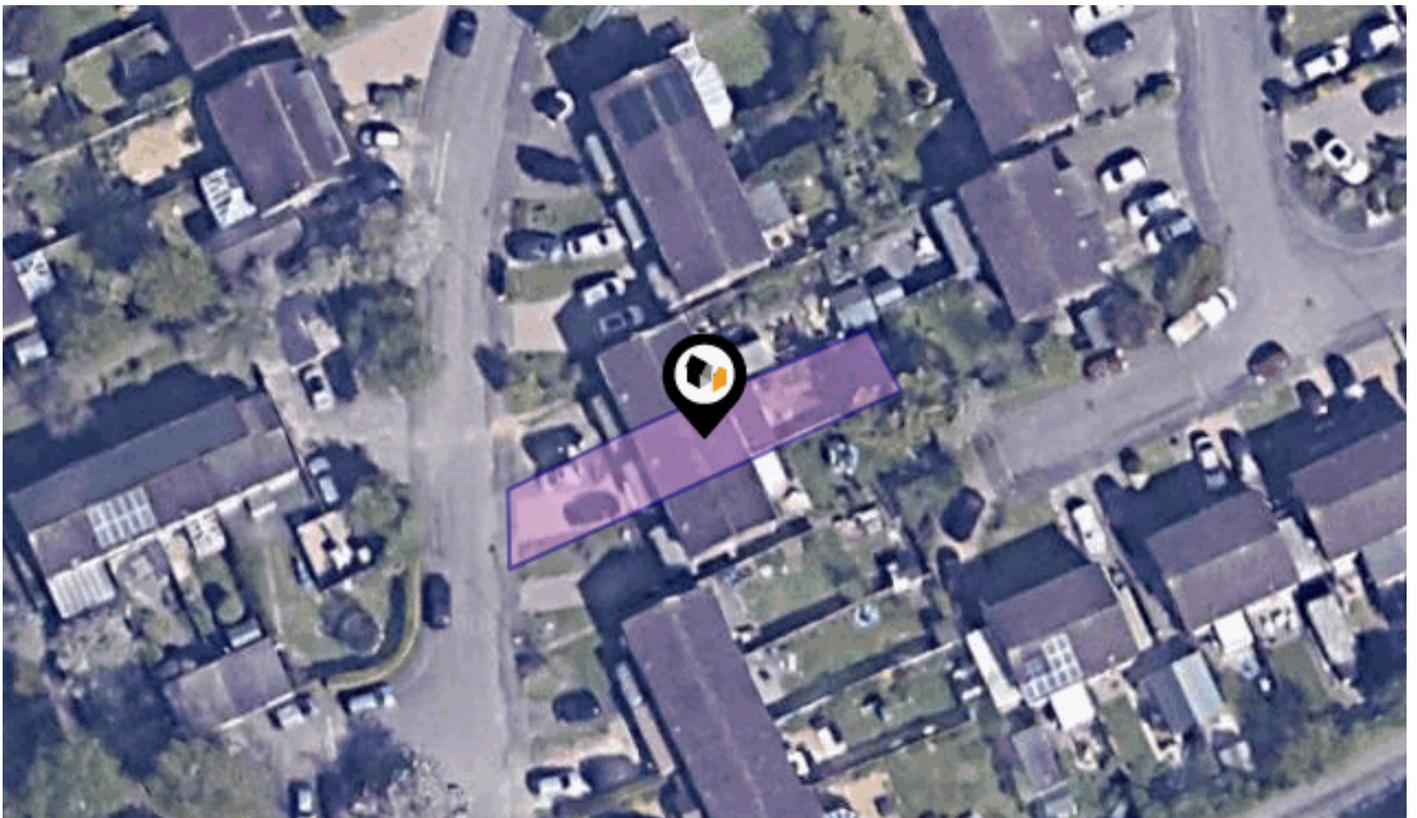# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Thursday 19th March 2026

80, LILLIBROOKE CRESCENT, MAIDENHEAD, SL6 3XQ
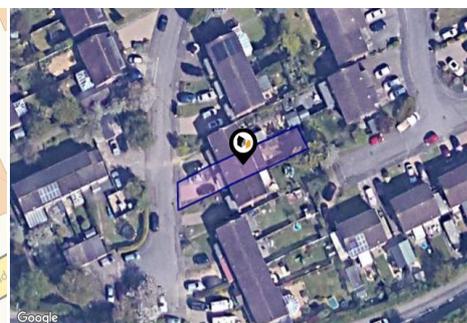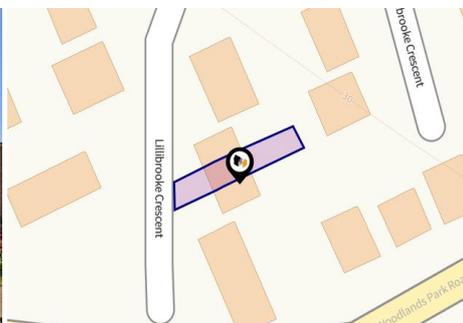
Avocado Property

Stuart@avocadopropertyagents.co.uk

www.avocadopropertyagents.co.uk

Property
Overview

Property

Type:	Terraced	**Last Sold Date:**	15/11/2013
Bedrooms:	3	**Last Sold Price:**	£288,000
Floor Area:	1,097 ft^2 / 102 m^2	**Last Sold £/ft^2:**	£280
Plot Area:	0.05 acres	**Tenure:**	Freehold
Year Built :	1976-1982		
Council Tax :	Band D		
Annual Estimate:	£1,824		
Title Number:	BK166745		
UPRN:	100080359861		
Restrictive Covenants:	Yes		

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)

6 mb/s   **80** mb/s   **1000** mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone

Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✔ Virgin media

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Energy Efficiency Rating

Very energy efficient – lower running costs		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C	70	71
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient – higher running costs			

England & Wales — EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Environmental Impact Rating

Very environmentally friendly – lower CO2 emissions		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C	69	70
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly – higher CO2 emissions			

England & Wales — EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.

DINING ROOM
19' x 9'10
5.8m x 3.0m

LIVING ROOM
19' x 11'2
5.8m x 3.4m

KITCHEN
12'2 x 8'2
3.7m x 2.5m

GARAGE

GROUND FLOOR
APPROX. FLOOR
AREA 689 SQ.FT.
(64.0 SQ.M.)

BEDROOM
13'9 x 8'10
4.2m x 2.7m

BEDROOM
11'6 x 9'10
3.5m x 3.0m

BEDROOM
8'10 x 8'10
2.7m x 2.7m

BATHROOM
9'10 x 5'7
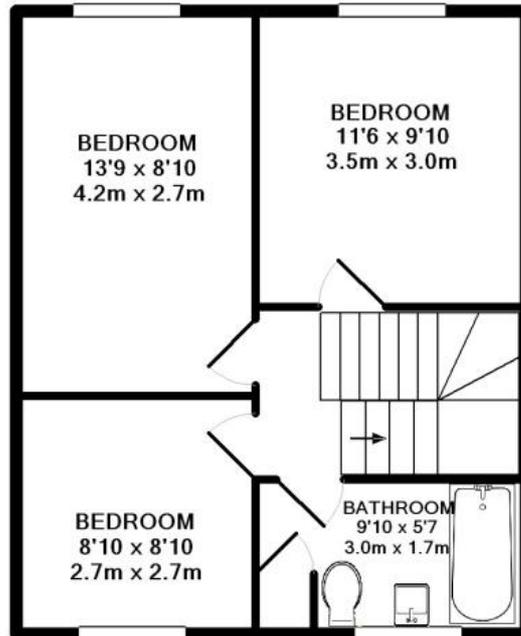3.0m x 1.7m

1ST FLOOR
APPROX. FLOOR
AREA 446 SQ.FT.
(41.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1135 SQ.FT. (105.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2013

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Gallery
Floorplan

80, LILLIBROOKE CRESCENT, MAIDENHEAD, SL6 3XQ

DINING ROOM
19' x 9'10
5.8m x 3.0m

LIVING ROOM
19' x 11'2
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80 Lillibrooke Crescent, SL6 3XQ

Energy rating

C

Valid until 24.11.2035

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

Current: 73 | C

Potential: 78 | C

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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
Previous Extension:	1
Open Fireplace:	0
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Excellent lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	102 m^2

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Market
House Price Statistics

10 Year History of Average House Prices by Property Type in SL6
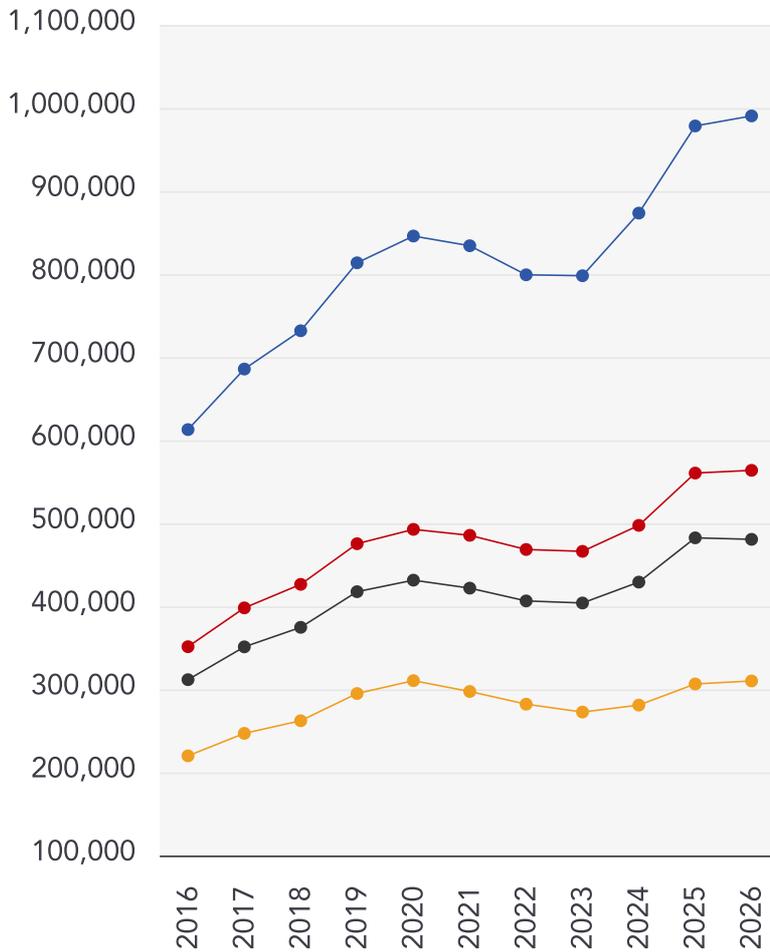
Detached
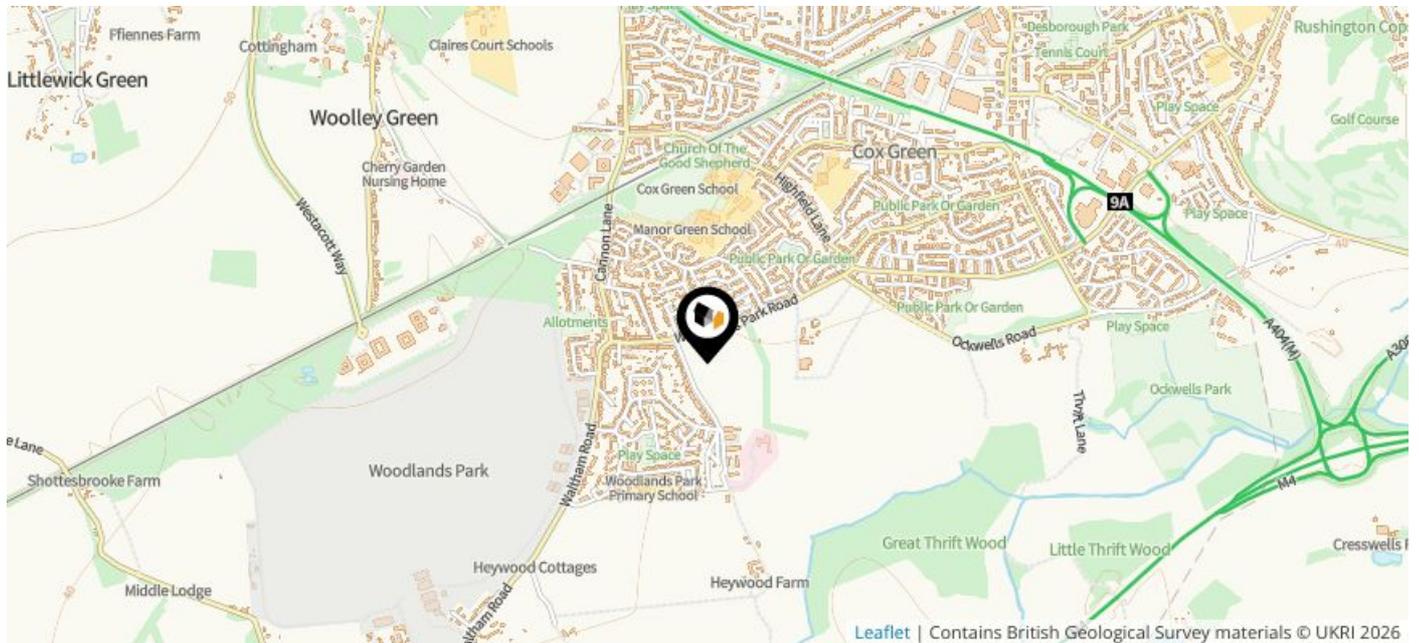
+61.62%

Semi-Detached

+60.42%

Terraced

+54.19%

Flat

+40.97%

Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.

Leaflet | Contains British Geological Survey materials © UKRI 2026

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.

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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.
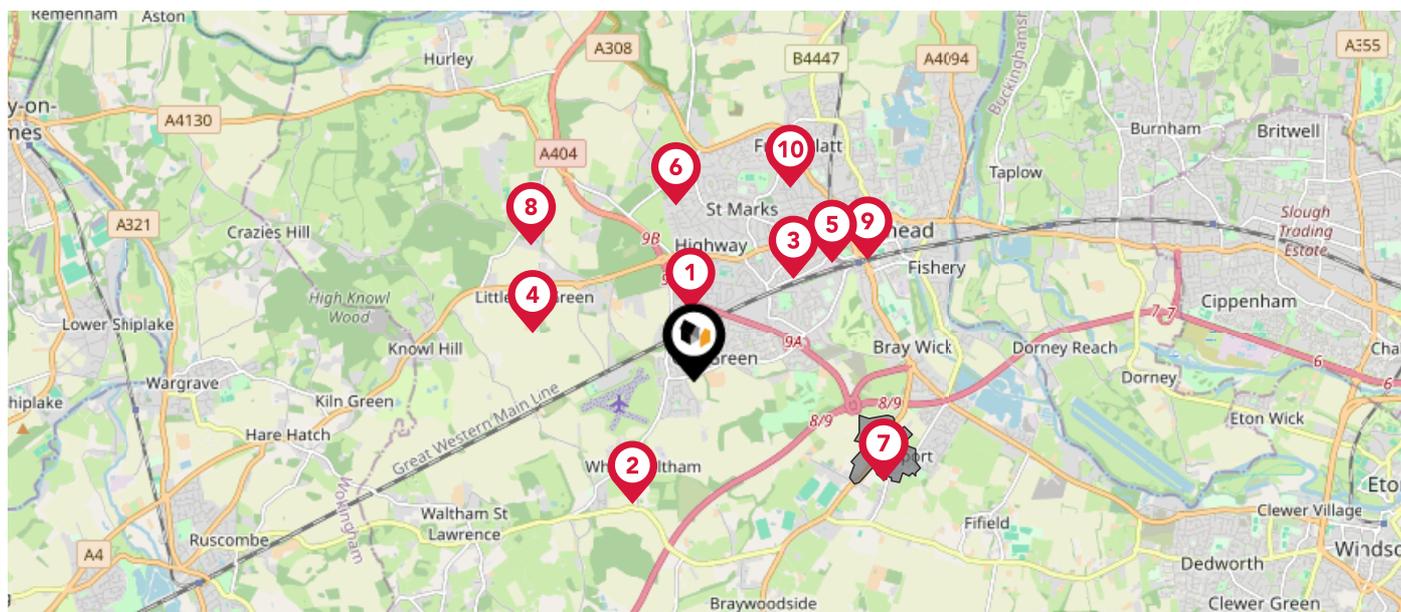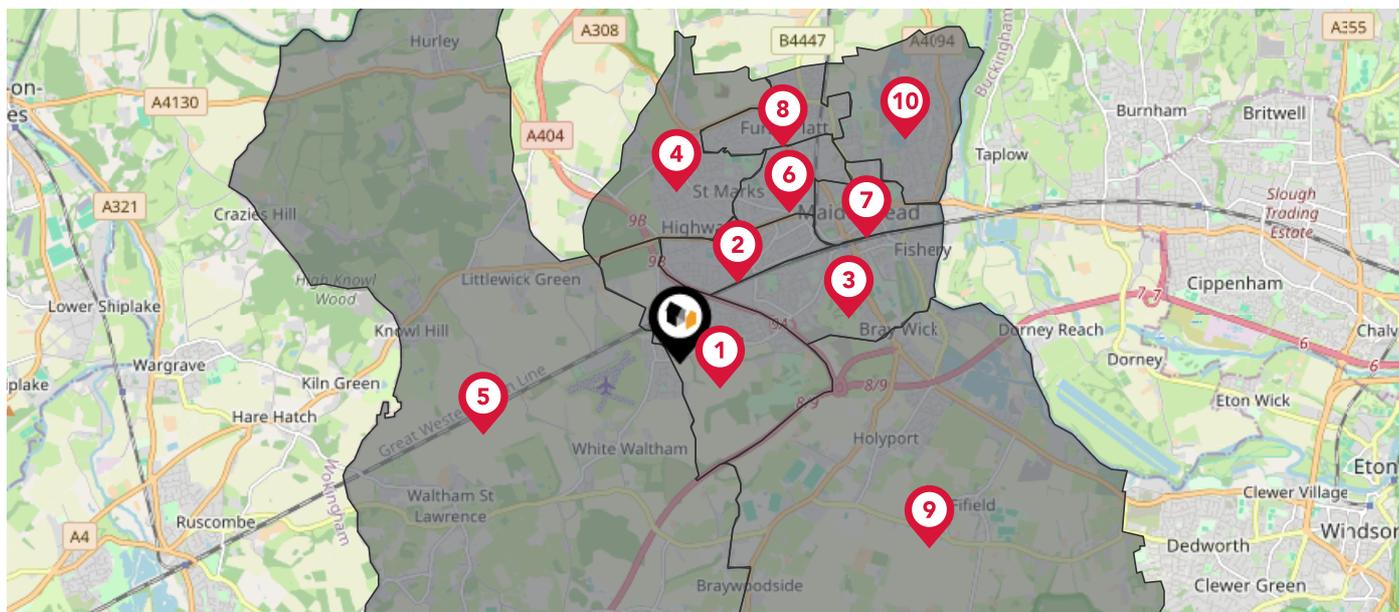

Nearby Conservation Areas	
1	Altwood Roadm Maidenhead
2	St Mary's Church and Bury Court, White Waltham
3	All Saints, Boyn Hill, Maidenhead
4	Littlewick Green
5	Castle Hill, Maidenhead
6	Pinkneys green
7	Holyport
8	Burchetts Green
9	Maidenhead Town Centre
10	Furze Platt Triangel

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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
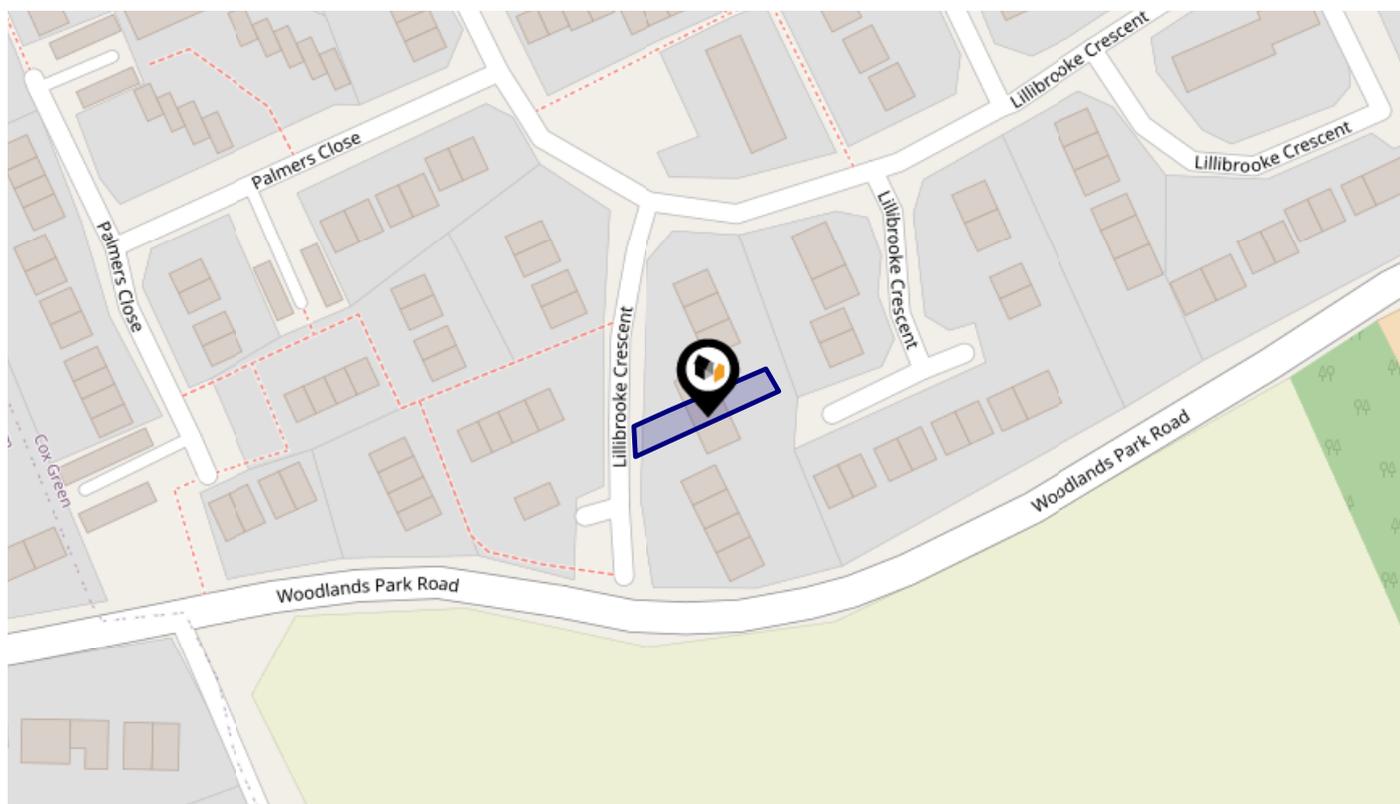

Nearby Council Wards	
1	Cox Green Ward
2	Boyn Hill Ward
3	Oldfield Ward
4	Pinkneys Green Ward
5	Hurley & Walthams Ward
6	Belmont Ward
7	St. Mary's Ward
8	Furze Platt Ward
9	Bray Ward
10	Riverside Ward

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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:

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:

		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)				
🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

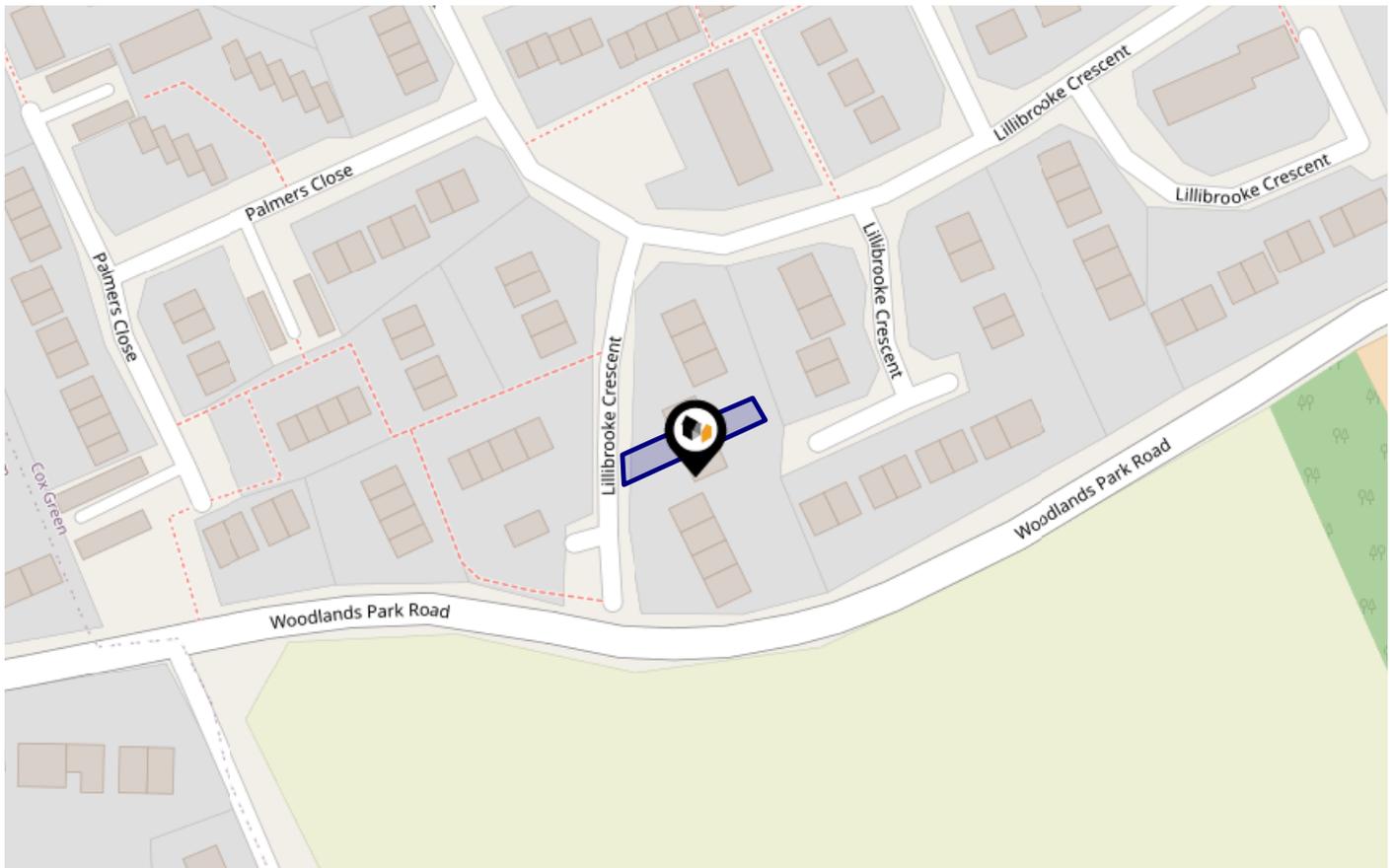Powered by
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Flood Risk
Rivers & Seas - Climate Change

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

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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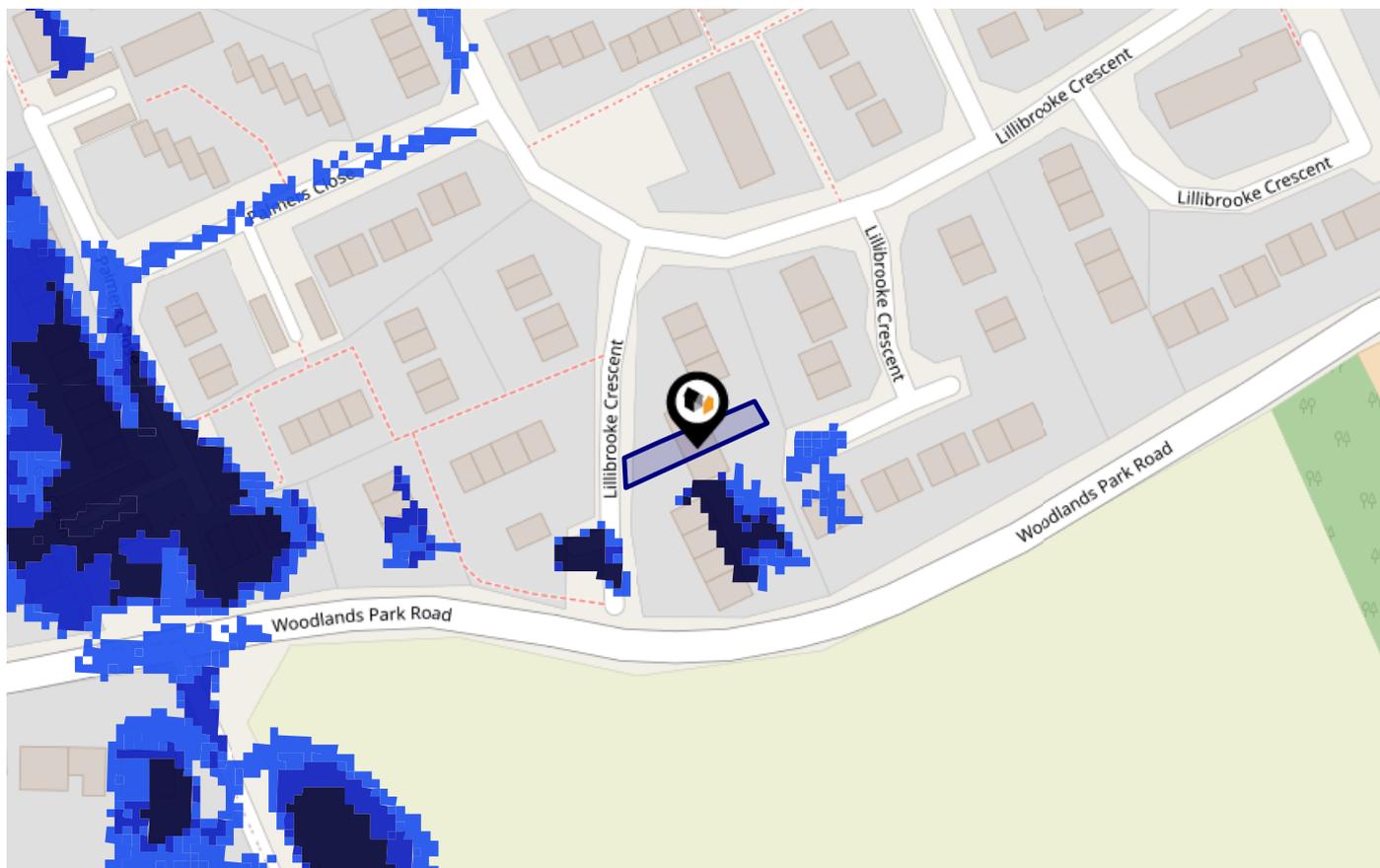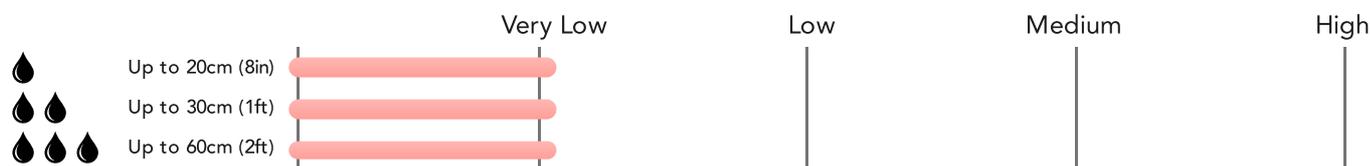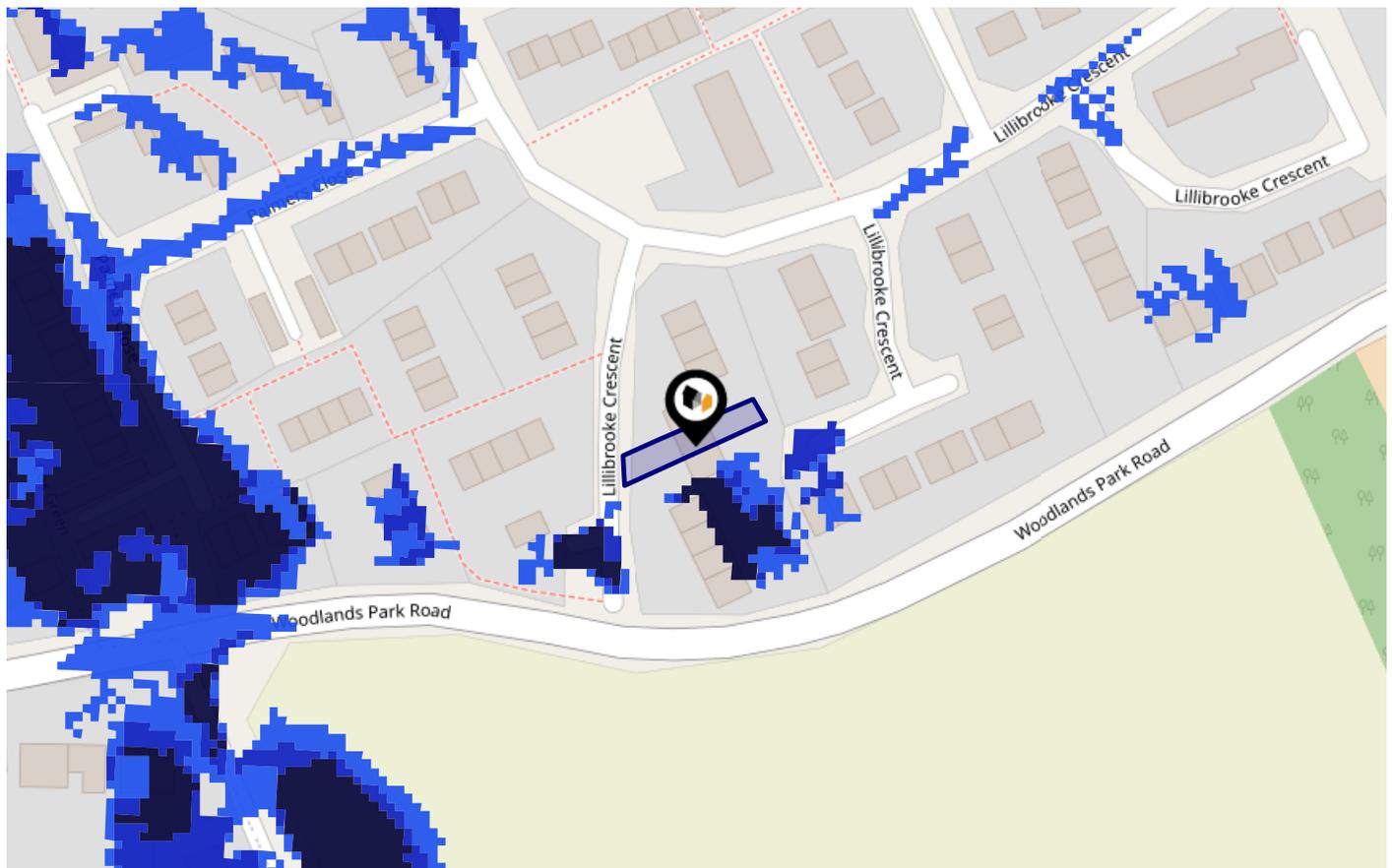Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

KFB - Key Facts For Buyers

Flood Risk
Surface Water - Flood Risk

avocado property

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.

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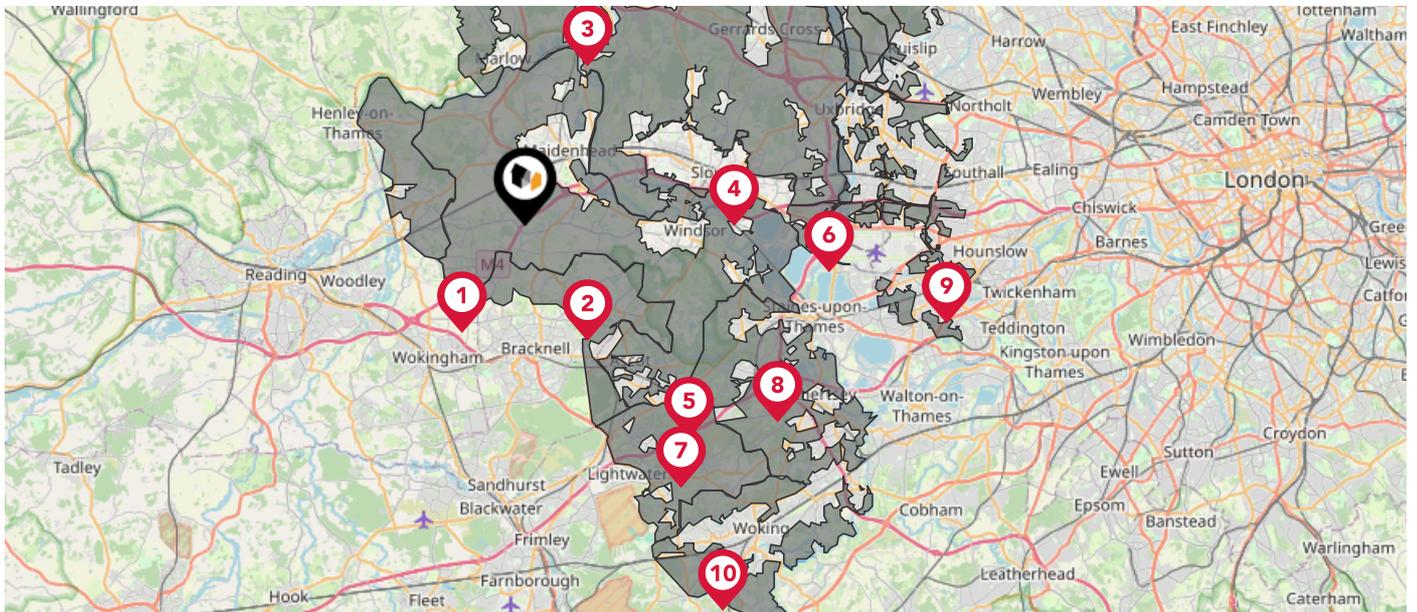Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

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Flood Risk
Surface Water - Climate Change

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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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- **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:

		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

KFB - Key Facts For Buyers

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Maps
Green Belt

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

| Nearby Green Belt Land |
|---|
| 1   London Green Belt - Wokingham |
| 2   London Green Belt - Bracknell Forest |
| 3   London Green Belt - Buckinghamshire |
| 4   London Green Belt - Slough |
| 5   London Green Belt - Windsor and Maidenhead |
| 6   London Green Belt - Hillingdon |
| 7   London Green Belt - Surrey Heath |
| 8   London Green Belt - Runnymede |
| 9   London Green Belt - Hounslow |
| 10   London Green Belt - Woking |

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.
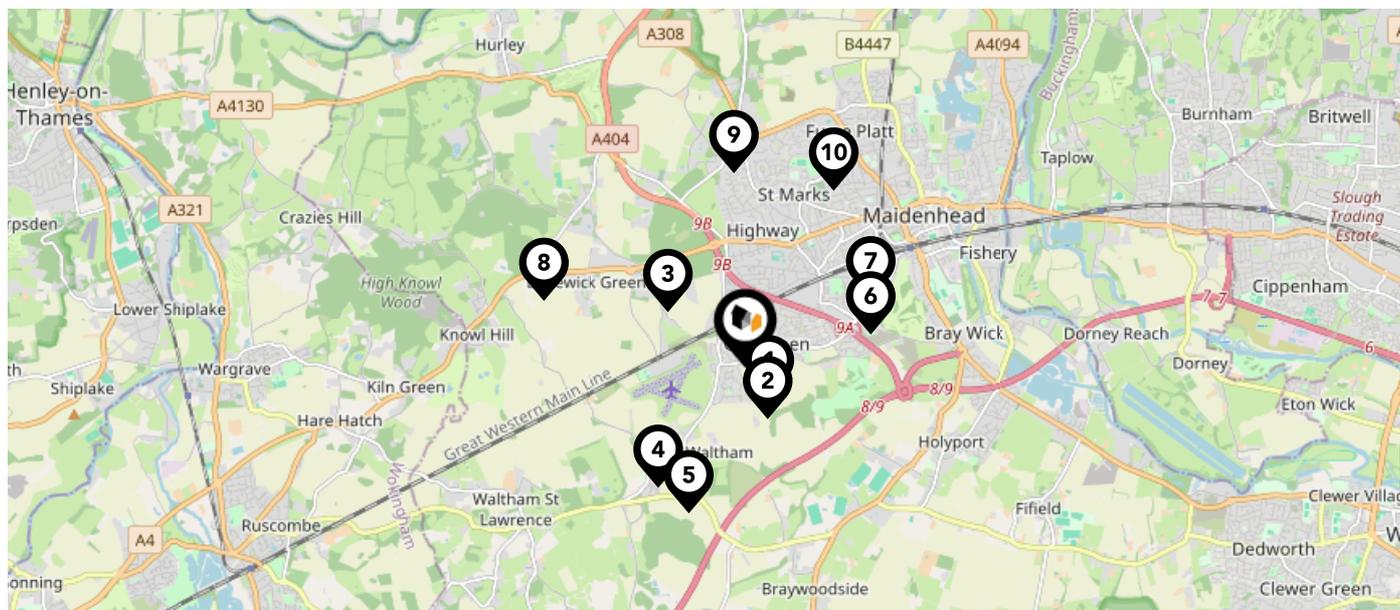
Nearby Landfill Sites		
1	Lillybrook Farm No.1-Cox Green	Historic Landfill
2	Lillybrook Farm No.2-Cox Green	Historic Landfill
3	Cherry Garden-Woolley Green	Historic Landfill
4	Cherry Garden-White Waltham, Maidenhead	Historic Landfill
5	Littlefield Green White Waltham-White Waltham, Maidenhead	Historic Landfill
6	Curls Lane-Cox Green	Historic Landfill
7	Ludlow Road-Maidenhead	Historic Landfill
8	Chalk Pit Farm-Littlewick Green	Historic Landfill
9	Cricket Pavillion-Pinkneys Green	Historic Landfill
10	Langton Close-Maidenhead	Historic Landfill

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Maps
Listed Buildings

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...
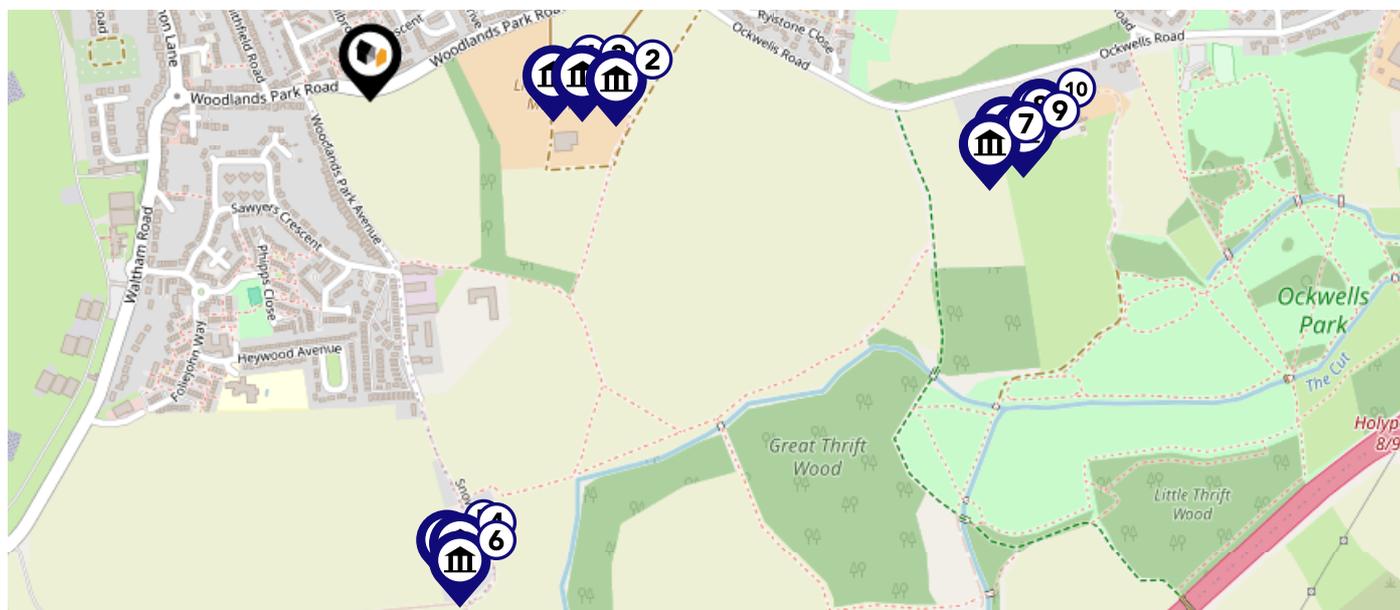
	Listed Buildings in the local district	Grade	Distance
1	1136307 - Barn And Horse Engine Threshing House, At Lillibrooke Manor	Grade II	0.2 miles
2	1117475 - Garden Wall At Lillibrooke Manor	Grade II	0.3 miles
3	1136305 - Lillibrooke Manor	Grade II	0.3 miles
4	1117460 - Cartshed In Centre Of Foldyardd At Heywood's Farm	Grade II	0.6 miles
5	1204446 - Group Of Attached Farm Buildings, Comprising One Barn, One Animal House, 2 Stable Blocks And Attached Wall At Heywoods Farm	Grade II	0.6 miles
6	1117459 - Heywood Farmhouse	Grade II	0.6 miles
7	1319435 - Garden Wall At Ockwells Manor, Approximately 18 Metres From The South West Side Of The House	Grade II	0.7 miles
8	1319434 - Ockwells Manor And Wall Attached On The South East	Grade I	0.7 miles
9	1117474 - Garden Wall, Adjoining Gatehouse At Ockwells Manor	Grade II	0.8 miles
10	1136298 - Barn At Ockwells Manor	Grade I	0.8 miles

Area
Schools

	Nursery	Primary	Secondary	College	Private
1 Manor Green School Ofsted Rating: Good	Pupils: 289	Distance:0.23	☐	☐	☑	☐	☐
2 Lowbrook Academy Ofsted Rating: Good	Pupils: 330	Distance:0.29	☐	☑	☐	☐	☐
3 Cox Green School Ofsted Rating: Requires improvement	Pupils: 1204	Distance:0.37	☐	☐	☑	☐	☐
4 Woodlands Park Primary School Ofsted Rating: Good	Pupils: 186	Distance:0.4	☐	☑	☐	☐	☐
5 Wessex Primary School Ofsted Rating: Requires improvement	Pupils: 364	Distance:0.43	☐	☑	☐	☐	☐
6 Altwood Church of England School Ofsted Rating: Good	Pupils: 740	Distance:0.95	☐	☐	☑	☐	☐
7 St Edmund Campion Catholic Primary School and Nursery Ofsted Rating: Requires improvement	Pupils: 484	Distance:0.95	☐	☑	☐	☐	☐
8 All Saints Church of England Junior School Ofsted Rating: Not Rated	Pupils: 224	Distance:1.27	☐	☑	☐	☐	☐

Area
Schools
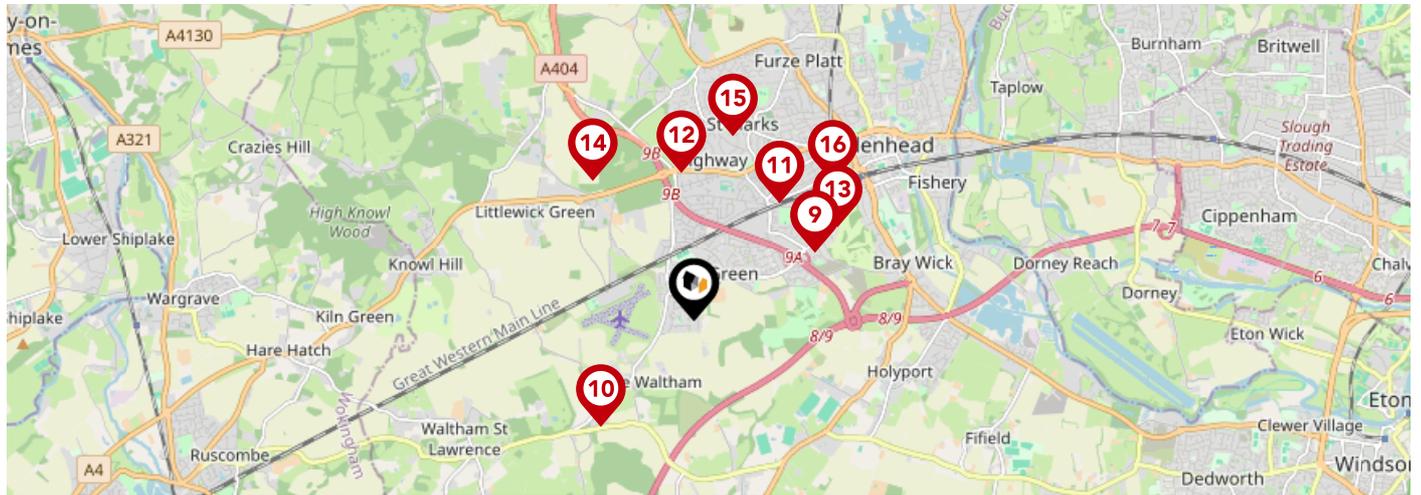
		Nursery	Primary	Secondary	College	Private
9	**Larchfield Primary and Nursery School** Ofsted Rating: Good	Pupils: 239	Distance: 1.27	☐	☑	☐	☐	☐
10	**White Waltham CofE Academy** Ofsted Rating: Good	Pupils: 195	Distance: 1.3	☐	☑	☐	☐	☐
11	**Boyne Hill CofE Infant and Nursery School** Ofsted Rating: Outstanding	Pupils: 216	Distance: 1.35	☐	☑	☐	☐	☐
12	**Newlands Girls' School** Ofsted Rating: Outstanding	Pupils: 1200	Distance: 1.37	☐	☐	☑	☐	☐
13	**Desborough College** Ofsted Rating: Good	Pupils: 728	Distance: 1.58	☐	☐	☑	☐	☐
14	**Beech Lodge School** Ofsted Rating: Not Rated	Pupils: 77	Distance: 1.59	☐	☐	☑	☐	☐
15	**Courthouse Junior School** Ofsted Rating: Good	Pupils: 358	Distance: 1.75	☐	☑	☐	☐	☐
16	**Highfield Preparatory School Limited** Ofsted Rating: Not Rated	Pupils: 94	Distance: 1.81	☐	☐	☑	☐	☐
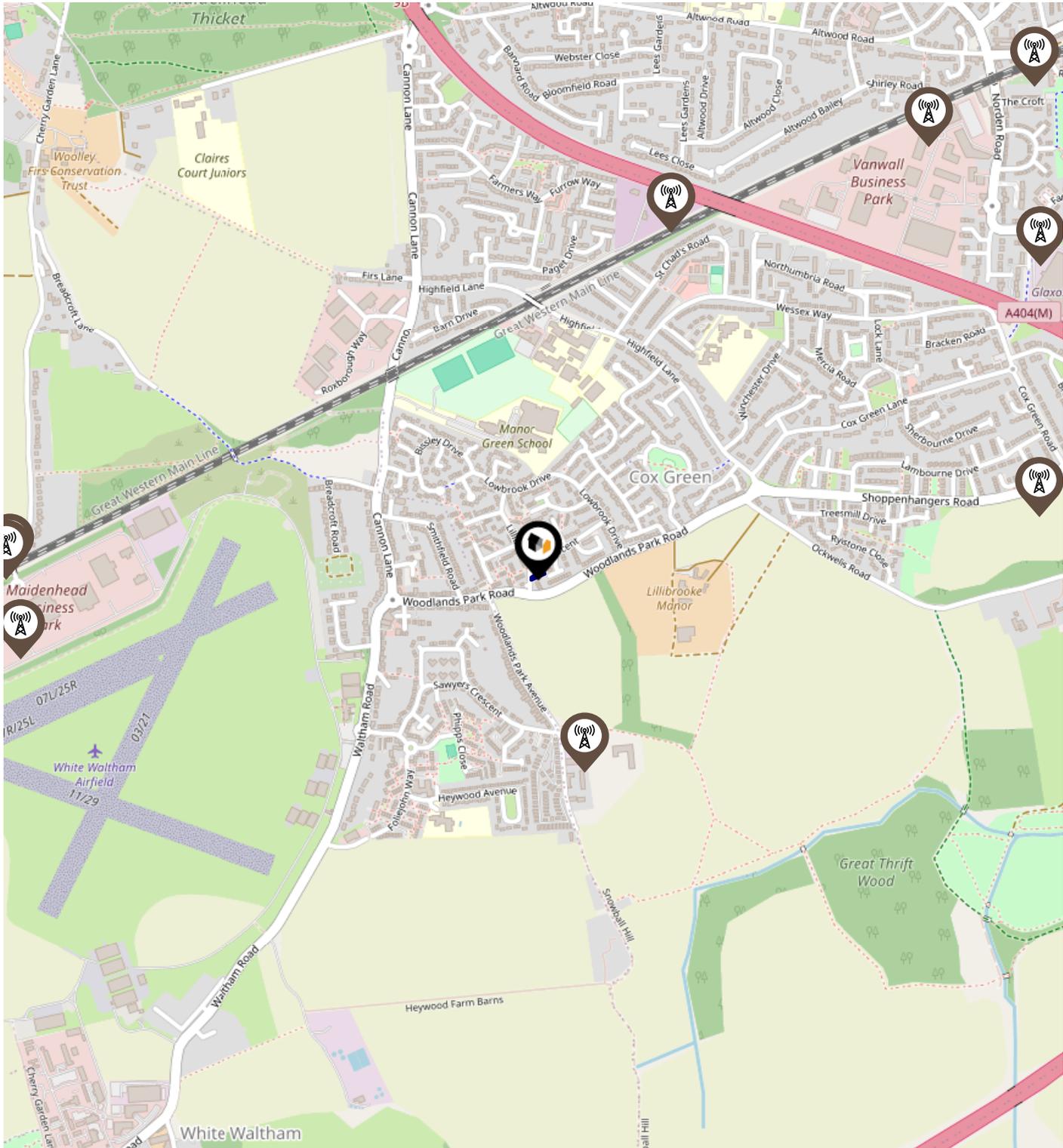
Key:
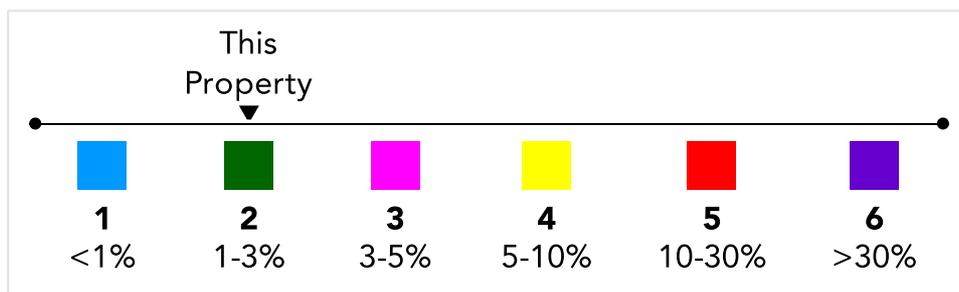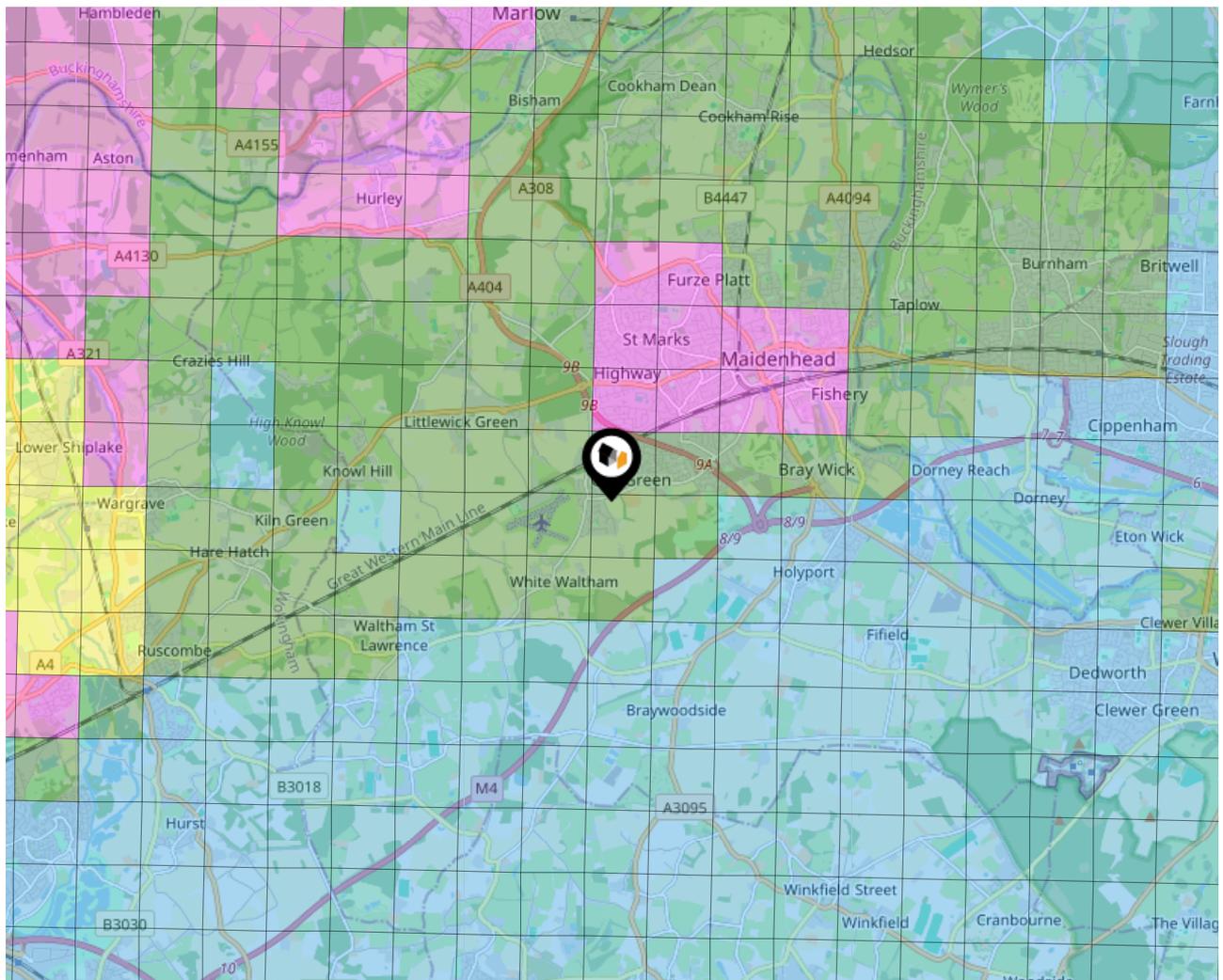
Power Pylons

Communication Masts
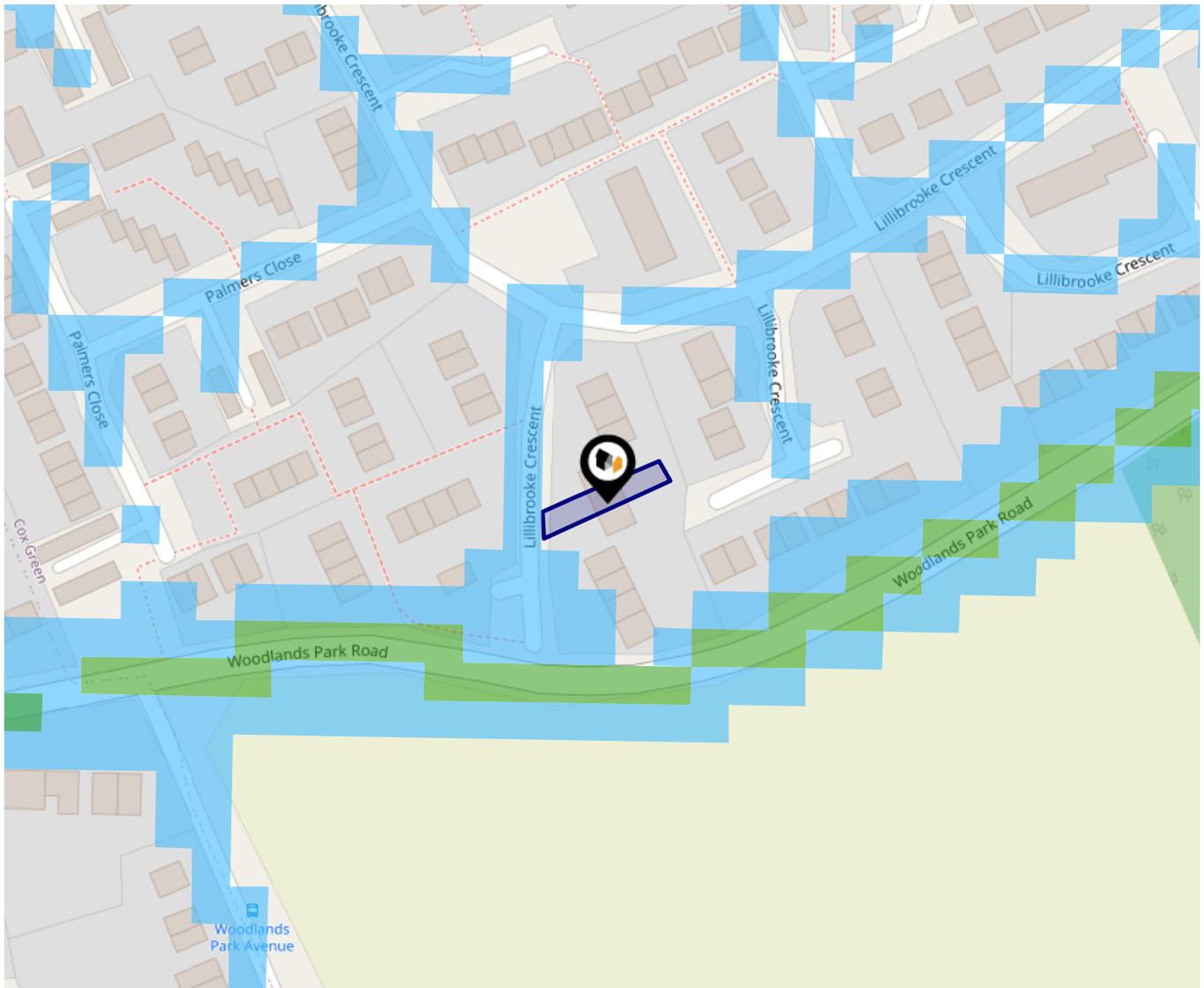
Environment
Radon Gas

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

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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.

- ■ 75.0+ dB
- ■ 70.0-74.9 dB
- ■ 65.0-69.9 dB
- ■ 60.0-64.9 dB
- ■ 55.0-59.9 dB

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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)		
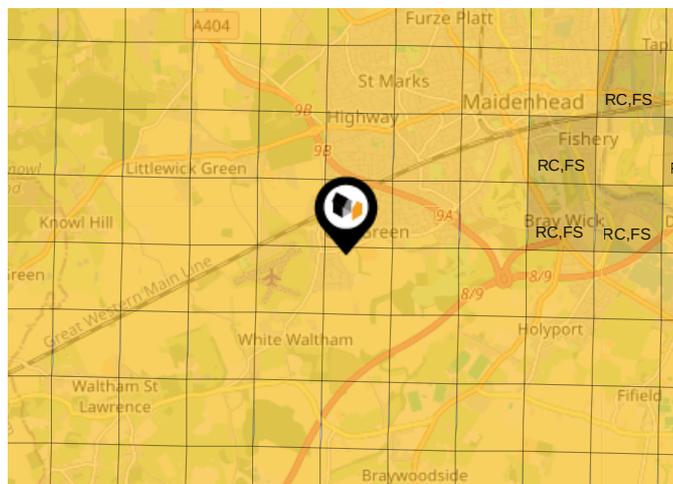
Primary Classifications (Most Common Clay Types)

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	Maidenhead Rail Station	1.86 miles
2	Furze Platt Rail Station	2.4 miles
3	Taplow Rail Station	3.53 miles
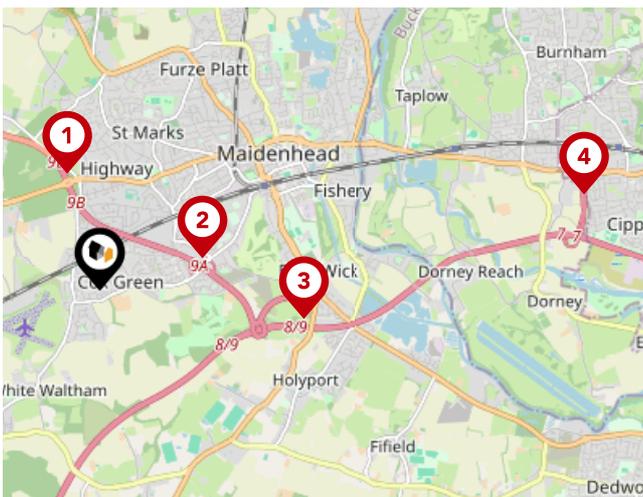
Trunk Roads/Motorways

Pin	Name	Distance
1	A404(M) J9	1.11 miles
2	A404(M) J9A	0.99 miles
3	M4 J8	1.9 miles
4	M4 J7	4.54 miles
5	M40 J4	7.55 miles
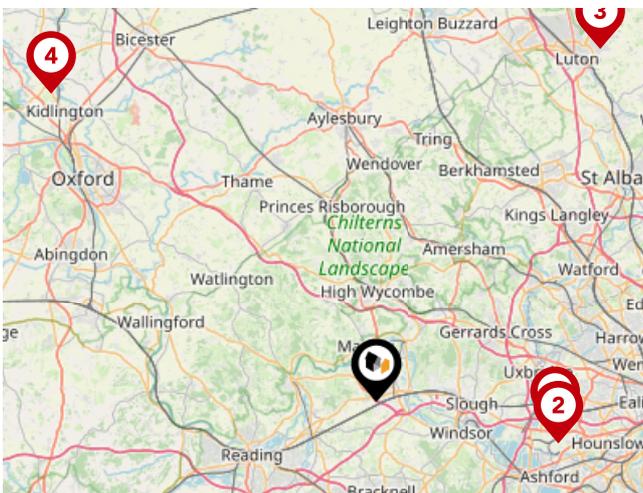
Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	13.28 miles
2	Heathrow Airport Terminal 4	13.69 miles
3	Luton Airport	30.73 miles
4	Kidlington	32.95 miles

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Area
Transport (Local)
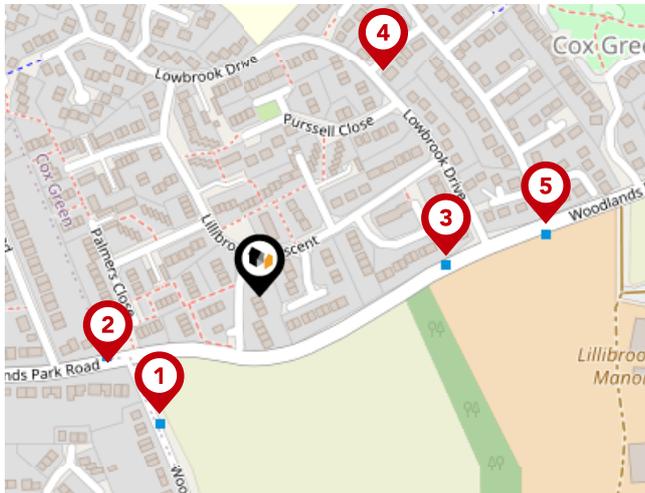
Bus Stops/Stations

Pin	Name	Distance
1	Woodlands Park Avenue	0.09 miles
2	Woodlands Park Avenue	0.1 miles
3	Lowbrook Drive	0.11 miles
4	Loosen Drive	0.15 miles
5	Lowbrook Drive	0.17 miles
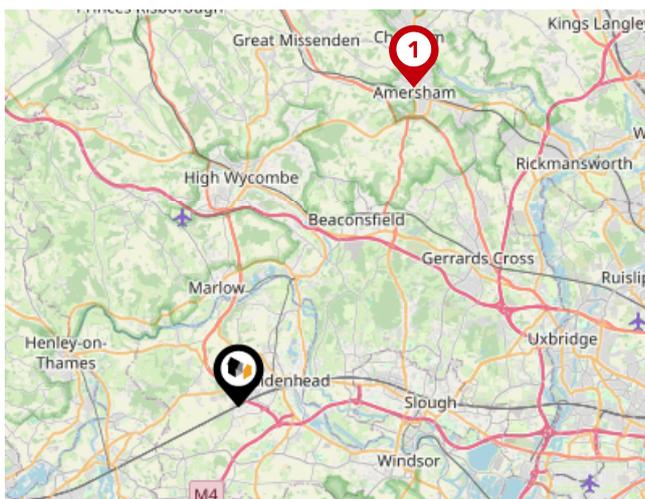
Local Connections

Pin	Name	Distance
1	Amersham Underground Station	13.47 miles
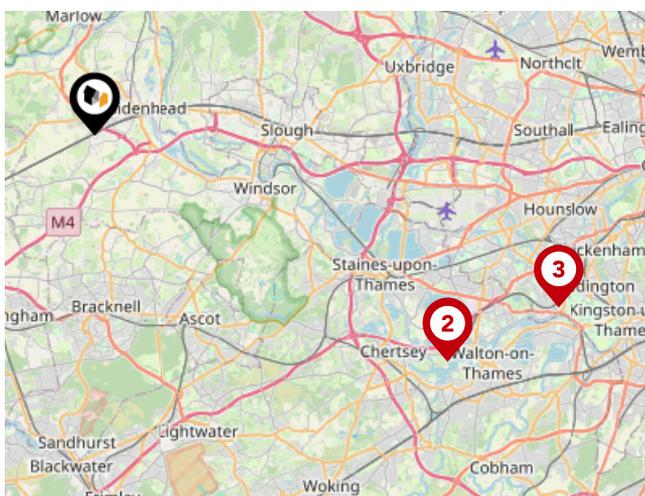
Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	15.42 miles
2	Weybridge Ferry Landing	15.47 miles
3	Moulsey - Hurst Park Ferry Landing	18.16 miles

Avocado Property

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Avocado Property
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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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