

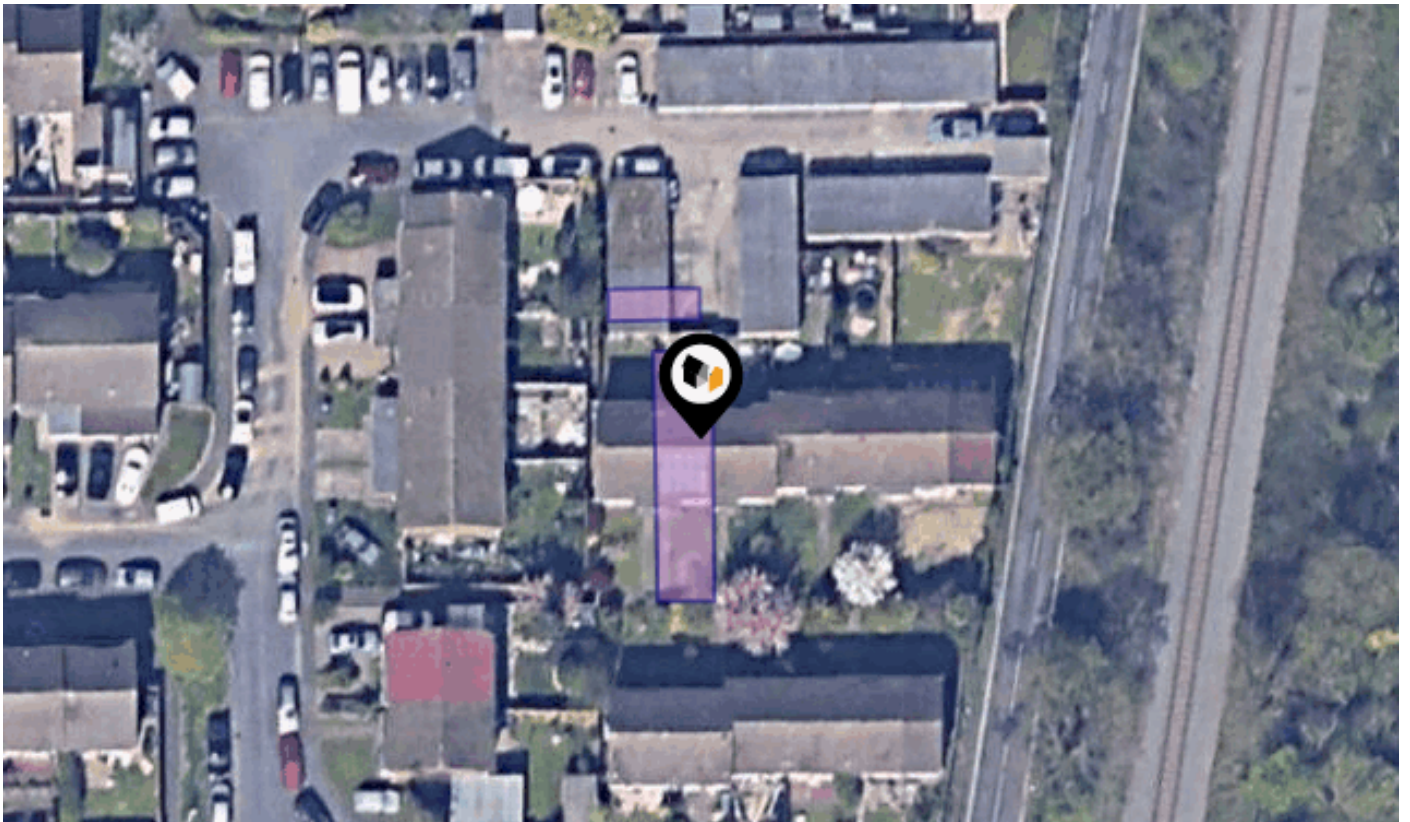


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 10<sup>th</sup> October 2025



**43, OSNEY ROAD, MAIDENHEAD, SL6 7UQ**

**Avocado Property**

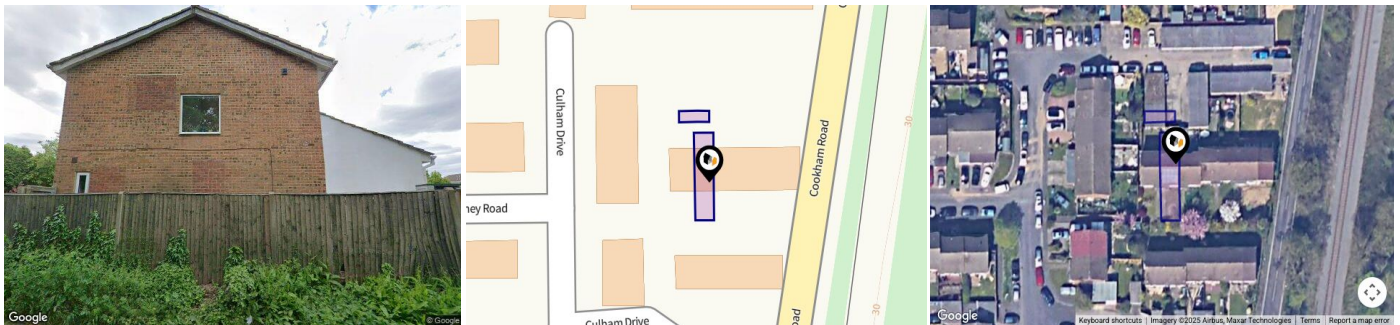
Stuart@avocadopropertyagents.co.uk

www.avocadopropertyagents.co.uk



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# Property Overview



## Property

**Type:** Terraced  
**Bedrooms:** 2  
**Plot Area:** 0.04 acres  
**Year Built :** 1967-1975  
**Council Tax :** Band C  
**Annual Estimate:** £1,621  
**Title Number:** BK127946  
**UPRN:** 100080361963

**Last Sold Date:** 28/10/2016  
**Last Sold Price:** £325,000  
**Last Sold £/ft<sup>2</sup>:** £471  
**Tenure:** Freehold

## 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)

**6** mb/s  
**240** mb/s  
**1000** mb/s

**Mobile Coverage:**  
(based on calls indoors)



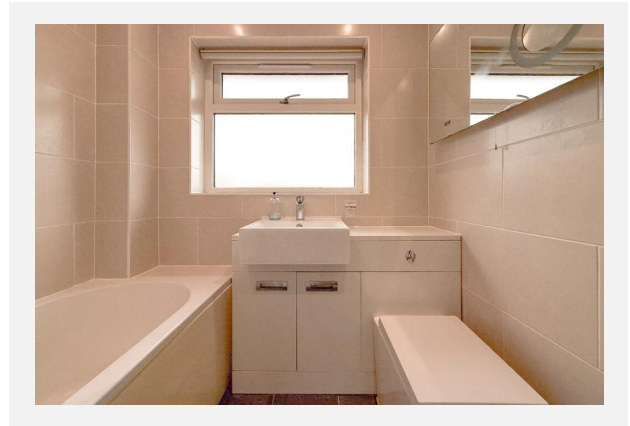
**Satellite/Fibre TV Availability:**



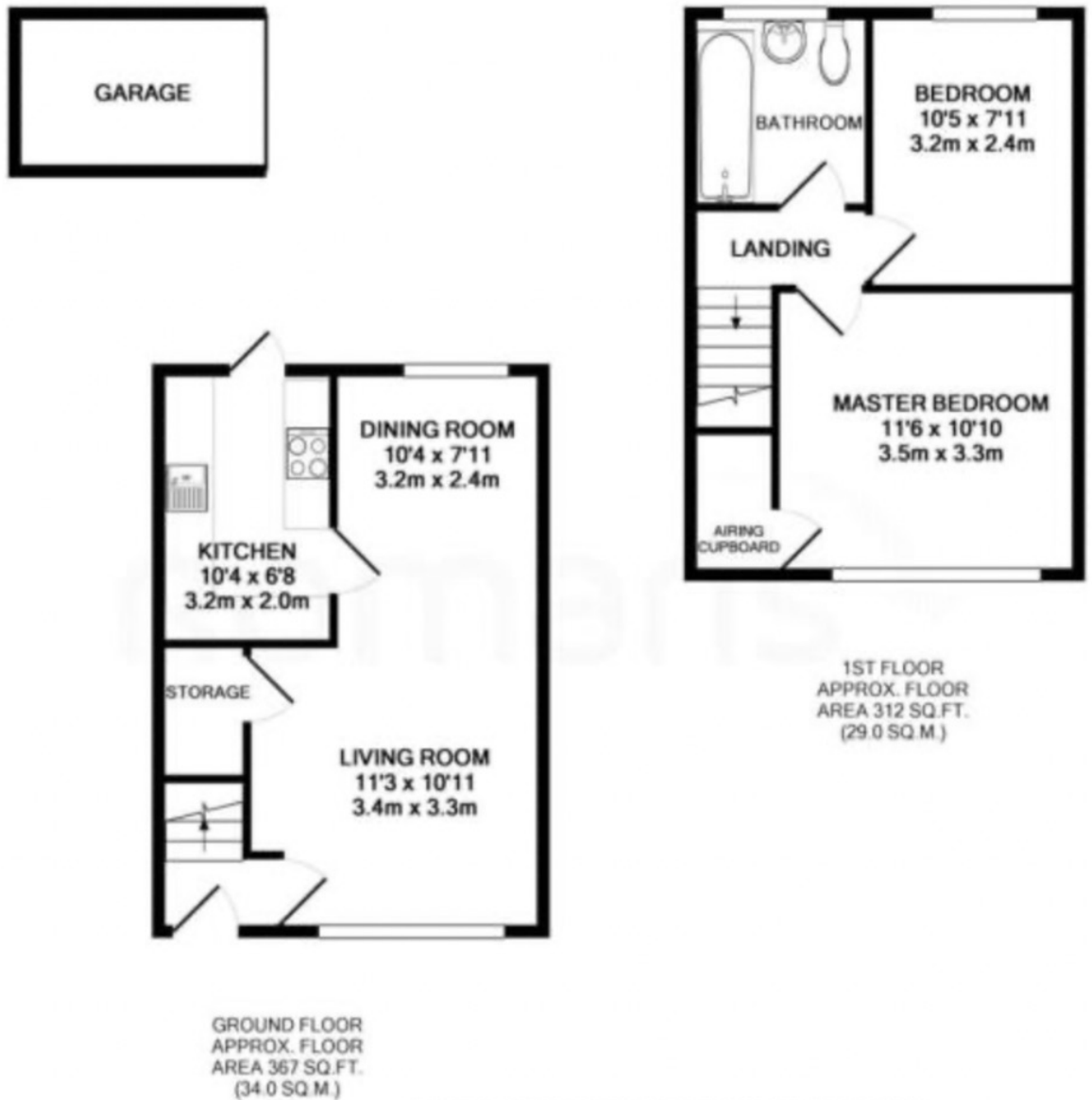
# Gallery Photos



# Gallery Photos



## 43, OSNEY ROAD, MAIDENHEAD, SL6 7UQ



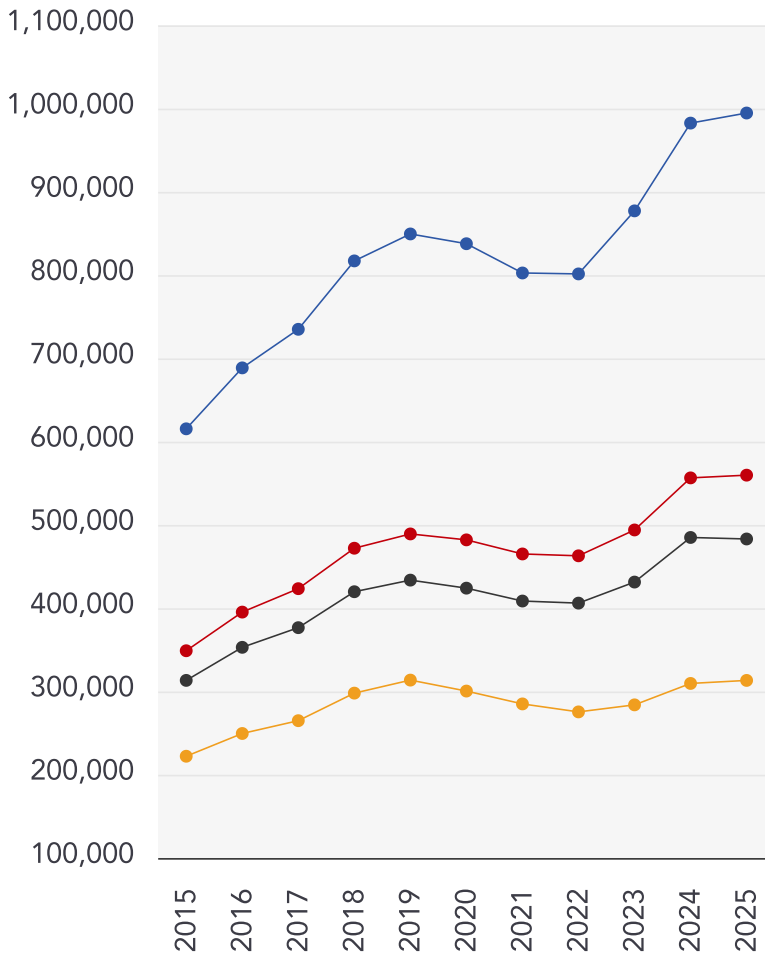
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2016

# 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%**

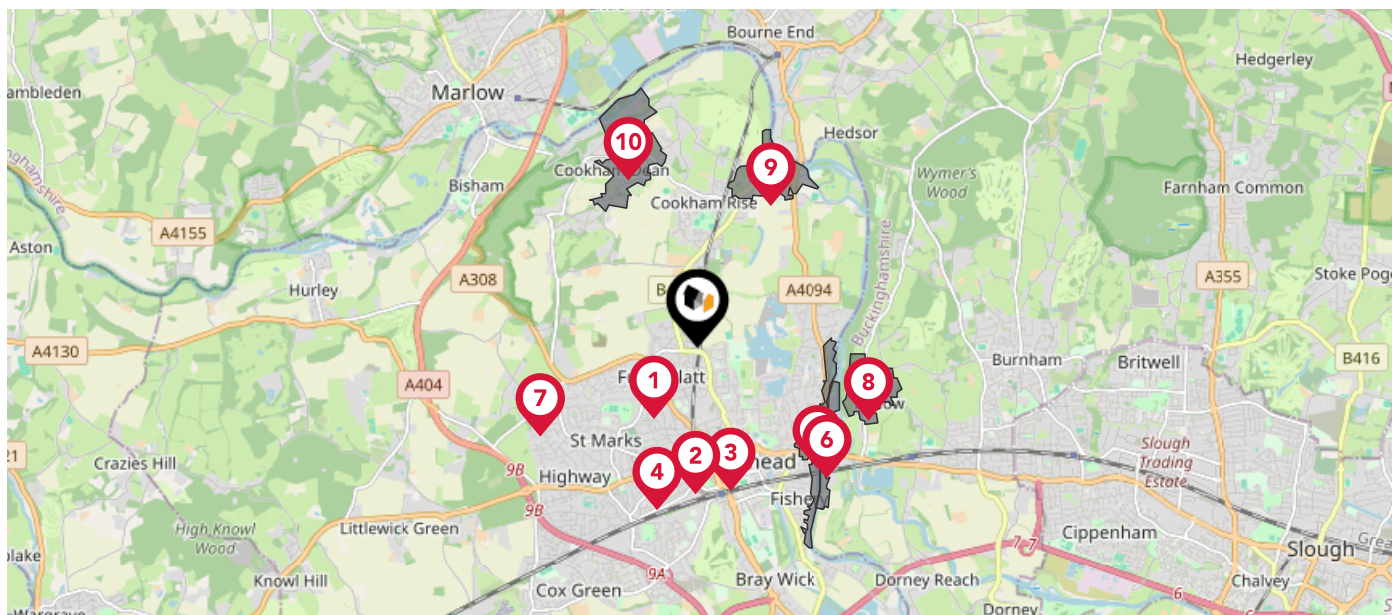


# Maps

## 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

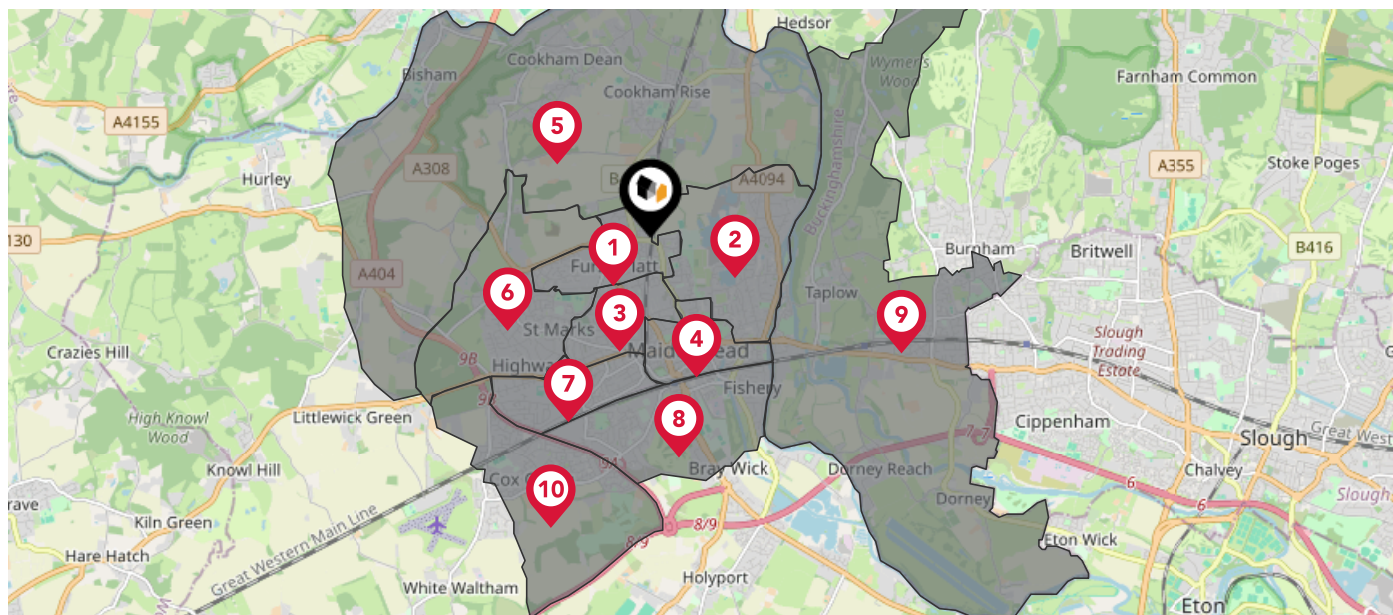
- 1 Furze Platt Triangel
- 2 Castle Hill, Maidenhead
- 3 Maidenhead Town Centre
- 4 All Saints, Boyn Hill, Maidenhead
- 5 Maidenhead Riverside (inc Boulton Lock and Maidenhead Bridge)
- 6 Taplow Riverside
- 7 Pinkneys Green
- 8 Taplow
- 9 Cookham Village
- 10 Cookham Dean

# 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

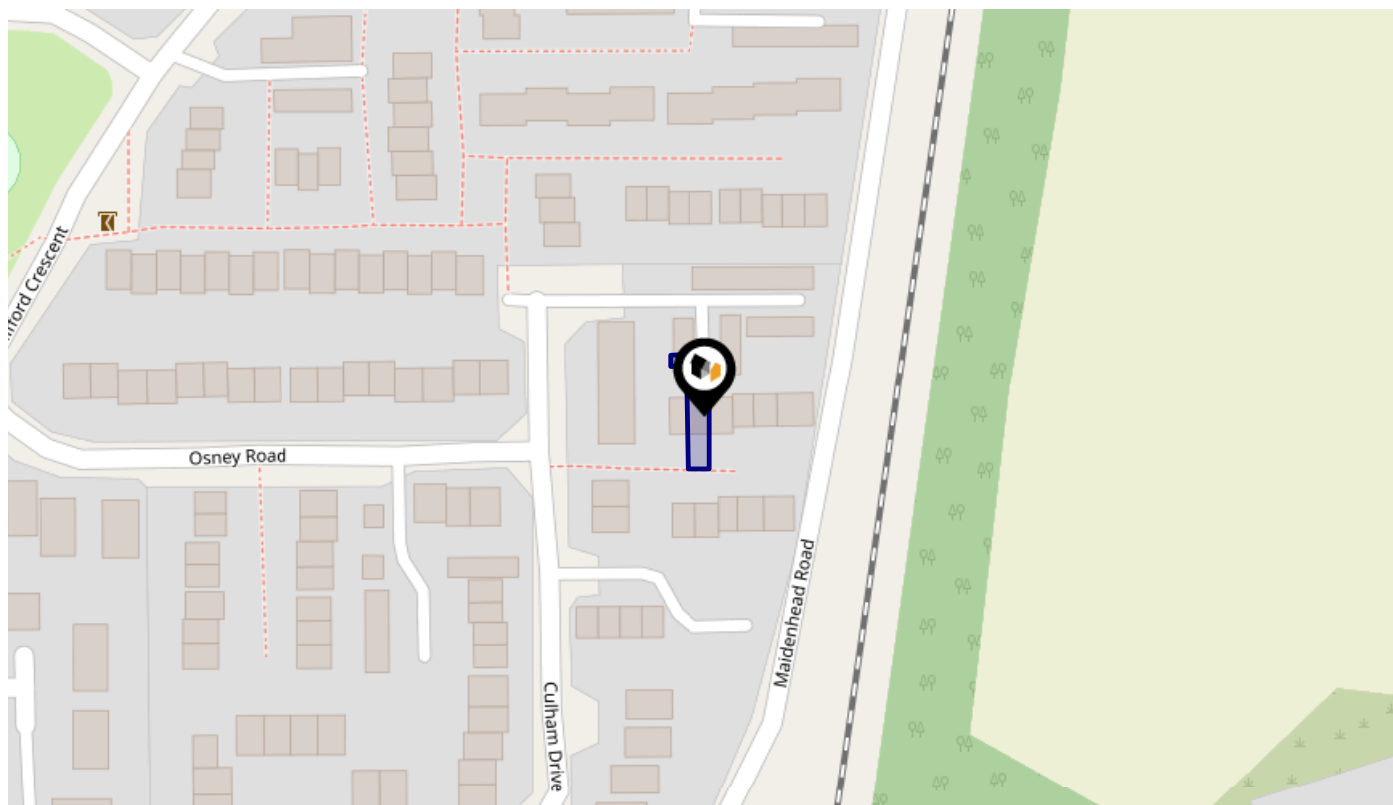
-  1 Furze Platt Ward
-  2 Riverside Ward
-  3 Belmont Ward
-  4 St. Mary's Ward
-  5 Bisham & Cookham Ward
-  6 Pinkneys Green Ward
-  7 Boyn Hill Ward
-  8 Oldfield Ward
-  9 Cliveden Ward
-  10 Cox Green Ward

# 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:

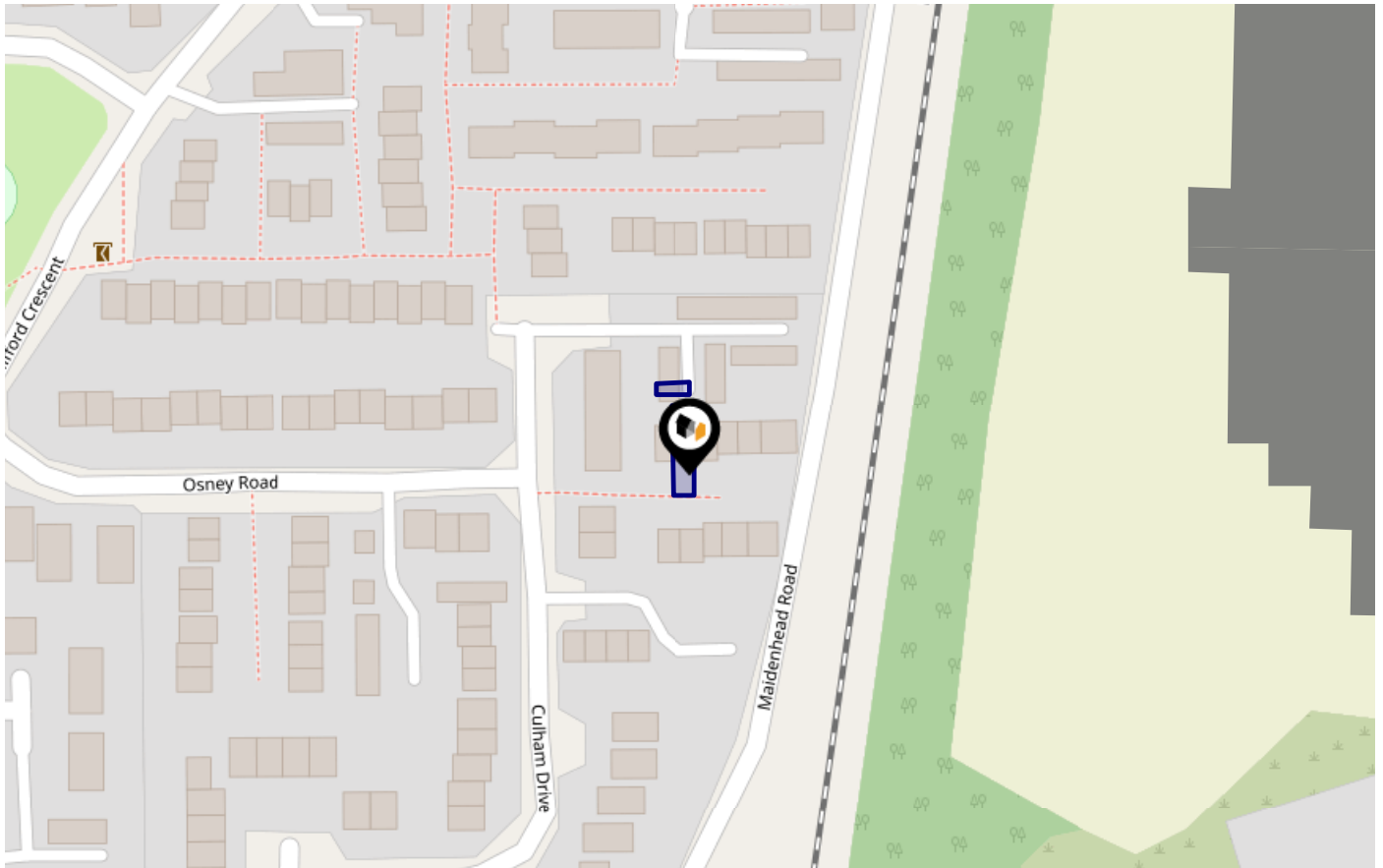
5		75.0+ dB	<span style="color: red;">■</span>
4		70.0-74.9 dB	<span style="color: orange;">■</span>
3		65.0-69.9 dB	<span style="color: yellow;">■</span>
2		60.0-64.9 dB	<span style="color: green;">■</span>
1		55.0-59.9 dB	<span style="color: blue;">■</span>

# 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:

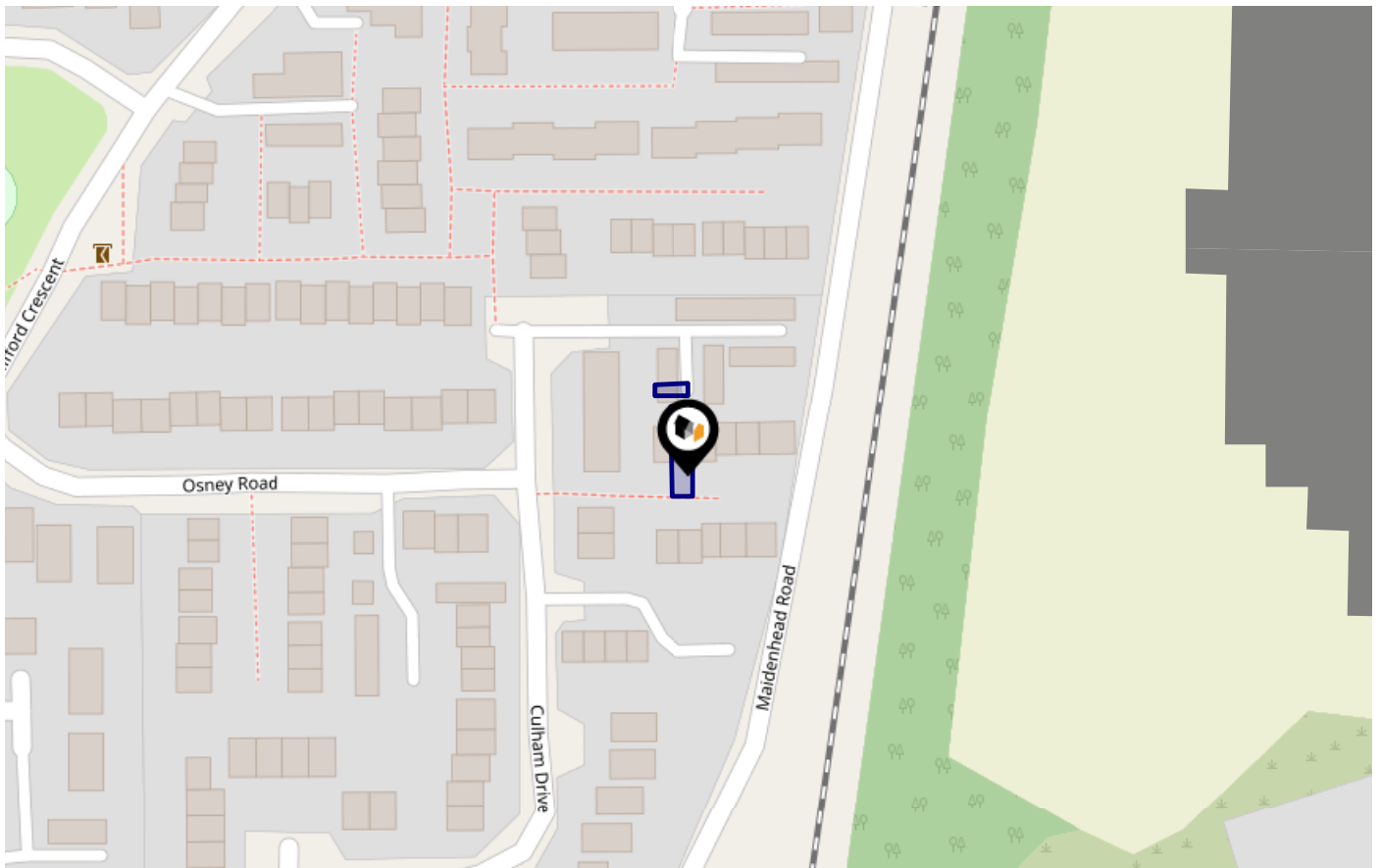


# Flood Risk

## 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:

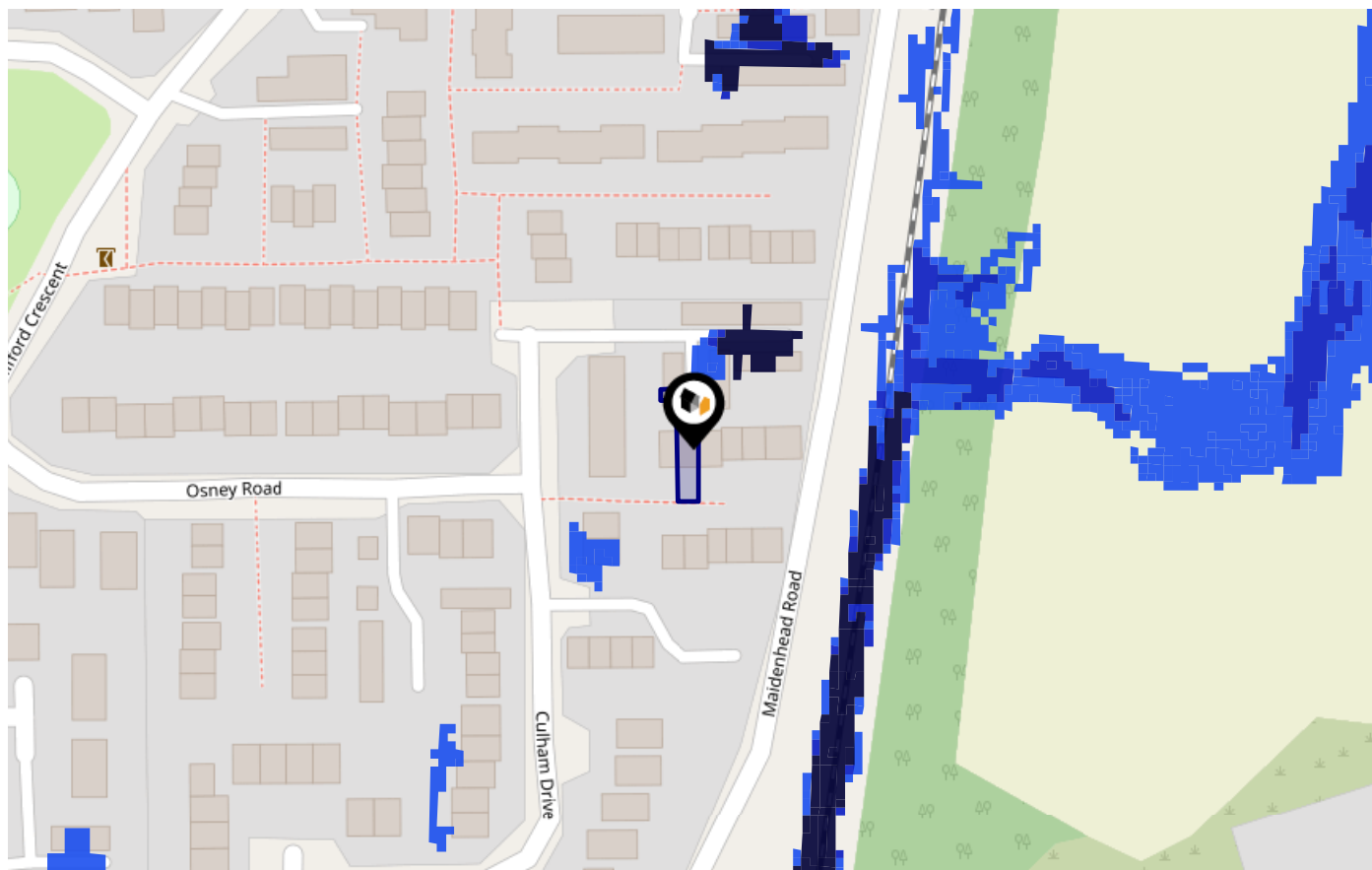


# Flood Risk

## 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.

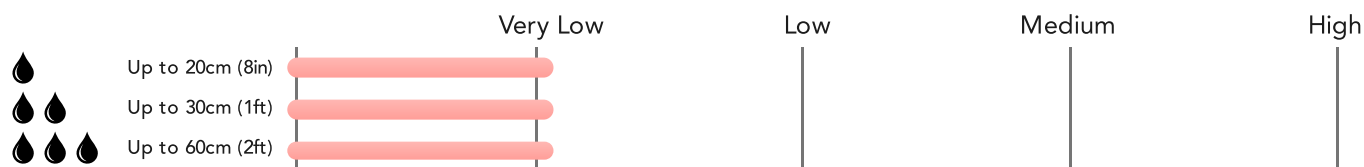


**Risk Rating: Very low**

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.
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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:

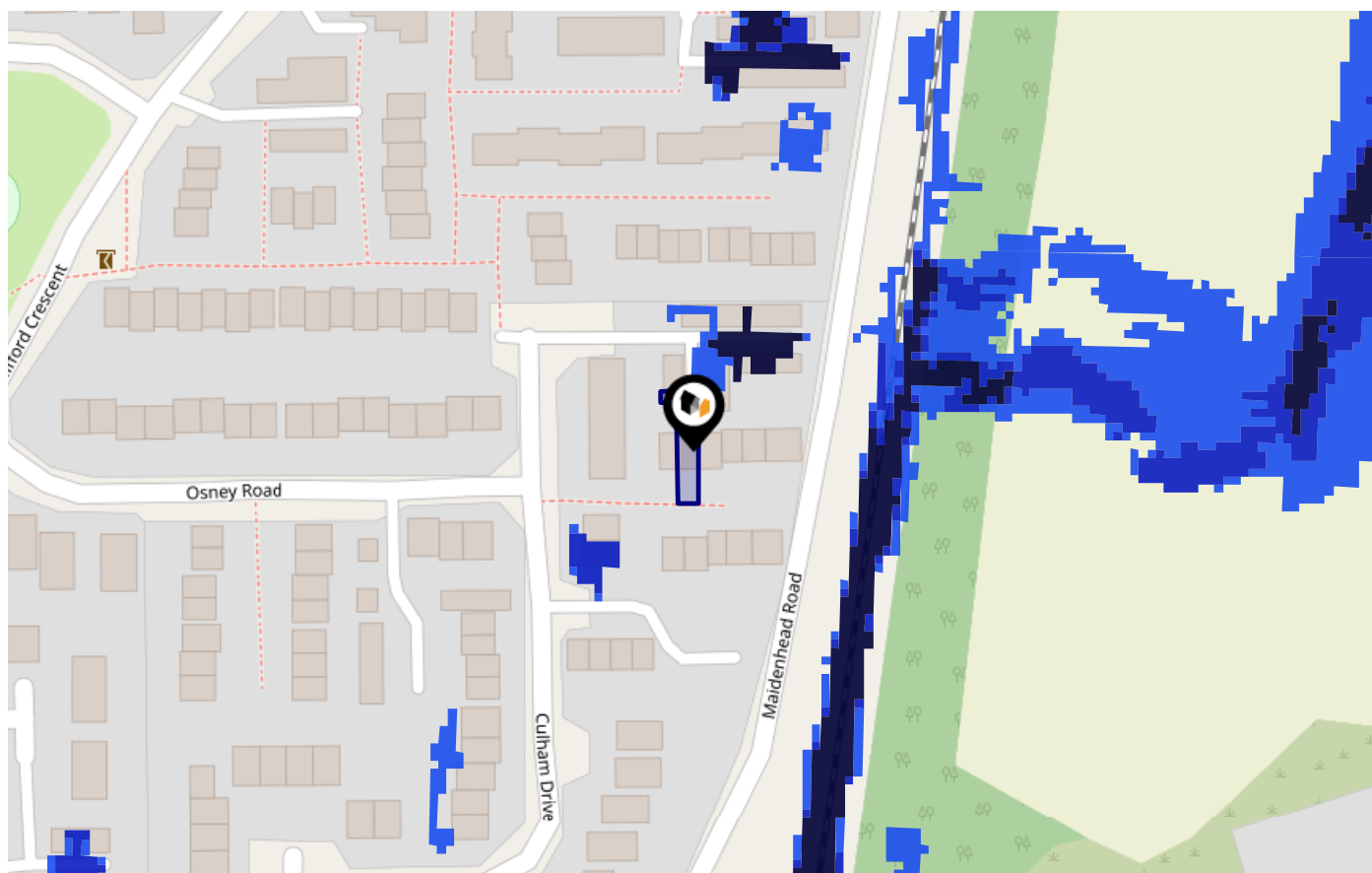


# Flood Risk

## Surface Water - 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.

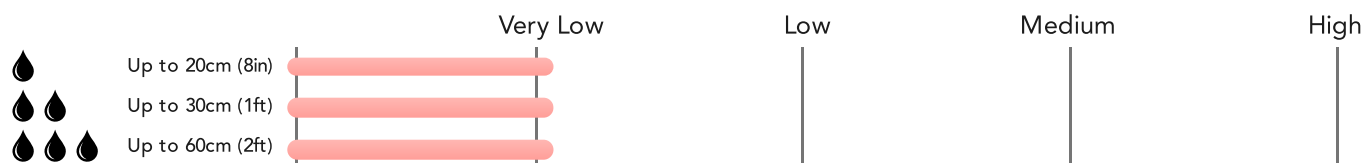


Risk Rating: Very low

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

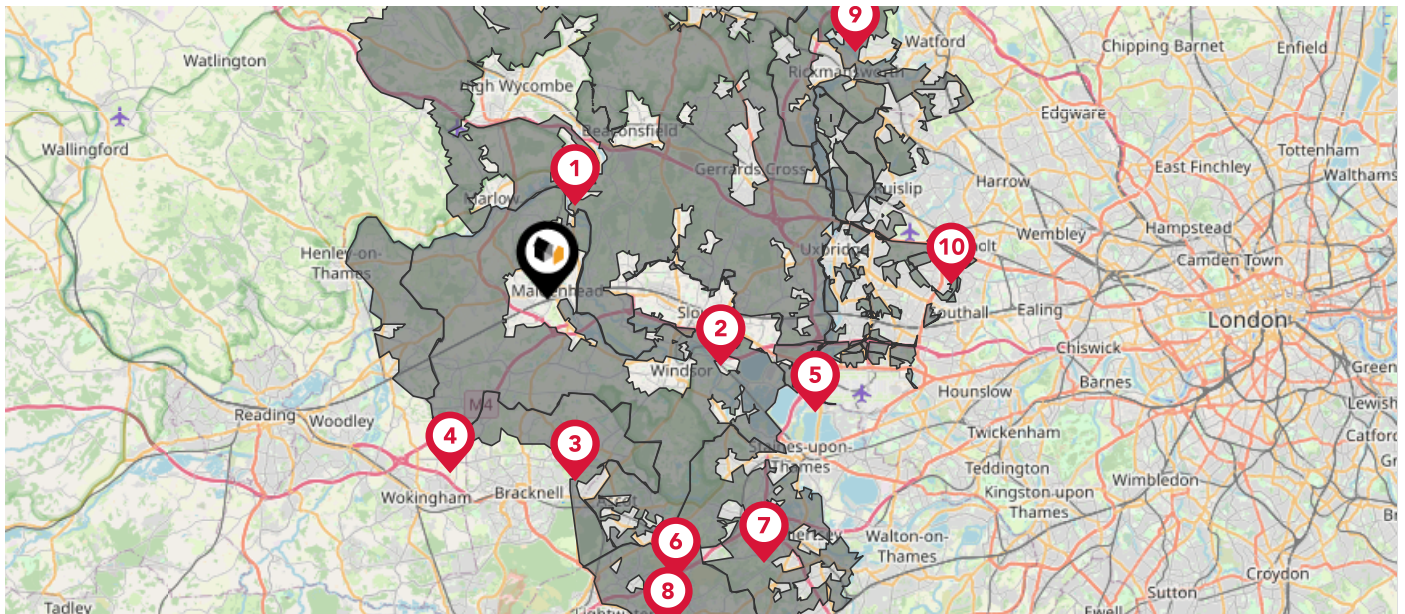


# Maps

## Green Belt



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



### Nearby Green Belt Land

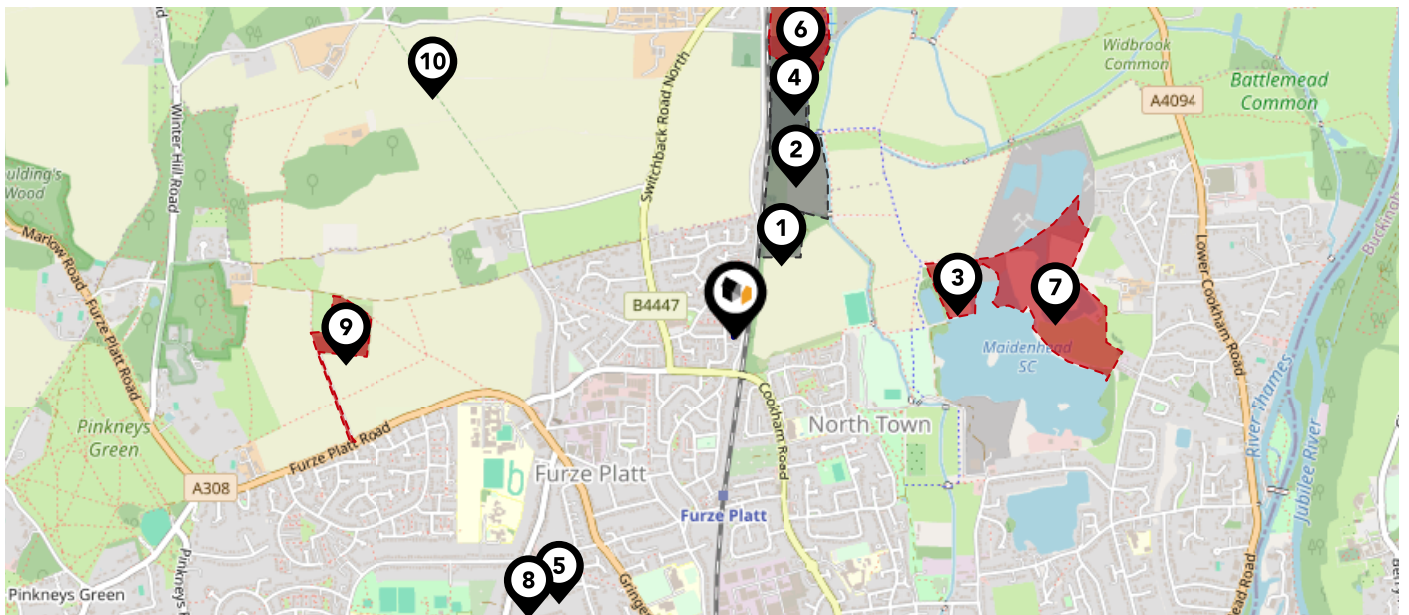
- 1 London Green Belt - Buckinghamshire
- 2 London Green Belt - Slough
- 3 London Green Belt - Bracknell Forest
- 4 London Green Belt - Wokingham
- 5 London Green Belt - Hillingdon
- 6 London Green Belt - Windsor and Maidenhead
- 7 London Green Belt - Runnymede
- 8 London Green Belt - Surrey Heath
-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

# 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

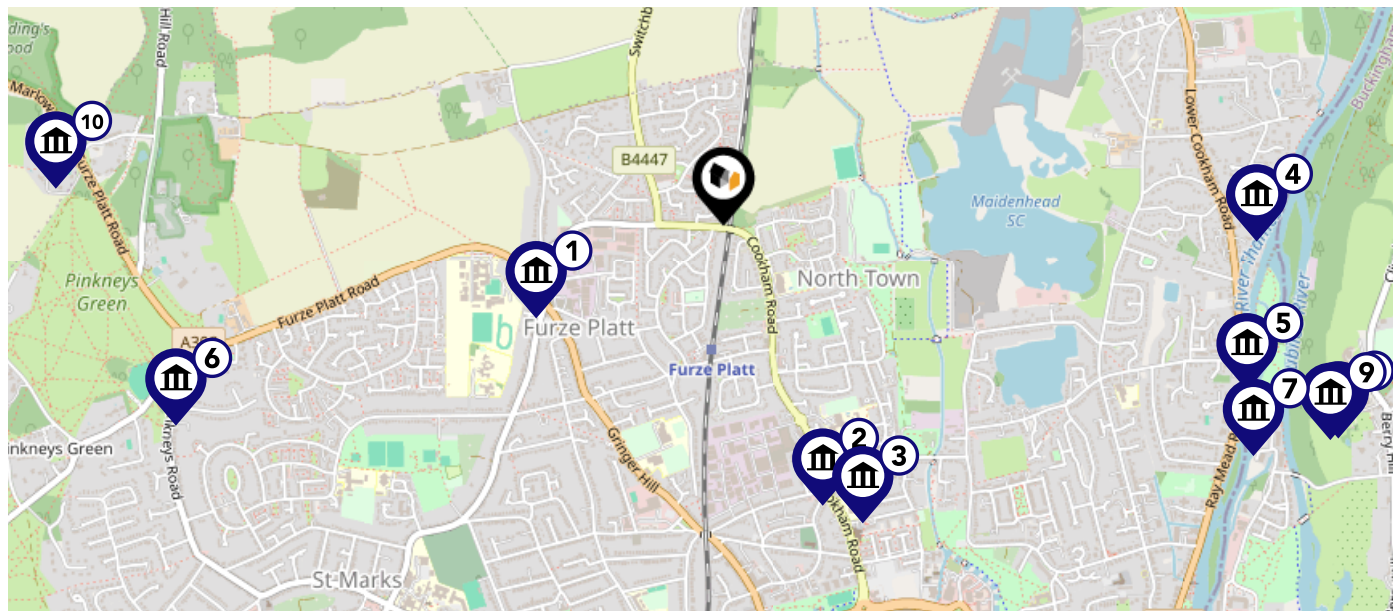
<b>1</b>	Spencers Farm-North Town	Historic Landfill	<input type="checkbox"/>
<b>2</b>	Strande Castle-Summerleaze Road, Cookham	Historic Landfill	<input type="checkbox"/>
<b>3</b>	EA/EPR/FP3690EF/A001	Active Landfill	<input checked="" type="checkbox"/>
<b>4</b>	Cookham Tip-Off Lightlands Lane, Cookham, Berkshire	Historic Landfill	<input type="checkbox"/>
<b>5</b>	Linden Avenue-Maidenhead	Historic Landfill	<input type="checkbox"/>
<b>6</b>	EA/EPR/AP3193ES/V003 - Summerleaze Ltd	Active Landfill	<input checked="" type="checkbox"/>
<b>7</b>	EA/EPR/AP3493EK/V004 - Summerleaze Ltd	Active Landfill	<input checked="" type="checkbox"/>
<b>8</b>	Langton Close-Maidenhead	Historic Landfill	<input type="checkbox"/>
<b>9</b>	EA/EPR/CB3908LP/A001	Active Landfill	<input checked="" type="checkbox"/>
<b>10</b>	Copas-Long Lane, Cookham, Maidenhead, Berkshire	Historic Landfill	<input type="checkbox"/>











# Maps

## Listed Buildings

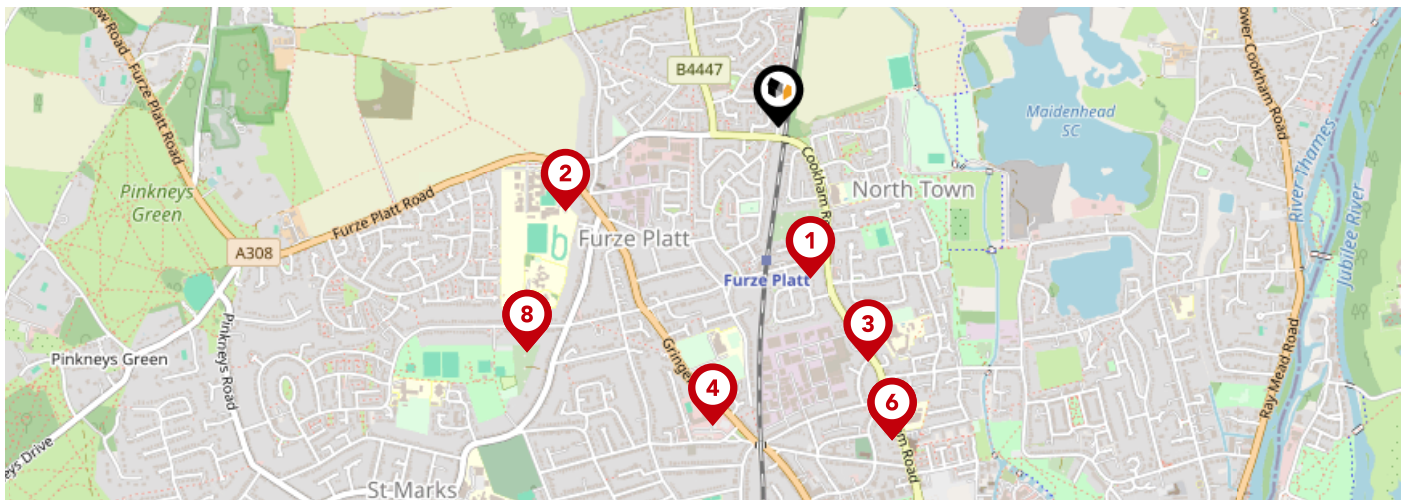


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



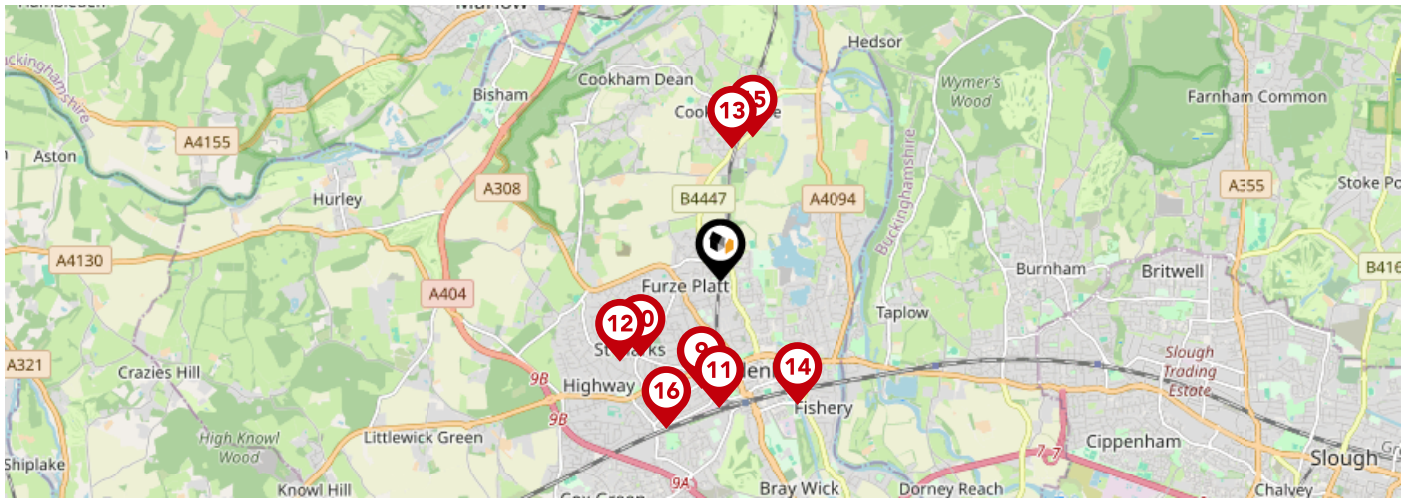
Listed Buildings in the local district	Grade	Distance
 1117591 - Church Of St Peter	Grade II	0.5 miles
 1117624 - 52 And 54, Cookham Road	Grade II	0.7 miles
 1319374 - The Hyde	Grade II	0.8 miles
 1117593 - Maidenhead Court Boathouse	Grade II	1.2 miles
 1136174 - K1 Telephone Kiosk Beside Entrance To Boulters Inn, Ray Mill Island	Grade II	1.3 miles
 1117585 - Turville Cottage	Grade II	1.3 miles
 1392491 - Glen Island House	Grade II	1.3 miles
 1332735 - Statue In Forecourt Of Taplow Court	Grade II	1.5 miles
 1165286 - Taplow Court (plessey Telecommunications Research)	Grade II	1.5 miles
 1319400 - Shepherds Cottage	Grade II	1.5 miles









# Area Schools



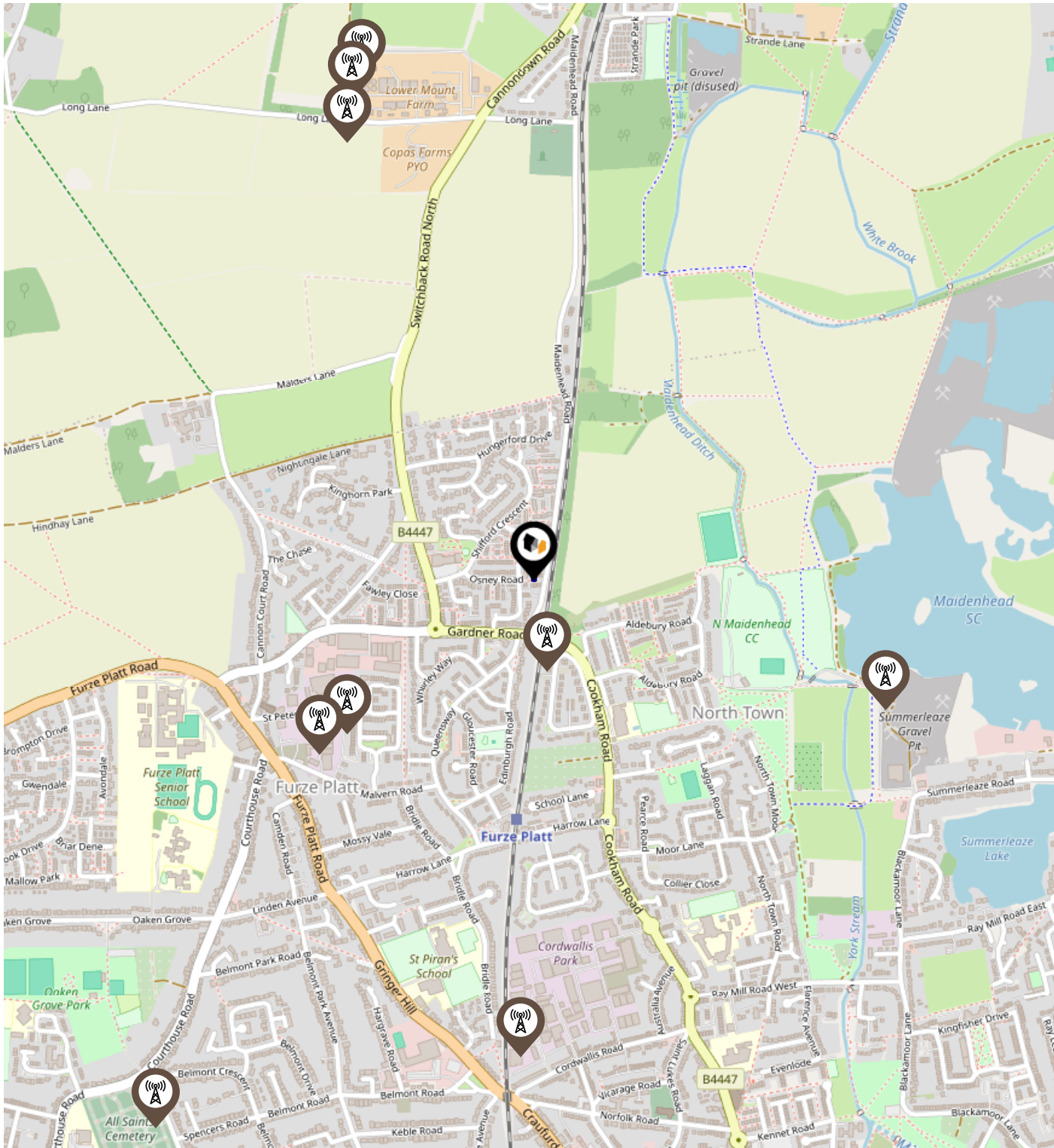
	Nursery	Primary	Secondary	College	Private
<b>1 Maidenhead Nursery School</b> Ofsted Rating: Outstanding   Pupils: 74   Distance:0.35	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2 Furze Platt Senior School</b> Ofsted Rating: Good   Pupils: 1530   Distance:0.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3 Riverside Primary School and Nursery</b> Ofsted Rating: Good   Pupils: 389   Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4 St Piran's School</b> Ofsted Rating: Not Rated   Pupils: 450   Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5 St Mary's Catholic Primary School, Maidenhead</b> Ofsted Rating: Requires improvement   Pupils: 304   Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6 St Luke's CofE Primary School</b> Ofsted Rating: Outstanding   Pupils: 326   Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7 Furze Platt Infant School</b> Ofsted Rating: Good   Pupils: 270   Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8 Furze Platt Junior School</b> Ofsted Rating: Outstanding   Pupils: 365   Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



	Nursery	Primary	Secondary	College	Private
 <b>Claires Court Schools</b> Ofsted Rating: Not Rated   Pupils: 961   Distance:1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Alwyn Infant School</b> Ofsted Rating: Good   Pupils: 244   Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Highfield Preparatory School Limited</b> Ofsted Rating: Not Rated   Pupils: 94   Distance:1.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Courthouse Junior School</b> Ofsted Rating: Good   Pupils: 358   Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Cookham Rise Primary School</b> Ofsted Rating: Good   Pupils: 209   Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>RBWM Alternative Learning Provision</b> Ofsted Rating: Good   Pupils: 18   Distance:1.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Cookham Nursery School</b> Ofsted Rating: Outstanding   Pupils: 57   Distance:1.36	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Boyne Hill CofE Infant and Nursery School</b> Ofsted Rating: Outstanding   Pupils: 216   Distance:1.44	<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

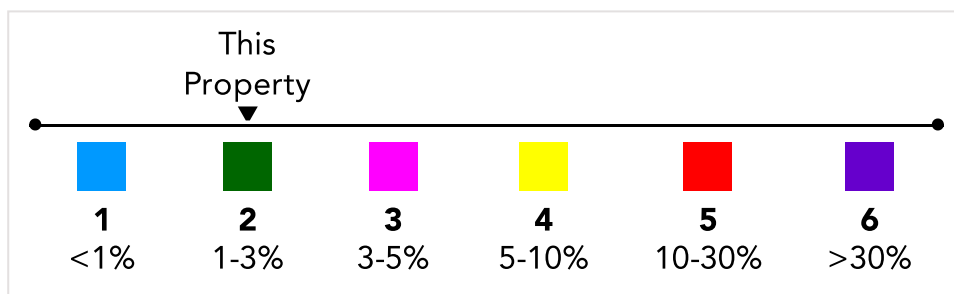
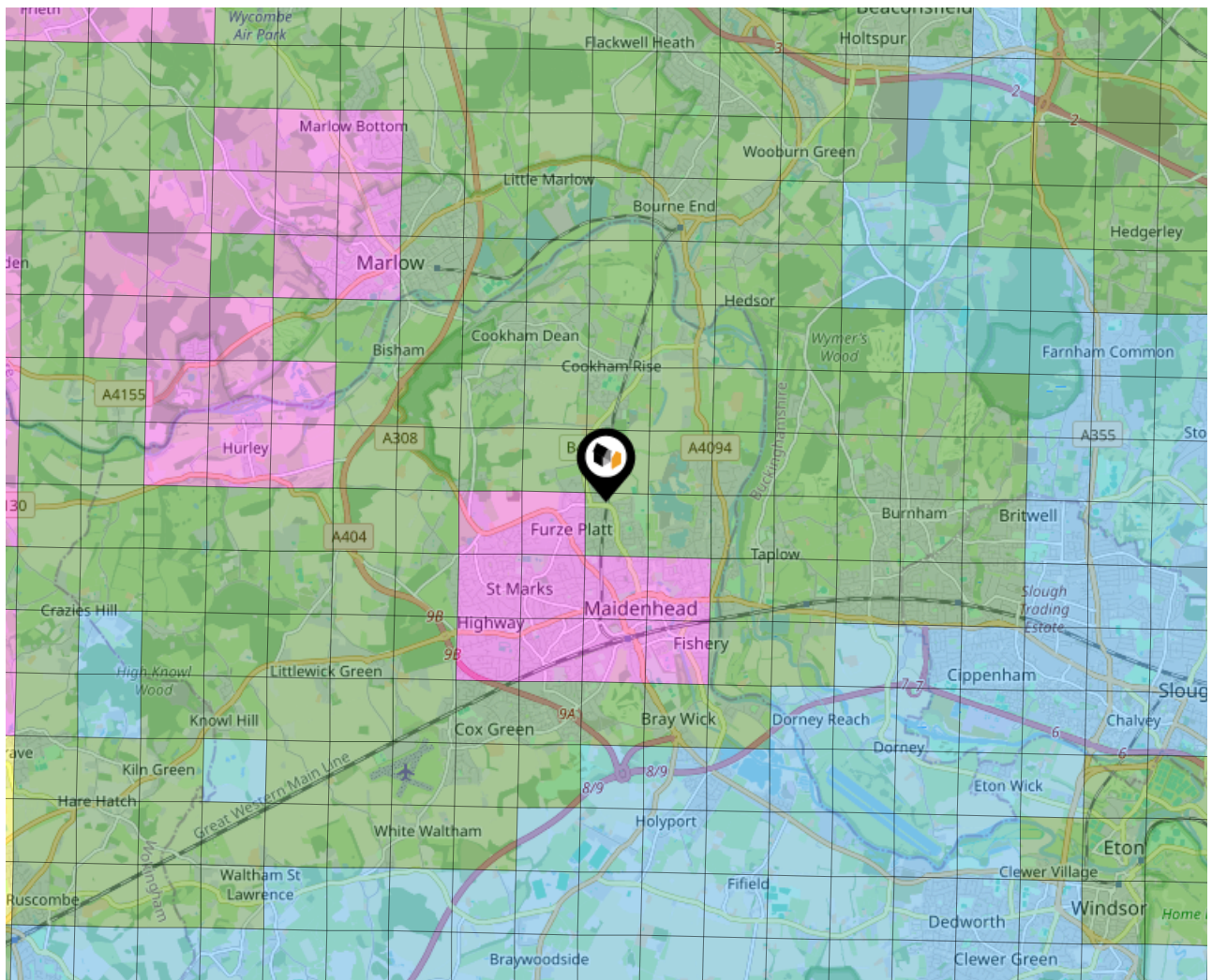
# Environment

## Radon Gas

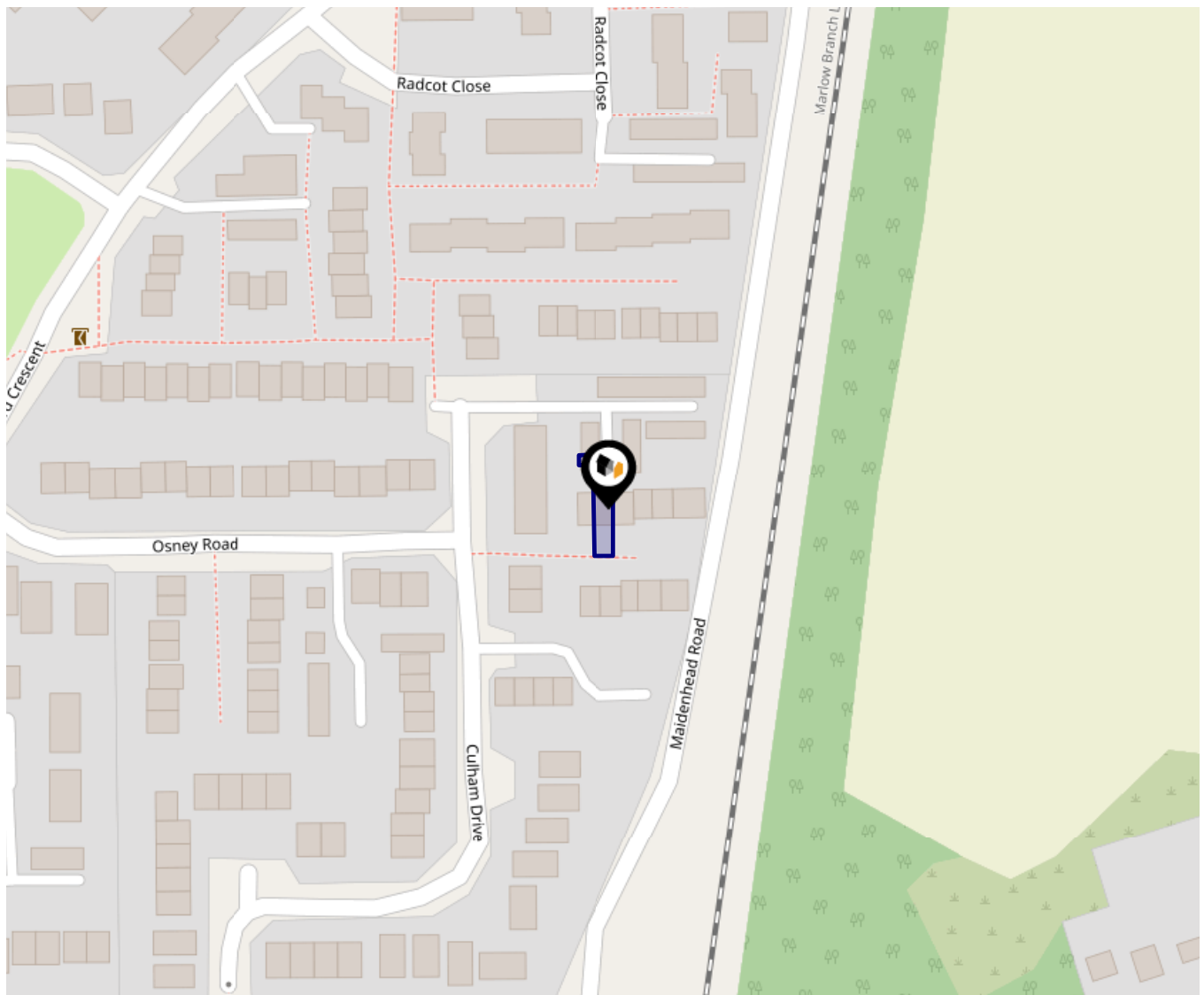


### What is Radon?

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/m<sup>3</sup>).



# Local Area Road Noise



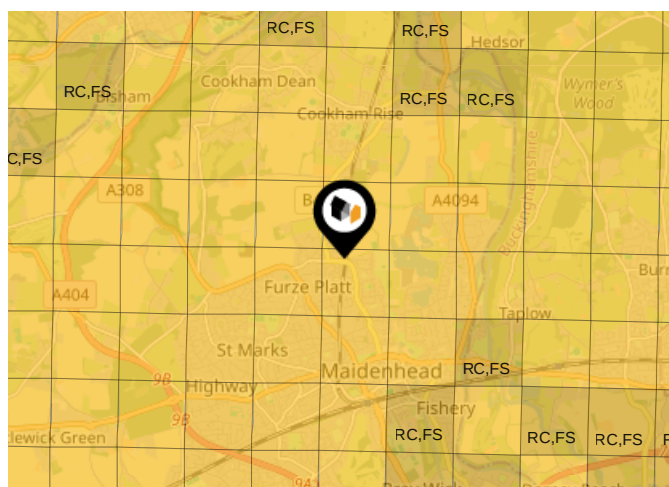
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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)

<b>Carbon Content:</b>	HIGH	<b>Soil Texture:</b>	CHALKY, SILTY LOAM
<b>Parent Material Grain:</b>	ARGILLIC - ARENACEOUS	<b>Soil Depth:</b>	INTERMEDIATE-SHALLOW
<b>Soil Group:</b>	MEDIUM(SILTY) TO LIGHT(SILTY)		

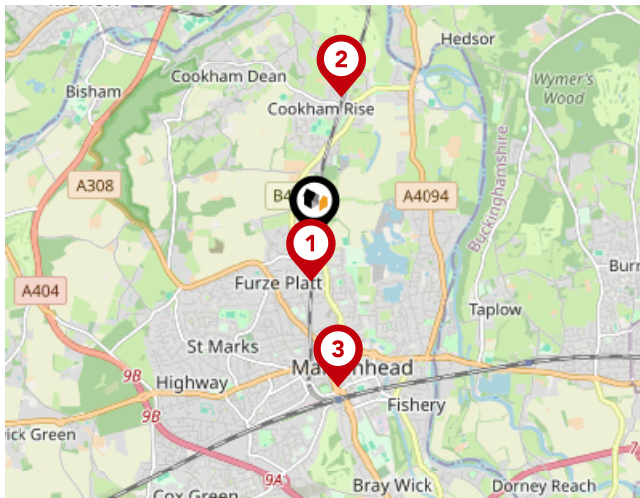


### Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

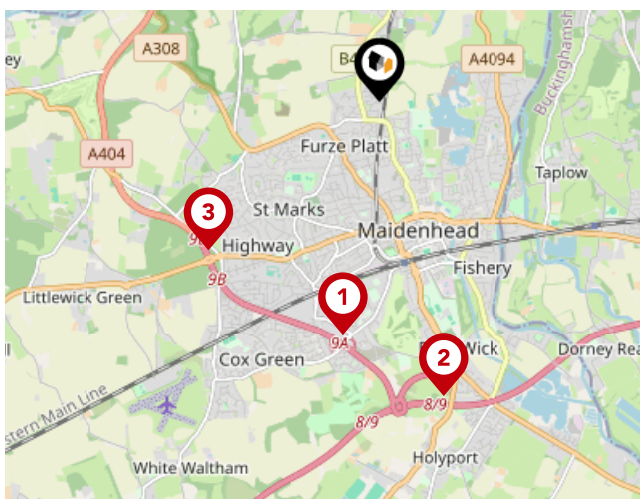
# Area

## Transport (National)



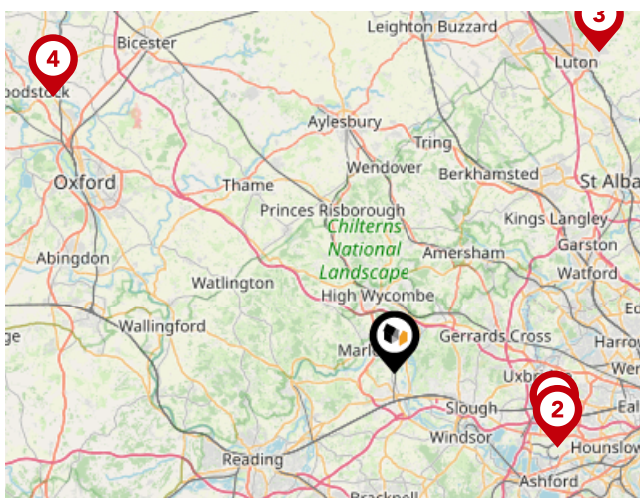
### National Rail Stations

Pin	Name	Distance
1	Furze Platt Rail Station	0.4 miles
2	Cookham Rail Station	1.33 miles
3	Maidenhead Rail Station	1.39 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	A404(M) J9A	2.19 miles
2	M4 J8	2.77 miles
3	A404(M) J9	2.09 miles
4	M40 J3	4.74 miles
5	M4 J7	3.52 miles

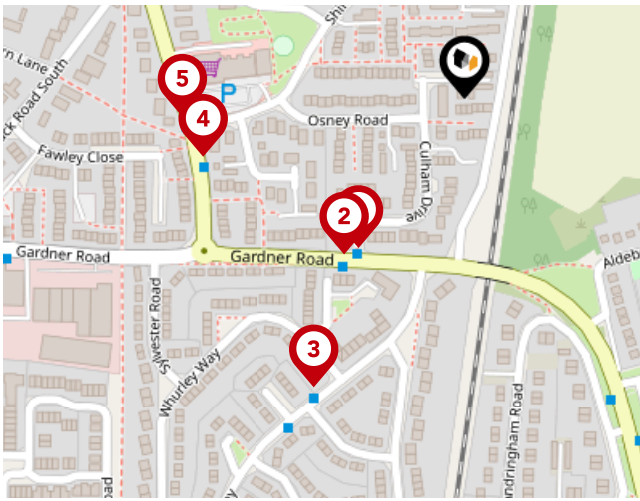


### Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	12.64 miles
2	Heathrow Airport Terminal 4	13.23 miles
3	Luton Airport	27.97 miles
4	Kidlington	32.29 miles

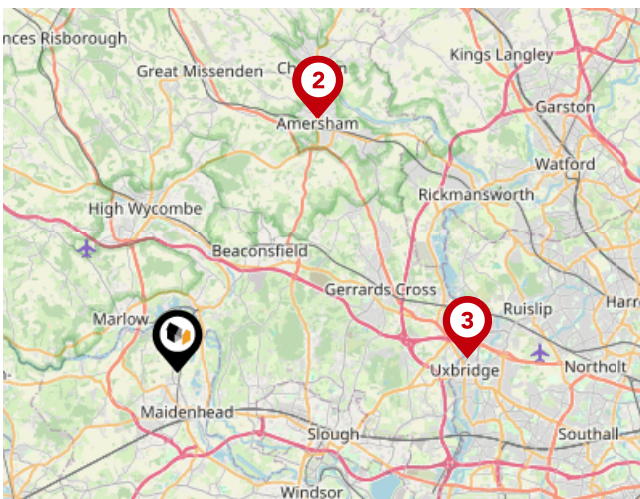
# Area

## Transport (Local)



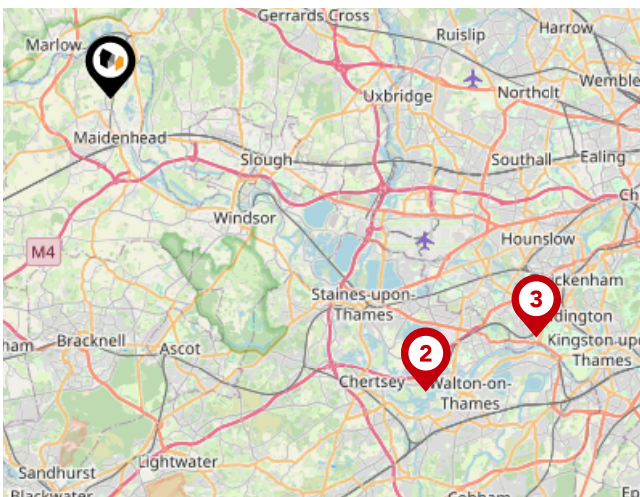
### Bus Stops/Stations

Pin	Name	Distance
1	Spencers Bridge	0.11 miles
2	Spencers Bridge	0.11 miles
3	Well House Road	0.19 miles
4	Switchback Road Shops	0.15 miles
5	Switchback Road Shops	0.16 miles



### Local Connections

Pin	Name	Distance
1	Amersham Underground Station	10.7 miles
2	Amersham Underground Station	10.71 miles
3	Uxbridge Station	10.71 miles



### Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	15.89 miles
2	Weybridge Ferry Landing	15.94 miles
3	Moulsey - Hurst Park Ferry Landing	18 miles

# Avocado Property

## About Us



### Avocado Property

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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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