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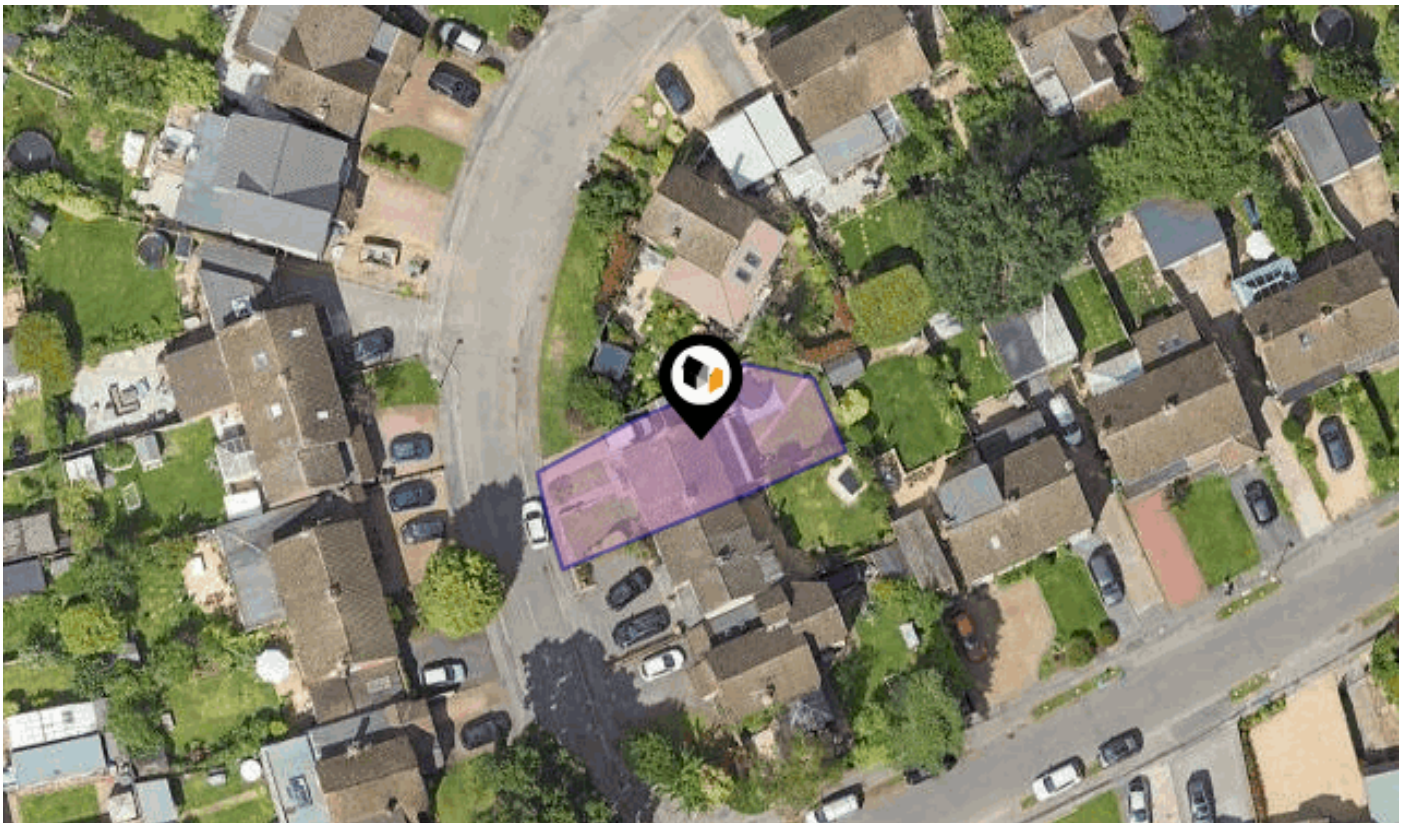
KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 29th March 2025



PENSFORD CLOSE, CROWTHORNE, RG45

Avocado Property

07795 006424

mike.r@avocadoberkshire.co.uk

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Property
Overview

Property

Type:	Detached	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	796 ft^2 / 74 m^2		
Plot Area:	0.06 acres		
Year Built :	1976-1982		
Council Tax :	Band D		
Annual Estimate:	£2,263		
Title Number:	BK34677		

Local Area

Local Authority: Wokingham
Conservation Area: No
Flood Risk:

- Rivers & Seas — Very low
- Surface Water — Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

14 mb/s	47 mb/s	1000 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

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Gallery
Photos

Gallery
Photos

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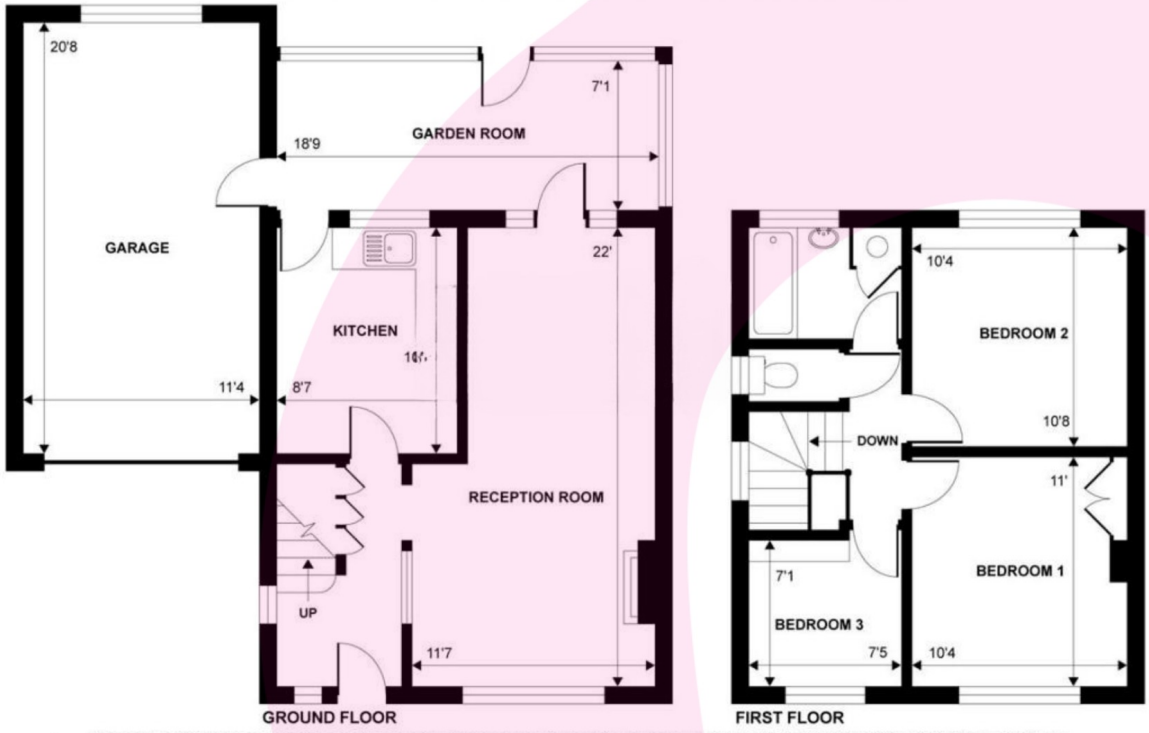
Gallery
Floorplan

PENSFORD CLOSE, CROWTHORNE, RG45

Floorplan for Pensford Close, Crowthorne

Total area approx: 74 sq meters (796.5 sq ft)

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no gurantee, warranty or representation as to the accuracy and completeness of the floor plan.



Will & Mike
willandmike@avocadopropertyagents.co.uk

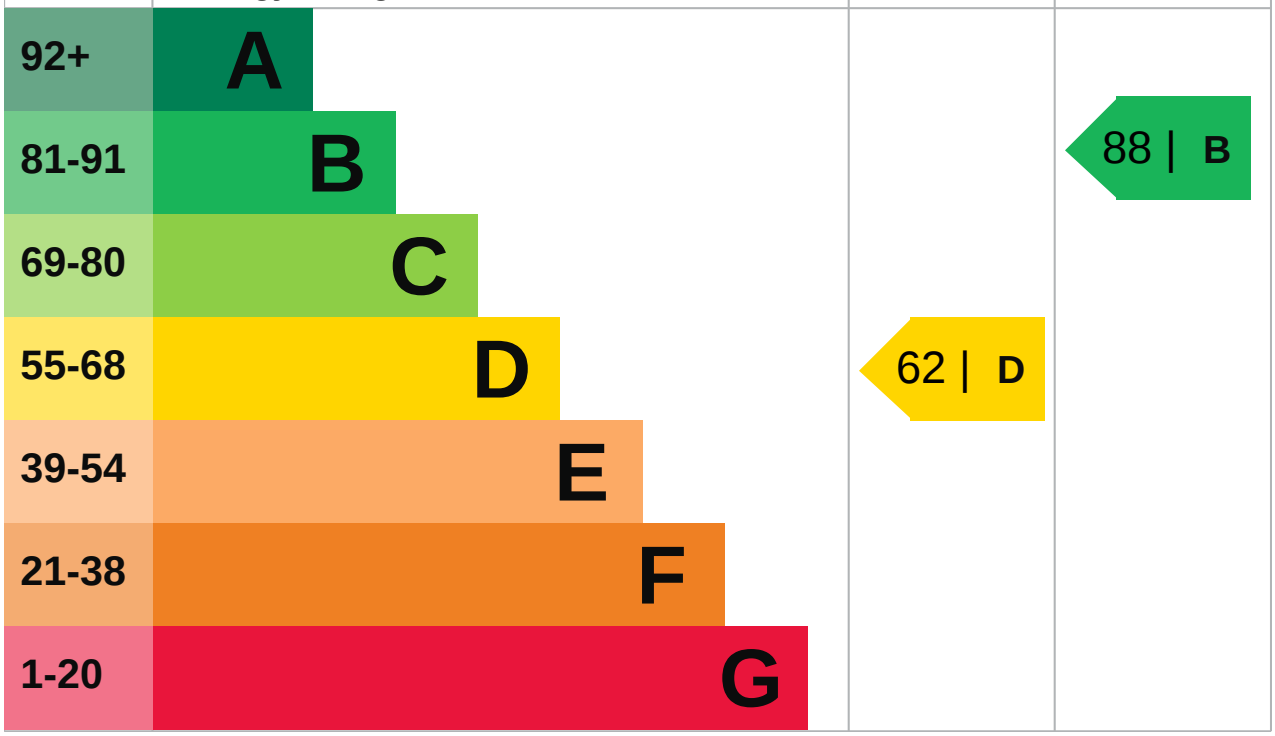
Property
EPC - Certificate

Pensford Close, RG45

Energy rating

D

Valid until 20.10.2026



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Property
EPC - Additional Data

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Secondary glazing
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, limited insulation (assumed)
Roof Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	74 m^2

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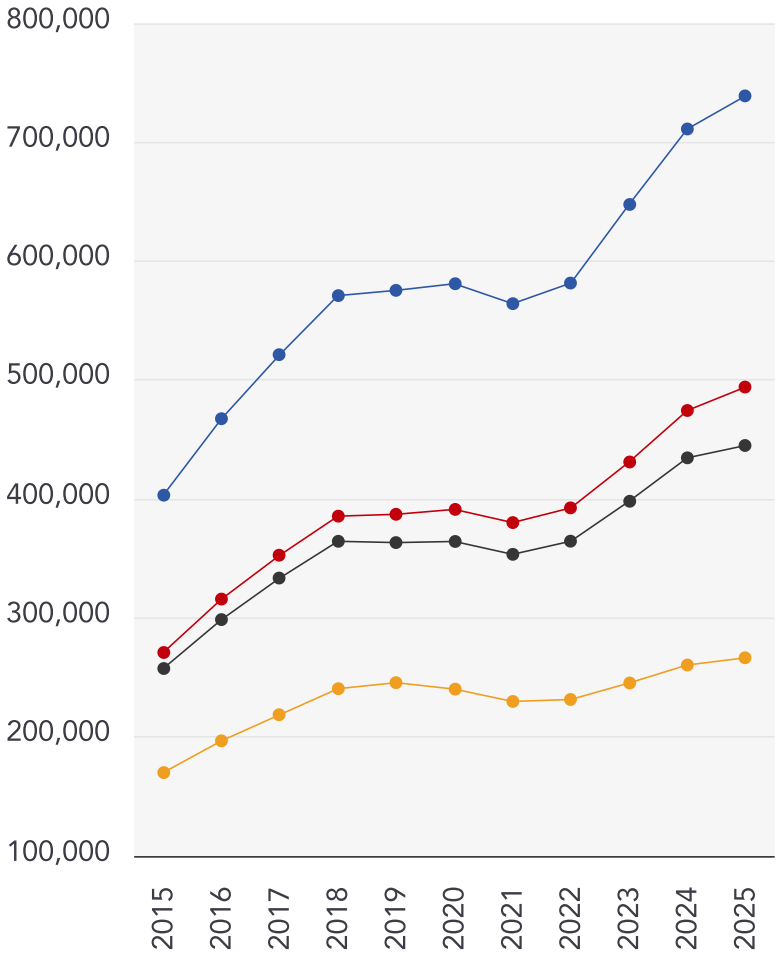
Market
House Price Statistics

10 Year History of Average House Prices by Property Type in RG45



Detached

+83.21%

Semi-Detached

+82.31%

Terraced

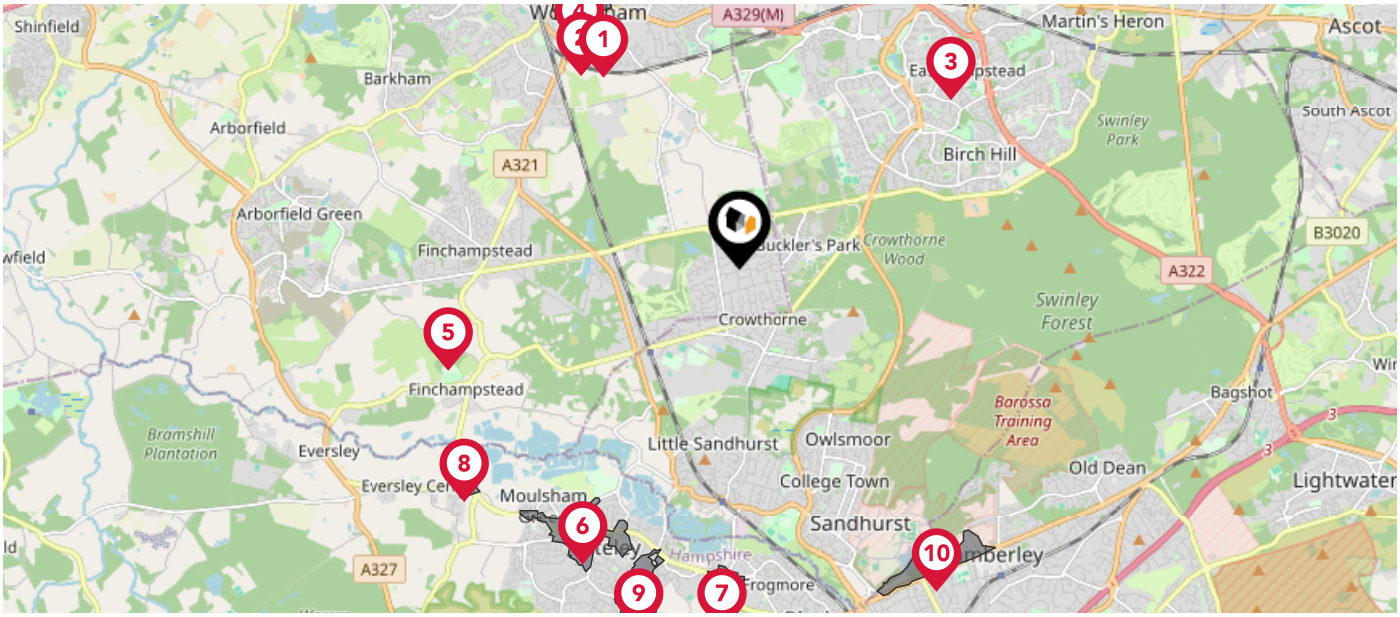
+72.76%

Flat

+56.72%

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	Murdoch Road
2	Langborough Road
3	Easthampstead
4	Wokingham Town Centre
5	Finchampstead Church
6	Yateley Green
7	Darby Green Yateley
8	Eversley Cross
9	Cricket Hill
10	RMA (Former) Staff College and London Road, Camberley

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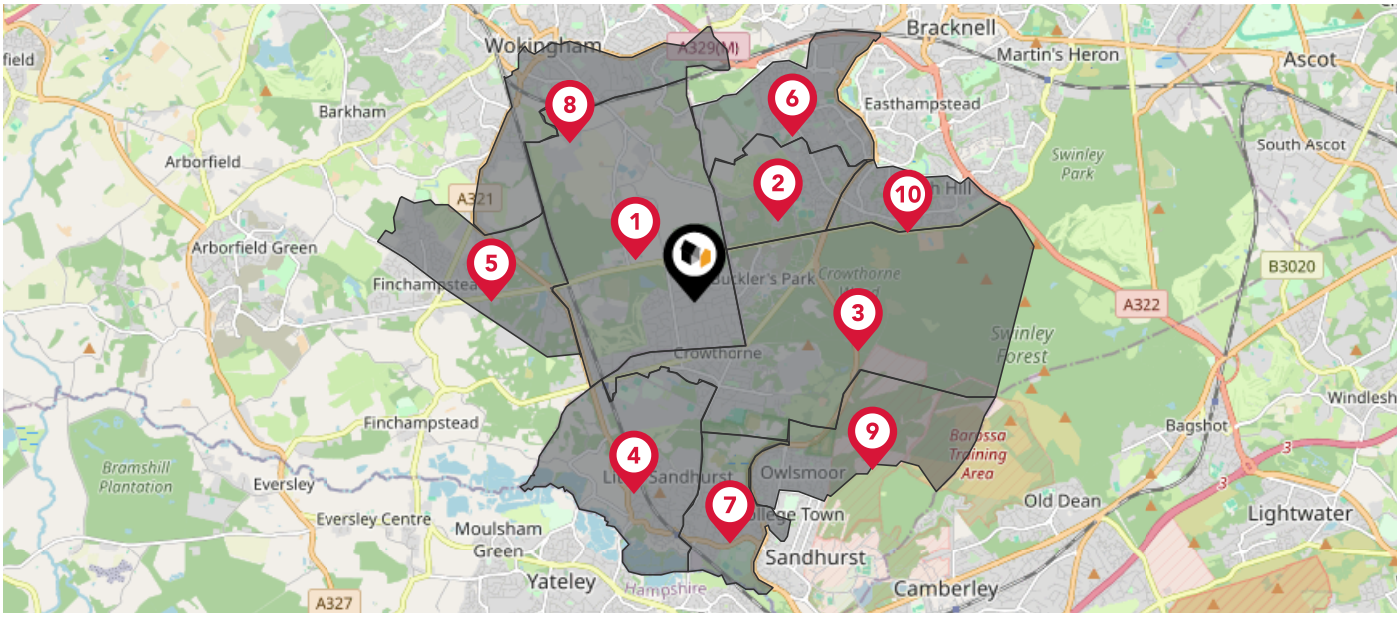
Maps
Council Wards

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	Wokingham Without Ward
2	Great Hollands South Ward
3	Crowthorne Ward
4	Little Sandhurst and Wellington Ward
5	Finchampstead North Ward
6	Great Hollands North Ward
7	Central Sandhurst Ward
8	Wescott Ward
9	Owlsmoor Ward
10	Hanworth Ward

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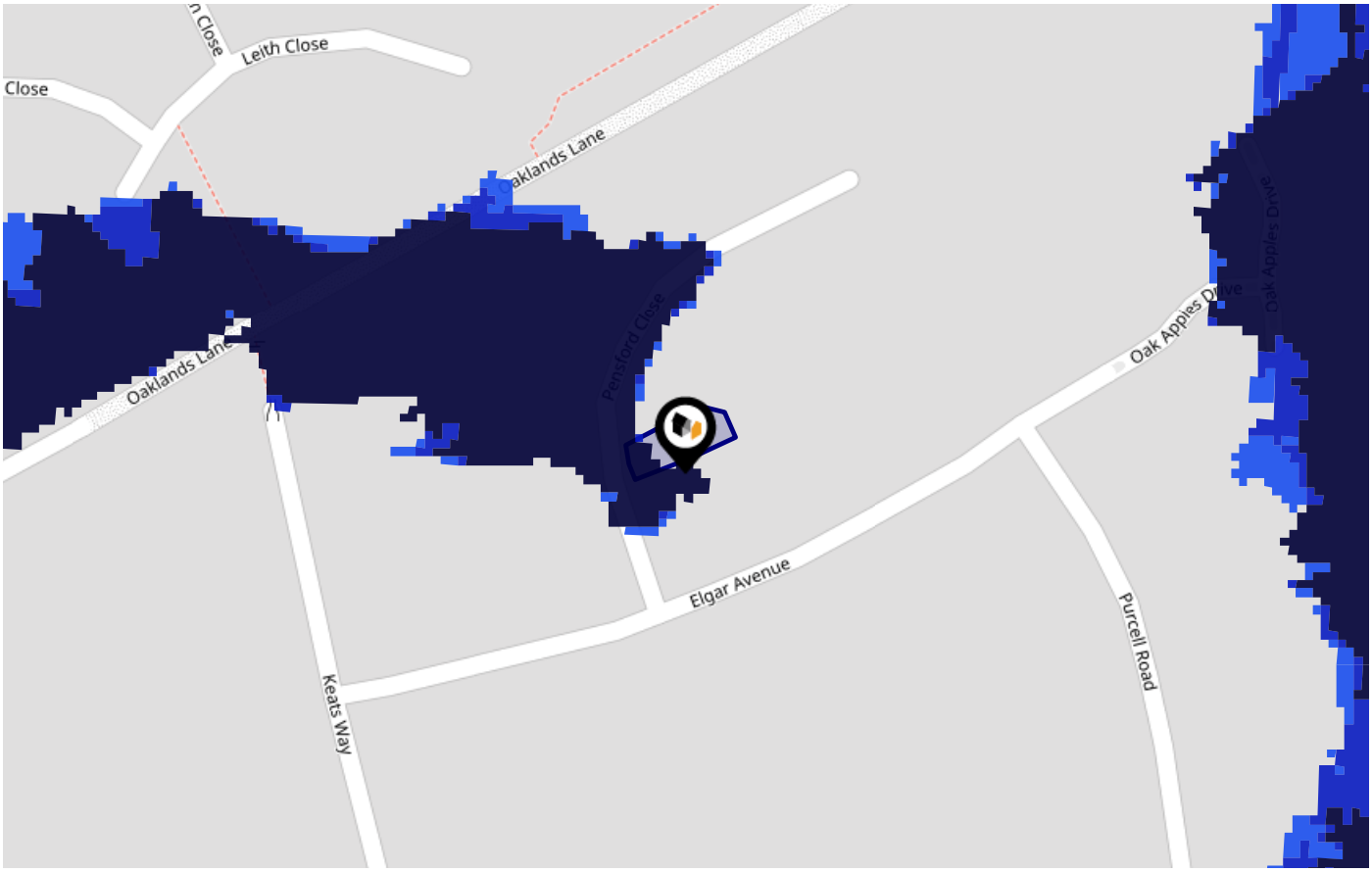
Flood Risk
Rivers & Seas - Flood Risk

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

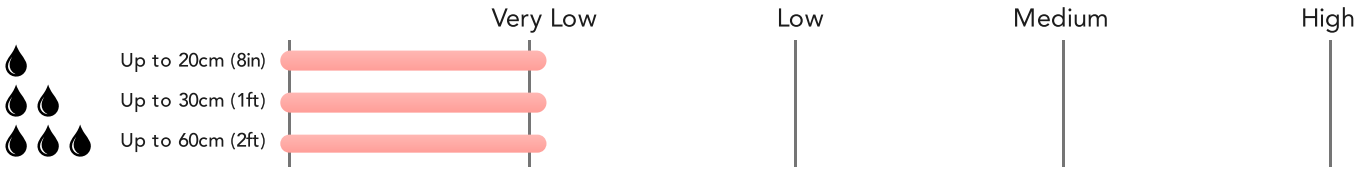


Risk Rating: Very low

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 (0.25%) in any one year.
- **Very Low Risk -** an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:



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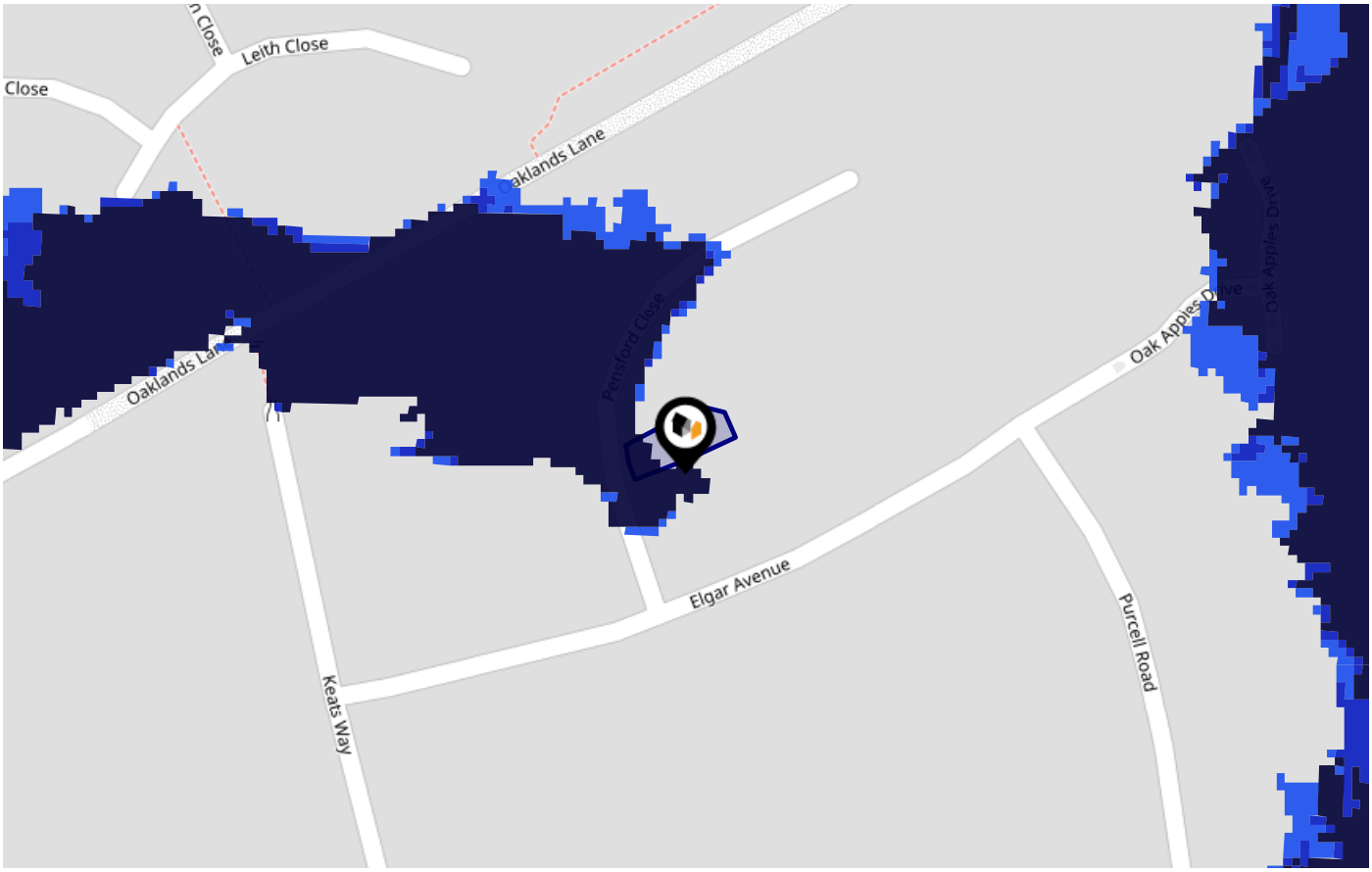
Flood Risk
Rivers & Seas - Climate Change

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.



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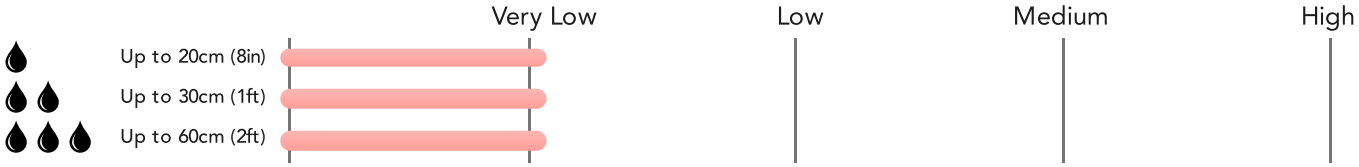

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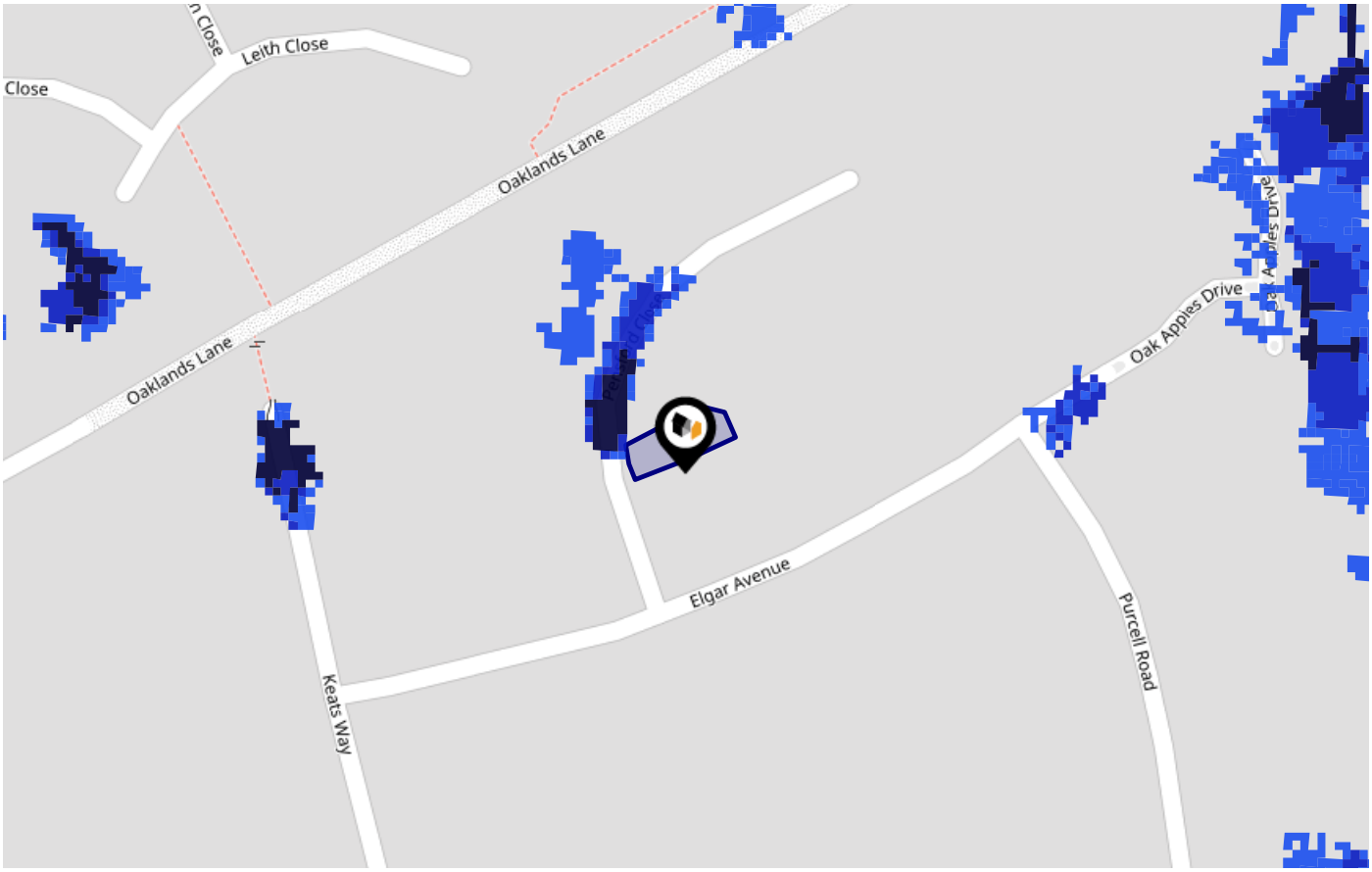
Flood Risk
Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.



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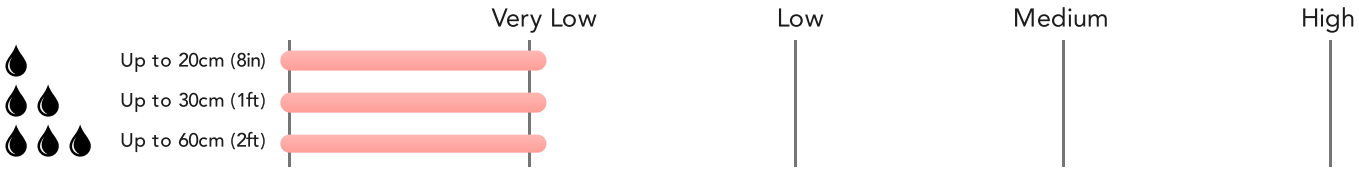

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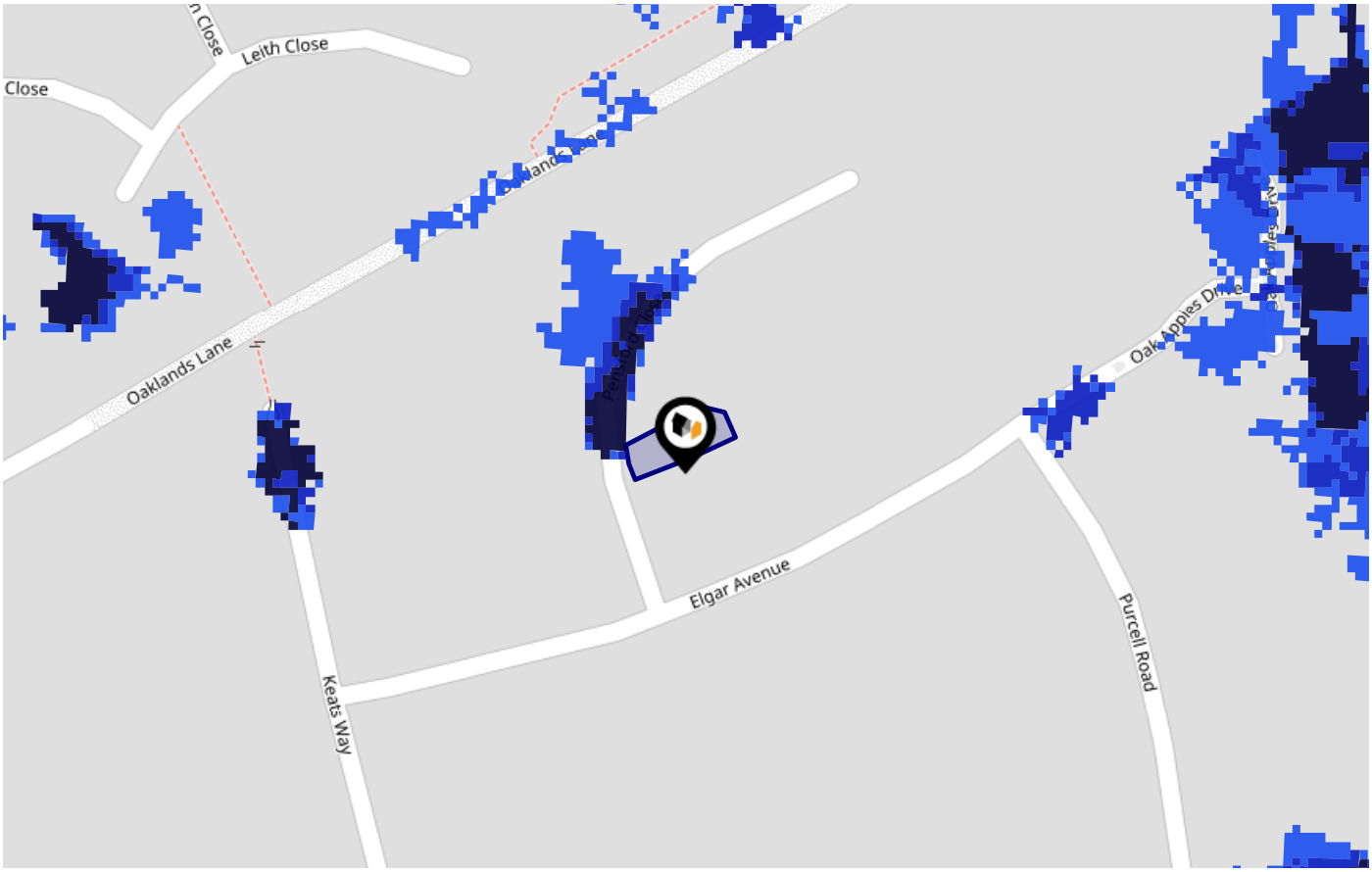
Flood Risk
Surface Water - Climate Change

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.



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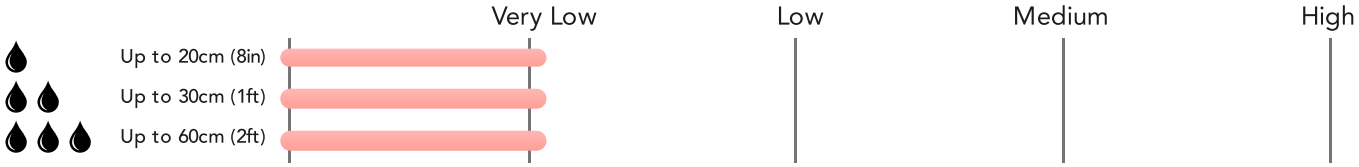

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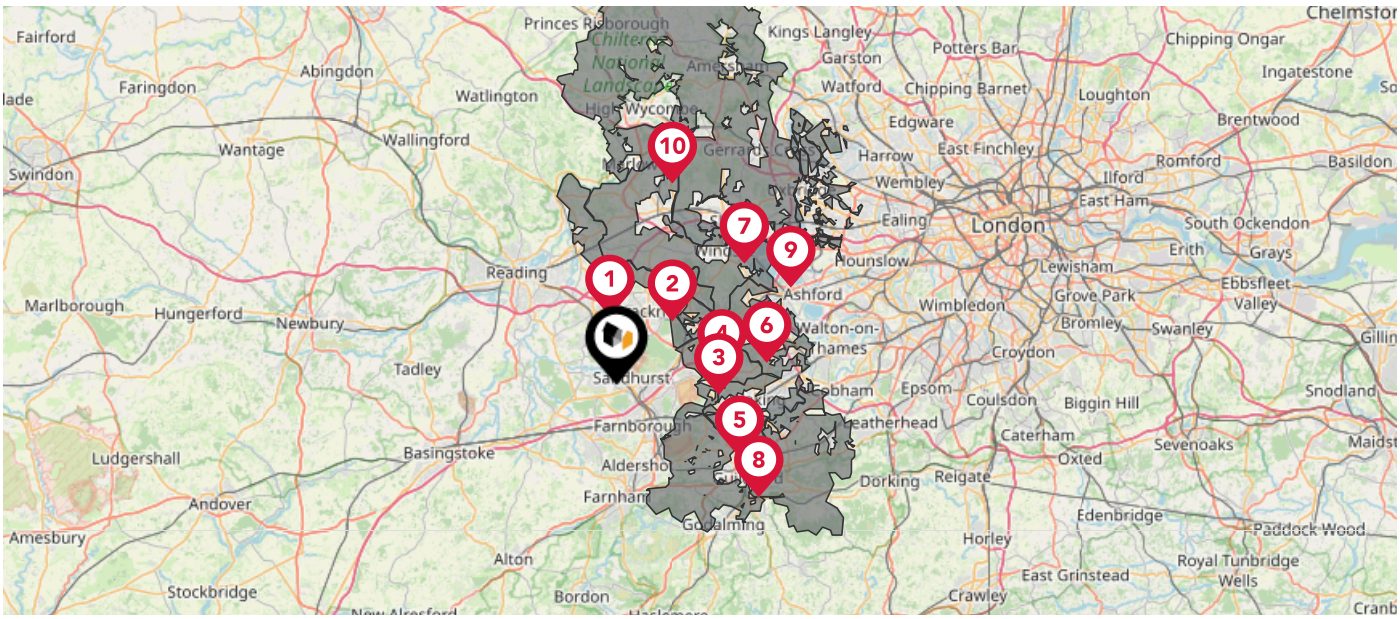
Maps
Green Belt

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



Nearby Green Belt Land

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

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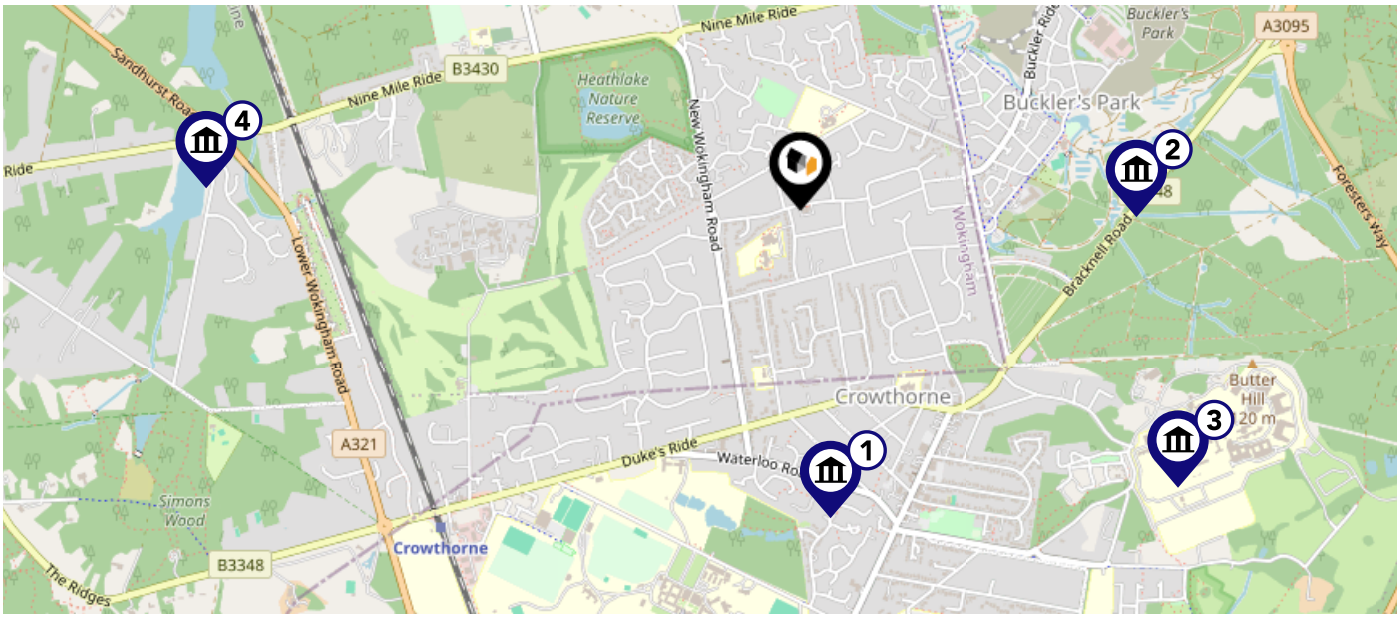
Maps
Listed Buildings

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 1393560 - Church Of St John The Baptist With Churchyard Cross And Lych Gate	Grade II	0.7 miles
2 1390354 - Windy Ridge	Grade II	0.8 miles
3 1390355 - Broadmoor Hospital, Main Range Including The Chapel/hall (block 5), Dorset House	Grade II	1.1 miles
4 1313099 - King's Lodge	Grade II	1.4 miles

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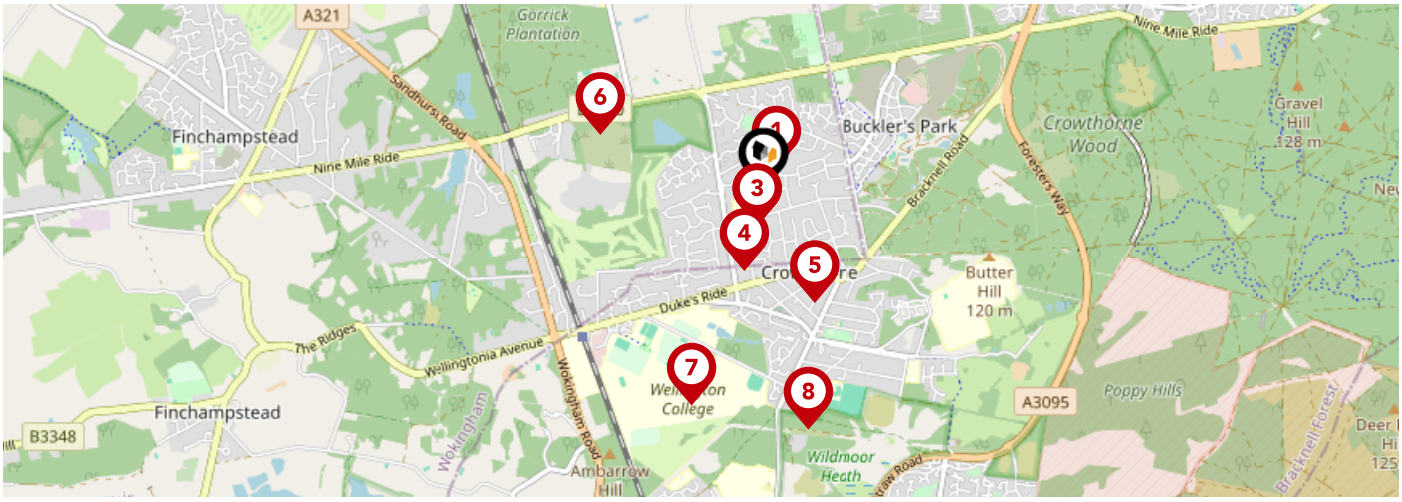
Area
Schools



		Nursery	Primary	Secondary	College	Private
1	**Hatch Ride Primary School** Ofsted Rating: Good | Pupils: 207 | Distance:0.12	☐	☑	☐	☐	☐
2	**Oaklands Infant School** Ofsted Rating: Good | Pupils: 158 | Distance:0.17	☐	☑	☐	☐	☐
3	**Oaklands Junior School** Ofsted Rating: Good | Pupils: 245 | Distance:0.17	☐	☑	☐	☐	☐
4	**Our Lady's Preparatory School** Ofsted Rating: Not Rated | Pupils: 235 | Distance:0.38	☐	☑	☐	☐	☐
5	**Crowthorne Church of England Primary School** Ofsted Rating: Outstanding | Pupils: 211 | Distance:0.57	☐	☑	☐	☐	☐
6	**Saint Sebastians Church of England Primary School** Ofsted Rating: Good | Pupils: 119 | Distance:0.8	☐	☑	☐	☐	☐
7	**Wellington College** Ofsted Rating: Not Rated | Pupils: 1101 | Distance:1.04	☐	☐	☑	☐	☐
8	**Edgbarrow School** Ofsted Rating: Outstanding | Pupils: 1490 | Distance:1.12	☐	☐	☑	☐	☐

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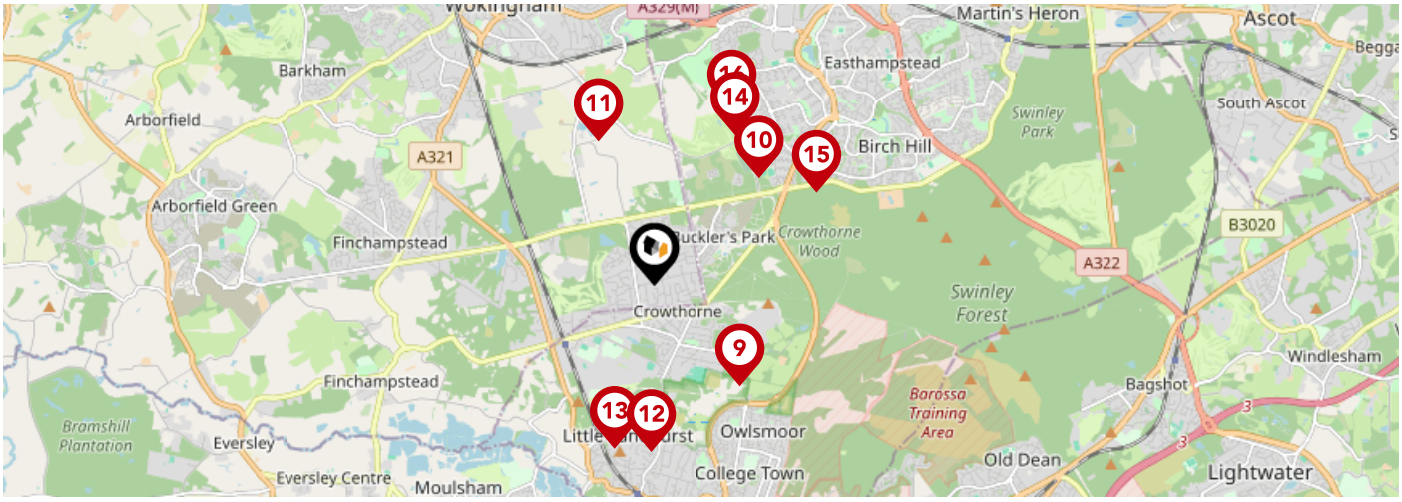
Area
Schools



		Nursery	Primary	Secondary	College	Private
9	**Wildmoor Heath School** Ofsted Rating: Good | Pupils: 211 | Distance:1.21	☐	☑	☐	☐	☐
10	**Wooden Hill Primary and Nursery School** Ofsted Rating: Good | Pupils: 423 | Distance:1.39	☐	☑	☐	☐	☐
11	**Holme Grange School** Ofsted Rating: Not Rated | Pupils: 793 | Distance:1.44	☐	☐	☑	☐	☐
12	**Eagle House School** Ofsted Rating: Not Rated | Pupils: 358 | Distance:1.54	☐	☐	☑	☐	☐
13	**New Scotland Hill Primary School** Ofsted Rating: Good | Pupils: 228 | Distance:1.56	☐	☑	☐	☐	☐
14	**King's Academy Easthampstead Park** Ofsted Rating: Good | Pupils: 976 | Distance:1.58	☐	☐	☑	☐	☐
15	**St Margaret Clitherow Catholic Primary School, Bracknell** Ofsted Rating: Good | Pupils: 200 | Distance:1.72	☐	☑	☐	☐	☐
16	**Jennett's Park CofE Primary School** Ofsted Rating: Good | Pupils: 427 | Distance:1.75	☐	☑	☐	☐	☐

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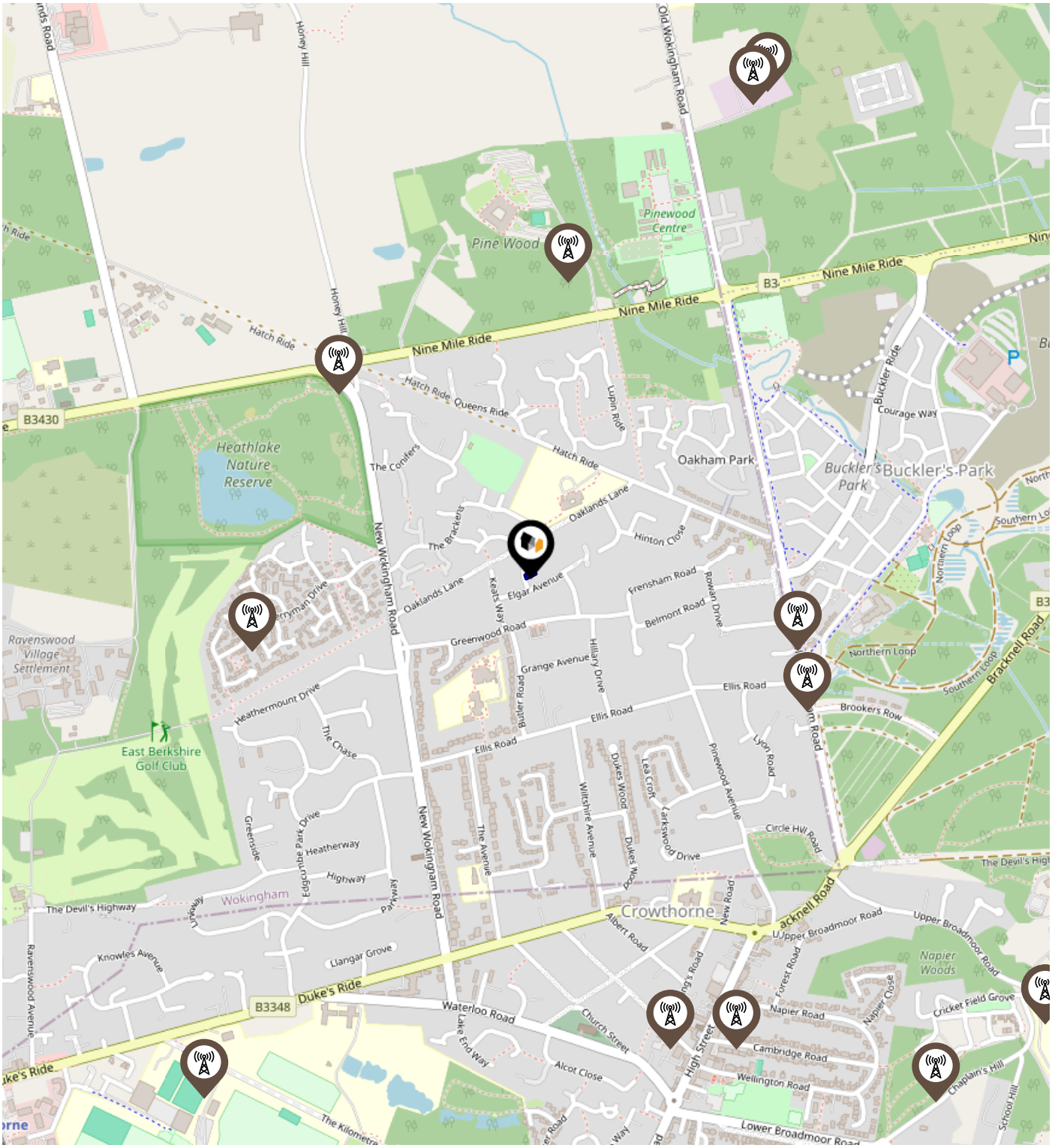
Local Area
Masts & Pylons



Key:

- Power Pylons
- Communication Masts

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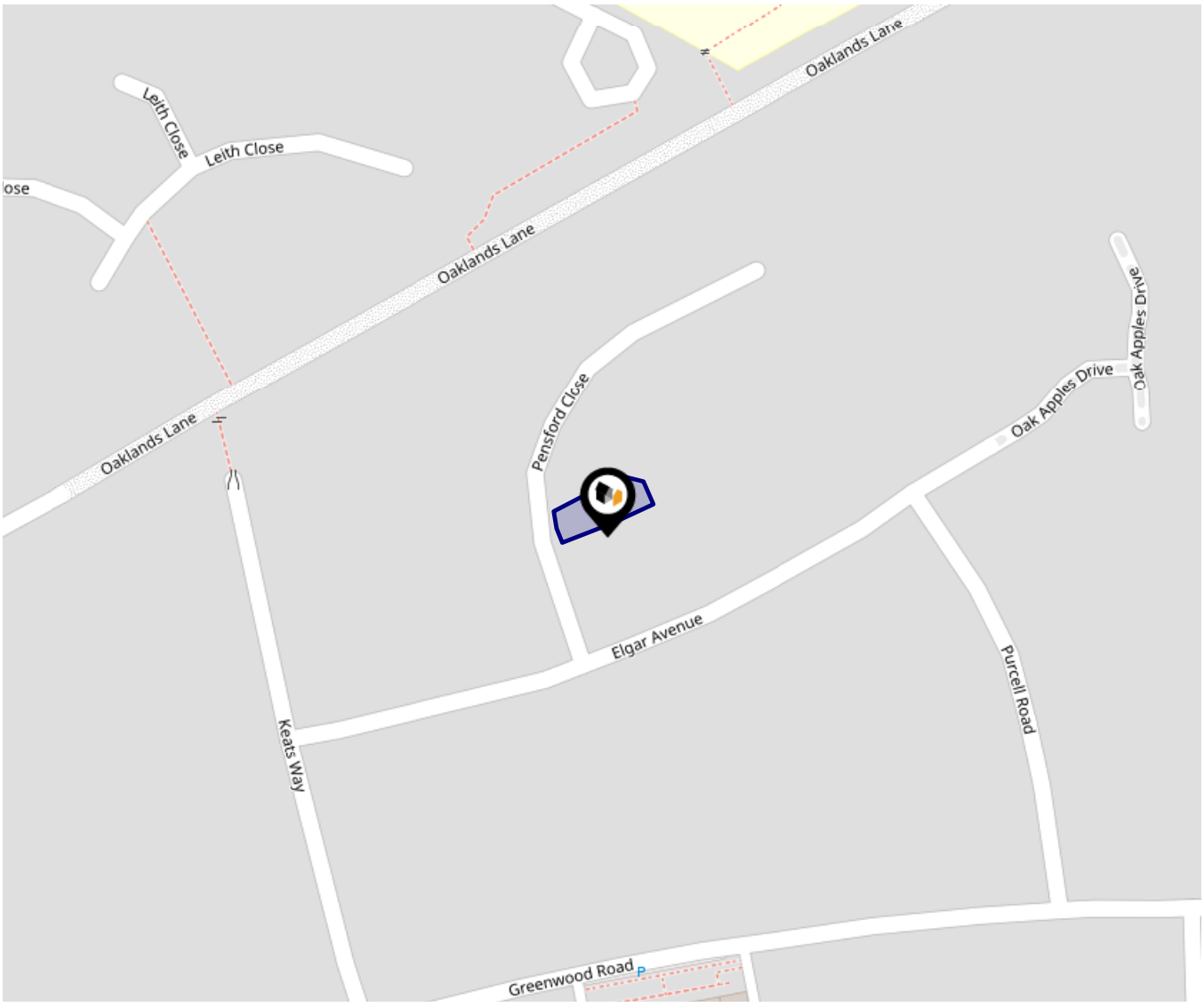
Local Area
Road Noise



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

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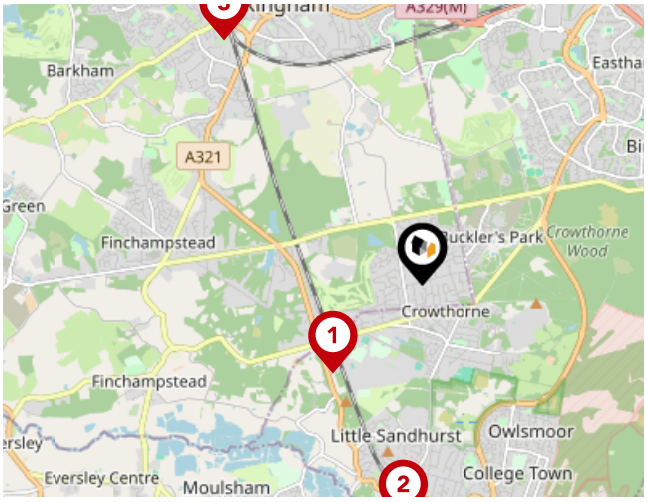
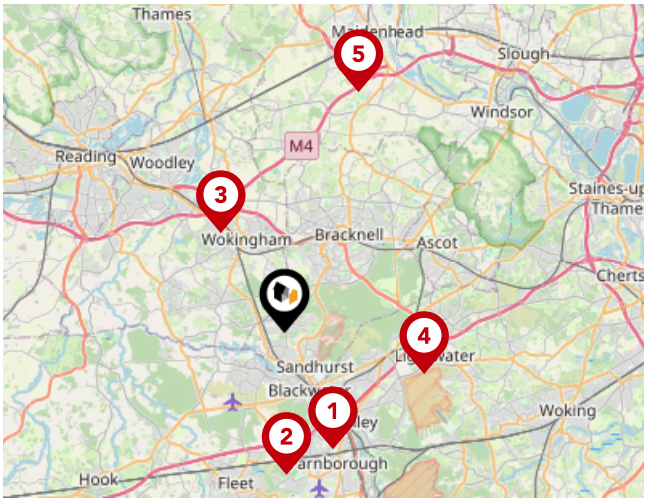
Area
Transport (National)



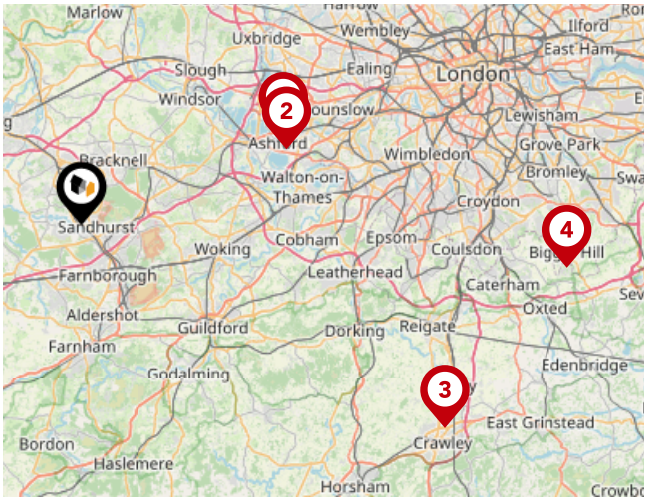
National Rail Stations

Pin	Name	Distance
1	Crowthorne Rail Station	1.16 miles
2	Sandhurst Rail Station	2.2 miles
3	Wokingham Rail Station	2.92 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J4	4.68 miles
2	M3 J4A	5.26 miles
3	M4 J10	4.36 miles
4	M3 J3	5.41 miles
5	A404(M) J9A	9.34 miles



Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	16.38 miles
2	Heathrow Airport Terminal 4	16.2 miles
3	Gatwick Airport	30.91 miles
4	Leaves Green	36.13 miles

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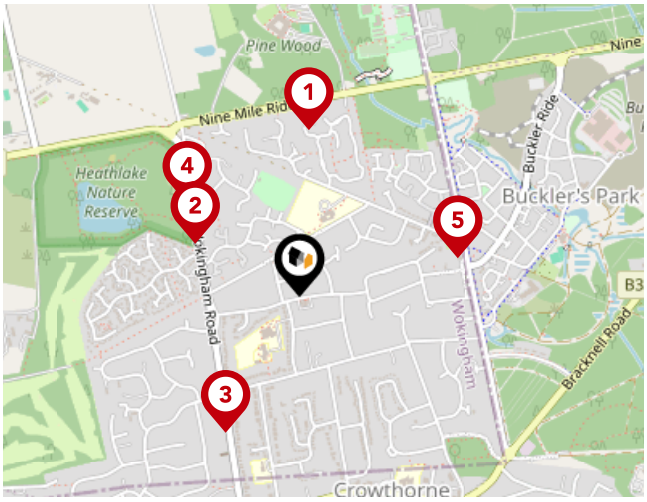
Area
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Johnson & Johnson	0.39 miles
2	St Sebastians Roundabout	0.27 miles
3	Ellis Road	0.36 miles
4	St Sebastians Roundabout	0.34 miles
5	TRL Western Entrance	0.38 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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The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

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Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

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