

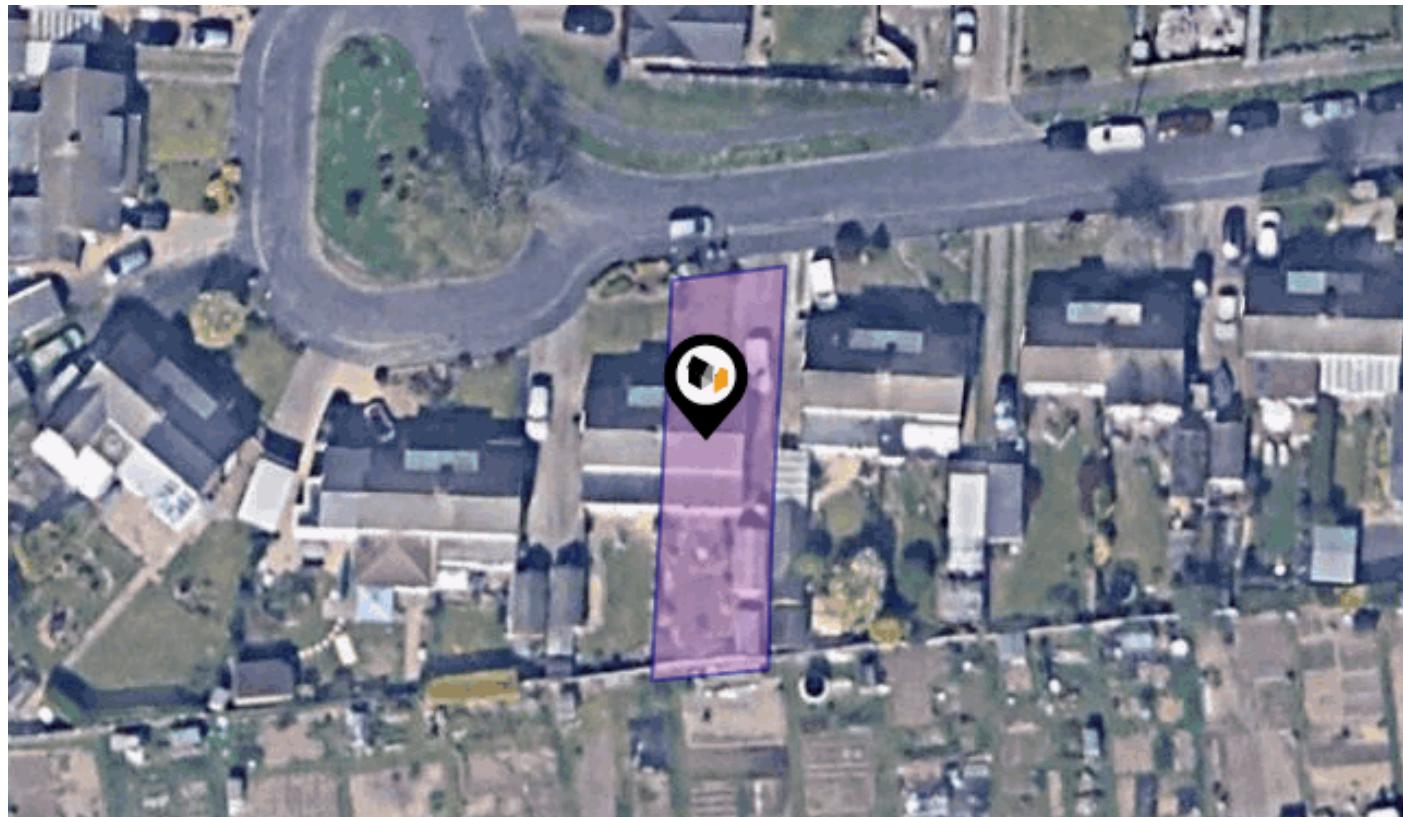


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 26th January 2026



13, SANDRINGHAM ROAD, MAIDENHEAD, SL6 7PL

Avocado Property

Stuart@avocadopropertyagents.co.uk
www.avocadopropertyagents.co.uk



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Property Overview



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	1,022 ft ² / 95 m ²
Plot Area:	0.08 acres
Council Tax :	Band E
Annual Estimate:	£2,229
Title Number:	BK24719
UPRN:	100080364144

Last Sold Date:	05/06/2018
Last Sold Price:	£430,000
Last Sold £/ft ² :	£420
Tenure:	Freehold

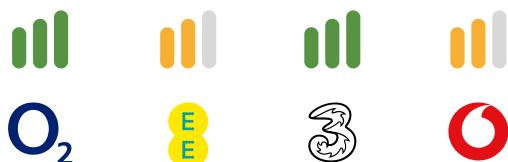
Local Area

Local Authority:	Windsor and maidenhead
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

15 mb/s	201 mb/s	1800 mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History This Address



Planning records for: **13, Sandringham Road, Maidenhead, SL6 7PL**

Reference - 07/00661/FULL

Decision: Decided

Date: 09th March 2007

Description:

Single Storey Rear Extension

Property EPC - Certificate



13, Sandringham Road, MAIDENHEAD, SL6 7PL

Energy rating

E

Valid until 15.06.2018

Certificate number
9168-9007-6276-4688-3054

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		72 C
39-54	E	50 E	
21-38	F		
1-20	G		

Property

EPC - Additional Data



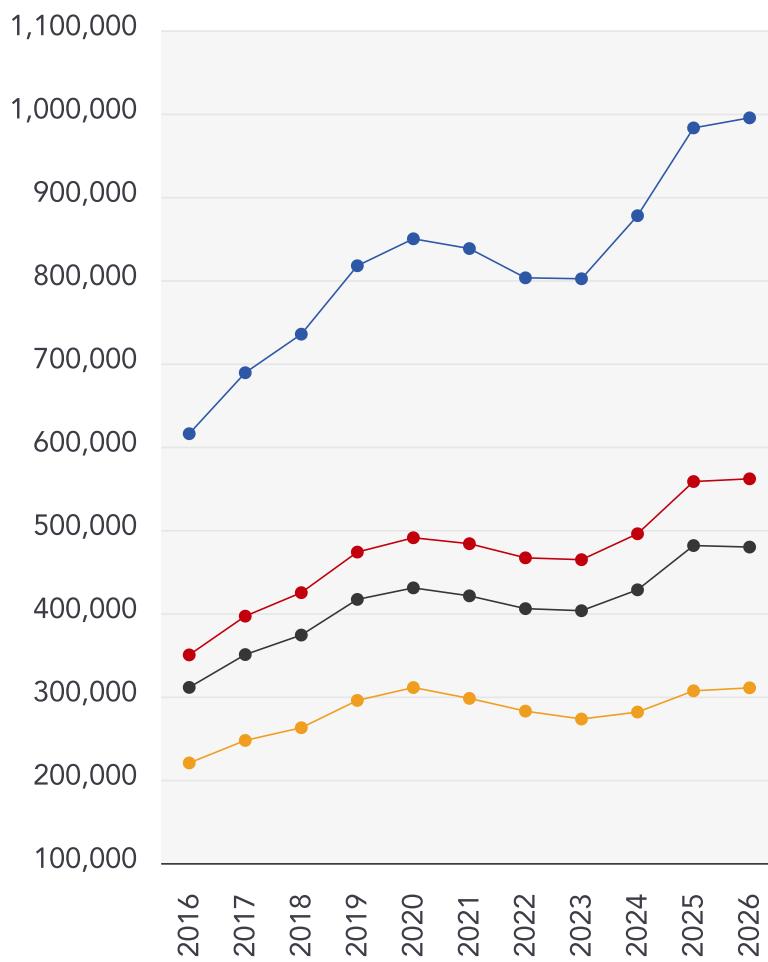
Additional EPC Data

Walls:	Cavity wall, as built, no insulation (assumed) + Chr(13) + Cavity wall, as built, insulated (assumed)
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Average
Main Heating Controls:	Programmer and room thermostat
Main Heating Controls Energy:	Poor
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 42% of fixed outlets
Lighting Energy:	Average
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	95 m ²

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

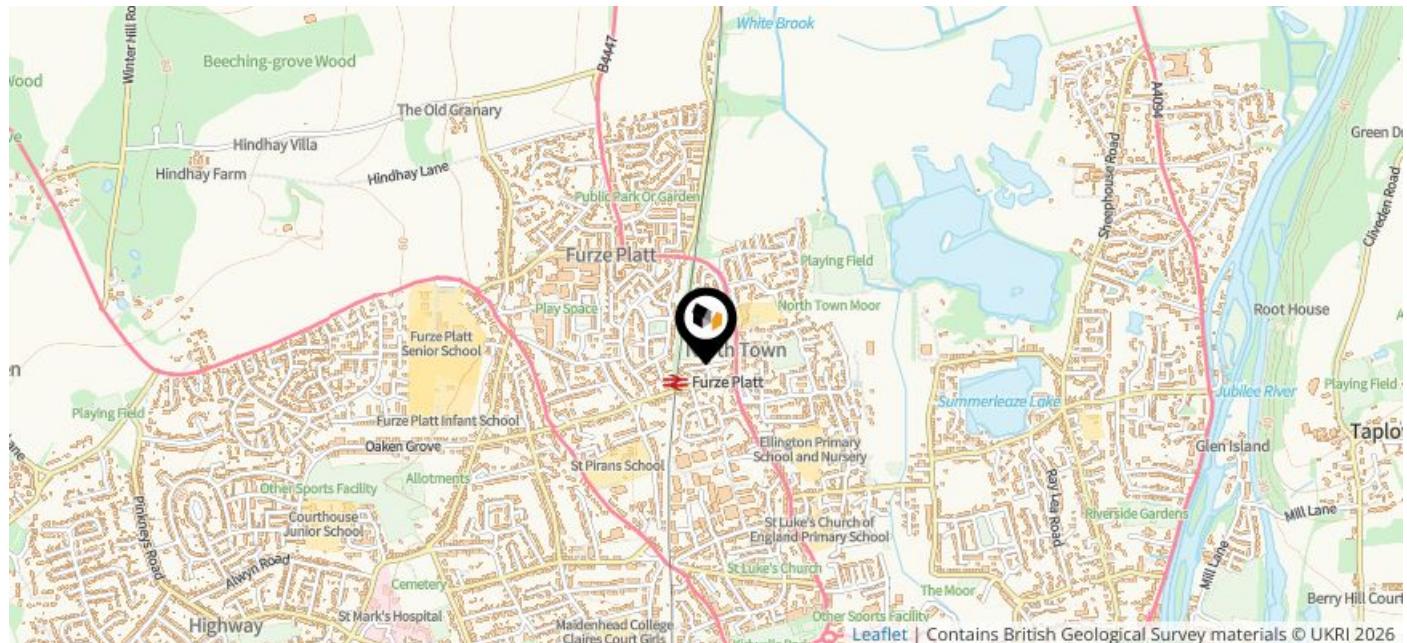
+40.97%

Maps

Coal Mining



This map displays nearby coal mine entrances and their classifications.



Mine Entry

- X Adit
- X Gutter Pit
- X 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.

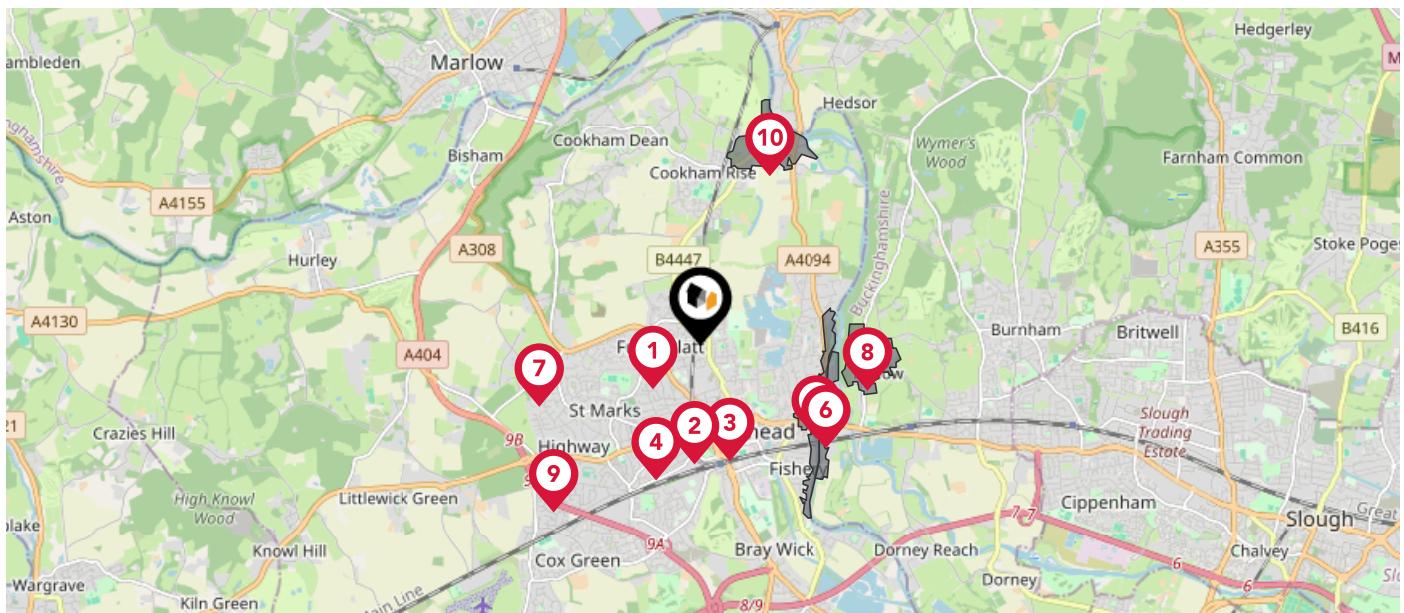
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear 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

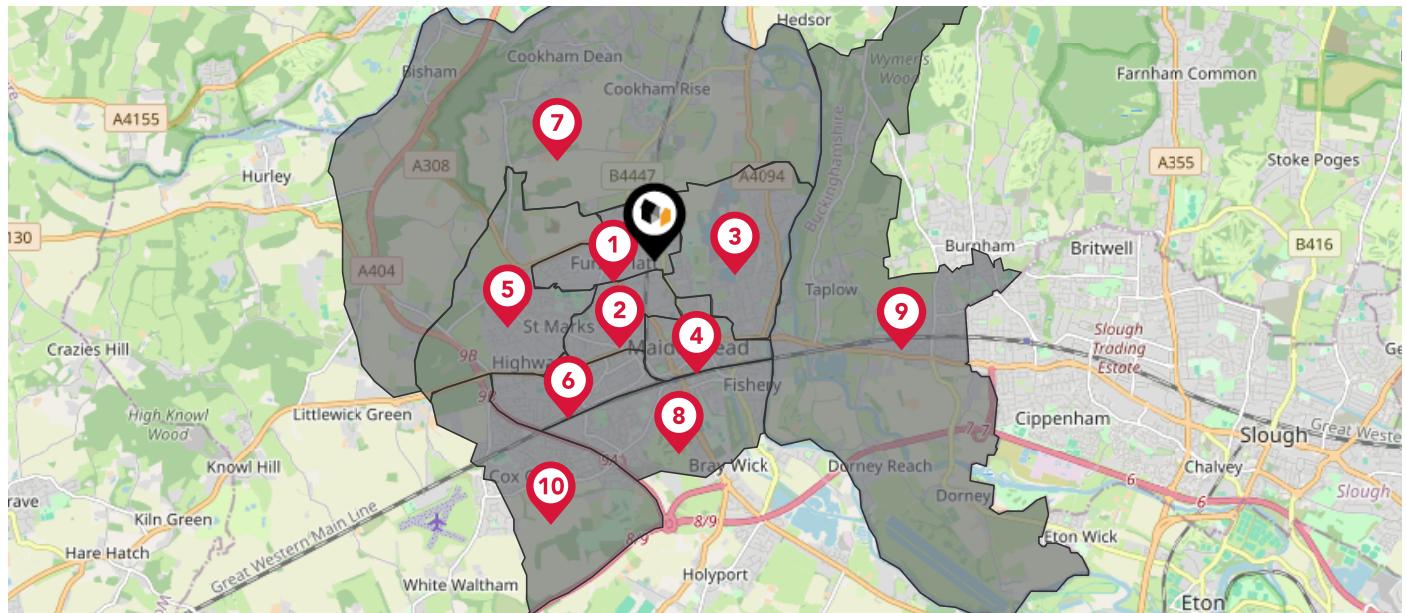
- 1 Furze Platt Triangel
- 2 Castle Hill, Maidenhead
- 3 Maidenhead Town Centre
- 4 All Saints, Boyn Hill, Maidenhead
- 5 Maidenhead Riverside (inc Boult Lock and Maidenhead Bridge)
- 6 Taplow Riverside
- 7 Pinkneys green
- 8 Taplow
- 9 Altwood Roadm Maidenhead
- 10 Cookham Village

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

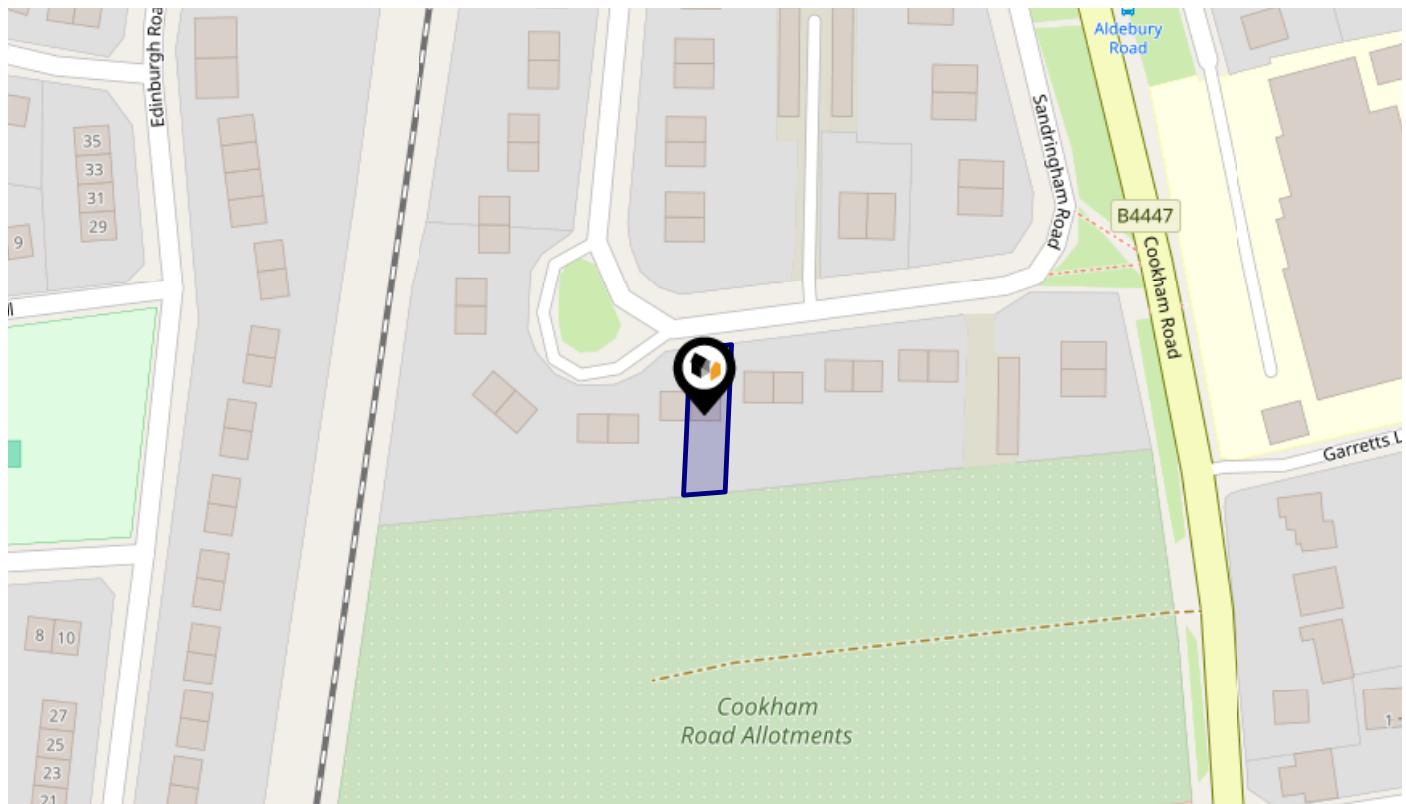
- 1 Furze Platt Ward
- 2 Belmont Ward
- 3 Riverside Ward
- 4 St. Mary's Ward
- 5 Pinkneys Green Ward
- 6 Boyne Hill Ward
- 7 Bisham & Cookham Ward
- 8 Oldfield Ward
- 9 Cliveden Ward
- 10 Cox Green Ward

Maps

Rail Noise



This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...

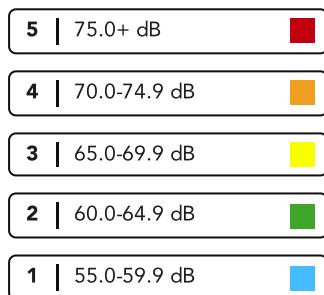


Rail Noise Data

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:

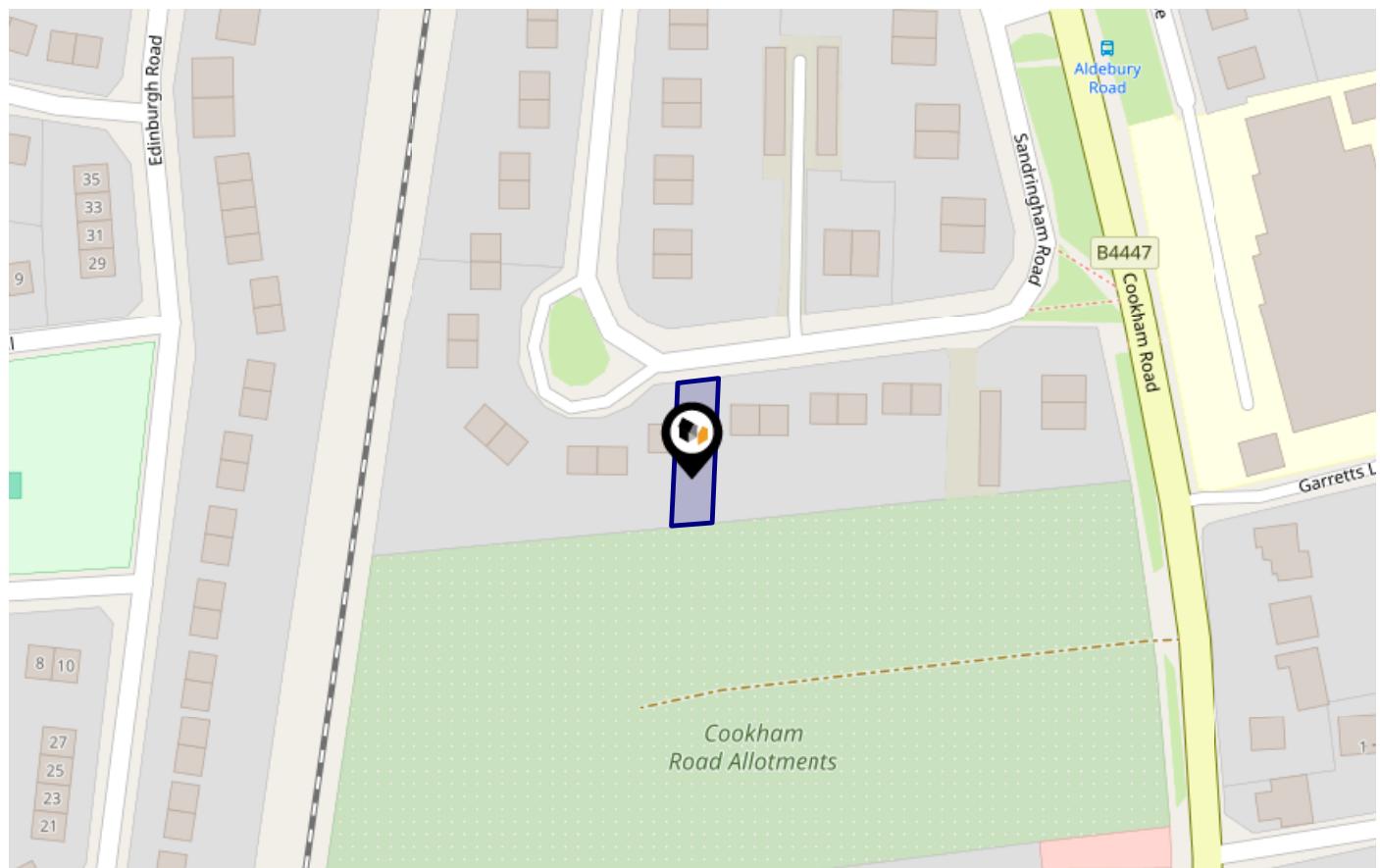


Flood Risk

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:

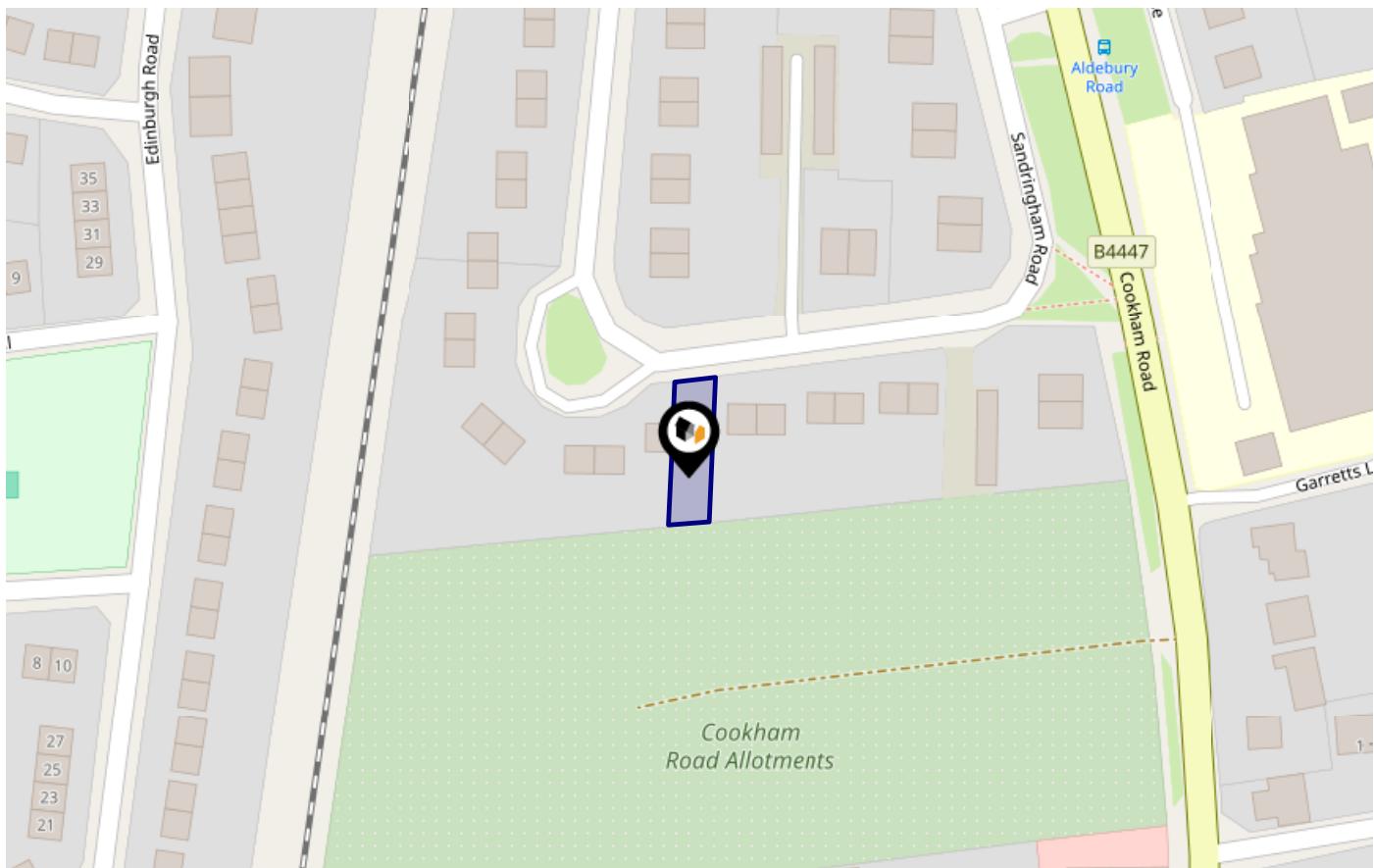


Flood Risk

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.

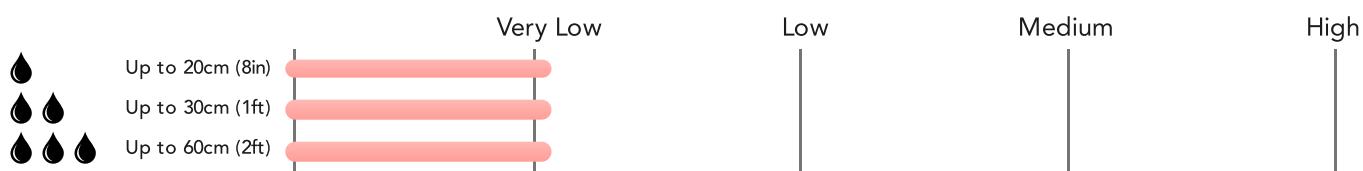


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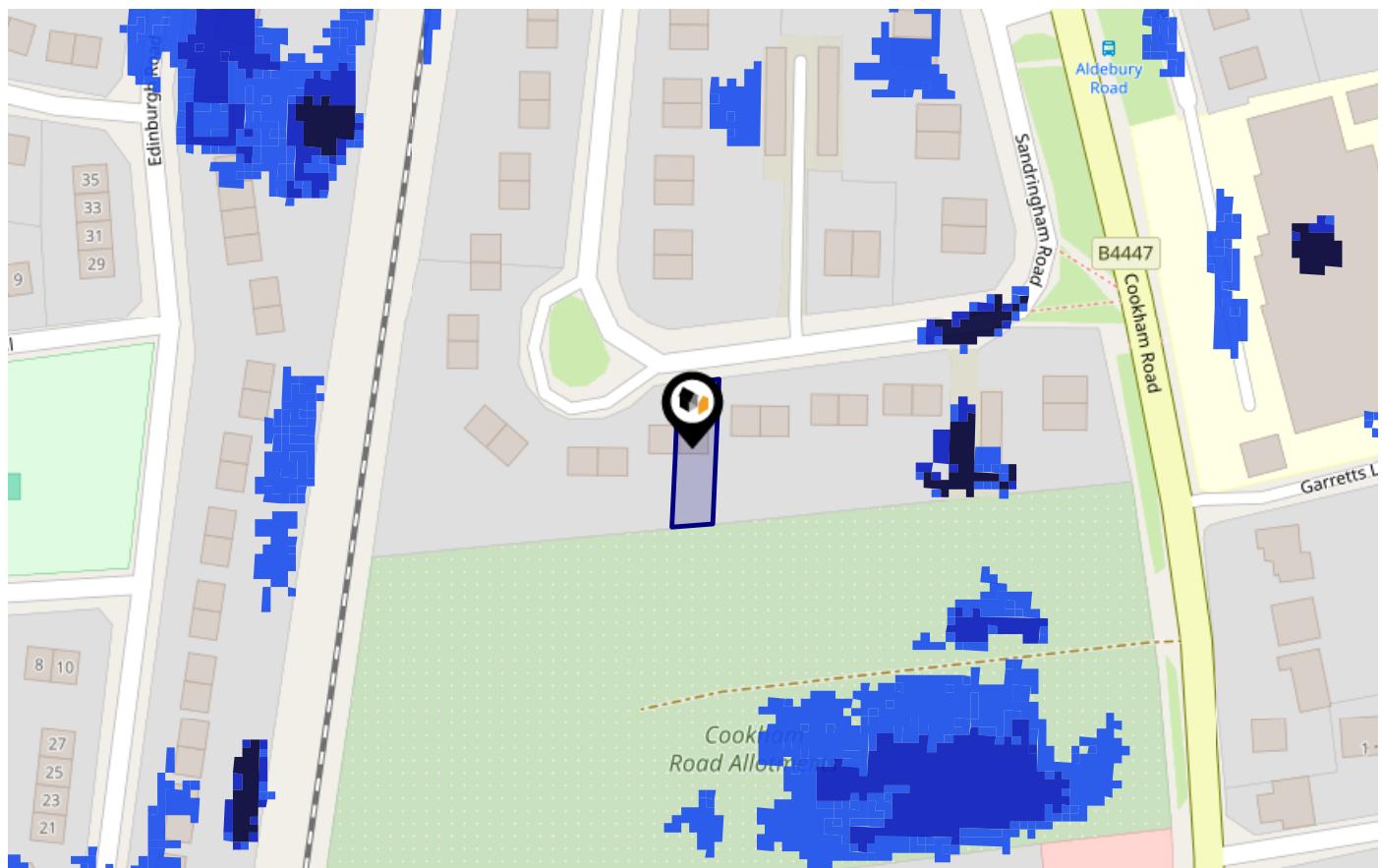


Flood Risk

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

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- 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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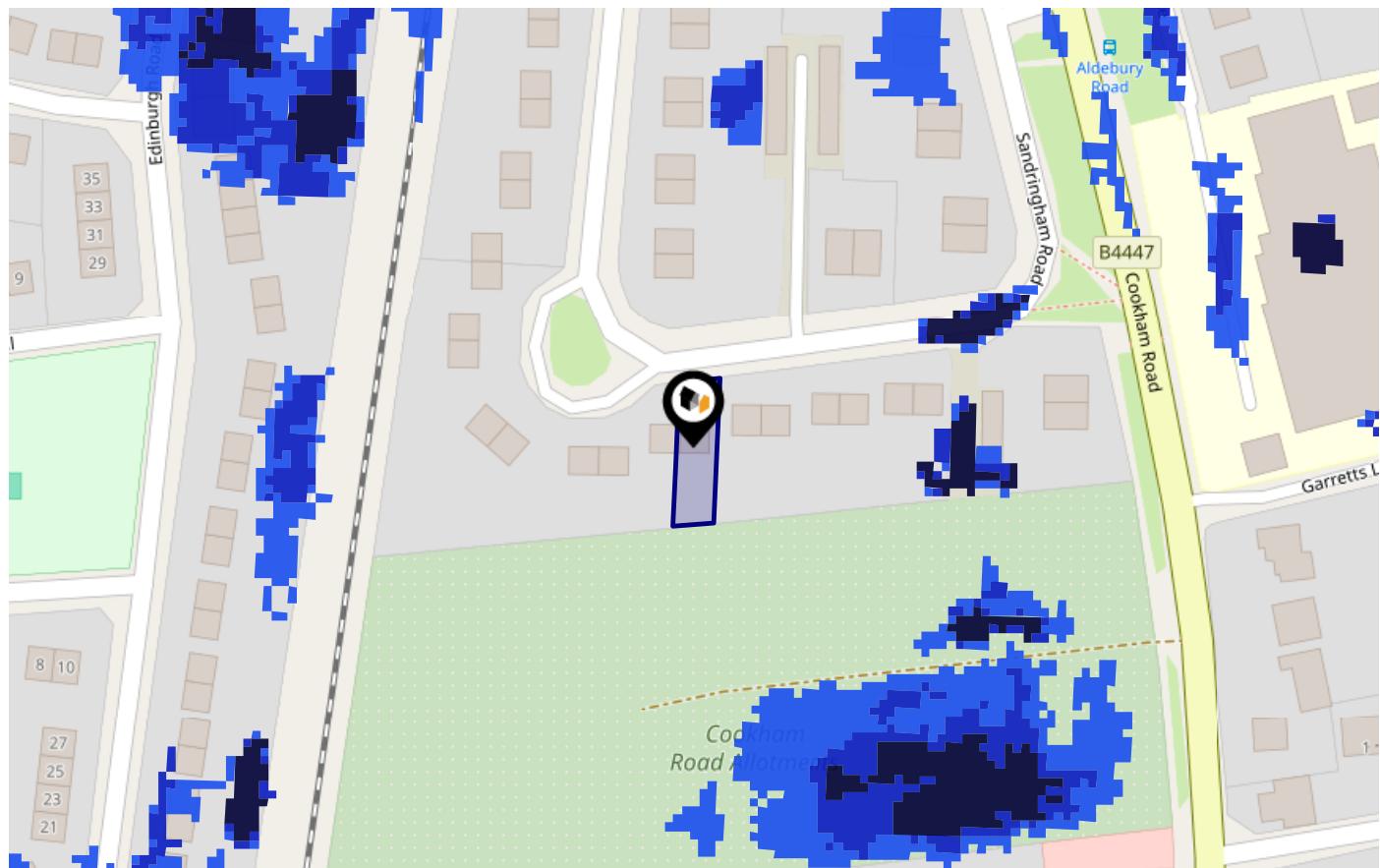


Flood Risk

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.

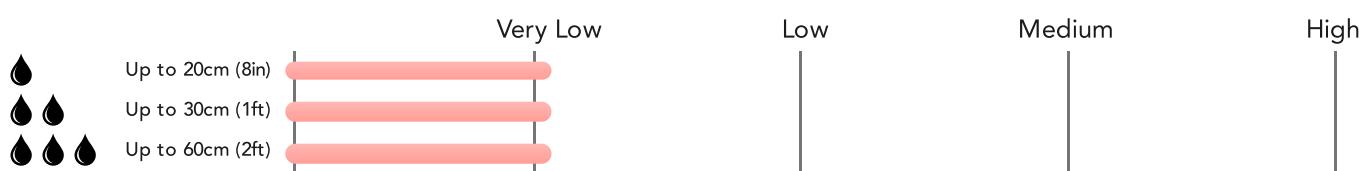


Risk Rating: Very low

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

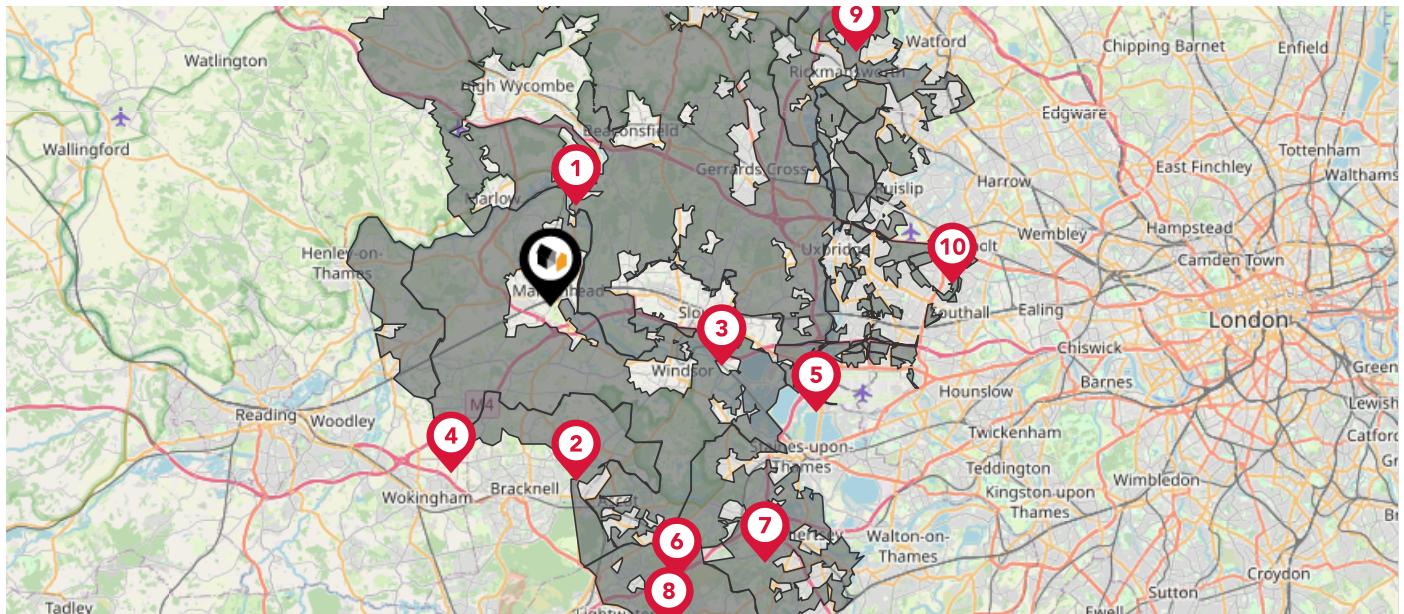


Maps

Green Belt



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



Nearby Green Belt Land

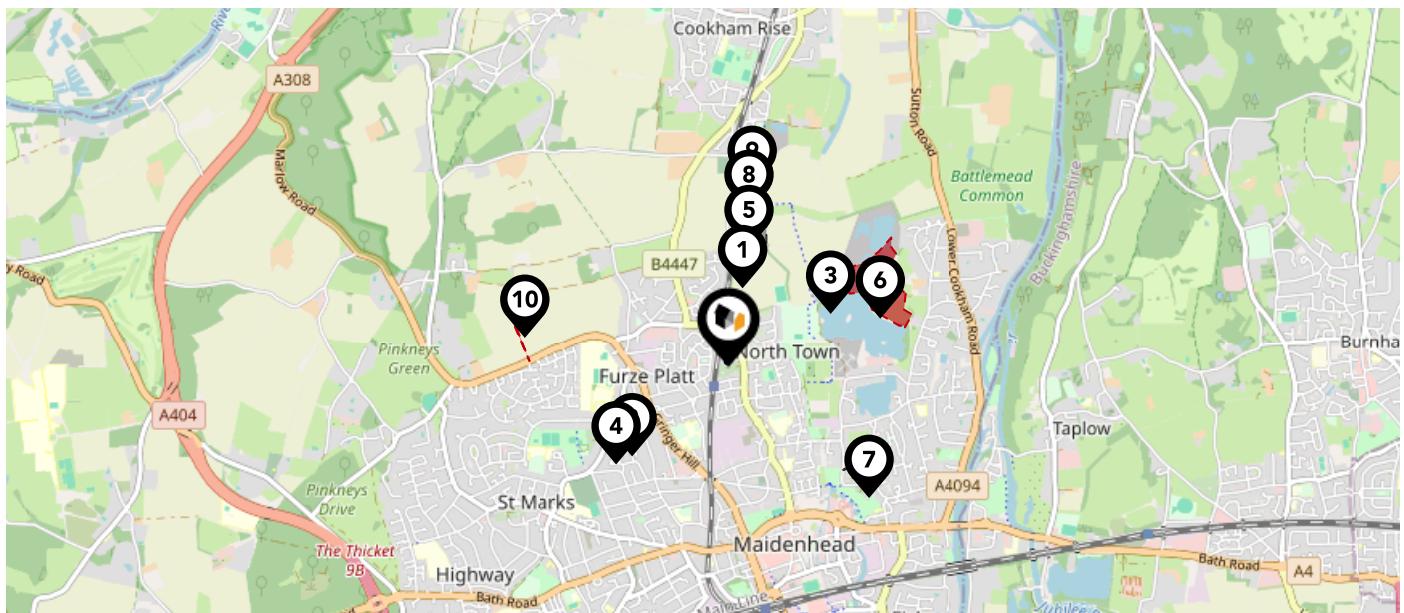
- 1 London Green Belt - Buckinghamshire
- 2 London Green Belt - Bracknell Forest
- 3 London Green Belt - Slough
- 4 London Green Belt - Wokingham
- 5 London Green Belt - Hillingdon
- 6 London Green Belt - Windsor and Maidenhead
- 7 London Green Belt - Runnymede
- 8 London Green Belt - Surrey Heath
-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

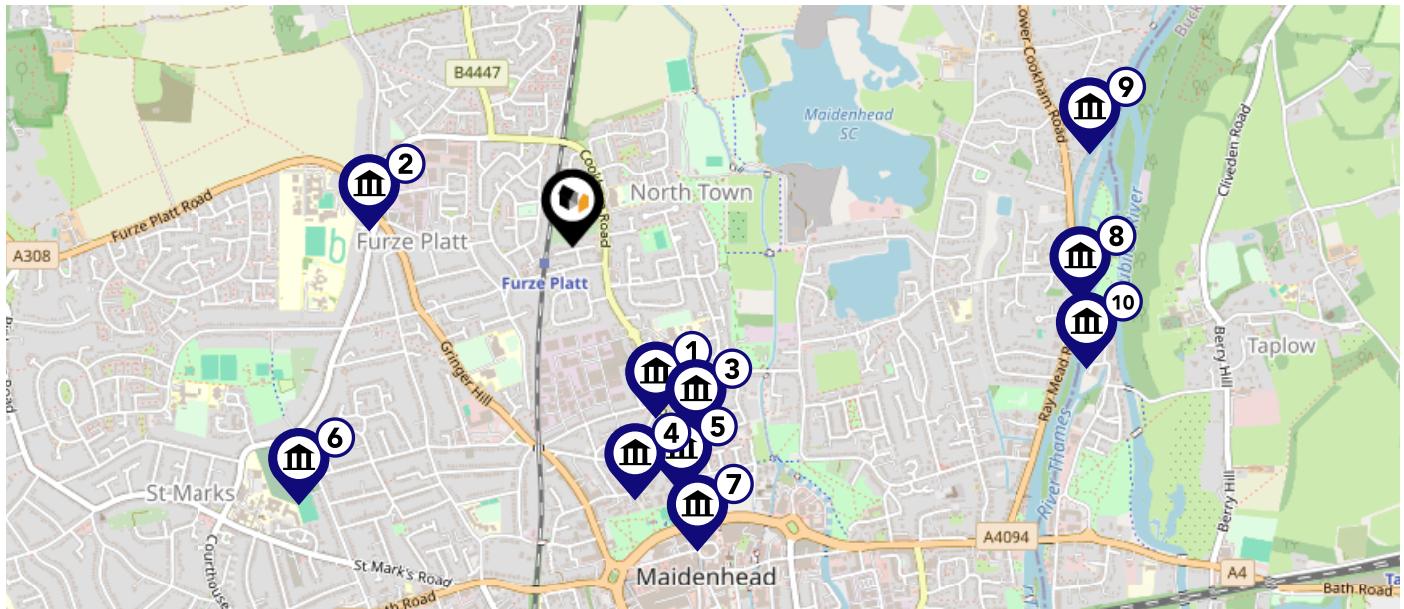
1	Spencers Farm-North Town	Historic Landfill	<input type="checkbox"/>
2	Linden Avenue-Maidenhead	Historic Landfill	<input type="checkbox"/>
3	EA/EPR/FP3690EF/A001	Active Landfill	<input checked="" type="checkbox"/>
4	Langton Close-Maidenhead	Historic Landfill	<input type="checkbox"/>
5	Strande Castle-Summerleaze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

Maps

Listed Buildings

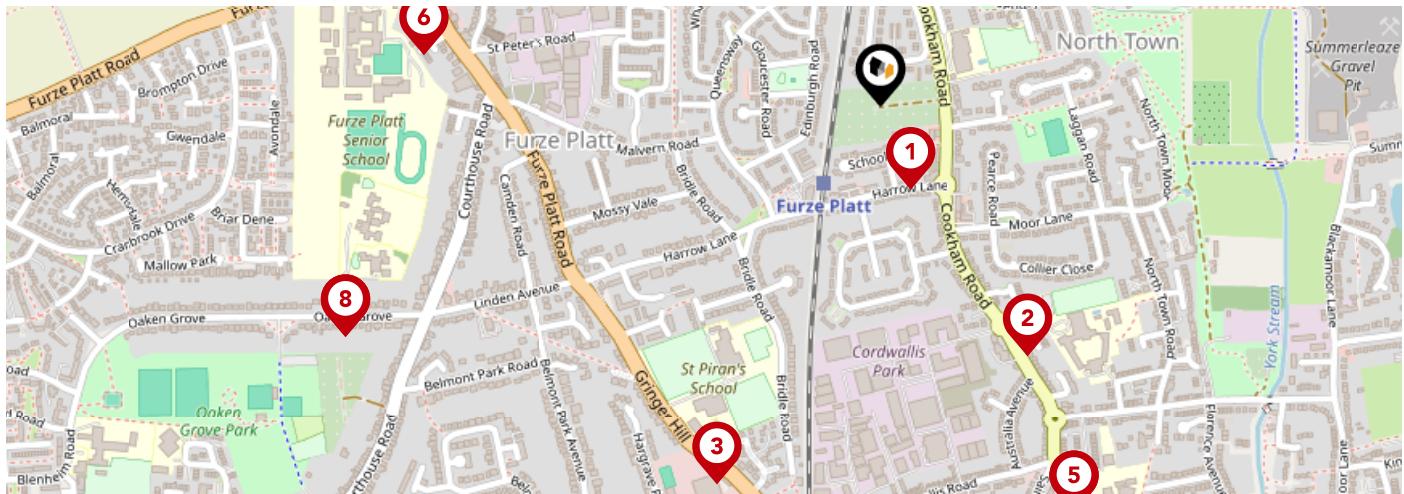


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1117624 - 52 And 54, Cookham Road	Grade II	0.4 miles
	1117591 - Church Of St Peter	Grade II	0.5 miles
	1319374 - The Hyde	Grade II	0.5 miles
	1117584 - Church Of St Luke	Grade II	0.6 miles
	1136084 - Church Of St Joseph	Grade II	0.6 miles
	1393886 - Chapel Lodge	Grade II	0.8 miles
	1319351 - The Wilderness	Grade II	0.8 miles
	1136174 - K1 Telephone Kiosk Beside Entrance To Boulters Inn, Ray Mill Island	Grade II	1.2 miles
	1117593 - Maidenhead Court Boathouse	Grade II	1.2 miles
	1392491 - Glen Island House	Grade II	1.2 miles

Area Schools



Nursery Primary Secondary College Private



Maidenhead Nursery School

Ofsted Rating: Outstanding | Pupils: 74 | Distance:0.1



Riverside Primary School and Nursery

Ofsted Rating: Good | Pupils: 389 | Distance:0.33



St Piran's School

Ofsted Rating: Not Rated | Pupils: 450 | Distance:0.47



St Mary's Catholic Primary School, Maidenhead

Ofsted Rating: Requires improvement | Pupils: 304 | Distance:0.52



St Luke's CofE Primary School

Ofsted Rating: Outstanding | Pupils: 326 | Distance:0.52



Furze Platt Senior School

Ofsted Rating: Good | Pupils: 1530 | Distance:0.53



Furze Platt Infant School

Ofsted Rating: Good | Pupils: 270 | Distance:0.67

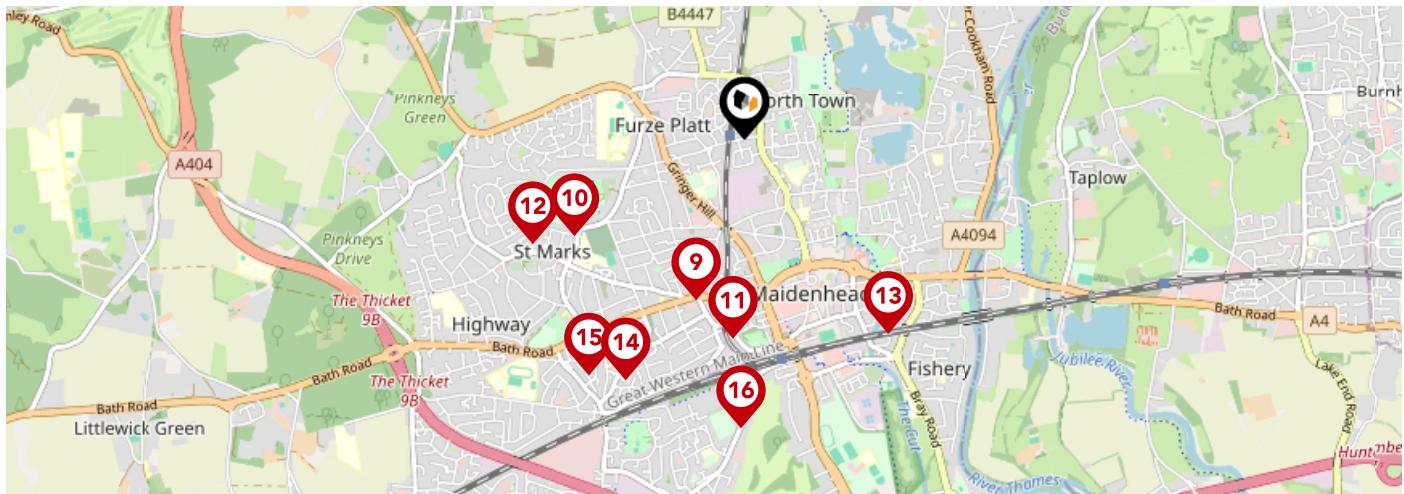


Furze Platt Junior School

Ofsted Rating: Outstanding | Pupils: 365 | Distance:0.67



Area Schools



Nursery Primary Secondary College Private



Claires Court Schools

Ofsted Rating: Not Rated | Pupils: 961 | Distance: 0.76



Alwyn Infant School

Ofsted Rating: Good | Pupils: 244 | Distance: 0.89



Highfield Preparatory School Limited

Ofsted Rating: Not Rated | Pupils: 94 | Distance: 0.91



Courthouse Junior School

Ofsted Rating: Good | Pupils: 358 | Distance: 1.08



RBWM Alternative Learning Provision

Ofsted Rating: Good | Pupils: 18 | Distance: 1.11



Boyne Hill CofE Infant and Nursery School

Ofsted Rating: Outstanding | Pupils: 216 | Distance: 1.23



All Saints Church of England Junior School

Ofsted Rating: Not Rated | Pupils: 224 | Distance: 1.3

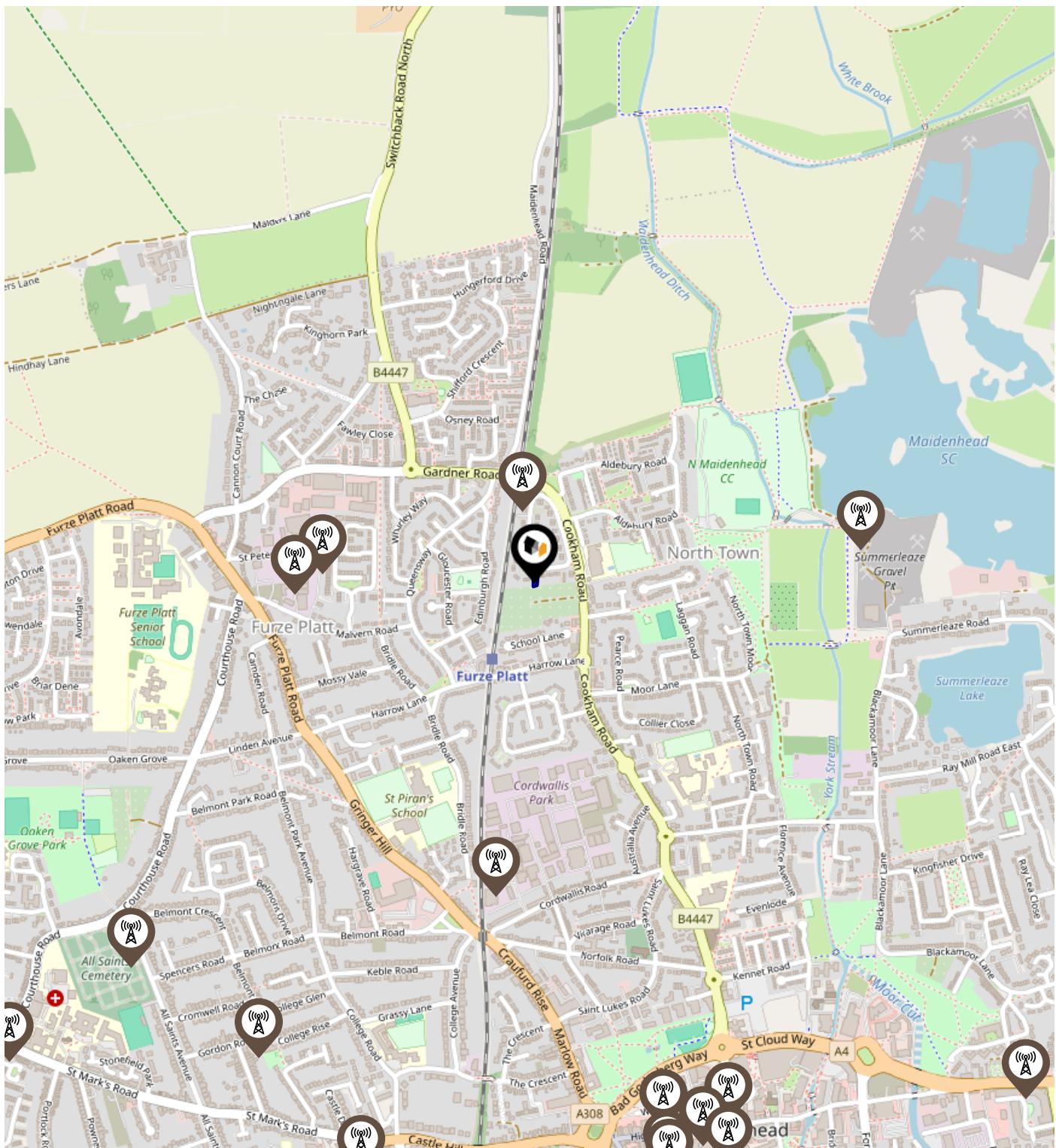


Desborough College

Ofsted Rating: Good | Pupils: 728 | Distance: 1.32



Local Area Masts & Pylons



Key:

- Power Pylons
- Communication Masts

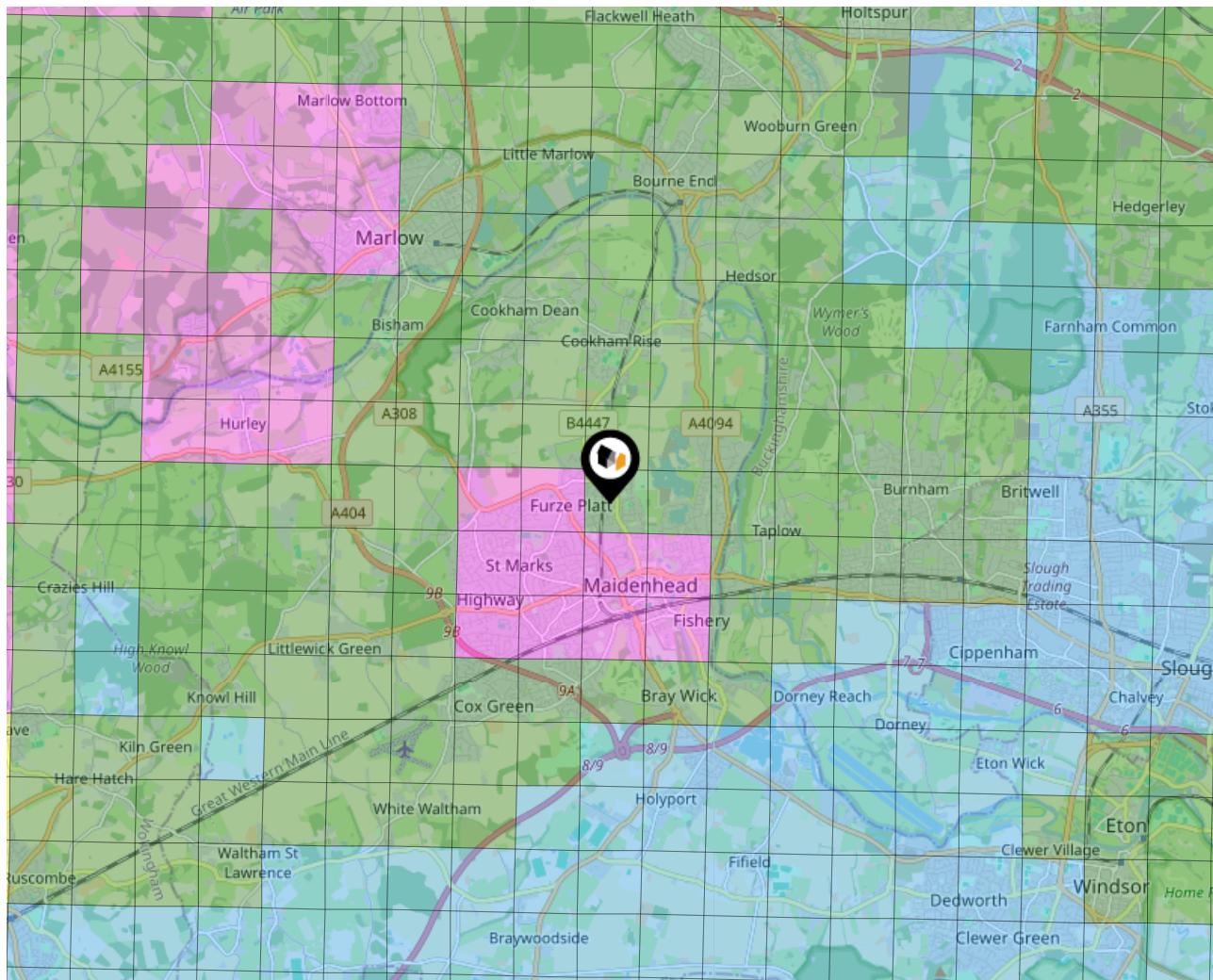
Environment

Radon Gas



What is Radon?

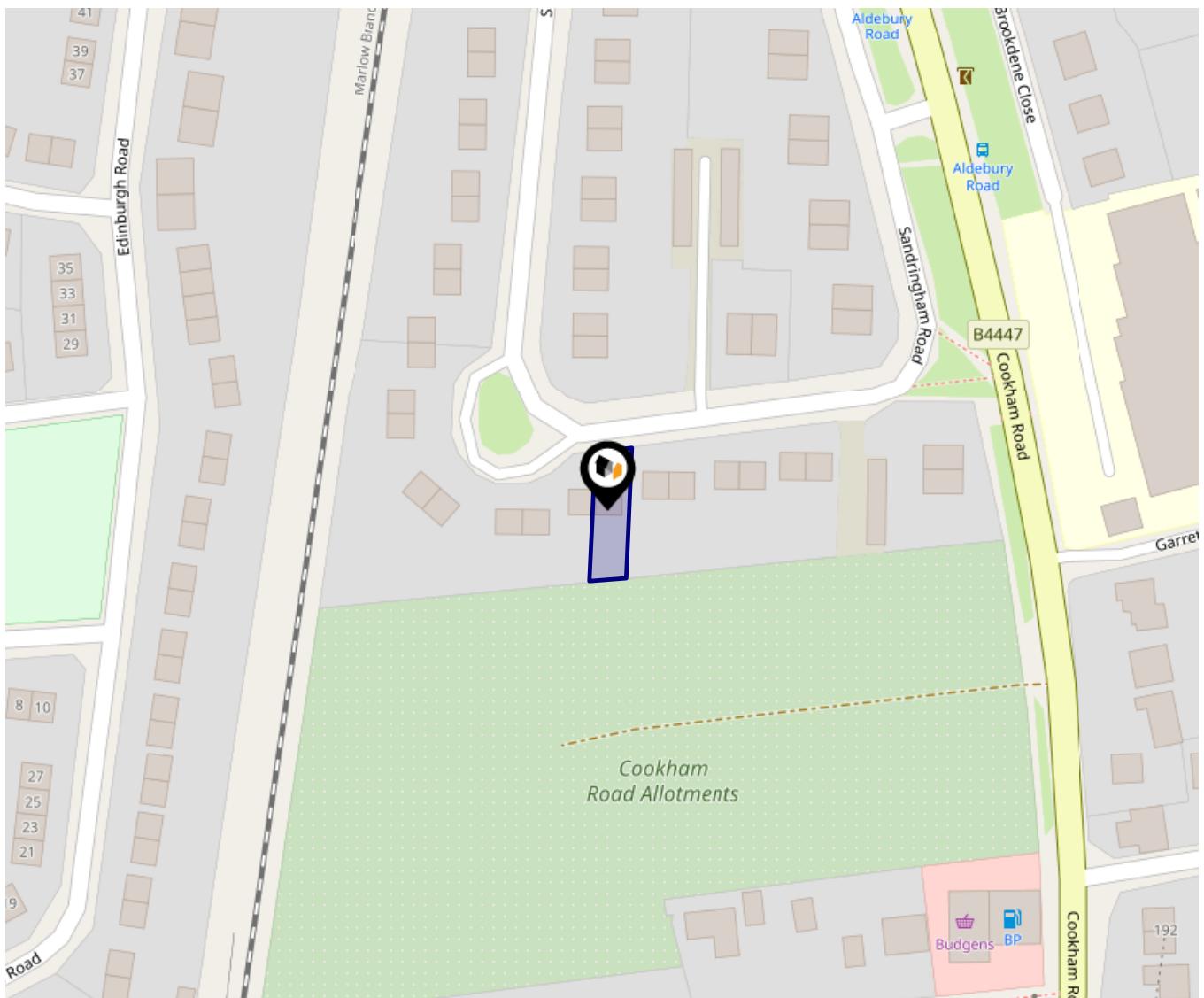
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



This
Property

1 <1% 2 1-3% 3 3-5% 4 5-10% 5 10-30% 6 >30%

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

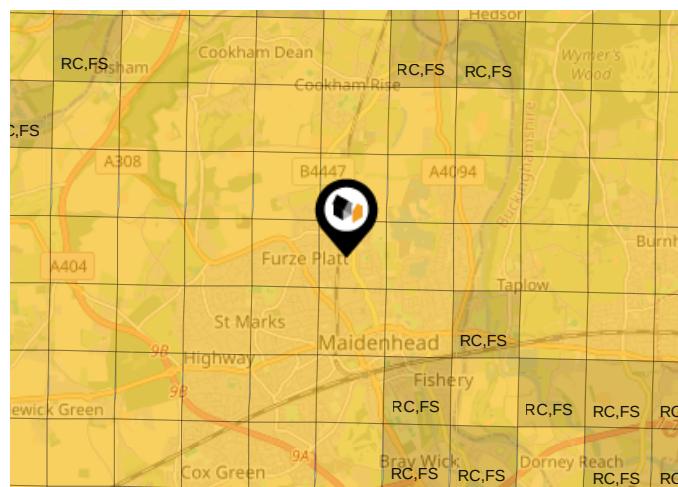
Environment

Soils & Clay



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

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



Primary Classifications (Most Common Clay Types)

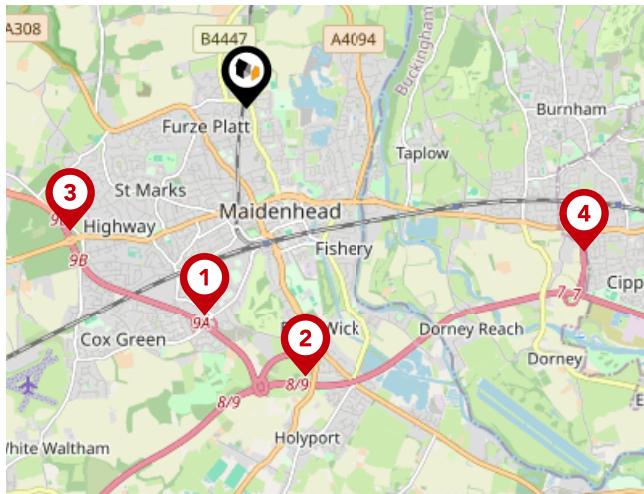
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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)



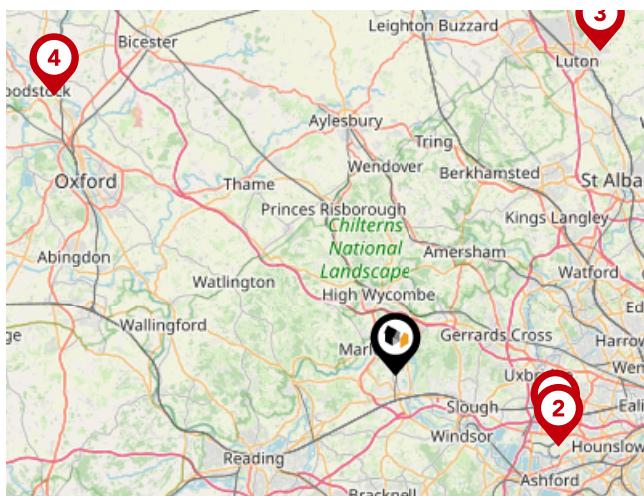
National Rail Stations

Pin	Name	Distance
1	Furze Platt Rail Station	0.16 miles
2	Maidenhead Rail Station	1.14 miles
3	Cookham Rail Station	1.57 miles



Trunk Roads/Motorways

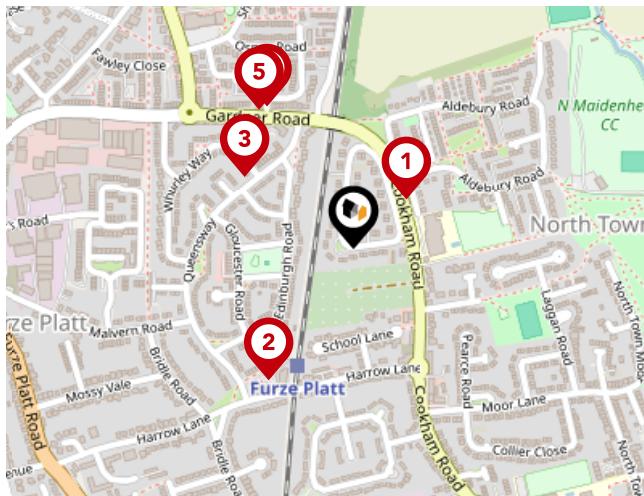
Pin	Name	Distance
1	A404(M) J9A	1.95 miles
2	M4 J8	2.52 miles
3	A404(M) J9	1.97 miles
4	M4 J7	3.38 miles
5	M40 J3	4.96 miles



Airports/Helipads

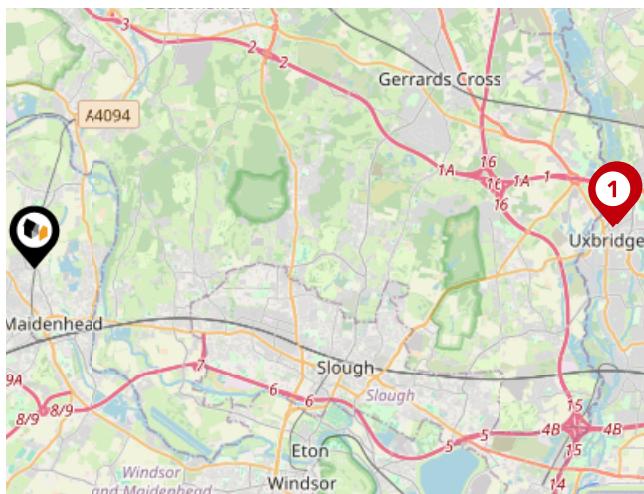
Pin	Name	Distance
1	Heathrow Airport	12.52 miles
2	Heathrow Airport Terminal 4	13.09 miles
3	Luton Airport	28.16 miles
4	Kidlington	32.48 miles

Area Transport (Local)



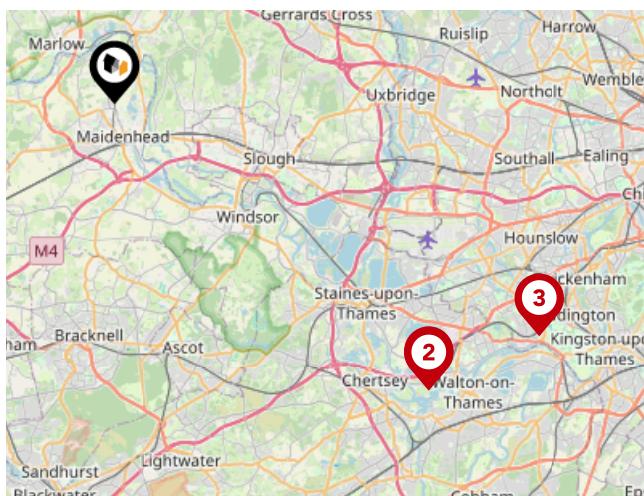
Bus Stops/Stations

Pin	Name	Distance
1	Aldebury Road	0.08 miles
2	Furze Platt Station	0.18 miles
3	Well House Road	0.15 miles
4	Spencers Bridge	0.19 miles
5	Spencers Bridge	0.19 miles



Local Connections

Pin	Name	Distance
1	Uxbridge Station	10.68 miles
2	Uxbridge Underground Station	10.74 miles
3	Uxbridge Underground Station	10.77 miles



Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	15.69 miles
2	Weybridge Ferry Landing	15.74 miles
3	Molesey - Hurst Park Ferry Landing	17.85 miles

Avocado Property

About Us



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.

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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Avocado Property

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