

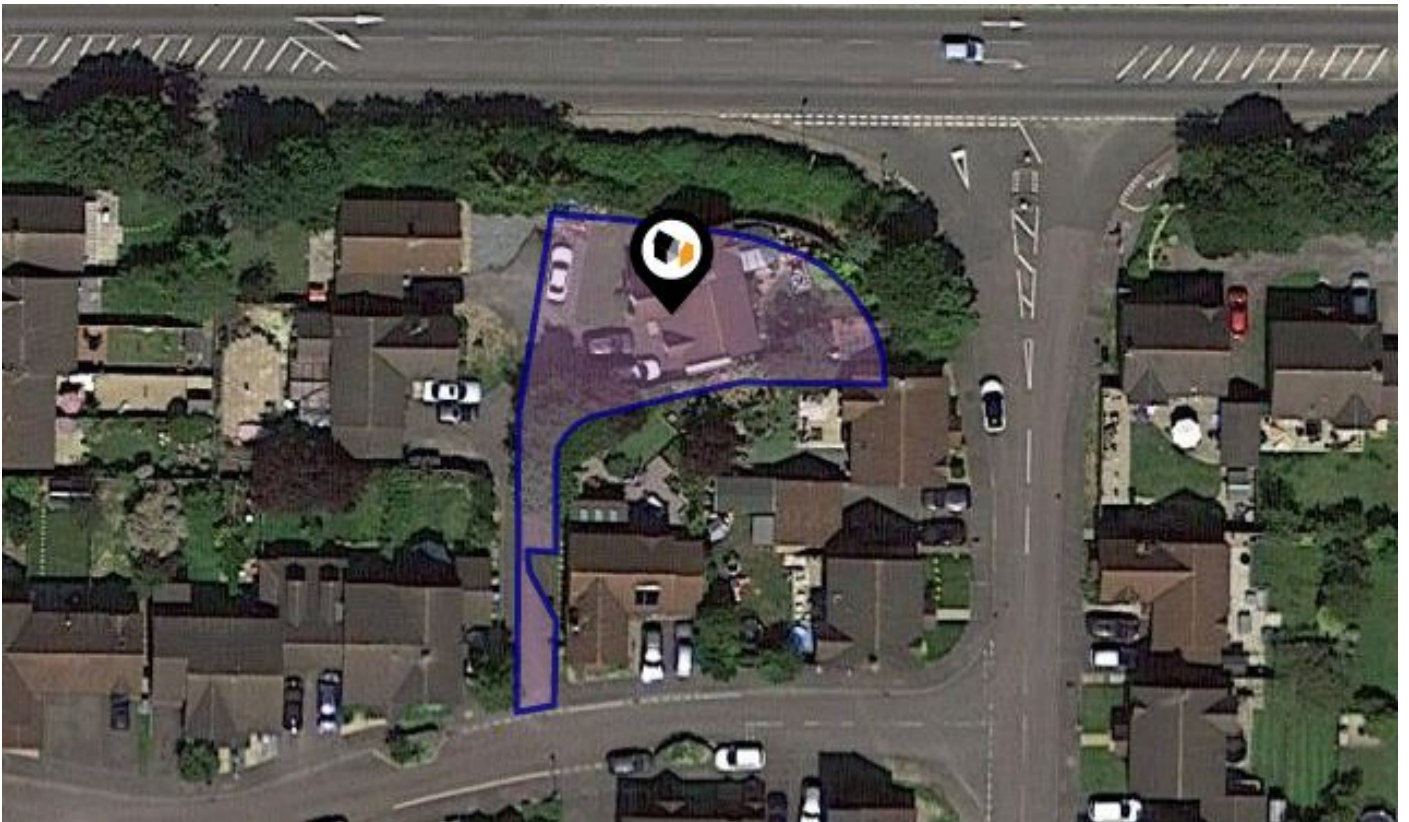


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 26th November 2024



44, CONEY GRANGE, WARFIELD, BRACKNELL, RG42 2PN

Avocado Property

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Property Overview



Property

Type: Detached
Bedrooms: 4
Plot Area: 0.11 acres
Year Built : 1997
Council Tax : Band F
Annual Estimate: £2,963
Title Number: BK345206
UPRN: 100080193092

Last Sold Date: 26/05/2006
Last Sold Price: £320,000
Tenure: Freehold

Local Area

Local Authority: Bracknell forest
Conservation Area: No
Flood Risk:
● Rivers & Seas No Risk
● Surface Water High

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

8 mb/s **71** mb/s **1000** mb/s

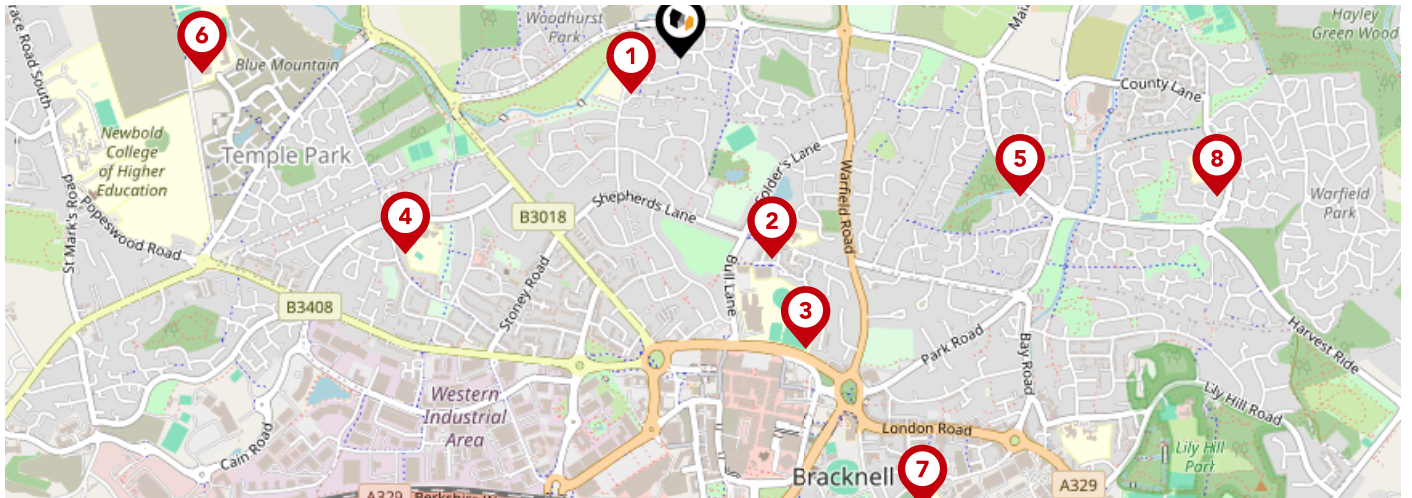
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

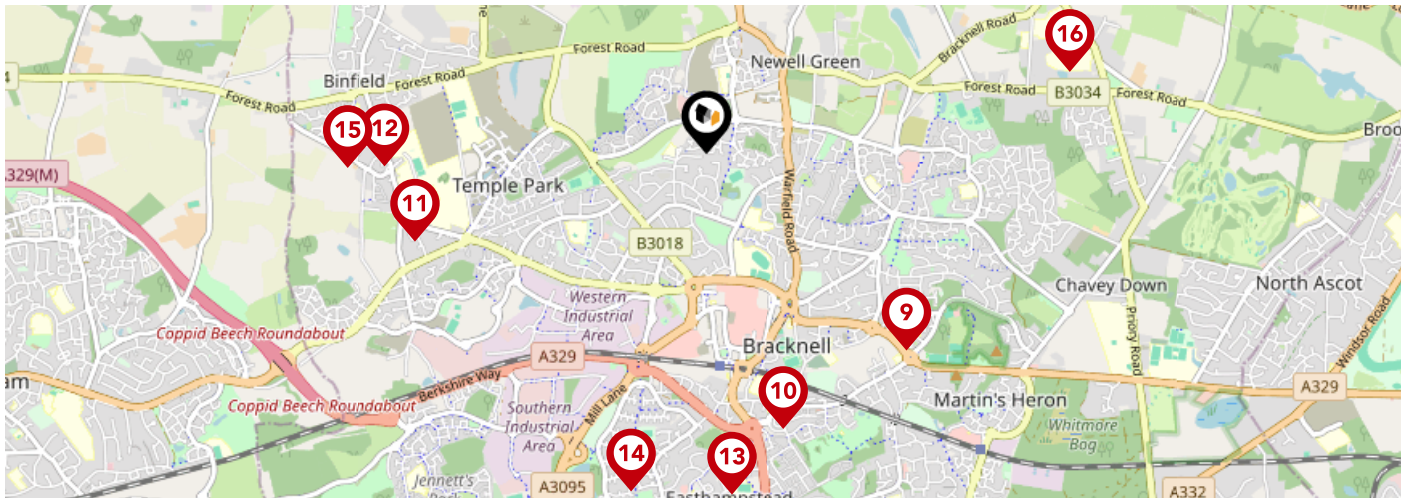










Area Schools



		Nursery	Primary	Secondary	College	Private
1	Kennel Lane School Ofsted Rating: Good Pupils:0 Distance:0.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Sandy Lane Primary School Ofsted Rating: Good Pupils: 450 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Garth Hill College Ofsted Rating: Good Pupils: 1476 Distance:0.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Meadow Vale Primary School Ofsted Rating: Good Pupils: 600 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Warfield Church of England Primary School Ofsted Rating: Good Pupils: 452 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	King's Academy Binfield Ofsted Rating: Good Pupils: 1262 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Joseph's Catholic Primary School, Bracknell Ofsted Rating: Good Pupils: 209 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Whitegrove Primary School Ofsted Rating: Good Pupils: 421 Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

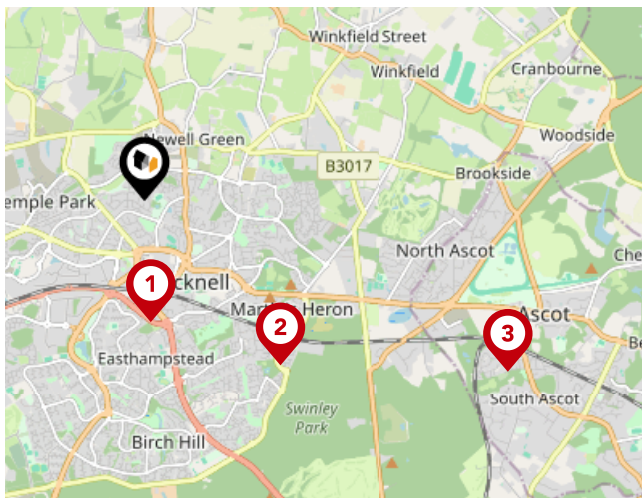
Area Schools



	Nursery	Primary	Secondary	College	Private
 Holly Spring Primary School Ofsted Rating: Good Pupils: 642 Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Ranelagh School Ofsted Rating: Outstanding Pupils: 1062 Distance:1.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Newbold School Ofsted Rating: Outstanding Pupils: 56 Distance:1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Cressex Lodge School Ofsted Rating: Good Pupils: 13 Distance:1.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 The Brakenhale School Ofsted Rating: Good Pupils: 1148 Distance:1.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Wildridings Primary School Ofsted Rating: Good Pupils: 428 Distance:1.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Binfield Church of England Primary School Ofsted Rating: Good Pupils: 411 Distance:1.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Lambrook School Ofsted Rating: Not Rated Pupils: 630 Distance:1.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

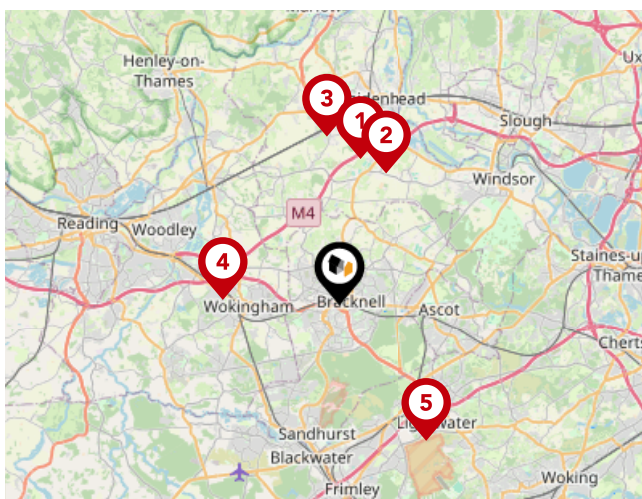
Area

Transport (National)



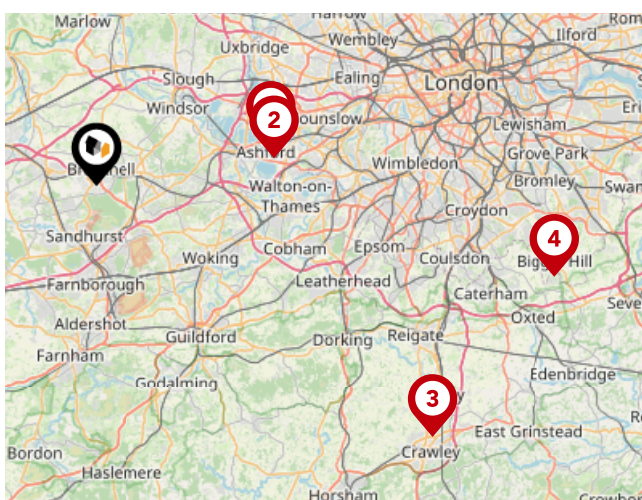
National Rail Stations

Pin	Name	Distance
1	Bracknell Rail Station	1.13 miles
2	Martins Heron Rail Station	1.97 miles
3	Ascot Rail Station	3.71 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A404(M) J9A	5.45 miles
2	M4 J8	5.13 miles
3	A404(M) J9	6.21 miles
4	M4 J10	4.35 miles
5	M3 J3	5.98 miles

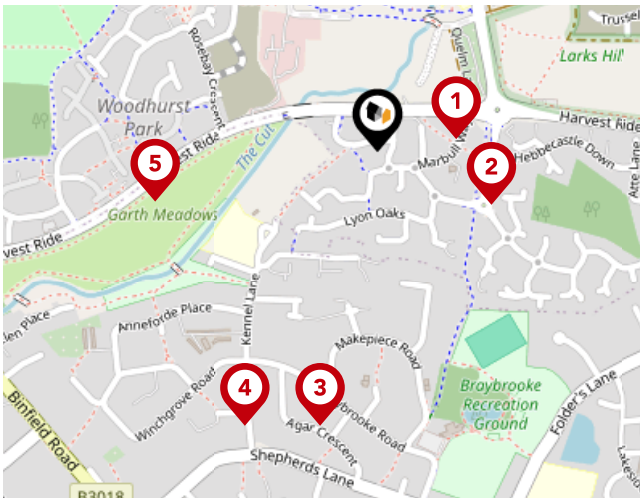


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	13.33 miles
2	Heathrow Airport Terminal 4	13.35 miles
3	Gatwick Airport	31.13 miles
4	Leaves Green	34.63 miles

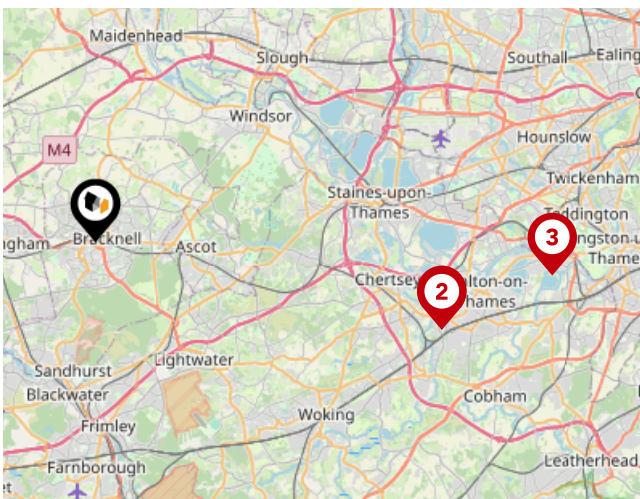
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Newport Drive	0.09 miles
2	Piggy Wood	0.15 miles
3	Agar Crescent	0.32 miles
4	Kennel Lane	0.35 miles
5	Woodhurst	0.26 miles



Ferry Terminals

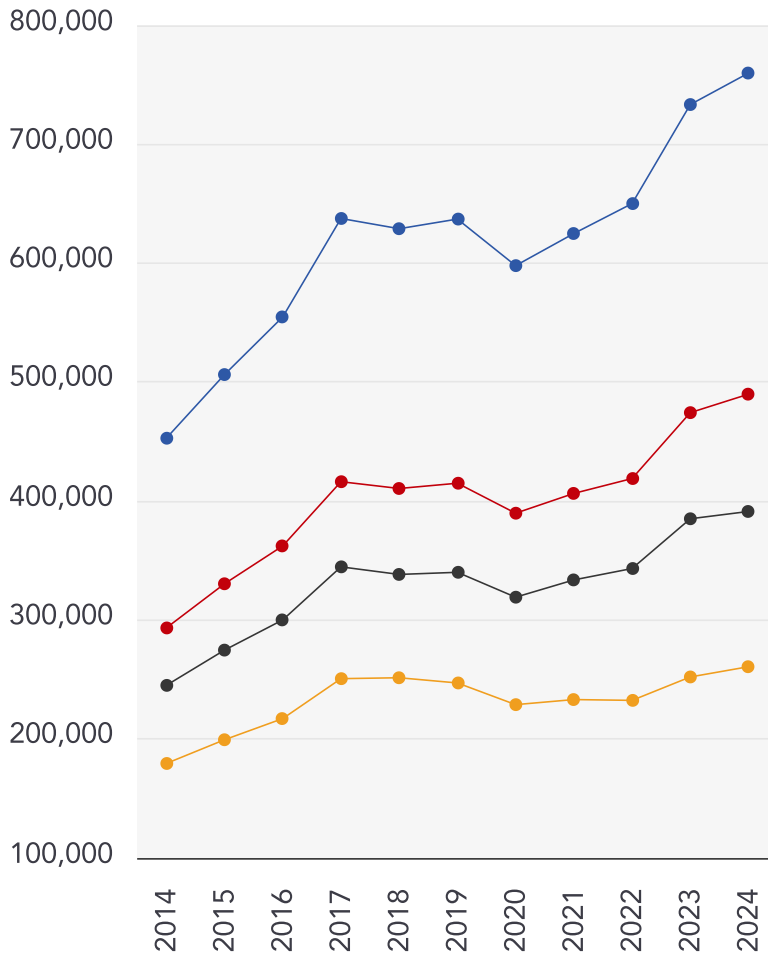
Pin	Name	Distance
1	Shepperton Ferry Landing	13.19 miles
2	Weybridge Ferry Landing	13.23 miles
3	Moulsey - Hurst Park Ferry Landing	16.89 miles

Market

House Price Statistics



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%

Avocado Property

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Avocado Property

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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.

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