

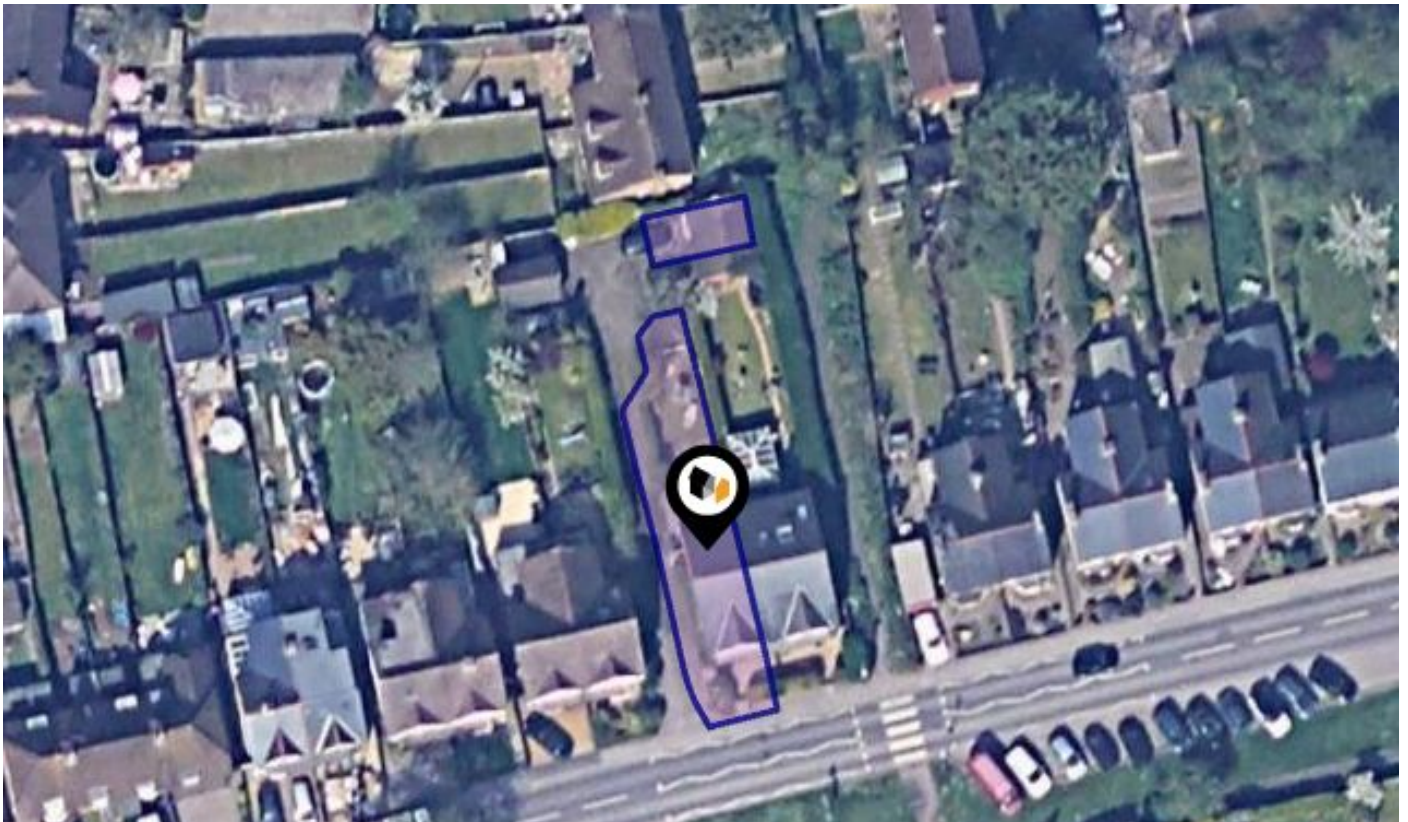


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 20th January 2026



**1 ORCHARD VILLAS, PARK ROAD, FARNHAM ROYAL, SL2
3BF**

Avocado Property

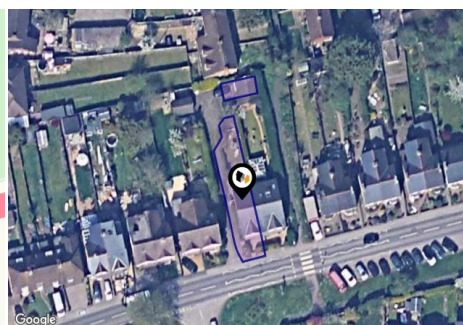
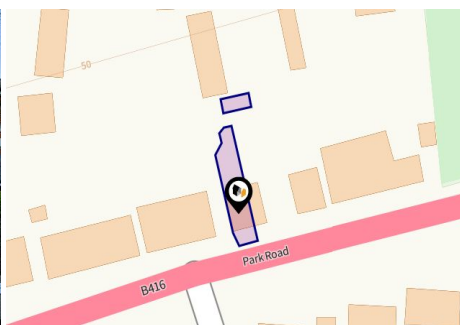
Stuart@avocadopropertyagents.co.uk

www.avocadopropertyagents.co.uk



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Property Overview



Property

Type:	Semi-Detached
Bedrooms:	4
Floor Area:	1,291 ft ² / 120 m ²
Plot Area:	0.07 acres
Year Built :	1997
Council Tax :	Band F
Annual Estimate:	£3,469
Title Number:	BM229188
UPRN:	100081075778

Last Sold Date:	09/12/1997
Last Sold Price:	£167,500
Last Sold £/ft ² :	£137
Tenure:	Freehold

Local Area

Local Authority:	Buckinghamshire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

8	-
mb/s	mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



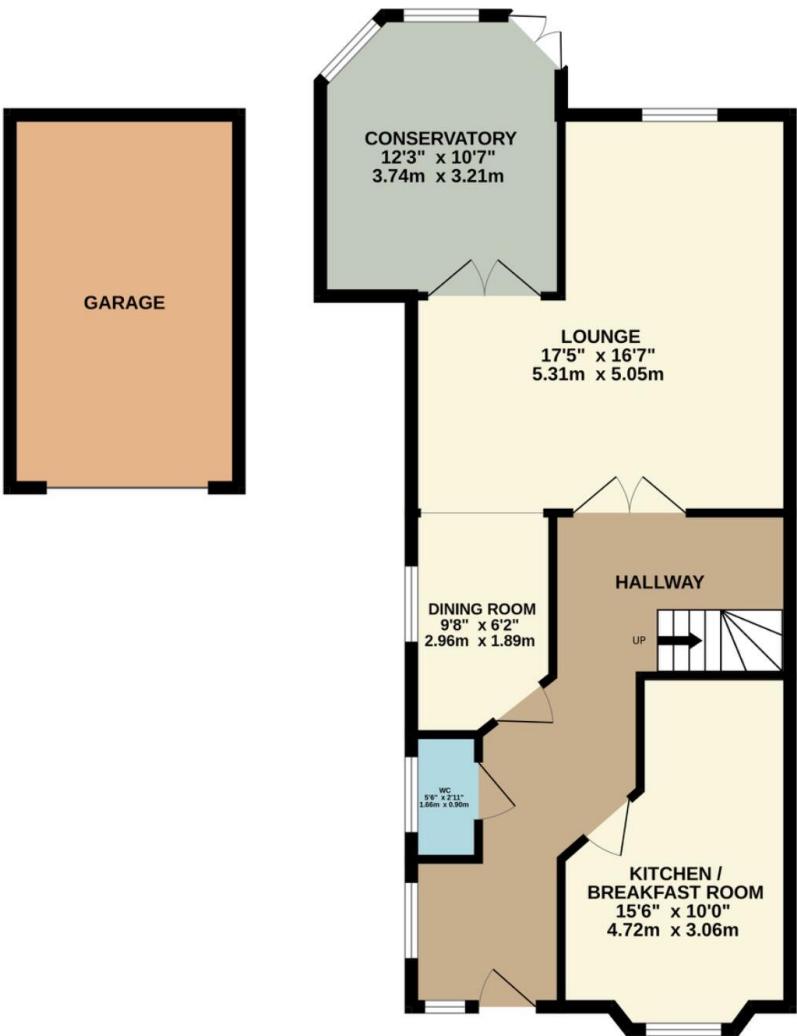




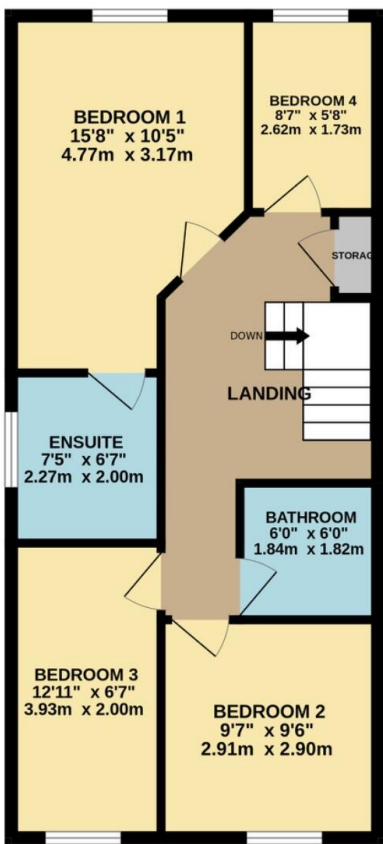


1 ORCHARD VILLAS, PARK ROAD, FARNHAM ROYAL, SL2 3BF

GROUND FLOOR
887 sq.ft. (82.4 sq.m.) approx.



1ST FLOOR
578 sq.ft. (53.7 sq.m.) approx.



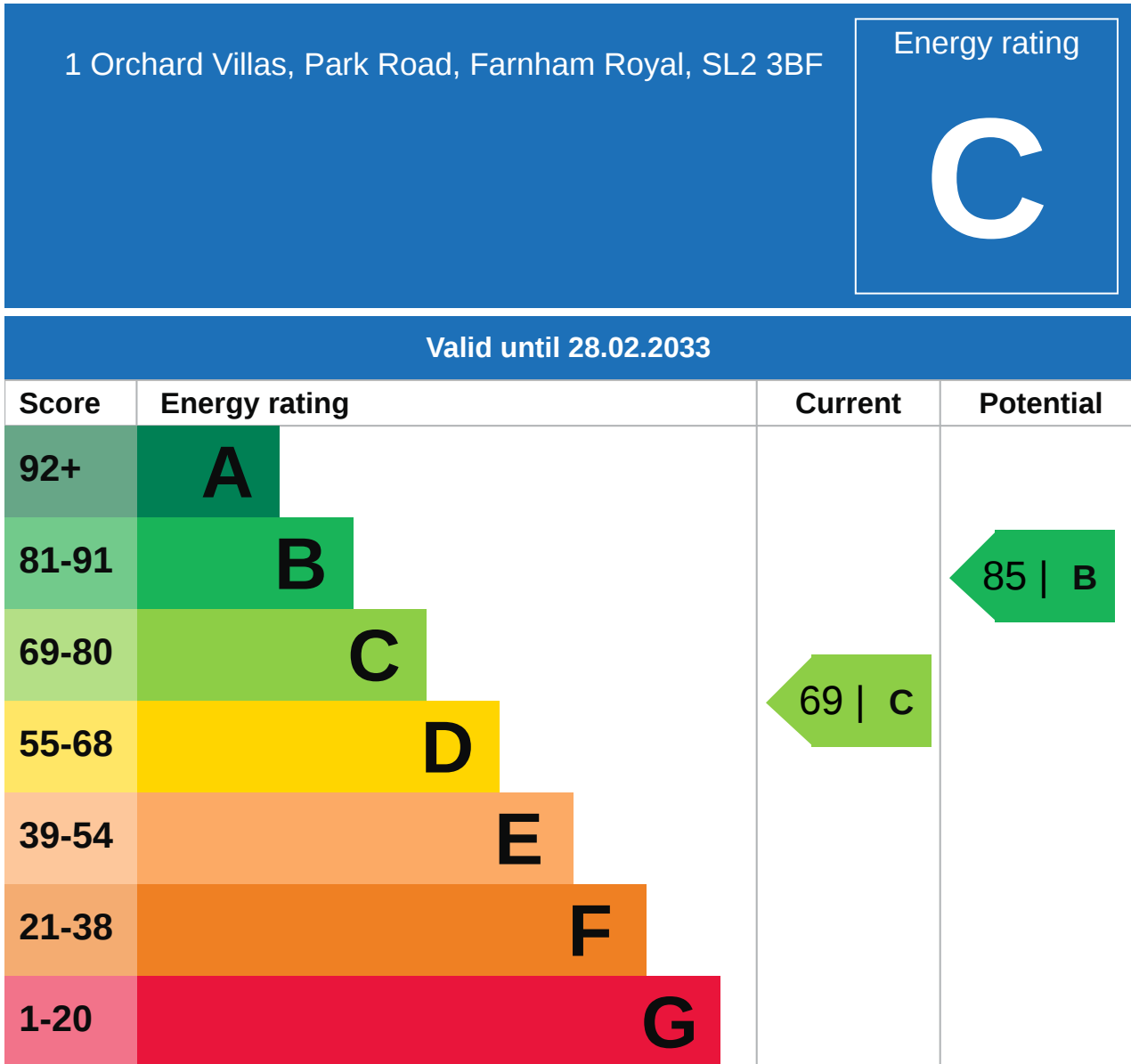
TOTAL FLOOR AREA: 1465 sq.ft. (136.1 sq.m.) approx.

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

Property

EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

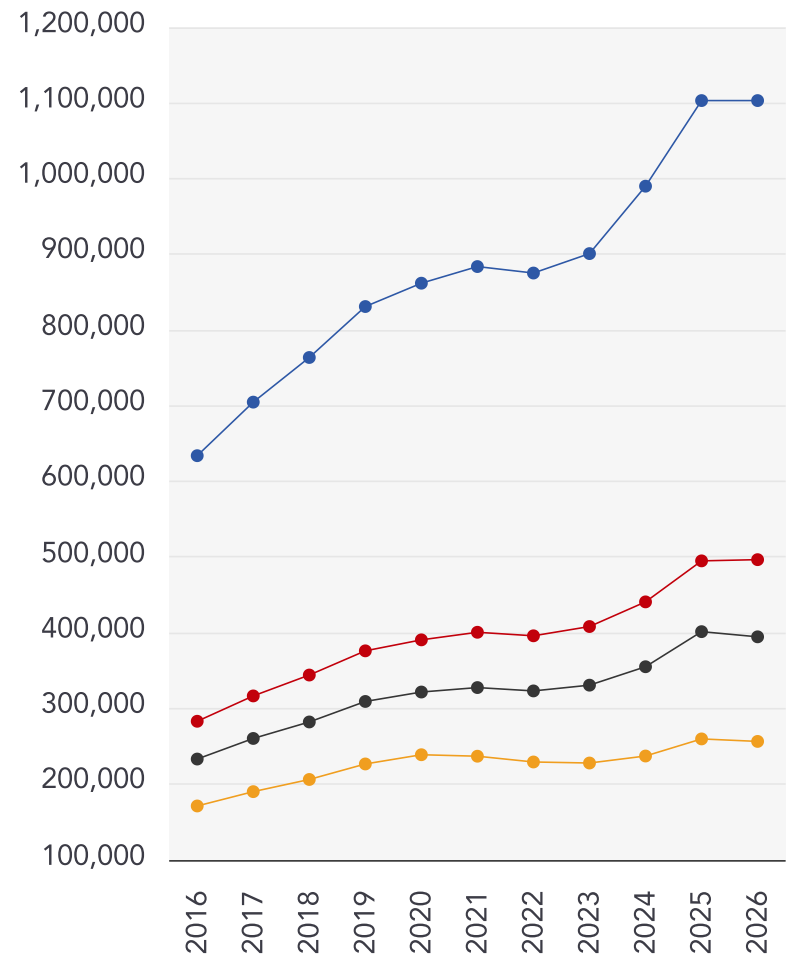
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 200 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 71% of fixed outlets
Floors:	Suspended, limited insulation (assumed)
Total Floor Area:	120 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in SL2



Detached

+73.97%

Semi-Detached

+75.35%

Terraced

+69.17%

Flat

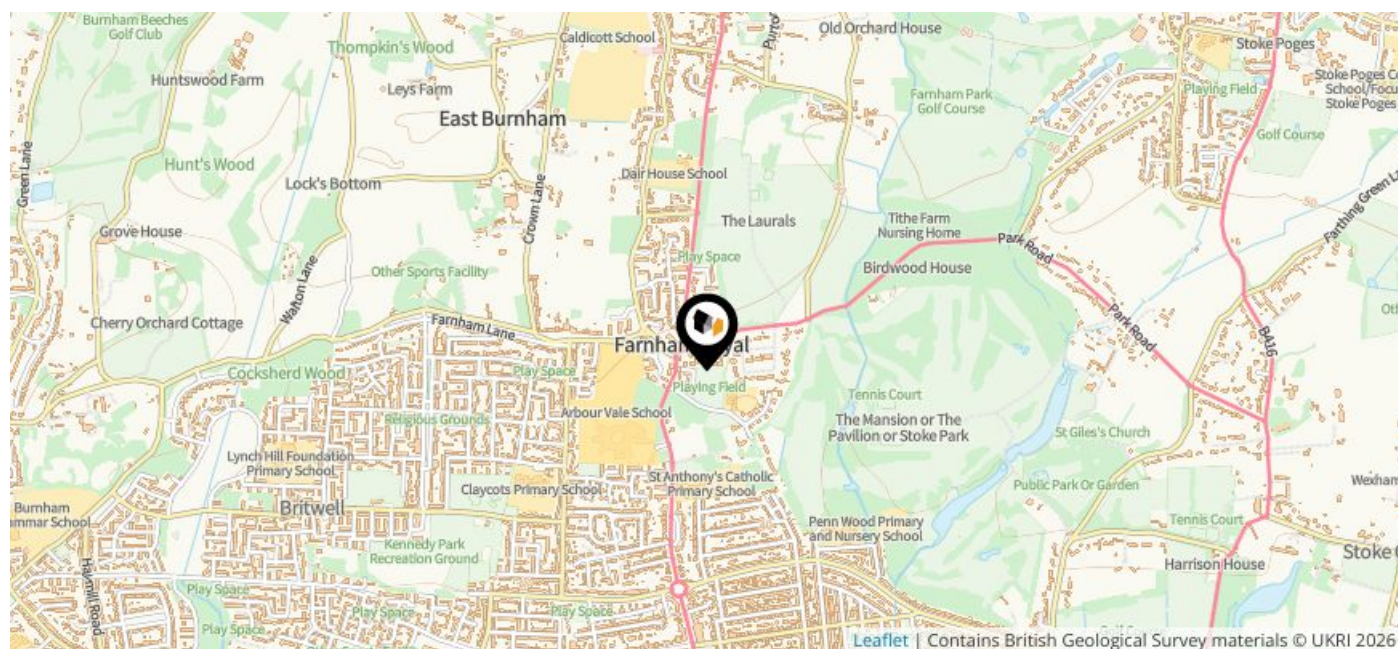
+49.74%

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.

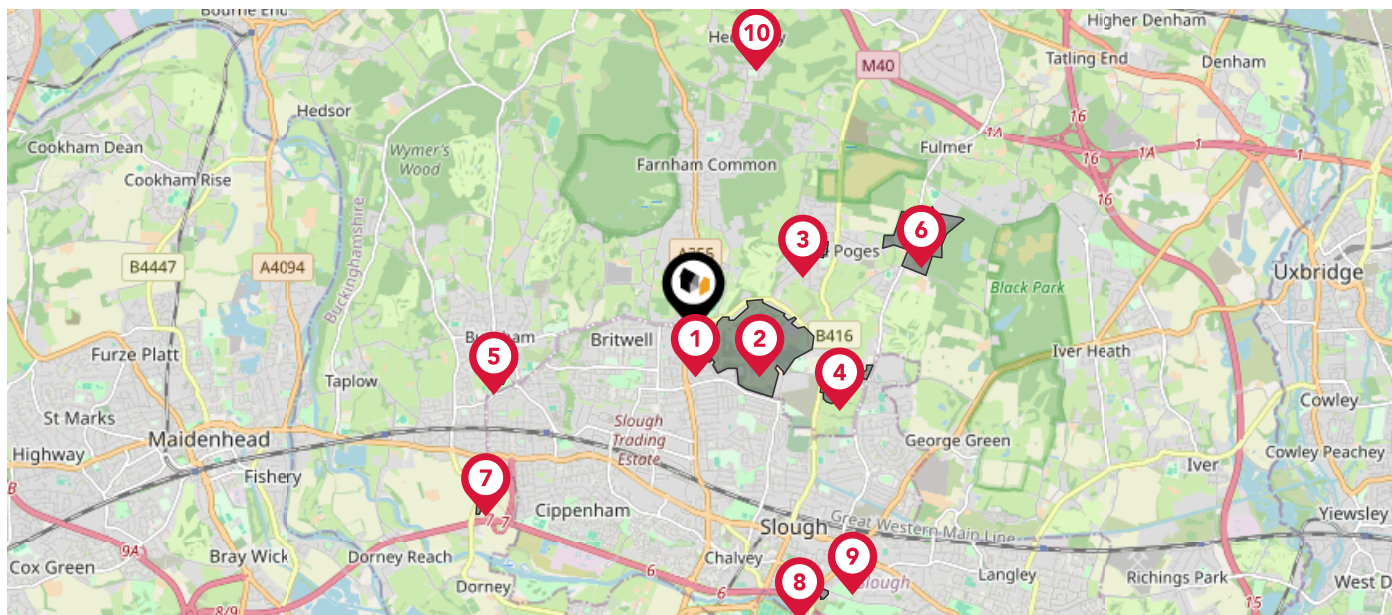
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

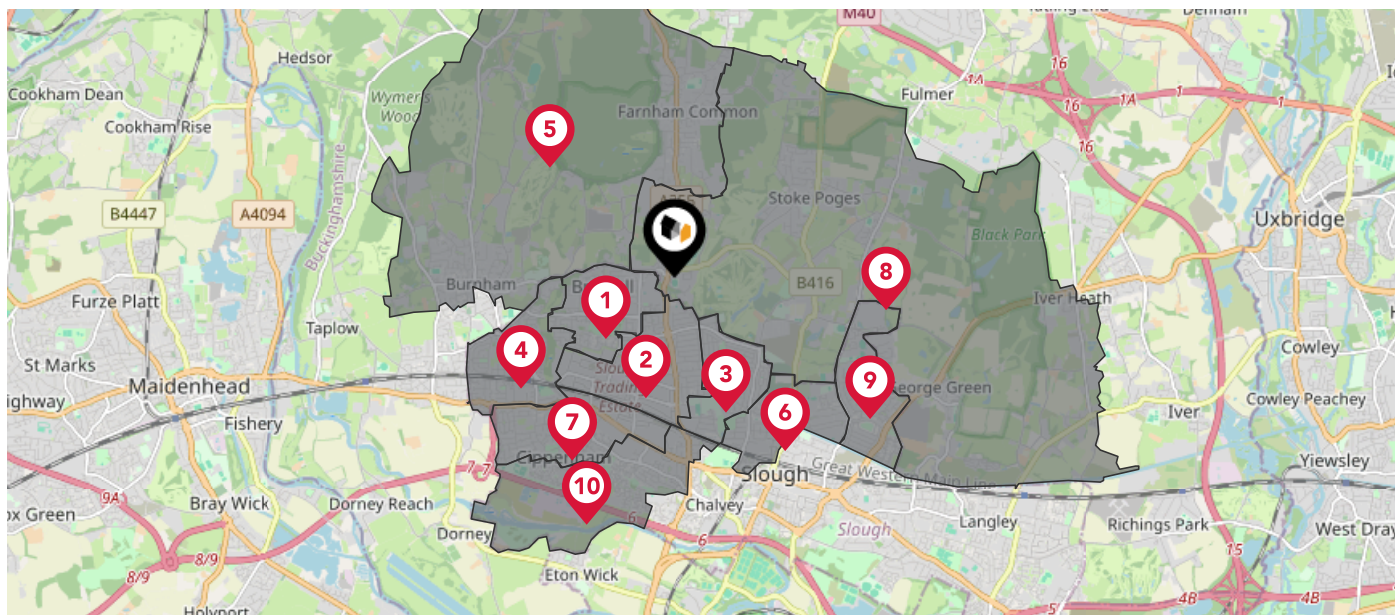
-  1 Farnham Royal
-  2 Stoke Park
-  3 Stoke Poges West End
-  4 Stoke Green
-  5 Burnham
-  6 Framewood Road
-  7 Huntercombe
-  8 Upton Park and Upton Village
-  9 Sussex Place and Clifton Road
-  10 Hedgerley Village

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

1

Britwell and Northborough Ward

2

Farnham Ward

3

Baylis and Stoke Ward

4

Haymill and Lynch Hill Ward

5

Farnham Common and Burnham Beeches Ward

6

Elliman Ward

7

Cippenham Green Ward

8

Stoke Poges and Wexham Ward

9

Wexham Lea Ward

10

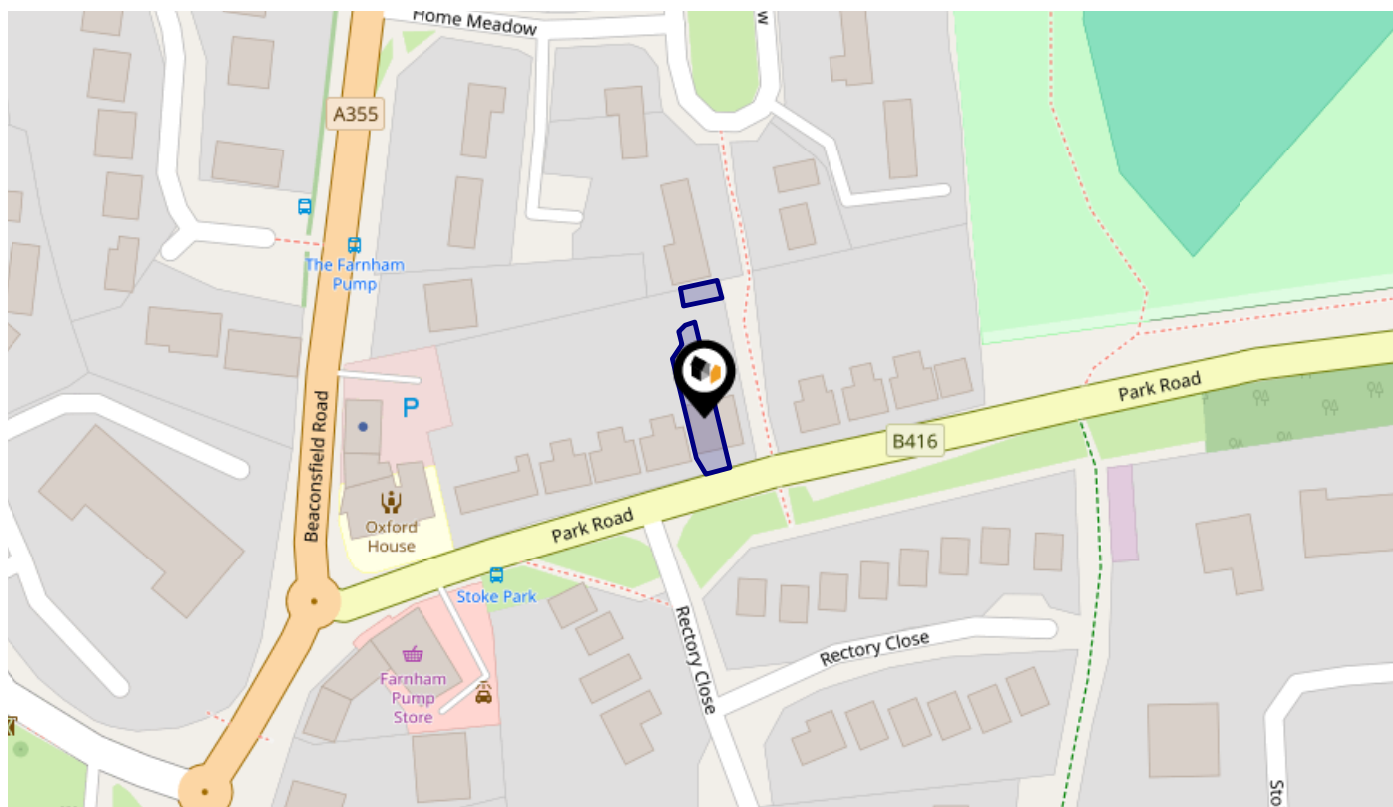
Cippenham Meadows Ward

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:

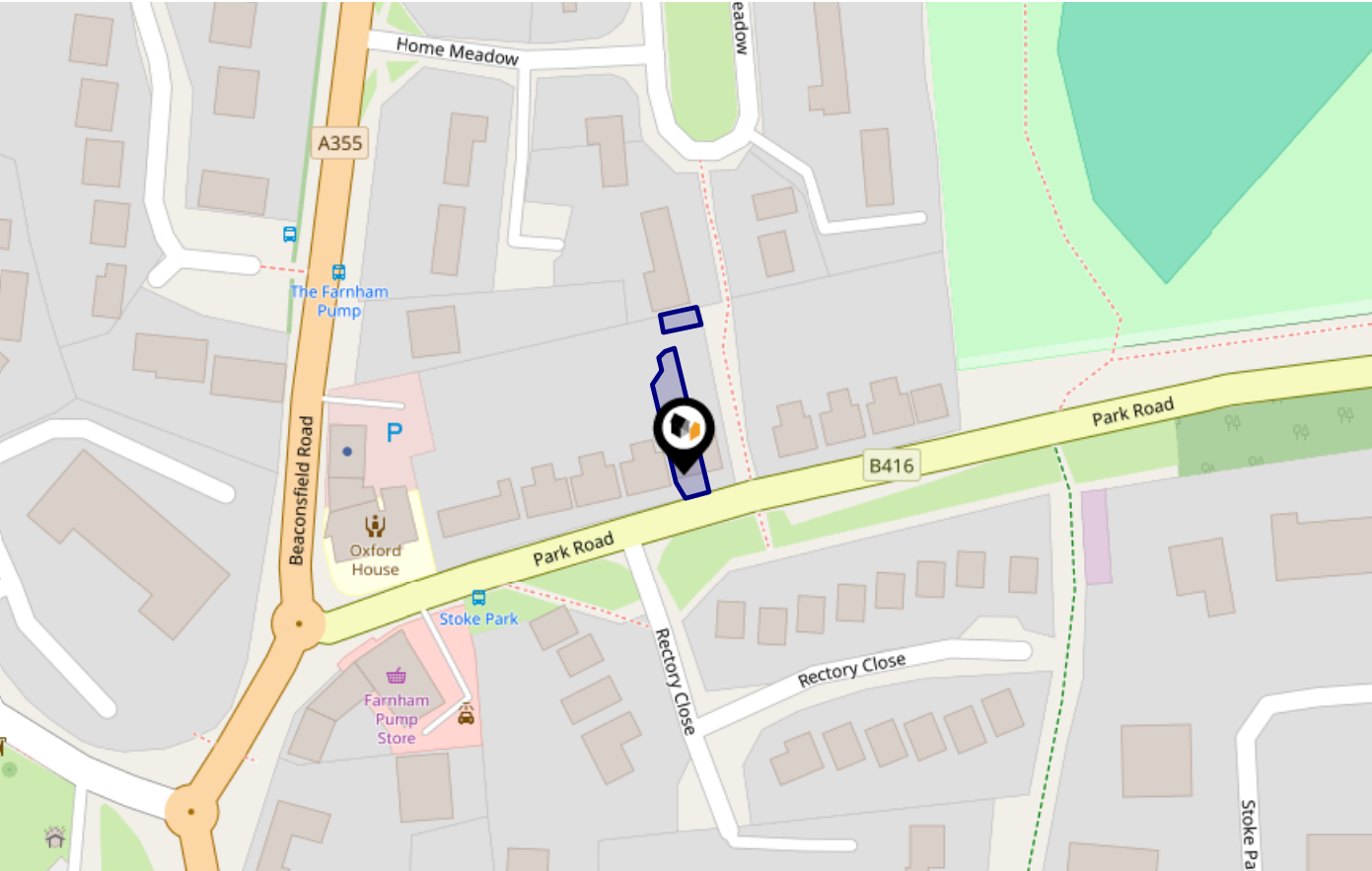
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

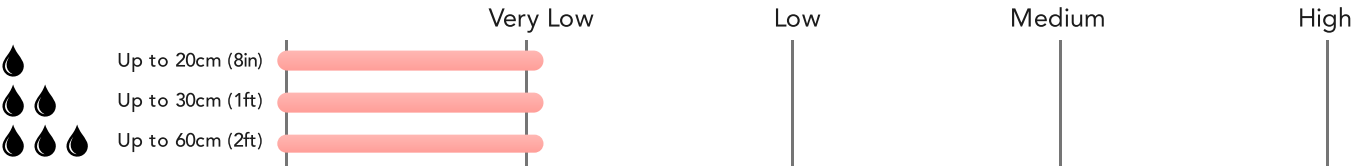


Risk Rating: Very low

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:

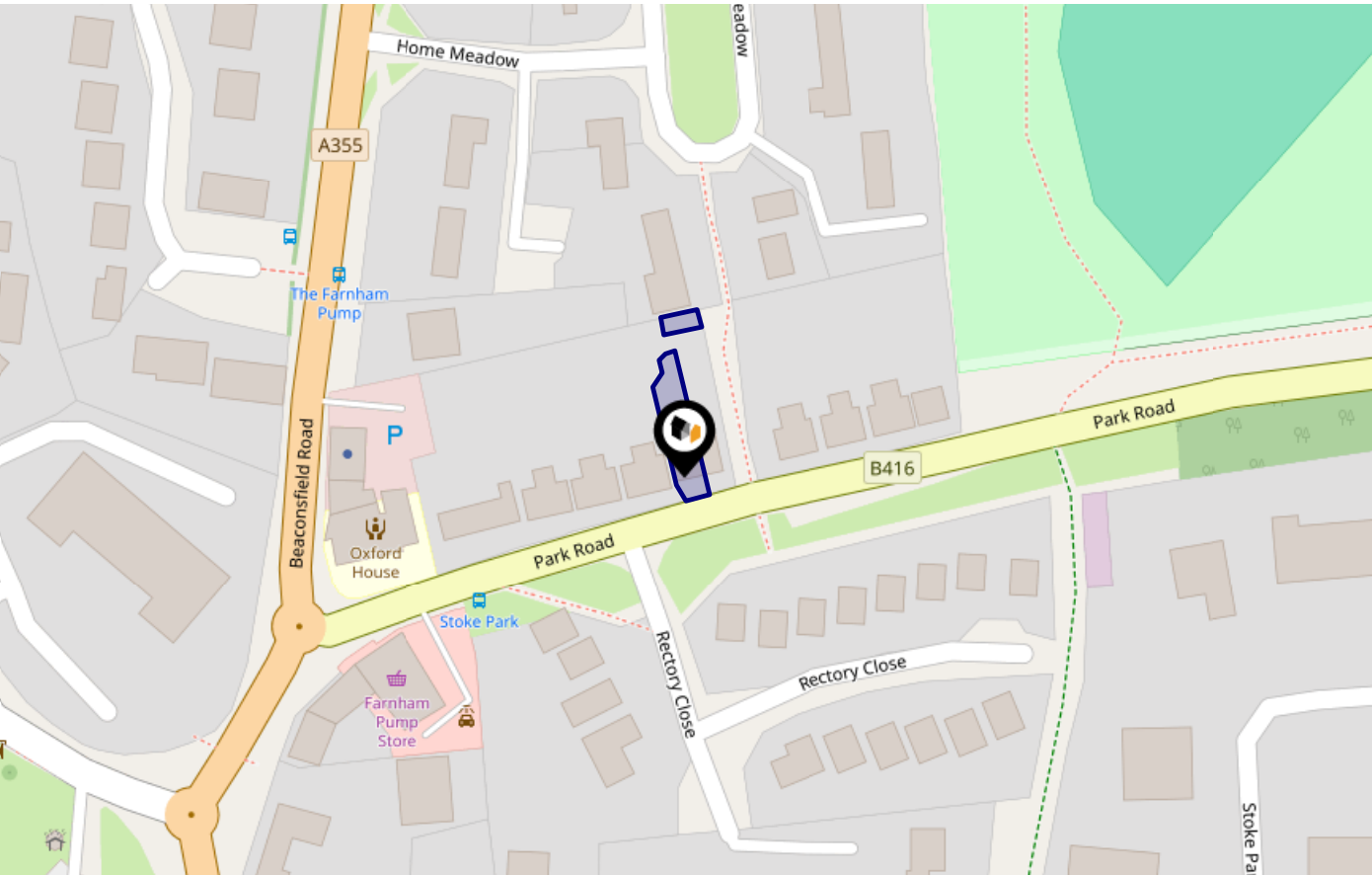


Flood Risk

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.

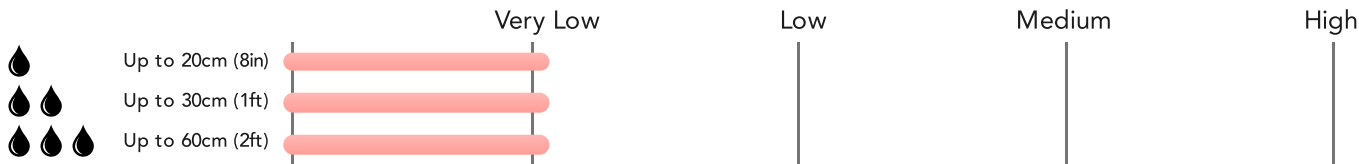


Risk Rating: Very low

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.
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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:

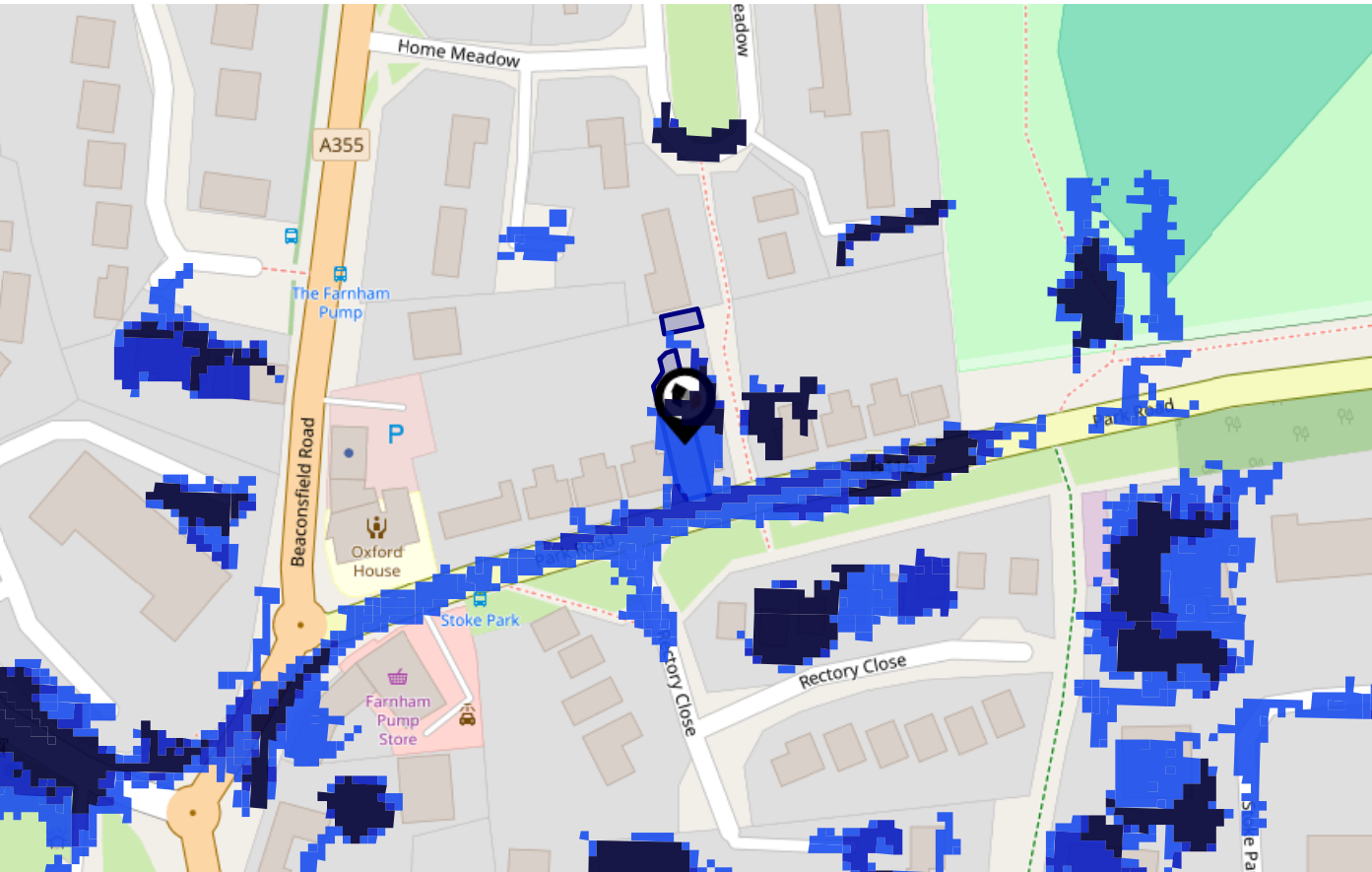


Flood Risk

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.

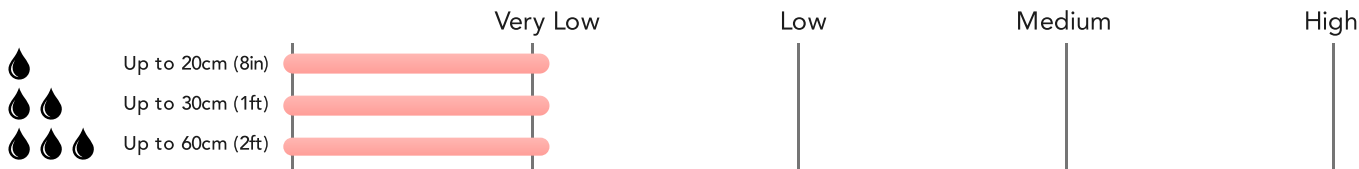


Risk Rating: Low

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.
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Chance of flooding to the following depths at this property:

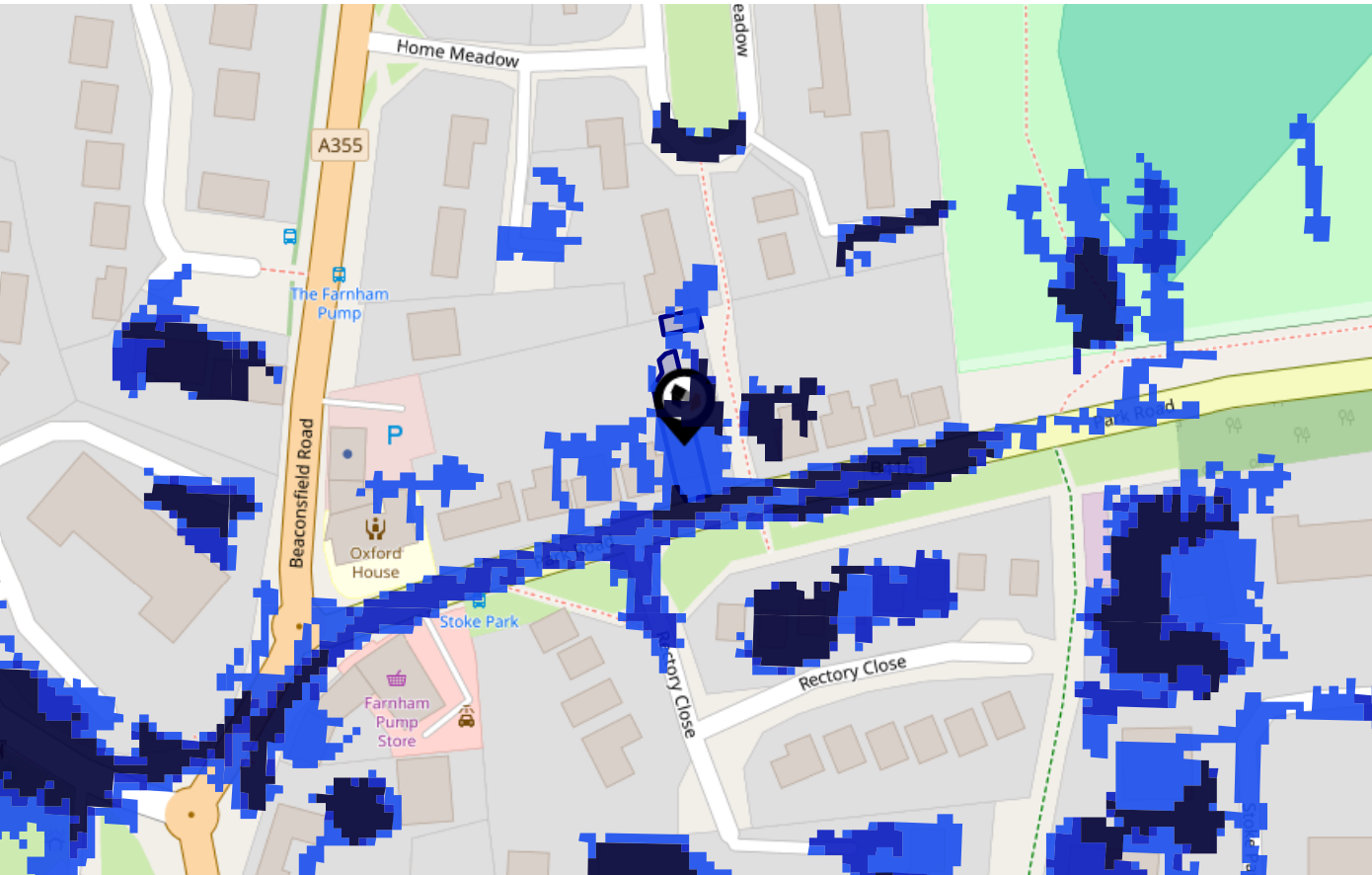


Flood Risk

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.

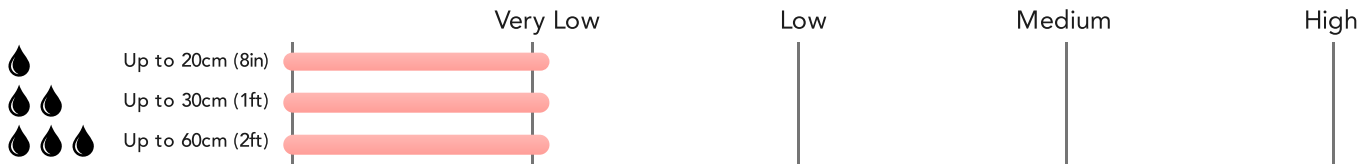


Risk Rating: Low

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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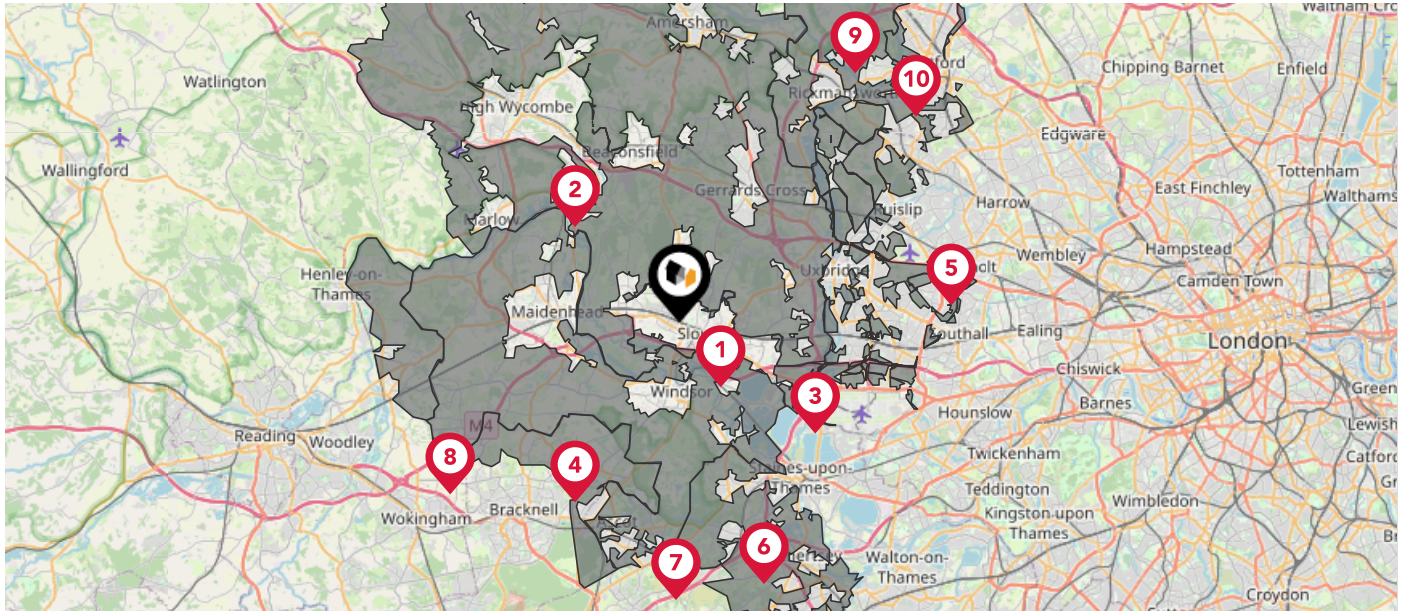
Chance of flooding to the following depths at this property:



Maps Green Belt



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



Nearby Green Belt Land

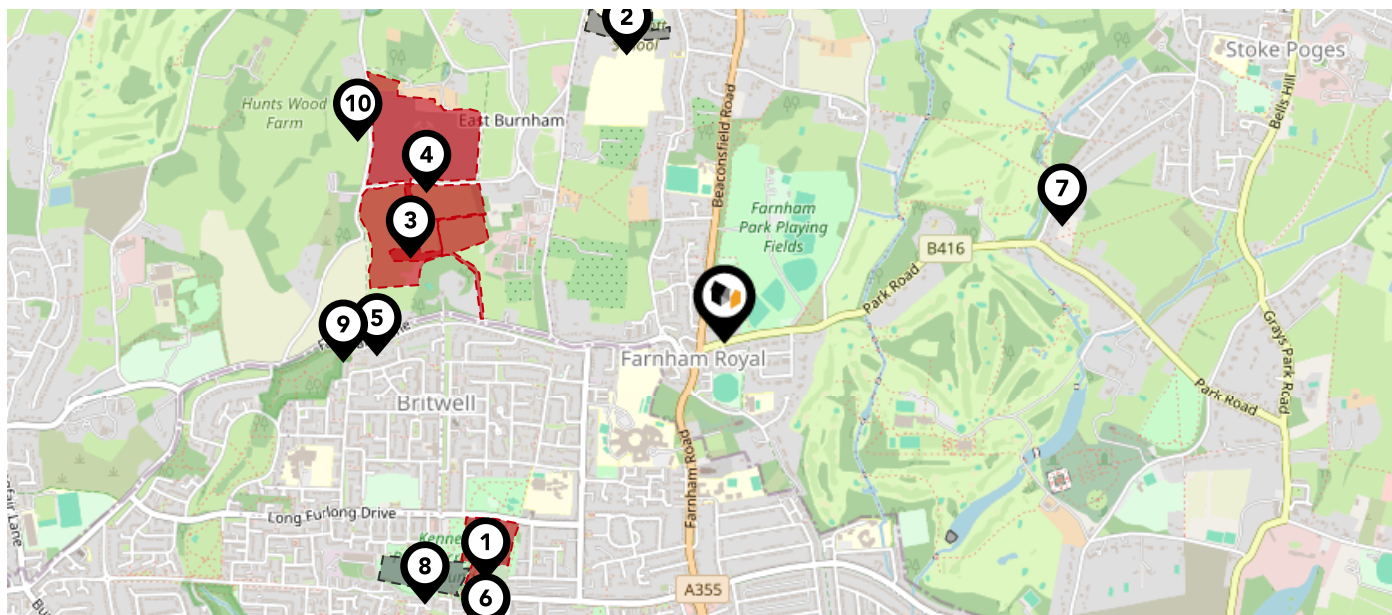
- 1 London Green Belt - Slough
- 2 London Green Belt - Buckinghamshire
- 3 London Green Belt - Hillingdon
- 4 London Green Belt - Bracknell Forest
- 5 London Green Belt - Ealing
- 6 London Green Belt - Runnymede
- 7 London Green Belt - Windsor and Maidenhead
- 8 London Green Belt - Wokingham
- 9 London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

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

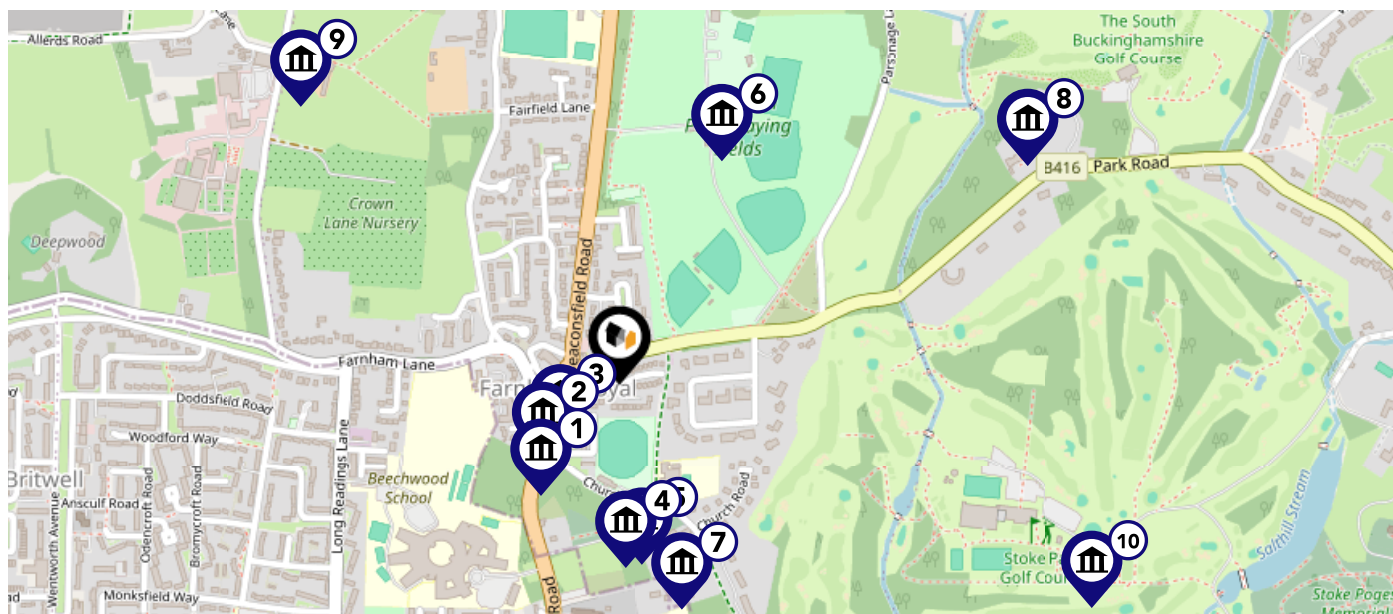
	EA/EPR/ZP3993ER/V003 - Kennedy Park Extension	Active Landfill
	Caldicott School-Crown Lane, Burnham, Buckinghamshire	Historic Landfill
	EA/EPR/ZP3696NM/V006 - Mr W Kirkpatrick	Active Landfill
	EA/EPR/YP3890EH/V006	Active Landfill
	Farnham Lane Landfill-East Burnham, Slough, London	Historic Landfill
	Pennine Road-Slough	Historic Landfill
	The Pond-Stoke Poges	Historic Landfill
	Northborough Road-Slough	Historic Landfill
	Crow Piece Landfill-East Burnham, Slough, London	Historic Landfill
	Huntswood Landfill-East Burnham, Slough, London	Historic Landfill











Maps

Listed Buildings

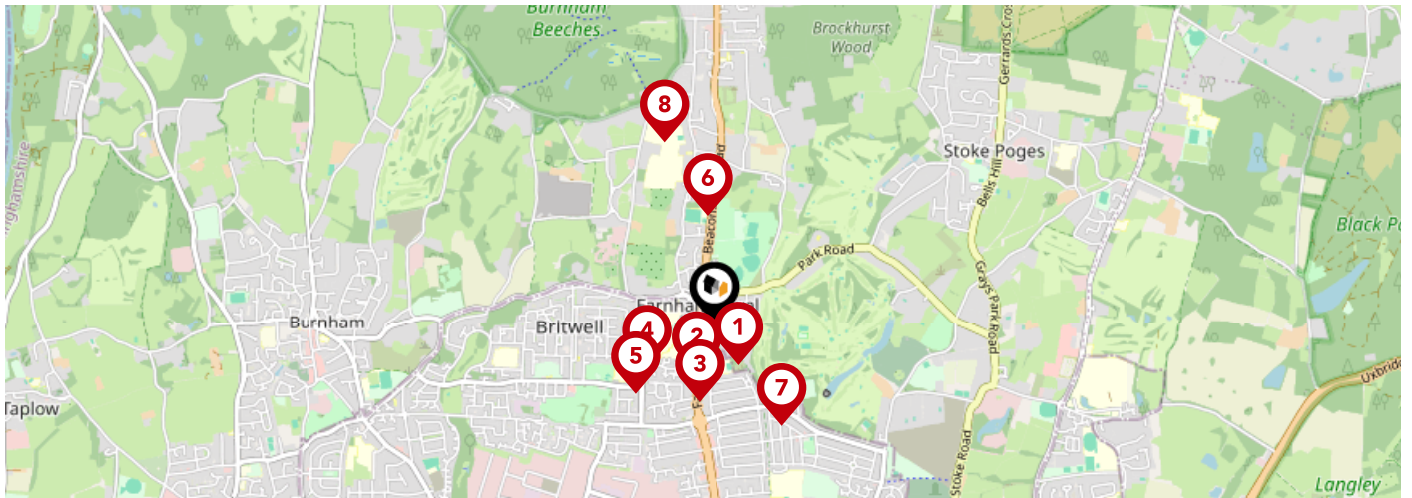


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



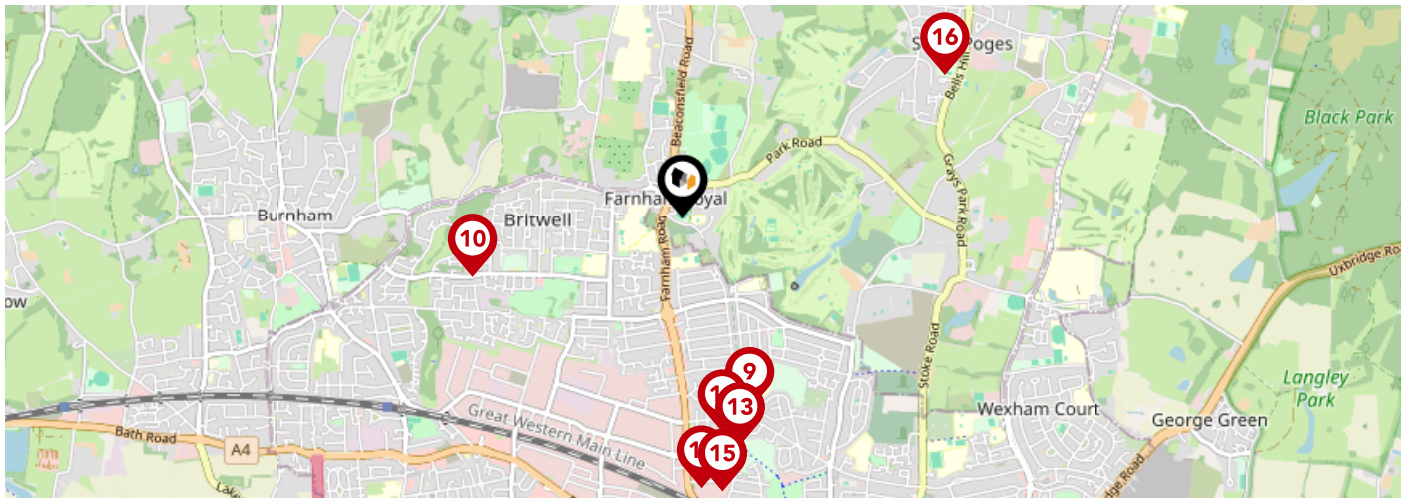
Listed Buildings in the local district	Grade	Distance
 1096054 - War Memorial At The Junction With Church Road	Grade II	0.1 miles
 1332721 - The Duke's Head Public House	Grade II	0.1 miles
 1163167 - The Crown Public House	Grade II	0.1 miles
 1332719 - Dodd Tomb West Of St Mary's Church	Grade II	0.2 miles
 1124413 - Church Of St Mary	Grade II	0.2 miles
 1124414 - Pump Shelter	Grade II	0.3 miles
 1332718 - Barn At Farnham Court	Grade II	0.3 miles
 1124352 - Tithe Farmhouse	Grade II	0.5 miles
 1161387 - Allerds Farm Barn	Grade II	0.5 miles
 1332731 - Stoke Park Stoke Poges Golf Club	Grade I	0.6 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	St Mary's Farnham Royal CofE Primary School Ofsted Rating: Good Pupils: 251 Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Arbour Vale School Ofsted Rating: Good Pupils: 345 Distance:0.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Anthony's Catholic Primary School Ofsted Rating: Good Pupils: 508 Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Beechwood School Ofsted Rating: Requires improvement Pupils: 847 Distance:0.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Claycots School Ofsted Rating: Good Pupils: 1663 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Dair House School Ofsted Rating: Not Rated Pupils: 122 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Penn Wood Primary and Nursery School Ofsted Rating: Good Pupils: 692 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Caldicott School Ofsted Rating: Not Rated Pupils: 244 Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

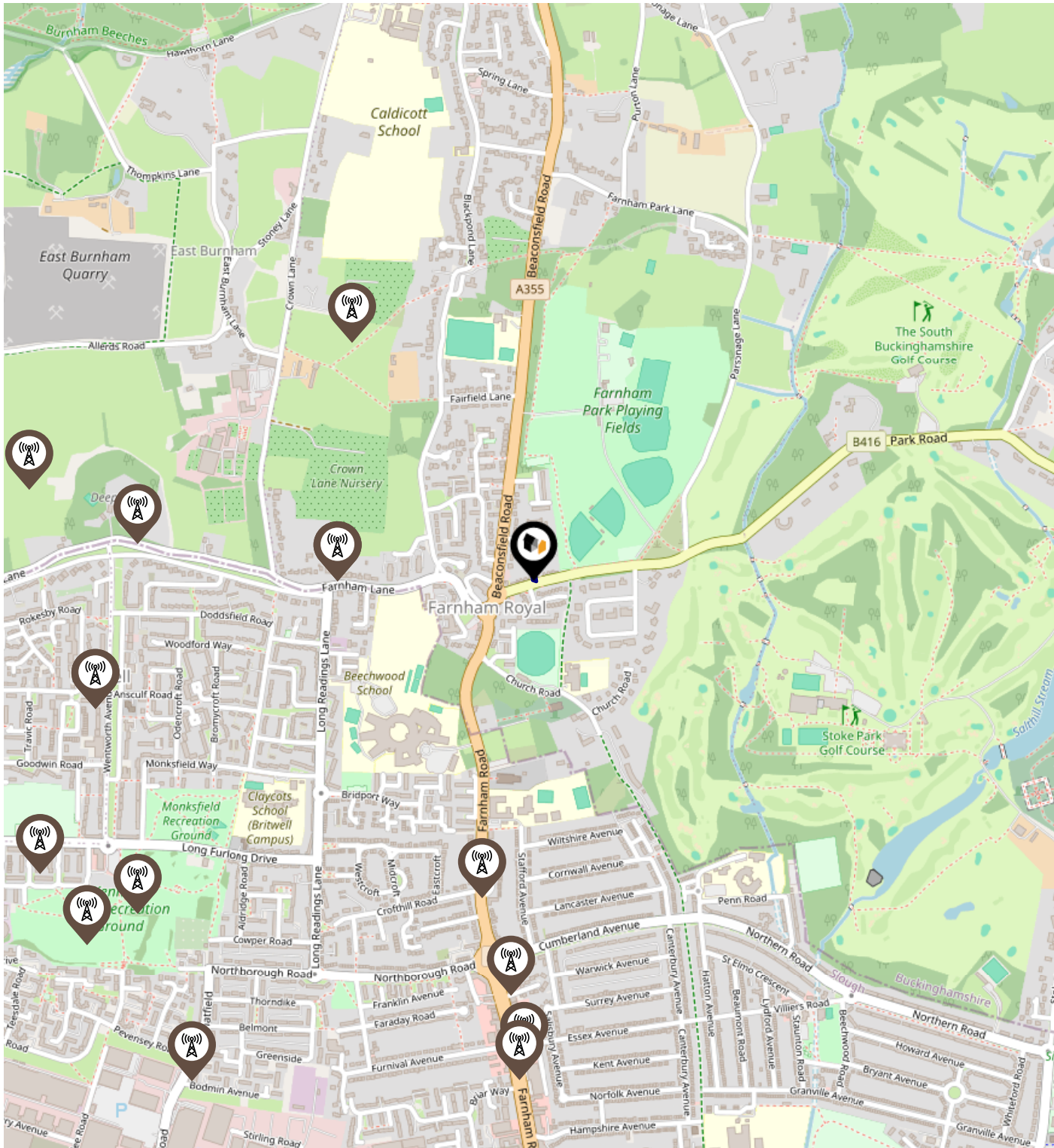
Area Schools





		Nursery	Primary	Secondary	College	Private
9	Baylis Court School Ofsted Rating: Good Pupils: 909 Distance:0.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Lynch Hill School Primary Academy Ofsted Rating: Good Pupils: 920 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Phoenix Infant Academy Ofsted Rating: Good Pupils: 270 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Baylis Court Nursery School Ofsted Rating: Good Pupils: 109 Distance:1.08	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	The Godolphin Junior Academy Ofsted Rating: Good Pupils: 440 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Slough Centre Nursery School Ofsted Rating: Outstanding Pupils: 114 Distance:1.25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Herschel Grammar School Ofsted Rating: Outstanding Pupils: 1057 Distance:1.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	The Stoke Poges School Ofsted Rating: Good Pupils: 425 Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons



Key:

-  Power Pylons
-  Communication Masts

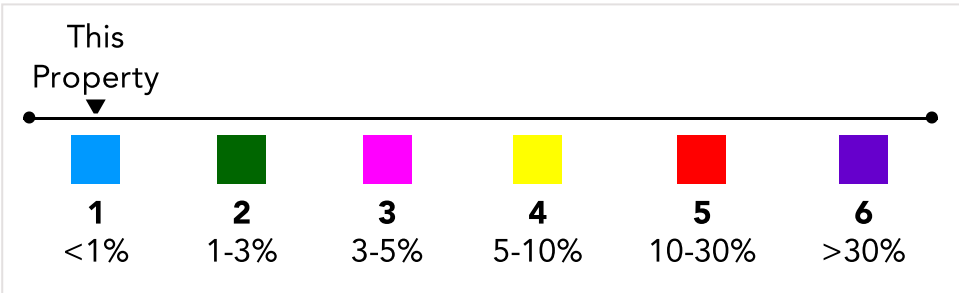
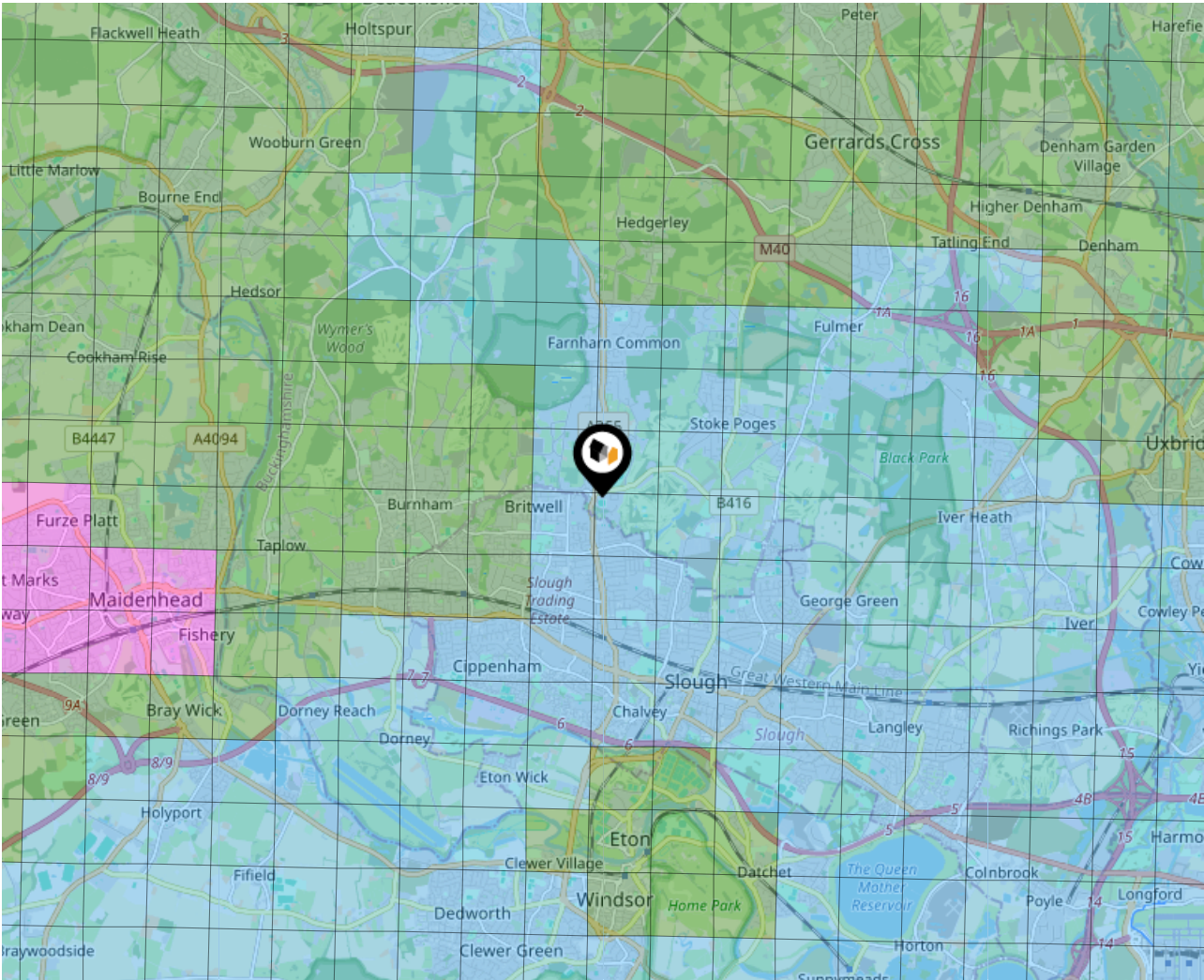
Environment

Radon Gas



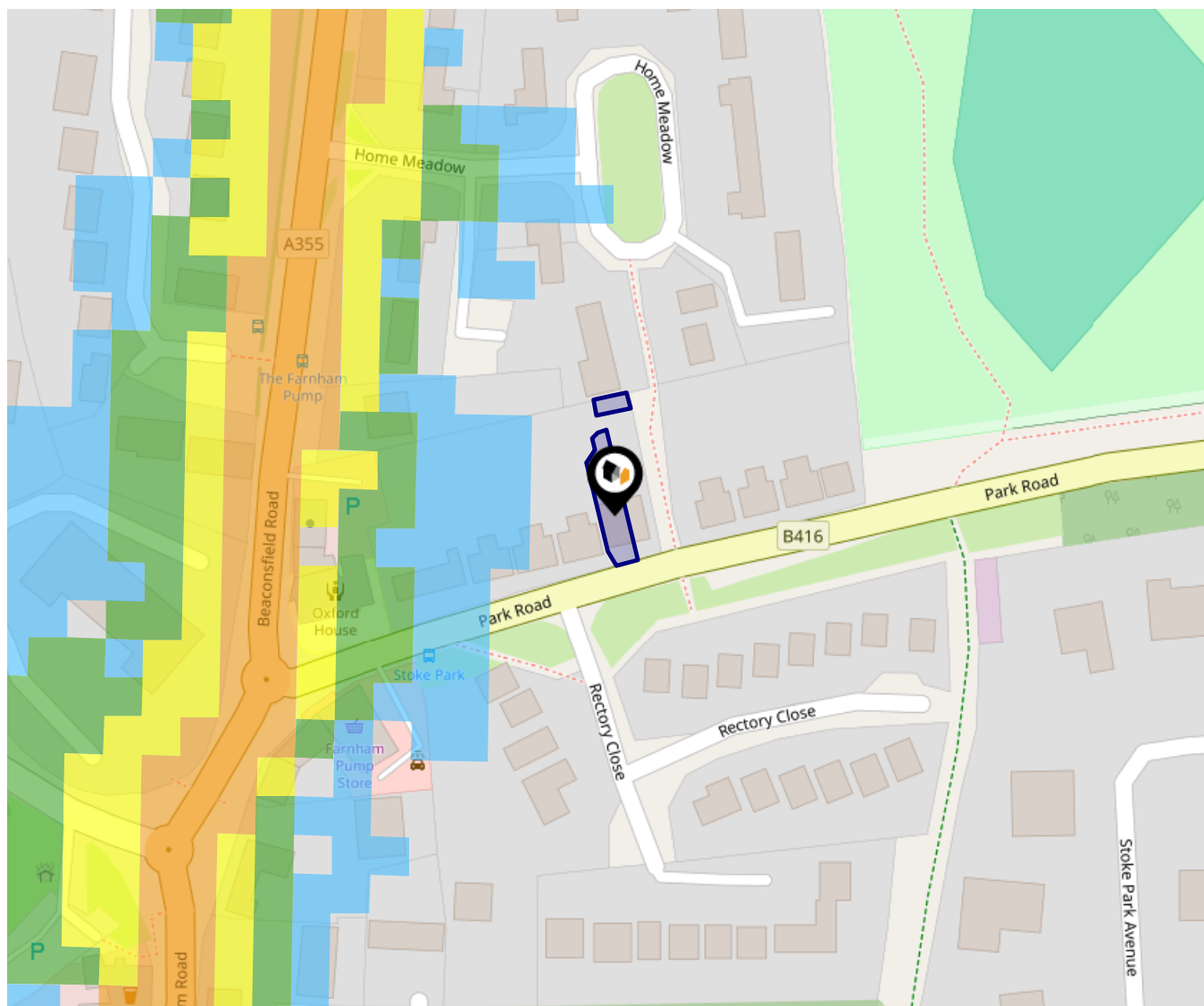
What is Radon?

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



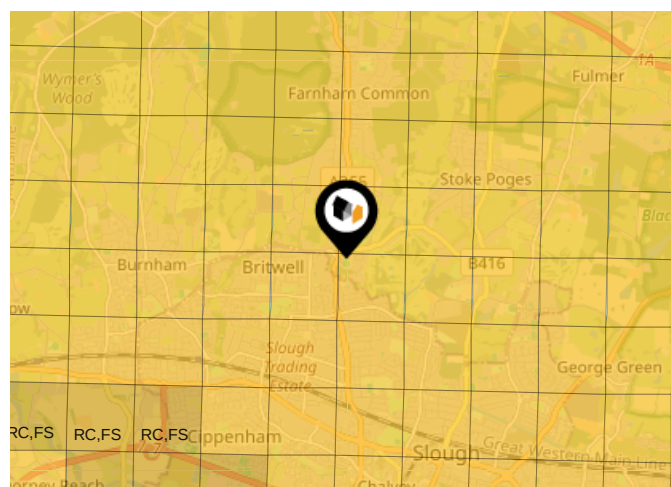
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		

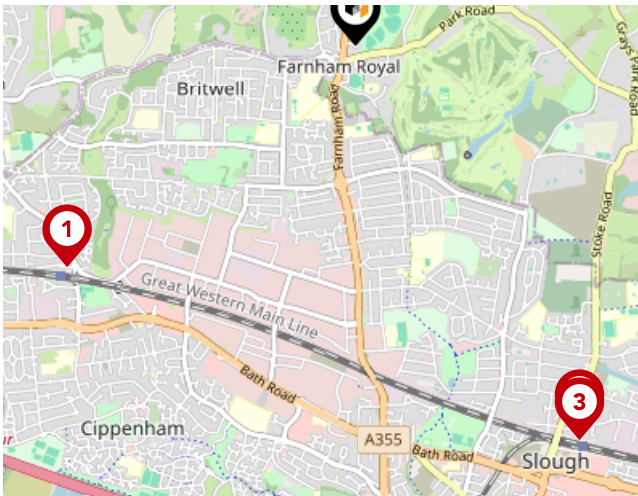


Primary Classifications (Most Common Clay Types)

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

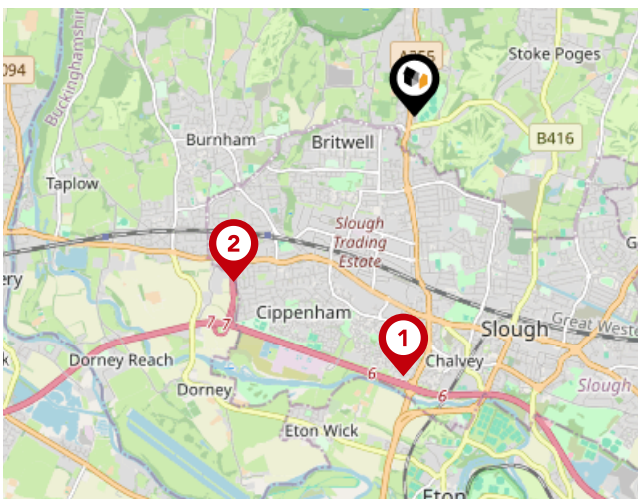
Area

Transport (National)



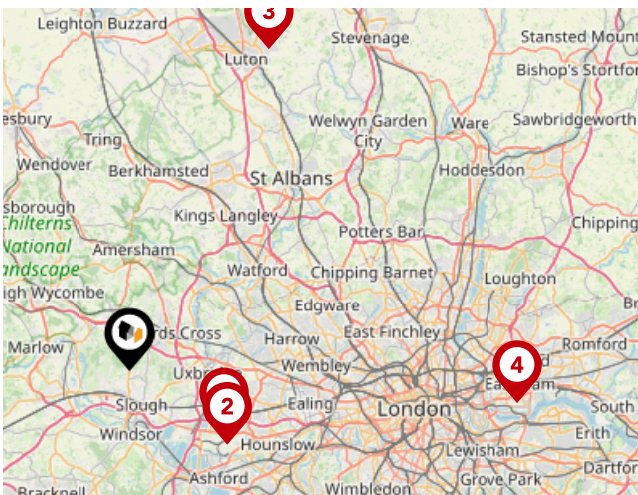
National Rail Stations

Pin	Name	Distance
1	Burnham (Berks) Rail Station	1.67 miles
2	Slough Rail Station	2.06 miles
3	Slough Rail Station	2.09 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J6	2.4 miles
2	M4 J7	2.26 miles
3	M40 J2	3.91 miles
4	M40 J1A	3.82 miles
5	M4 J5	4.49 miles

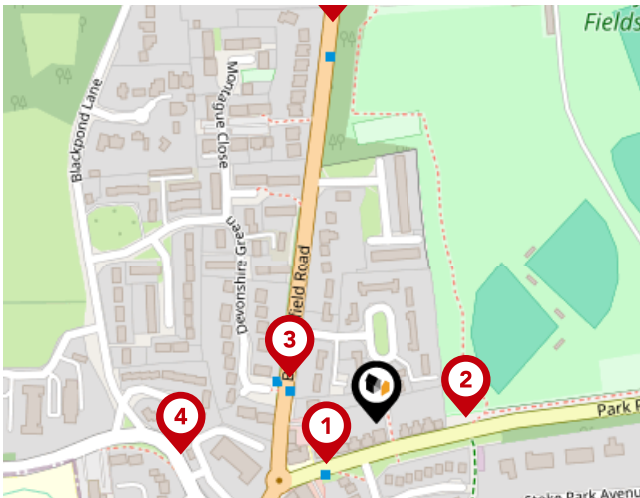


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	8.28 miles
2	Heathrow Airport Terminal 4	9.02 miles
3	Luton Airport	25.74 miles
4	Silvertown	28.75 miles

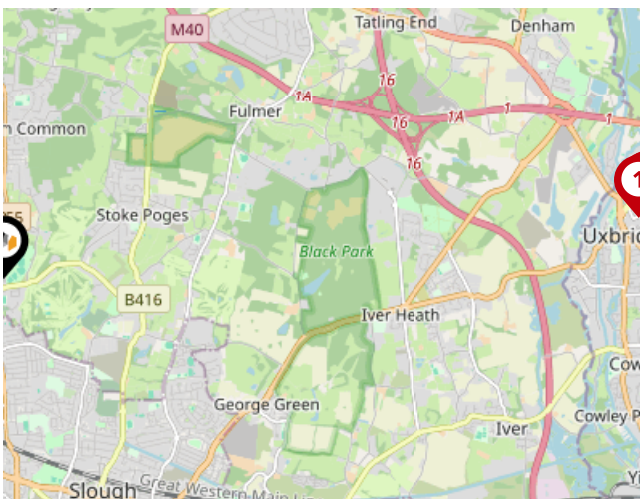
Area

Transport (Local)



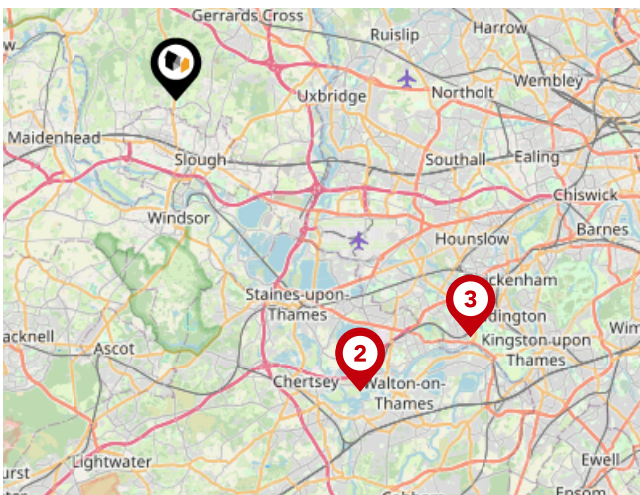
Bus Stops/Stations

Pin	Name	Distance
1	Stoke Park	0.04 miles
2	Stoke Park	0.05 miles
3	The Farnham Pump PH	0.06 miles
4	Farnham House	0.11 miles
5	Fairfield Lane	0.23 miles



Local Connections

Pin	Name	Distance
1	Uxbridge Station	5.89 miles
2	Uxbridge Underground Station	5.95 miles
3	Uxbridge Underground Station	5.99 miles



Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	12.74 miles
2	Weybridge Ferry Landing	12.8 miles
3	Moulsey - Hurst Park Ferry Landing	13.97 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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