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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 24th August 2026



FLEXFORD GREEN, BRACKNELL, RG12

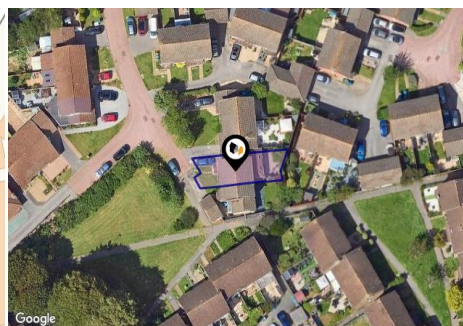
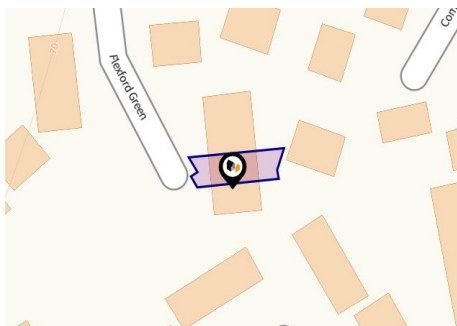
Avocado Property

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www.avocadopropertyagents.co.uk





Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	678 ft ² / 63 m ²
Plot Area:	0.04 acres
Year Built :	1983-1990
Council Tax :	Band D
Annual Estimate:	£2,265
Title Number:	BK255163

Tenure: Freehold

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)

3	97	5500
mb/s	mb/s	mb/s
		

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



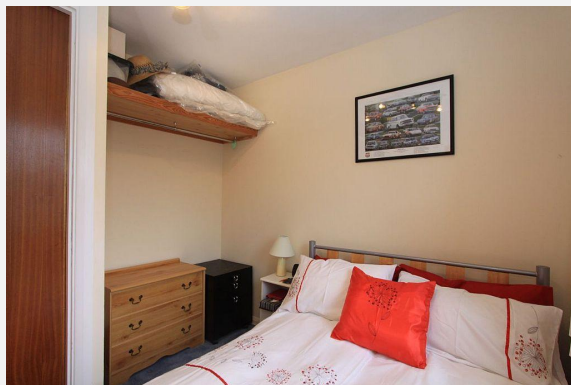
Planning History

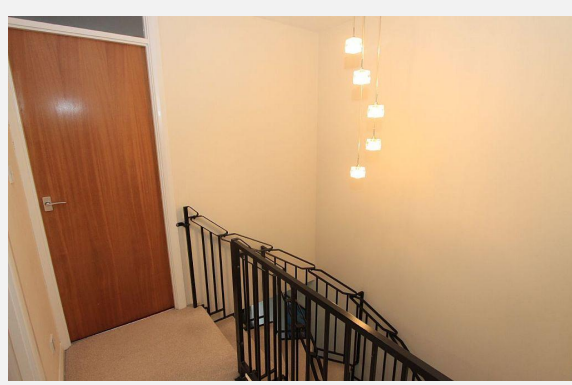
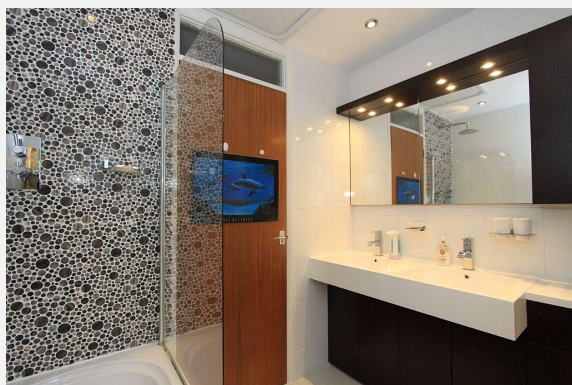
This Address

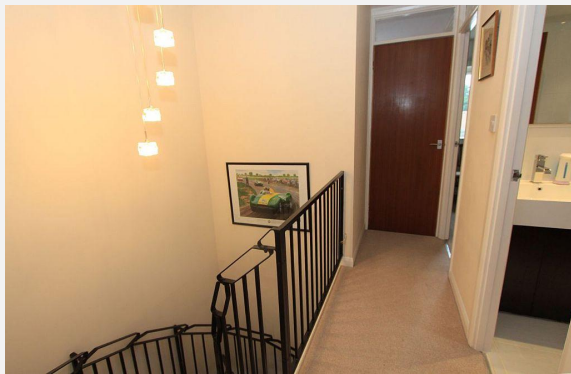


Planning records for: ***Flexford Green, Bracknell, RG12***

Reference - 16/01190/FUL	
Decision:	Approved
Date:	02nd December 2016
Description:	Proposed single storey rear sunroom.





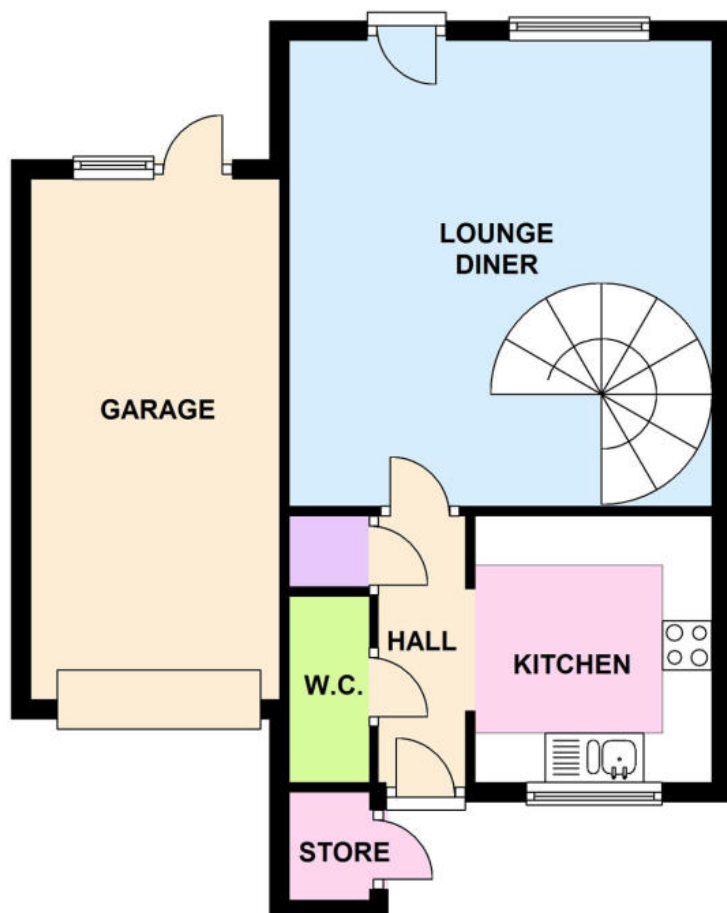




FLEXFORD GREEN, BRACKNELL, RG12

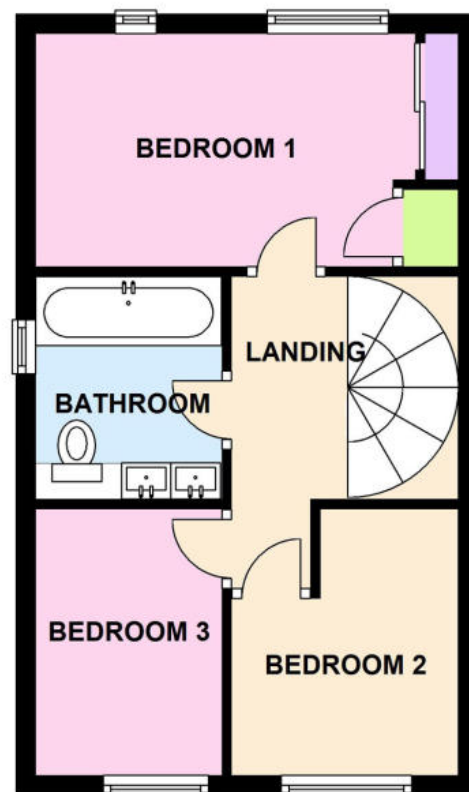
GROUND FLOOR

APPROX. 46.9 SQ. METRES (504.6 SQ. FEET)



FIRST FLOOR

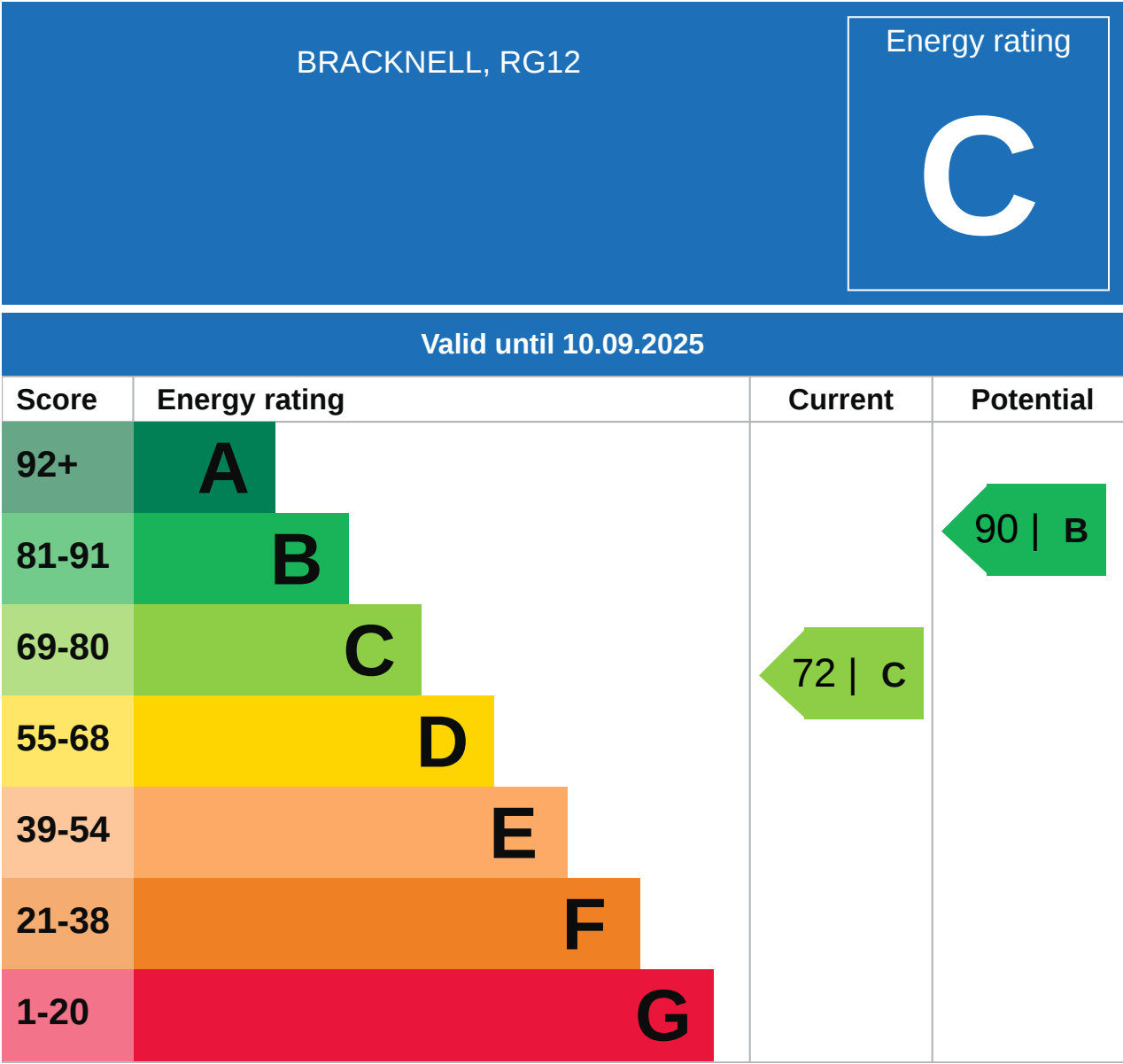
APPROX. 32.0 SQ. METRES (344.7 SQ. FEET)



TOTAL AREA: APPROX. 78.9 SQ. METRES (849.3 SQ. FEET)

Property

EPC - Certificate



Additional EPC Data

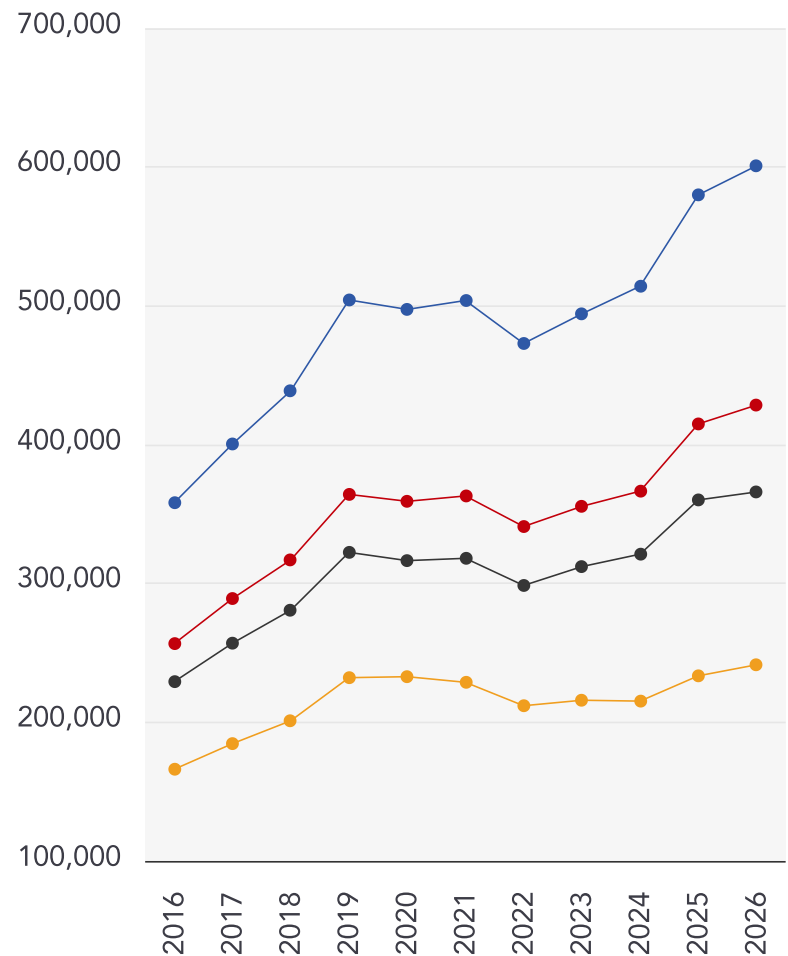
Property Type:	Semi-detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 400 mm loft insulation
Roof Energy:	Very good
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer and room thermostat
Main Heating Controls Energy:	Average
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	63 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in RG12



Detached

+67.78%

Semi-Detached

+66.97%

Terraced

+59.63%

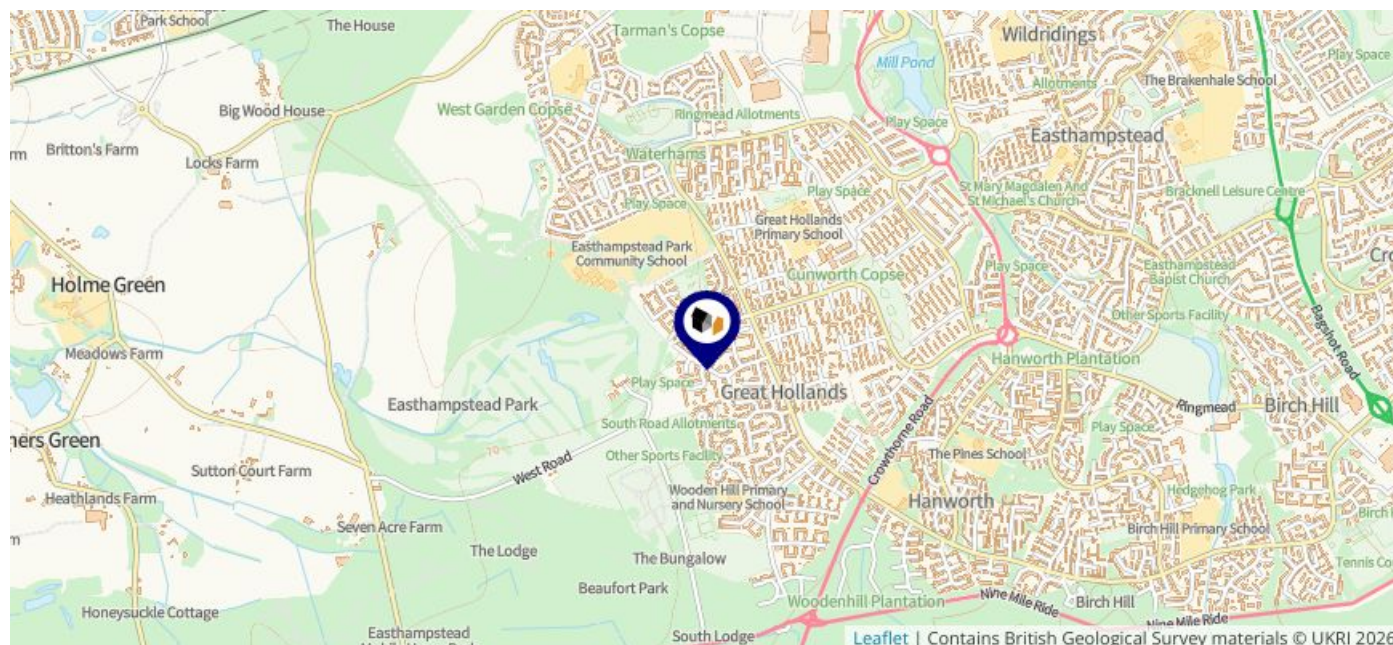
Flat

+45.31%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

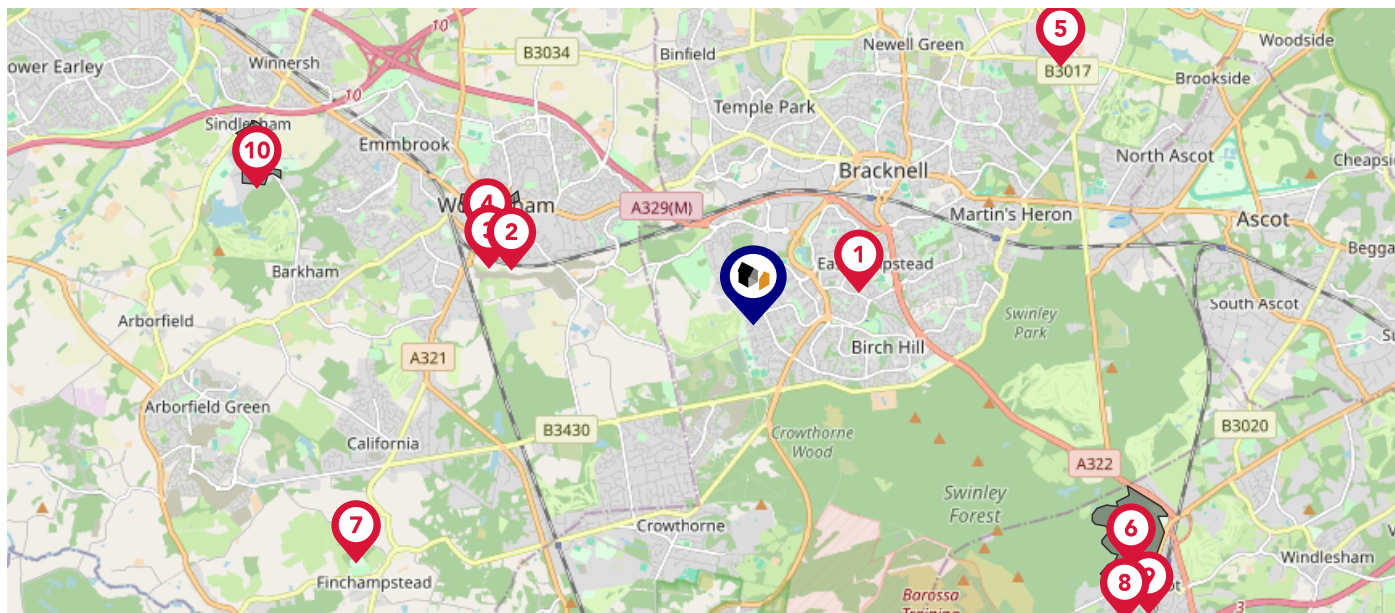
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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



Easthampstead



Murdoch Road



Langborough Road



Wokingham Town Centre



Winkfield Row



Bagshot Park, Bagshot



Finchampstead Church



Bagshot, Church Road



Bagshot Village

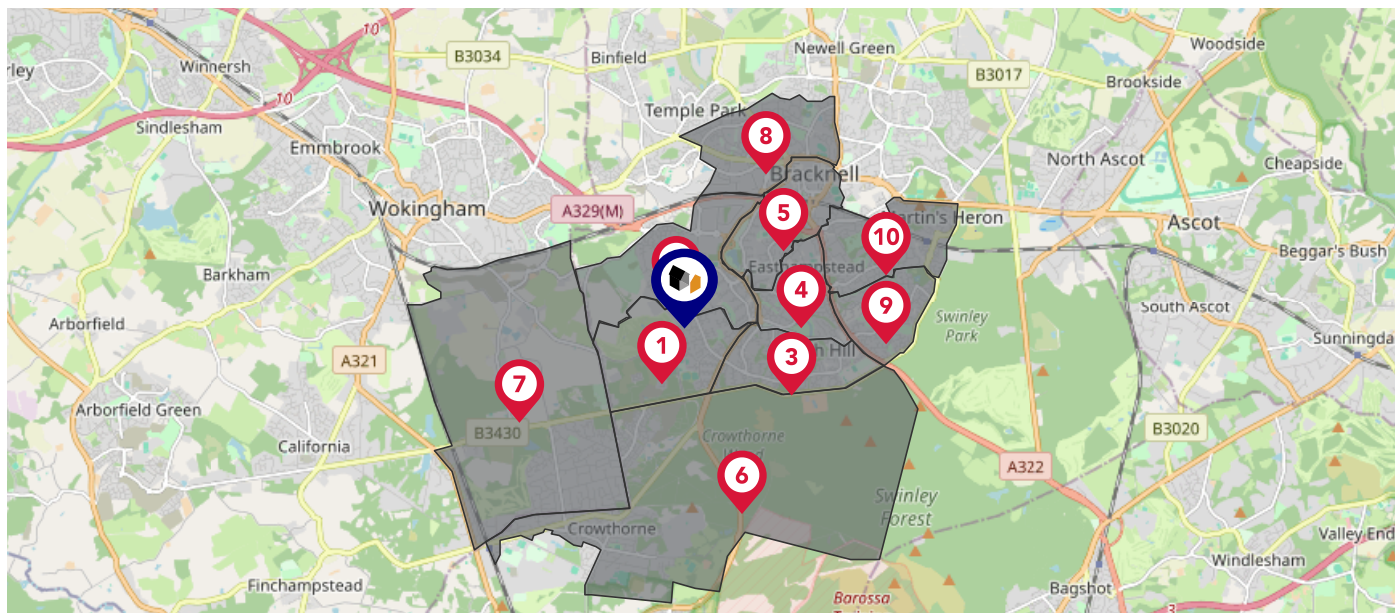


Sindlesham

Maps

Council Wards

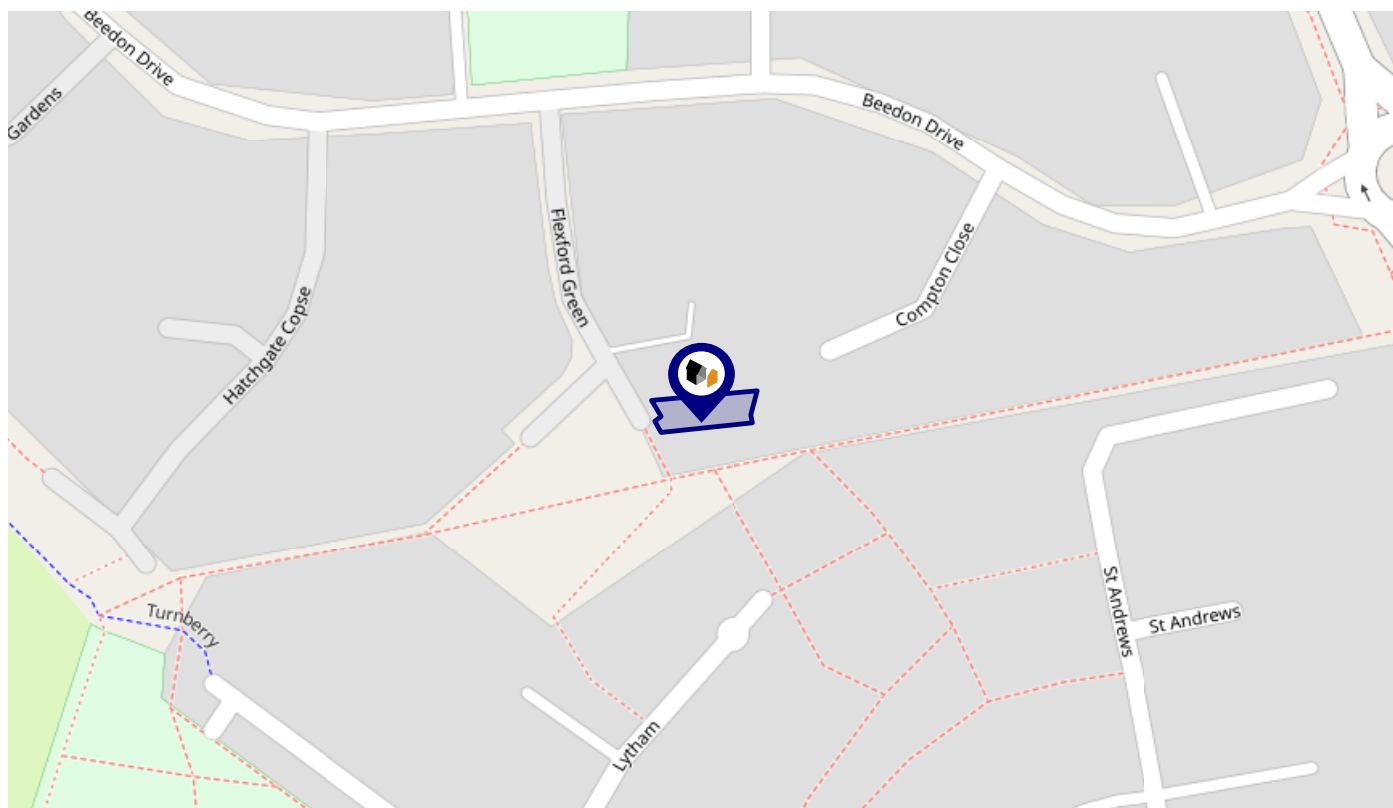
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- 1 Great Hollands South Ward
- 2 Great Hollands North Ward
- 3 Hanworth Ward
- 4 Old Bracknell Ward
- 5 Wildridings and Central Ward
- 6 Crowthorne Ward
- 7 Wokingham Without Ward
- 8 Priestwood and Garth Ward
- 9 Crown Wood Ward
- 10 Harmans Water Ward

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.

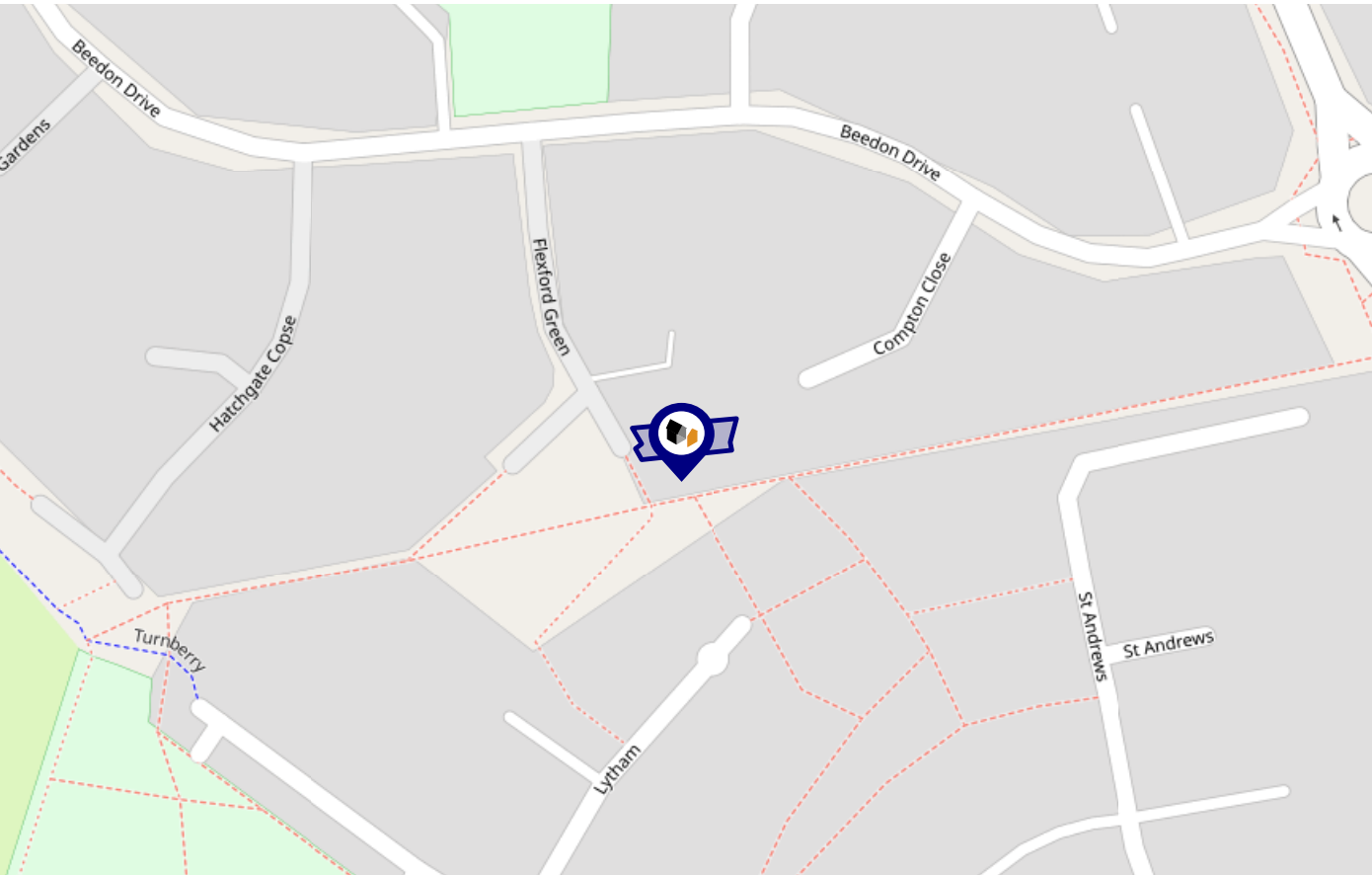
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

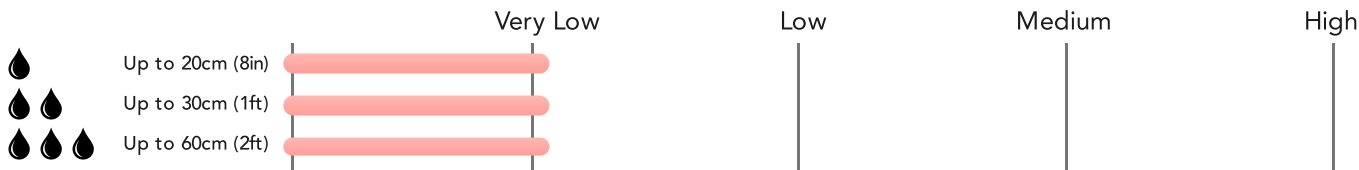


Risk Rating: Very low

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:

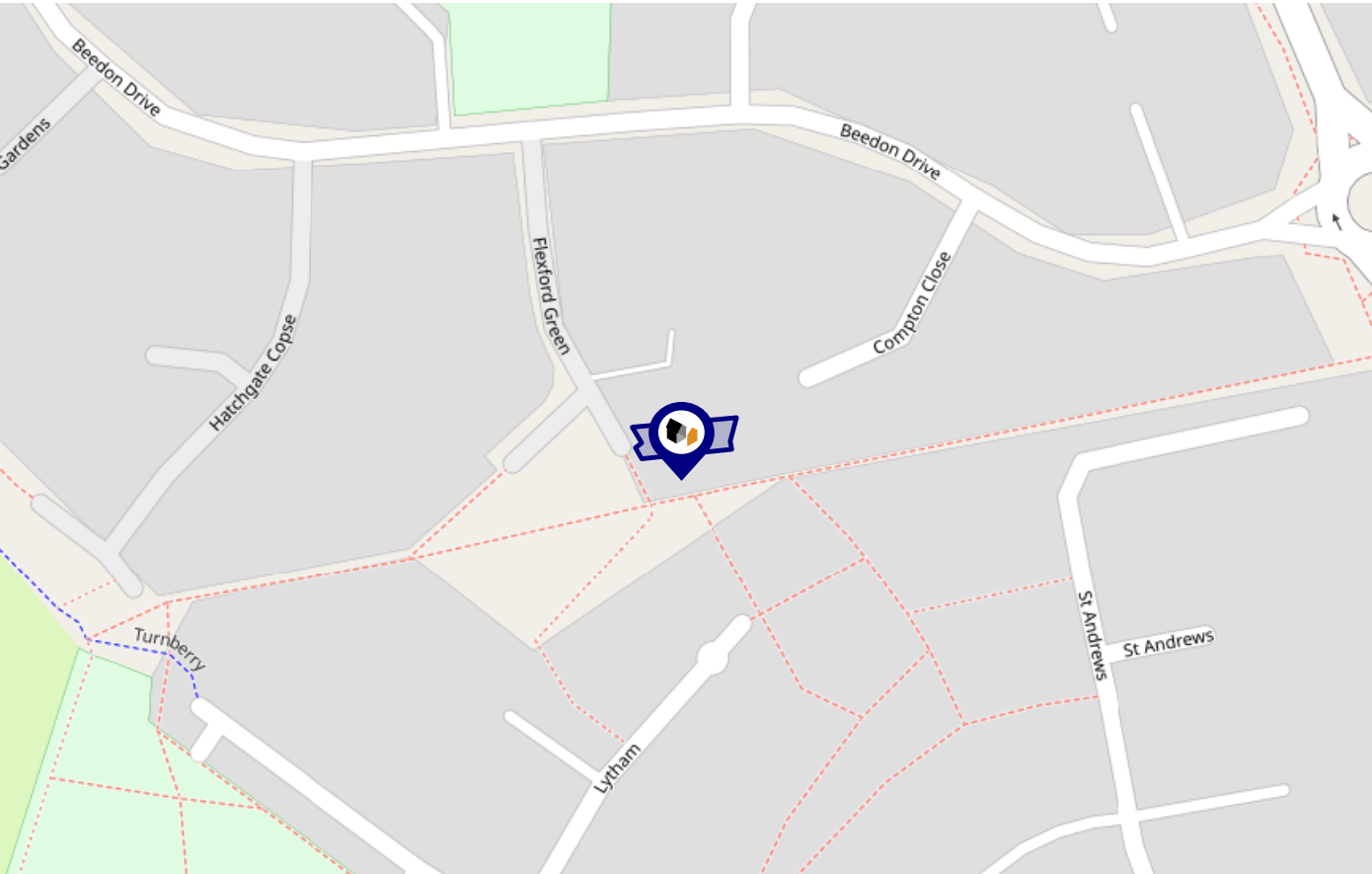


Flood Risk

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.

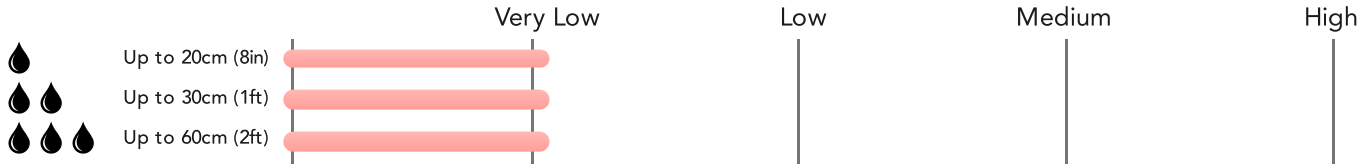


Risk Rating: Very low

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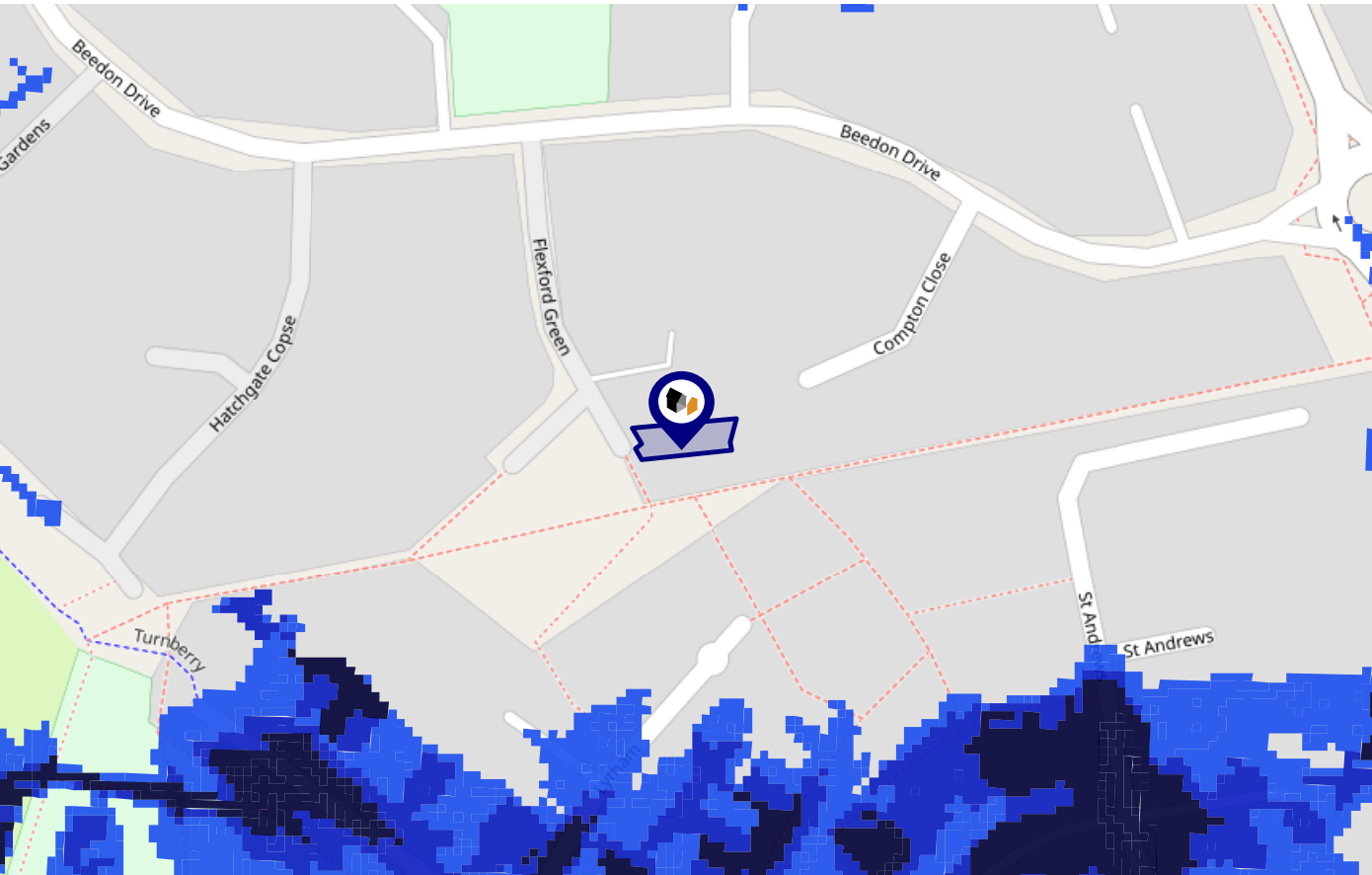
Chance of flooding to the following depths at this property:



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.

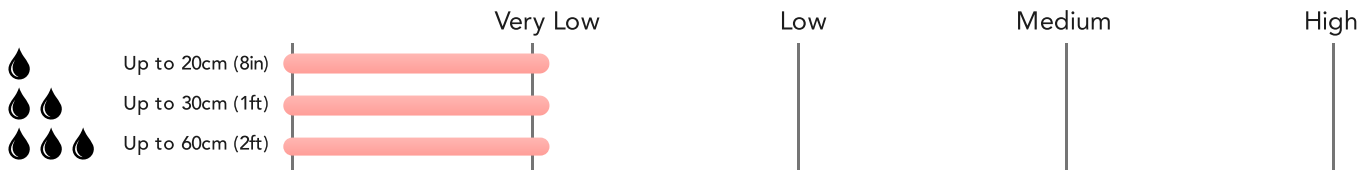


Risk Rating: Very low

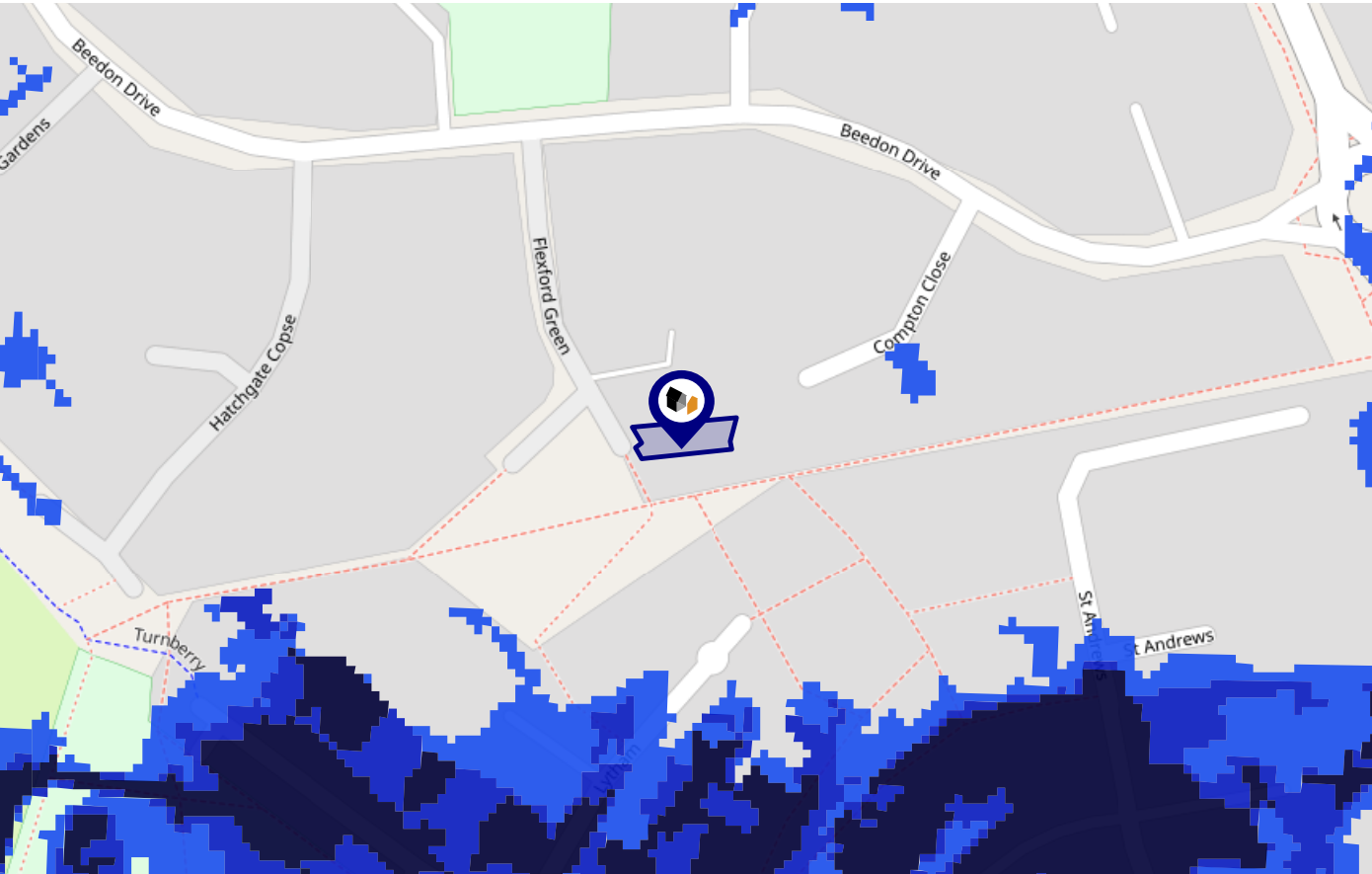
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **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.
-  **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:



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.

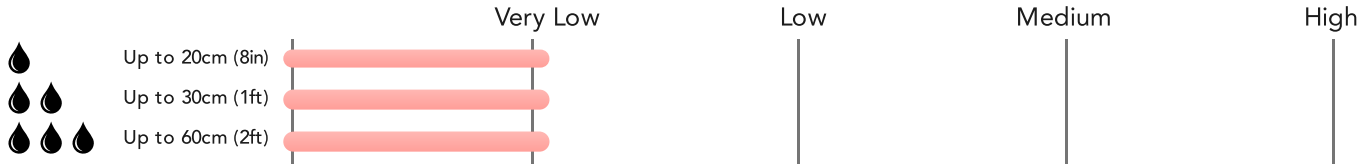


Risk Rating: Very low

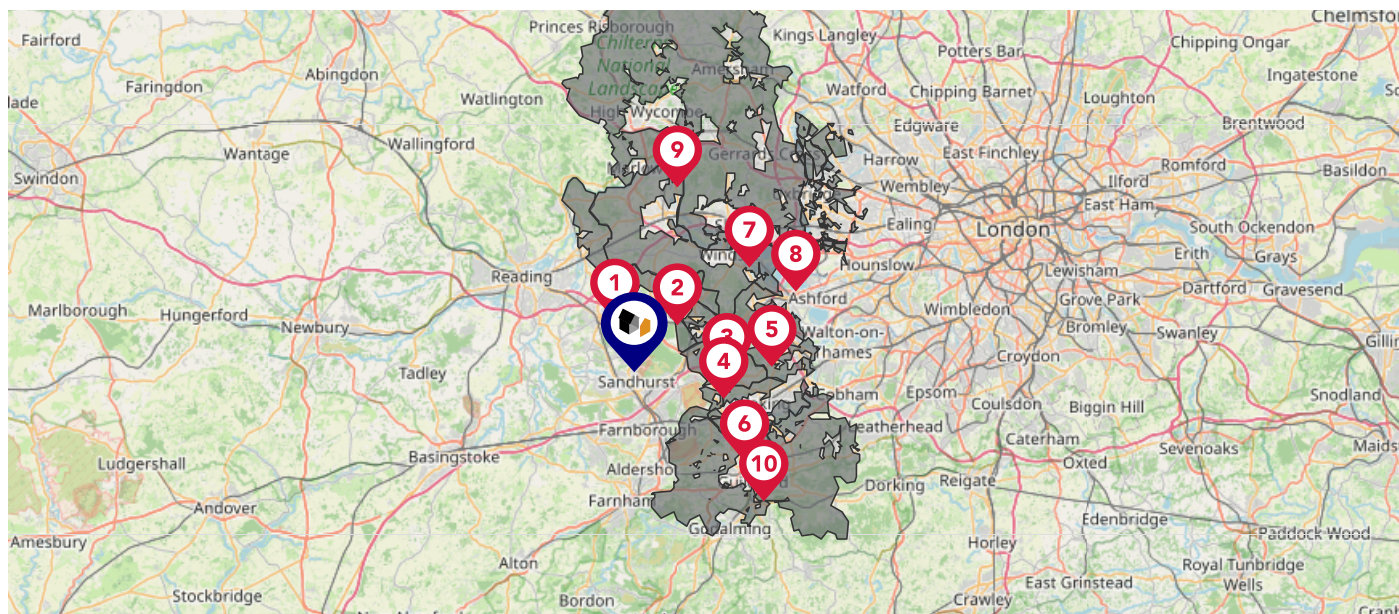
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Chance of flooding to the following depths at this property:



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



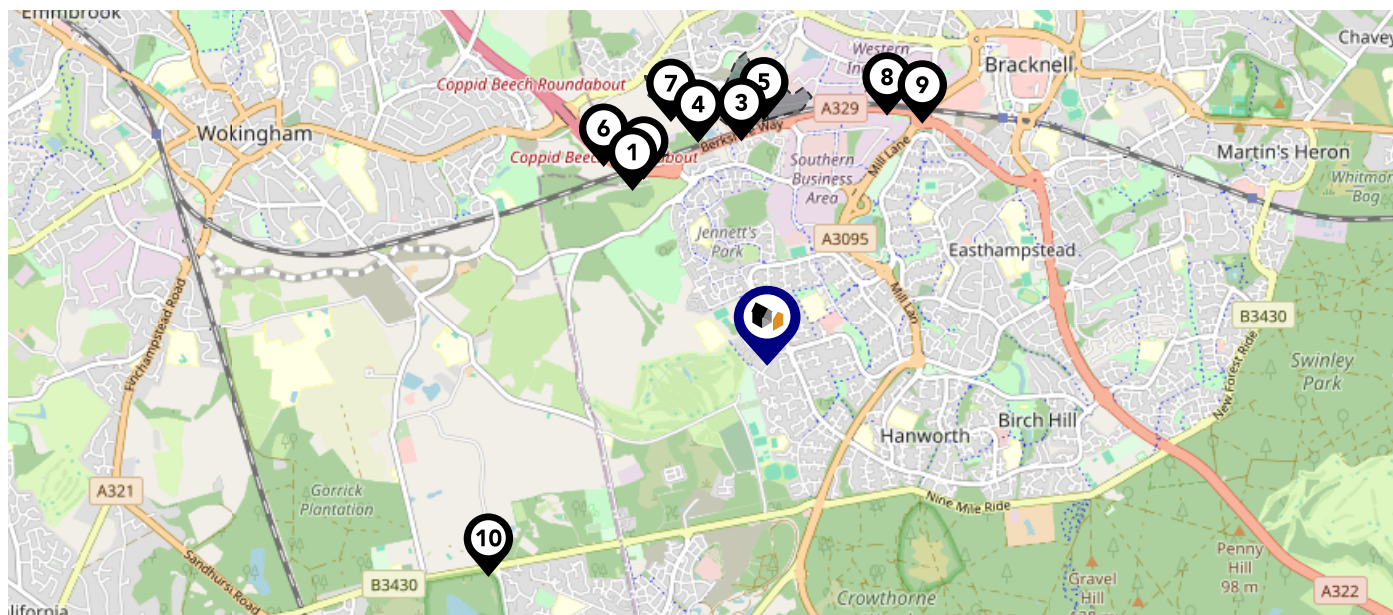
Nearby Green Belt Land

-  London Green Belt - Wokingham
-  London Green Belt - Bracknell Forest
-  London Green Belt - Windsor and Maidenhead
-  London Green Belt - Surrey Heath
-  London Green Belt - Runnymede
-  London Green Belt - Woking
-  London Green Belt - Slough
-  London Green Belt - Hillingdon
-  London Green Belt - Buckinghamshire
-  London Green Belt - Guildford

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.



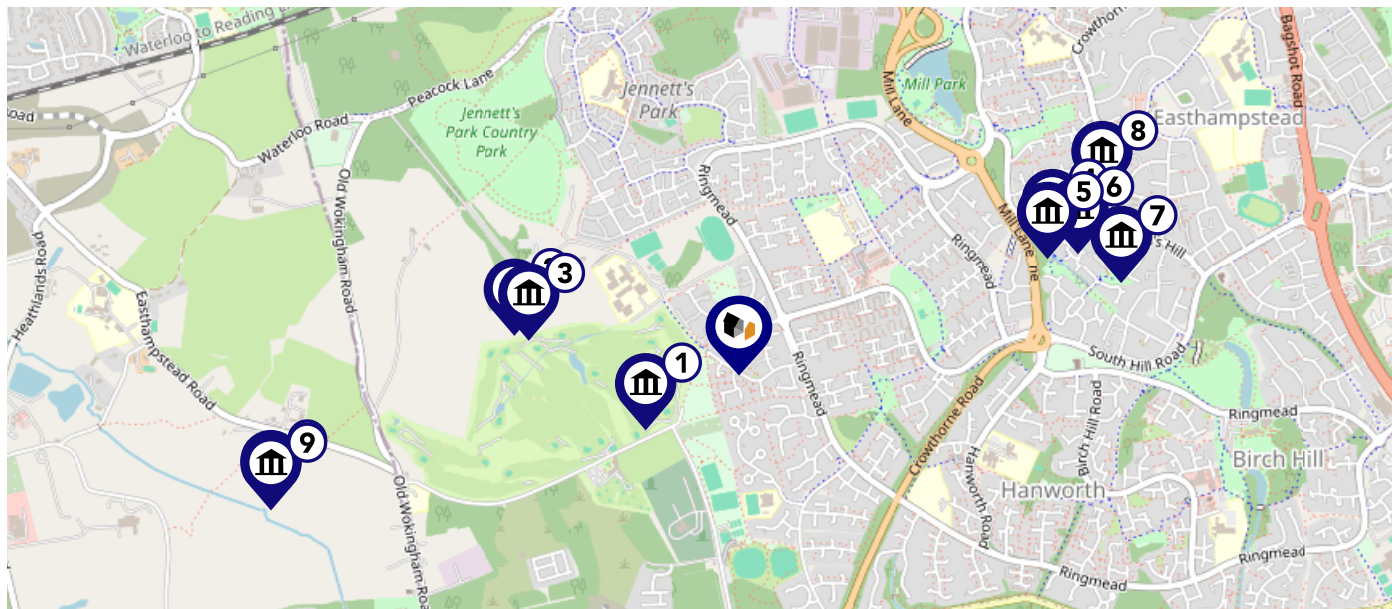
Nearby Landfill Sites

1	Buckhurst Piggeries-Amen Corner	Historic Landfill	
2	Buckhurst Moors-Amen Corner	Historic Landfill	
3	Beehive South West-Beehive Road, Bracknell, Berkshire	Historic Landfill	
4	Rose Farm-Amen Corner	Historic Landfill	
5	Beehive North East-Beehive Road, Amen Corner, Bracknell, Berkshire	Historic Landfill	
6	Sandlea Farm-Amen Corner	Historic Landfill	
7	Nike Land-Amen Corner	Historic Landfill	
8	Downmill Brickworks-Western Industrial Area, Bracknell	Historic Landfill	
9	Easthampstead Brick-Bracknell, Berkshire	Historic Landfill	
10	Honeyhill Gardeners Green-Honeyhill, Crowthorne	Historic Landfill	

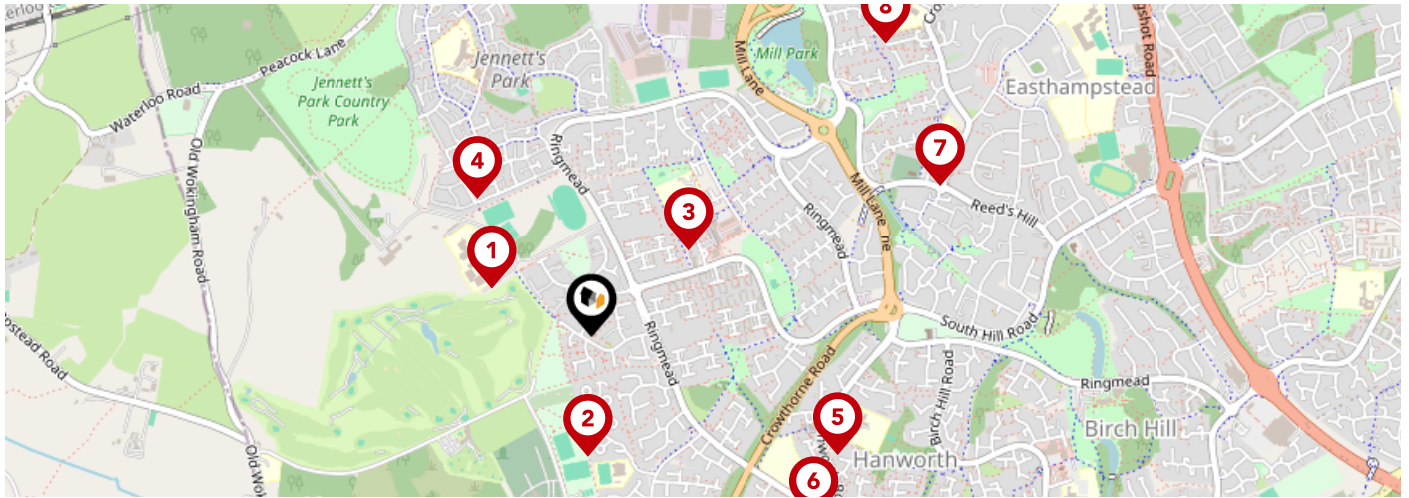
Maps

Listed Buildings

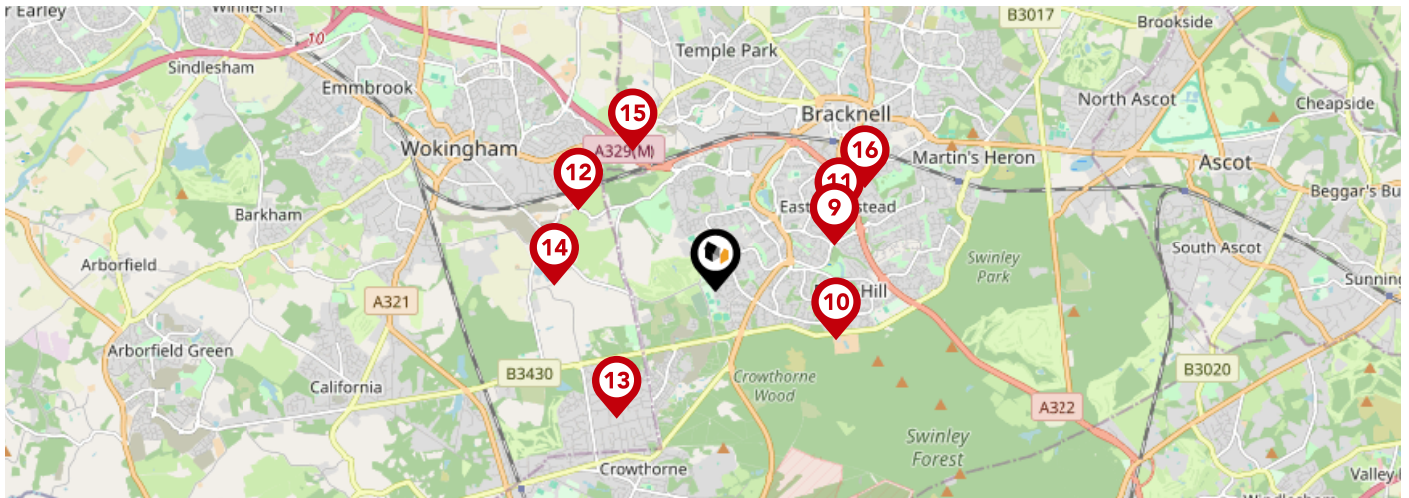
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1390333 - Old Oak Farm, The Clockhouse And Old Oak Court	Grade II	0.2 miles
 1390332 - Section Of Wall With Wrought-iron Gates Adjoining Easthampstead Park College On Sw Corner	Grade II	0.5 miles
 1390331 - Easthampstead Park College And Attached Terrace With Retaining Wall And Steps	Grade II	0.5 miles
 1390327 - Church Of St Michael And St Mary Magdelene	Grade II	0.8 miles
 1390326 - Church Cottage And Flax Bourton	Grade II	0.8 miles
 1390329 - White Cottage	Grade II	0.9 miles
 1390347 - Reeds Hill Farmhouse	Grade II	0.9 miles
 1390328 - Forge Cottage	Grade II	1.0 miles
 1313124 - Barn At Sutton Court Farm	Grade II	1.1 miles
 1135841 - Stable At Sutton Court Farm, Approximately 7 Metres To North North West Of Barn	Grade II	1.1 miles



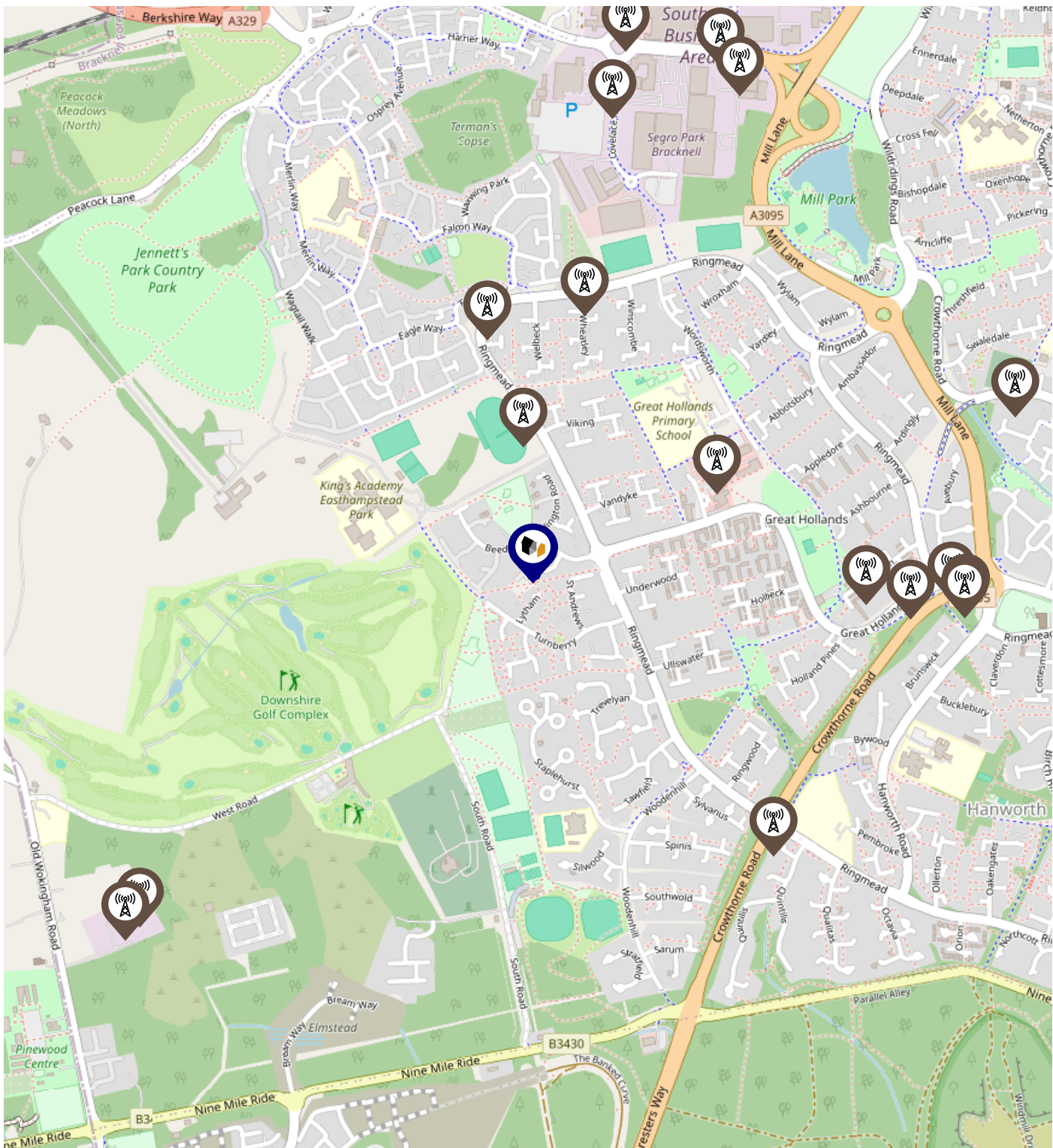
		Nursery	Primary	Secondary	College	Private
	King's Academy Easthampstead Park Ofsted Rating: Good Pupils: 976 Distance:0.25	☐	☐	☒	☐	☐
	Wooden Hill Primary and Nursery School Ofsted Rating: Good Pupils: 423 Distance:0.28	☐	☒	☐	☐	☐
	Great Hollands Primary School Ofsted Rating: Good Pupils: 275 Distance:0.3	☐	☒	☐	☐	☐
	Jennett's Park CofE Primary School Ofsted Rating: Good Pupils: 427 Distance:0.41	☐	☒	☐	☐	☐
	The Pines School Ofsted Rating: Good Pupils: 332 Distance:0.63	☐	☒	☐	☐	☐
	St Margaret Clitherow Catholic Primary School, Bracknell Ofsted Rating: Good Pupils: 200 Distance:0.67	☐	☒	☐	☐	☐
	St Michael's Easthampstead Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 193 Distance:0.88	☐	☒	☐	☐	☐
	Wildridings Primary School Ofsted Rating: Good Pupils: 428 Distance:0.96	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Fox Hill Primary School Ofsted Rating: Good Pupils: 196 Distance:1.18	☐	☒	☐	☐	☐
	Birch Hill Primary School and Nursery Ofsted Rating: Good Pupils: 403 Distance:1.2	☐	☒	☐	☐	☐
	The Brakenhale School Ofsted Rating: Good Pupils: 1148 Distance:1.33	☐	☐	☒	☐	☐
	Floreat Montague Park Primary School Ofsted Rating: Good Pupils: 463 Distance:1.48	☐	☒	☐	☐	☐
	Hatch Ride Primary School Ofsted Rating: Good Pupils: 207 Distance:1.49	☐	☒	☐	☐	☐
	Holme Grange School Ofsted Rating: Not Rated Pupils: 793 Distance:1.5	☐	☐	☒	☐	☐
	King's Academy Oakwood Ofsted Rating: Outstanding Pupils: 211 Distance:1.51	☐	☒	☐	☐	☐
	Ranelagh School Ofsted Rating: Outstanding Pupils: 1062 Distance:1.69	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

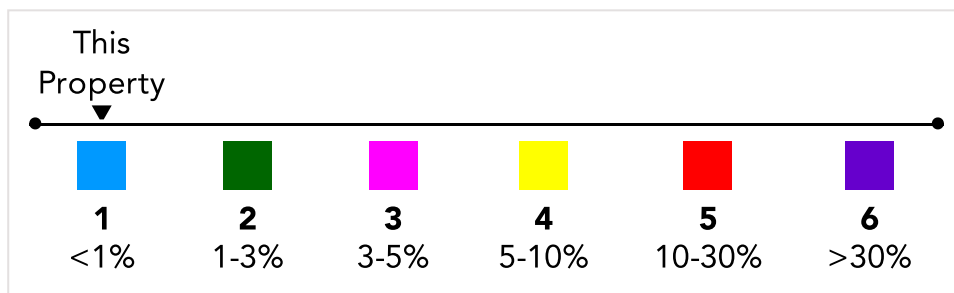
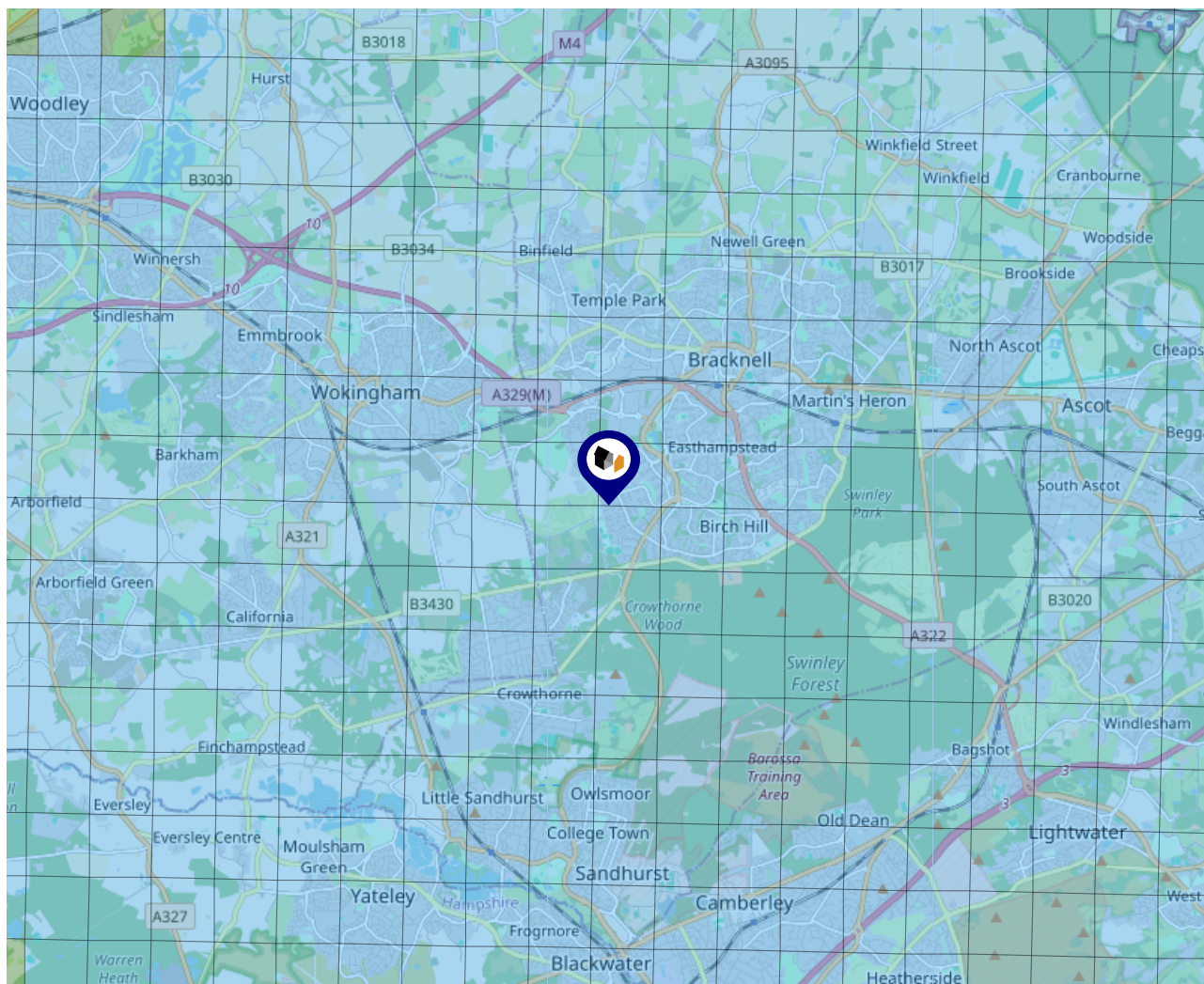


Key:

-  Power Pylons
-  Communication Masts

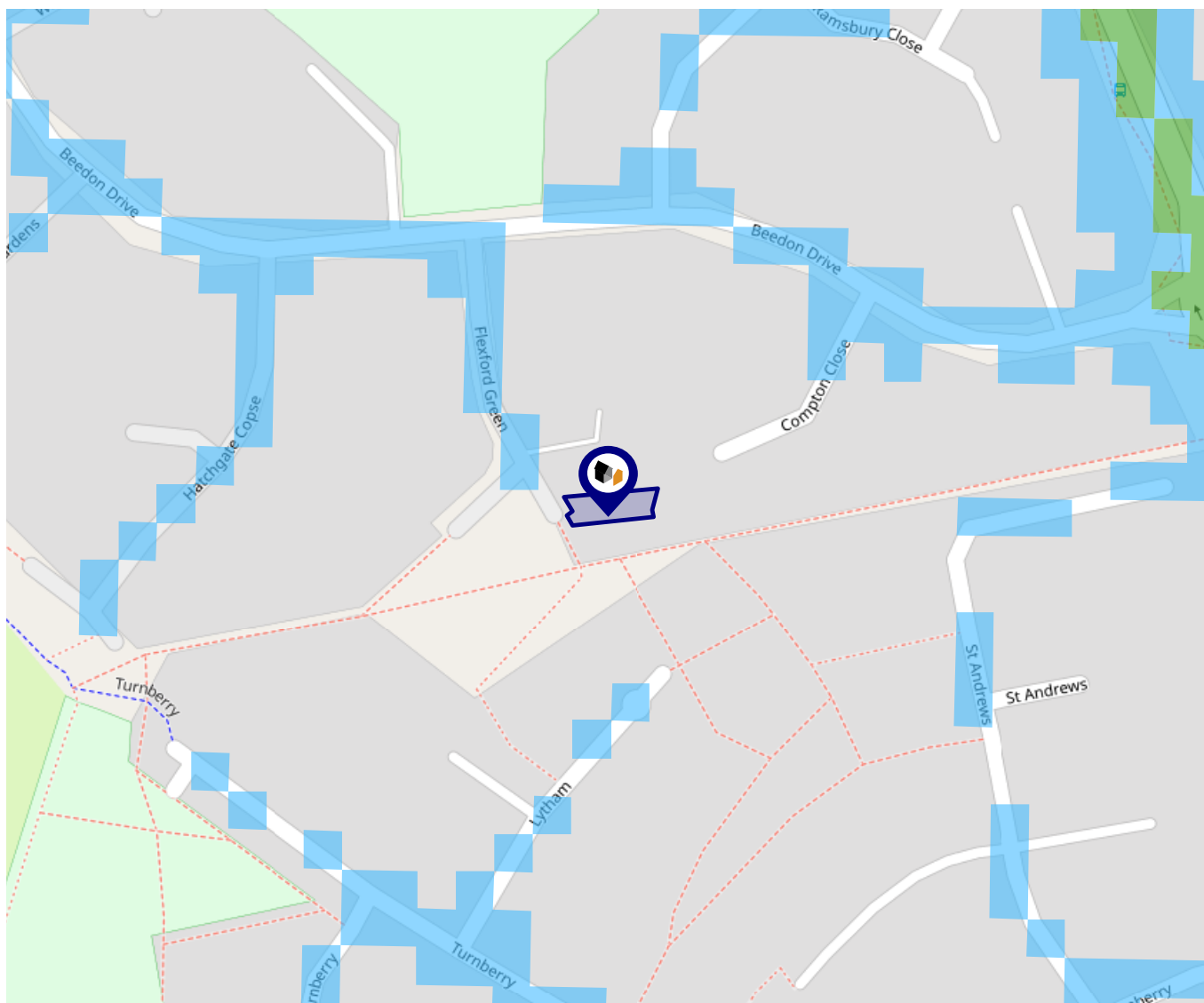
What is Radon?

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).

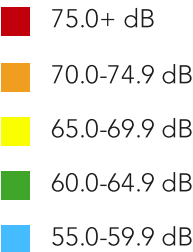


Local Area

Road Noise

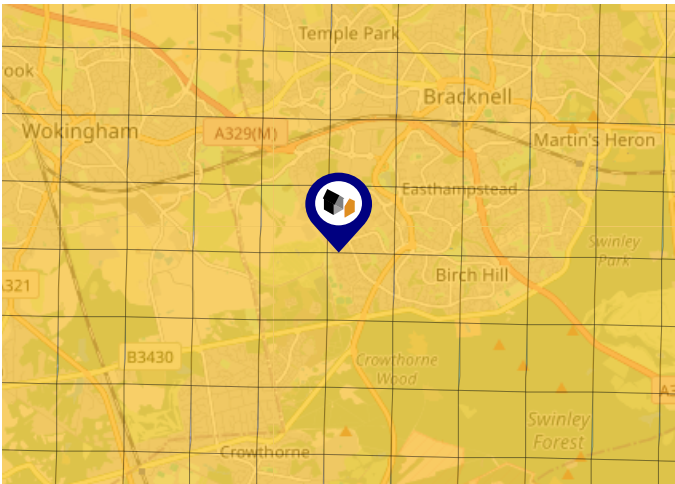


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.



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

Carbon Content:	NONE	Soil Texture:	SAND TO LOAM
Parent Material Grain:	ARENACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT TO MEDIUM		

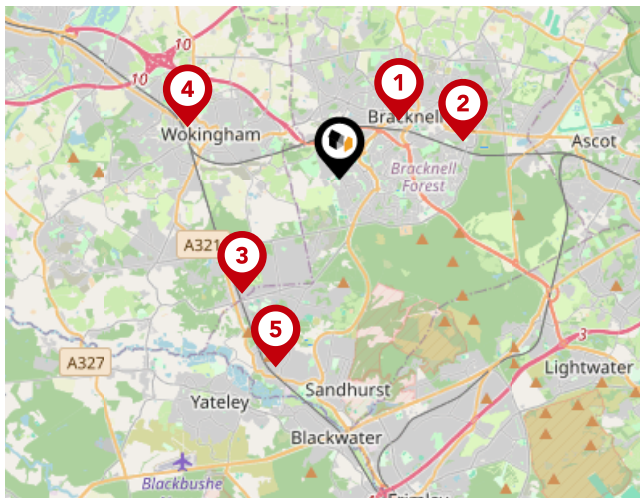


Primary Classifications (Most Common Clay Types)

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

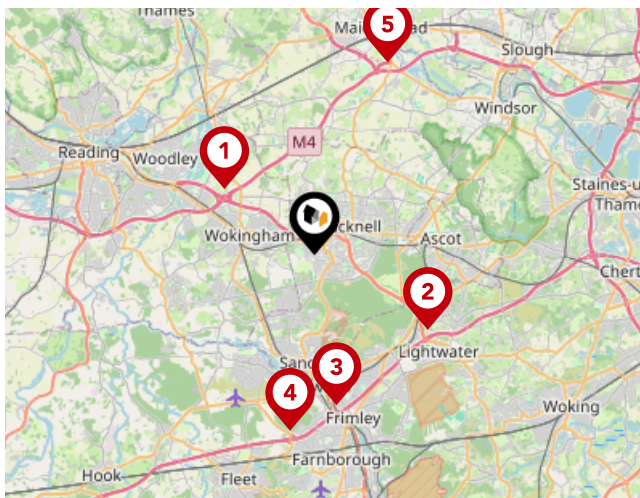
Area

Transport (National)



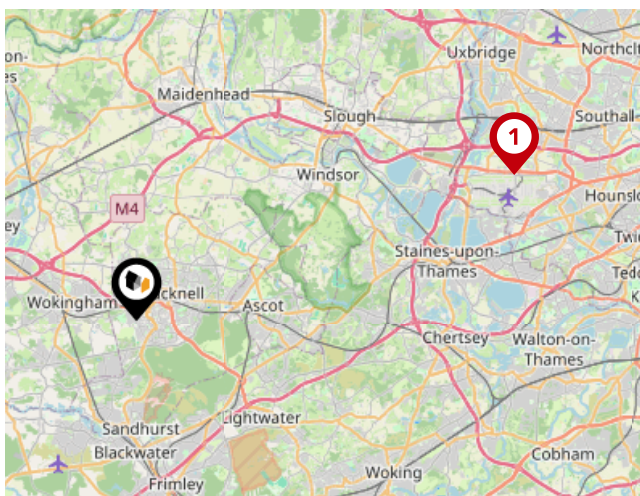
National Rail Stations

Pin	Name	Distance
1	Bracknell Rail Station	1.57 miles
2	Martins Heron Rail Station	2.39 miles
3	Crowthorne Rail Station	2.75 miles
4	Wokingham Rail Station	2.97 miles
5	Sandhurst Rail Station	3.64 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J10	4.08 miles
2	M3 J3	5.06 miles
3	M3 J4	5.65 miles
4	M3 J4A	6.59 miles
5	M4 J8	7.58 miles

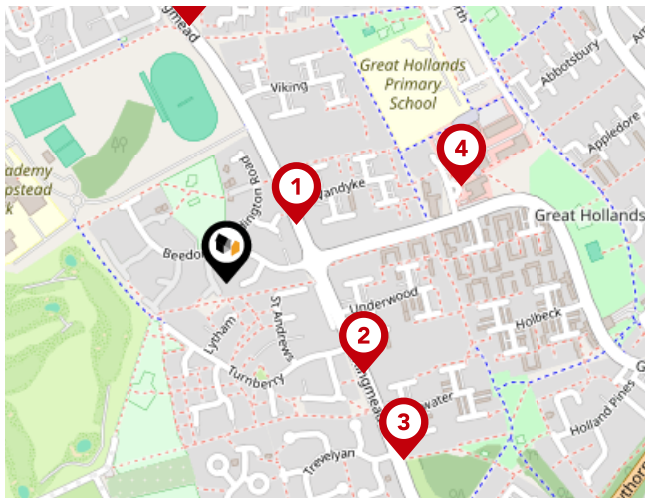


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	14.96 miles

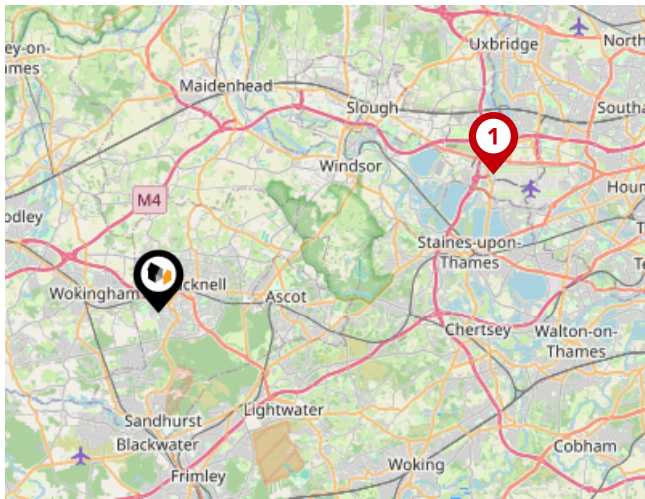
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Vandyke	0.1 miles
2	Ullswater	0.19 miles
3	Trevelyan	0.28 miles
4	Great Hollands Square	0.29 miles
5	Viking	0.29 miles



Local Connections

Pin	Name	Distance
1	Heathrow Terminal 5 Underground Station	13.34 miles



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.

Testimonial 1



From start to finish, the service Avocado provided was excellent. Matt always responded very quickly to any queries I had and at every stage I always knew where we were with the sale process. The marketing material he and Ovie put together was spot on and, I am sure, really contributed to my getting a very timely sale.

I would not hesitate to recommend Matt and I would definitely use him again for any future sales.

Testimonial 2



Matt and Ovie are simply outstanding agents. Their fresh, consistent, reliable and professional approach from start to finish for our sale was first class.

Always available for even the smallest query, nothing was too much trouble and made the selling part of move totally pain free.

Matt and Ovie at avocado will be our first choice again in the future and we would highly recommend to others who are selling their property.

Testimonial 3



We can't thank Matt and Ovie enough for everything they've done for us. They not only did a brilliant job selling our property but also helped us find and secure our ideal new home. From start to finish, they've been supportive, honest, and always available for advice and guidance whenever we needed it. Their professionalism and personal touch really made the whole process so much easier. We couldn't have asked for better estate agents – highly recommended



/avocadoproperty



/avocado_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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