KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Wednesday 04th March 2026

19, HAVELOCK CRESCENT, MAIDENHEAD, SL6 5BL

Avocado Property

Stuart@avocadopropertyagents.co.uk

www.avocadopropertyagents.co.uk

Property
Overview

Property

Type:	Detached	**Tenure:**	Freehold
Bedrooms:	3		
Plot Area:	0.22 acres		
Council Tax :	Band E		
Annual Estimate:	£2,229		
Title Number:	BK38451		
UPRN:	100080357707		

Local Area

		Estimated Broadband Speeds
Local Authority:	Windsor and maidenhead	(Standard - Superfast - Ultrafast)
Conservation Area:	No	
Flood Risk:		
• Rivers & Seas	Very low	
• Surface Water	Very low	

10 mb/s   **80** mb/s   **1000** mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone

Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✔ Virgin media

Planning History
This Address

Planning records for: *19, Havelock Crescent, Maidenhead, SL6 5BL*

Reference - 23/02994/FULL	
Decision:	Decided
Date:	05th December 2023

Description:

Single storey side/rear extension with habitable accommodation within the roofspace and front dormer following the demolition of the existing conservatory, garage and detached outbuilding.

Reference - 20/01845/CPD	
Decision:	Decided
Date:	24th July 2020

Description:

Certificate of lawfulness to determine whether the proposed hip to gable loft conversion including the installation of x2 front rooflight and the addition of rear dormers is lawful.
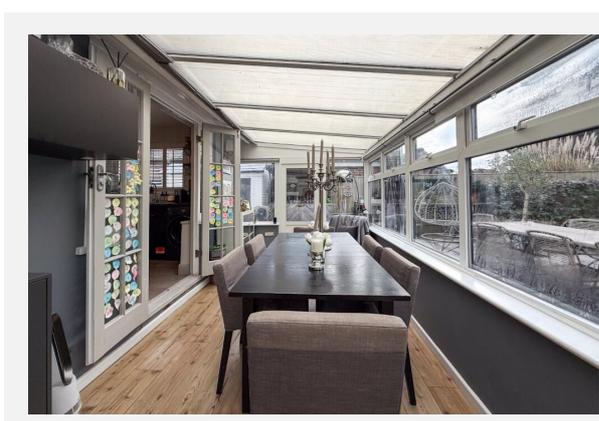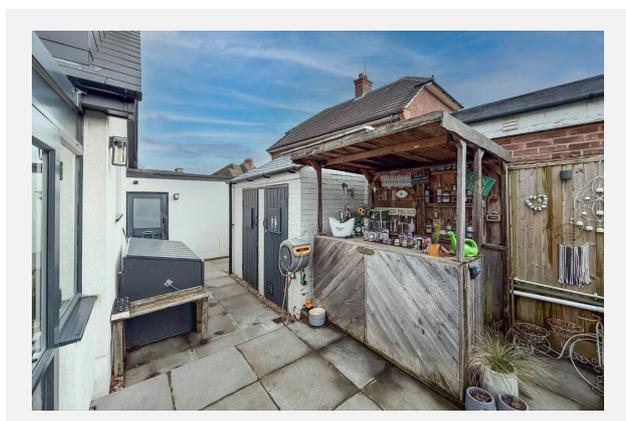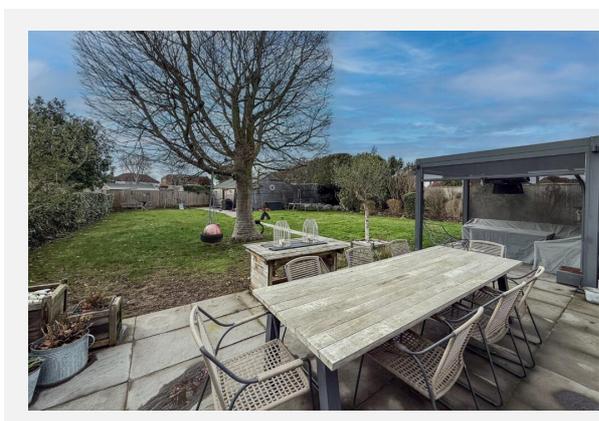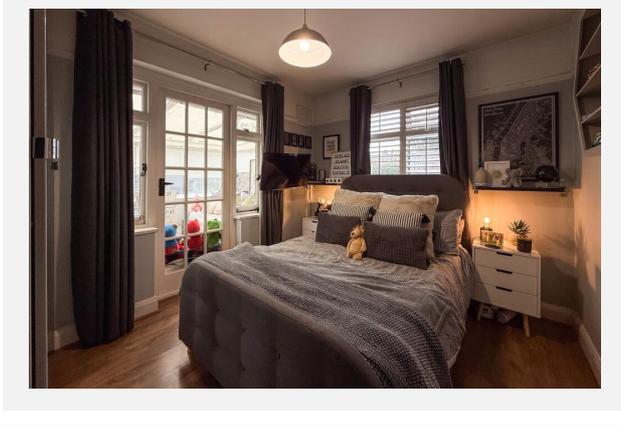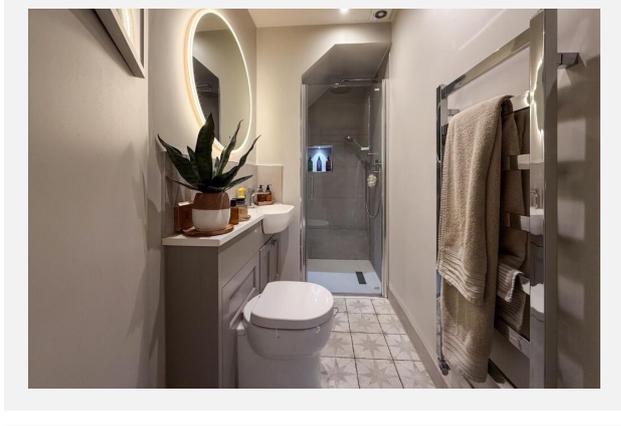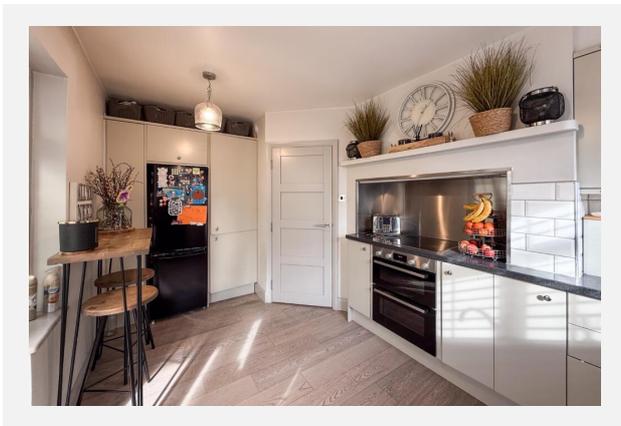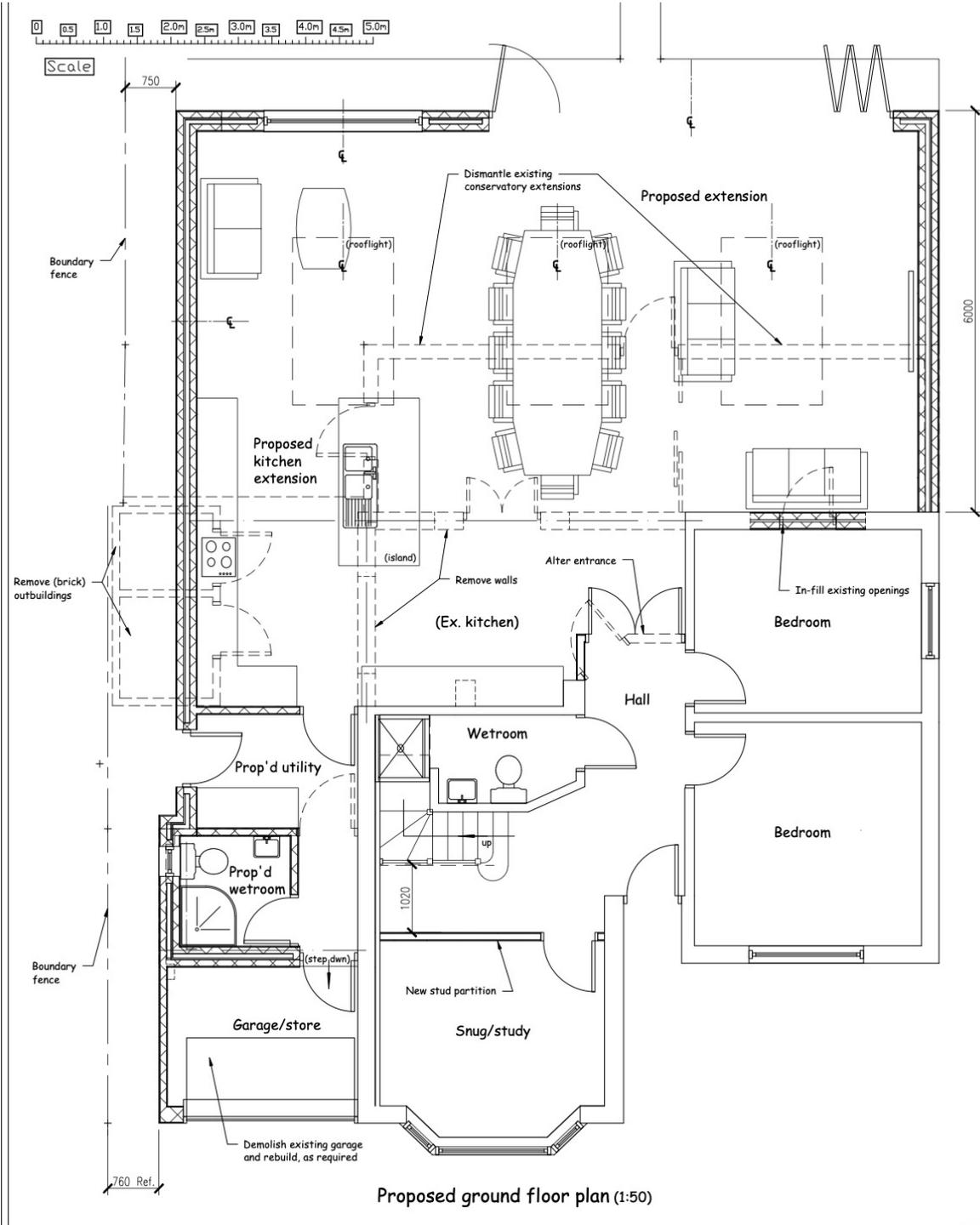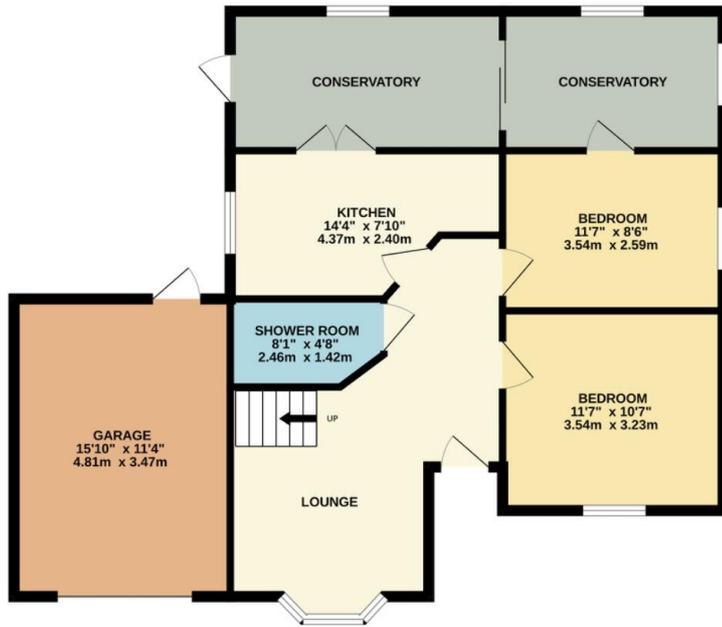
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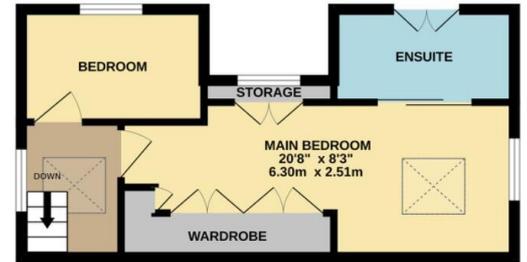## 19, HAVELOCK CRESCENT, MAIDENHEAD, SL6 5BL

Proposed ground floor plan (1:50)

19, HAVELOCK CRESCENT, MAIDENHEAD, SL6 5BL

GROUND FLOOR
910 sq.ft. (84.6 sq.m.) approx.

1ST FLOOR
316 sq.ft. (29.3 sq.m.) approx.

CONSERVATORY

CONSERVATORY

KITCHEN
14'4" x 7'10"
4.37m x 2.40m

BEDROOM
11'7" x 8'6"
3.54m x 2.59m

SHOWER ROOM
8'1" x 4'8"
2.46m x 1.42m

GARAGE
15'10" x 11'4"
4.81m x 3.47m

UP

BEDROOM
11'7" x 10'7"
3.54m x 3.23m

LOUNGE

BEDROOM

STORAGE

ENSUITE

MAIN BEDROOM
20'8" x 8'3"
6.30m x 2.51m

DOWN

WARDROBE

TOTAL FLOOR AREA : 1226 sq.ft. (113.9 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.
Made with Metropix ©2026

Market
House Price Statistics

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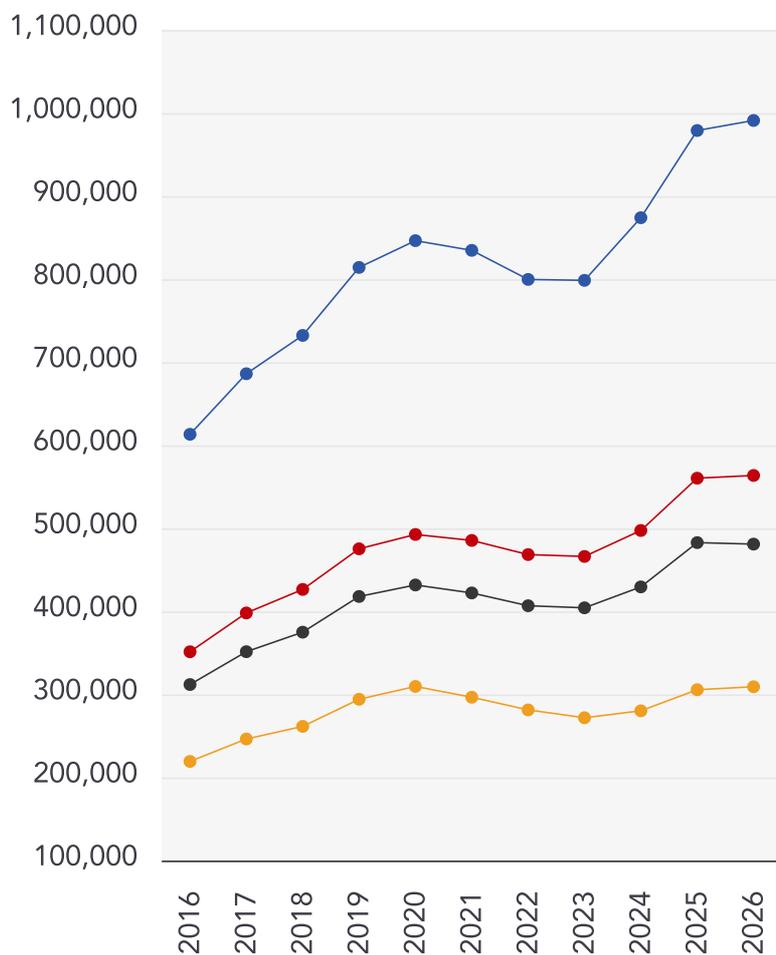
Detached

+61.62%

Semi-Detached

+60.42%

Terraced
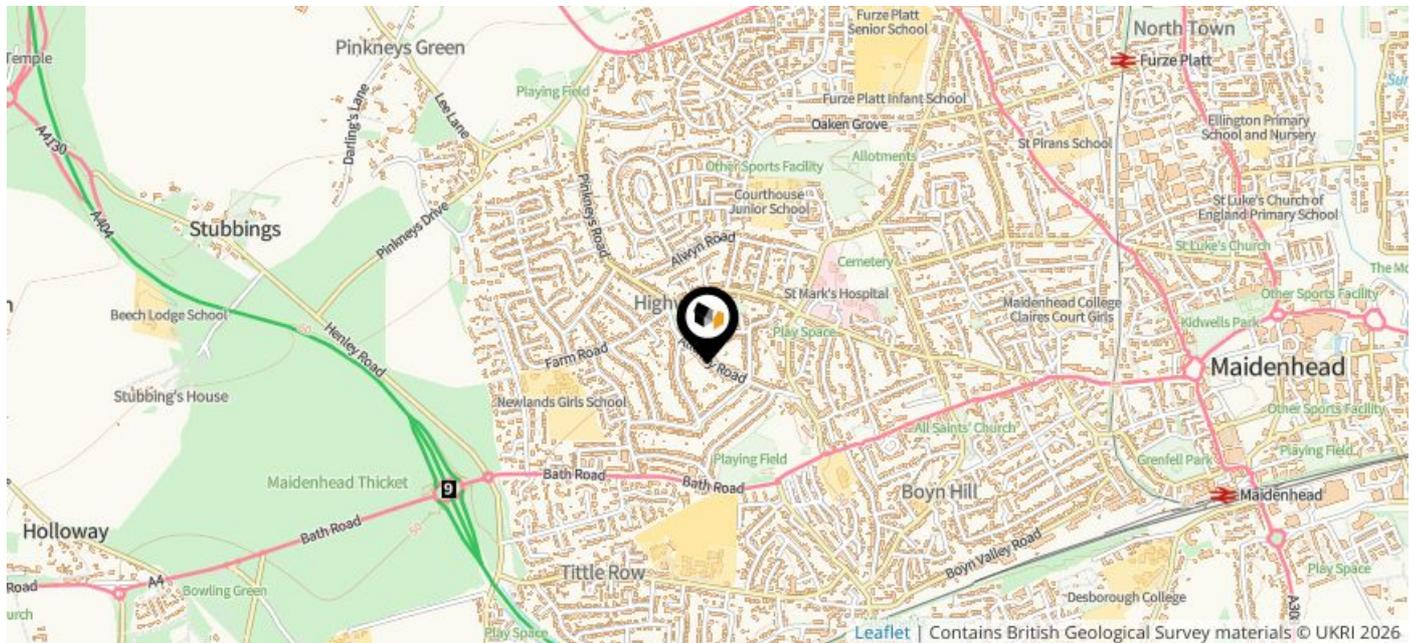
+54.19%

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.

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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.
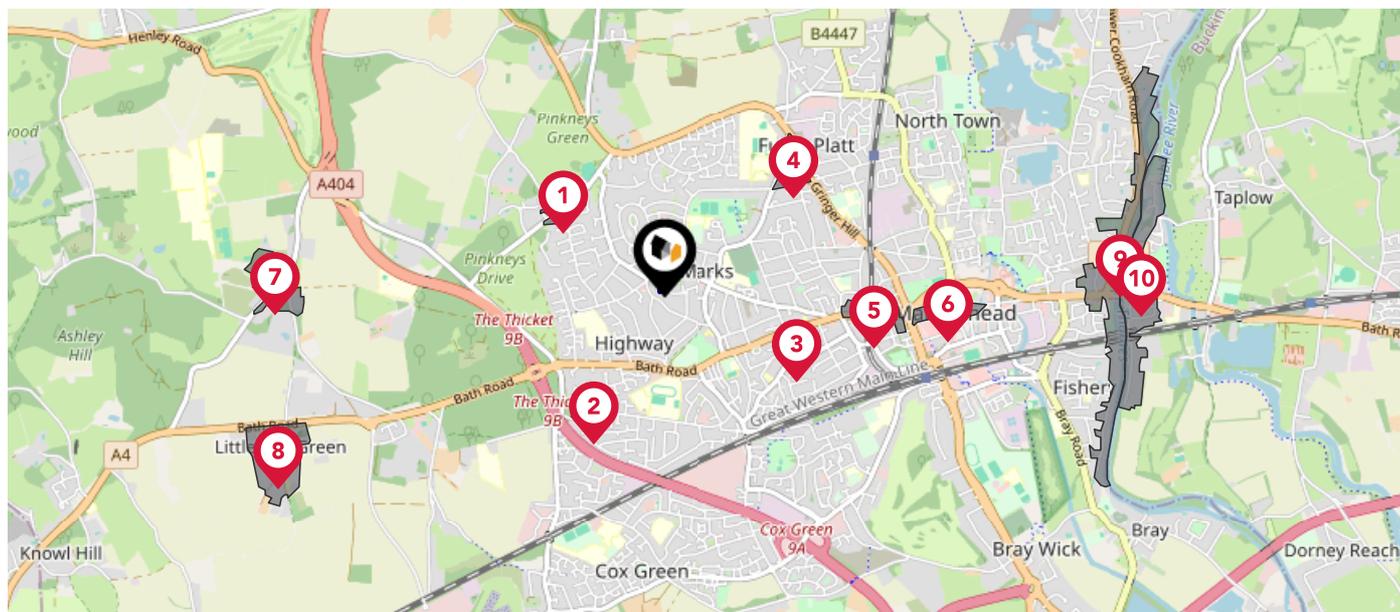
Nearby Conservation Areas	
1	Pinkneys green
2	Altwood Roadm Maidenhead
3	All Saints, Boyn Hill, Maidenhead
4	Furze Platt Triangel
5	Castle Hill, Maidenhead
6	Maidenhead Town Centre
7	Burchetts Green
8	Littlewick Green
9	Maidenhead Riverside (inc Boult Lock and Maidenhead Bridge)
10	Taplow Riverside

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
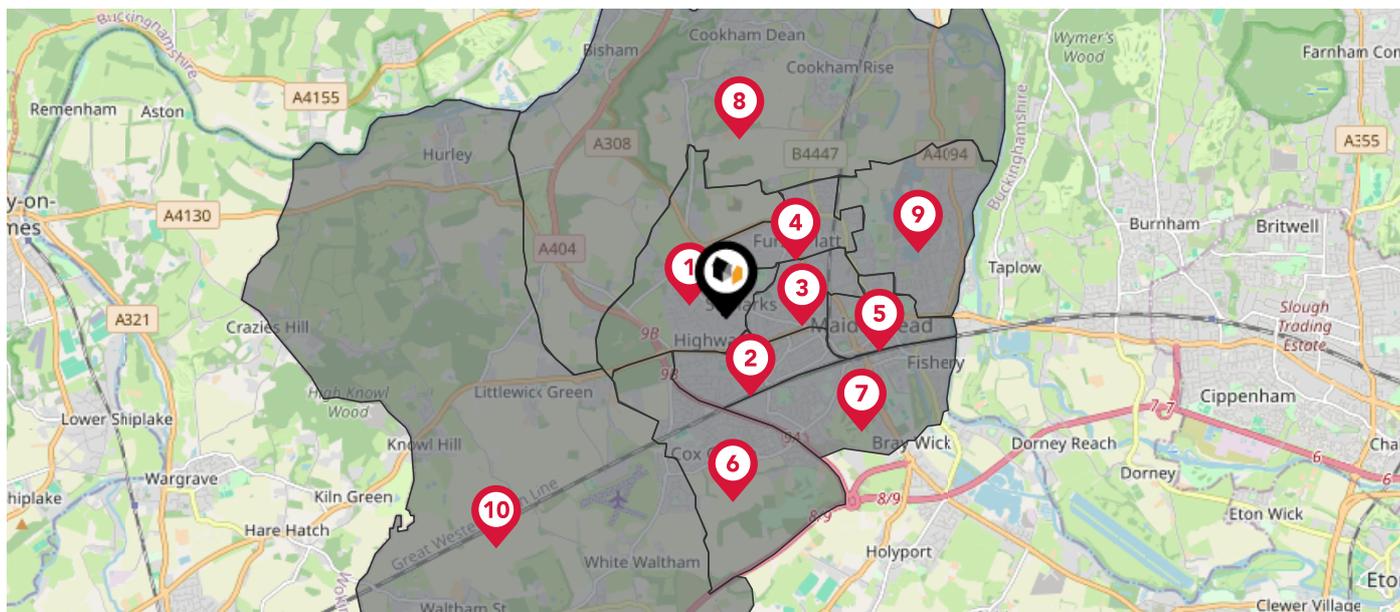
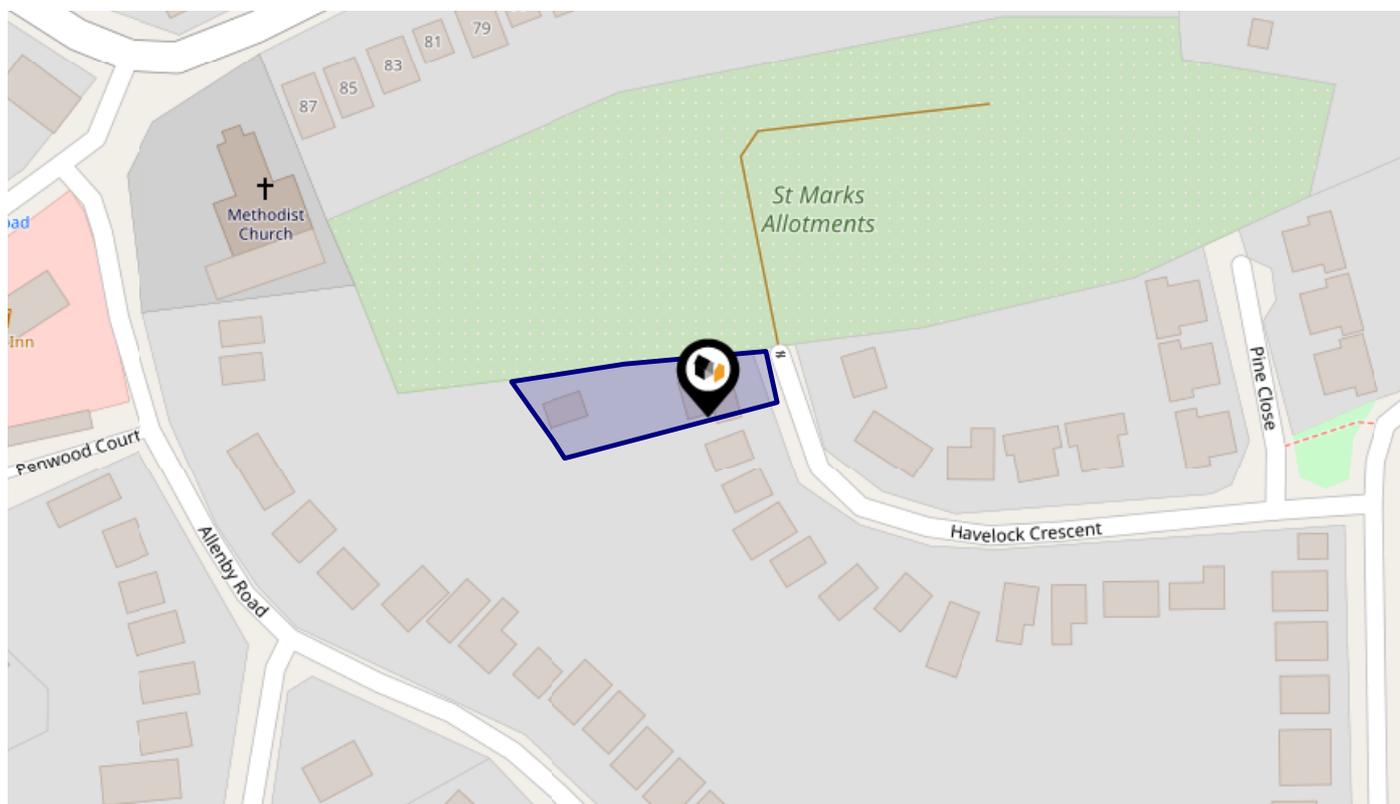| Nearby Council Wards	
1	Pinkneys Green Ward
2	Boyn Hill Ward
3	Belmont Ward
4	Furze Platt Ward
5	St. Mary's Ward
6	Cox Green Ward
7	Oldfield Ward
8	Bisham & Cookham Ward
9	Riverside Ward
10	Hurley & Walthams Ward

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:
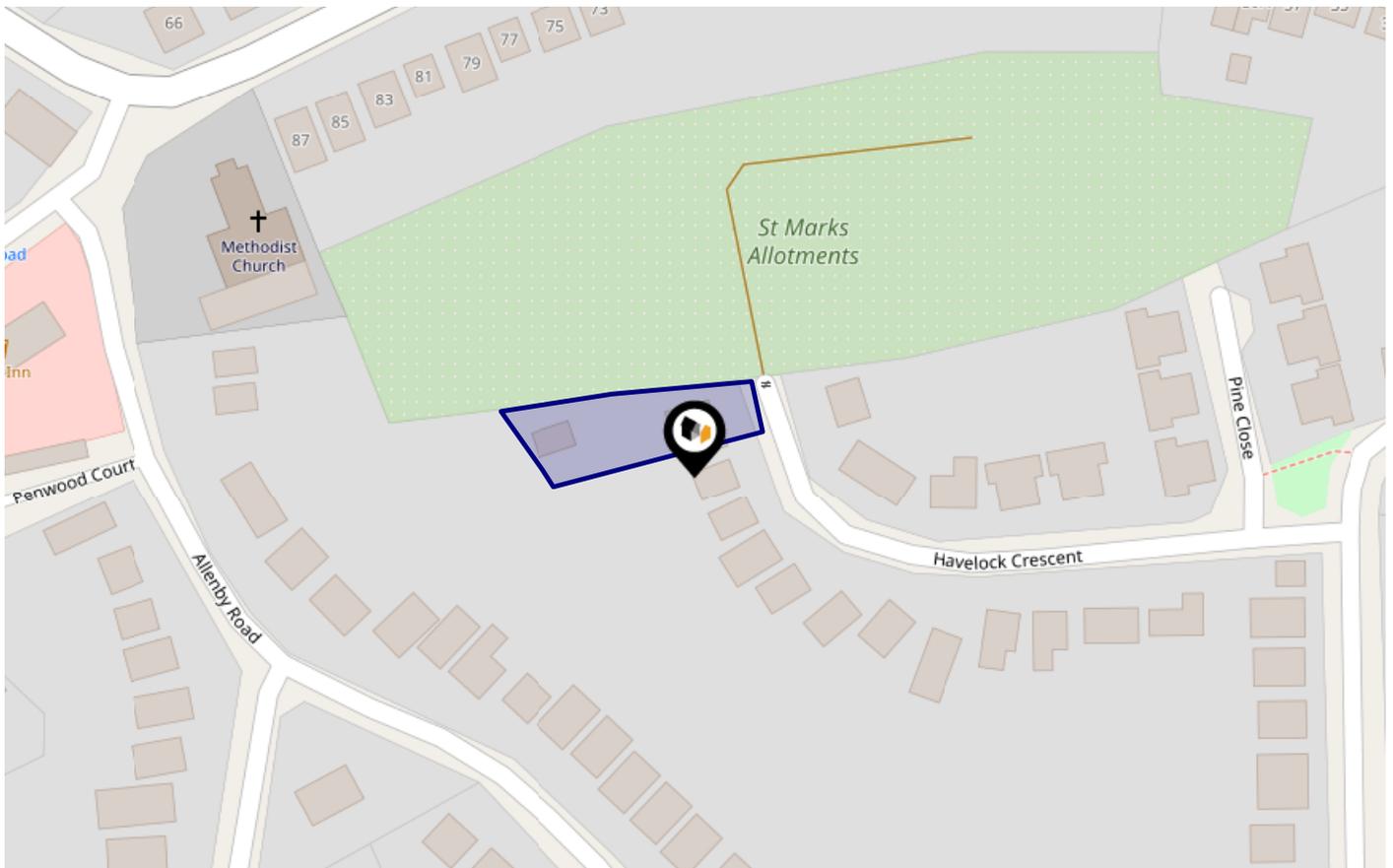
5	75.0+ dB	🟥
4	70.0-74.9 dB	🟧
3	65.0-69.9 dB	🟨
2	60.0-64.9 dB	🟩
1	55.0-59.9 dB	🟦

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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.

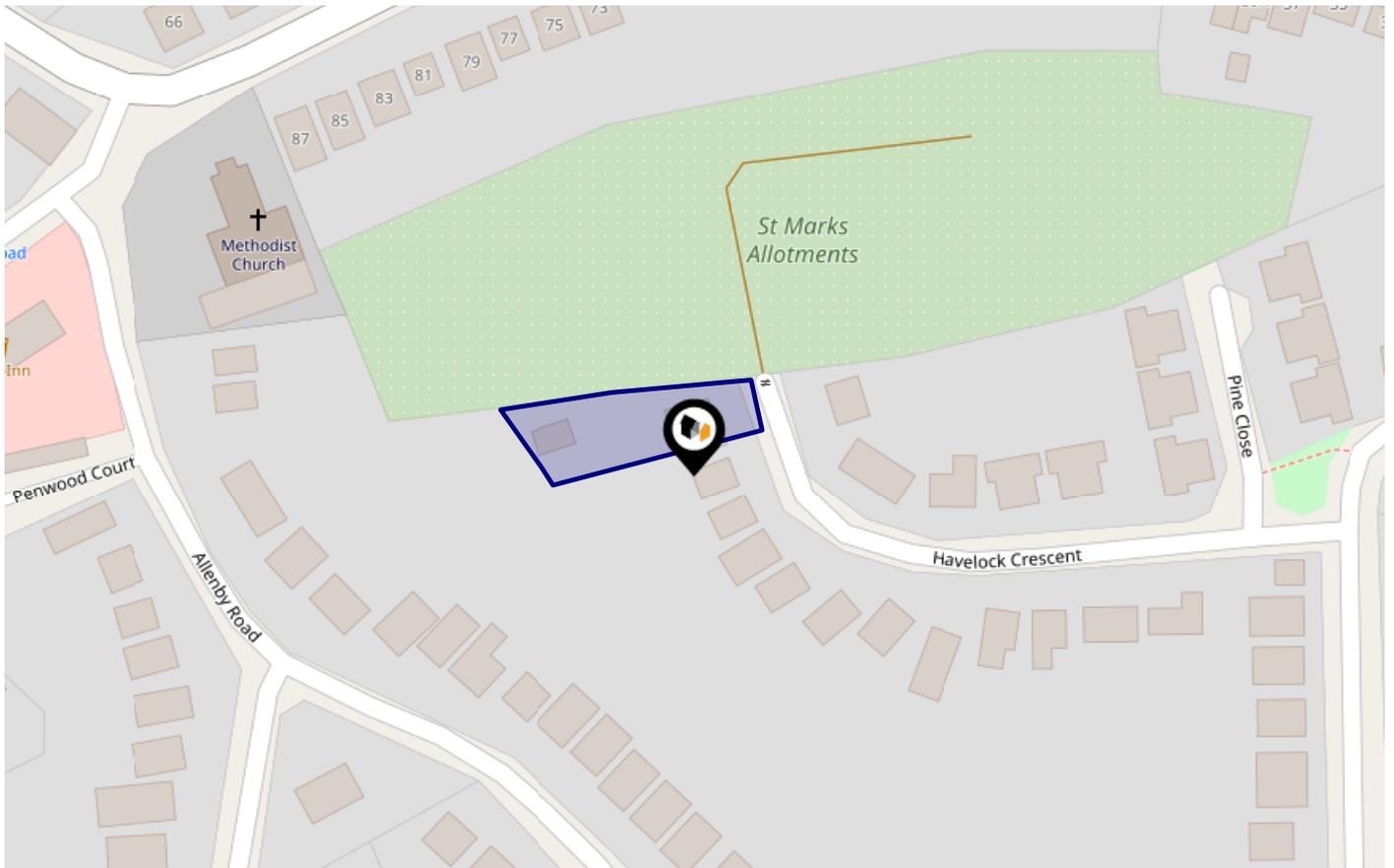Chance of flooding to the following depths at this property:

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

Flood Risk
Rivers & Seas - Climate Change

avocado property

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: Very low

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Chance of flooding to the following depths at this property:

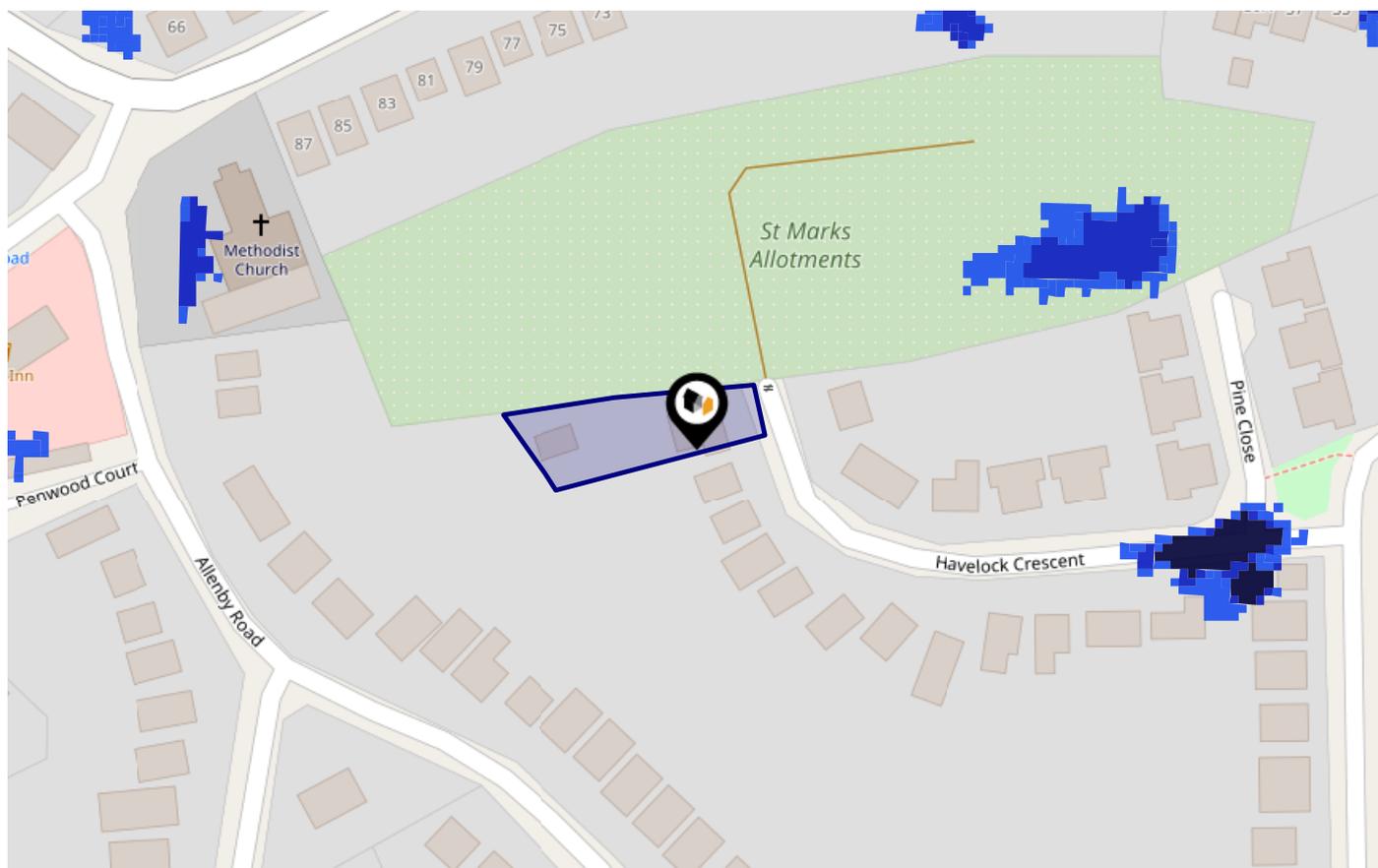|		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)				
🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

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.
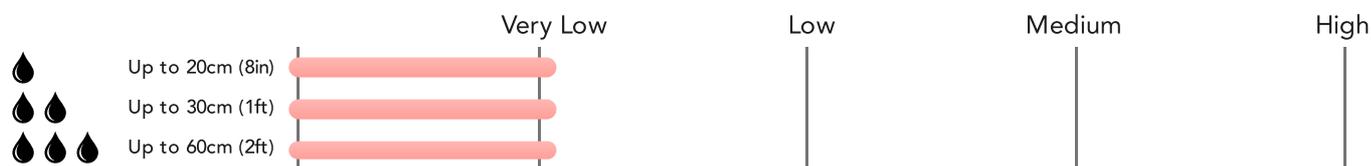

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Chance of flooding to the following depths at this property:

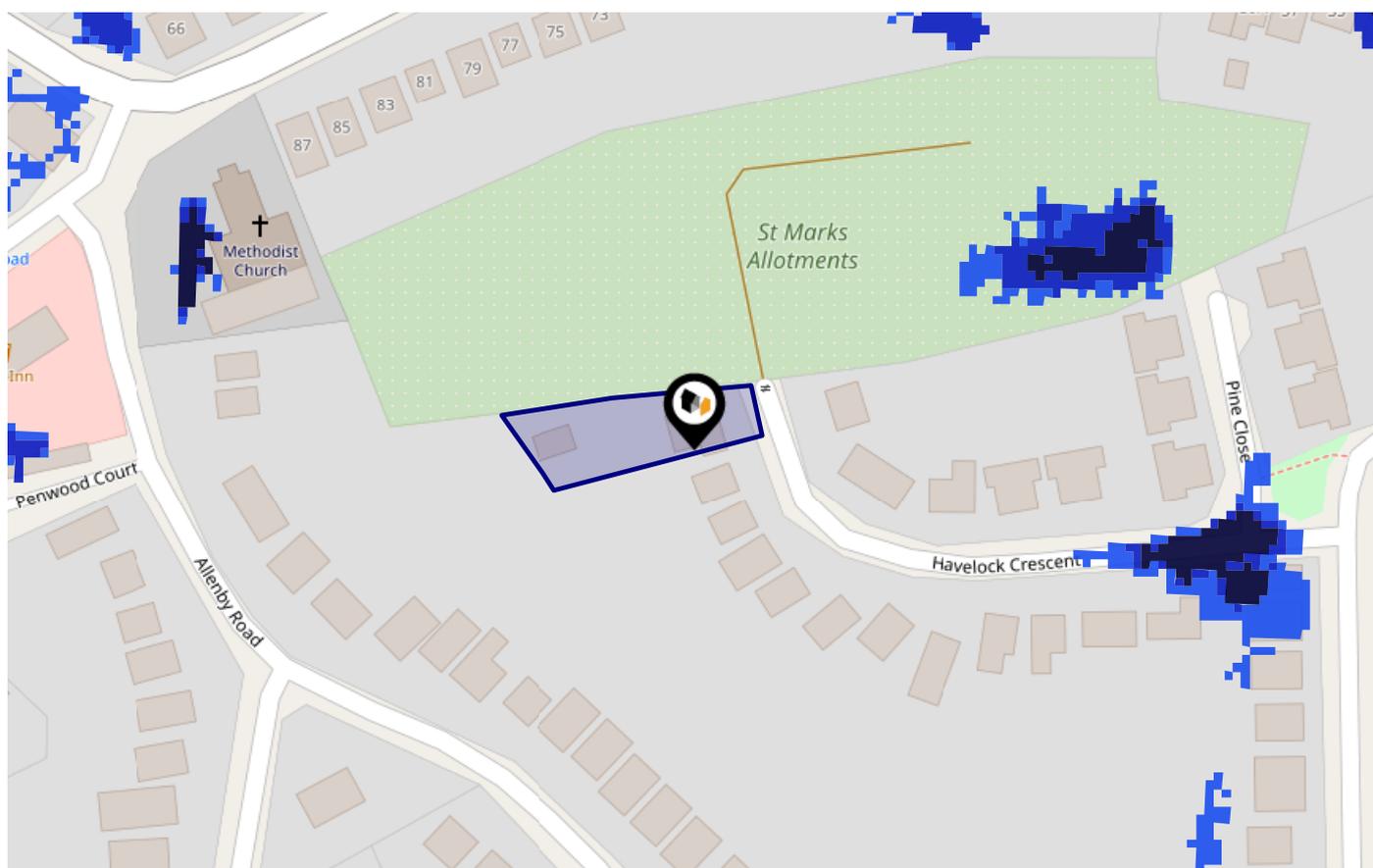|	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

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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.
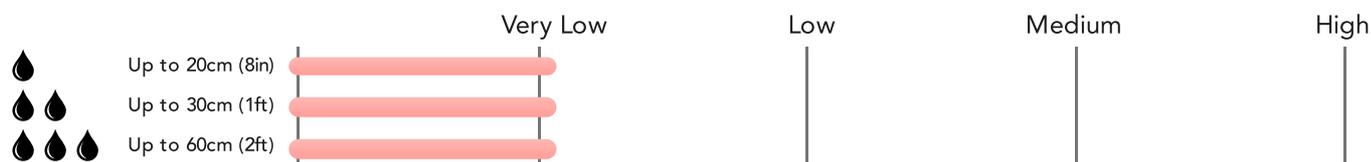

Risk Rating: Very low

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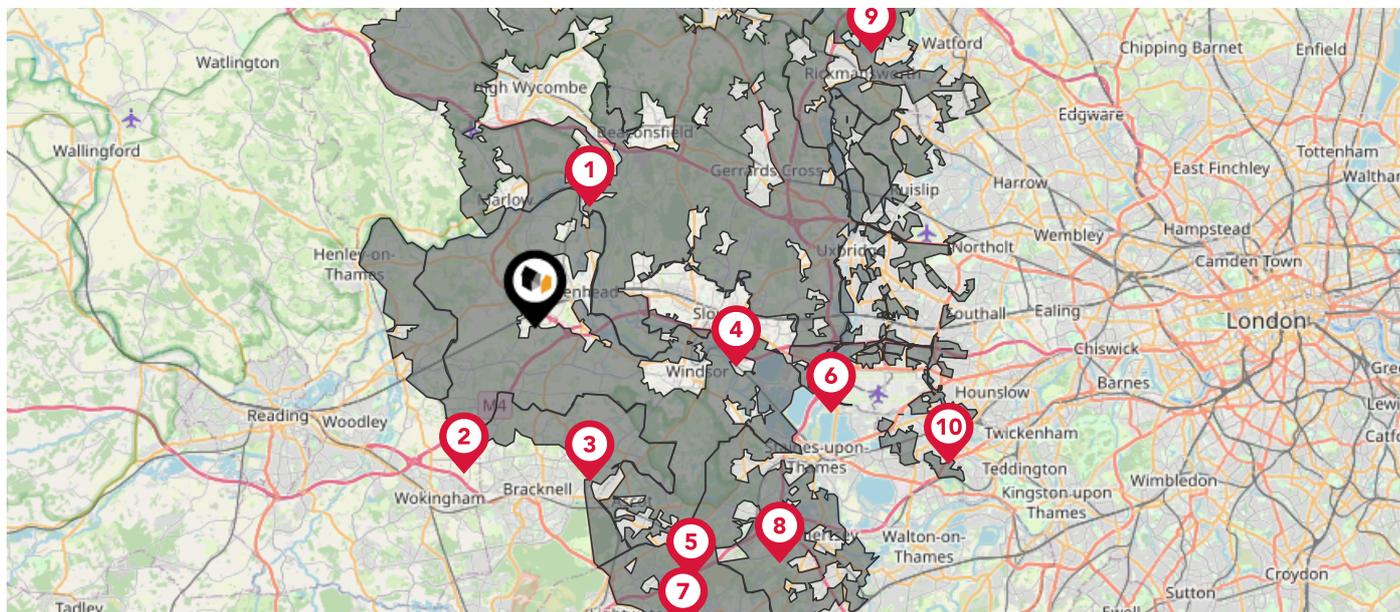Chance of flooding to the following depths at this property:

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

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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 - Wokingham
3	London Green Belt - Bracknell Forest
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 - Three Rivers
10	London Green Belt - Hounslow

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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.
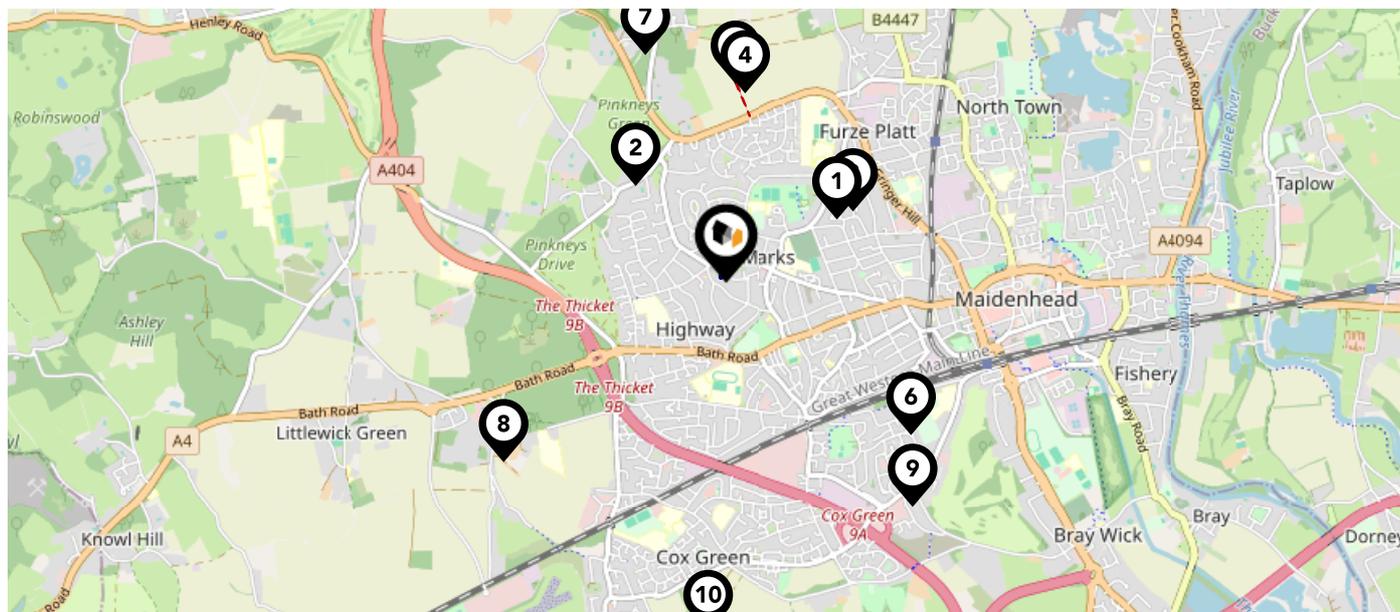

Nearby Landfill Sites

1	Langton Close-Maidenhead	Historic Landfill
2	Cricket Pavillion-Pinkneys Green	Historic Landfill
3	Linden Avenue-Maidenhead	Historic Landfill
4	EA/EPR/CB3908LP/A001	Active Landfill
5	Hindhay Lane Pinkneys Green-Furze Platt, Maidenhead	Historic Landfill
6	Ludlow Road-Maidenhead	Historic Landfill
7	Near Golden Ball Lane-Golden Ball Lane, Cookham, Maidenhead, Berkshire	Historic Landfill
8	Cherry Garden-Woolley Green	Historic Landfill
9	Curls Lane-Cox Green	Historic Landfill
10	Lillybrook Farm No.1-Cox Green	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...
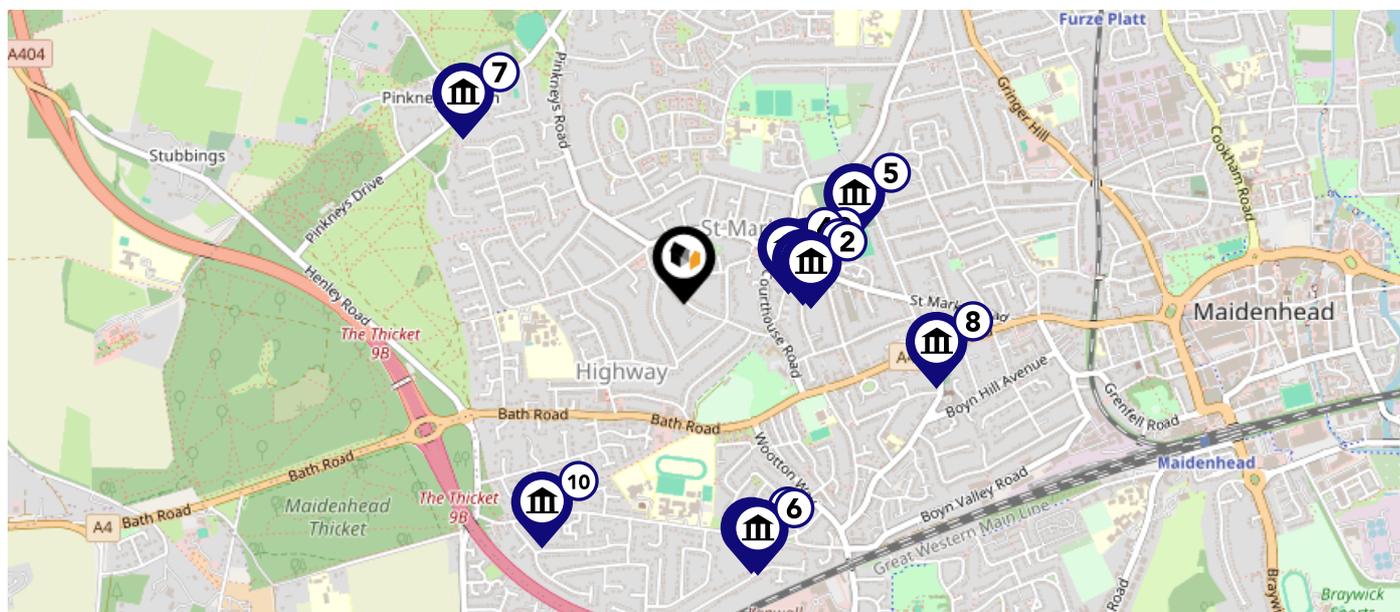

	Listed Buildings in the local district	Grade	Distance
1	1117588 - Lodge House 14 Metres South East Of Main Building, St Mark's Hospital	Grade II	0.3 miles
2	1117589 - Pavilion 40 Metres South East Of Main Building, St Mark's Hospital	Grade II	0.3 miles
3	1117590 - St Mark's Chapel 12 Metres North-east Of Main Building, St Mark's Hospital	Grade II	0.3 miles
4	1117587 - Main Building At St Mark's Hospital	Grade II	0.3 miles
5	1393886 - Chapel Lodge	Grade II	0.4 miles
6	1117609 - Barn 28 Metres South East Of Norden Farm House	Grade II	0.6 miles
7	1319373 - The Meads	Grade II	0.6 miles
8	1117612 - Milestone Opposite Number 34	Grade II	0.6 miles
9	1117608 - Barn 26 Metres South Of Norden Farm House	Grade II	0.6 miles
10	1117610 - The Old Thatch	Grade II	0.6 miles
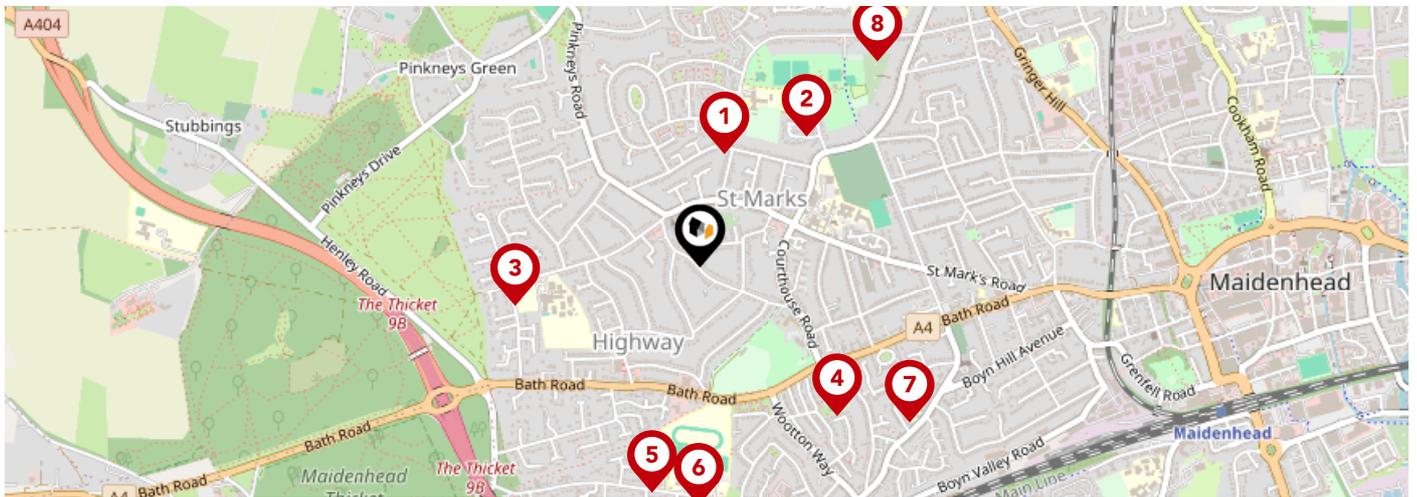
		Nursery	Primary	Secondary	College	Private
1	**Courthouse Junior School** Ofsted Rating: Good	Pupils: 358	Distance:0.27	☐	☑	☐	☐	☐
2	**Alwyn Infant School** Ofsted Rating: Good	Pupils: 244	Distance:0.39	☐	☑	☐	☐	☐
3	**Newlands Girls' School** Ofsted Rating: Outstanding	Pupils: 1200	Distance:0.43	☐	☐	☑	☐	☐
4	**All Saints Church of England Junior School** Ofsted Rating: Not Rated	Pupils: 224	Distance:0.46	☐	☑	☐	☐	☐
5	**St Edmund Campion Catholic Primary School and Nursery** Ofsted Rating: Requires improvement	Pupils: 484	Distance:0.53	☐	☑	☐	☐	☐
6	**Altwood Church of England School** Ofsted Rating: Good	Pupils: 740	Distance:0.55	☐	☐	☑	☐	☐
7	**Boyne Hill CofE Infant and Nursery School** Ofsted Rating: Outstanding	Pupils: 216	Distance:0.6	☐	☑	☐	☐	☐
8	**Furze Platt Junior School** Ofsted Rating: Outstanding	Pupils: 365	Distance:0.63	☐	☑	☐	☐	☐
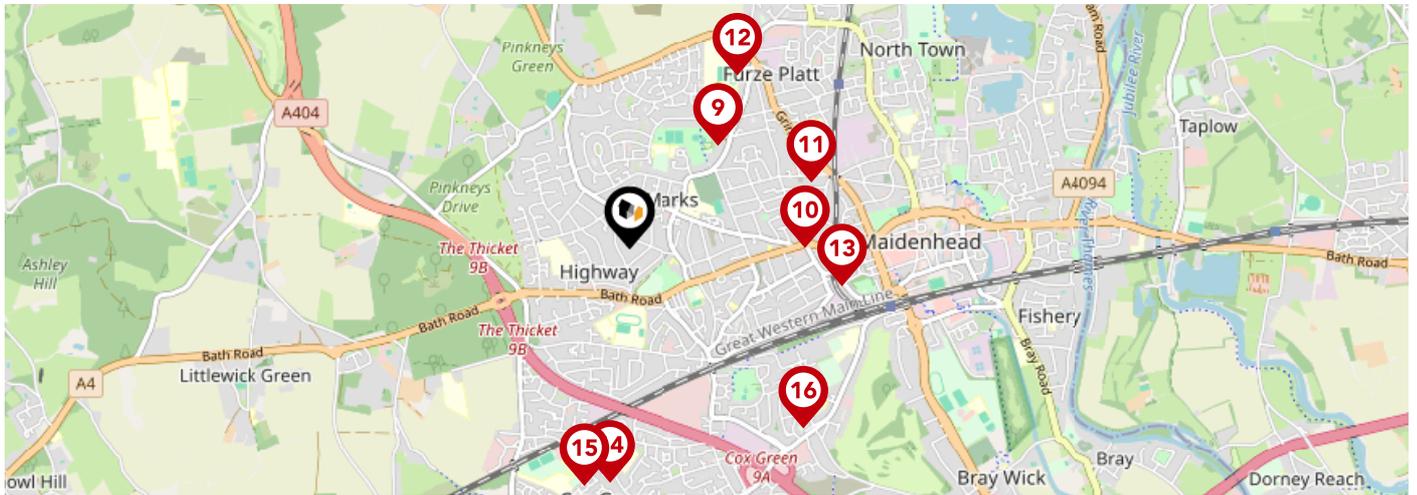
		Nursery	Primary	Secondary	College	Private
9	**Furze Platt Infant School** Ofsted Rating: Good | Pupils: 270 | Distance:0.63	☐	☑	☐	☐	☐
10	**Claires Court Schools** Ofsted Rating: Not Rated | Pupils: 961 | Distance:0.81	☐	☐	☑	☐	☐
11	**St Piran's School** Ofsted Rating: Not Rated | Pupils: 450 | Distance:0.89	☐	☑	☐	☐	☐
12	**Furze Platt Senior School** Ofsted Rating: Good | Pupils: 1530 | Distance:0.94	☐	☐	☑	☐	☐
13	**Highfield Preparatory School Limited** Ofsted Rating: Not Rated | Pupils: 94 | Distance:0.99	☐	☐	☑	☐	☐
14	**Wessex Primary School** Ofsted Rating: Requires improvement | Pupils: 364 | Distance:1.09	☐	☑	☐	☐	☐
15	**Cox Green School** Ofsted Rating: Requires improvement | Pupils: 1204 | Distance:1.11	☐	☐	☑	☐	☐
16	**Larchfield Primary and Nursery School** Ofsted Rating: Good | Pupils: 239 | Distance:1.15	☐	☑	☐	☐	☐

Local Area
Masts & Pylons
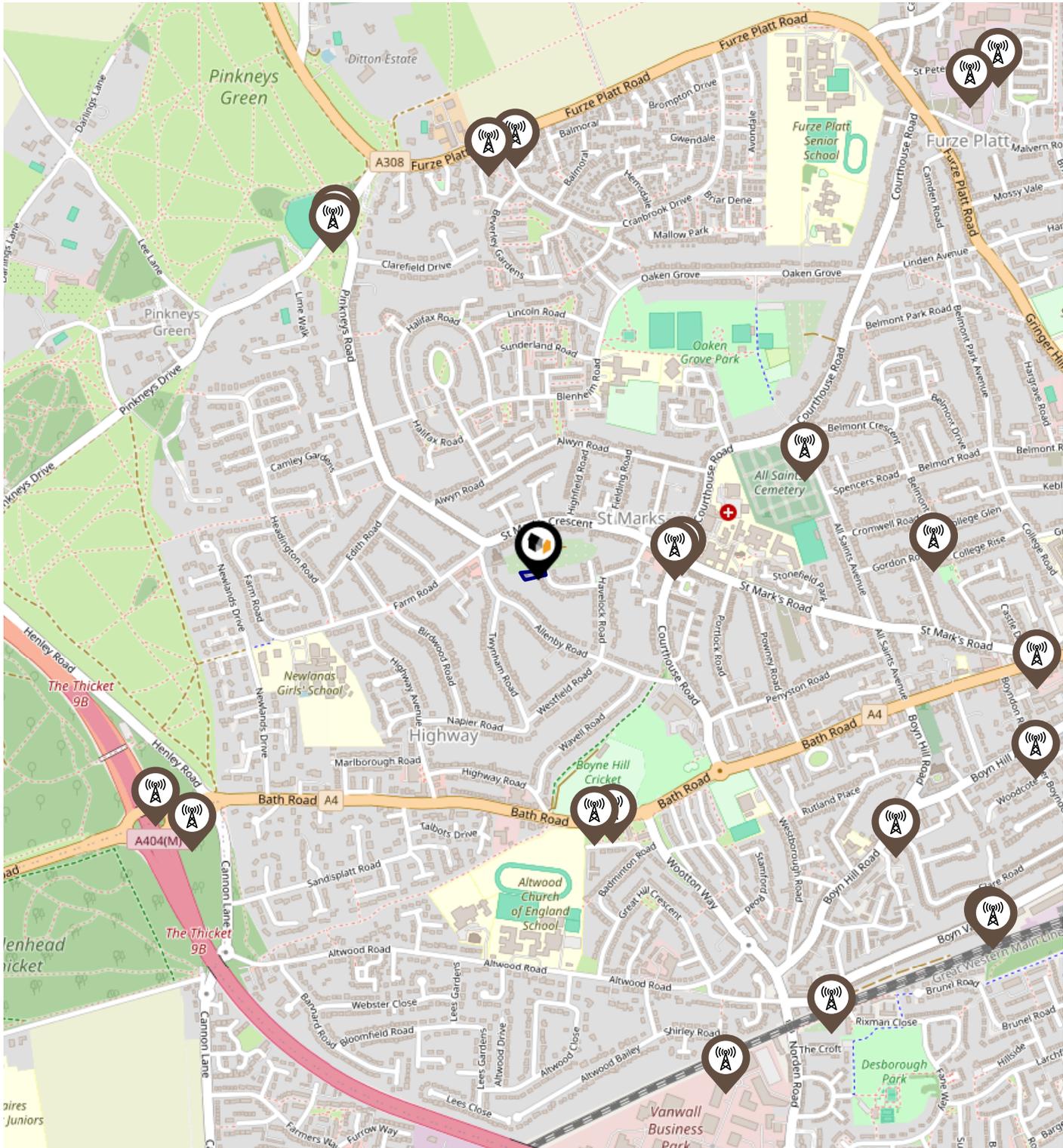
Key:

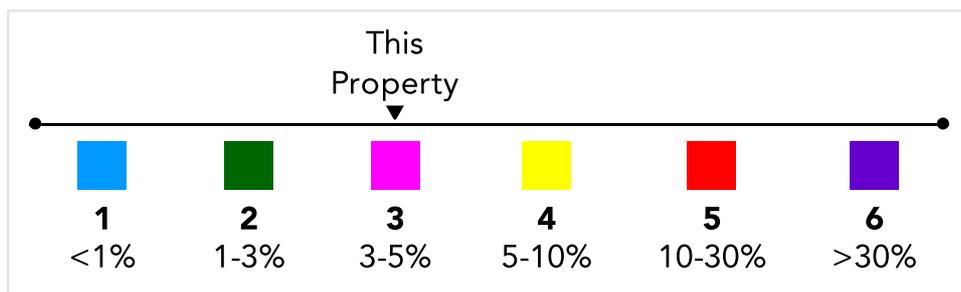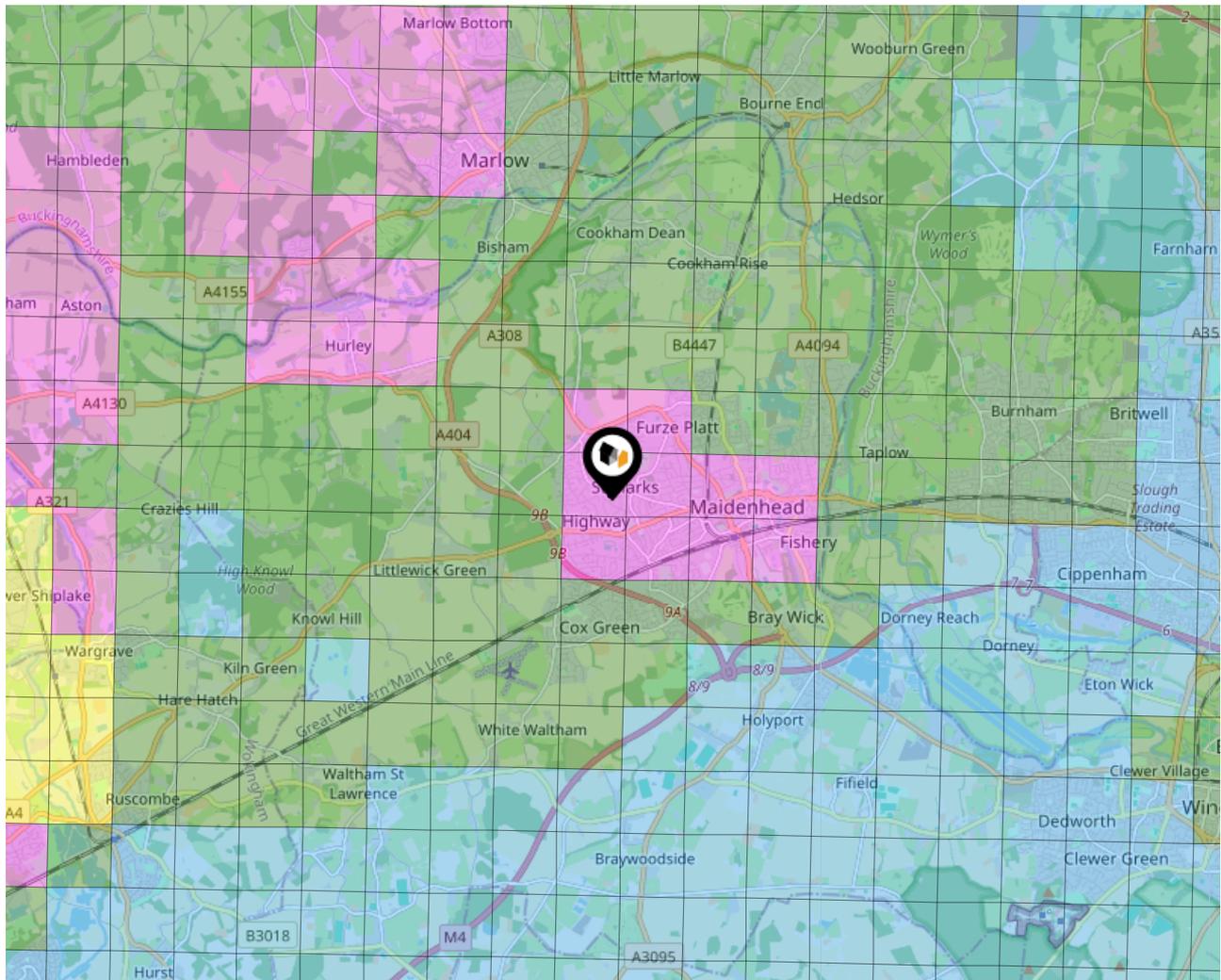🗼 Power Pylons

📡 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).

	This Property ▼				
1 <1%	**2** 1-3%	**3** 3-5%	**4** 5-10%	**5** 10-30%	**6** >30%

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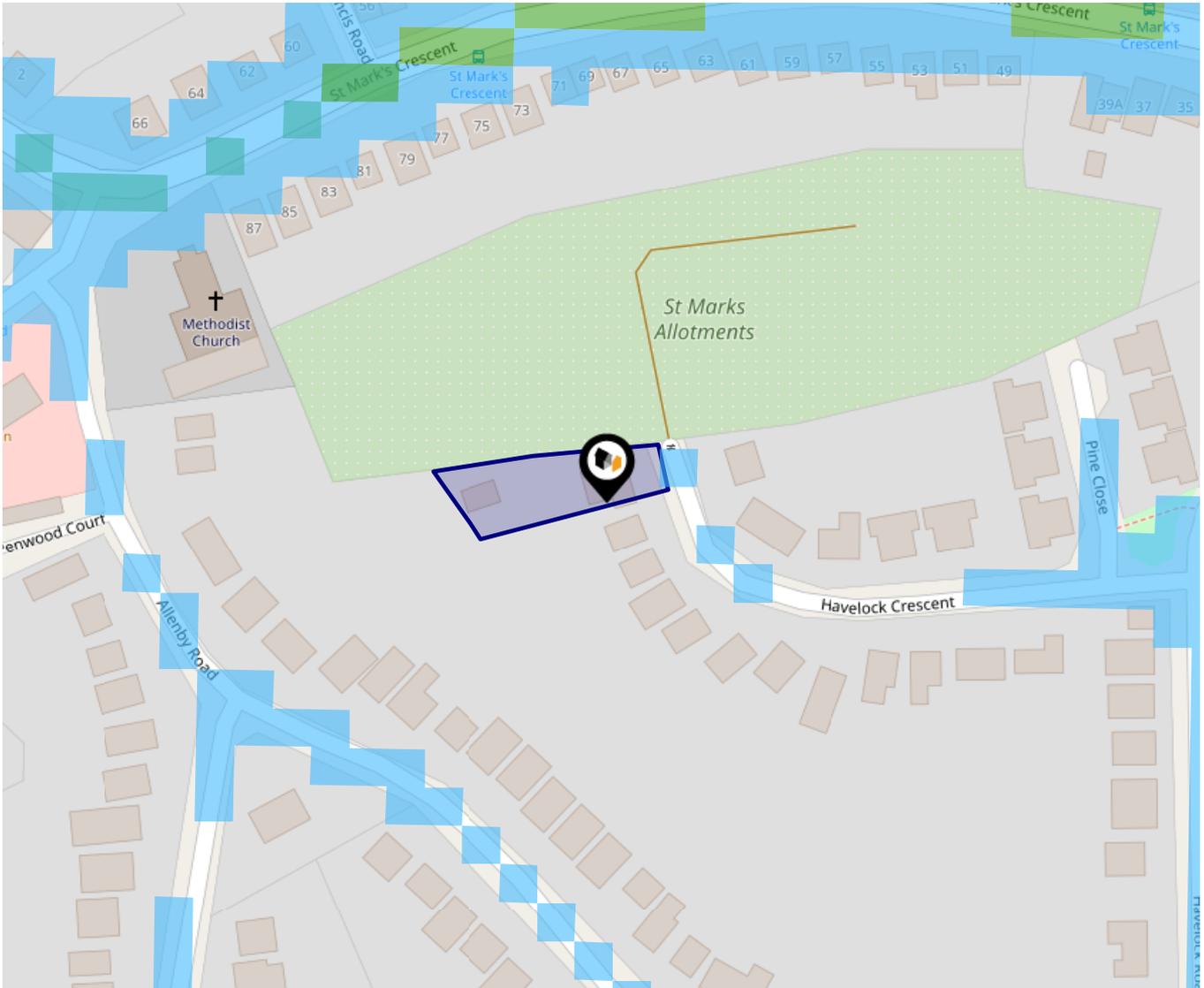
The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 🟥 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)		
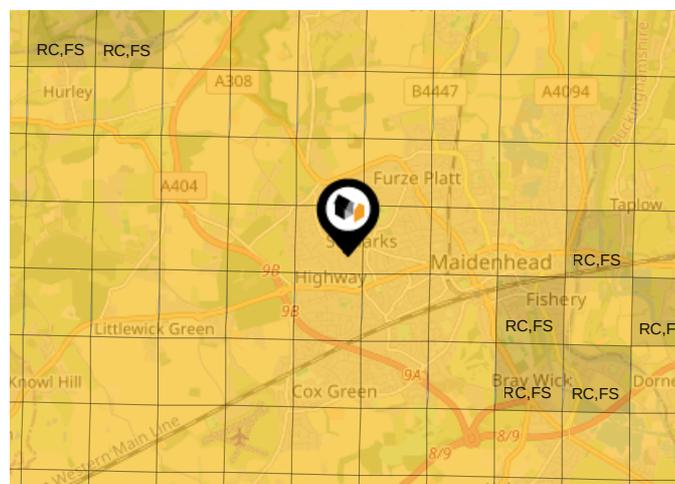
Primary Classifications (Most Common Clay Types)

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)
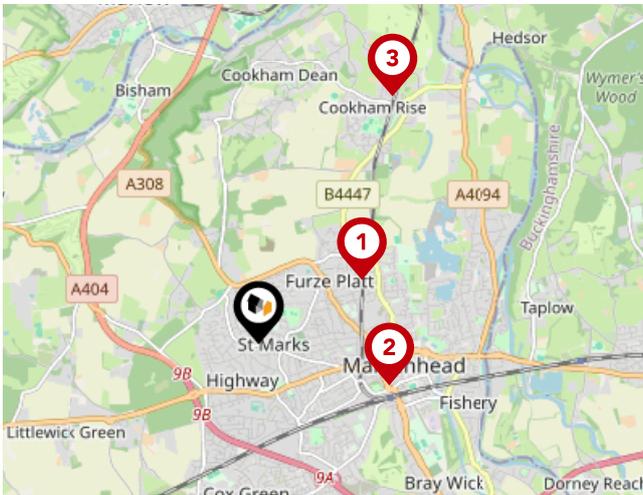
National Rail Stations

Pin	Name	Distance
1	Furze Platt Rail Station	1.12 miles
2	Maidenhead Rail Station	1.26 miles
3	Cookham Rail Station	2.6 miles
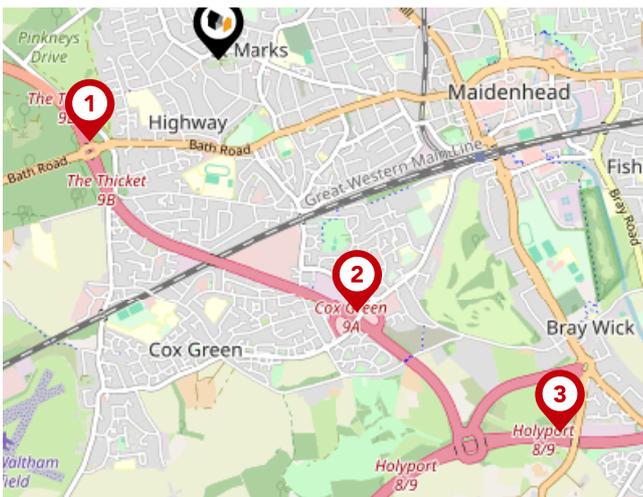
Trunk Roads/Motorways

Pin	Name	Distance
1	A404(M) J9	0.7 miles
2	A404(M) J9A	1.33 miles
3	M4 J8	2.33 miles
4	M40 J4	6.13 miles
5	M4 J7	4.18 miles
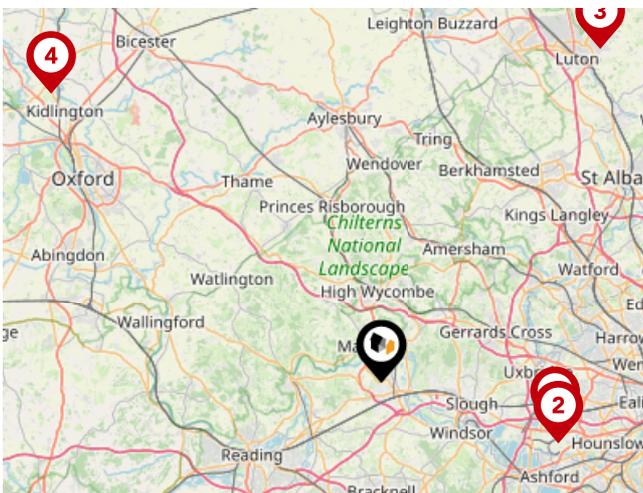
Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	13.28 miles
2	Heathrow Airport Terminal 4	13.78 miles
3	Luton Airport	29.33 miles
4	Kidlington	32.19 miles

Area
Transport (Local)
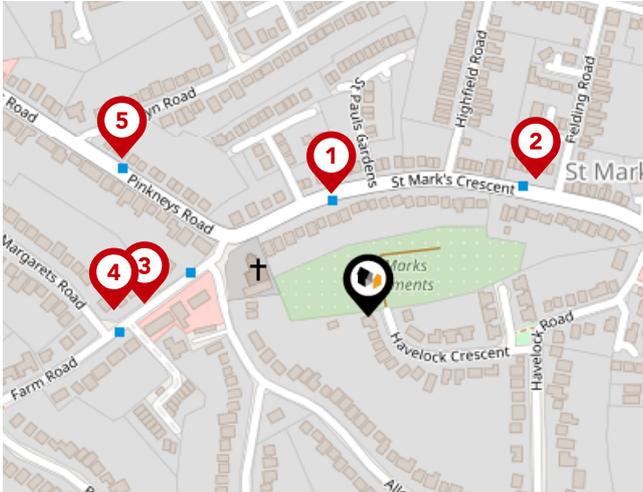
Bus Stops/Stations

Pin	Name	Distance
1	St Marks Crescent	0.07 miles
2	St Marks Crescent	0.12 miles
3	Farm Road Shops	0.13 miles
4	Farm Road Shops	0.15 miles
5	Alwyn Road	0.17 miles
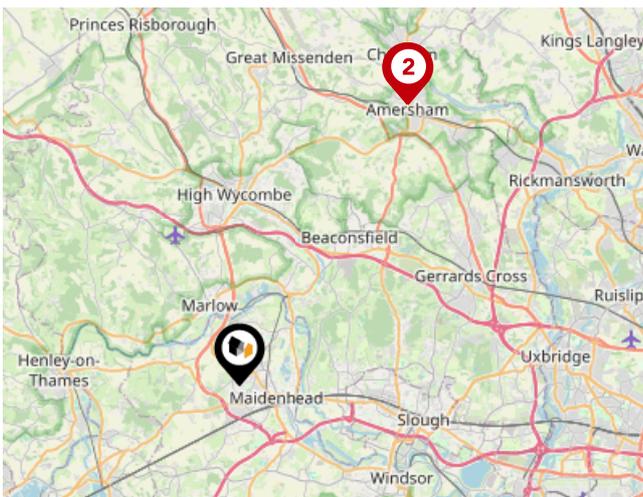
Local Connections

Pin	Name	Distance
1	Amersham Underground Station	12.05 miles
2	Amersham Underground Station	12.06 miles
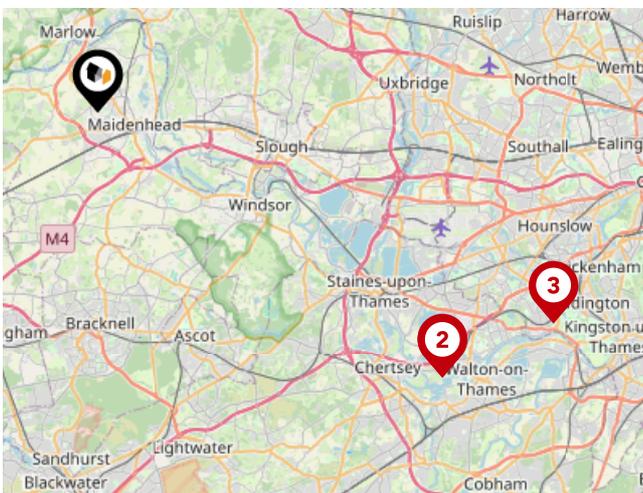
Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	16 miles
2	Weybridge Ferry Landing	16.05 miles
3	Moulsey - Hurst Park Ferry Landing	18.43 miles

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