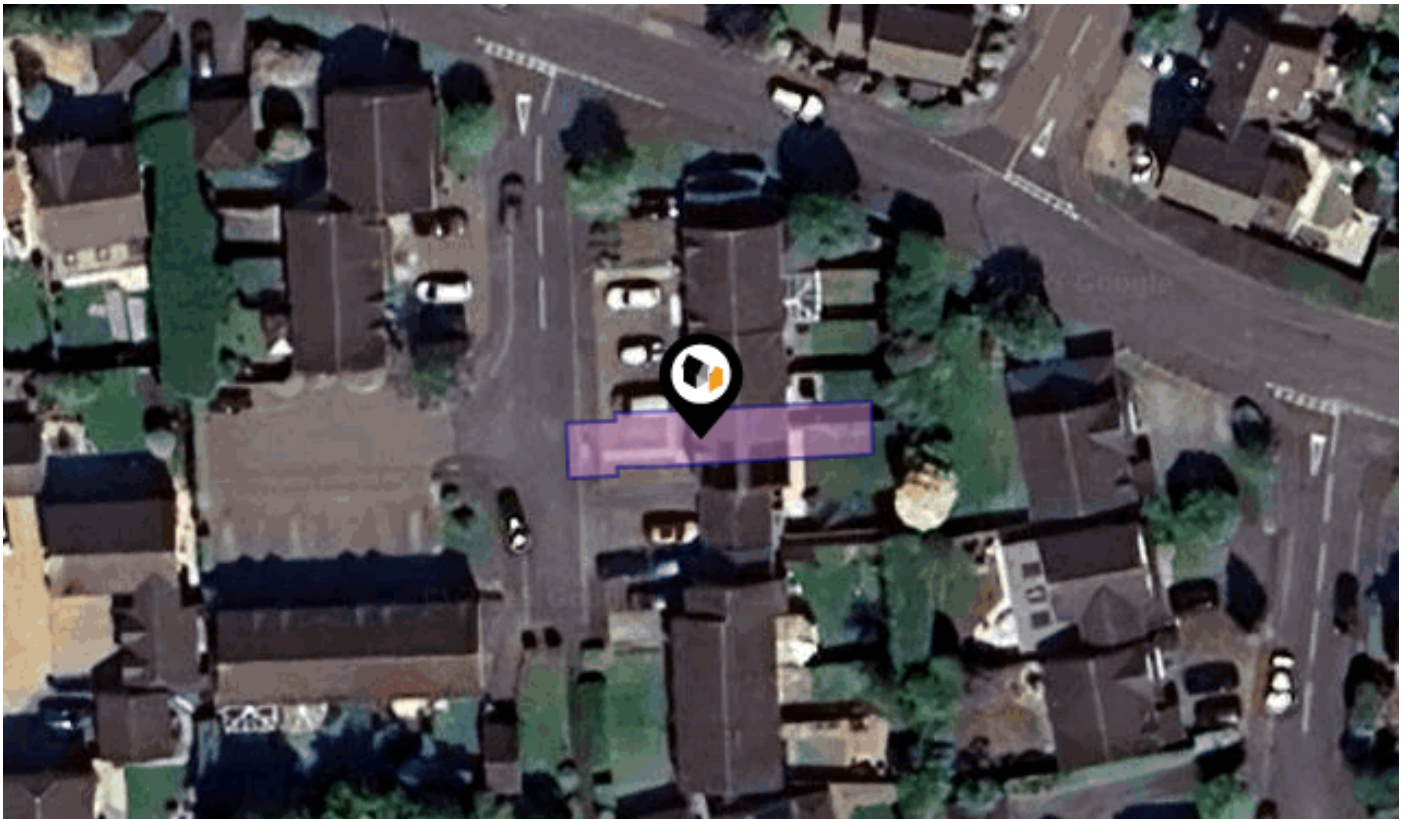# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 09th January 2026

4, SCANIA WALK, WINKFIELD ROW, BRACKNELL, RG42 7TE
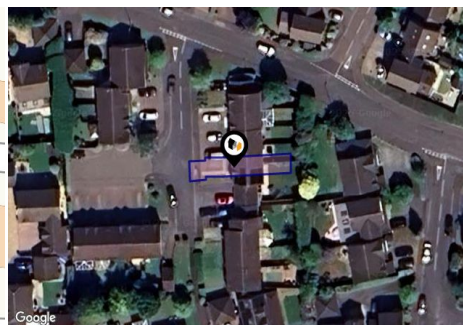
Avocado Property

07515141327

mattandsanjay@avocadopropertyagents.co.uk

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Property

Type:	Terraced	**Last Sold Date:**	24/09/2021
Bedrooms:	2	**Last Sold Price:**	£335,000
Floor Area:	602 ft^2 / 56 m^2	**Last Sold £/ft^2:**	£576
Plot Area:	0.03 acres	**Tenure:**	Freehold
Year Built :	1983-1990		
Council Tax :	Band C		
Annual Estimate:	£1,916		
Title Number:	BK286178		
UPRN:	100080207200		

Local Area

Local Authority:	Bracknell forest
Conservation Area:	No
Flood Risk:	
Rivers & Seas	Very low
Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

16 mb/s	**80** mb/s	**1800** mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone

Satellite/Fibre TV Availability:

✓ BT   ✓ sky   ✓ Virgin media

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4, SCANIA WALK, WINKFIELD ROW, BRACKNELL, RG42 7TE

LIVING ROOM
14' x 13'2
4.3m x 4.0m

WC

HALL

KITCHEN
8' x 6'
2.4m x 1.8m

GROUND FLOOR

CUPBOARD

MASTER BEDROOM
11'10 x 10'
3.6m x 3.0m

WARDROBE | WARDROBE
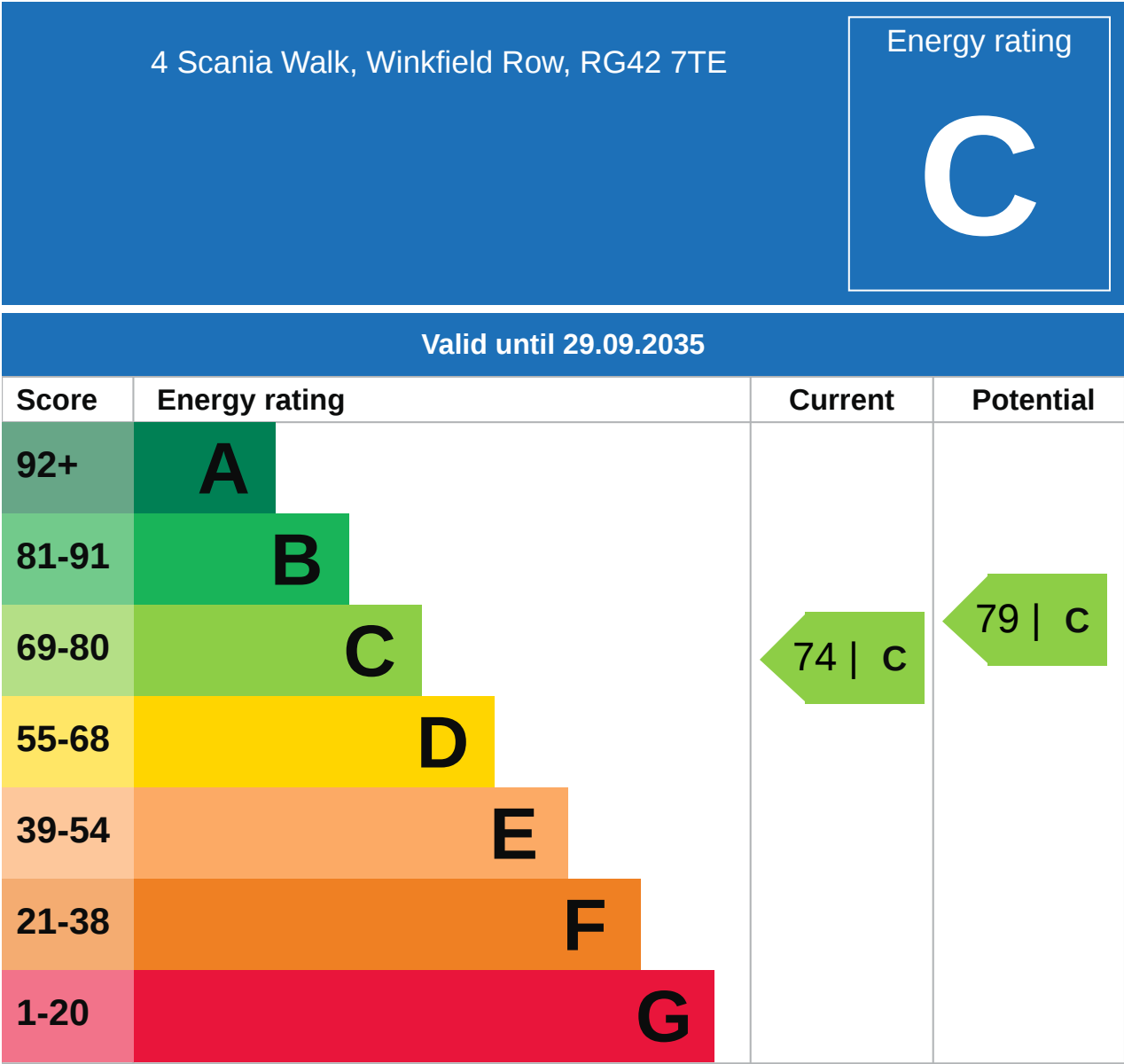
LANDING

BATHROOM

BEDROOM TWO
9'5 x 6'6
2.9m x 2.0m
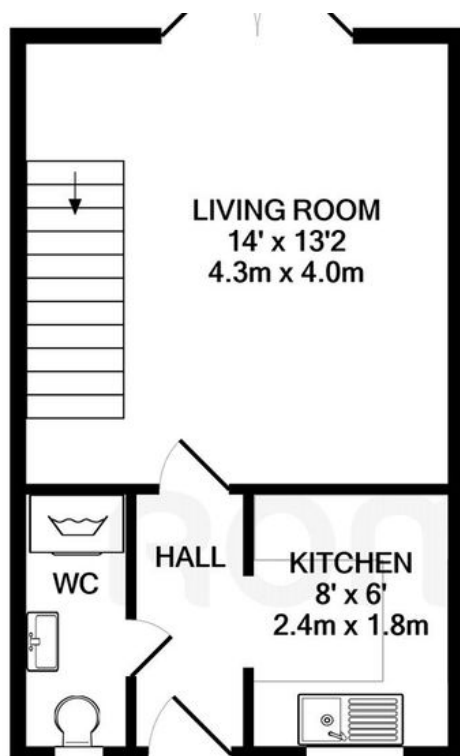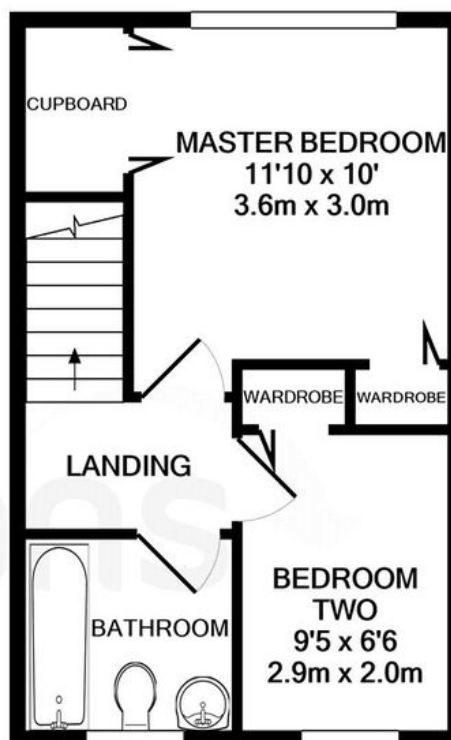
1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

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4 Scania Walk, Winkfield Row, RG42 7TE

Energy rating

C

Valid until 29.09.2035

Score	Energy rating		Current	Potential
92+	**A**			
81-91	**B**			
69-80	**C**		74 | C	79 | C
55-68	**D**			
39-54	**E**			
21-38	**F**			
1-20	**G**			

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Property
EPC - Additional Data

Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Below average lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	56 m^2

10 Year History of Average House Prices by Property Type in RG42
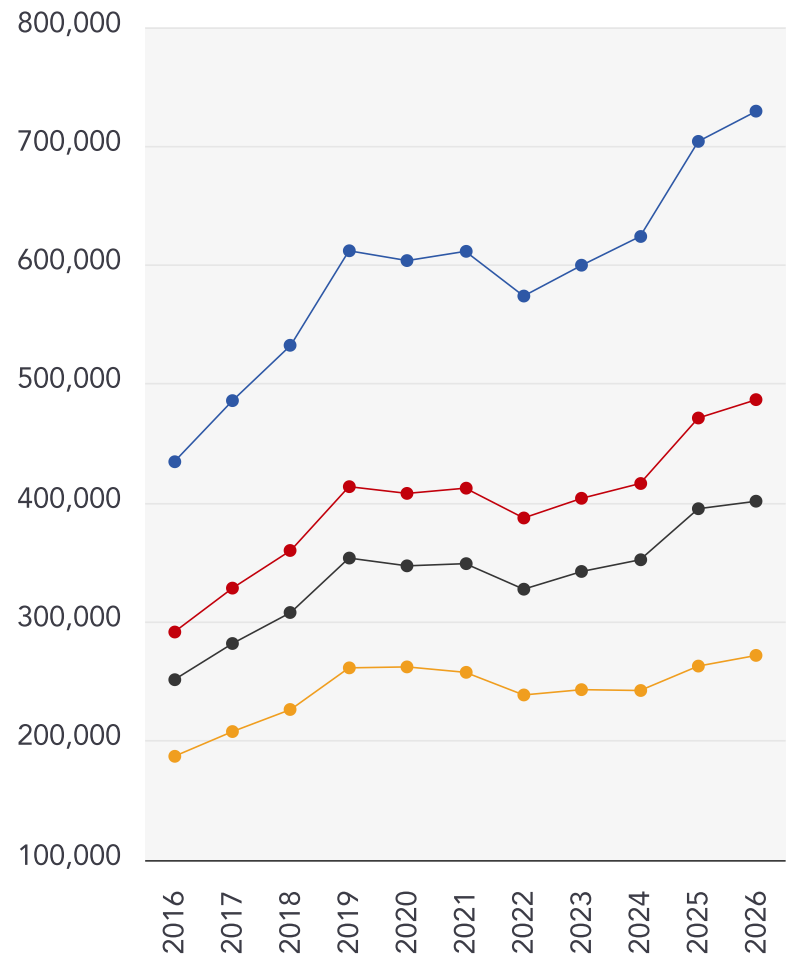
Detached

+67.78%

Semi-Detached

+66.97%

Terraced

+59.63%

Flat

+45.31%

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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.
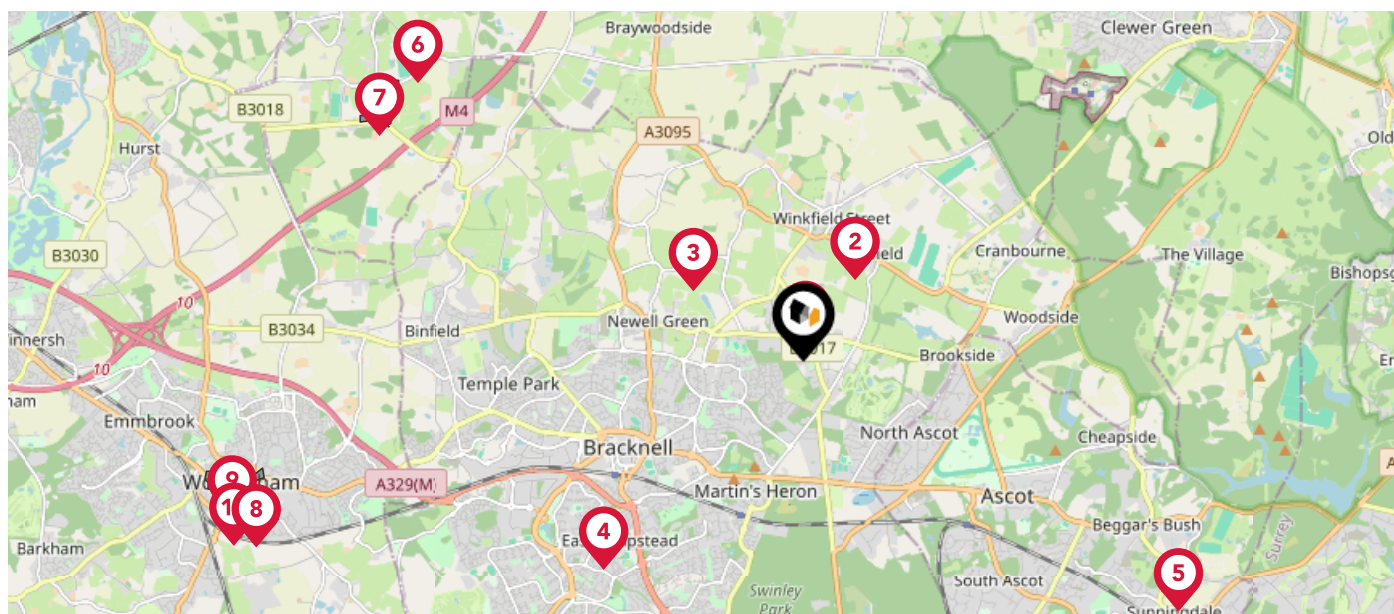
Nearby Conservation Areas	
1	Winkfield Row
2	Winkfield Village
3	Warfield
4	Easthampstead
5	Sunningdale
6	Beenham's Heath
7	Shurlock Row
8	Murdoch Road
9	Wokingham Town Centre
10	Langborough Road

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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
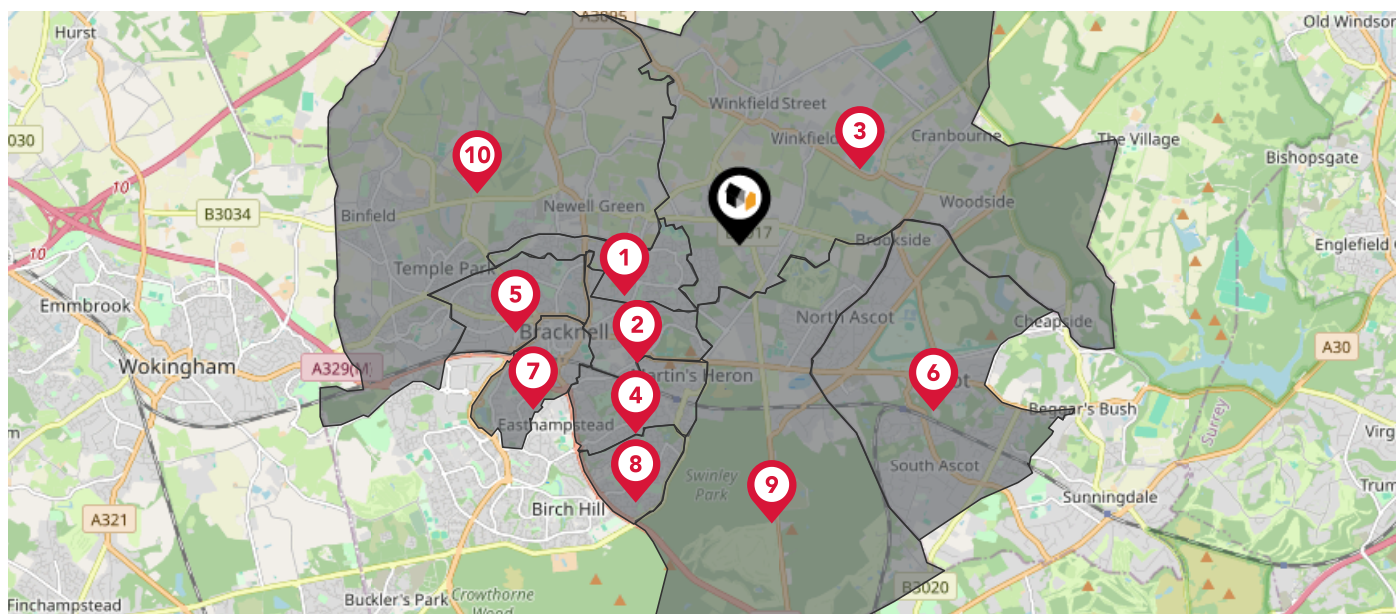
Nearby Council Wards

1	Warfield Harvest Ride Ward
2	Bullbrook Ward
3	Winkfield and Cranbourne Ward
4	Harmans Water Ward
5	Priestwood and Garth Ward
6	Ascot & Sunninghill Ward
7	Wildridings and Central Ward
8	Crown Wood Ward
9	Ascot Ward
10	Binfield with Warfield Ward

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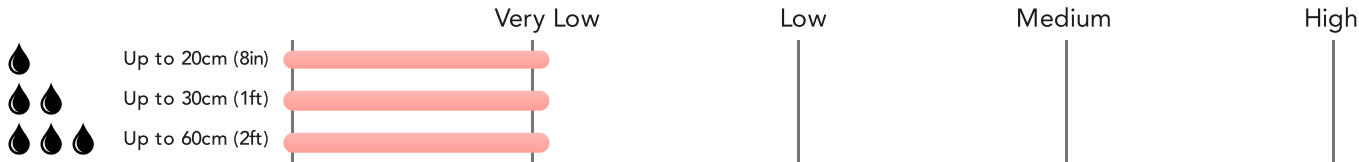

Risk Rating: Very low

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.

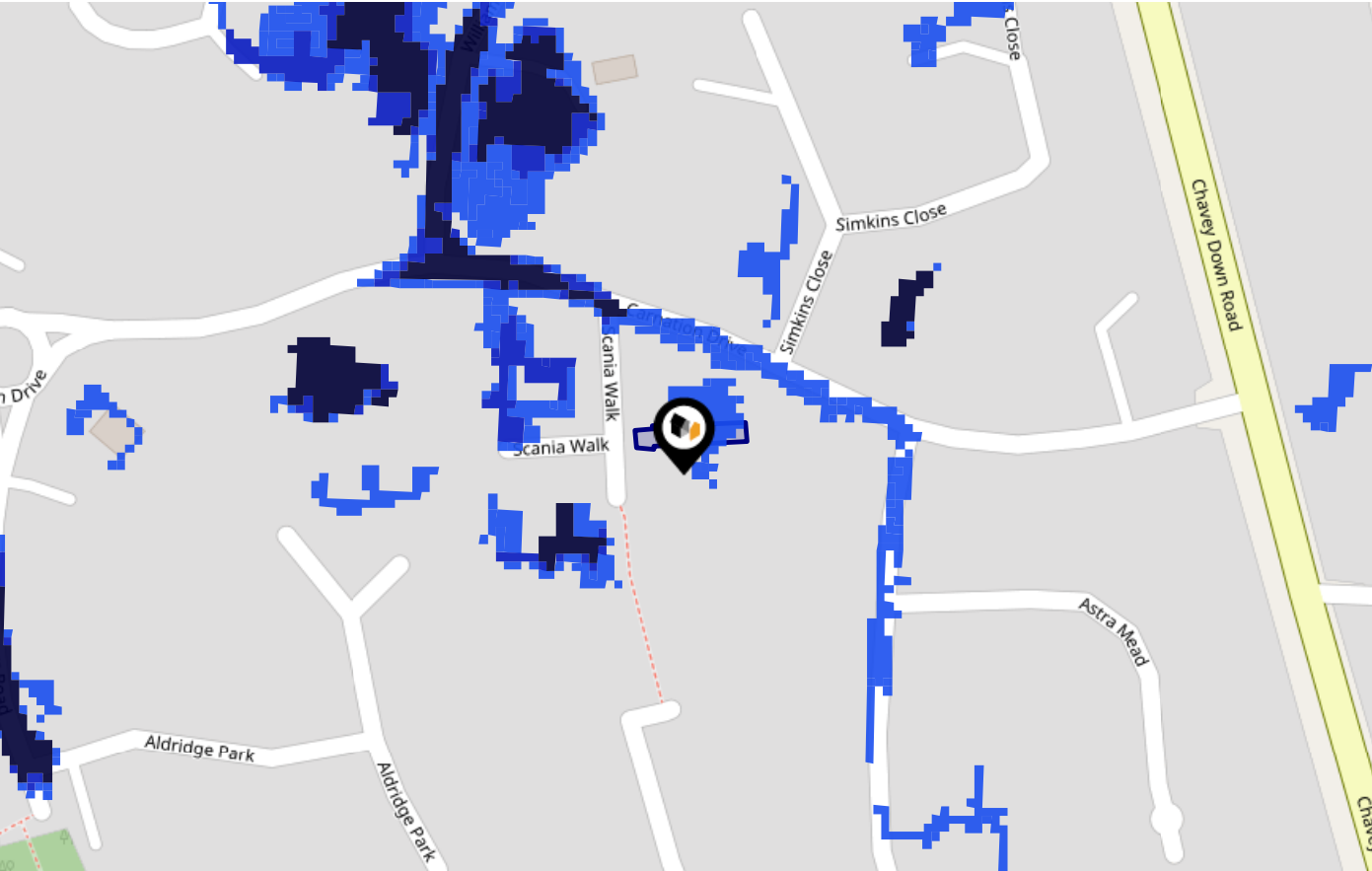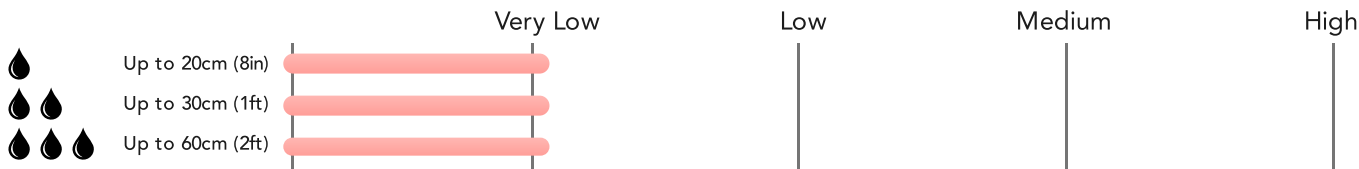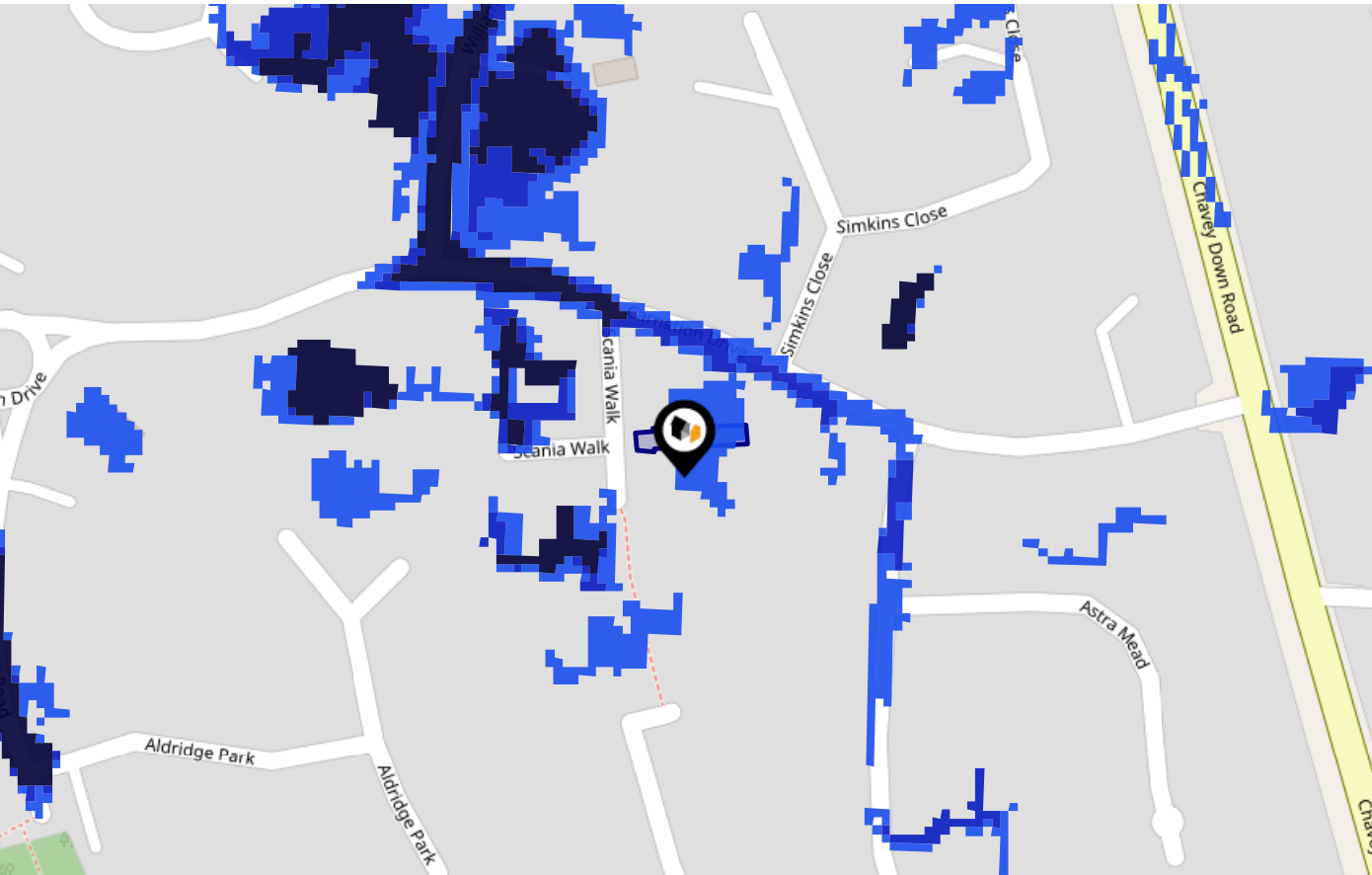Chance of flooding to the following depths at this property:

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

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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.
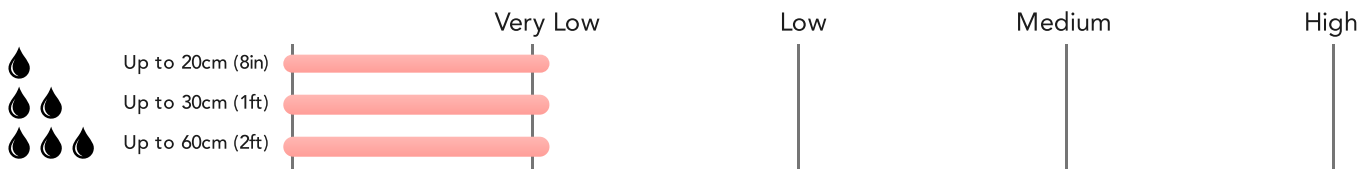

Risk Rating: Very low

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

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)				

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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

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)				

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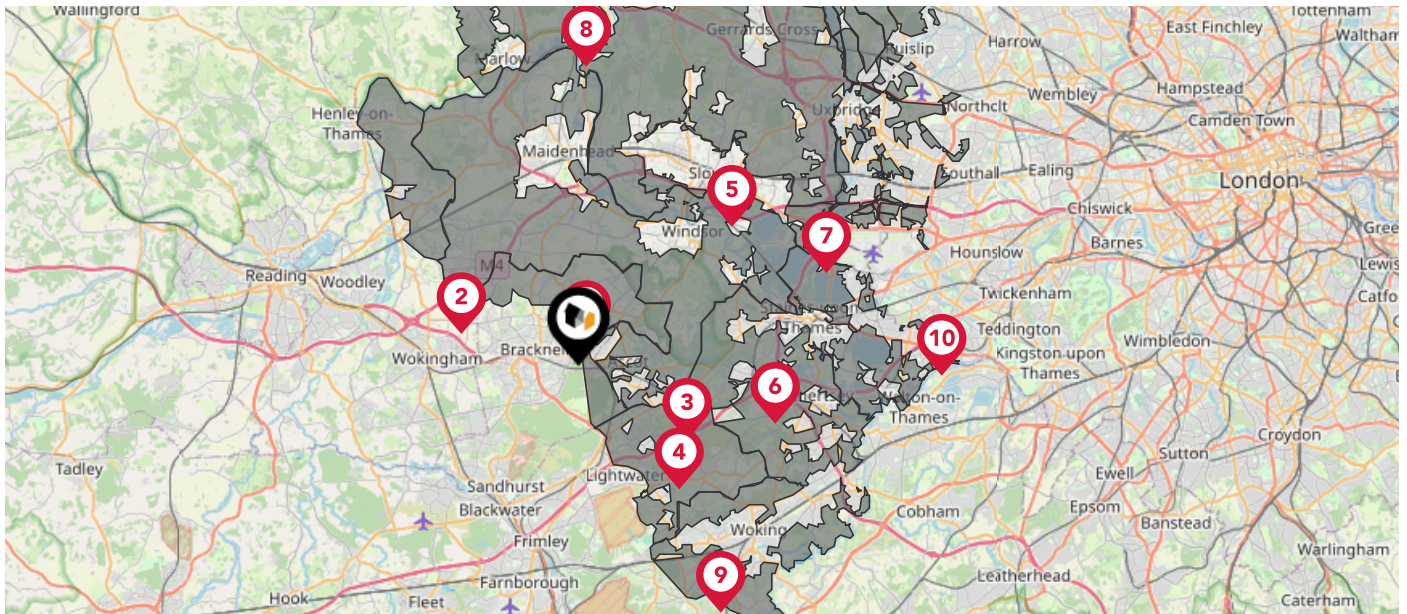
Nearby Green Belt Land

1. London Green Belt - Bracknell Forest

2. London Green Belt - Wokingham

3. London Green Belt - Windsor and Maidenhead

4. London Green Belt - Surrey Heath

5. London Green Belt - Slough

6. London Green Belt - Runnymede

7. London Green Belt - Hillingdon

8. London Green Belt - Buckinghamshire

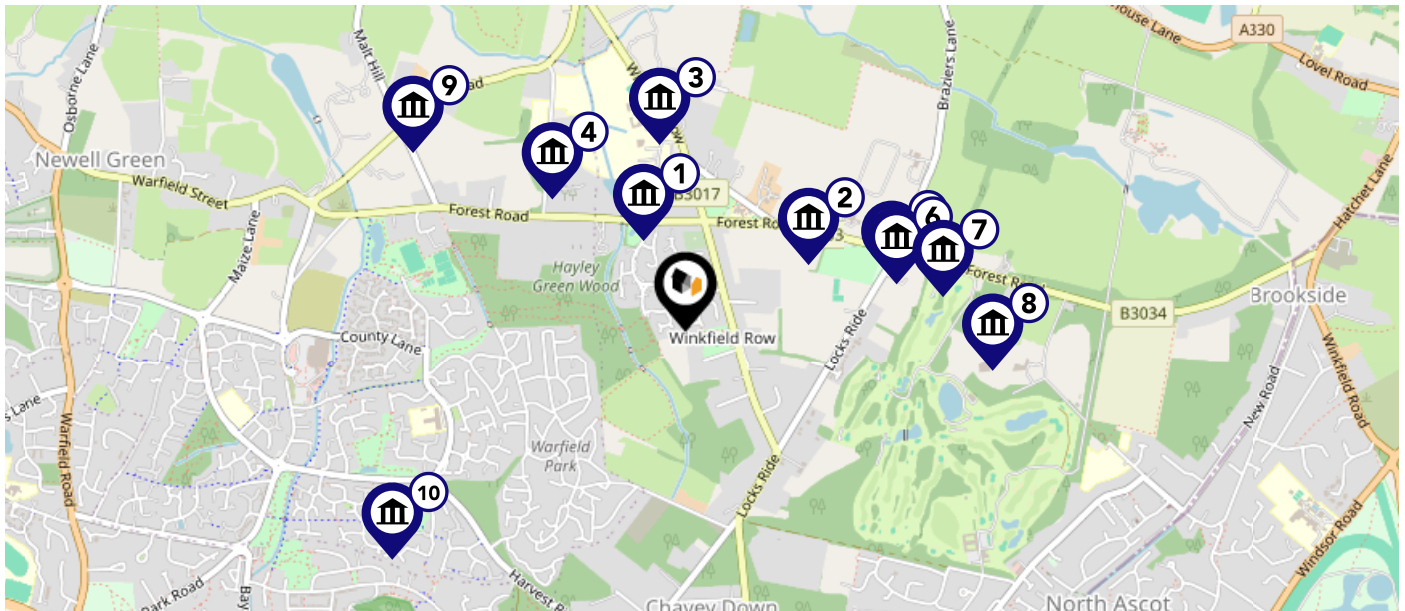9. London Green Belt - Woking

10. London Green Belt - Spelthorne

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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...
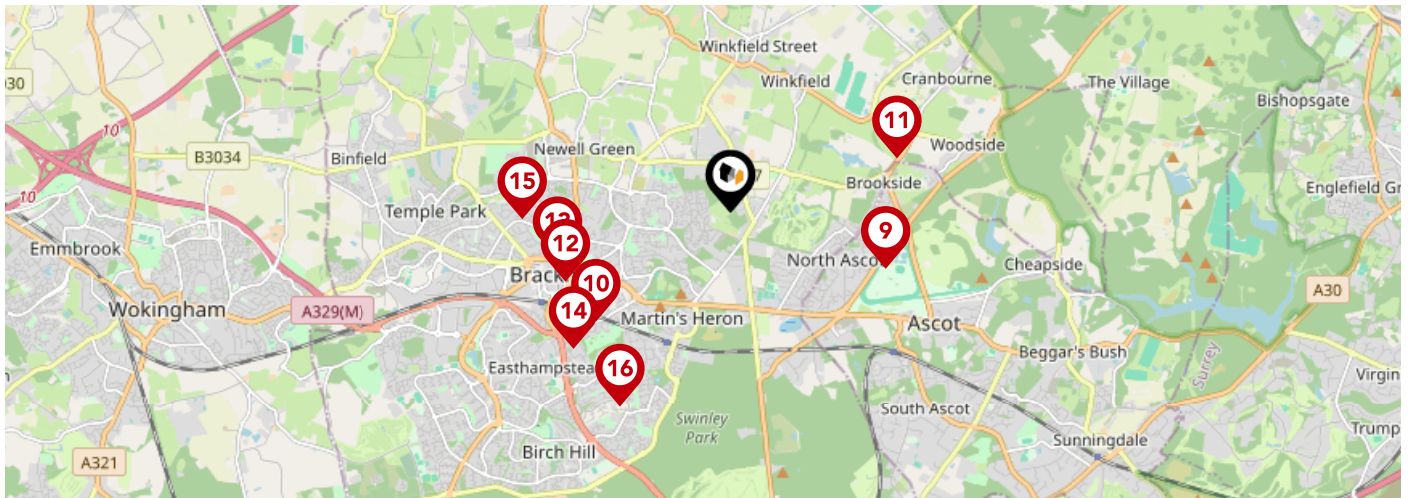

Listed Buildings in the local district	Grade	Distance
1 1390454 - Winkfield Row, Ronans	Grade II	0.2 miles
2 1390450 - Somerton House	Grade II	0.3 miles
3 1061316 - Apple Tree Cottage	Grade II	0.4 miles
4 1390398 - Brockdale	Grade II	0.4 miles
5 1390447 - The Cottages	Grade II	0.5 miles
6 1390451 - The Keeper's Cottage	Grade II	0.5 miles
7 1390453 - Weycroft	Grade II	0.6 miles
8 1390452 - Tudor Cottage	Grade II	0.7 miles
9 1390392 - Milestone 100 Metres North-east Of Junction With Hayley Green Road	Grade II	0.7 miles
10 1390406 - Icehouse In Grounds To N Of Garden Cottage (not Included), S Of Warfield Park	Grade II	0.8 miles
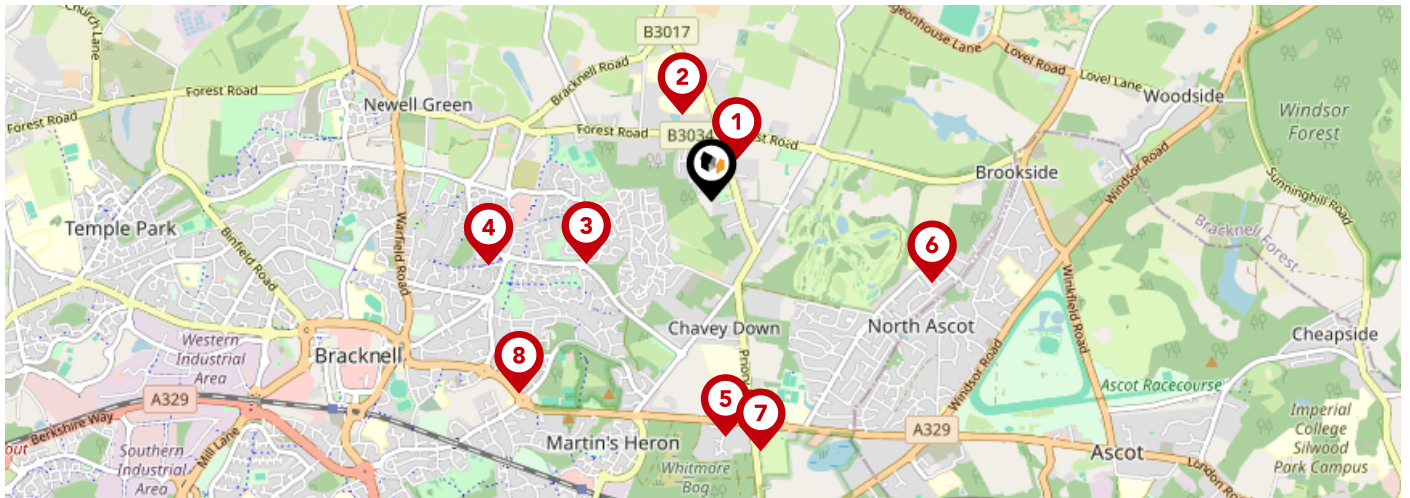
		Nursery	Primary	Secondary	College	Private
1	**Winkfield St Mary's CofE Primary School** Ofsted Rating: Good	Pupils: 198	Distance:0.23	☐	☑	☐	☐	☐
2	**Lambrook School** Ofsted Rating: Not Rated	Pupils: 630	Distance:0.42	☐	☐	☑	☐	☐
3	**Whitegrove Primary School** Ofsted Rating: Good	Pupils: 421	Distance:0.64	☐	☑	☐	☐	☐
4	**Warfield Church of England Primary School** Ofsted Rating: Good	Pupils: 452	Distance:1.07	☐	☑	☐	☐	☐
5	**Heathfield School** Ofsted Rating: Not Rated	Pupils: 226	Distance:1.09	☐	☐	☑	☐	☐
6	**Ascot Heath Primary School** Ofsted Rating: Good	Pupils: 395	Distance:1.09	☐	☑	☐	☐	☐
7	**LVS Ascot** Ofsted Rating: Not Rated	Pupils: 840	Distance:1.18	☐	☐	☑	☐	☐
8	**Holly Spring Primary School** Ofsted Rating: Good	Pupils: 642	Distance:1.26	☐	☑	☐	☐	☐

	Nursery	Primary	Secondary	College	Private
9 Papplewick School Ofsted Rating: Not Rated	Pupils: 223	Distance: 1.52	☐	☐	☑	☐	☐
10 St Joseph's Catholic Primary School, Bracknell Ofsted Rating: Good	Pupils: 209	Distance: 1.61	☐	☑	☐	☐	☐
11 Cranbourne Primary School Ofsted Rating: Outstanding	Pupils: 186	Distance: 1.61	☐	☑	☐	☐	☐
12 Garth Hill College Ofsted Rating: Good	Pupils: 1476	Distance: 1.66	☐	☐	☑	☐	☐
13 Sandy Lane Primary School Ofsted Rating: Good	Pupils: 450	Distance: 1.66	☐	☑	☐	☐	☐
14 Ranelagh School Ofsted Rating: Outstanding	Pupils: 1062	Distance: 1.92	☐	☐	☑	☐	☐
15 Kennel Lane School Ofsted Rating: Good	Pupils: 0	Distance: 1.93	☐	☐	☑	☐	☐
16 Harmans Water Primary School Ofsted Rating: Good	Pupils: 466	Distance: 2.07	☐	☑	☐	☐	☐

Transport (National)
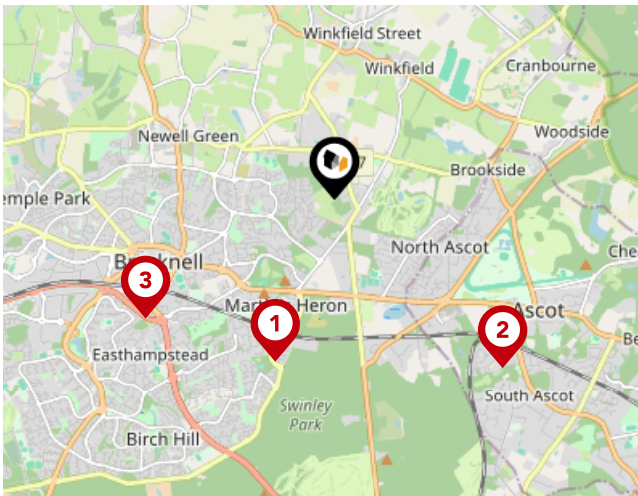
National Rail Stations

Pin	Name	Distance
1	Martins Heron Rail Station	1.6 miles
2	Ascot Rail Station	2.19 miles
3	Bracknell Rail Station	2.07 miles
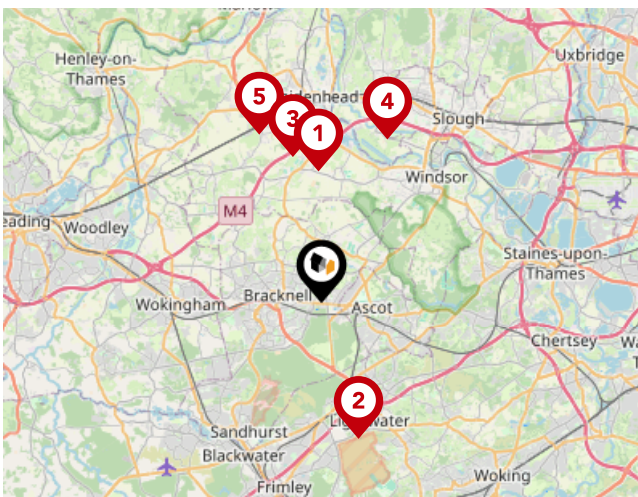
Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J8	4.87 miles
2	M3 J3	5.21 miles
3	A404(M) J9A	5.52 miles
4	M4 J7	6.51 miles
5	A404(M) J9	6.62 miles
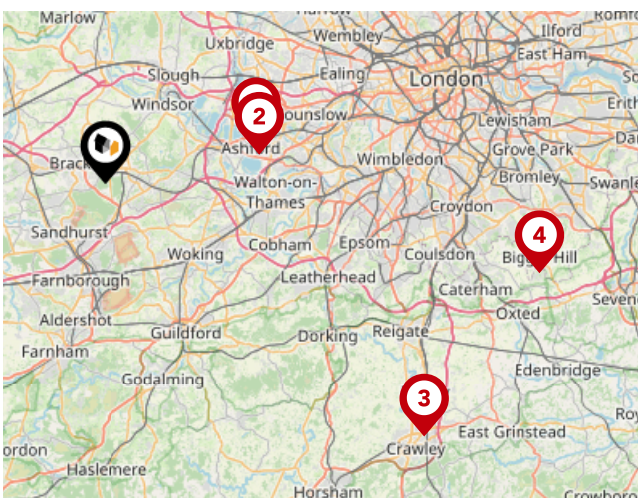
Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	11.59 miles
2	Heathrow Airport Terminal 4	11.57 miles
3	Gatwick Airport	30.29 miles
4	Leaves Green	32.84 miles
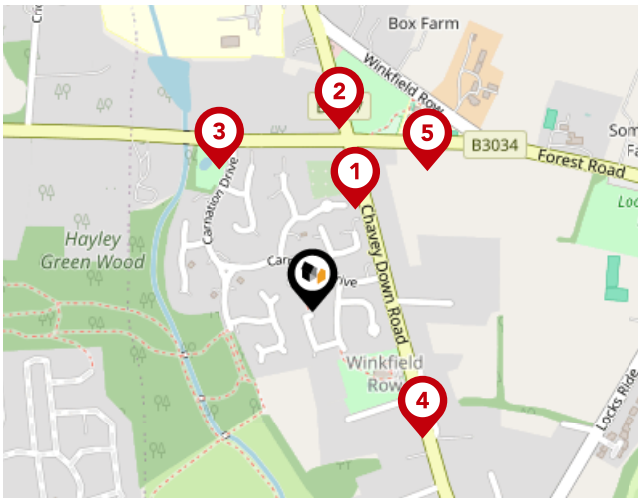
Bus Stops/Stations

Pin	Name	Distance
1	Hollies Corner	0.13 miles
2	Hollies Corner	0.21 miles
3	Carnation Drive	0.2 miles
4	Mushroom Castle Lane	0.19 miles
5	Forest Road - St Mary's School	0.21 miles
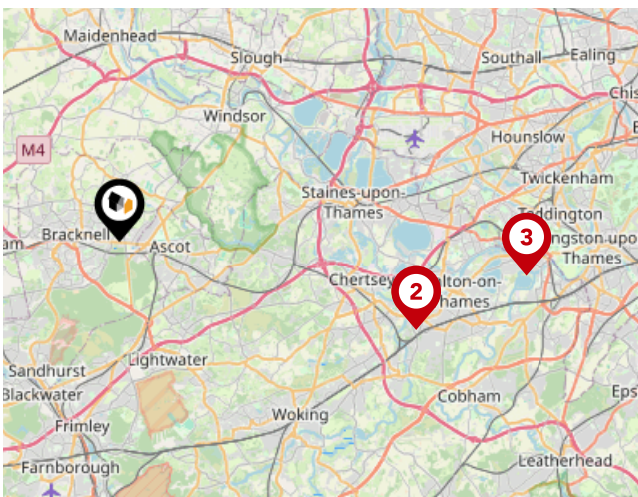
Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	11.44 miles
2	Weybridge Ferry Landing	11.48 miles
3	Moulsey - Hurst Park Ferry Landing	15.08 miles

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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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07515141327
mattandsanjay@avocadopropertyagents.co.uk
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Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Ofsted

Royal Mail