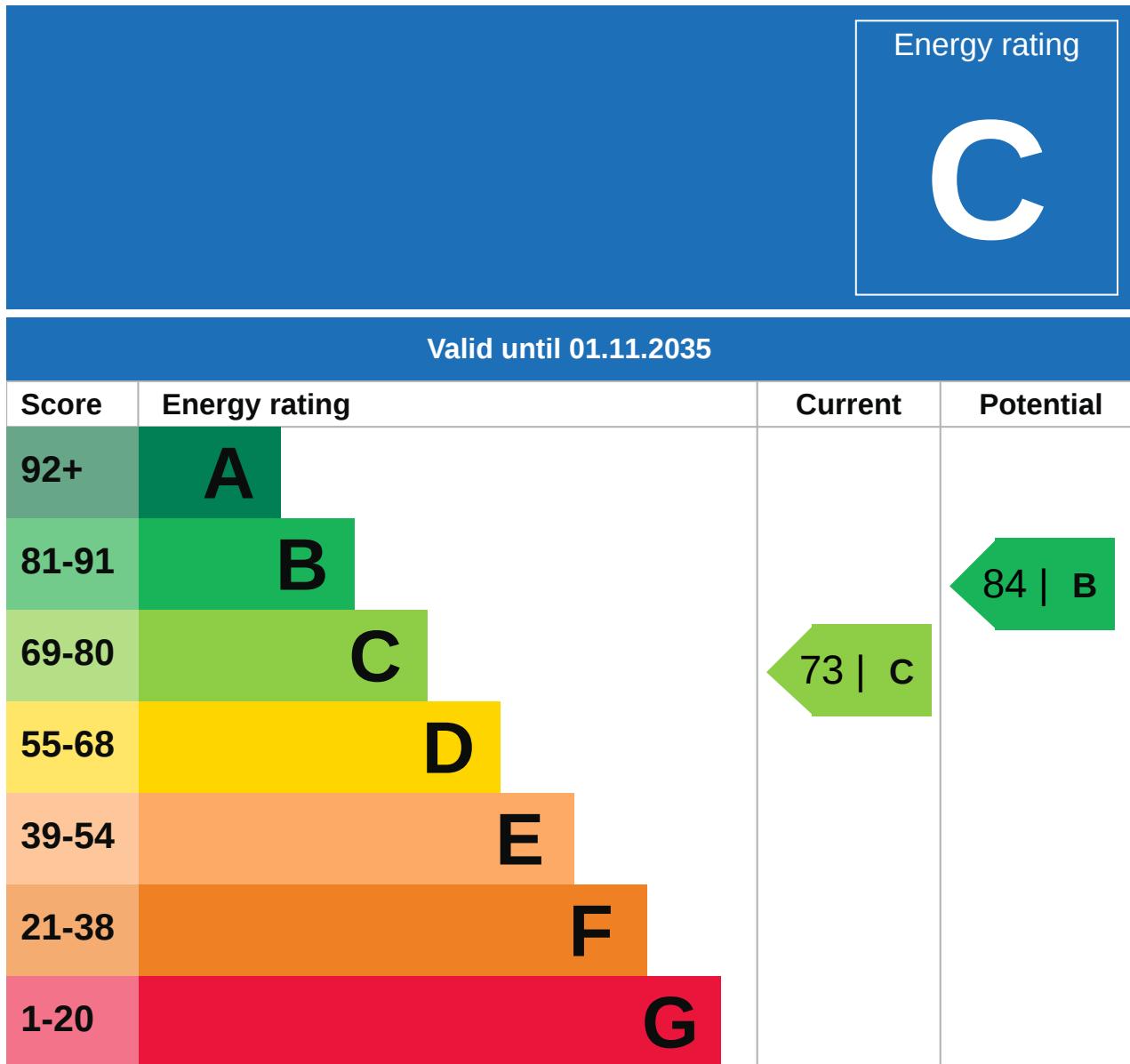
Gallery Photos



Gallery Photos



Property EPC - Certificate



Property

EPC - Additional Data



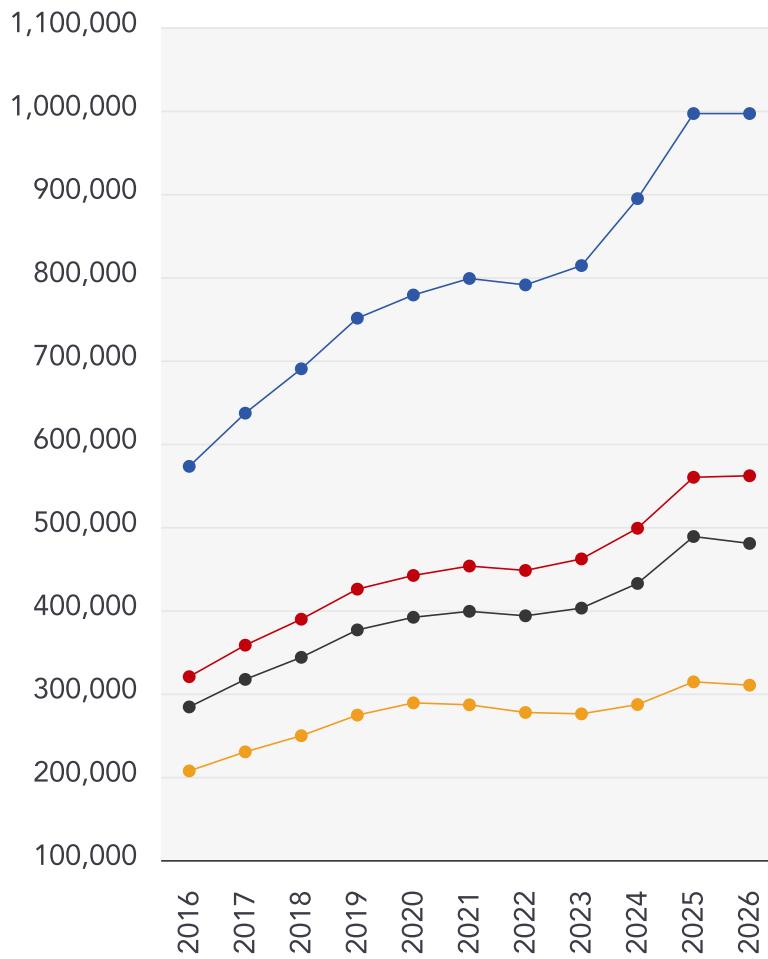
Additional EPC Data

Property Type:	Semi-detached house
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, filled cavity
Walls Energy:	Cavity wall, filled cavity
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Pitched, 150 mm loft insulation
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:	From main system
Lighting:	Excellent lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	89 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

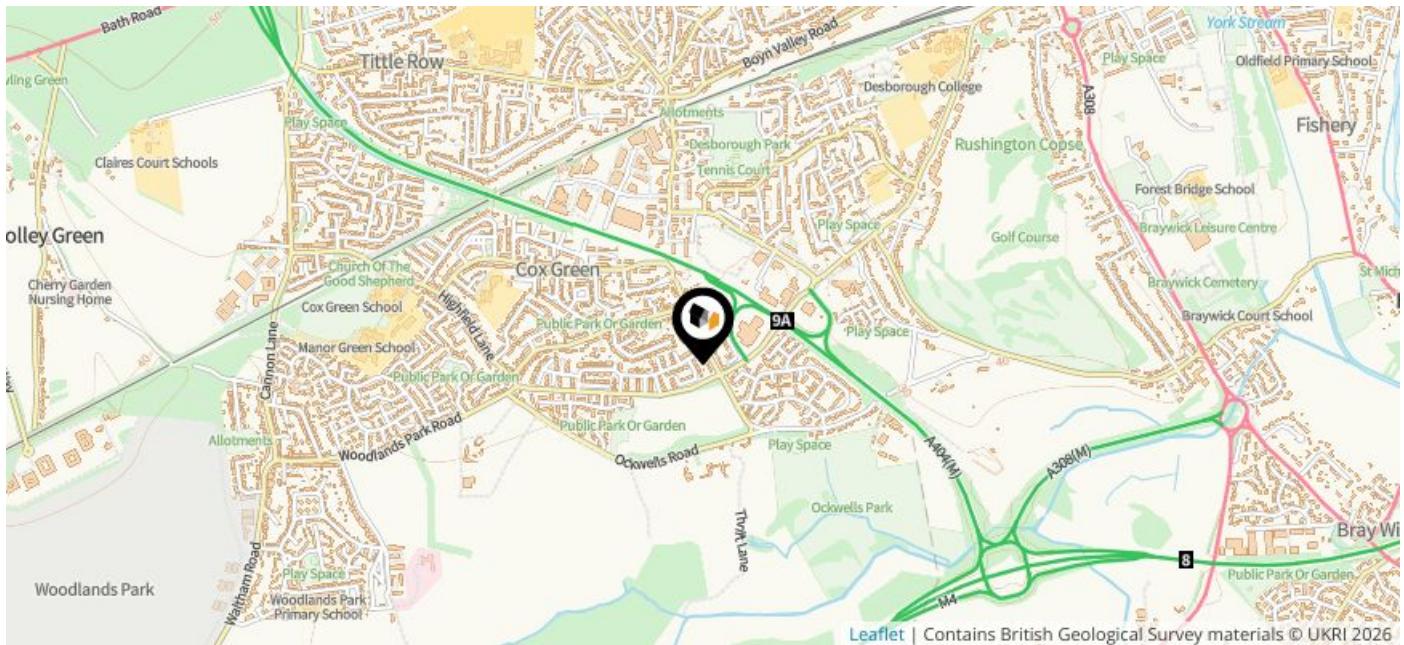
+49.74%

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.

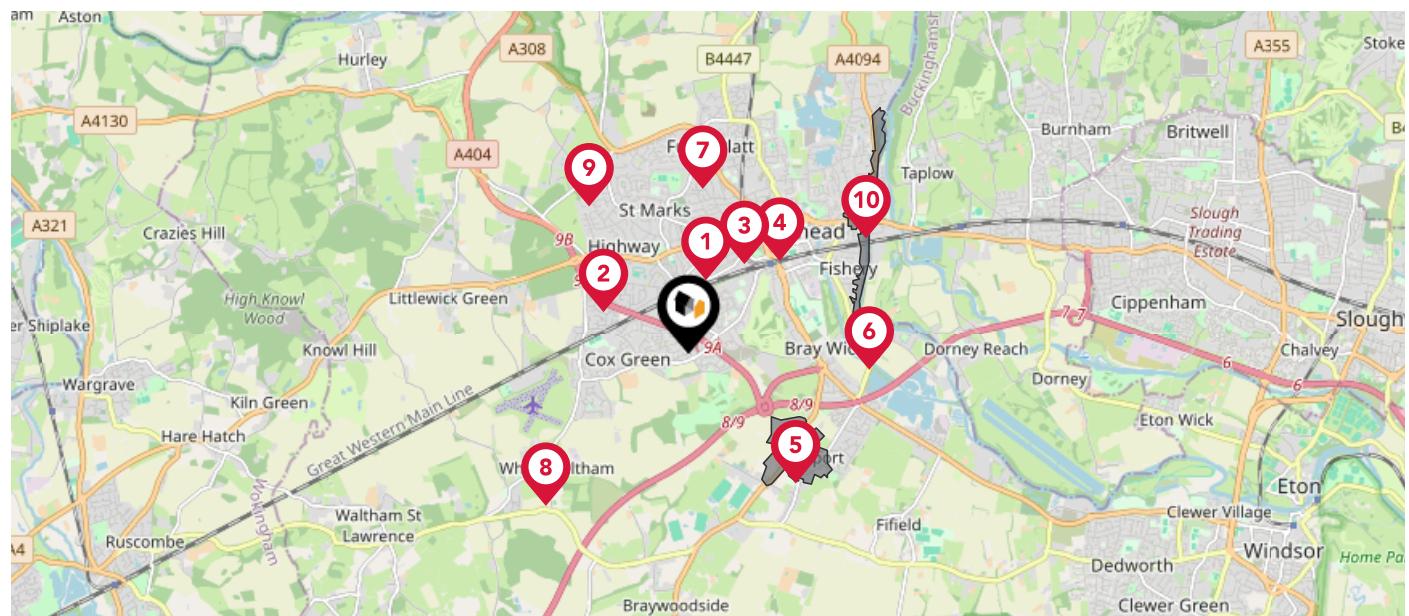
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

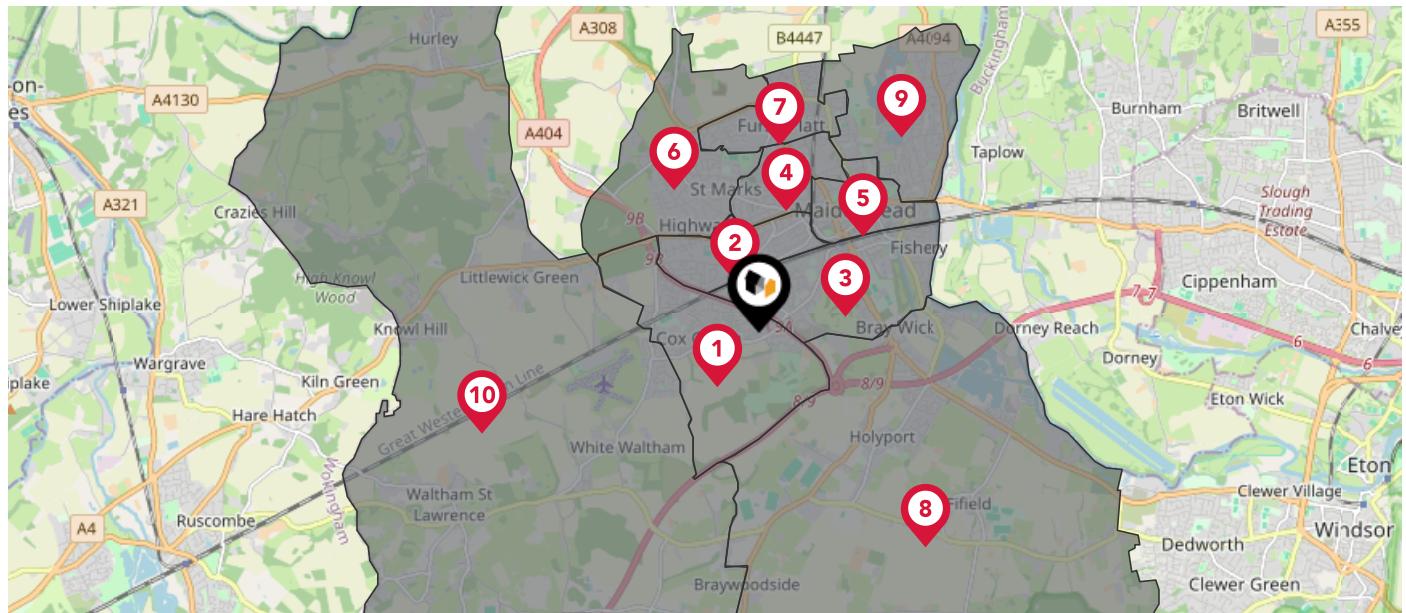
- 1 All Saints, Boyn Hill, Maidenhead
- 2 Altwood Road, Maidenhead
- 3 Castle Hill, Maidenhead
- 4 Maidenhead Town Centre
- 5 Holyport
- 6 Bray Village
- 7 Furze Platt Triangel
- 8 St Mary's Church and Bury Court, White Waltham
- 9 Pinkneys green
- 10 Maidenhead Riverside (inc Boult Lock and Maidenhead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

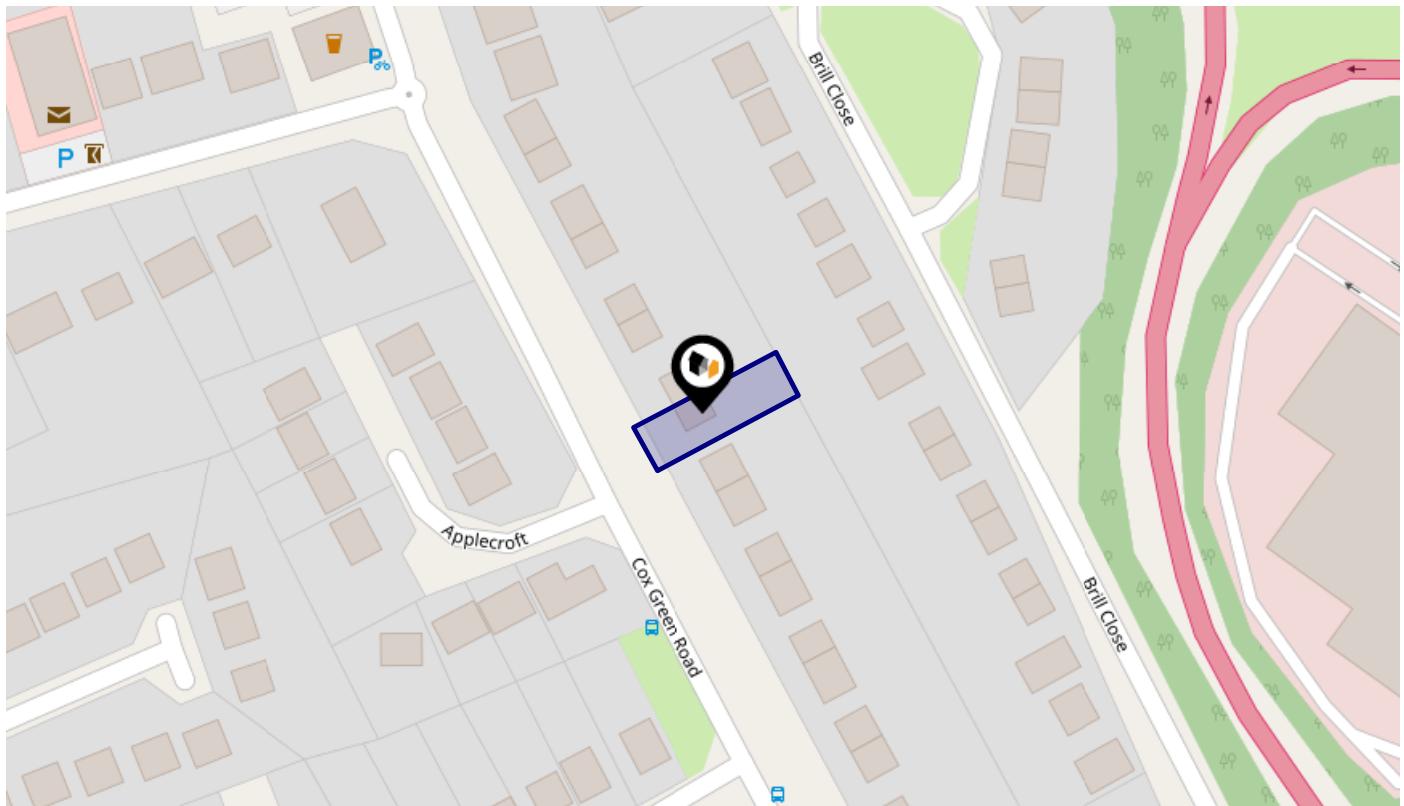
- 1 Cox Green Ward
- 2 Boyne Hill Ward
- 3 Oldfield Ward
- 4 Belmont Ward
- 5 St. Mary's Ward
- 6 Pinkneys Green Ward
- 7 Furze Platt Ward
- 8 Bray Ward
- 9 Riverside Ward
- 10 Hurley & Walthams Ward

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:

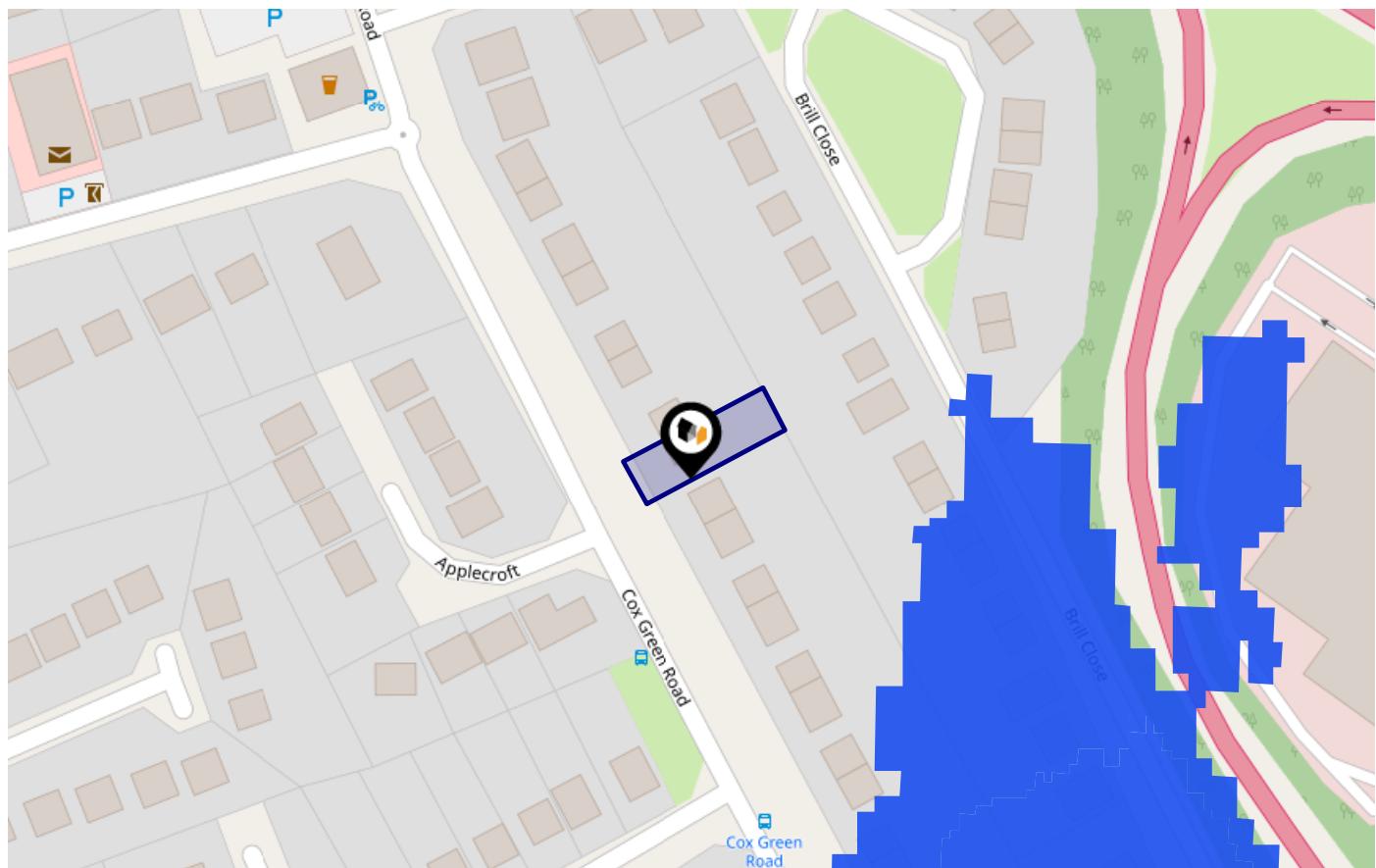


Flood Risk

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:

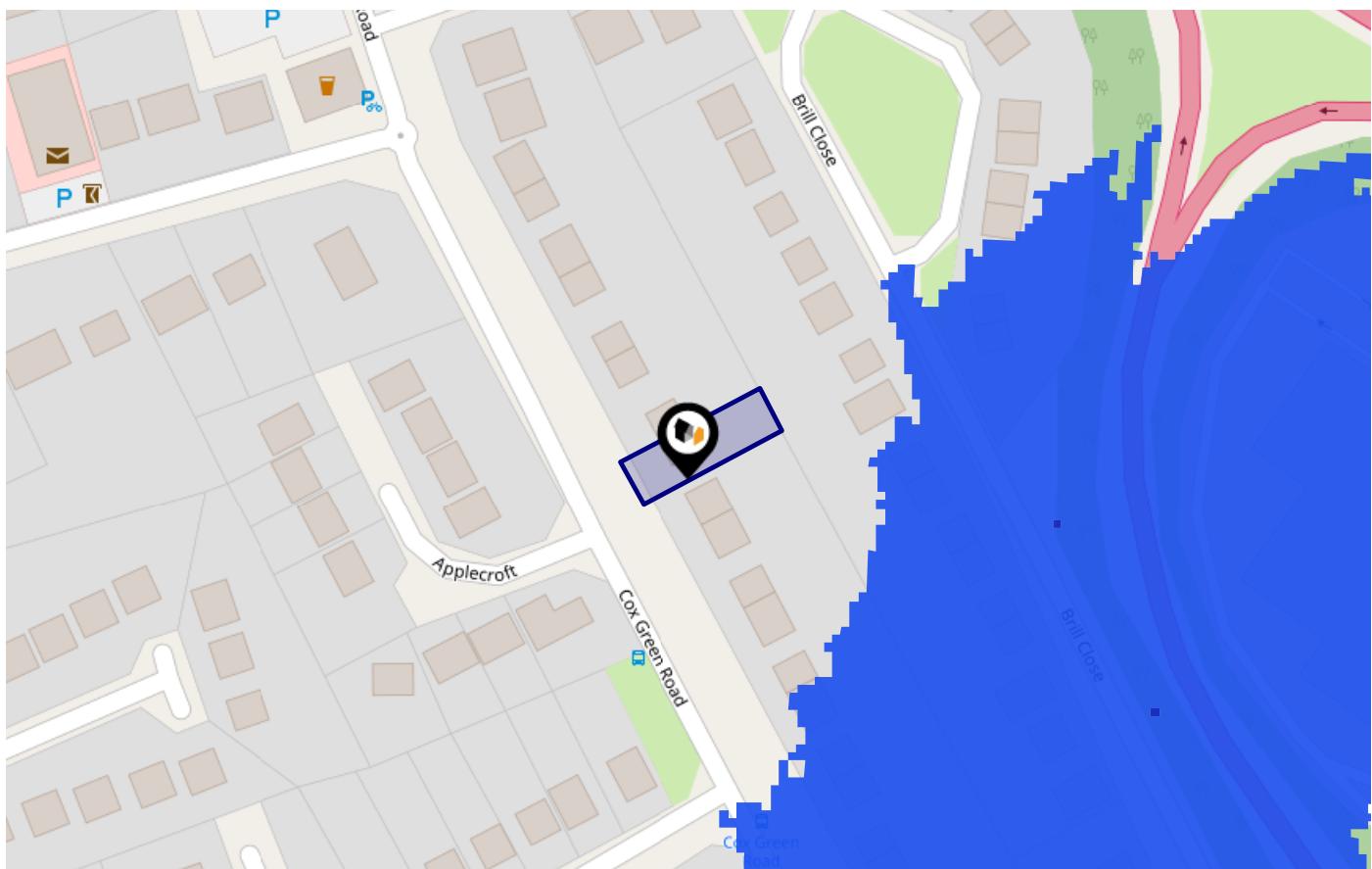


Flood Risk

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.

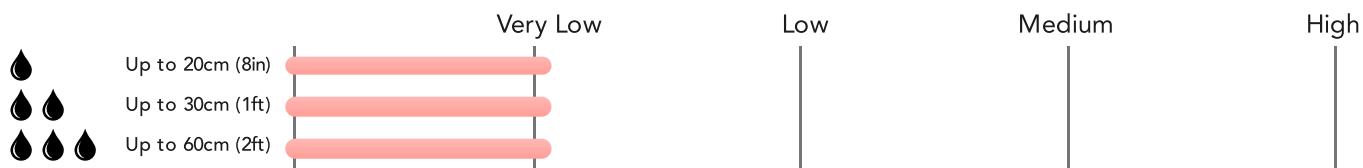


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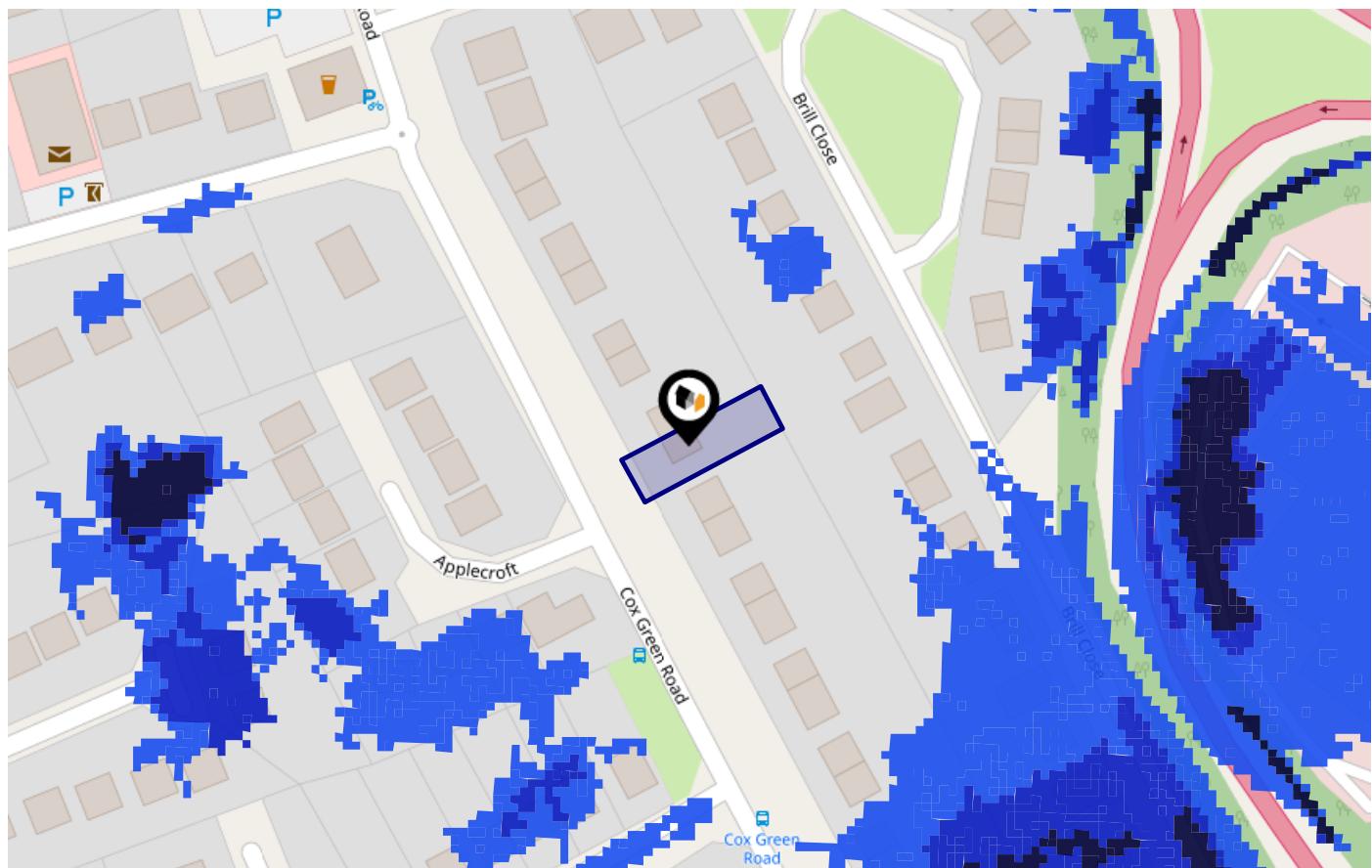


Flood Risk

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.

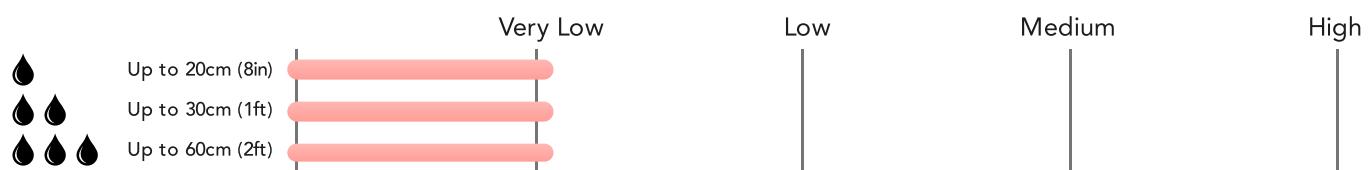


Risk Rating: Very low

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- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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Chance of flooding to the following depths at this property:

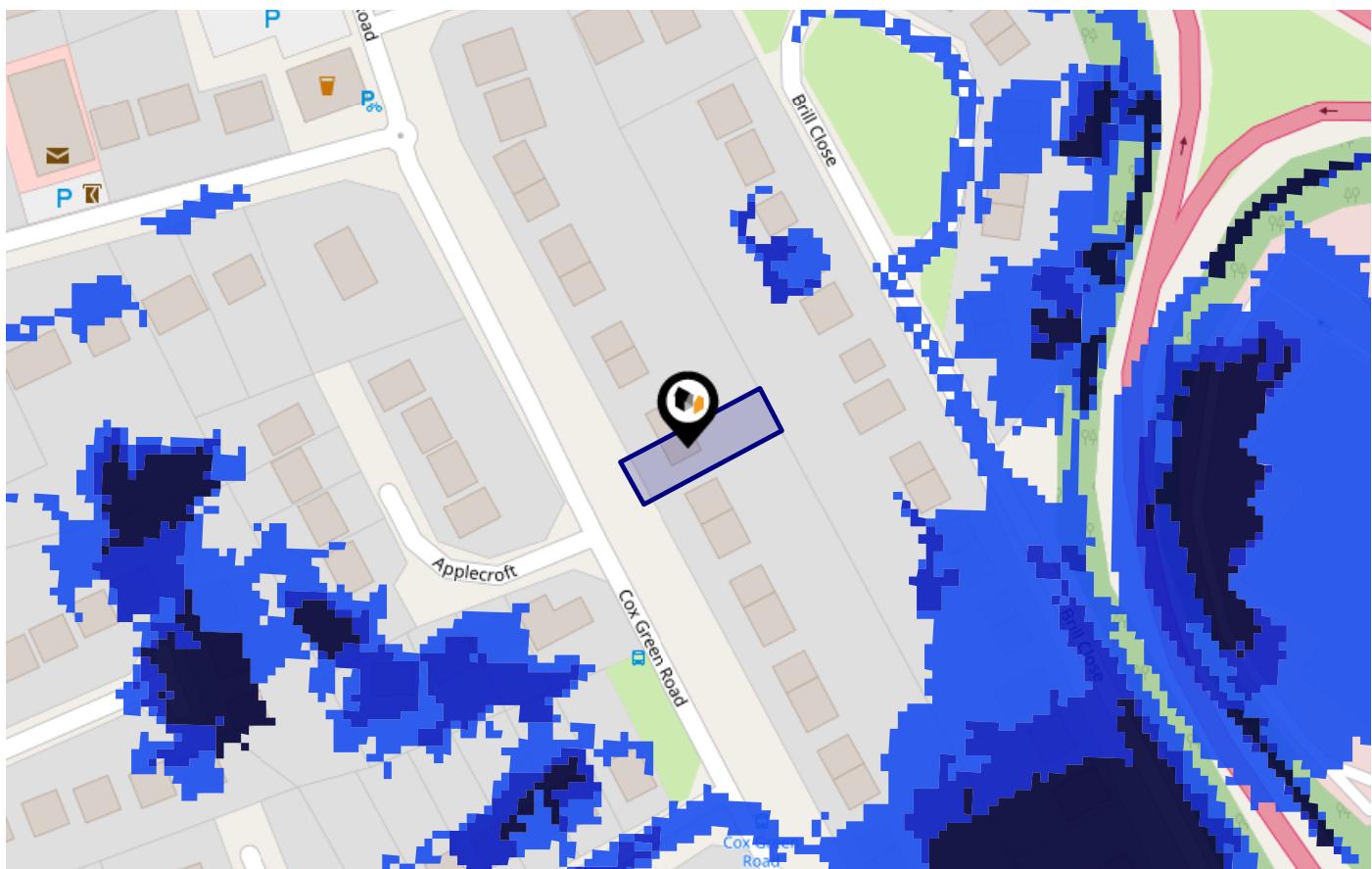


Flood Risk

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.

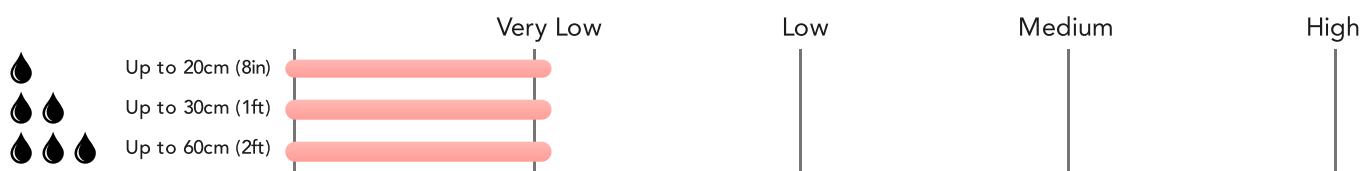


Risk Rating: Very low

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.

- 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.
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- 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:

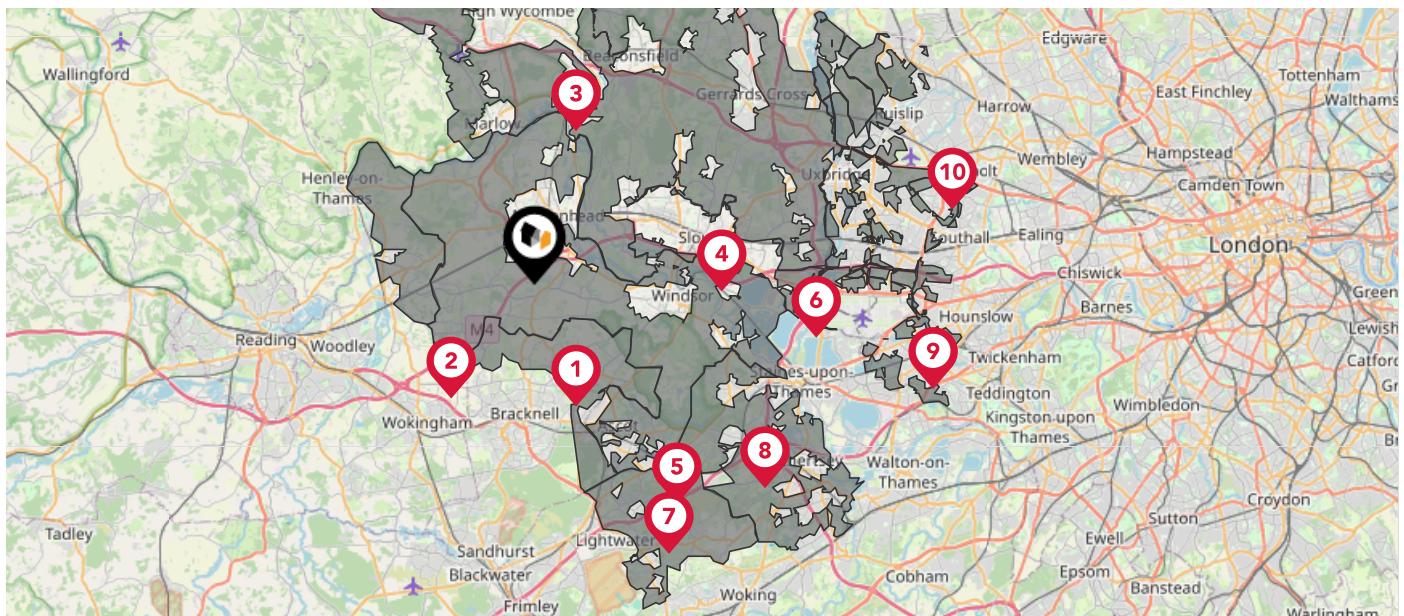


Maps

Green Belt



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



Nearby Green Belt Land

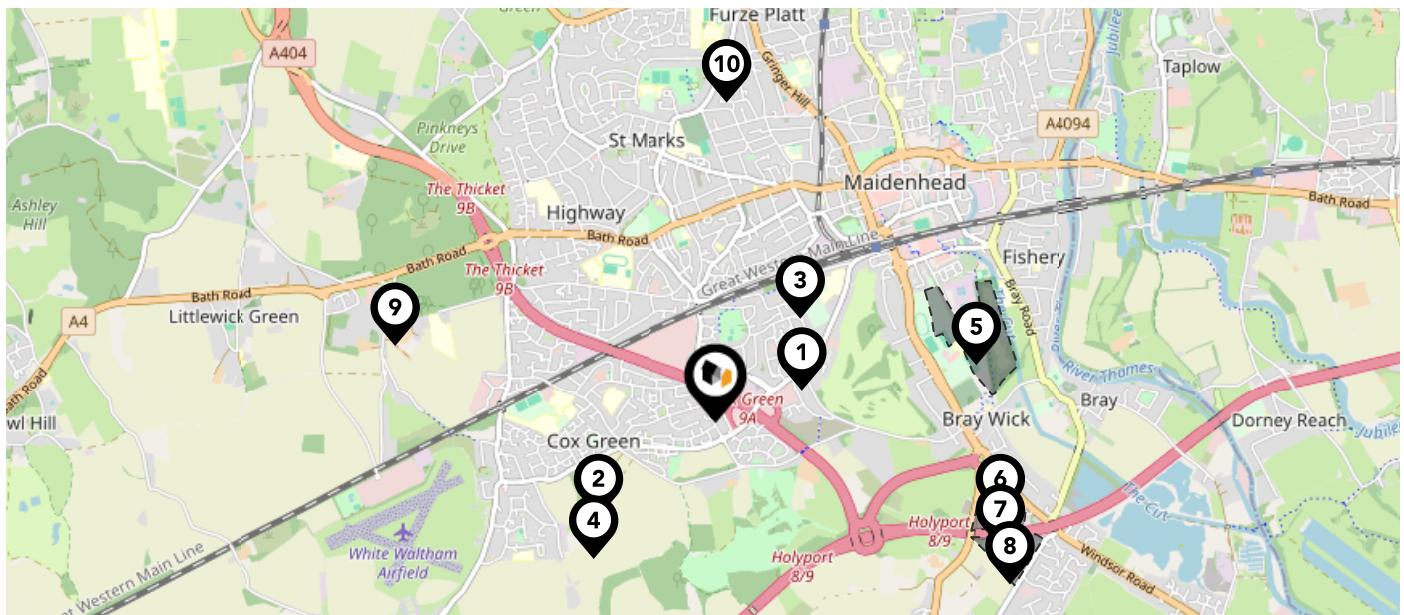
- 1 London Green Belt - Bracknell Forest
- 2 London Green Belt - Wokingham
- 3 London Green Belt - Buckinghamshire
- 4 London Green Belt - Slough
- 5 London Green Belt - Windsor and Maidenhead
- 6 London Green Belt - Hillingdon
- 7 London Green Belt - Surrey Heath
- 8 London Green Belt - Runnymede
-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

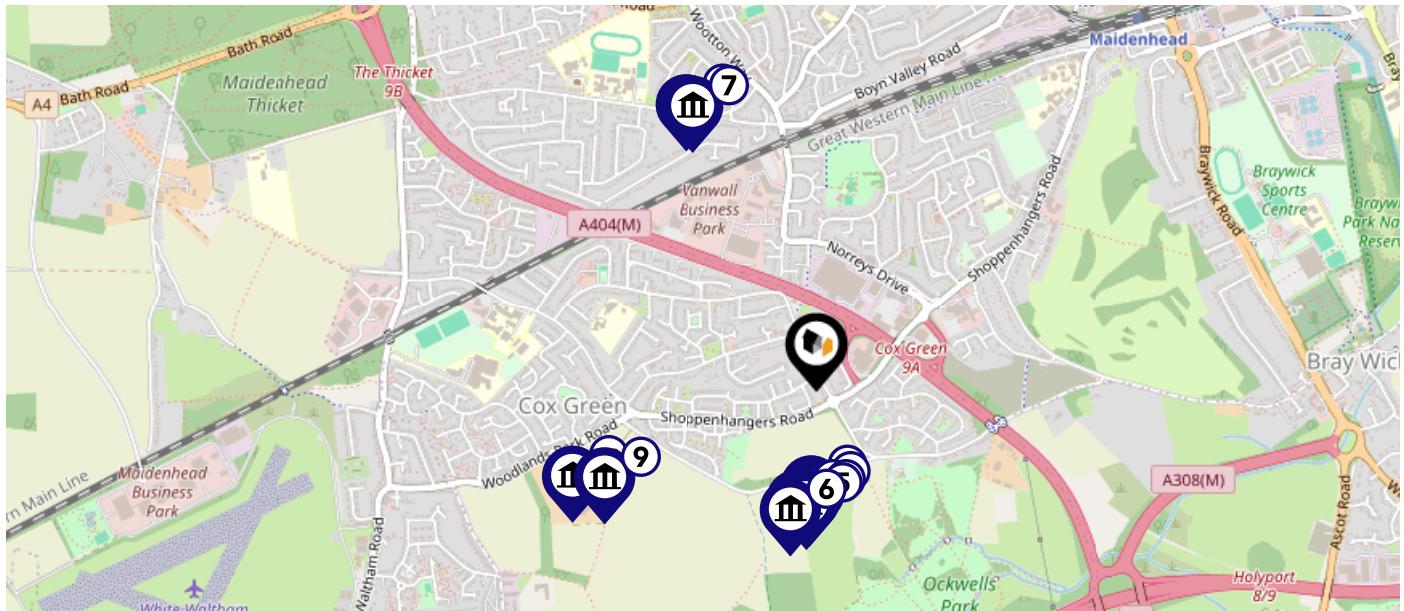
1	Curls Lane-Cox Green	Historic Landfill	<input type="checkbox"/>
2	Lillybrook Farm No.1-Cox Green	Historic Landfill	<input type="checkbox"/>
3	Ludlow Road-Maidenhead	Historic Landfill	<input type="checkbox"/>
4	Lillybrook Farm No.2-Cox Green	Historic Landfill	<input type="checkbox"/>
5	Braywick Road-Maidenhead	Historic Landfill	<input type="checkbox"/>
6	Priors Way-Bray	Historic Landfill	<input type="checkbox"/>
7	Priors Way-Bray	Historic Landfill	<input type="checkbox"/>
8	Aysgarth Park-Bray, Maidenhead, Berkshire	Historic Landfill	<input type="checkbox"/>
9	Cherry Garden-Woolley Green	Historic Landfill	<input type="checkbox"/>
10	Langton Close-Maidenhead	Historic Landfill	<input type="checkbox"/>

Maps

Listed Buildings

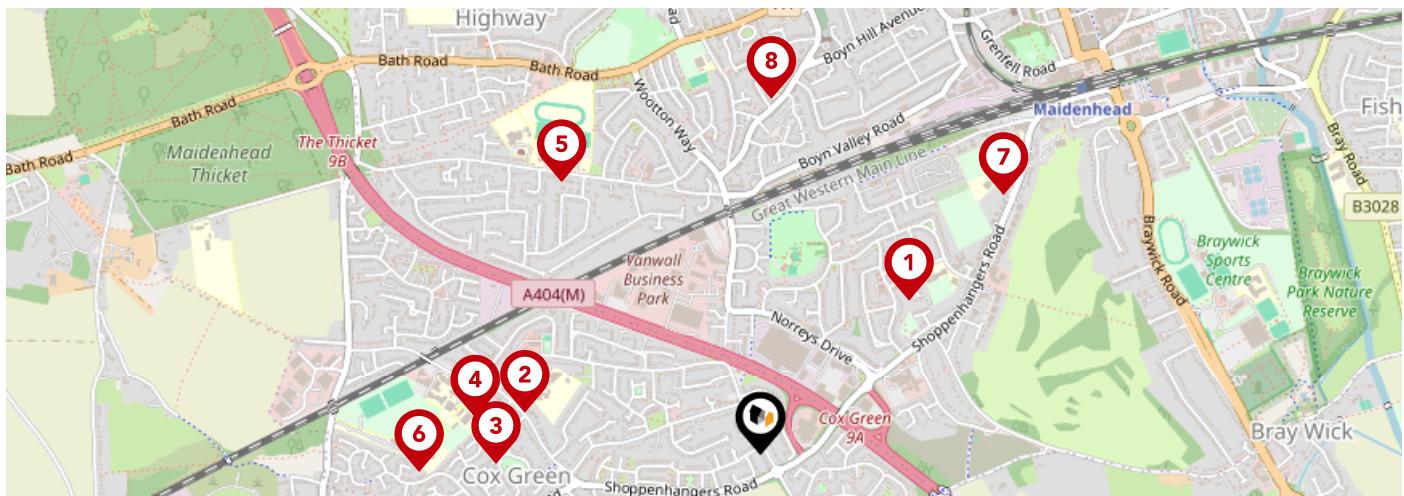


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



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



Larchfield Primary and Nursery School

Ofsted Rating: Good | Pupils: 239 | Distance: 0.49



Wessex Primary School

Ofsted Rating: Requires improvement | Pupils: 364 | Distance: 0.55



Lowbrook Academy

Ofsted Rating: Good | Pupils: 330 | Distance: 0.61



Cox Green School

Ofsted Rating: Requires improvement | Pupils: 1204 | Distance: 0.66



Altwood Church of England School

Ofsted Rating: Good | Pupils: 740 | Distance: 0.78



Manor Green School

Ofsted Rating: Good | Pupils: 289 | Distance: 0.79



Desborough College

Ofsted Rating: Good | Pupils: 728 | Distance: 0.82

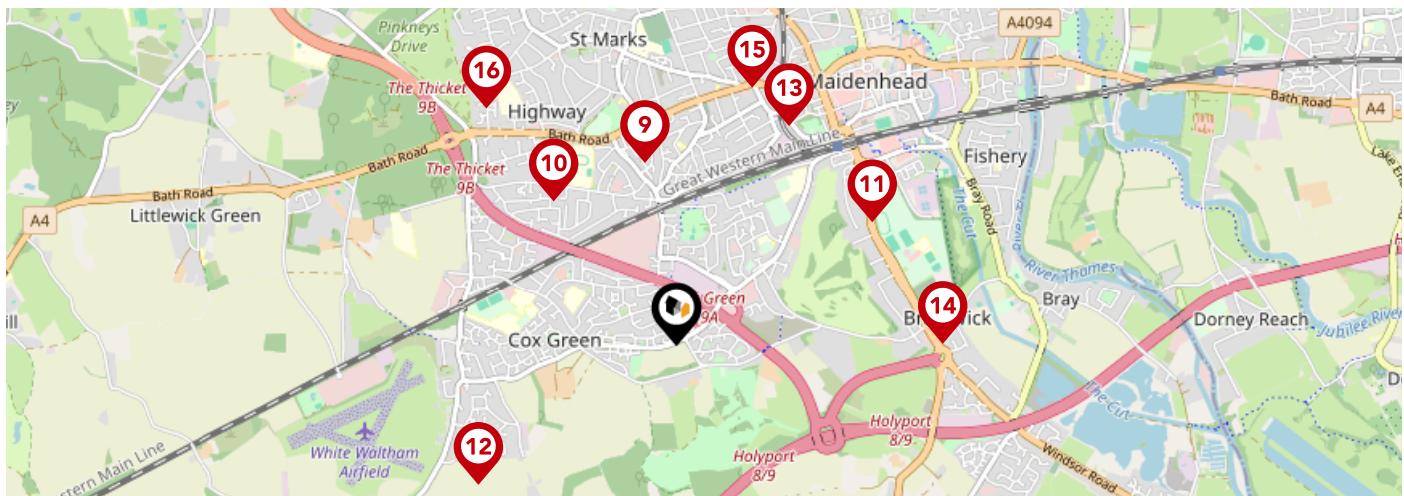


Boyne Hill CofE Infant and Nursery School

Ofsted Rating: Outstanding | Pupils: 216 | Distance: 0.82



Area Schools



Nursery Primary Secondary College Private

9 All Saints Church of England Junior School

Ofsted Rating: Not Rated | Pupils: 224 | Distance: 0.85



10 St Edmund Campion Catholic Primary School and Nursery

Ofsted Rating: Requires improvement | Pupils: 484 | Distance: 0.87



11 Forest Bridge School

Ofsted Rating: Good | Pupils: 113 | Distance: 1.07



12 Woodlands Park Primary School

Ofsted Rating: Good | Pupils: 186 | Distance: 1.12



13 Highfield Preparatory School Limited

Ofsted Rating: Not Rated | Pupils: 94 | Distance: 1.14



14 Braywick Court School

Ofsted Rating: Outstanding | Pupils: 263 | Distance: 1.23



15 Claires Court Schools

Ofsted Rating: Not Rated | Pupils: 961 | Distance: 1.24

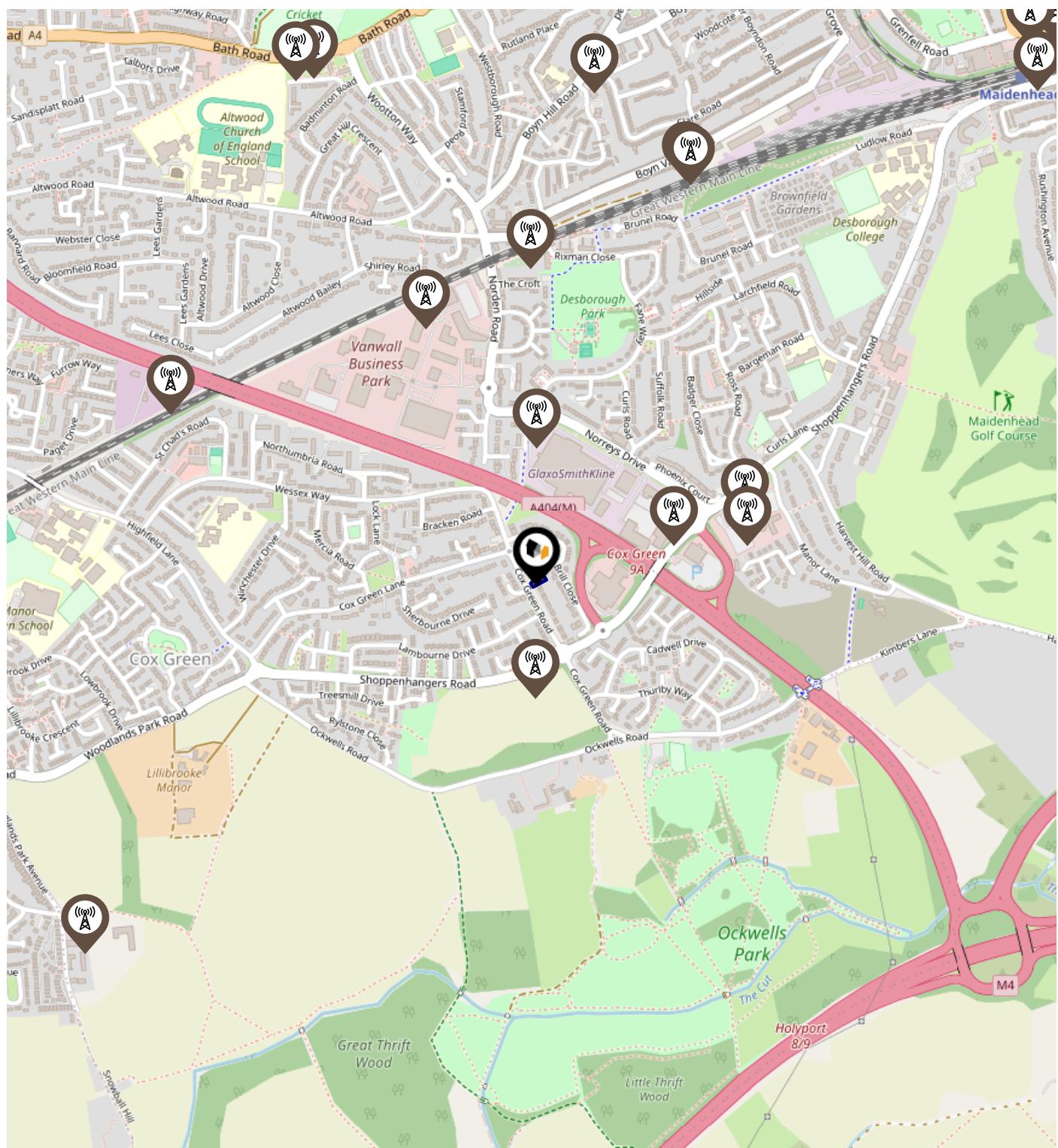


16 Newlands Girls' School

Ofsted Rating: Outstanding | Pupils: 1200 | Distance: 1.4



Local Area Masts & Pylons



Key:

- Power Pylons
- Communication Masts

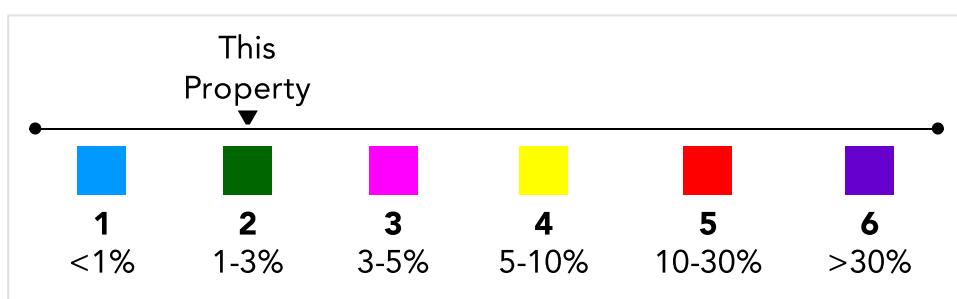
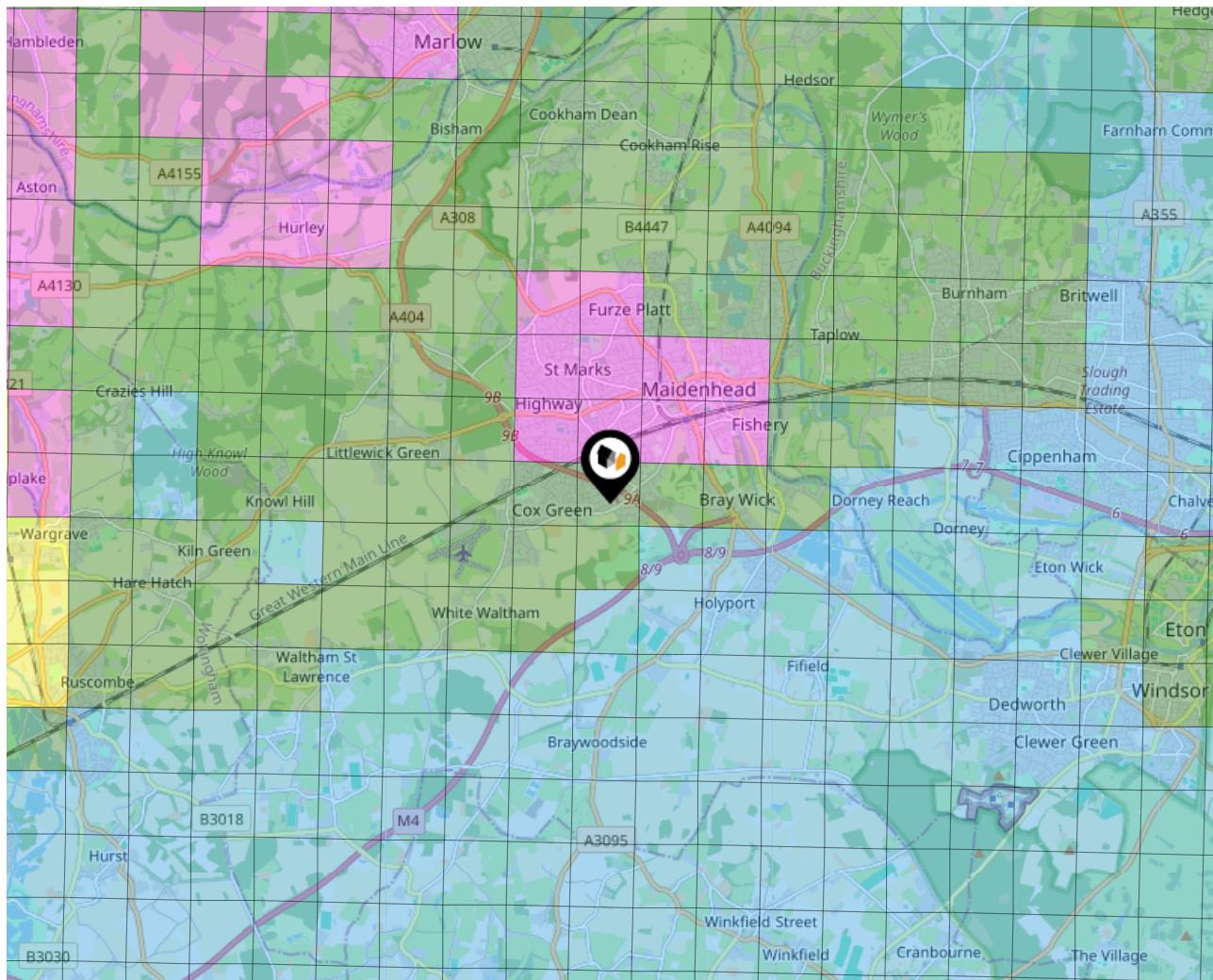
Environment

Radon Gas

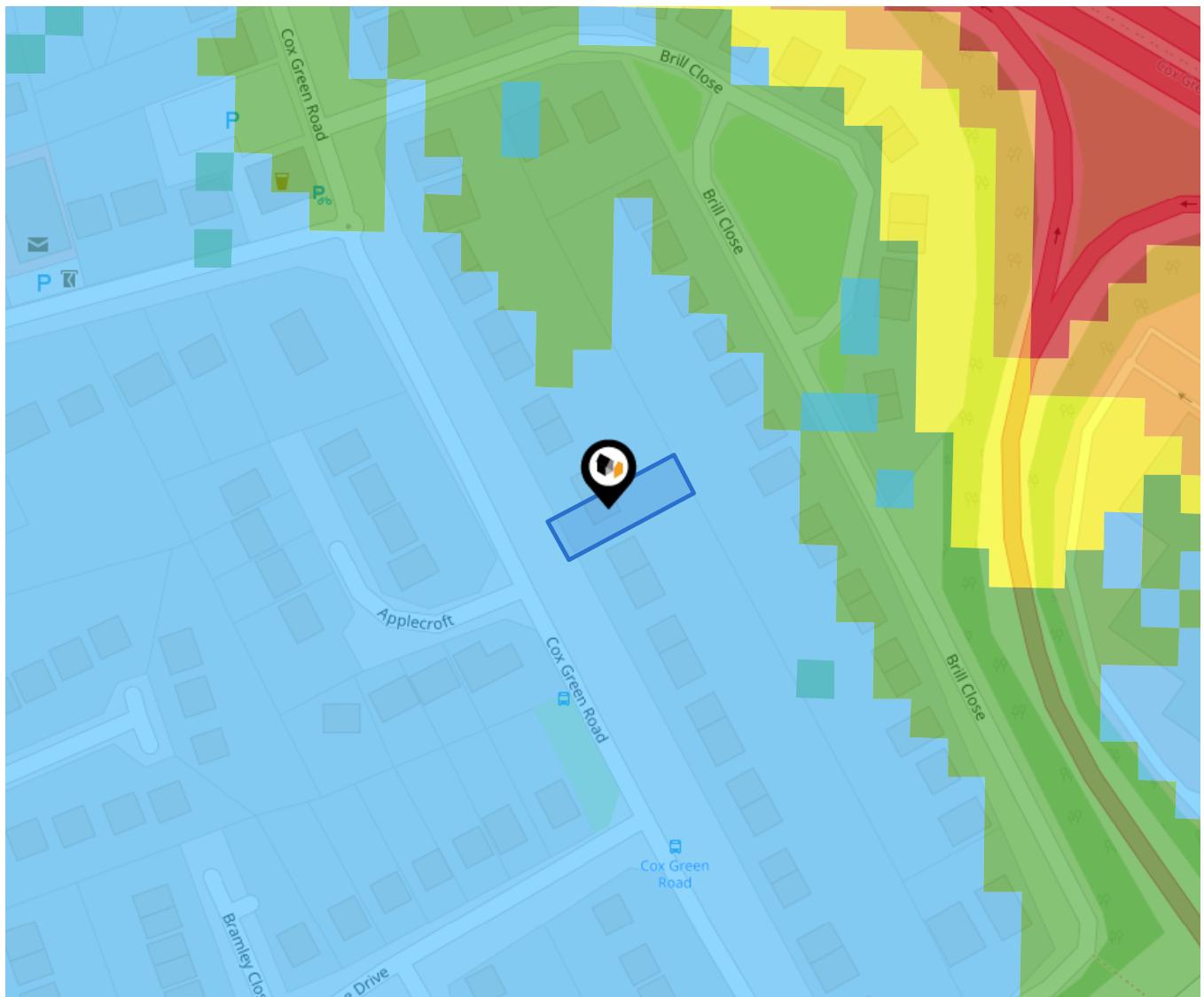


What is Radon?

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:

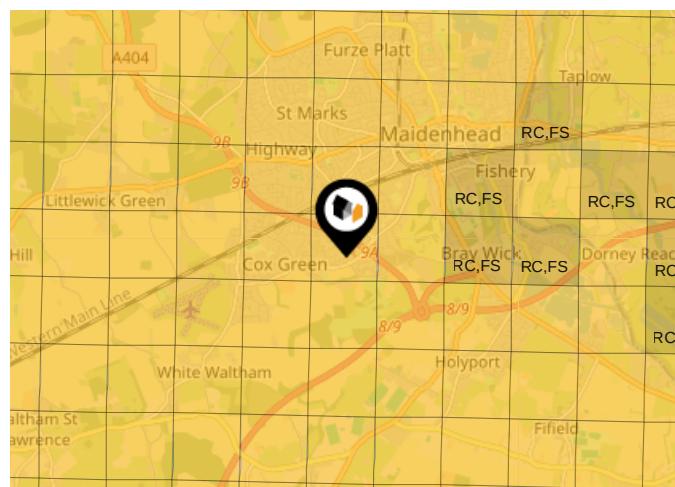
- █ 75.0+ dB
- █ 70.0-74.9 dB
- █ 65.0-69.9 dB
- █ 60.0-64.9 dB
- █ 55.0-59.9 dB

Environment Soils & Clay



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

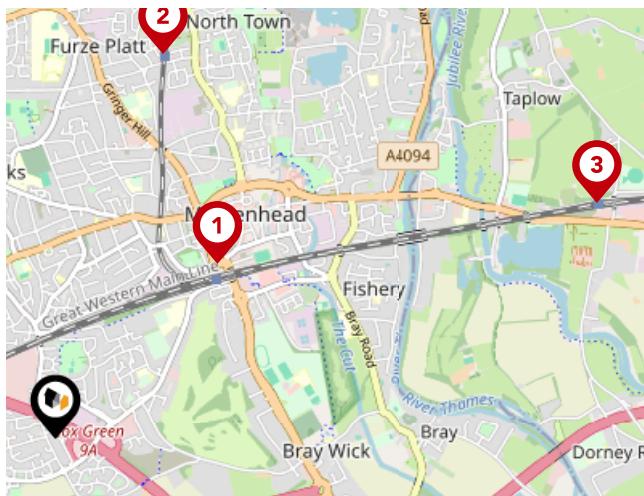
Carbon Content:	HIGH	Soil Texture:	CHALKY, SILTY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM(SILTY) TO LIGHT(SILTY)		



Primary Classifications (Most Common Clay Types)

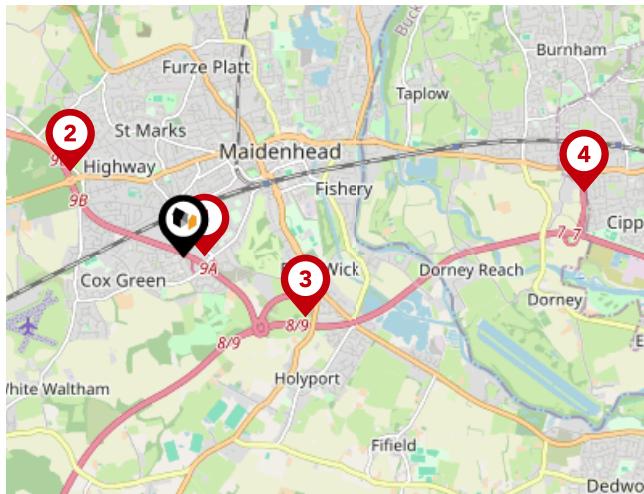
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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)



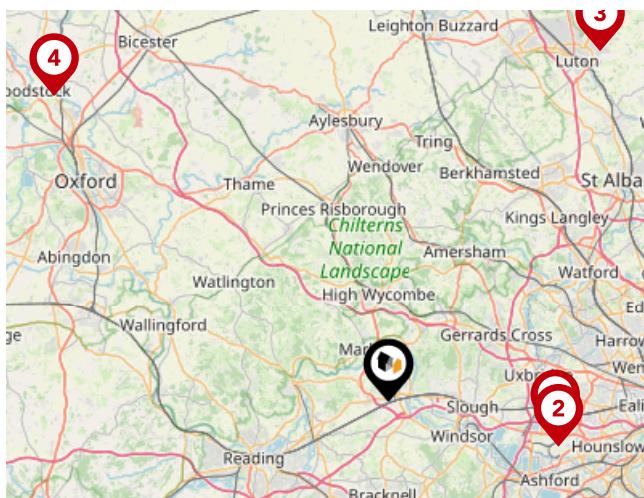
National Rail Stations

Pin	Name	Distance
1	Maidenhead Rail Station	1.1 miles
2	Furze Platt Rail Station	1.84 miles
3	Taplow Rail Station	2.72 miles



Trunk Roads/Motorways

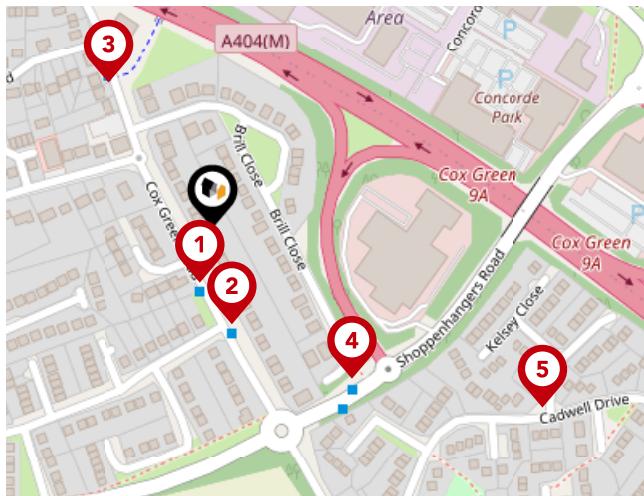
Pin	Name	Distance
1	A404(M) J9A	0.18 miles
2	A404(M) J9	1.32 miles
3	M4 J8	1.24 miles
4	M4 J7	3.74 miles
5	M40 J3	6.96 miles



Airports/Helpads

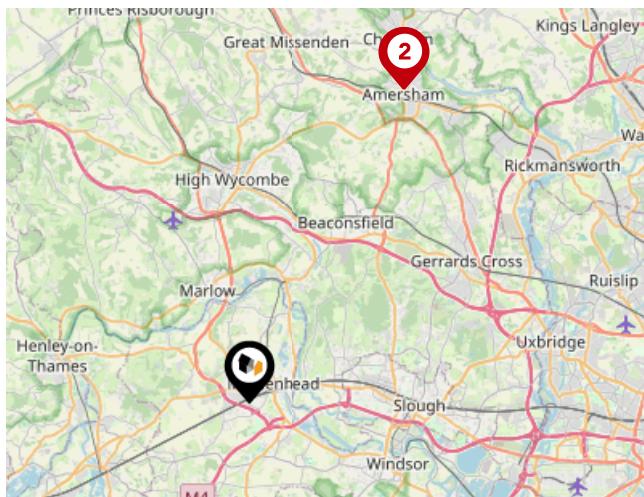
Pin	Name	Distance
1	Heathrow Airport	12.58 miles
2	Heathrow Airport Terminal 4	13.01 miles
3	Luton Airport	30.1 miles
4	Kidlington	33.32 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Lambourne Drive	0.03 miles
2	Lambourne Drive	0.06 miles
3	Foresters	0.1 miles
4	Brill Close	0.12 miles
5	Gainsborough Drive	0.22 miles



Local Connections

Pin	Name	Distance
1	Amersham Underground Station	12.87 miles
2	Amersham Underground Station	12.89 miles



Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	14.93 miles
2	Weybridge Ferry Landing	14.99 miles
3	Molesey - Hurst Park Ferry Landing	17.54 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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