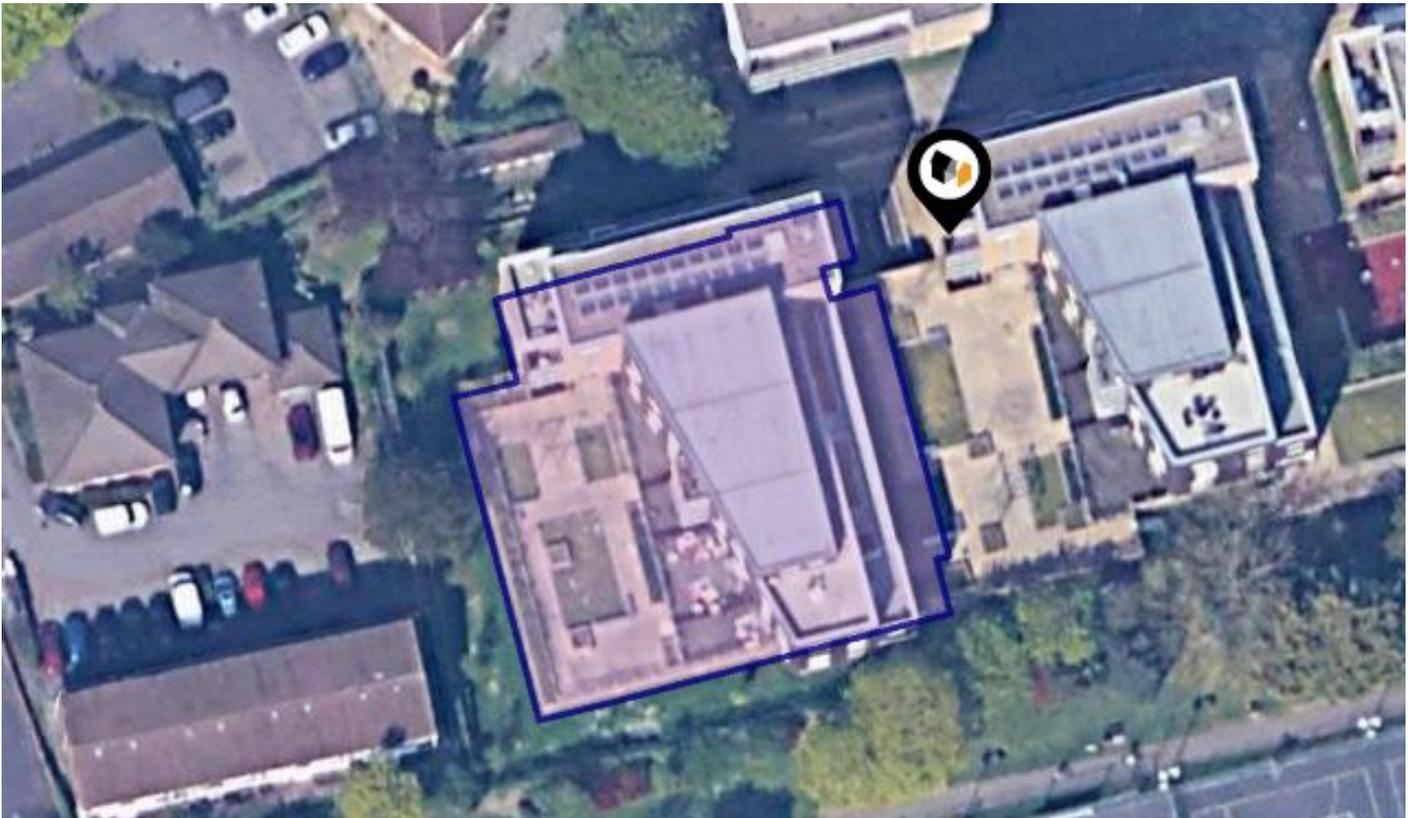See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 11th February 2026

FLAT 18, MEDWAY HOUSE, 7, KIDWELLS CLOSE, MAIDENHEAD, SL6 8FZ

Avocado Property

Stuart@avocadopropertyagents.co.uk

www.avocadopropertyagents.co.uk

Powered by
sprift
Know any property instantly

Property
Overview

Property

Type:	Flat / Maisonette	**Last Sold Date:**	12/09/2019
Bedrooms:	2	**Last Sold Price:**	£312,500
Floor Area:	721 ft^2 / 67 m^2	**Last Sold £/ft^2:**	£446
Plot Area:	0.31 acres	**Tenure:**	Leasehold
Year Built :	2015	**Start Date:**	17/12/2015
Council Tax :	Band B	**End Date:**	01/01/2140
Annual Estimate:	£1,418	**Lease Term:**	125 years from 1 January 2015
Title Number:	BK474797	**Term Remaining:**	113 years
UPRN:	10012328835		

Local Area

Local Authority:	Windsor and maidenhead
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

16 mb/s	**224** mb/s	**1000** mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone

Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✔ Virgin media

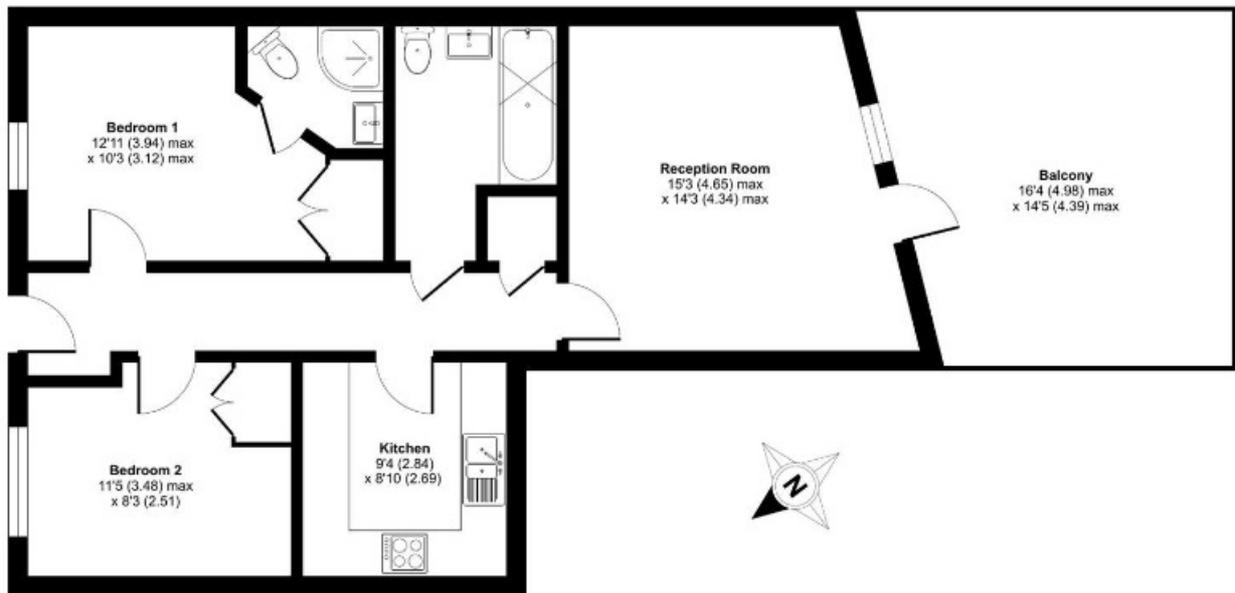Powered by
sprift
Know any property instantly
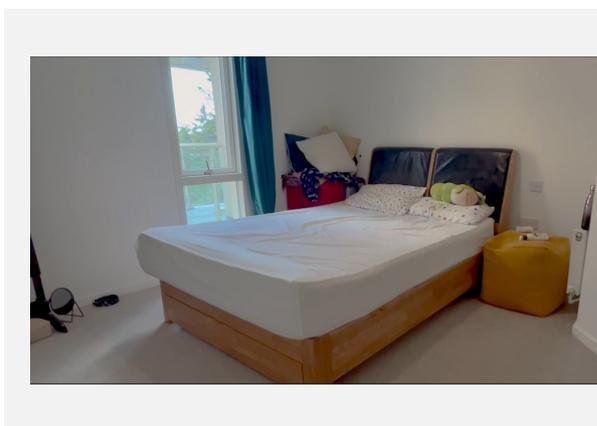
FLAT 18, MEDWAY HOUSE, 7, KIDWELLS CLOSE, MAIDENHEAD, SL6 8FZ

Kidwells Close, Maidenhead, SL6

Approximate Area = 727 sq ft / 68 sq m

For identification only - Not to scale

Bedroom 1
12'11 (3.94) max
x 10'3 (3.12) max

Reception Room
15'3 (4.65) max
x 14'3 (4.34) max

Balcony
16'4 (4.98) max
x 14'5 (4.39) max

Bedroom 2
11'5 (3.48) max
x 8'3 (2.51)

Kitchen
9'4 (2.84)
x 8'10 (2.69)

N

FIRST FLOOR

Property
EPC - Certificate

Flat 18, Medway House, 7 Kidwells Close, SL6 8FZ

Energy rating

C

Valid until 07.10.2035

Score	Energy rating	Current	Potential
92+	**A**		
81-91	**B**		
69-80	**C**	77 | C	77 | C
55-68	**D**		
39-54	**E**		
21-38	**F**		
1-20	**G**		

Property
EPC - Additional Data

Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	02
Flat Top Storey:	No
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Mechanical ventilation with he
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
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:	Excellent lighting efficiency
Floors:	(another dwelling below)
Total Floor Area:	67 m^2

Market
House Price Statistics

avocado property

10 Year History of Average House Prices by Property Type in SL6
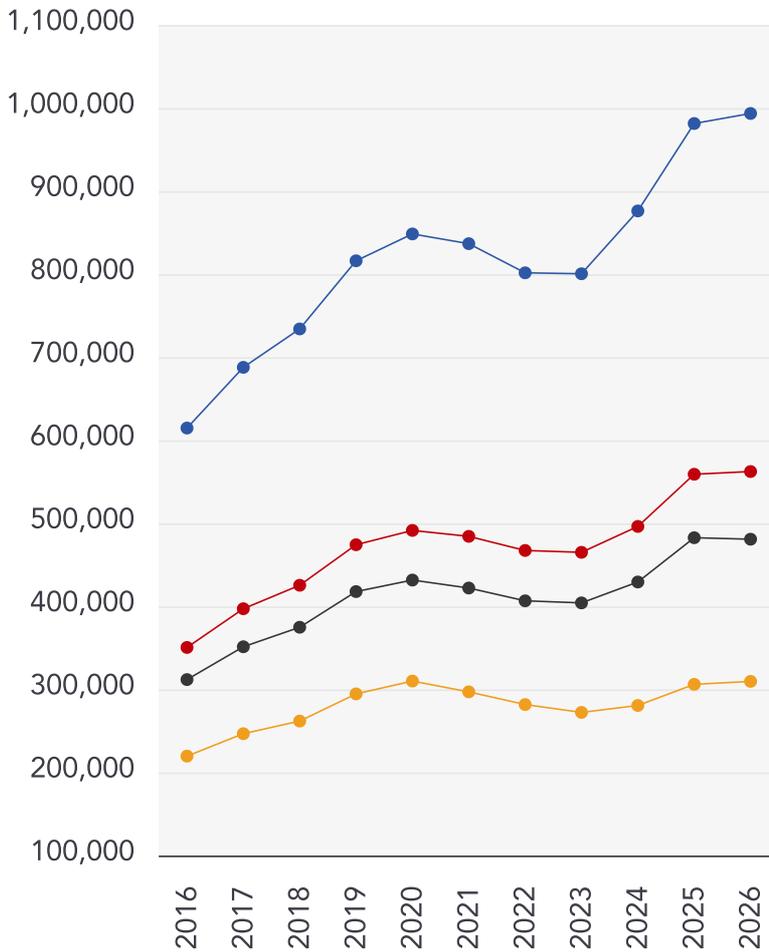
Detached	**+61.62%**
Semi-Detached	**+60.42%**
Terraced	**+54.19%**
Flat	**+40.97%**

Powered by
sprift
Know any property instantly

This map displays nearby coal mine entrances and their classifications.

Leaflet | Contains British Geological Survey materials © UKRI 2026

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.

Powered by
sprift
Know any property instantly

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.
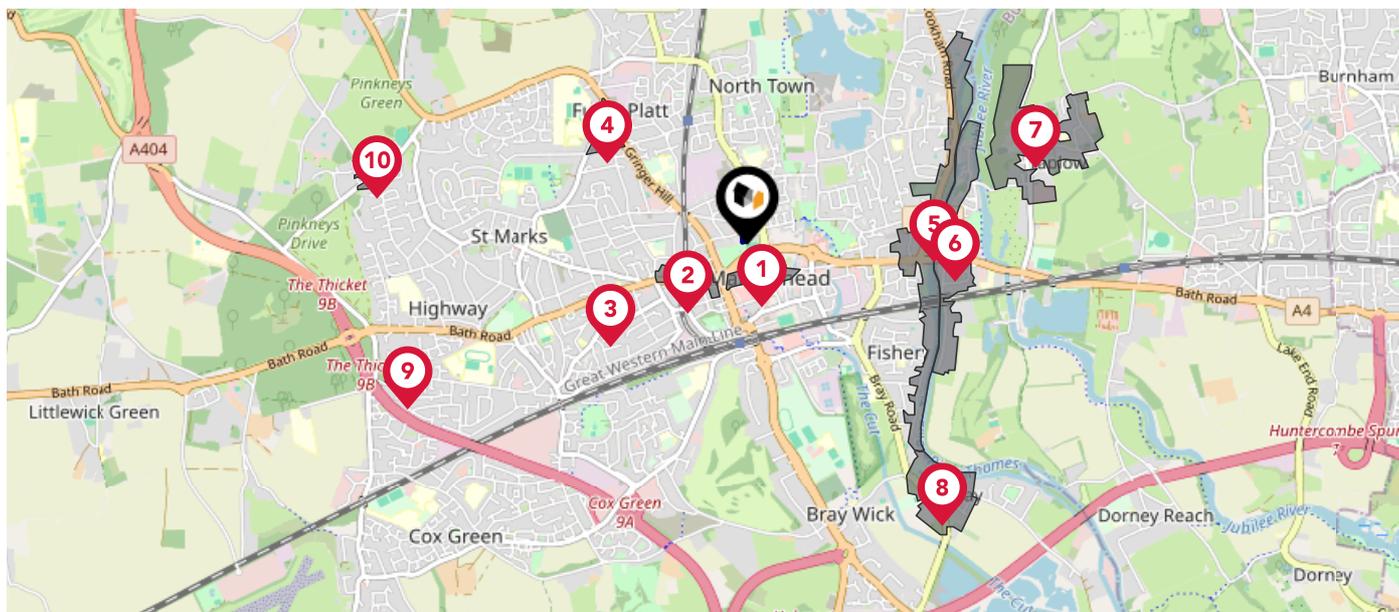

Nearby Conservation Areas

1	Maidenhead Town Centre
2	Castle Hill, Maidenhead
3	All Saints, Boyn Hill, Maidenhead
4	Furze Platt Triangel
5	Maidenhead Riverside (inc Boult Lock and Maidenhead Bridge)
6	Taplow Riverside
7	Taplow
8	Bray Village
9	Altwood Roadm Maidenhead
10	Pinkneys green

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
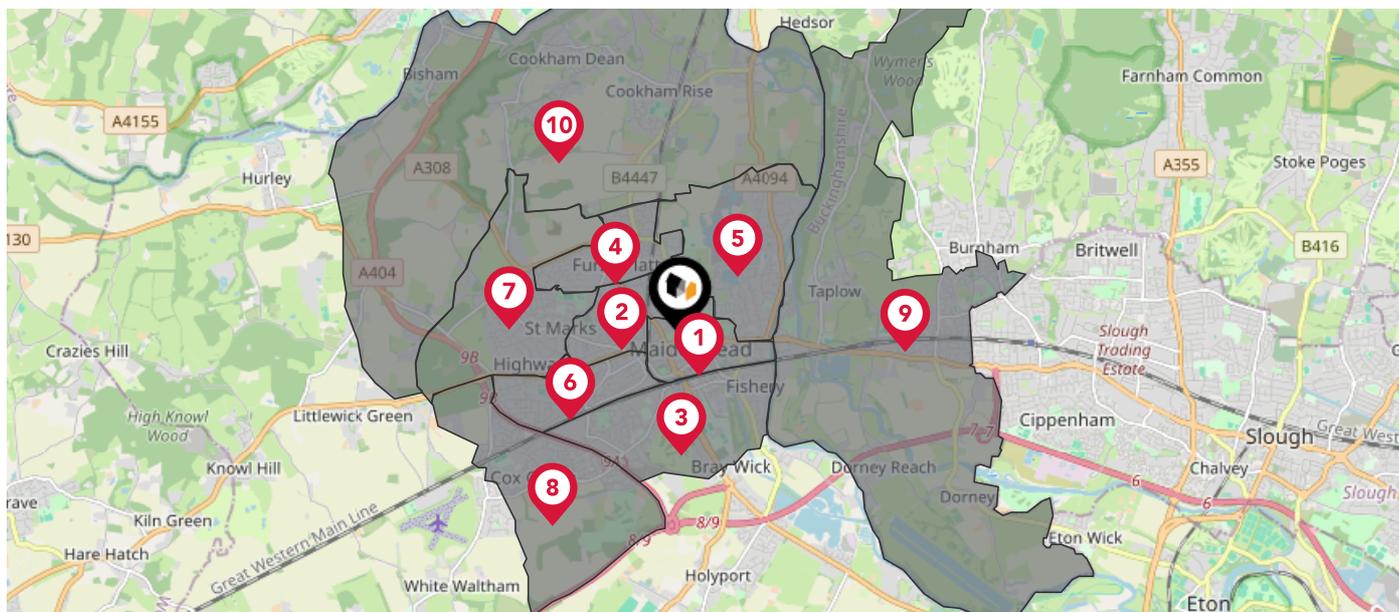

Nearby Council Wards

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

Powered by
sprift
Know any property instantly

Maps
Rail Noise

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...
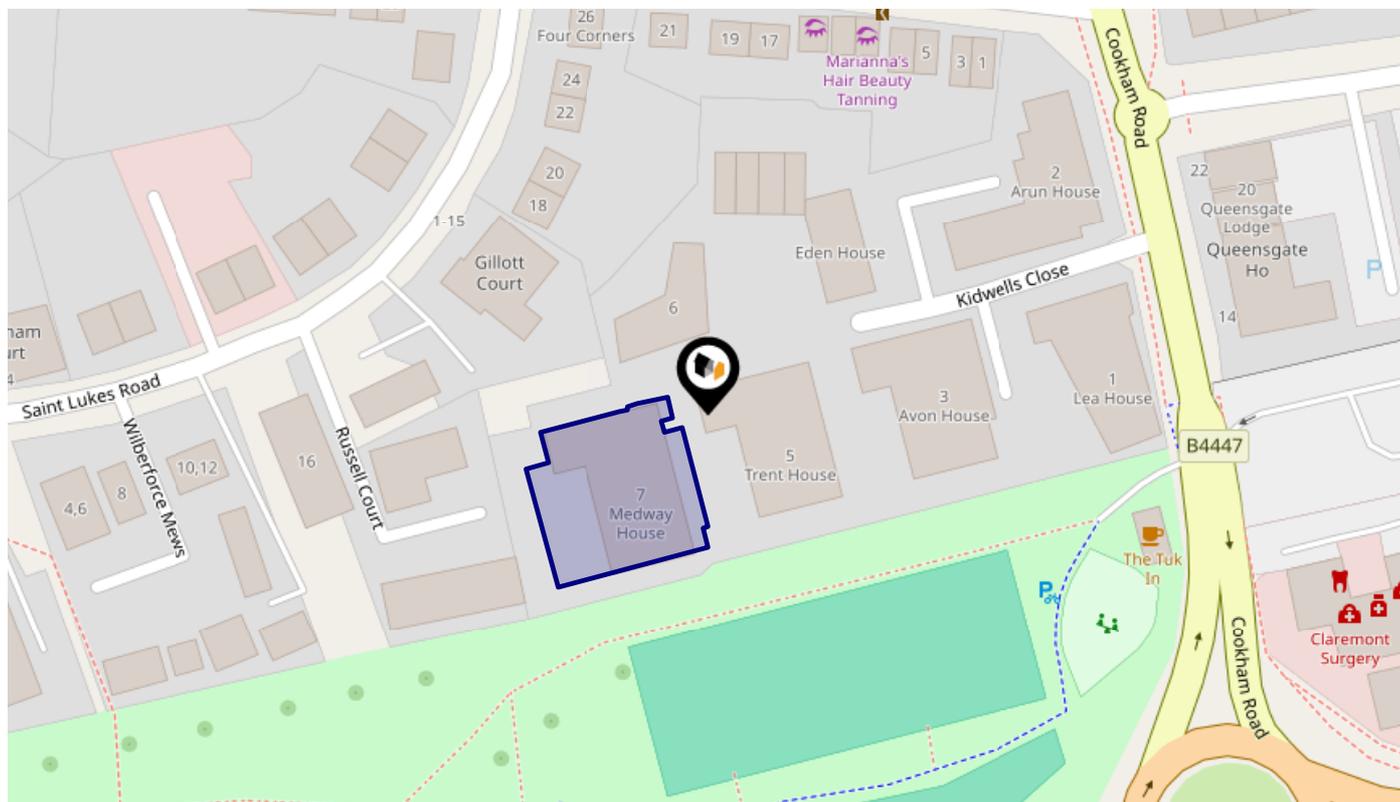
This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

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	🟦

Powered by
sprift
Know any property instantly

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:

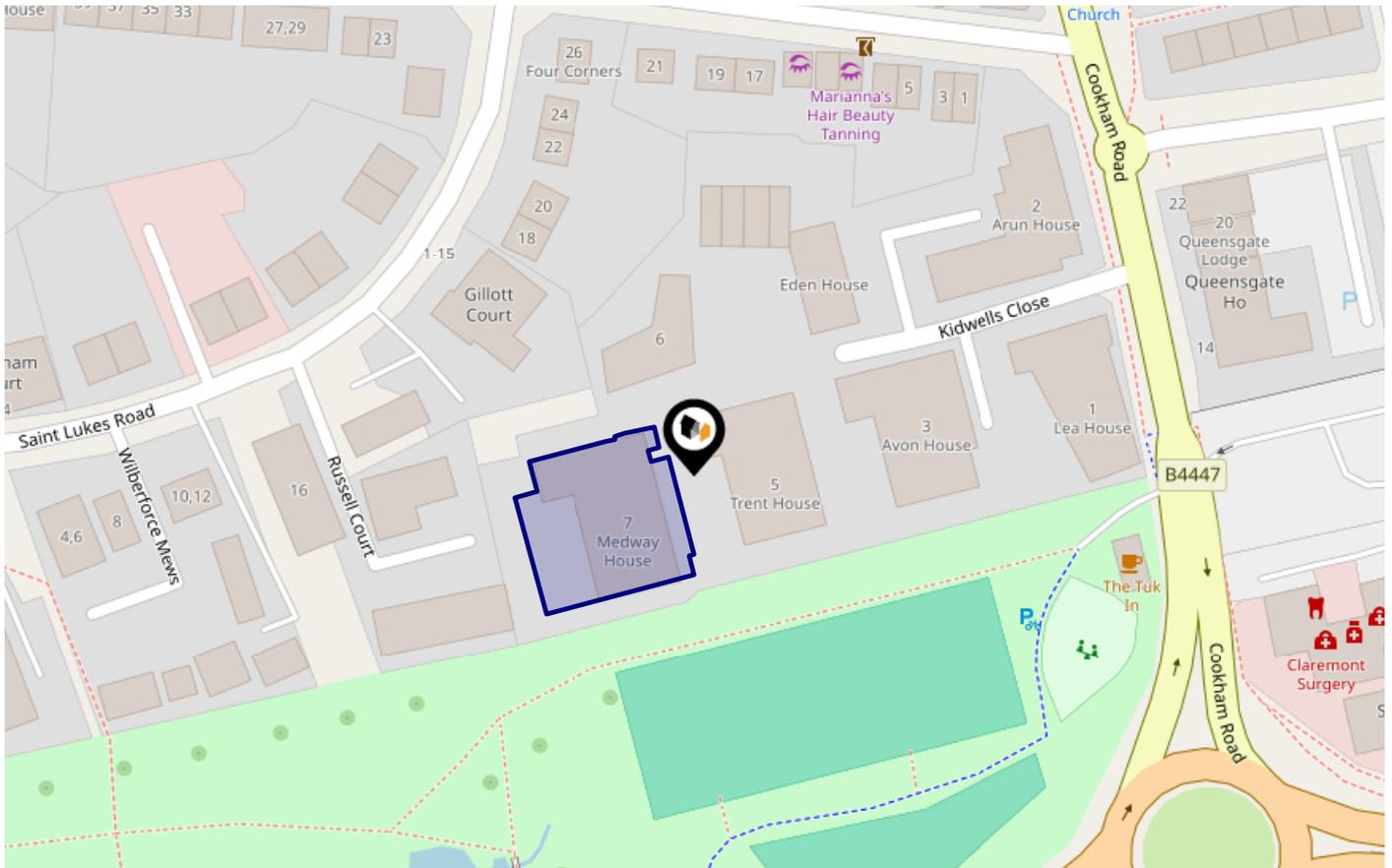|	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

Flood Risk
Rivers & Seas - Climate Change

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.

■ **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:

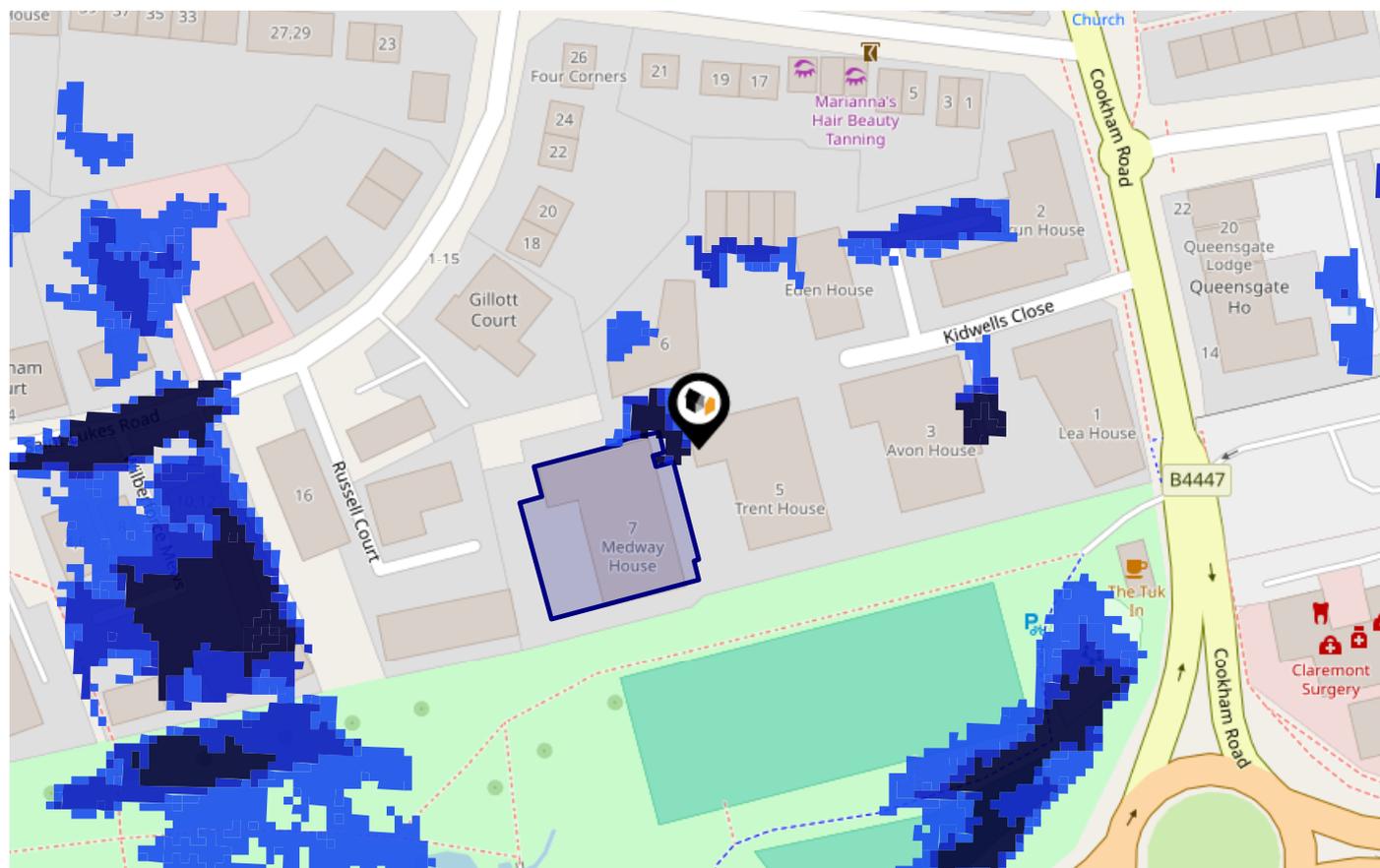|		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

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.
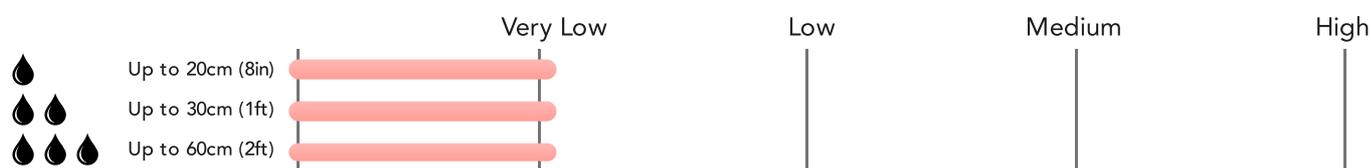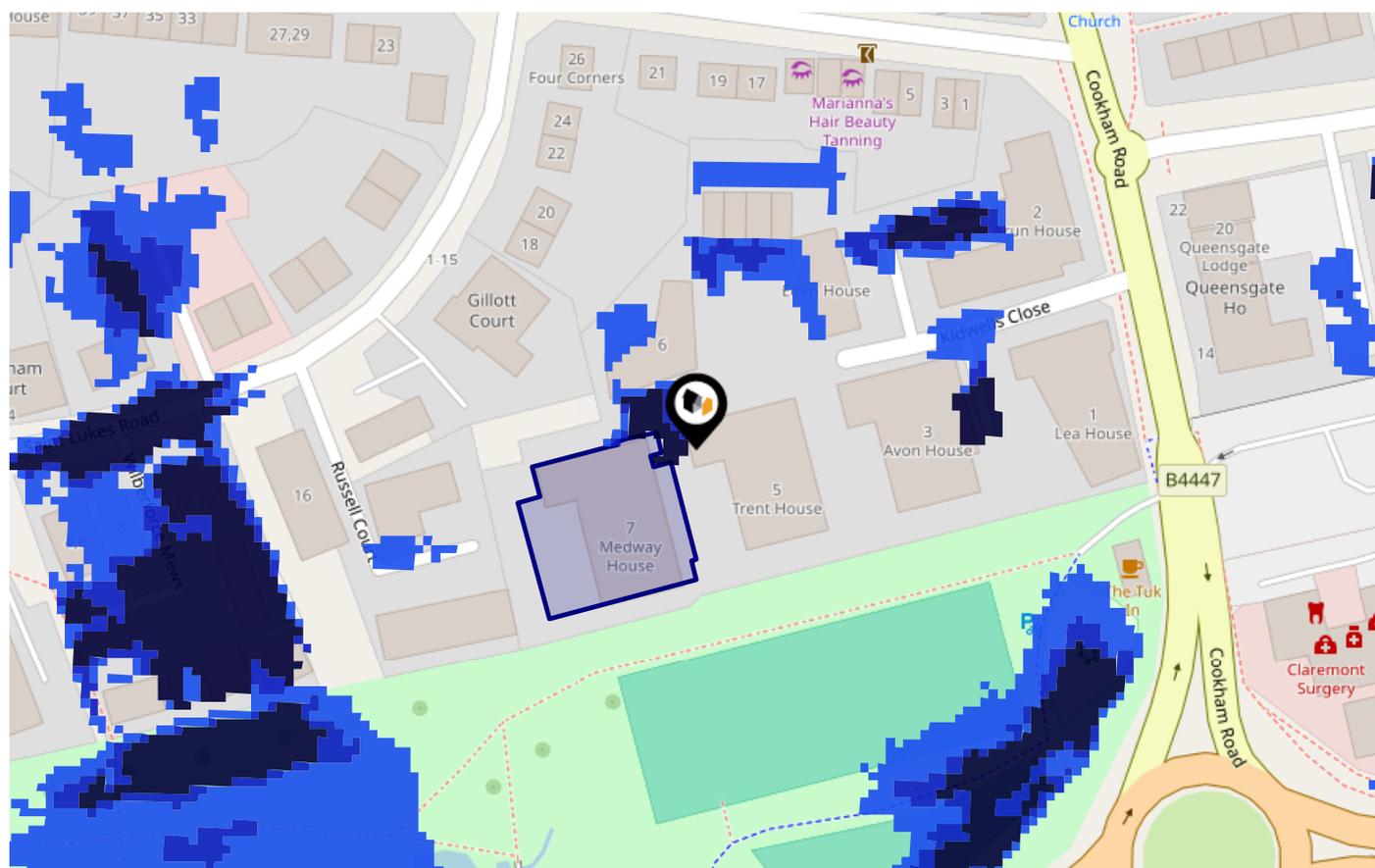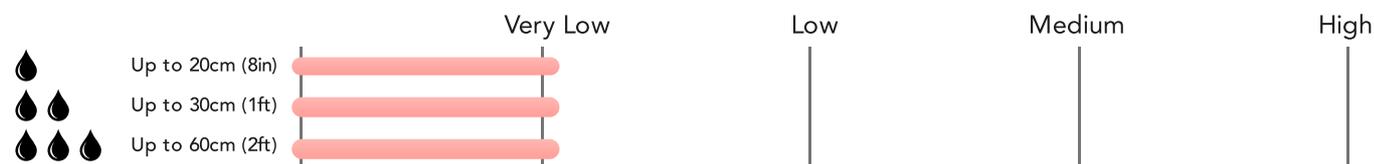

Risk Rating: Very low

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)				

Powered by
sprift
Know any property instantly

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.

■ **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)				

KFB - Key Facts For Buyers

Maps
Green Belt

This map displays nearby areas that have been designated as Green Belt...
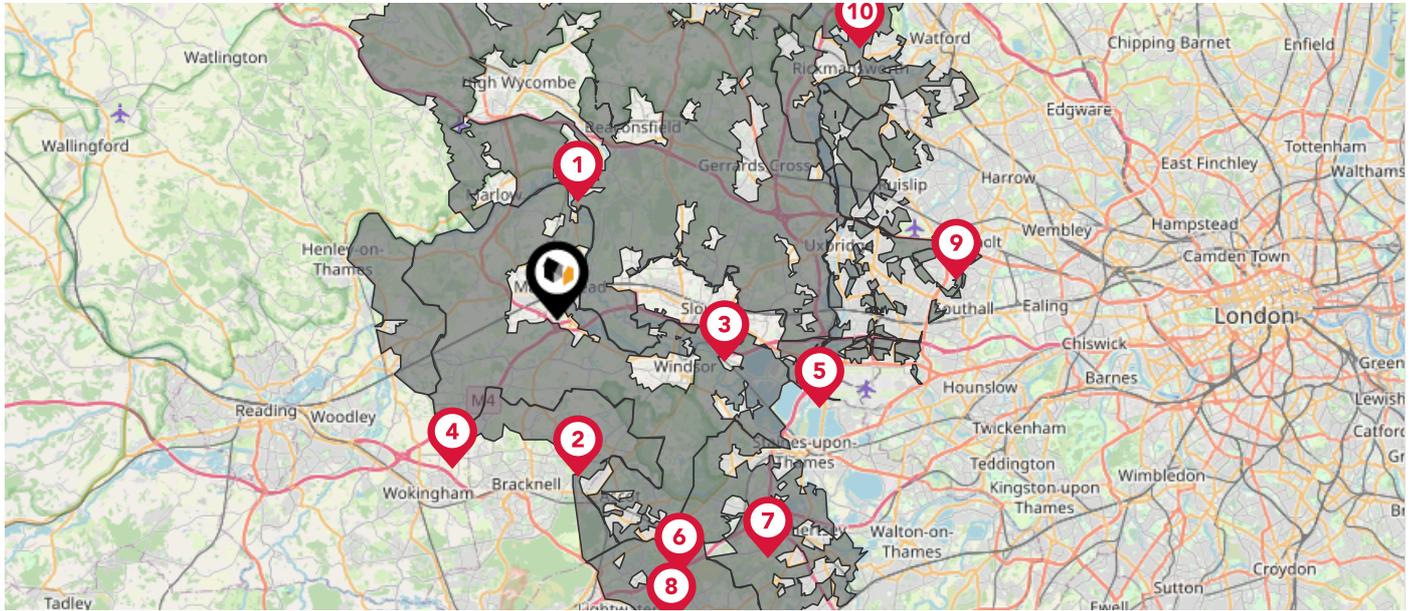
| Nearby Green Belt Land |
|---|
| **1** London Green Belt - Buckinghamshire |
| **2** London Green Belt - Bracknell Forest |
| **3** London Green Belt - Slough |
| **4** London Green Belt - Wokingham |
| **5** London Green Belt - Hillingdon |
| **6** London Green Belt - Windsor and Maidenhead |
| **7** London Green Belt - Runnymede |
| **8** London Green Belt - Surrey Heath |
| **9** London Green Belt - Ealing |
| **10** London Green Belt - Three Rivers |

Powered by
sprift
Know any property instantly

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.
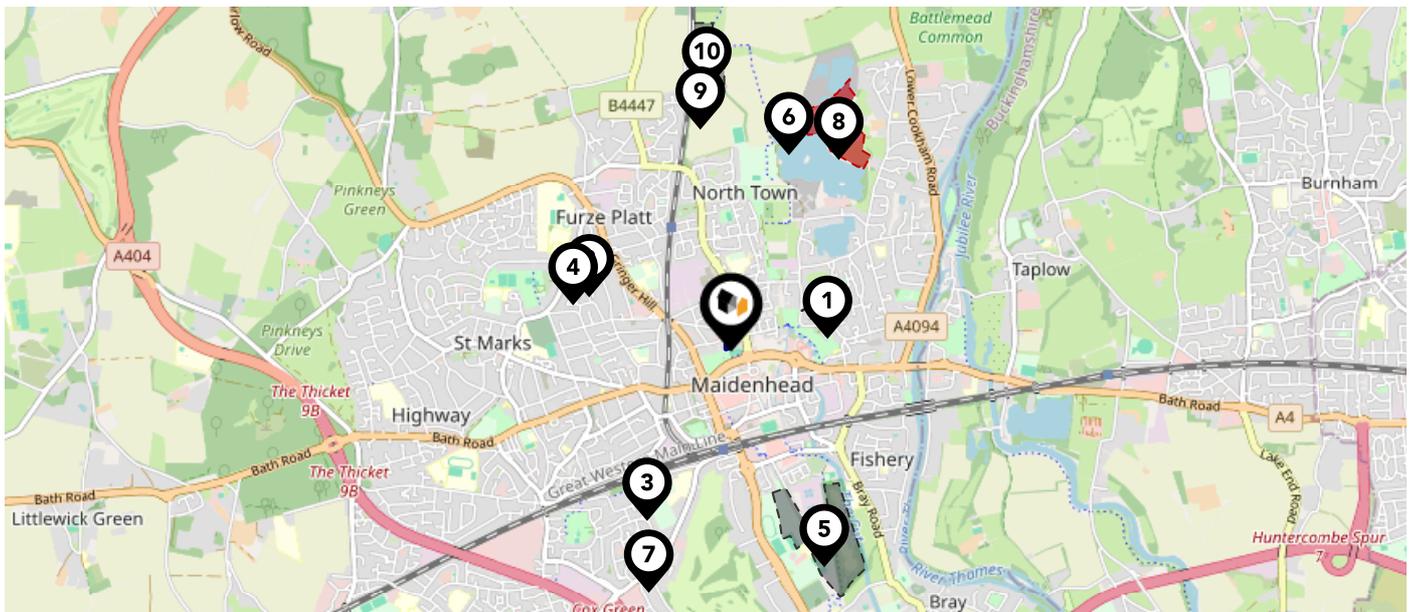
Nearby Landfill Sites		
1 Badnalls Pit-Maidenhead	Historic Landfill	
2 Linden Avenue-Maidenhead	Historic Landfill	
3 Ludlow Road-Maidenhead	Historic Landfill	
4 Langton Close-Maidenhead	Historic Landfill	
5 Braywick Road-Maidenhead	Historic Landfill	
6 EA/EPR/FP3690EF/A001	Active Landfill	
7 Curls Lane-Cox Green	Historic Landfill	
8 EA/EPR/AP3493EK/V004 - Summerleaze Ltd	Active Landfill	
9 Spencers Farm-North Town	Historic Landfill	
10 Strande Castle-Summerleaze Road, Cookham	Historic Landfill	

Powered by
sprift
Know any property instantly

Maps
Listed Buildings

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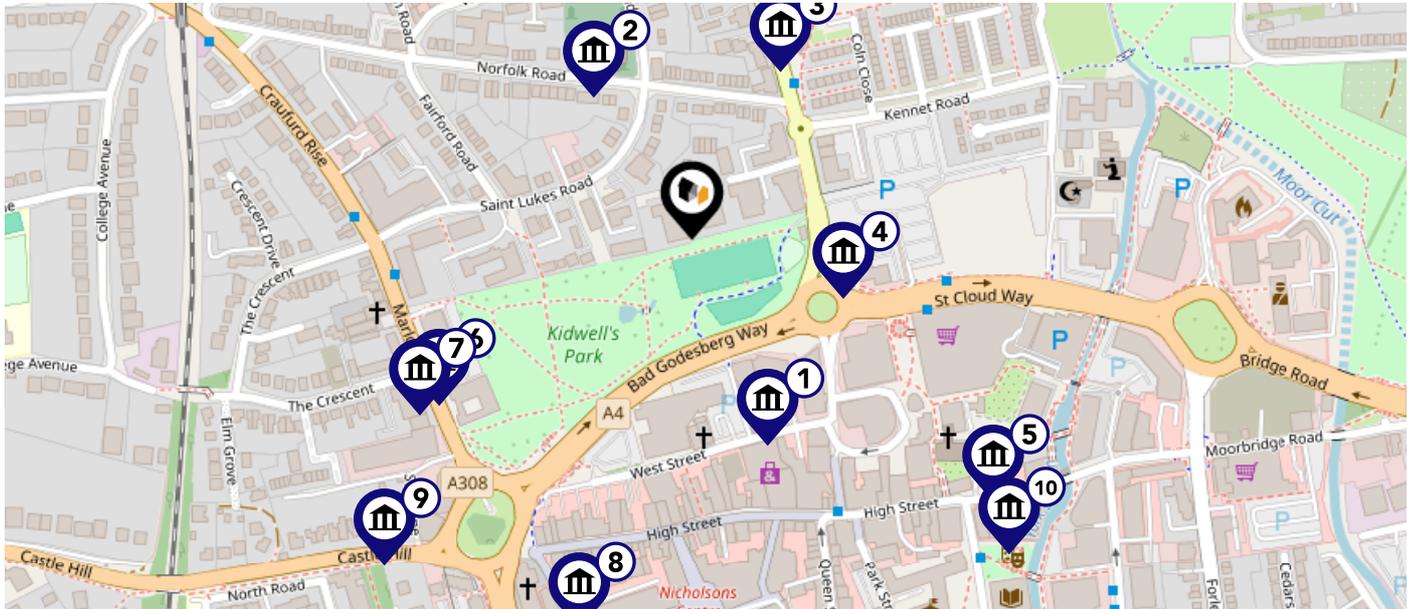

Listed Buildings in the local district	Grade	Distance
1117592 - United Reform Church	Grade II	0.1 miles
1117584 - Church Of St Luke	Grade II	0.1 miles
1136084 - Church Of St Joseph	Grade II	0.1 miles
1319351 - The Wilderness	Grade II	0.1 miles
1312933 - Bear Hotel	Grade II	0.2 miles
1319353 - Main Building And Two Side Wings Of Berkshire College Of Art	Grade II	0.2 miles
1136124 - Forecourt Wall, Railings And Gate Piers To Berkshire College Of Art	Grade II	0.2 miles
1300802 - Stables Immediately To East Of 3 And 5 King Street	Grade II	0.2 miles
1117621 - 16 And 18, Castle Hill	Grade II	0.3 miles
1117626 - Wilton Mead And Company Estate Agents	Grade II	0.3 miles

Area
Schools
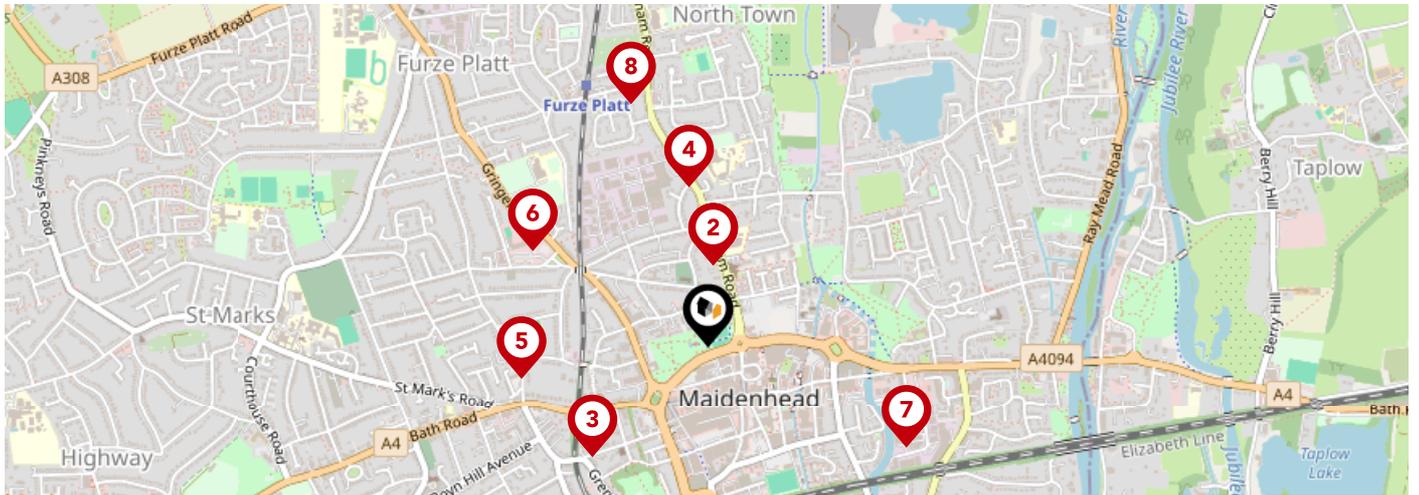
			Nursery	Primary	Secondary	College	Private
1	**St Mary's Catholic Primary School, Maidenhead** Ofsted Rating: Requires improvement | Pupils: 304 | Distance:0.19		☐	☑	☐	☐	☐
2	**St Luke's CofE Primary School** Ofsted Rating: Outstanding | Pupils: 326 | Distance:0.19		☐	☑	☐	☐	☐
3	**Highfield Preparatory School Limited** Ofsted Rating: Not Rated | Pupils: 94 | Distance:0.37		☐	☐	☑	☐	☐
4	**Riverside Primary School and Nursery** Ofsted Rating: Good | Pupils: 389 | Distance:0.37		☐	☑	☐	☐	☐
5	**Claires Court Schools** Ofsted Rating: Not Rated | Pupils: 961 | Distance:0.43		☐	☐	☑	☐	☐
6	**St Piran's School** Ofsted Rating: Not Rated | Pupils: 450 | Distance:0.46		☐	☑	☐	☐	☐
7	**RBWM Alternative Learning Provision** Ofsted Rating: Good | Pupils: 18 | Distance:0.51		☐	☐	☑	☐	☐
8	**Maidenhead Nursery School** Ofsted Rating: Outstanding | Pupils: 74 | Distance:0.59		☑	☐	☐	☐	☐

Powered by
sprift
Know any property instantly

avocado
property
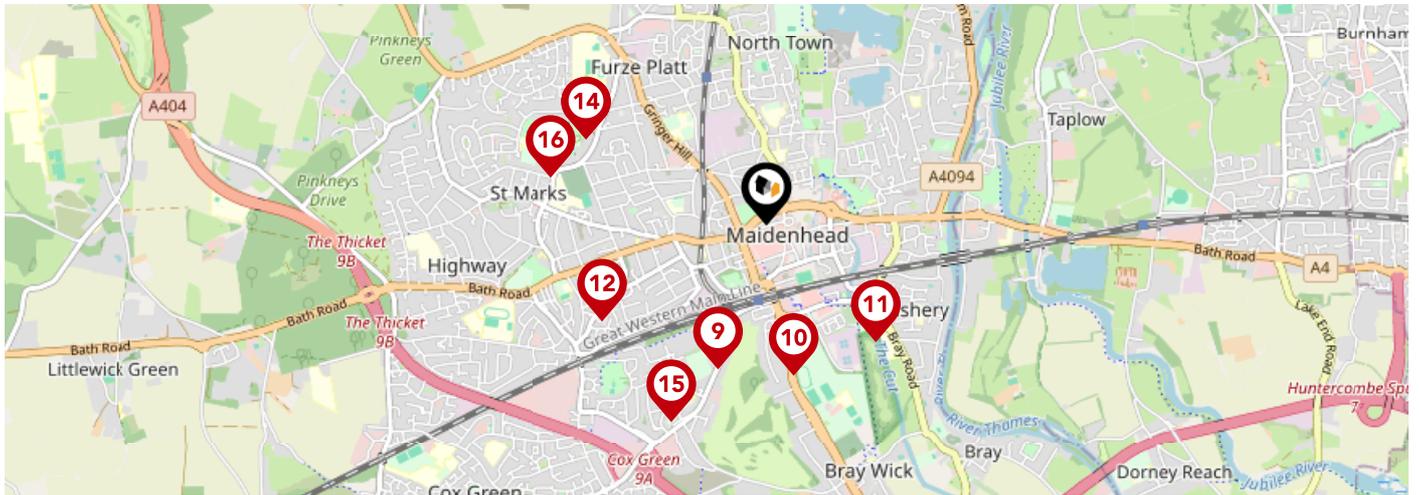
	Nursery	Primary	Secondary	College	Private
9 Desborough College Ofsted Rating: Good	Pupils: 728	Distance:0.7			☑		
10 Forest Bridge School Ofsted Rating: Good	Pupils: 113	Distance:0.71			☑		
11 Oldfield Primary School Ofsted Rating: Outstanding	Pupils: 415	Distance:0.74		☑			
12 Boyne Hill CofE Infant and Nursery School Ofsted Rating: Outstanding	Pupils: 216	Distance:0.88		☑			
13 Furze Platt Junior School Ofsted Rating: Outstanding	Pupils: 365	Distance:0.92		☑			
14 Furze Platt Infant School Ofsted Rating: Good	Pupils: 270	Distance:0.92		☑			
15 Larchfield Primary and Nursery School Ofsted Rating: Good	Pupils: 239	Distance:1.01		☑			
16 Alwyn Infant School Ofsted Rating: Good	Pupils: 244	Distance:1.02		☑			

Powered by
sprift
Know any property instantly

Local Area
Masts & Pylons

avocado
property
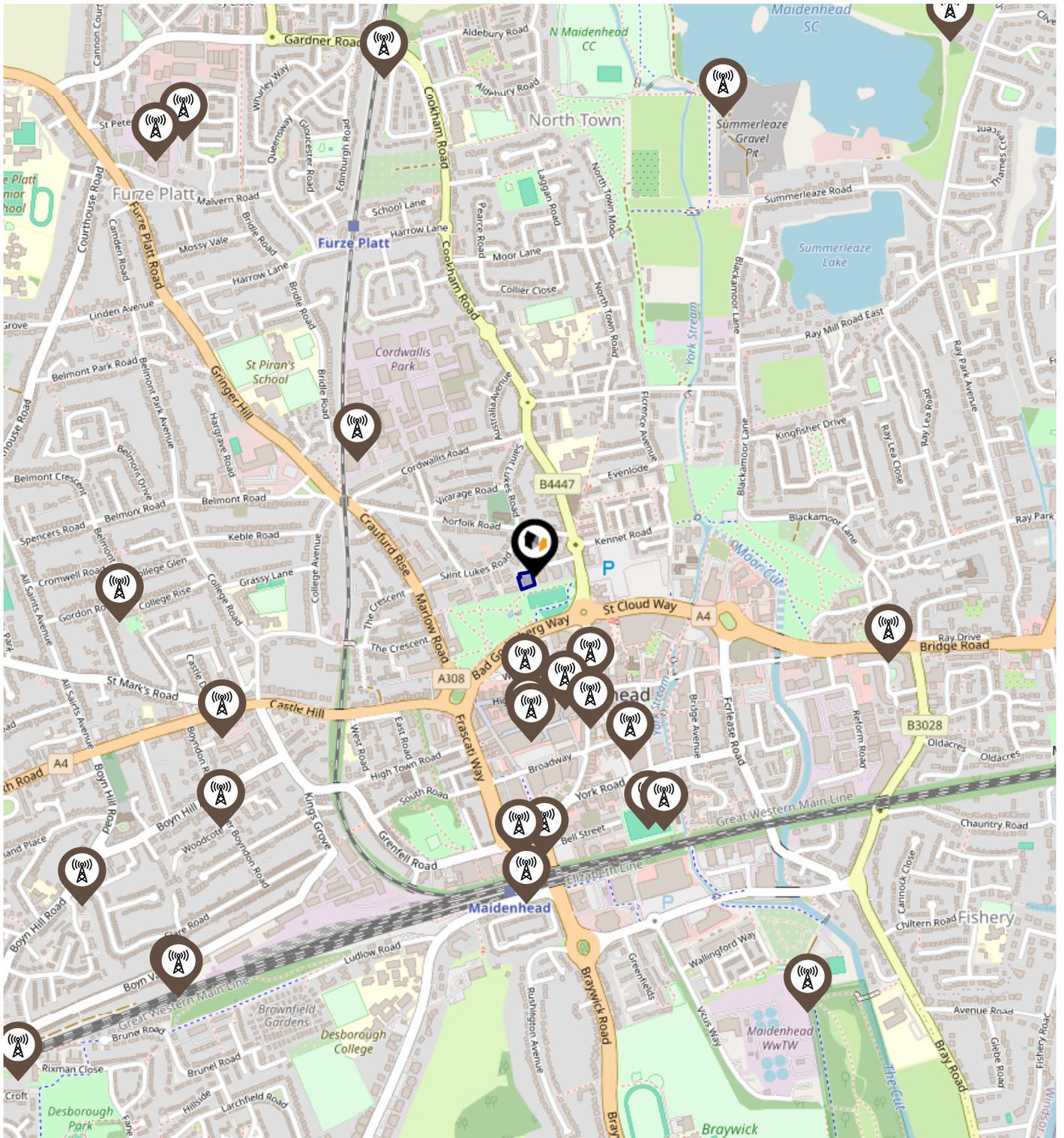
Key:

⚑ Power Pylons

⚑ Communication Masts

Powered by
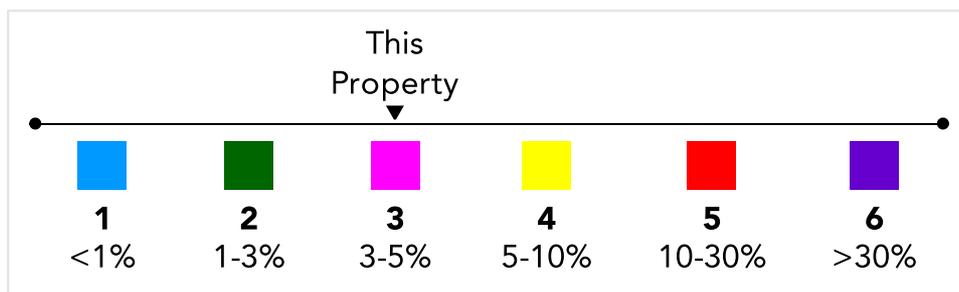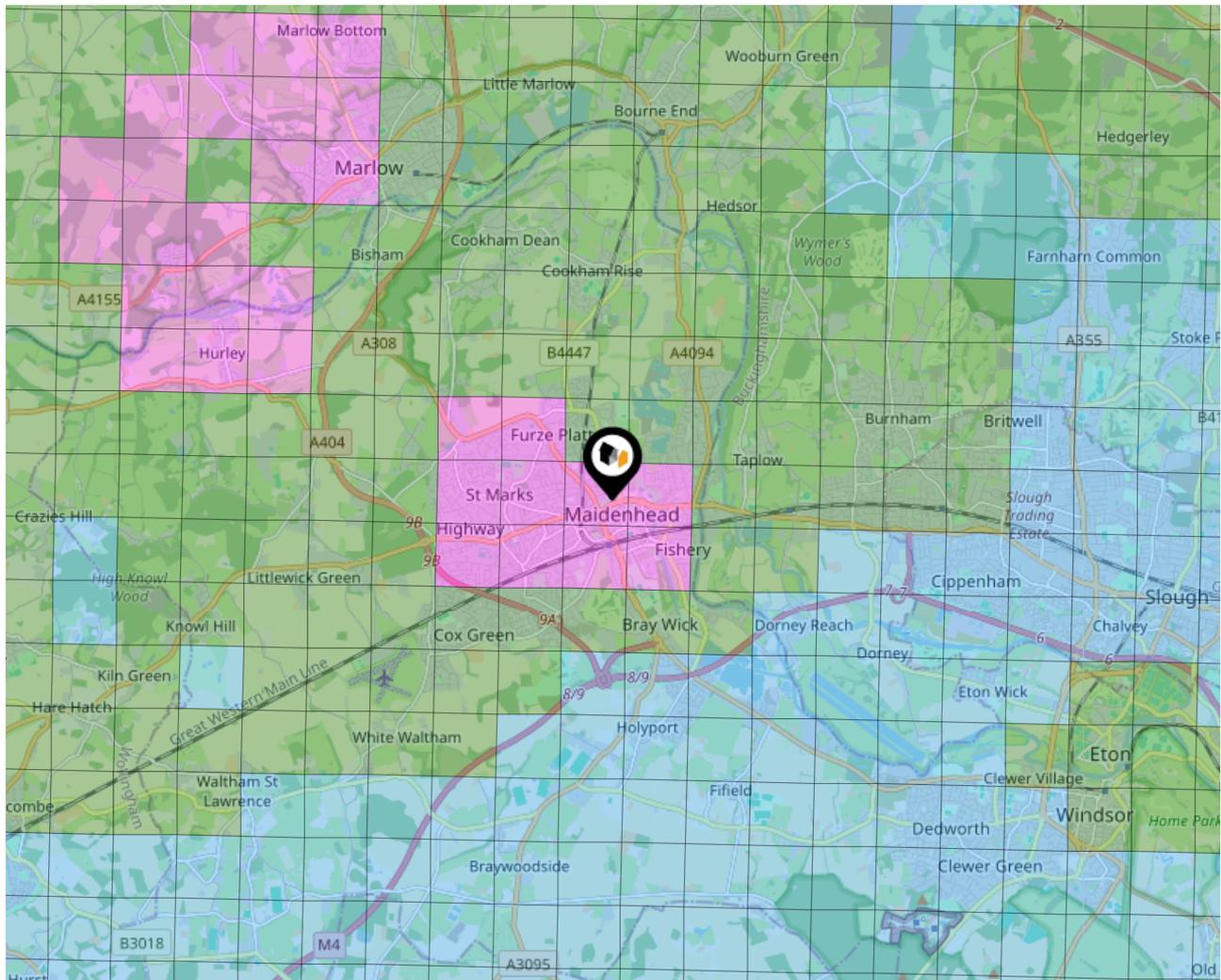sprift
Know any property instantly
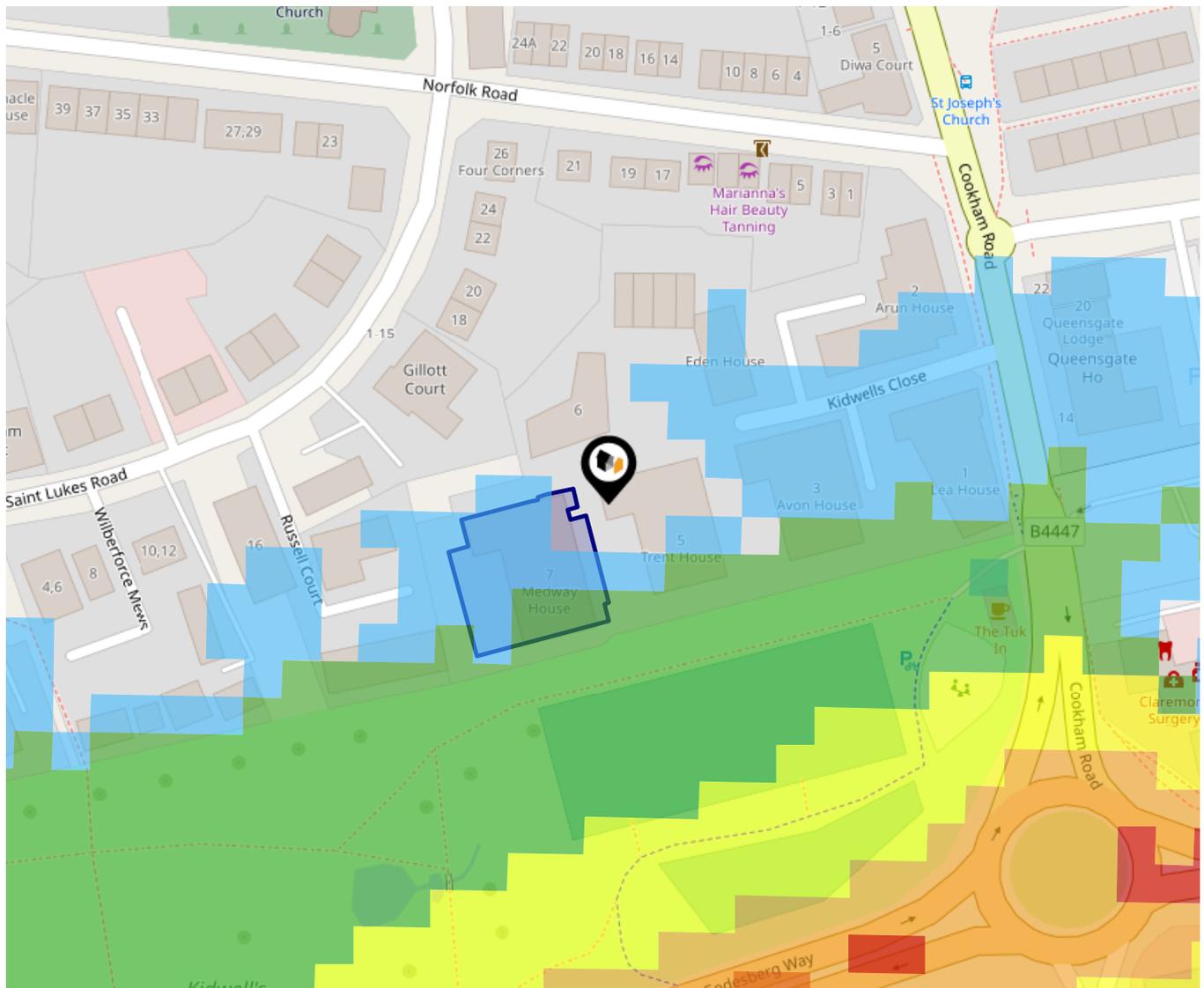
Environment
Radon Gas

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	2	3	4	5	6
<1%	1-3%	3-5%	5-10%	10-30%	>30%

Powered by
sprift
Know any property instantly

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

Powered by
sprift
Know any property instantly

Environment
Soils & Clay

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

Carbon Content:	NONE	**Soil Texture:**	CLAY TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	**Soil Depth:**	DEEP
Soil Group:	ALL		
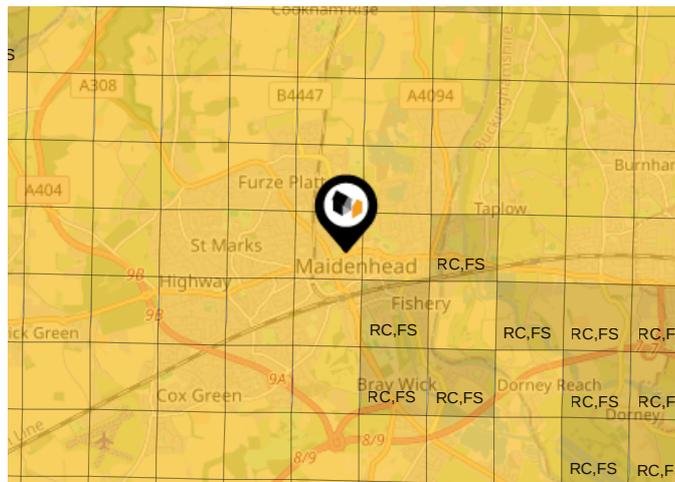
Primary Classifications (Most Common Clay Types)

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)
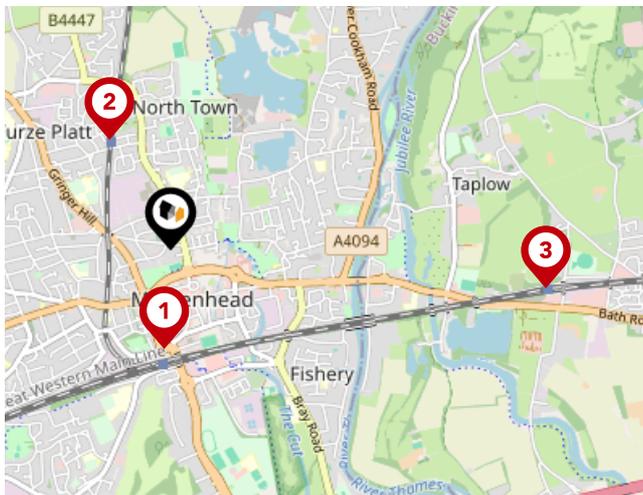
National Rail Stations

Pin	Name	Distance
1	Maidenhead Rail Station	0.46 miles
2	Furze Platt Rail Station	0.58 miles
3	Taplow Rail Station	1.73 miles
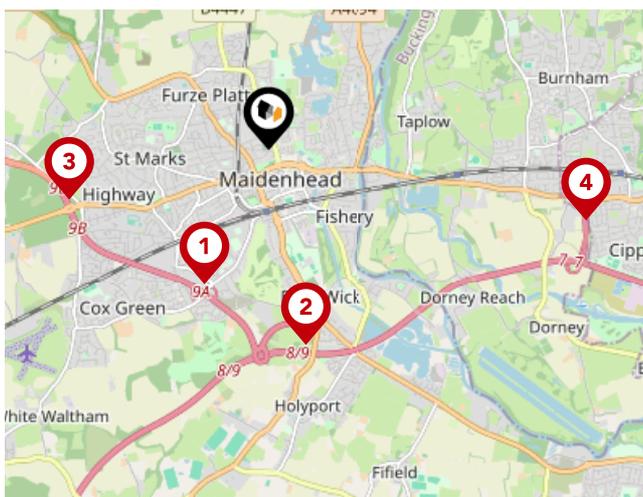
Trunk Roads/Motorways

Pin	Name	Distance
1	A404(M) J9A	1.39 miles
2	M4 J8	1.83 miles
3	A404(M) J9	1.89 miles
4	M4 J7	2.97 miles
5	M40 J3	5.54 miles
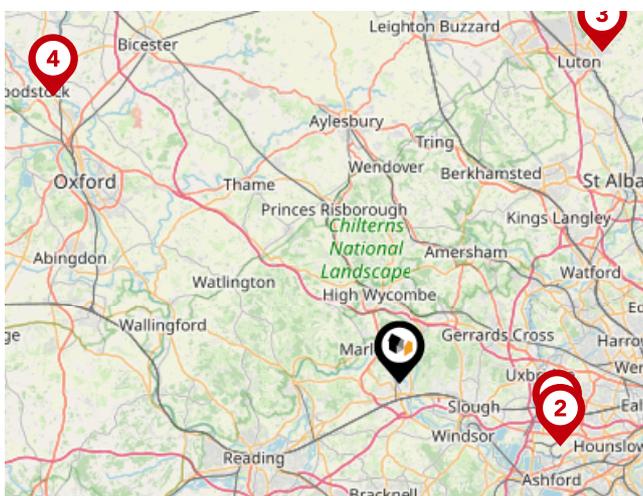
Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	12.11 miles
2	Heathrow Airport Terminal 4	12.64 miles
3	Luton Airport	28.61 miles
4	Kidlington	33.07 miles

Powered by
sprift
Know any property instantly

Area
Transport (Local)
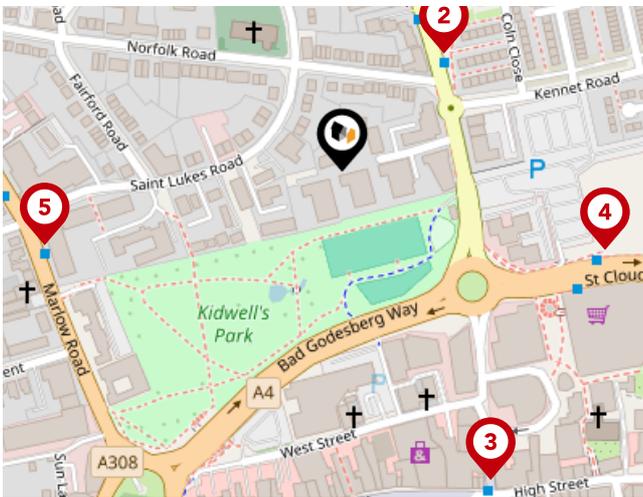
Bus Stops/Stations

Pin	Name	Distance
1	St Joseph's Church	0.1 miles
2	St Joseph's Church	0.09 miles
3	Market Street	0.2 miles
4	Saint-Cloud Way	0.16 miles
5	St Lukes Road	0.18 miles
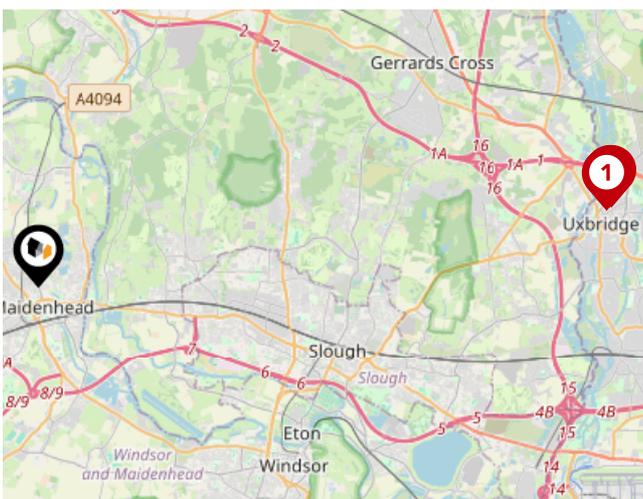
Local Connections

Pin	Name	Distance
1	Uxbridge Station	10.54 miles
2	Uxbridge Underground Station	10.6 miles
3	Uxbridge Underground Station	10.63 miles
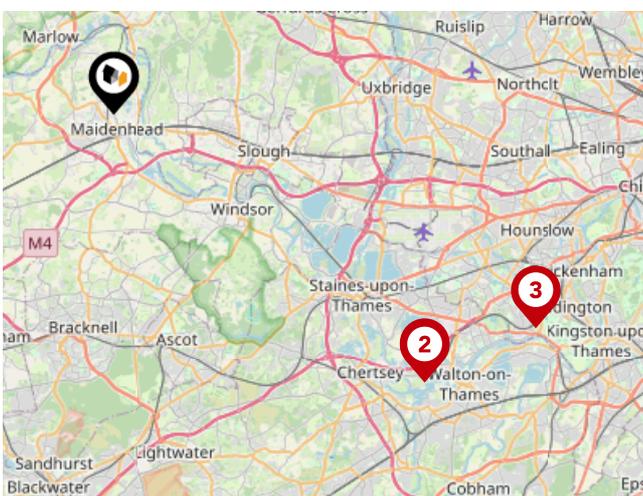
Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	15.09 miles
2	Weybridge Ferry Landing	15.15 miles
3	Moulsey - Hurst Park Ferry Landing	17.35 miles

Powered by
sprift
Know any property instantly

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.

Powered by
sprift
Know any property instantly

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.

Powered by

Sprift

Know any property instantly

Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

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.

KFB - Key Facts For Buyers

Avocado Property

Stuart@avocadopropertyagents.co.uk

www.avocadopropertyagents.co.uk

Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Ofsted

Royal Mail