

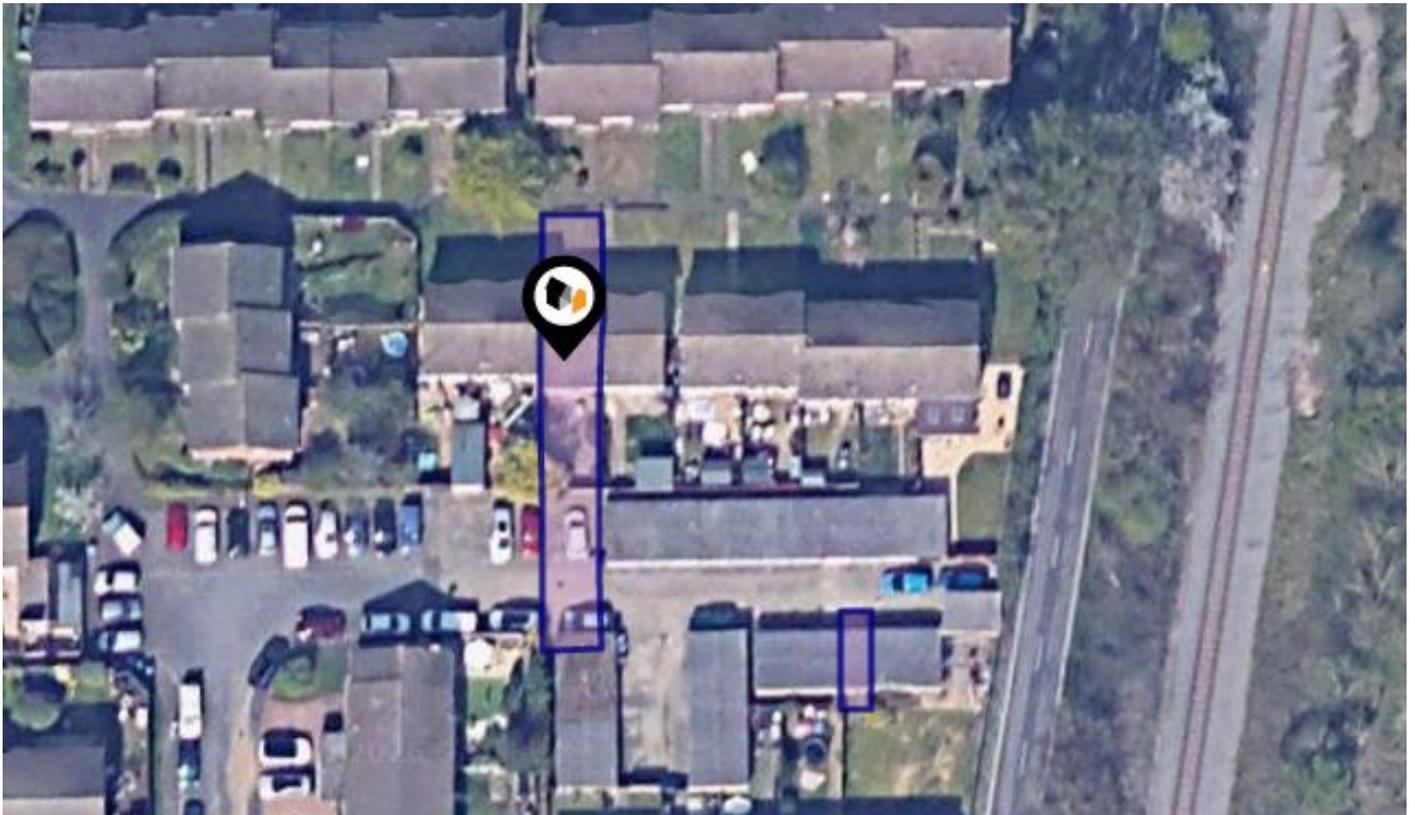


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 26th January 2026



42, HAMBLEDEN WALK, MAIDENHEAD, SL6 7UH

Avocado Property

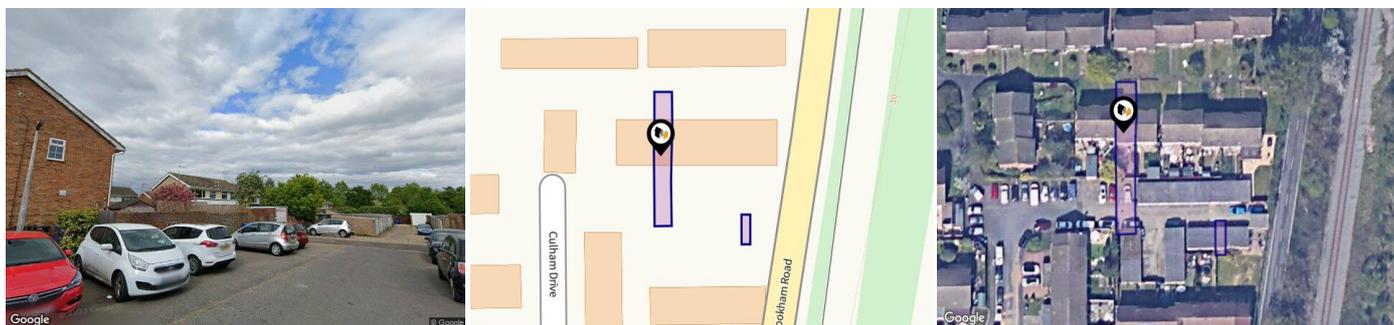
Stuart@avocadopropertyagents.co.uk

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Property Overview



Property

Type:	Terraced
Bedrooms:	2
Floor Area:	656 ft ² / 61 m ²
Plot Area:	0.06 acres
Year Built :	1967-1975
Council Tax :	Band C
Annual Estimate:	£1,621
Title Number:	BK128141
UPRN:	100080357437

Last Sold Date:	07/10/2024
Last Sold Price:	£365,000
Last Sold £/ft ² :	£556
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)

23 mb/s	75 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



42, Hambleden Walk, SL6 7UH

Energy rating

D

Valid until 09.02.2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

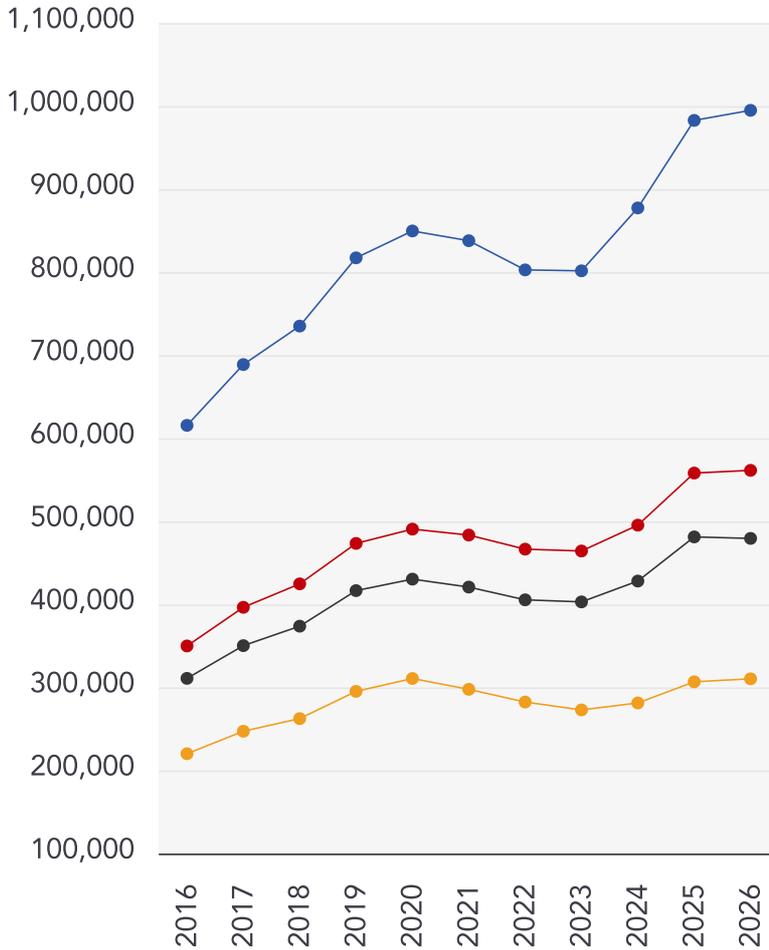
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 60% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	61 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

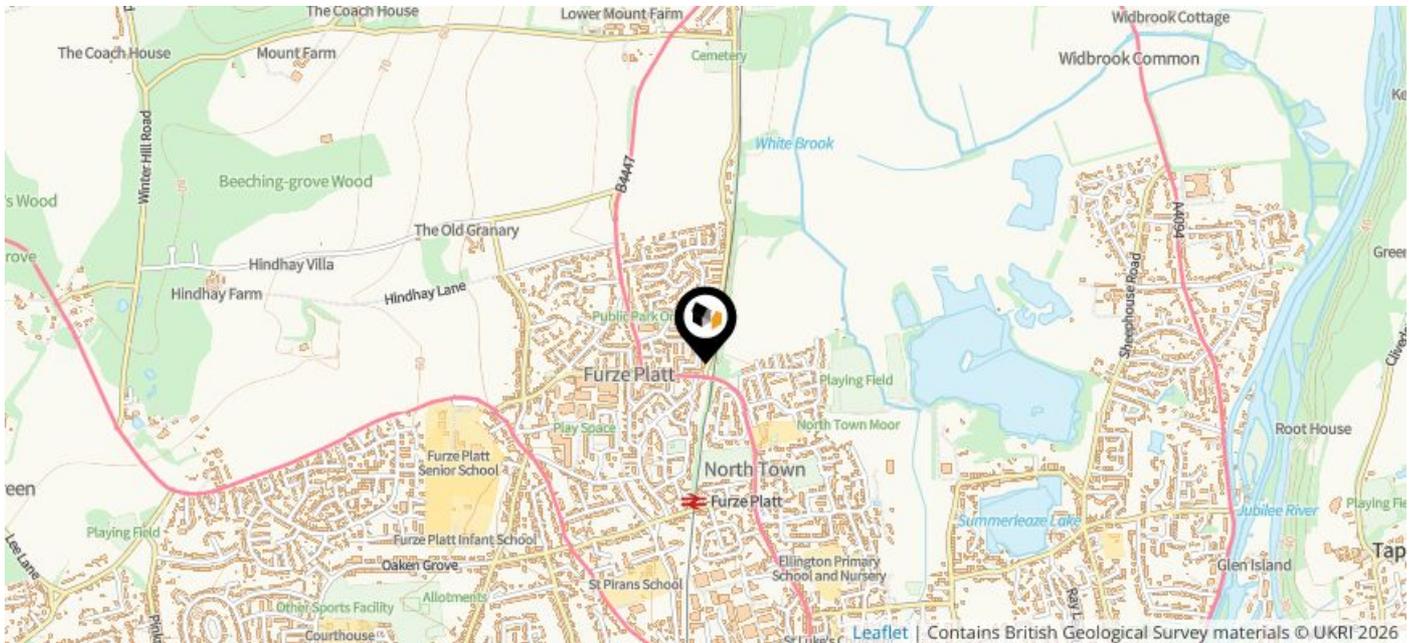
+40.97%

Maps

Coal Mining



This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✗ 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.

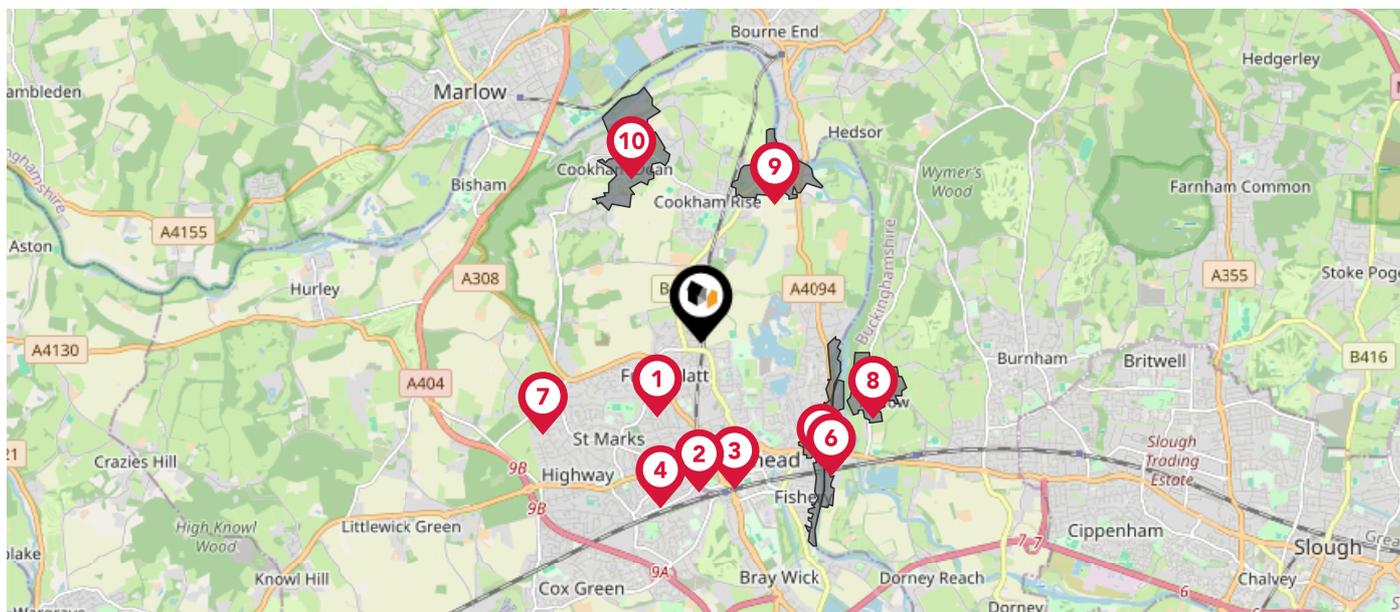
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

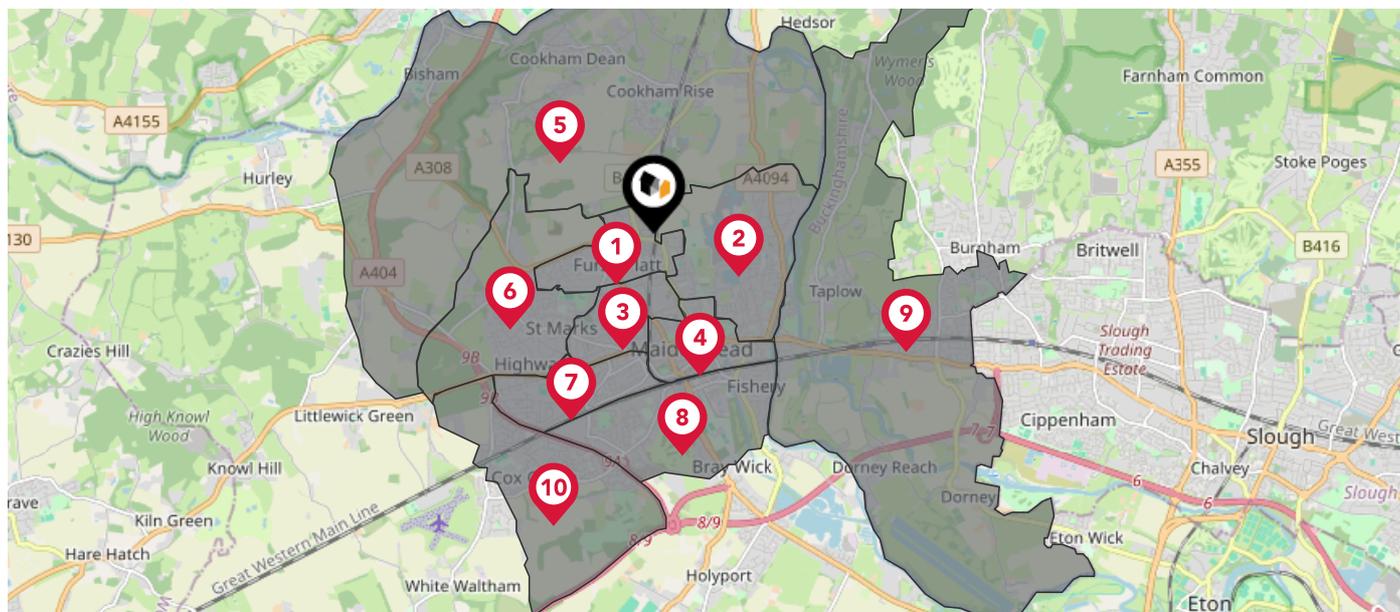
- 1 Furze Platt Triangel
- 2 Castle Hill, Maidenhead
- 3 Maidenhead Town Centre
- 4 All Saints, Boyn Hill, Maidenhead
- 5 Maidenhead Riverside (inc Boulton Lock and Maidenhead Bridge)
- 6 Taplow Riverside
- 7 Pinkneys green
- 8 Taplow
- 9 Cookham Village
- 10 Cookham Dean

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

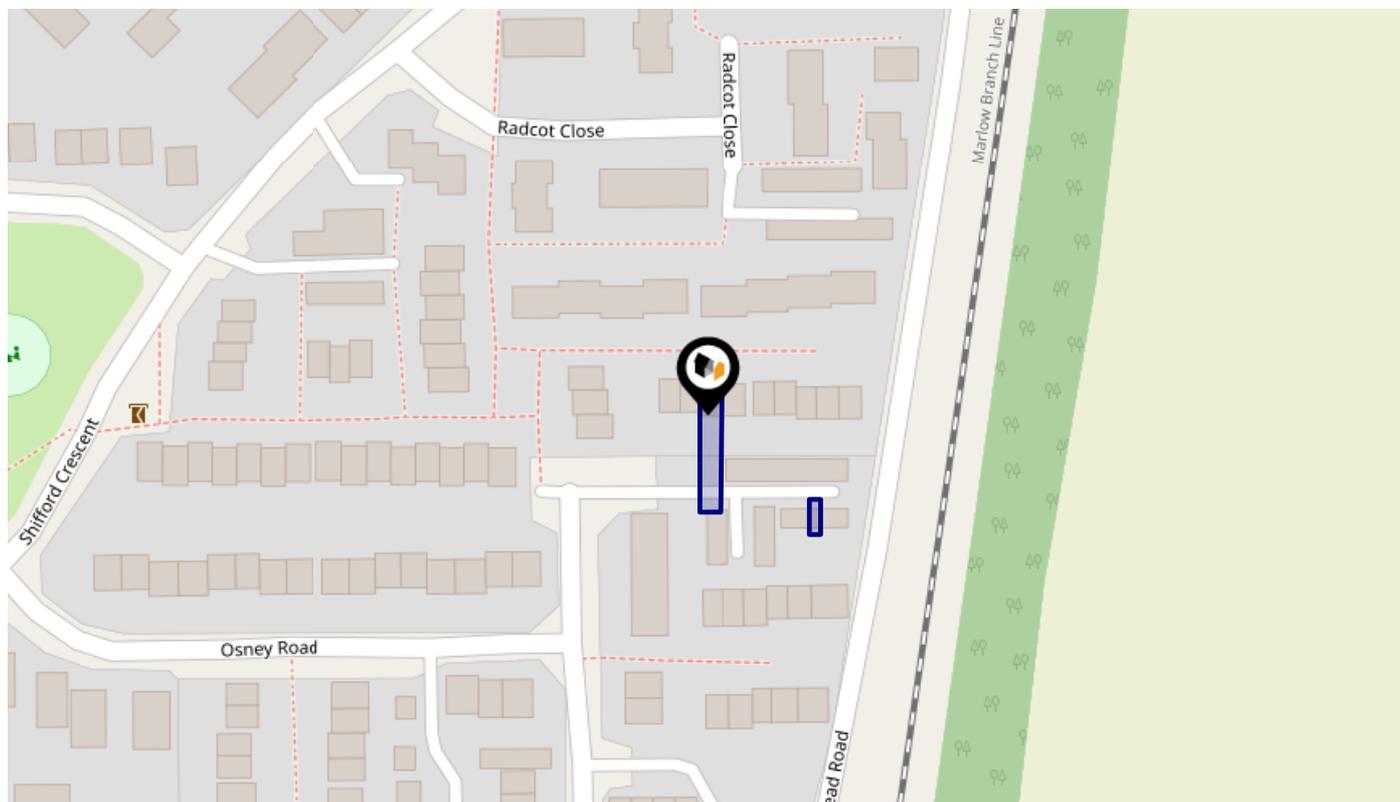
- 1 Furze Platt Ward
- 2 Riverside Ward
- 3 Belmont Ward
- 4 St. Mary's Ward
- 5 Bisham & Cookham Ward
- 6 Pinkneys Green Ward
- 7 Boyn Hill Ward
- 8 Oldfield Ward
- 9 Cliveden Ward
- 10 Cox Green Ward

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:

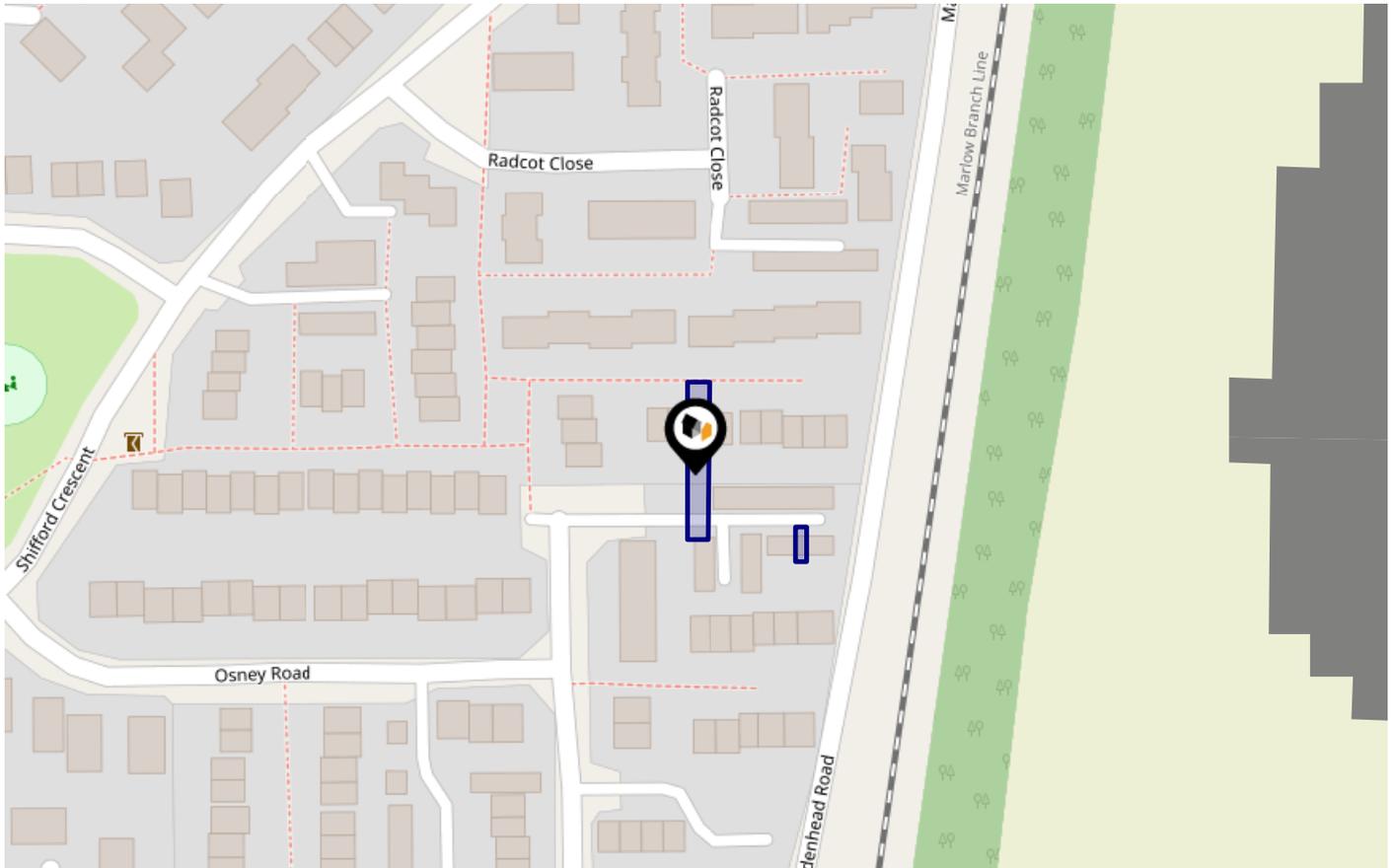


Flood Risk

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:

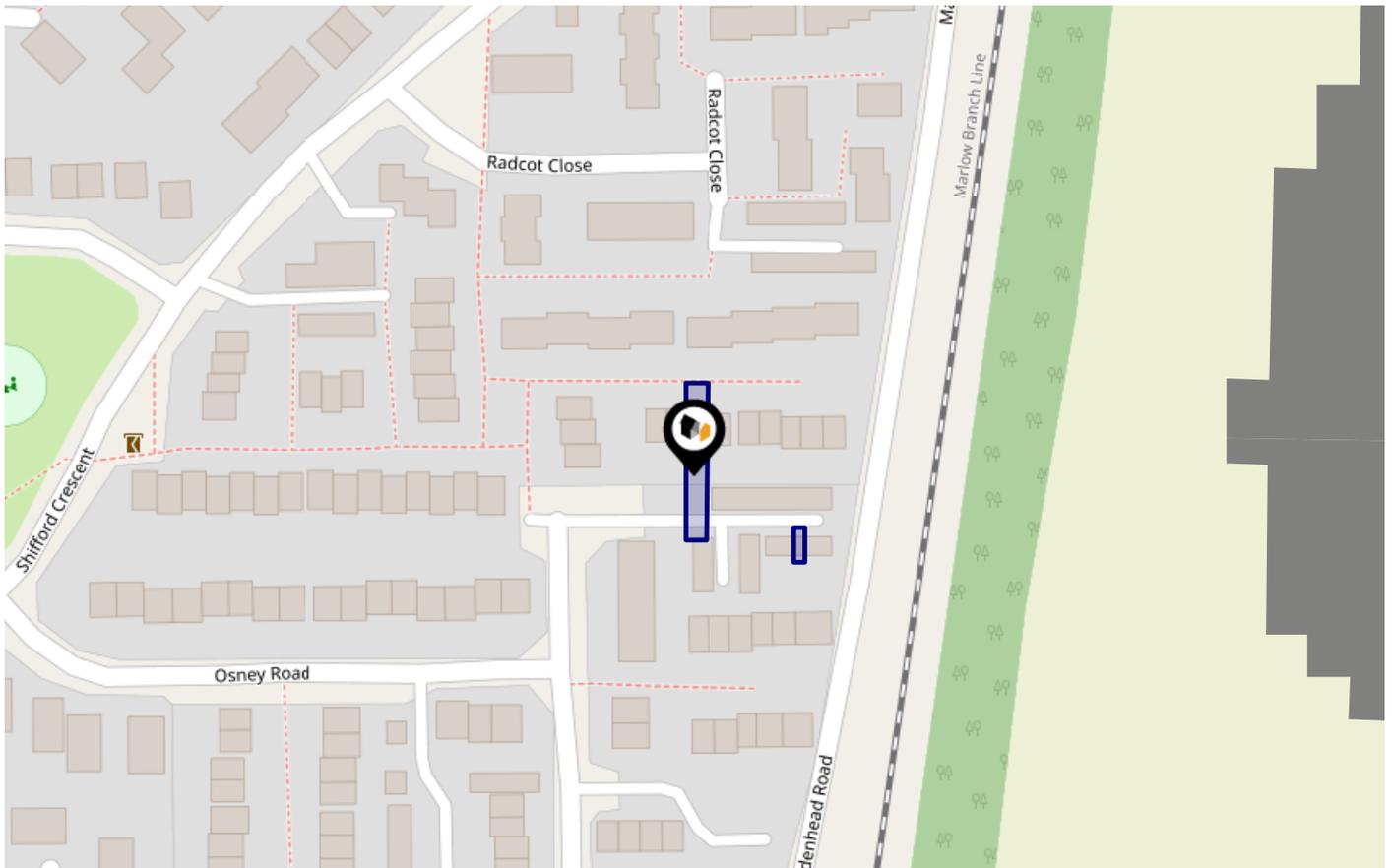


Flood Risk

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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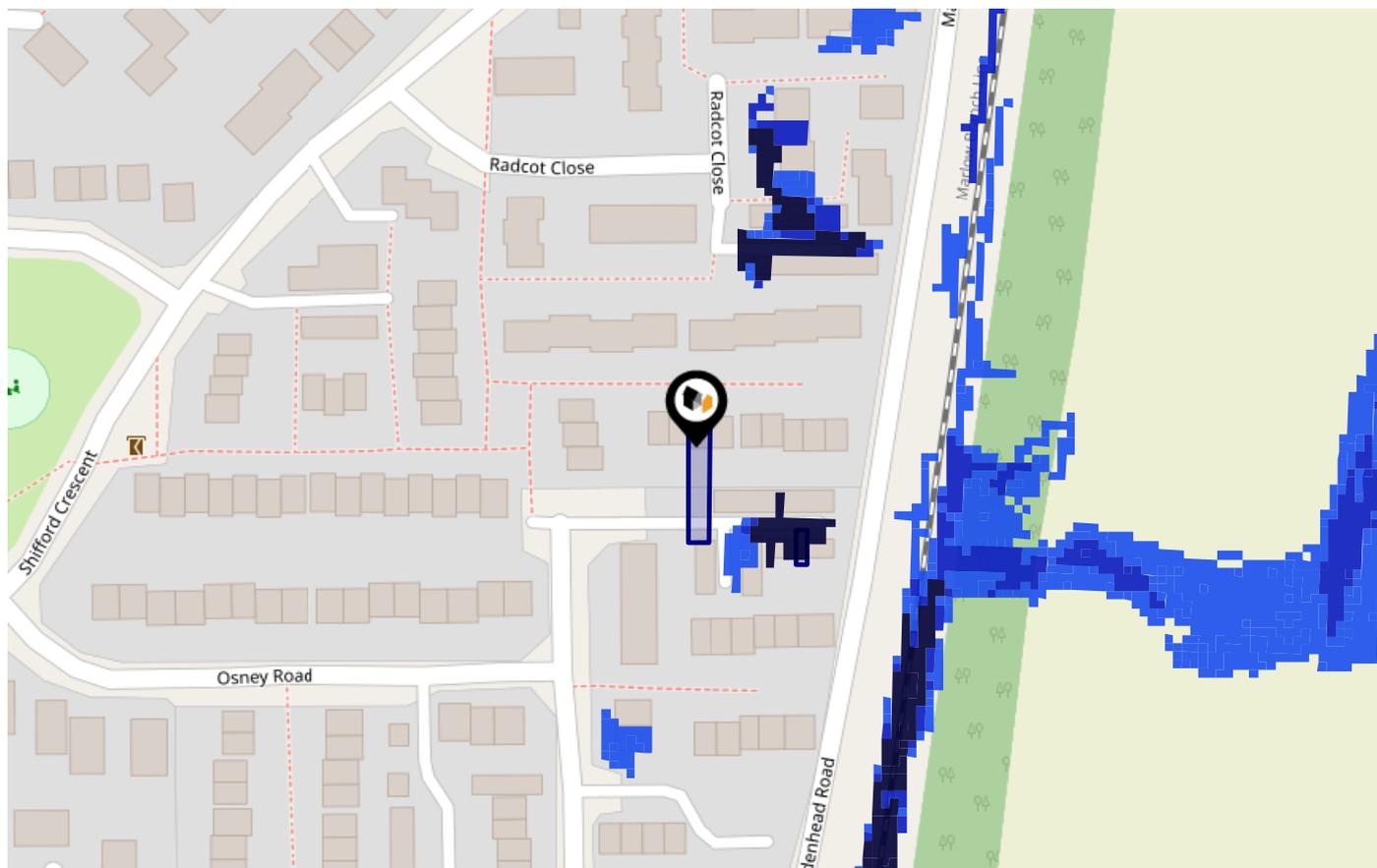


Flood Risk

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.

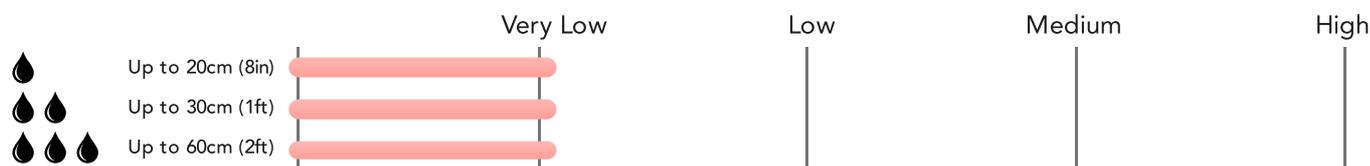


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Chance of flooding to the following depths at this property:

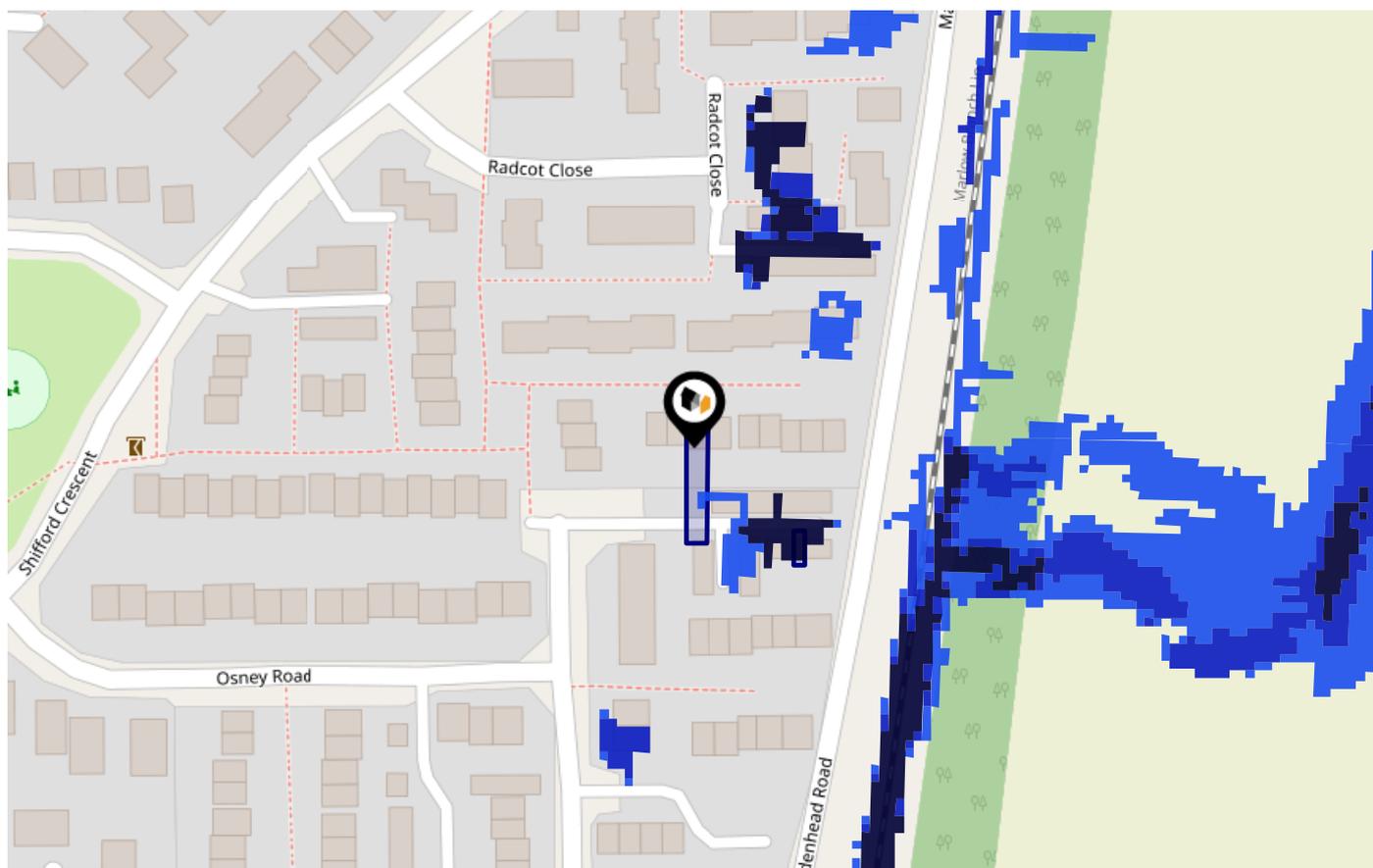


Flood Risk

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.

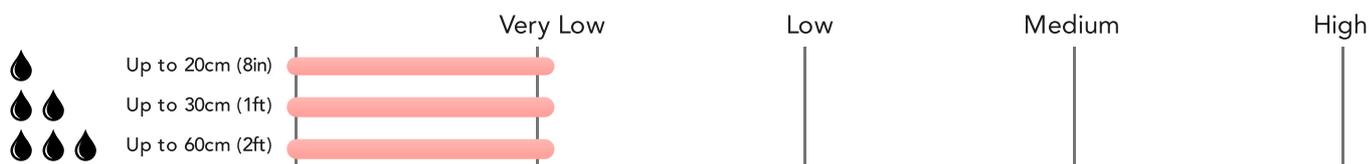


Risk Rating: Very low

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

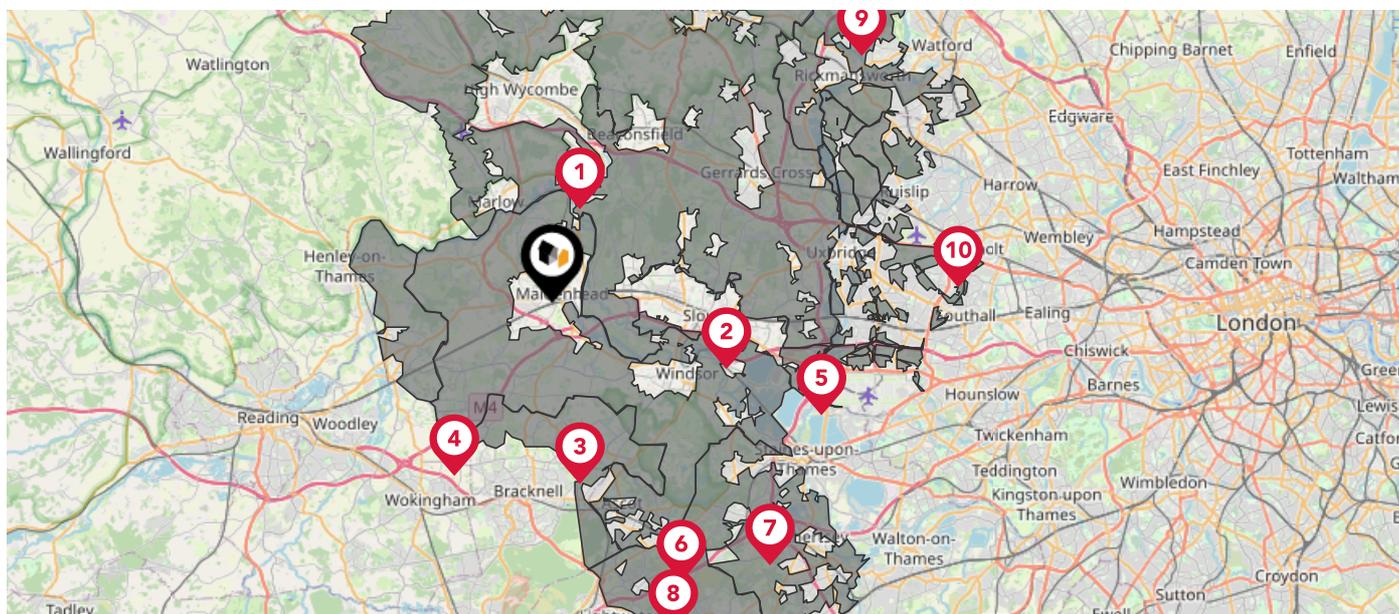


Maps

Green Belt



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



Nearby Green Belt Land

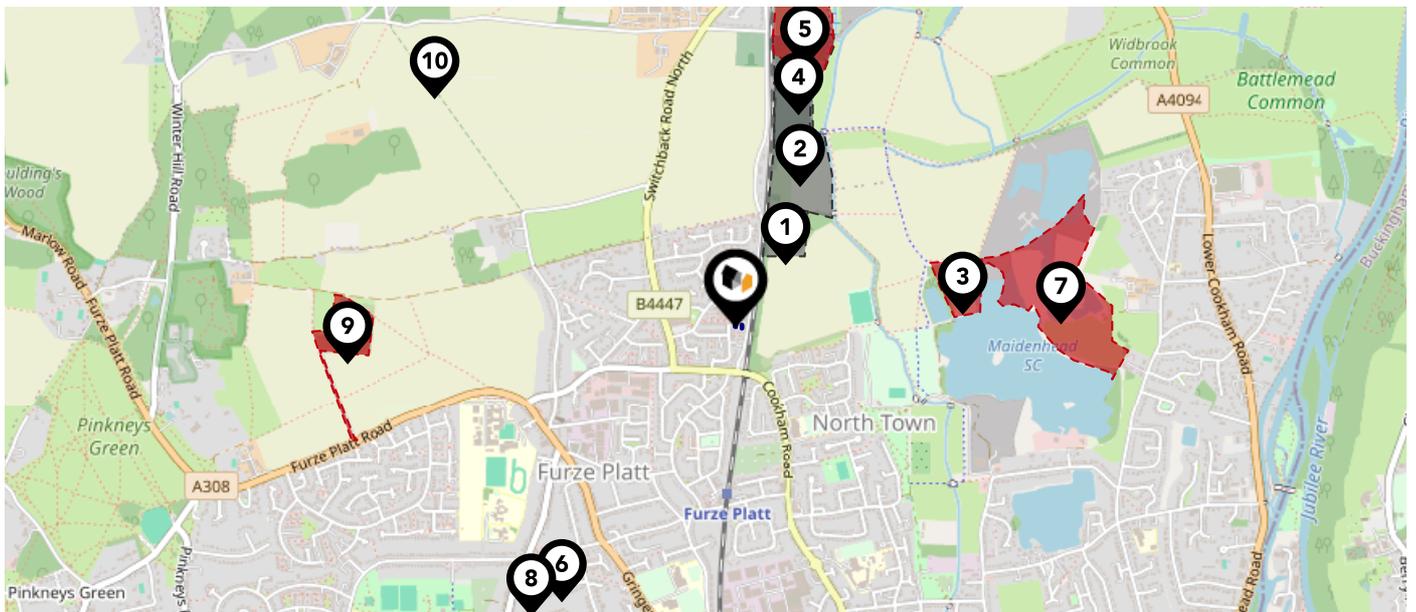
- 1 London Green Belt - Buckinghamshire
- 2 London Green Belt - Slough
- 3 London Green Belt - Bracknell Forest
- 4 London Green Belt - Wokingham
- 5 London Green Belt - Hillingdon
- 6 London Green Belt - Windsor and Maidenhead
- 7 London Green Belt - Runnymede
- 8 London Green Belt - Surrey Heath
-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

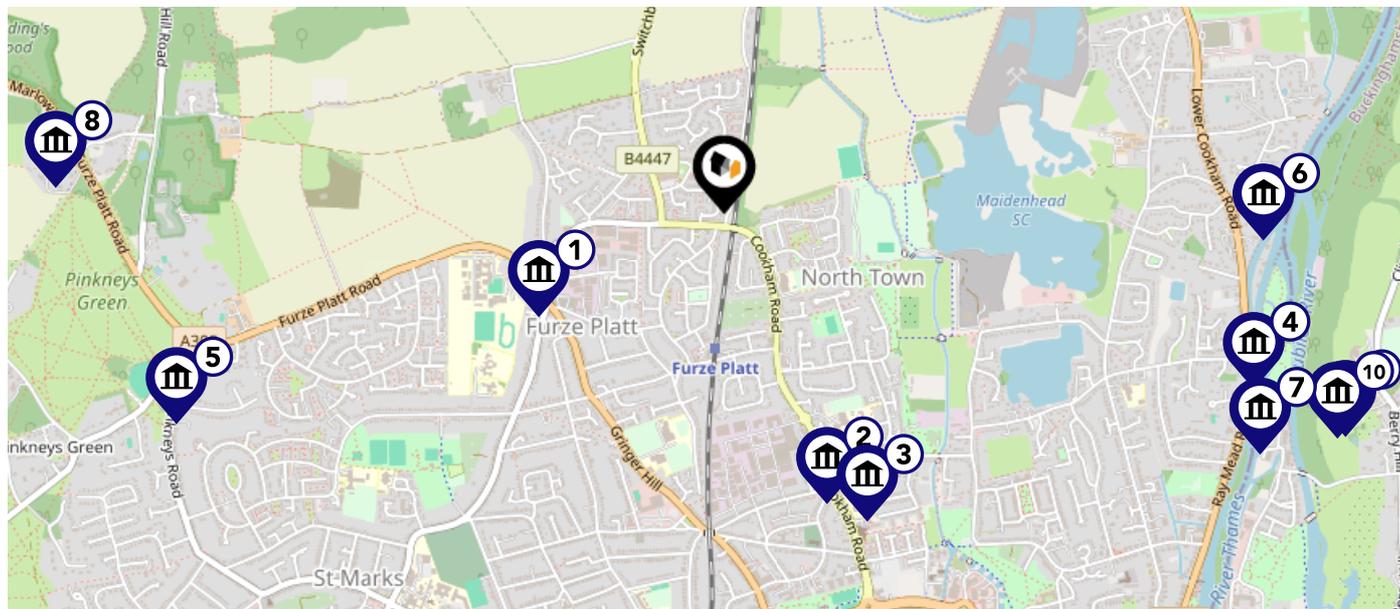
1	Spencers Farm-North Town	Historic Landfill	<input type="checkbox"/>
2	Strande Castle-Summerleaze Road, Cookham	Historic Landfill	<input type="checkbox"/>
3	EA/EPR/FP3690EF/A001	Active Landfill	<input checked="" type="checkbox"/>
4	Cookham Tip-Off Lightlands Lane, Cookham, Berkshire	Historic Landfill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

Maps

Listed Buildings

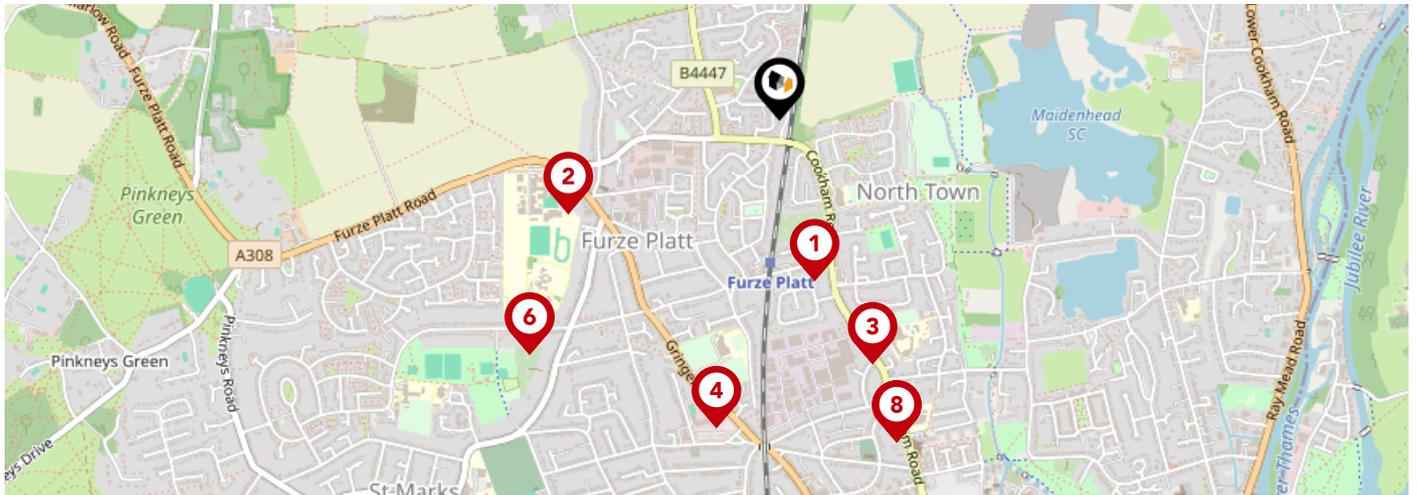


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



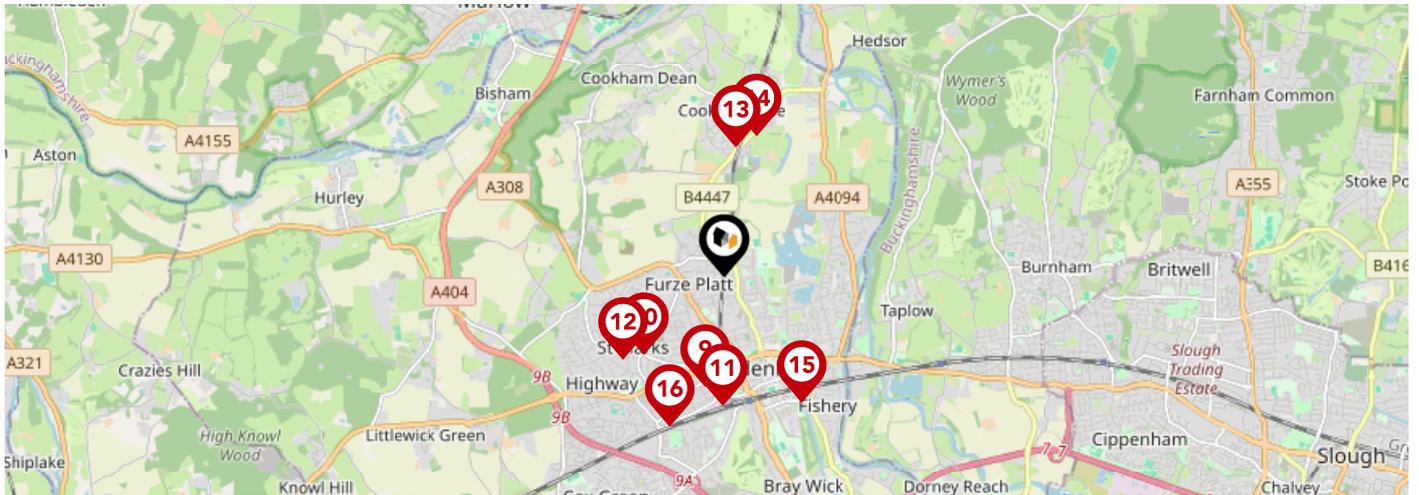
Listed Buildings in the local district	Grade	Distance
 1117591 - Church Of St Peter	Grade II	0.5 miles
 1117624 - 52 And 54, Cookham Road	Grade II	0.7 miles
 1319374 - The Hyde	Grade II	0.8 miles
 1136174 - K1 Telephone Kiosk Beside Entrance To Boulters Inn, Ray Mill Island	Grade II	1.3 miles
 1117585 - Turville Cottage	Grade II	1.3 miles
 1117593 - Maidenhead Court Boathouse	Grade II	1.3 miles
 1392491 - Glen Island House	Grade II	1.4 miles
 1319400 - Shepherds Cottage	Grade II	1.5 miles
 1332735 - Statue In Forecourt Of Taplow Court	Grade II	1.5 miles
 1165286 - Taplow Court (plessey Telecommunications Research)	Grade II	1.5 miles

Area Schools



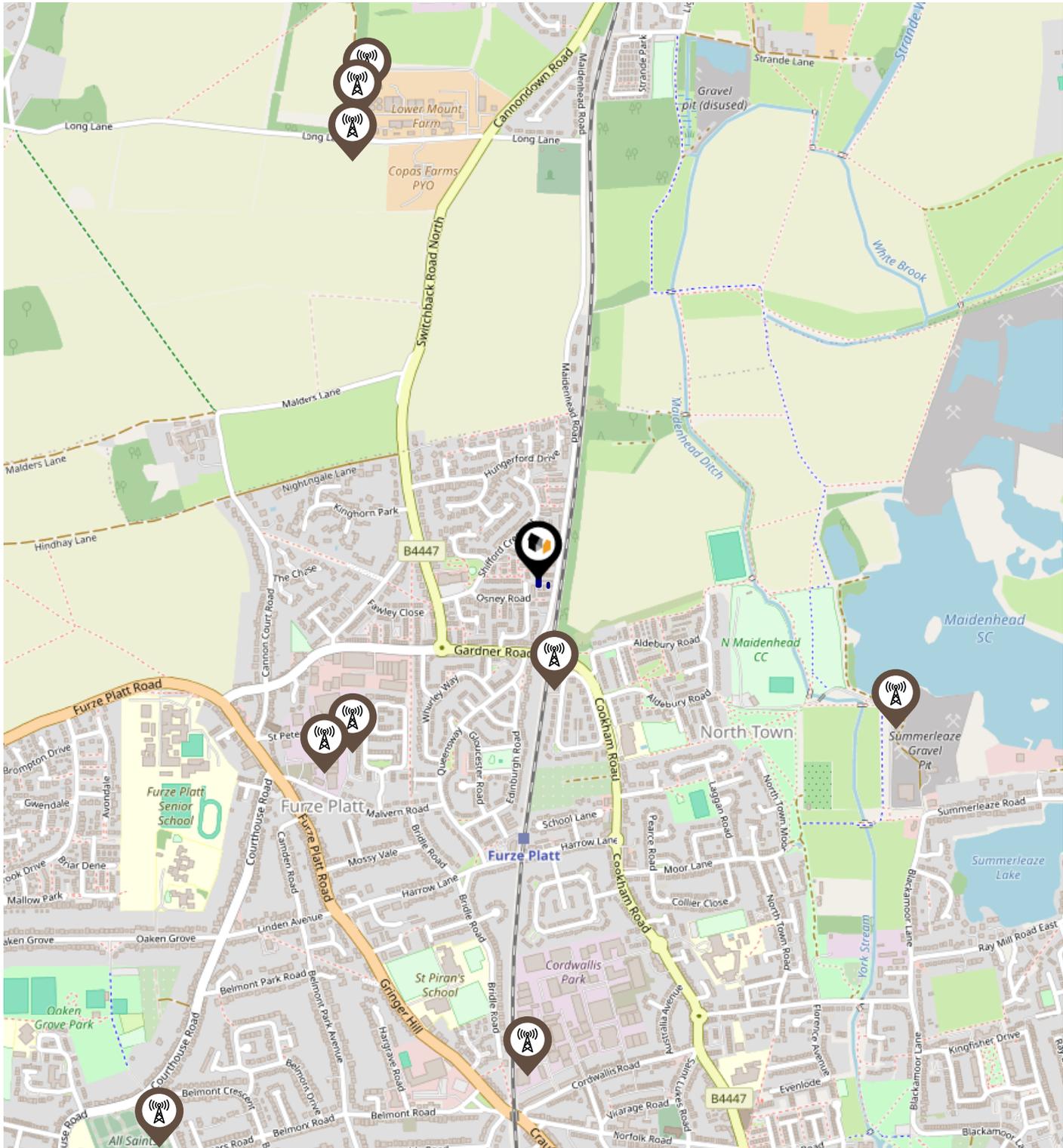
	Nursery	Primary	Secondary	College	Private
1 Maidenhead Nursery School Ofsted Rating: Outstanding Pupils: 74 Distance:0.38	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Furze Platt Senior School Ofsted Rating: Good Pupils: 1530 Distance:0.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Riverside Primary School and Nursery Ofsted Rating: Good Pupils: 389 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 St Piran's School Ofsted Rating: Not Rated Pupils: 450 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Furze Platt Infant School Ofsted Rating: Good Pupils: 270 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Furze Platt Junior School Ofsted Rating: Outstanding Pupils: 365 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 St Mary's Catholic Primary School, Maidenhead Ofsted Rating: Requires improvement Pupils: 304 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 St Luke's CofE Primary School Ofsted Rating: Outstanding Pupils: 326 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



	Nursery	Primary	Secondary	College	Private
Claires Court Schools Ofsted Rating: Not Rated Pupils: 961 Distance: 1.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alwyn Infant School Ofsted Rating: Good Pupils: 244 Distance: 1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Highfield Preparatory School Limited Ofsted Rating: Not Rated Pupils: 94 Distance: 1.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Courthouse Junior School Ofsted Rating: Good Pupils: 358 Distance: 1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cookham Rise Primary School Ofsted Rating: Good Pupils: 209 Distance: 1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cookham Nursery School Ofsted Rating: Outstanding Pupils: 57 Distance: 1.34	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RBWM Alternative Learning Provision Ofsted Rating: Good Pupils: 18 Distance: 1.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Boyne Hill CofE Infant and Nursery School Ofsted Rating: Outstanding Pupils: 216 Distance: 1.47	<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

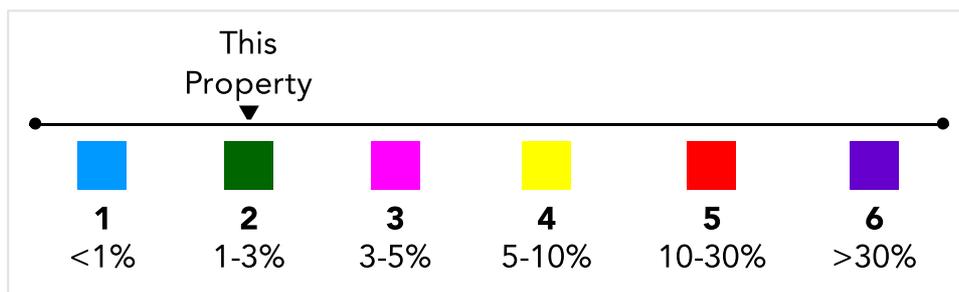
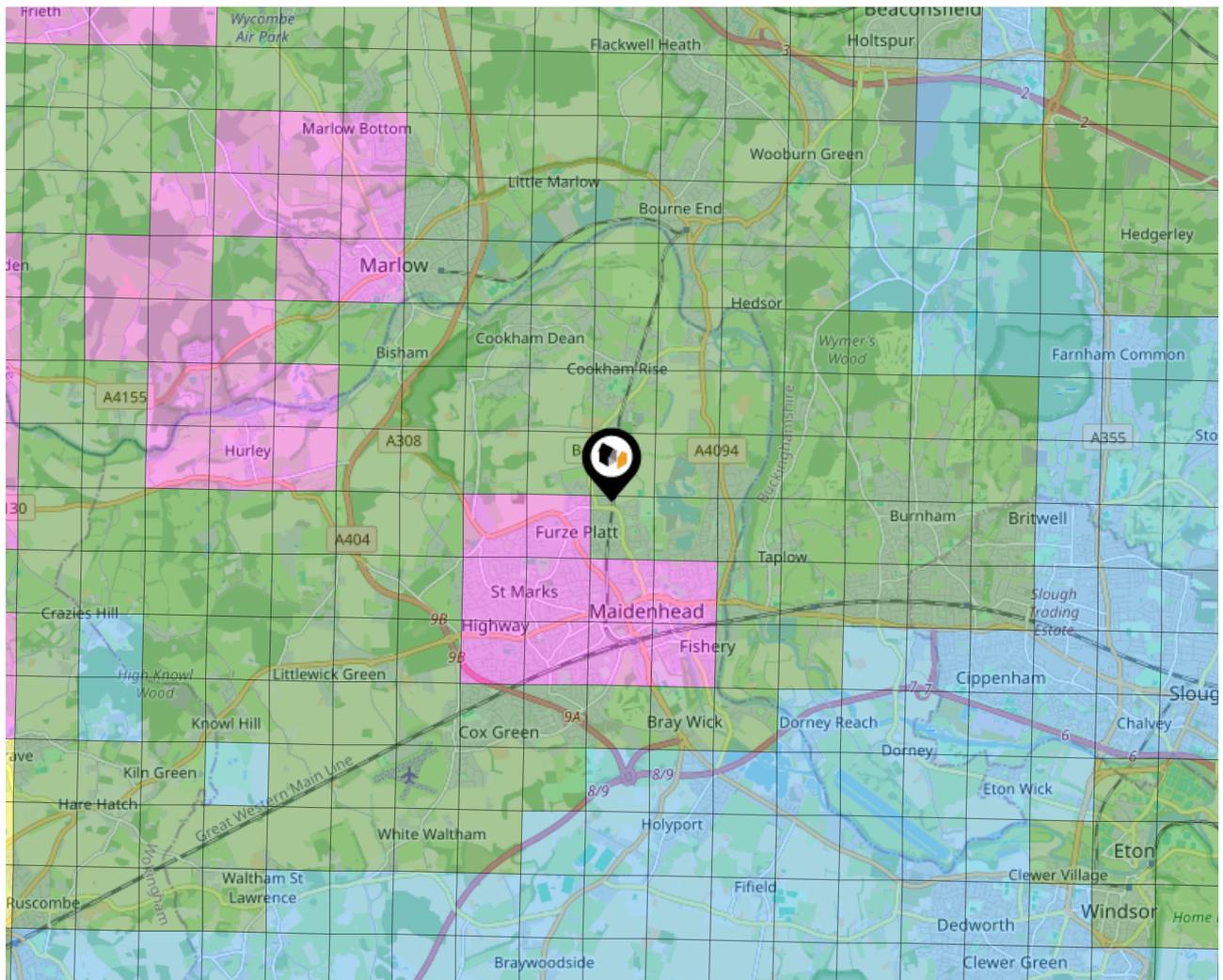
Environment

Radon Gas

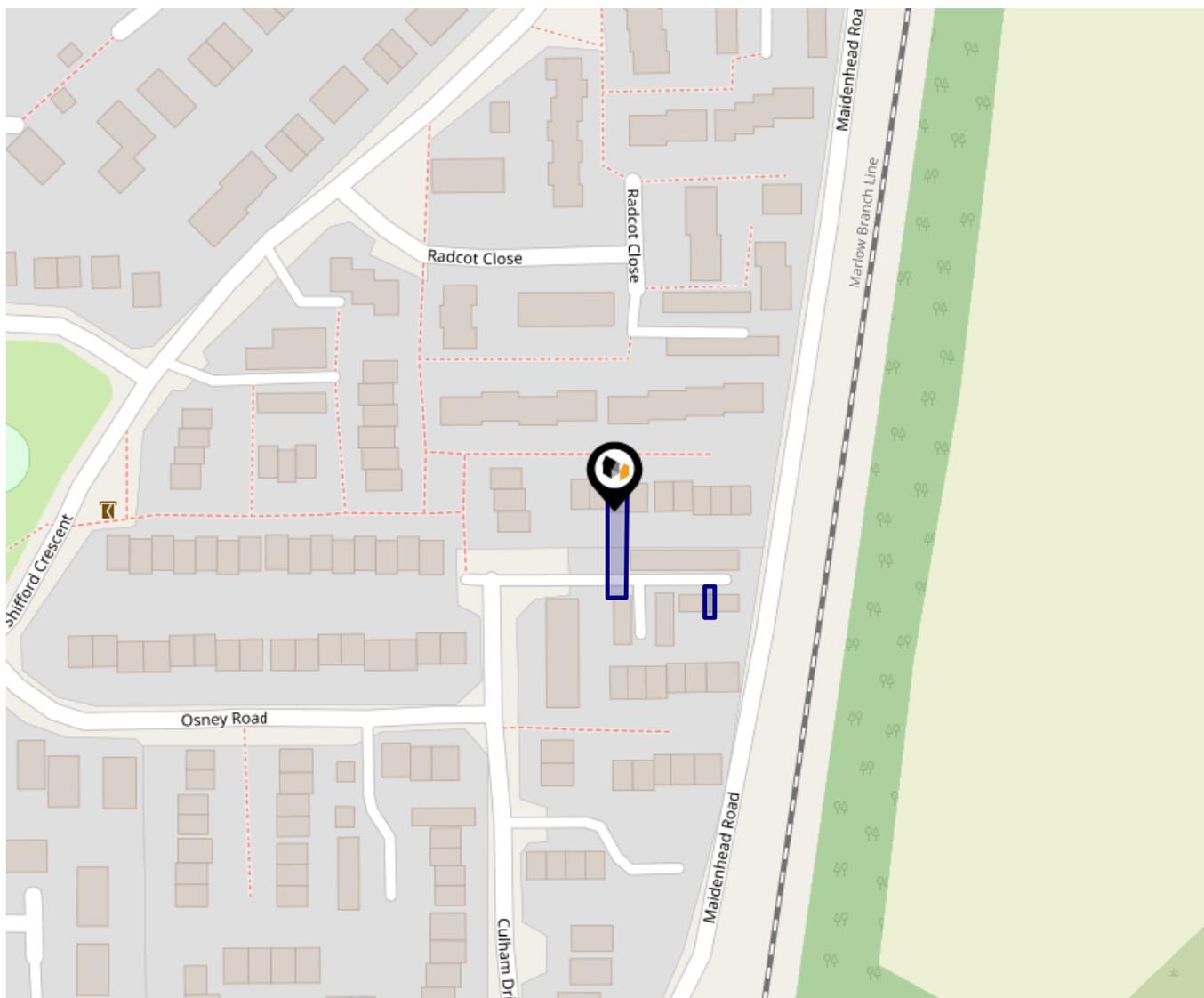


What is Radon?

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/m³).



Local Area Road Noise



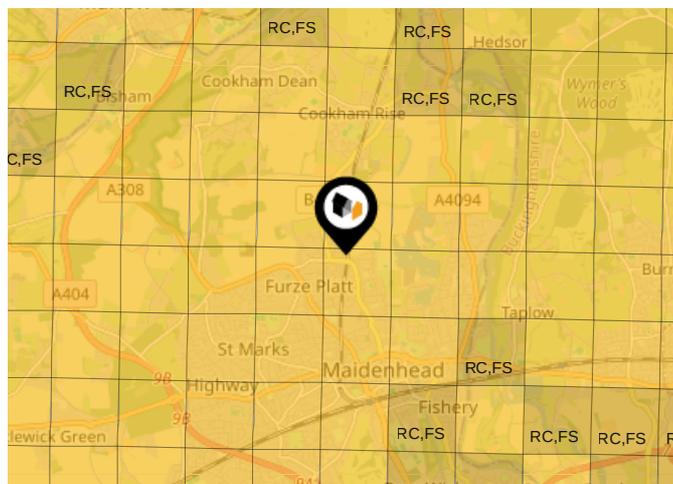
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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

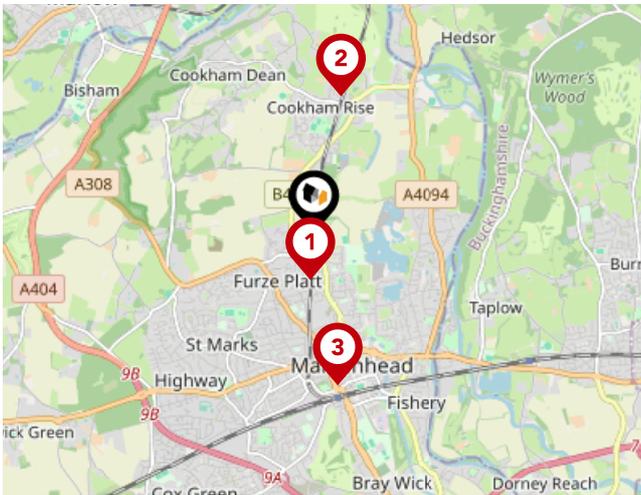


Primary Classifications (Most Common Clay Types)

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)



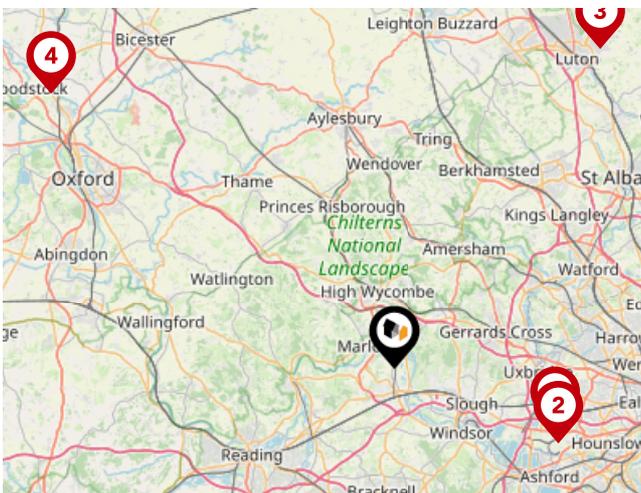
National Rail Stations

Pin	Name	Distance
1	Furze Platt Rail Station	0.43 miles
2	Cookham Rail Station	1.3 miles
3	Maidenhead Rail Station	1.42 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A404(M) J9A	2.21 miles
2	A404(M) J9	2.1 miles
3	M4 J8	2.8 miles
4	M40 J3	4.71 miles
5	M4 J7	3.53 miles

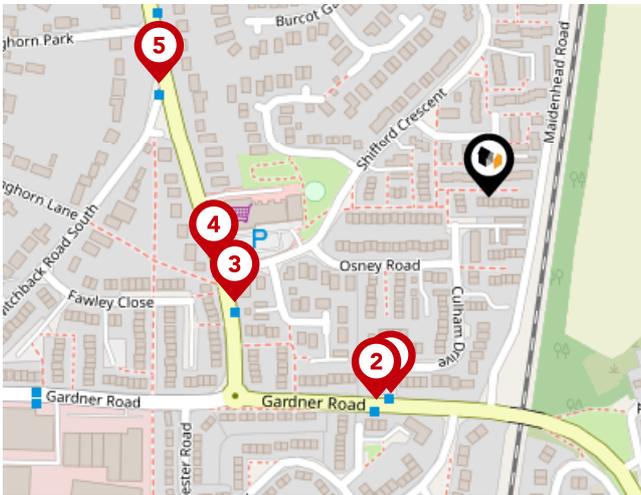


Airports/HELIPADS

Pin	Name	Distance
1	Heathrow Airport	12.65 miles
2	Heathrow Airport Terminal 4	13.24 miles
3	Luton Airport	27.95 miles
4	Kidlington	32.27 miles

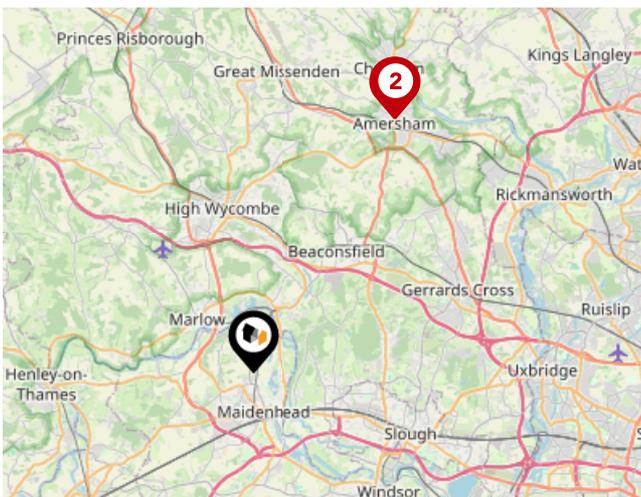
Area

Transport (Local)



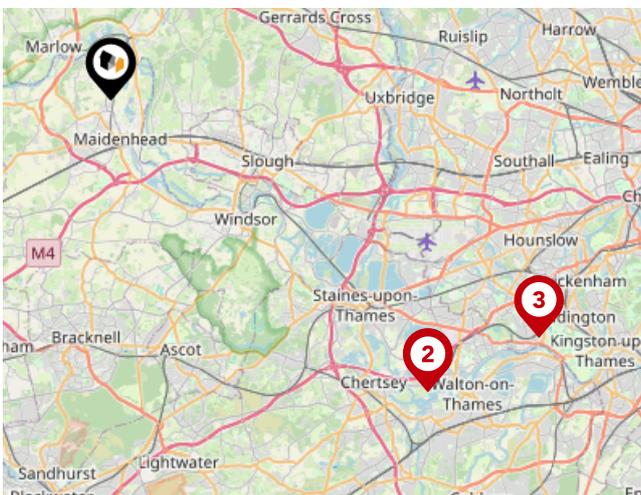
Bus Stops/Stations

Pin	Name	Distance
1	Spencers Bridge	0.13 miles
2	Spencers Bridge	0.13 miles
3	Switchback Road Shops	0.16 miles
4	Switchback Road Shops	0.16 miles
5	Kinghorn Park	0.2 miles



Local Connections

Pin	Name	Distance
1	Amersham Underground Station	10.68 miles
2	Amersham Underground Station	10.69 miles



Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	15.91 miles
2	Weybridge Ferry Landing	15.97 miles
3	Moulsey - Hurst Park Ferry Landing	18.02 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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