

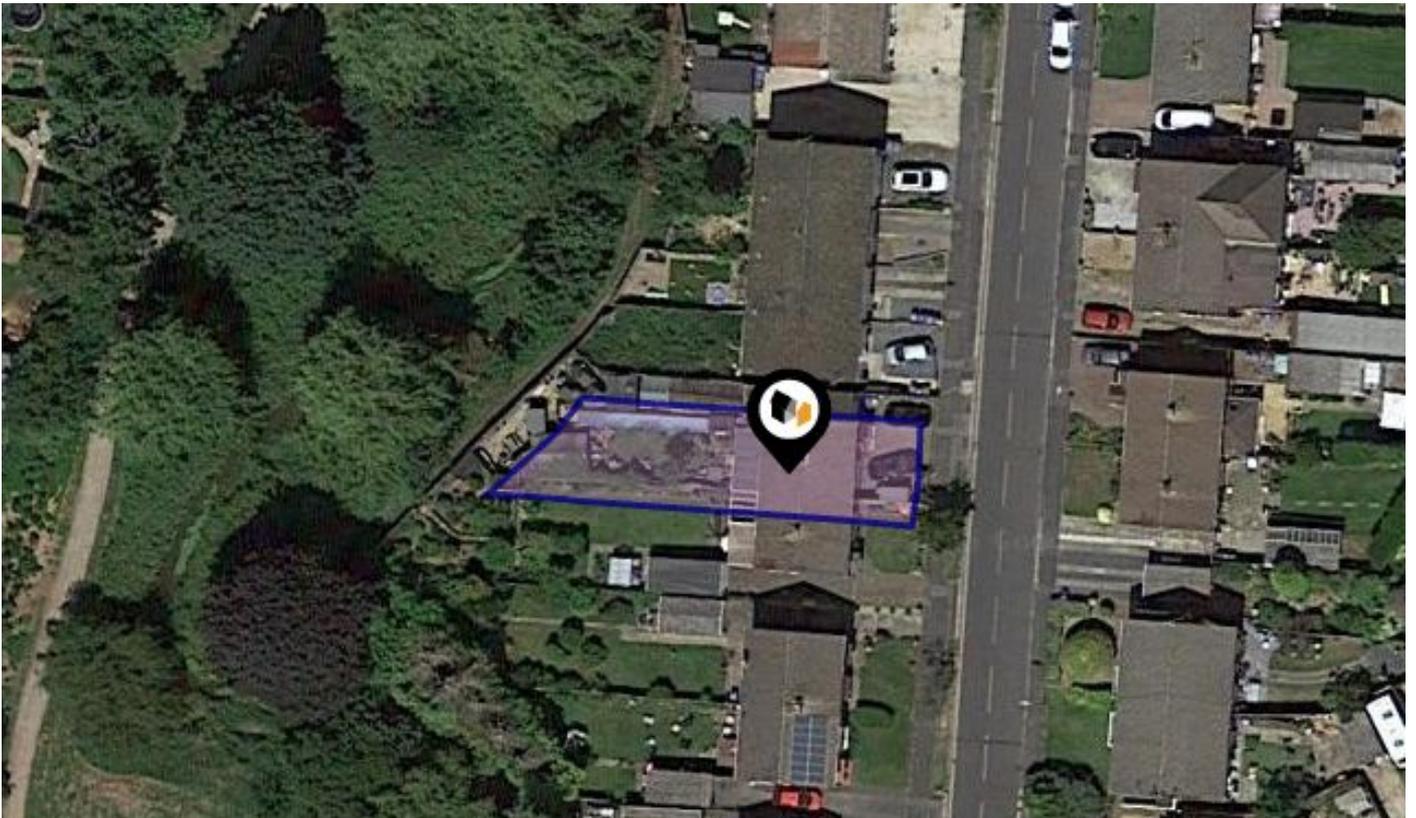


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 04<sup>th</sup> February 2025



**69, GIFFARD DRIVE, FARNBOROUGH, GU14 8PZ**

**Avocado Property**

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# Property Overview



## Property

**Type:** Semi-Detached  
**Bedrooms:** 3  
**Floor Area:** 1,237 ft<sup>2</sup> / 115 m<sup>2</sup>  
**Plot Area:** 0.07 acres  
**Council Tax :** Band D  
**Annual Estimate:** £2,110  
**Title Number:** HP28652  
**UPRN:** 100060542427

**Last Sold Date:** 08/03/1999  
**Last Sold Price:** £91,000  
**Last Sold £/ft<sup>2</sup>:** £73  
**Tenure:** Freehold

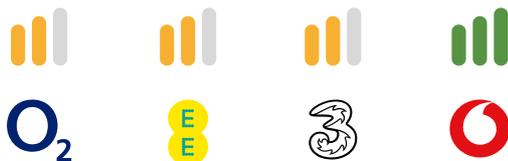
## Local Area

**Local Authority:** Hampshire  
**Conservation Area:** No  
**Flood Risk:**  
● Rivers & Seas: Medium  
● Surface Water: Medium

**Estimated Broadband Speeds**  
(Standard - Superfast - Ultrafast)

<b>4</b> mb/s	<b>45</b> mb/s	<b>1000</b> mb/s

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



**Satellite/Fibre TV Availability:**



# Planning History

## This Address



Planning records for: *69, Giffard Drive, Farnborough, GU14 8PZ*

Reference - 11/00469/FUL	
<b>Decision:</b>	Decided
<b>Date:</b>	21st July 2011
<b>Description:</b>	Erection of a two storey side extension with car port at ground floor

# Property EPC - Certificate



69 Giffard Drive, GU14 8PZ

Energy rating

**D**

Valid until 16.07.2033

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		76   <b>C</b>
55-68	<b>D</b>	62   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

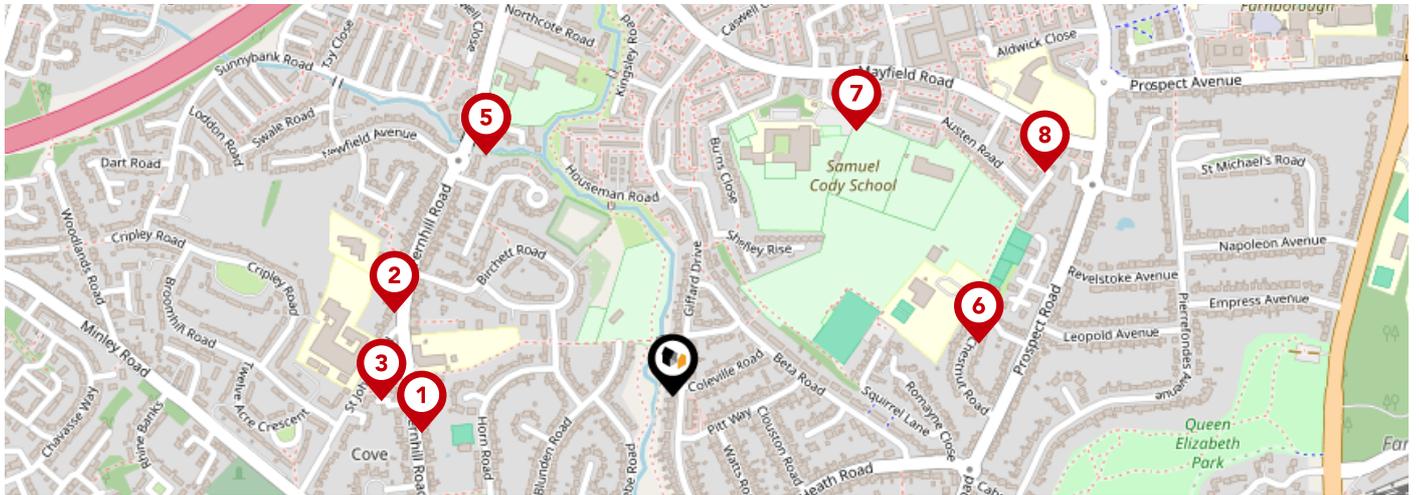
## EPC - Additional Data



### Additional EPC Data

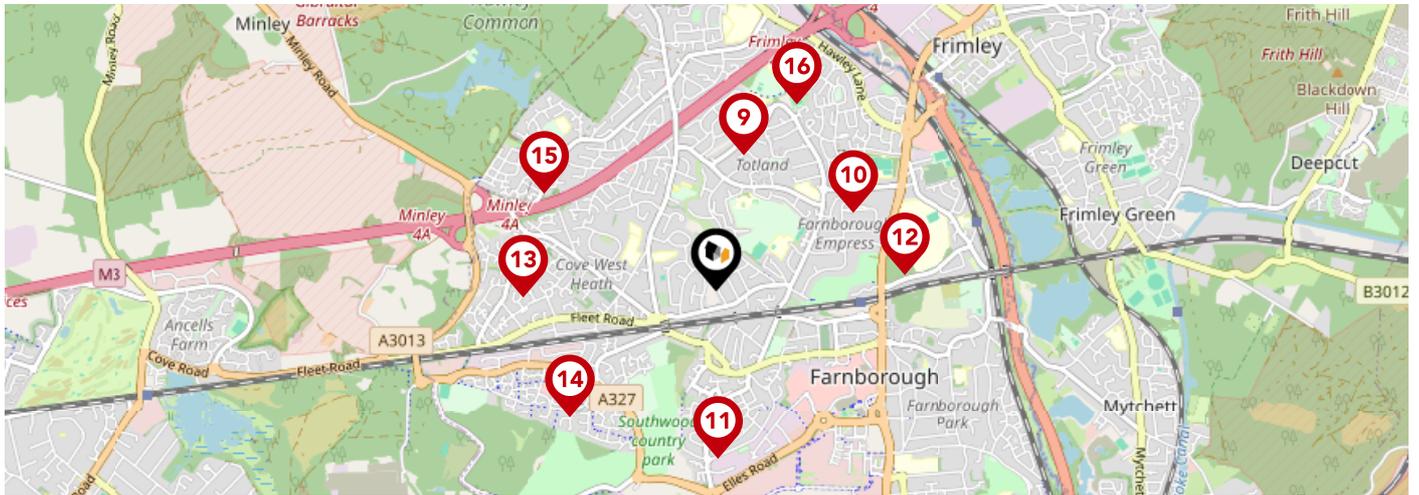
<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Unknown
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	2
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, no insulation (assumed)
<b>Roof Energy:</b>	Very Poor
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 93% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	115 m <sup>2</sup>

# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Cove Junior School</b> Ofsted Rating: Good   Pupils: 295   Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Cove Infant School</b> Ofsted Rating: Good   Pupils: 171   Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Cove School</b> Ofsted Rating: Good   Pupils: 979   Distance:0.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Manor Junior School</b> Ofsted Rating: Good   Pupils: 327   Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Manor Infant School</b> Ofsted Rating: Requires improvement   Pupils: 199   Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St Bernadette's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 217   Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Samuel Cody School</b> Ofsted Rating: Good   Pupils: 287   Distance:0.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Cherrywood Community Primary School</b> Ofsted Rating: Good   Pupils: 180   Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Grange Community Junior School</b> Ofsted Rating: Outstanding   Pupils: 235   Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Sixth Form College Farnborough</b> Ofsted Rating: Outstanding   Pupils:0   Distance:0.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Tower Hill Primary School</b> Ofsted Rating: Outstanding   Pupils: 421   Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Farnborough Hill</b> Ofsted Rating: Not Rated   Pupils: 527   Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Parsonage Farm Nursery and Infant School</b> Ofsted Rating: Requires improvement   Pupils: 211   Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Southwood Infant School</b> Ofsted Rating: Good   Pupils: 124   Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Guillemont Junior School</b> Ofsted Rating: Requires improvement   Pupils: 362   Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Farnborough Grange Nursery &amp; Infant Community School</b> Ofsted Rating: Special Measures   Pupils: 234   Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

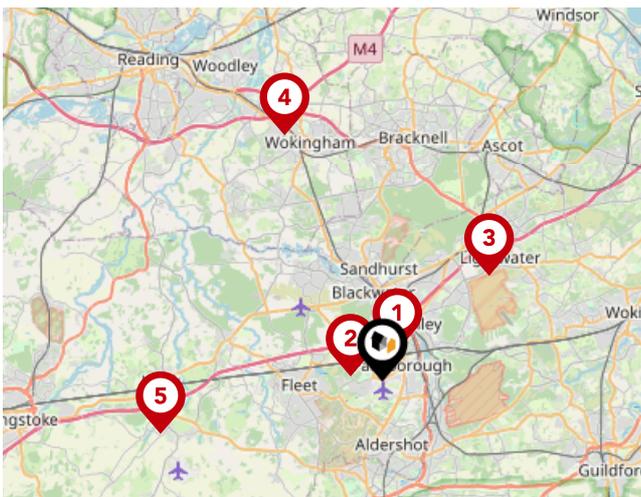
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Farnborough (Main) Rail Station	0.7 miles
2	Frimley Rail Station	1.34 miles
3	Farnborough North Rail Station	1.21 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J4	1.26 miles
2	M3 J4A	1.18 miles
3	M3 J3	5.56 miles
4	M4 J10	9.81 miles
5	M3 J5	8.44 miles

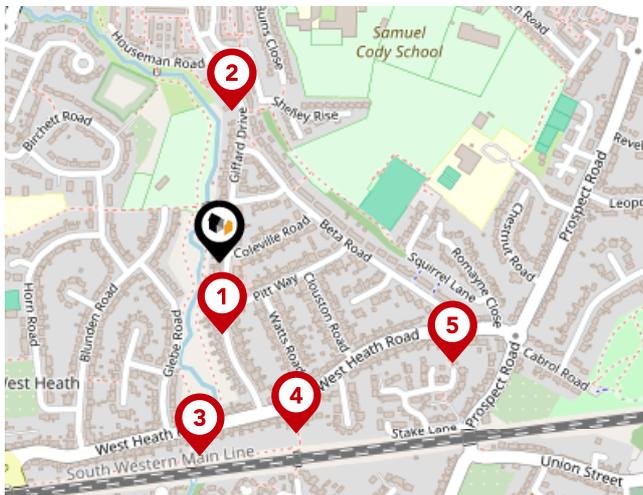


### Airports/HELIPADS

Pin	Name	Distance
1	Heathrow Airport Terminal 4	17.82 miles
2	Heathrow Airport	18.29 miles
3	Gatwick Airport	27.49 miles
4	Leaves Green	34.84 miles

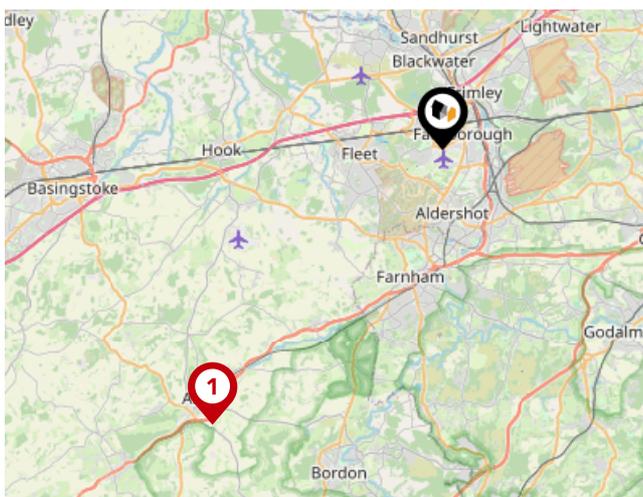
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Giffard Drive Shops	0.08 miles
2	Houseman Road	0.18 miles
3	Cove Brook	0.23 miles
4	Watts Road	0.22 miles
5	Beta Road	0.29 miles



### Local Connections

Pin	Name	Distance
1	Alton (Mid-Hants Railway)	13.28 miles



### Ferry Terminals

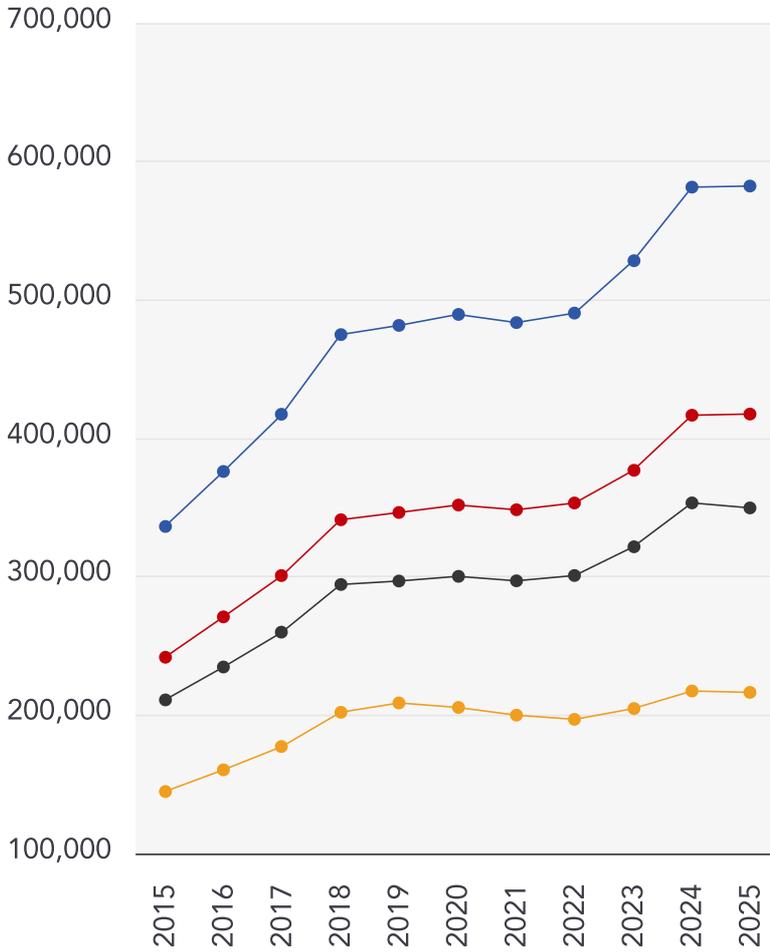
Pin	Name	Distance
1	Shepperton Ferry Landing	14.72 miles
2	Weybridge Ferry Landing	14.72 miles
3	Moulsey - Hurst Park Ferry Landing	19.23 miles

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in GU14



Detached

**+73.13%**

Semi-Detached

**+72.66%**

Terraced

**+65.73%**

Flat

**+49.46%**

# 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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