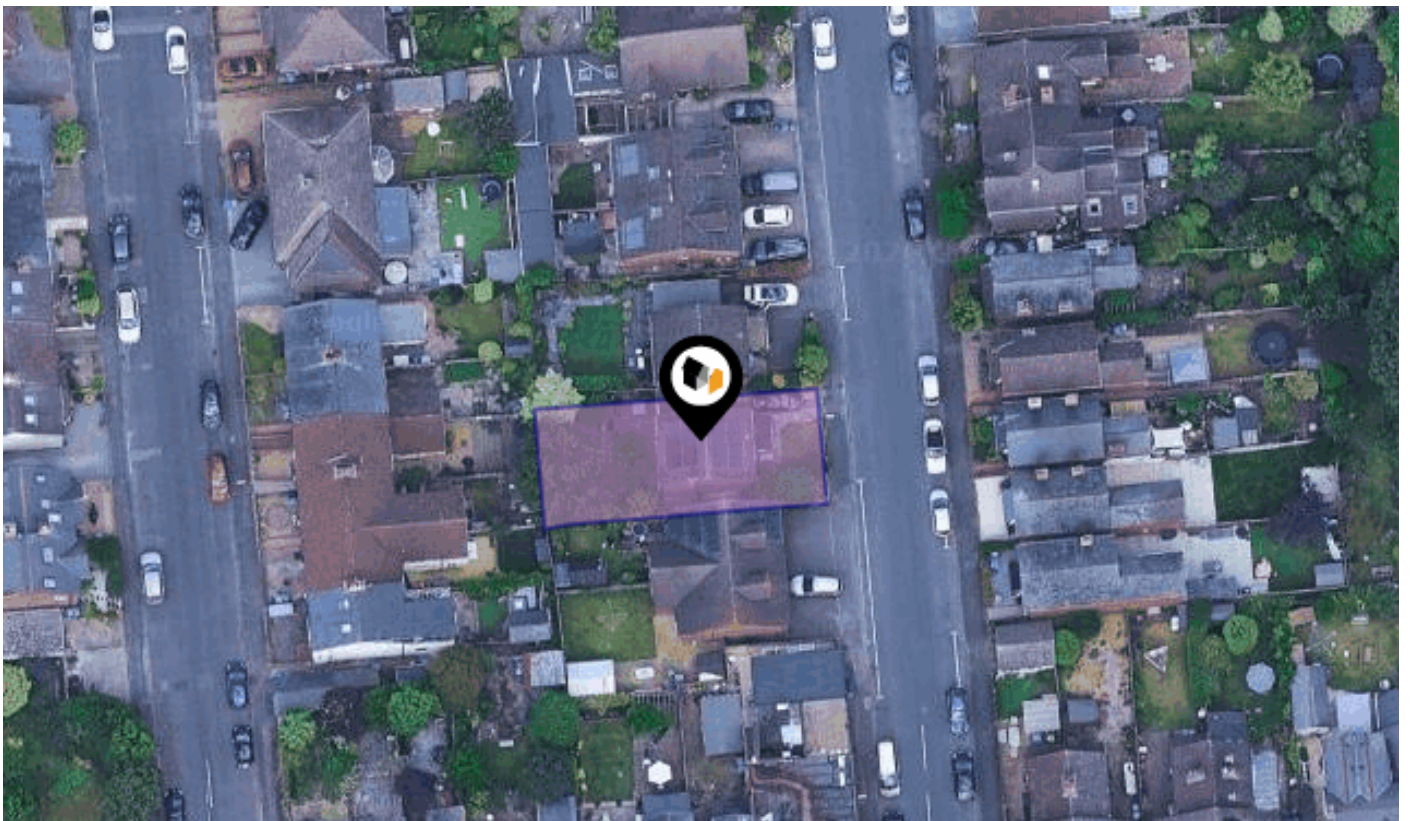




See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Monday 15th June 2026



4, WINDSOR ROAD, FARNBOROUGH, GU14 6QZ

Avocado Property

stephen@avocadopropertyagents.co.uk

www.avocadopropertyagents.co.uk





Property

Type:	Semi-Detached	Last Sold Date:	11/04/2018
Bedrooms:	3	Last Sold Price:	£385,000
Floor Area:	871 ft ² / 81 m ²	Last Sold £/ft²:	£441
Plot Area:	0.06 acres	Tenure:	Freehold
Year Built :	1976-1982	Latest FENSA Work:	15/01/2018 - 1 window
Council Tax :	Band D		15/01/2018 - 5 windows
Annual Estimate:	£2,320		15/01/2018 - 5 windows,
Title Number:	HP369988		2 doors
UPRN:	100060553098		
Restrictive Covenants:	Yes		

Local Area

Local Authority:	Hampshire
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *4, Windsor Road, Farnborough, GU14 6QZ*

Reference - 03/00873/FUL
Decision: Decided
Date: 10th November 2003
Description: Enlargement of existing garage with formation of a pitched roof and erection of part single and first floor front extension.
Reference - RSH00884
Decision: Decided
Date: 26th November 1975
Description: Erection of one pair of semi- detached houses and garages
Reference - RSH00884/1
Decision: Decided
Date: 25th March 1976
Description: Erection of two detached three-bedroom houses and garages

Property EPC - Certificate



4, Windsor Road, GU14 6QZ

Energy rating

B

Valid until 22.11.2027

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

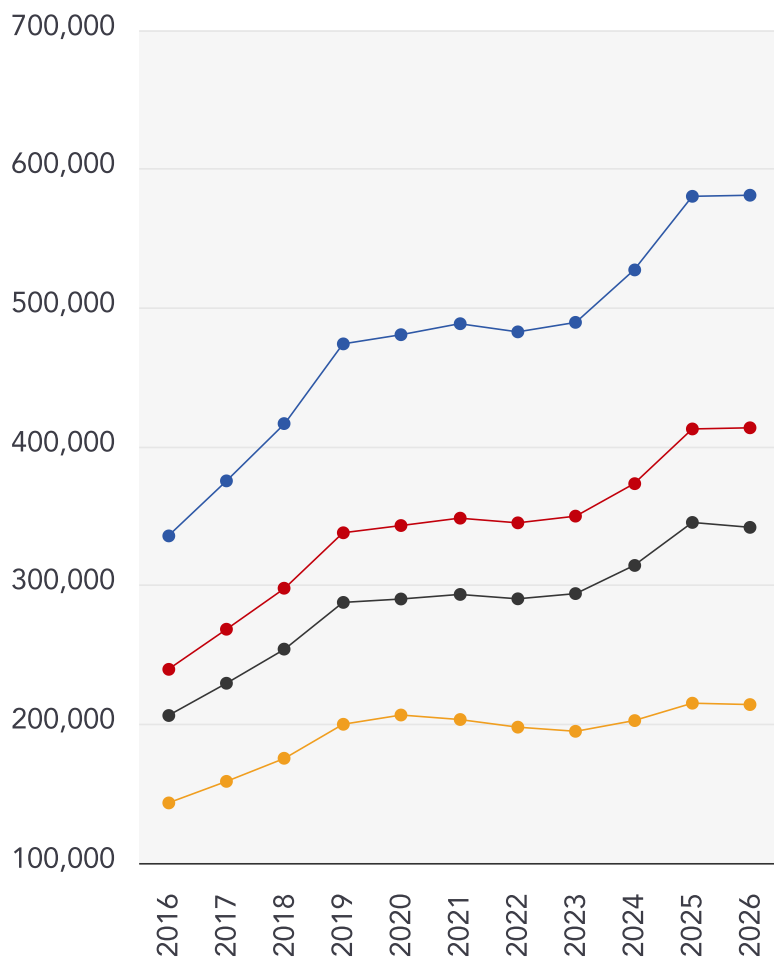
Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	1
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 200 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:	Low energy lighting in 50% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	81 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in GU14



Detached

+73.13%

Semi-Detached

+72.66%

Terraced

+65.73%

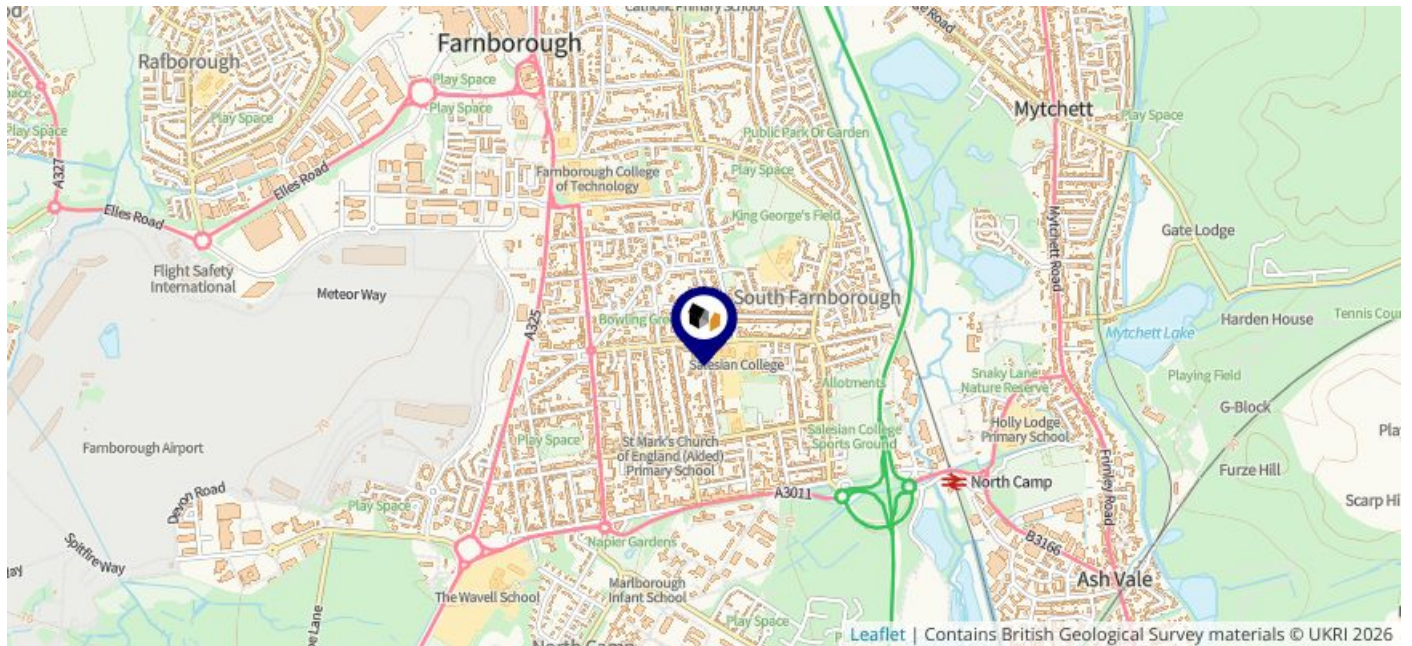
Flat

+49.46%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

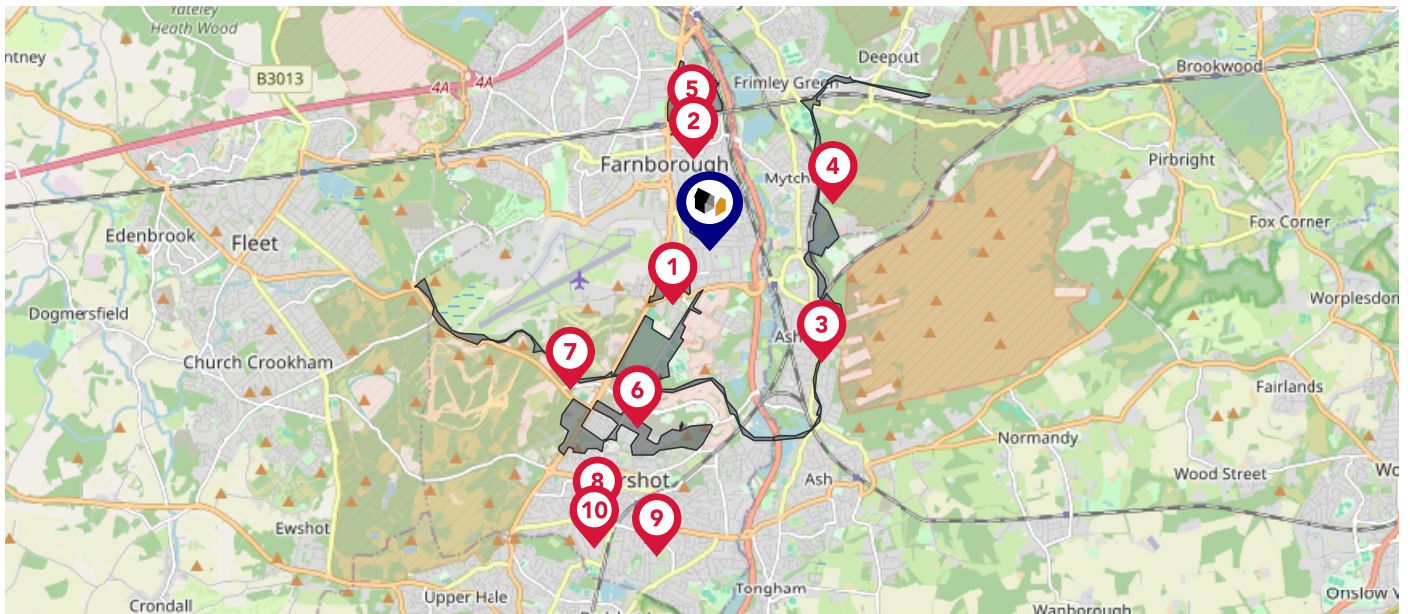
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



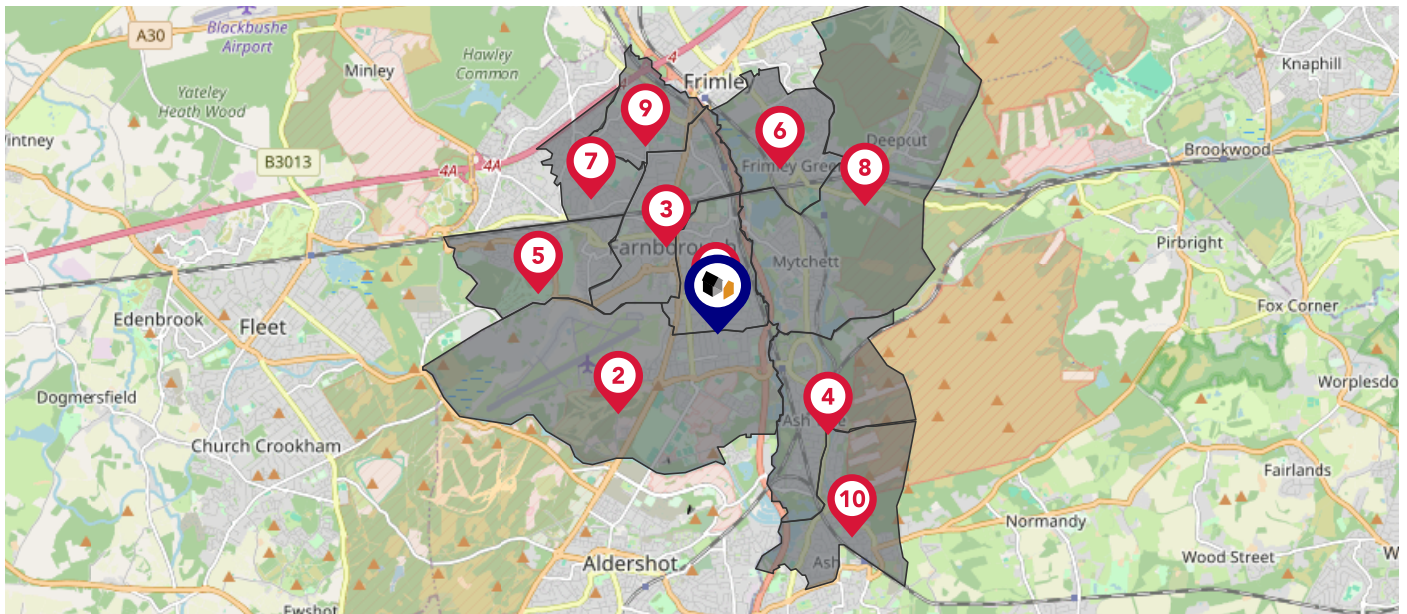
Nearby Conservation Areas

-  South Farnborough
-  Saint Michael's Abbey
-  Basingstoke Canal South
-  Basingstoke Canal
-  Farnborough Hill
-  Aldershot Military
-  Basingstoke Canal
-  Aldershot West
-  Manor Park
-  Cargate











Maps

Council Wards

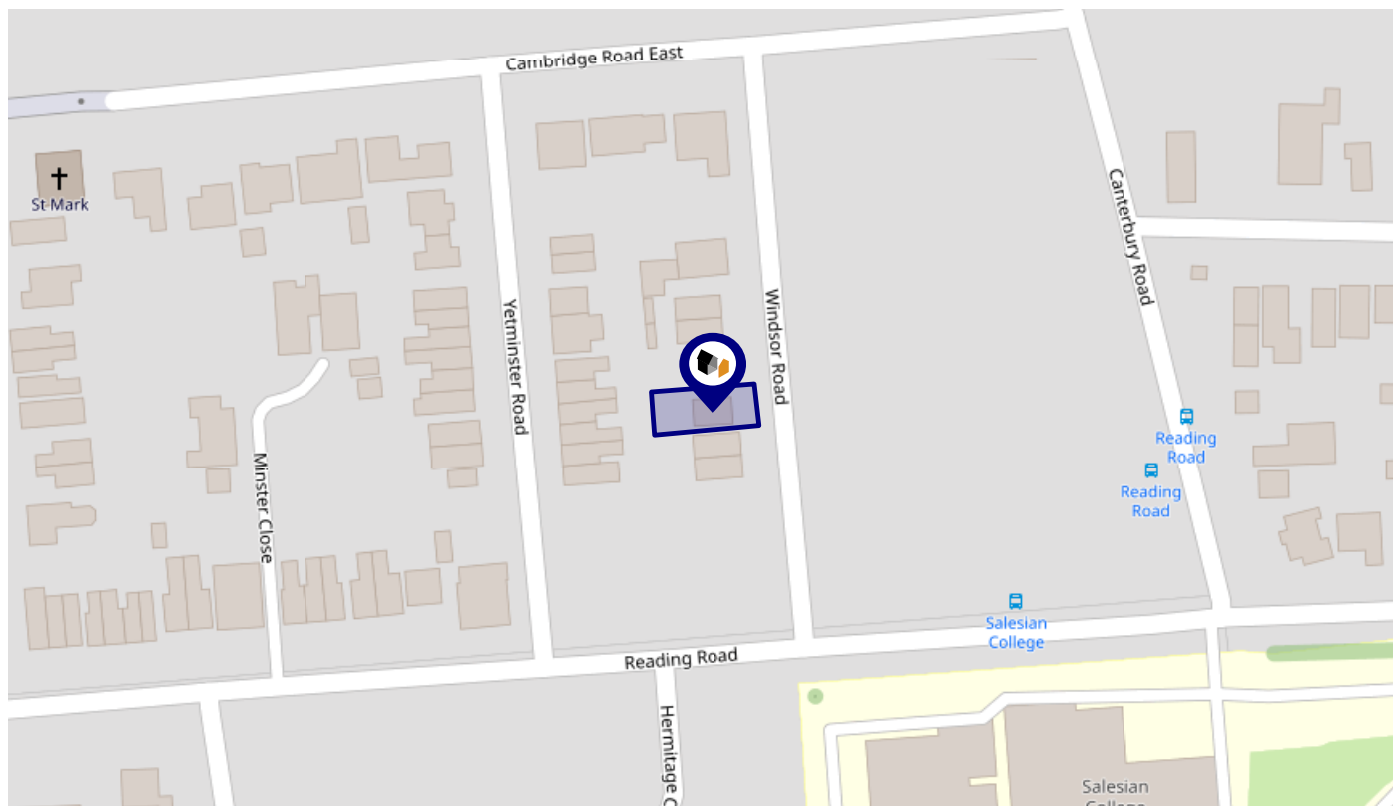
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  Knellwood Ward
-  St. Mark's Ward
-  Empress Ward
-  Ash Vale Ward
-  Cove and Southwood Ward
-  Frimley Green Ward
-  West Heath Ward
-  Mytchett & Deepcut Ward
-  Cherrywood Ward
-  Ash Wharf 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.

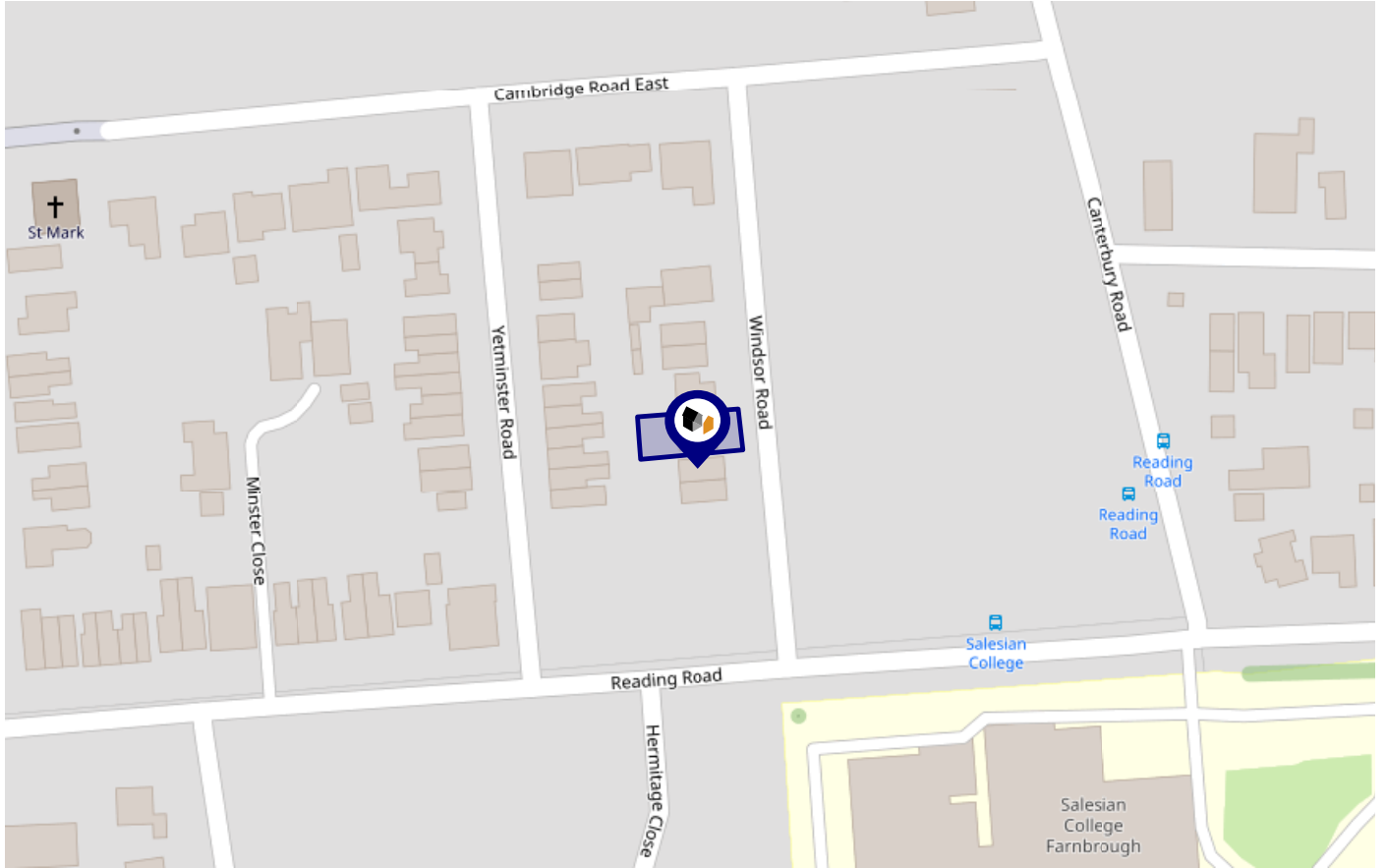
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

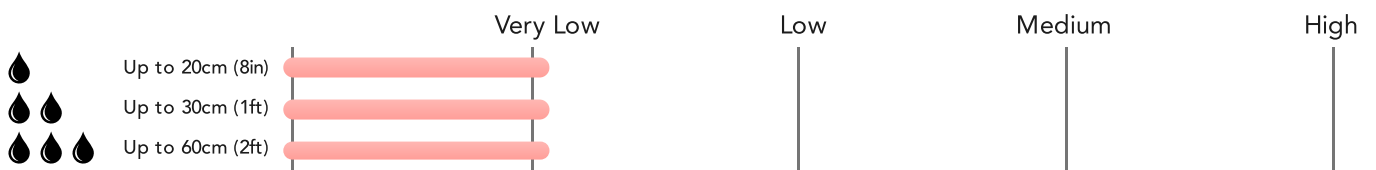


Risk Rating: **Very low**

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.

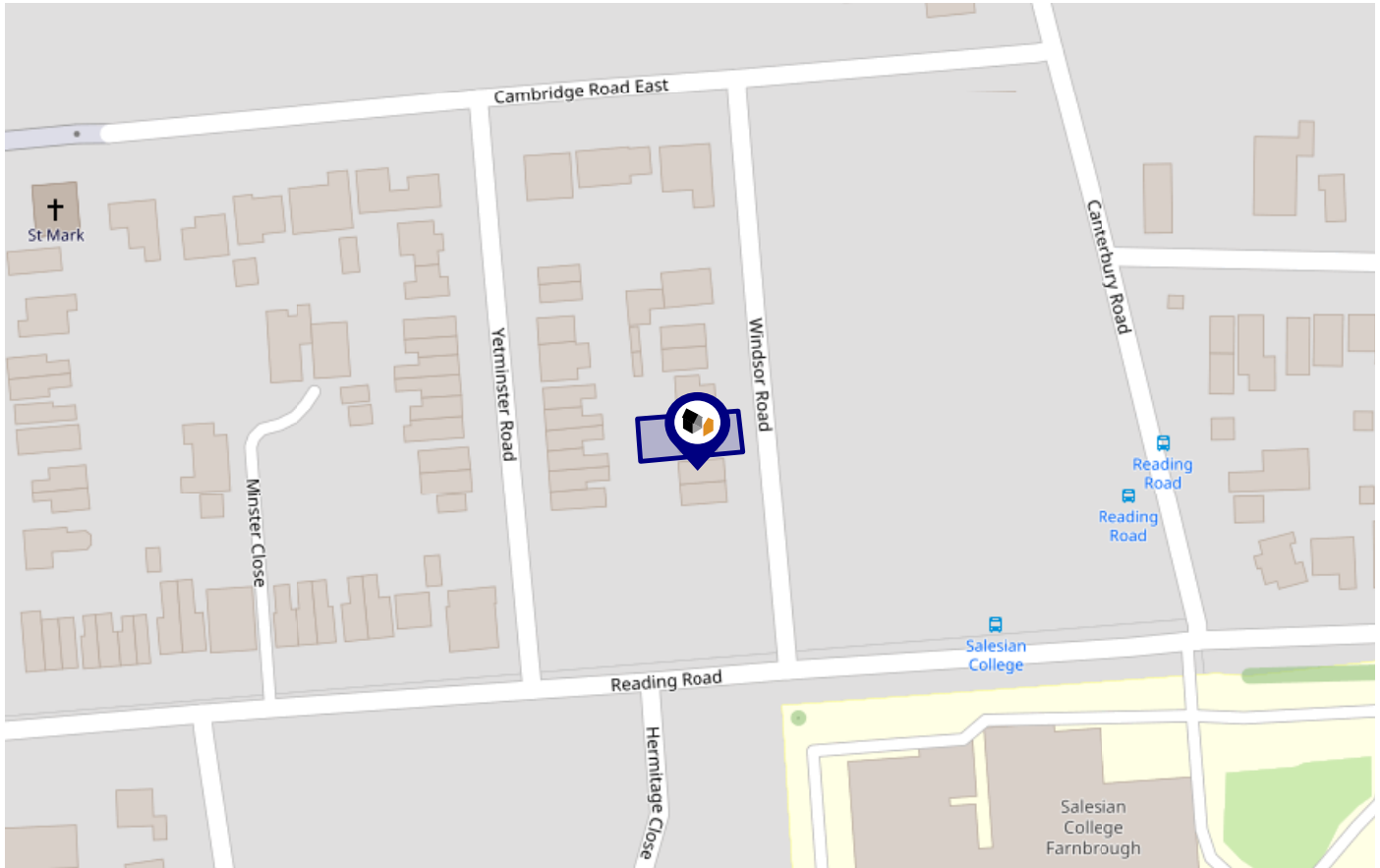
Chance of flooding to the following depths at this property:



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

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.

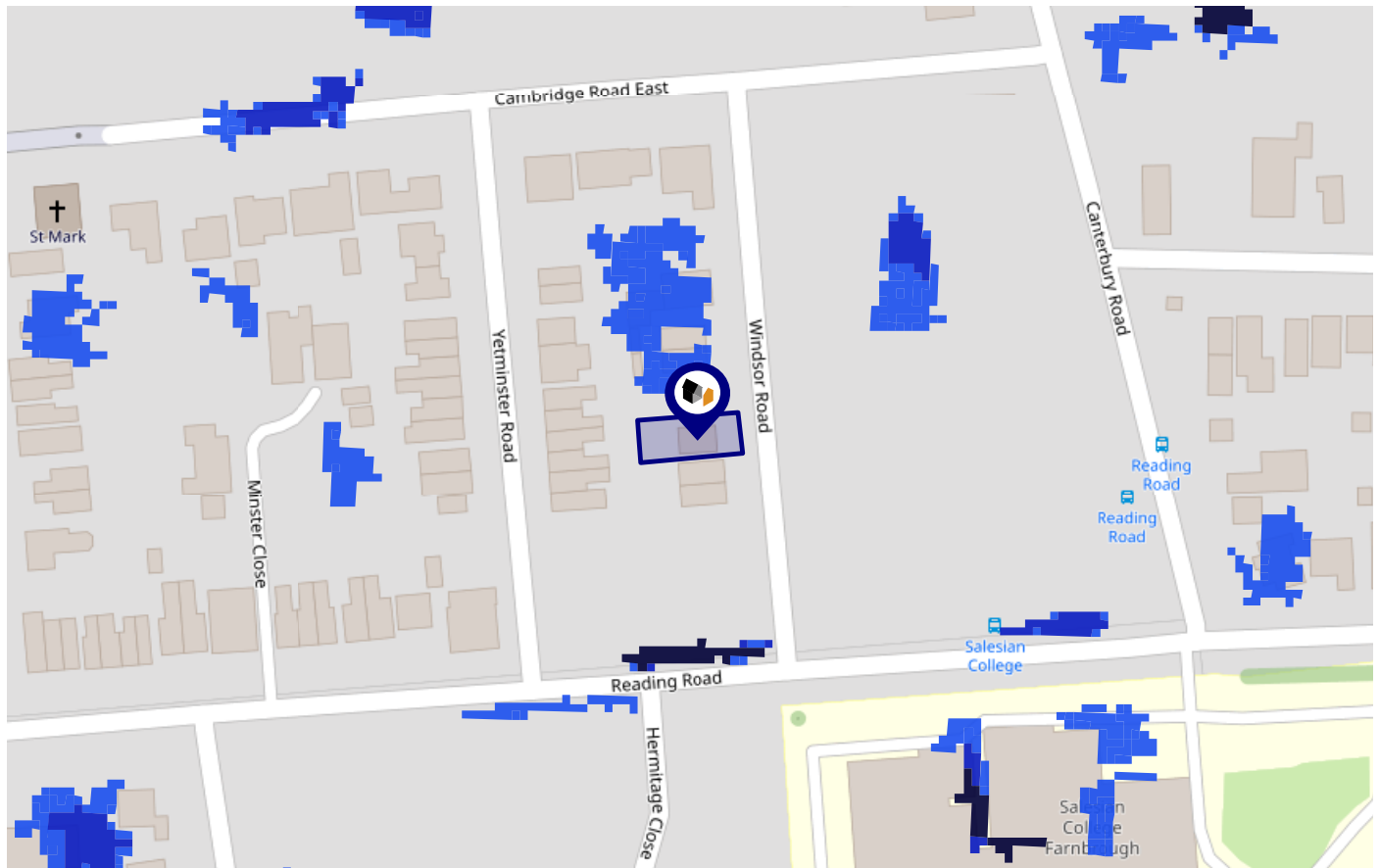
Chance of flooding to the following depths at this property:



Flood Risk

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:

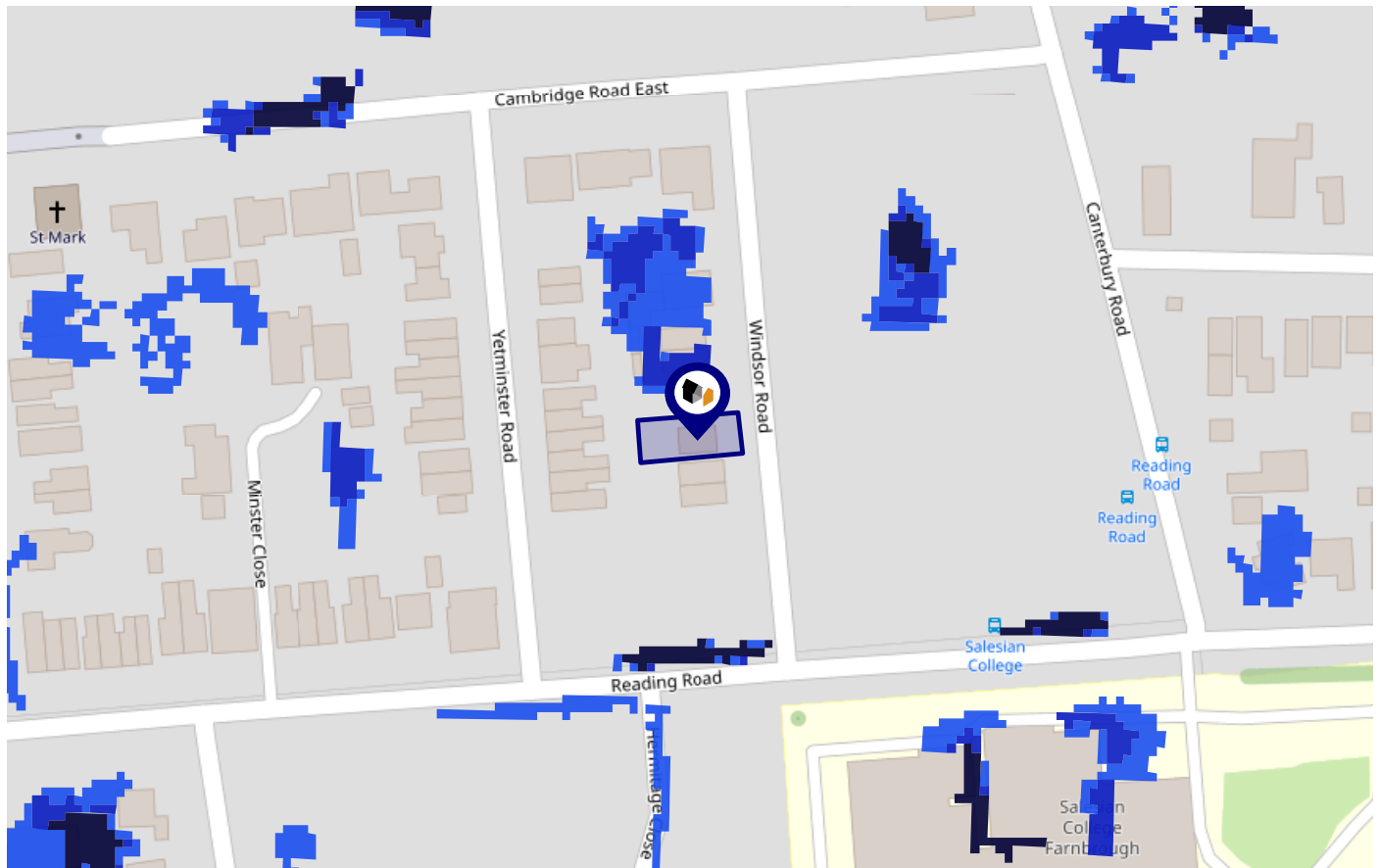


Flood Risk

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**

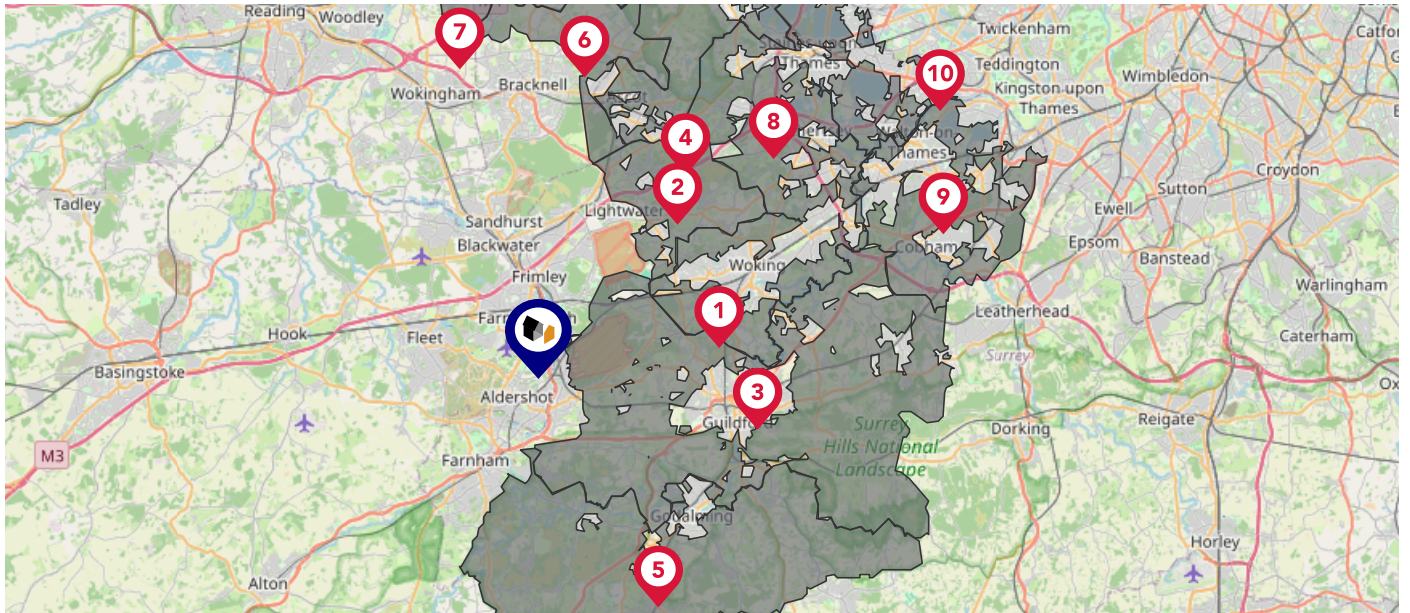
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- 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:



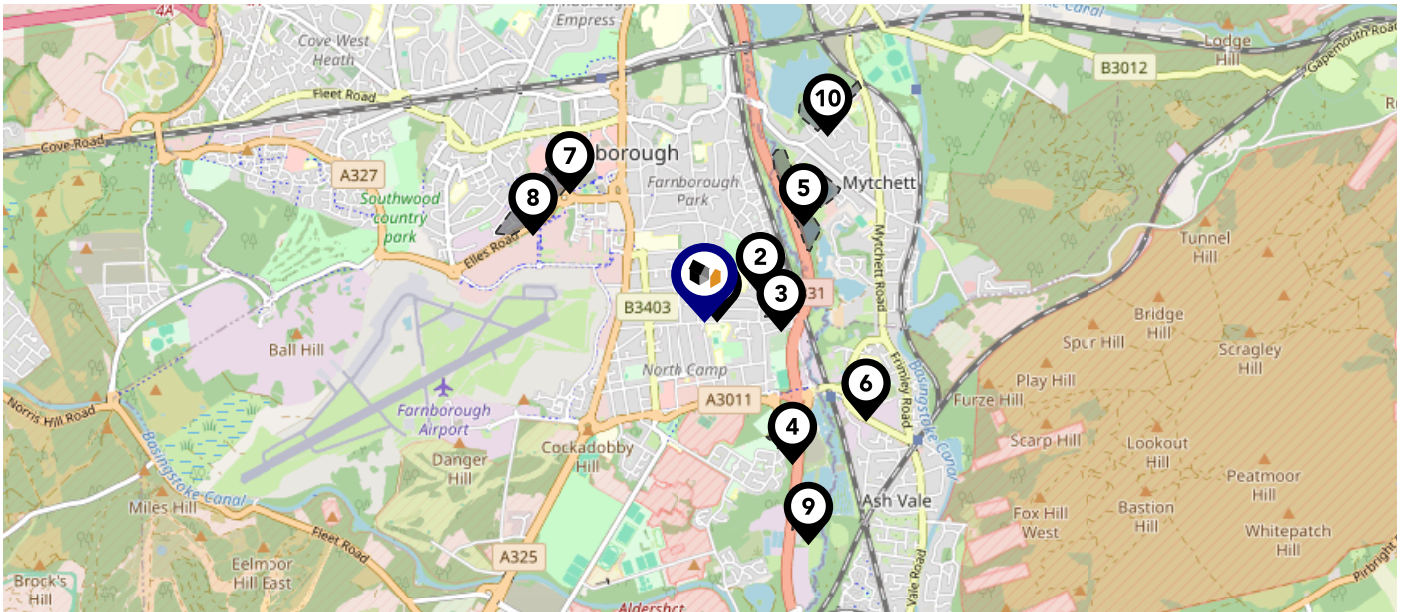
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

-  London Green Belt - Woking
-  London Green Belt - Surrey Heath
-  London Green Belt - Guildford
-  London Green Belt - Windsor and Maidenhead
-  London Green Belt - Waverley
-  London Green Belt - Bracknell Forest
-  London Green Belt - Wokingham
-  London Green Belt - Runnymede
-  London Green Belt - Elmbridge
-  London Green Belt - Spelthorne

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.



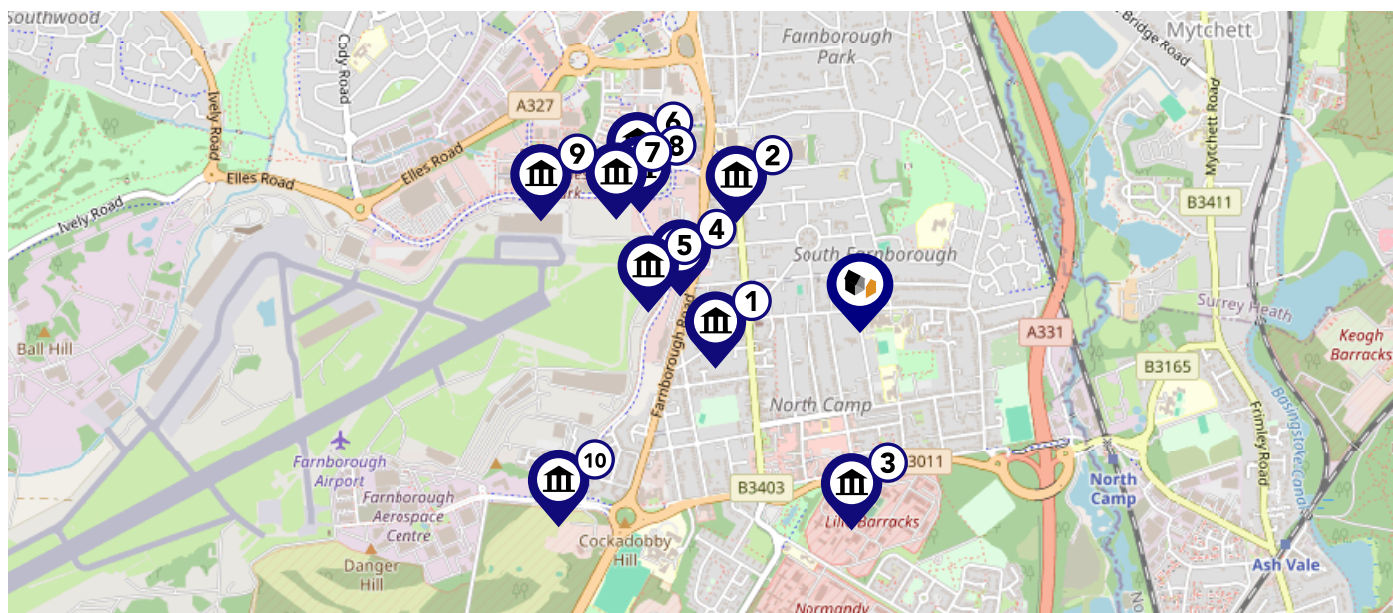
Nearby Landfill Sites











1	Bowling Green-Off Canterbury Road, Farnborough, Hampshire	Historic Landfill
2	King Georges Pond-Sycamore Road, Farnborough	Historic Landfill
3	Sycamore Sewage Farm-Sycamore Road, Farnborough	Historic Landfill
4	Ramilies Park-Near Hollybush Lane, Aldershot	Historic Landfill
5	Land off Coleford Farm-Mytchett, Camberley, Surrey	Historic Landfill
6	Holly Lodge Landfill-Between Frimley Road and Lysons Road, Ash Vale, Surrey	Historic Landfill
7	Princes Mead-Farnborough, Hampshire	Historic Landfill
8	Land at Invincible Road-Aldershot, Hampshire	Historic Landfill
9	Land to the east of Sewage Works-Hollybush Lane, Aldershot	Historic Landfill
10	Hamesmoor Road-Mytchett, Surrey	Historic Landfill

Maps

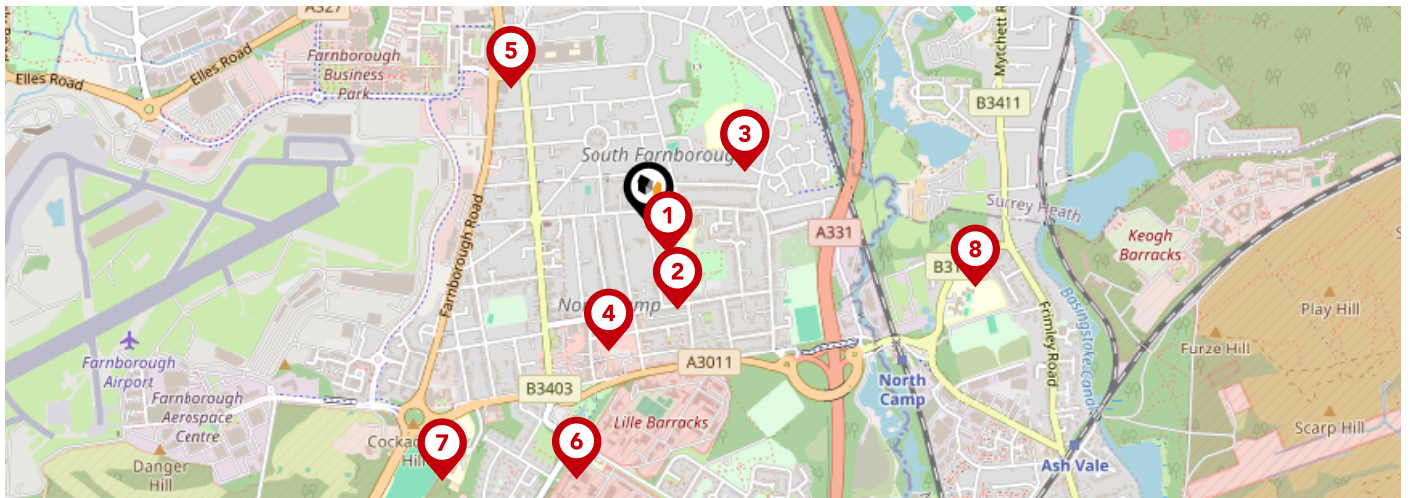
Listed Buildings

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



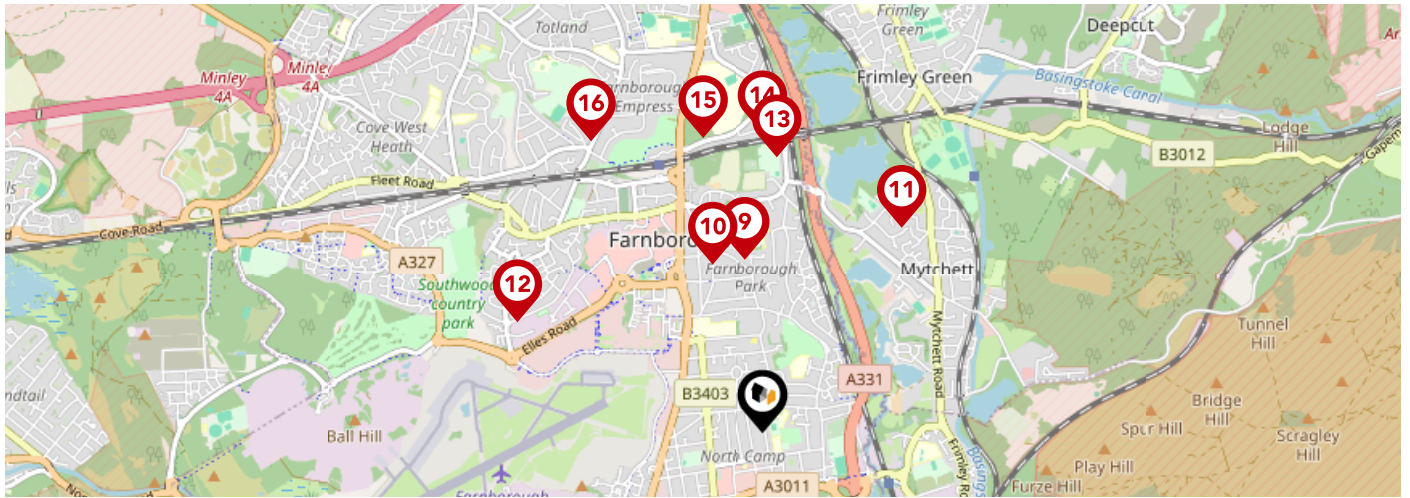
Listed Buildings in the local district	Grade	Distance
 1303102 - Farnborough Town Hall	Grade II	0.3 miles
 1092625 - Crossways North East Hampshire Education Office	Grade II	0.4 miles
 1339696 - Officers Mess Lille Barracks	Grade II	0.4 miles
 1339706 - G1 Building At The Royal Aircraft Establishment	Grade II	0.4 miles
 1339694 - G 29 Building At The Royal Aircraft Establishment	Grade II	0.5 miles
 1259586 - Building R133 At Former Royal Aircraft Establishment	Grade I	0.6 miles
 1259589 - Building Q121 At Former Royal Aircraft Establishment Site	Grade I	0.6 miles
 1390502 - Building R52 At Former Royal Aircraft Establishment Site	Grade II	0.6 miles
 1393074 - Portable Airship Hangar (formerly Buildings R51 And Q65)	Grade II	0.8 miles
 1392200 - Building F49a Man Carrying Centrifuge Facility	Grade II	0.8 miles









Area Schools



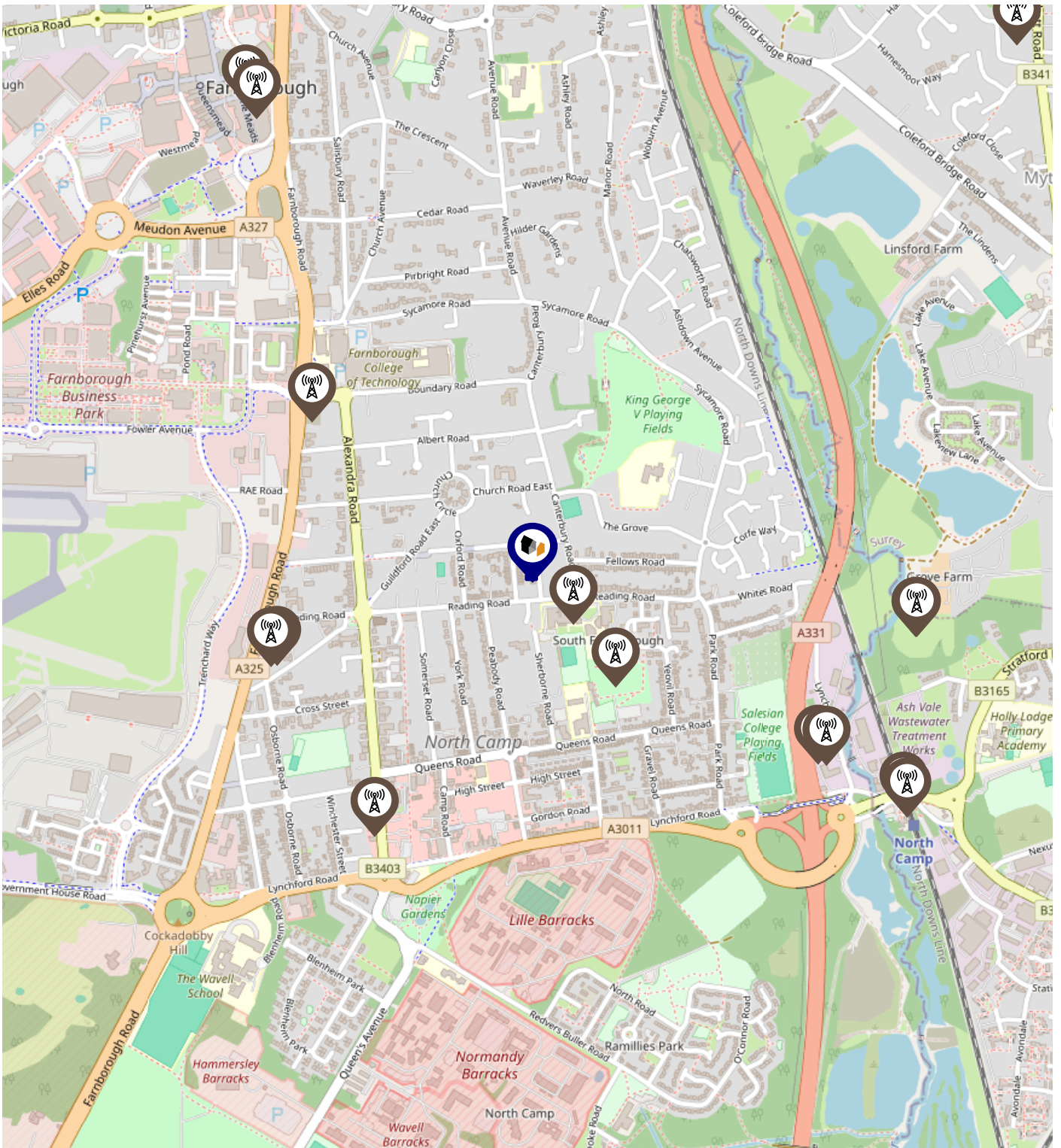
		Nursery	Primary	Secondary	College	Private
1	Salesian College Ofsted Rating: Not Rated Pupils: 589 Distance:0.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	South Farnborough Infant School Ofsted Rating: Outstanding Pupils: 273 Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	South Farnborough Junior School Ofsted Rating: Outstanding Pupils: 411 Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Mark's Church of England Aided Primary School Ofsted Rating: Good Pupils: 104 Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Farnborough College of Technology Ofsted Rating: Outstanding Pupils:0 Distance:0.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Marlborough Infant School Ofsted Rating: Good Pupils: 85 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The Wavell School Ofsted Rating: Good Pupils: 1018 Distance:0.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Holly Lodge Primary Academy Ofsted Rating: Good Pupils: 423 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools





		Nursery	Primary	Secondary	College	Private
	St Patrick's Catholic Primary School Ofsted Rating: Good Pupils: 263 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Peter's Church of England Aided Junior School Ofsted Rating: Good Pupils: 216 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mytchett Primary & Nursery Academy Ofsted Rating: Good Pupils: 247 Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tower Hill Primary School Ofsted Rating: Outstanding Pupils: 421 Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	North Farnborough Infant School Ofsted Rating: Good Pupils: 171 Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Henry Tyndale School Ofsted Rating: Outstanding Pupils: 135 Distance:1.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Farnborough Hill Ofsted Rating: Not Rated Pupils: 527 Distance:1.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Bernadette's Catholic Primary School Ofsted Rating: Good Pupils: 217 Distance:1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

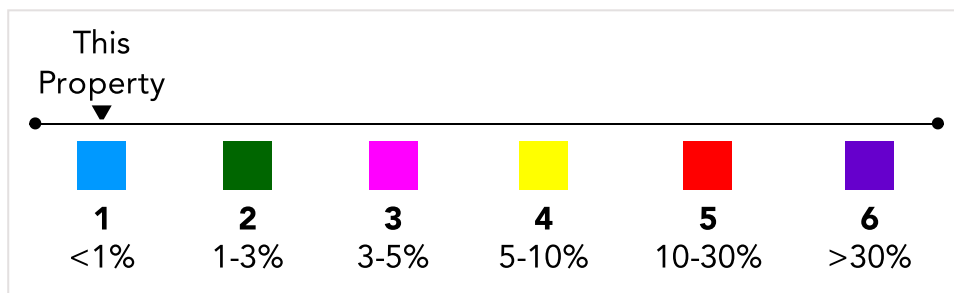
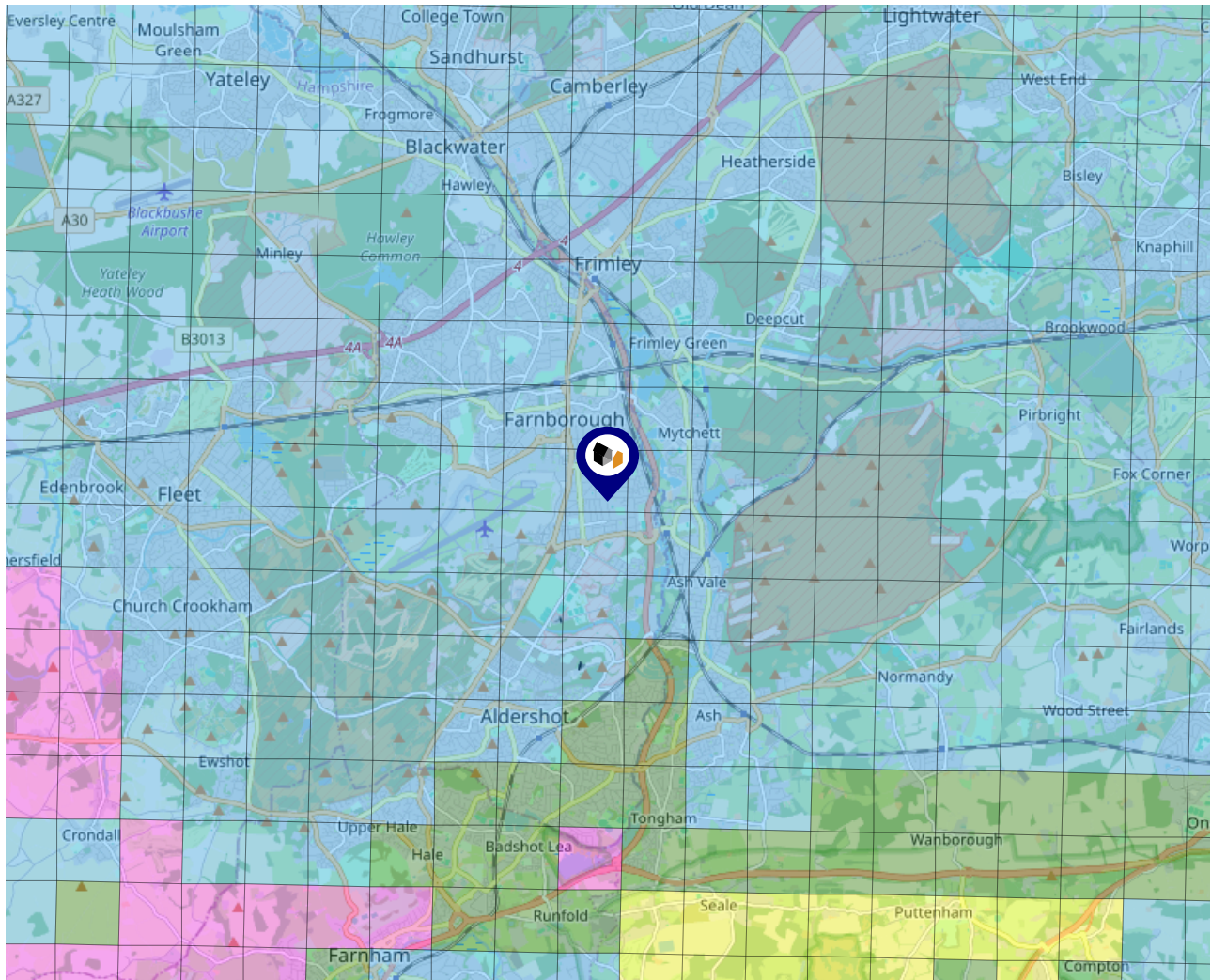


Key:

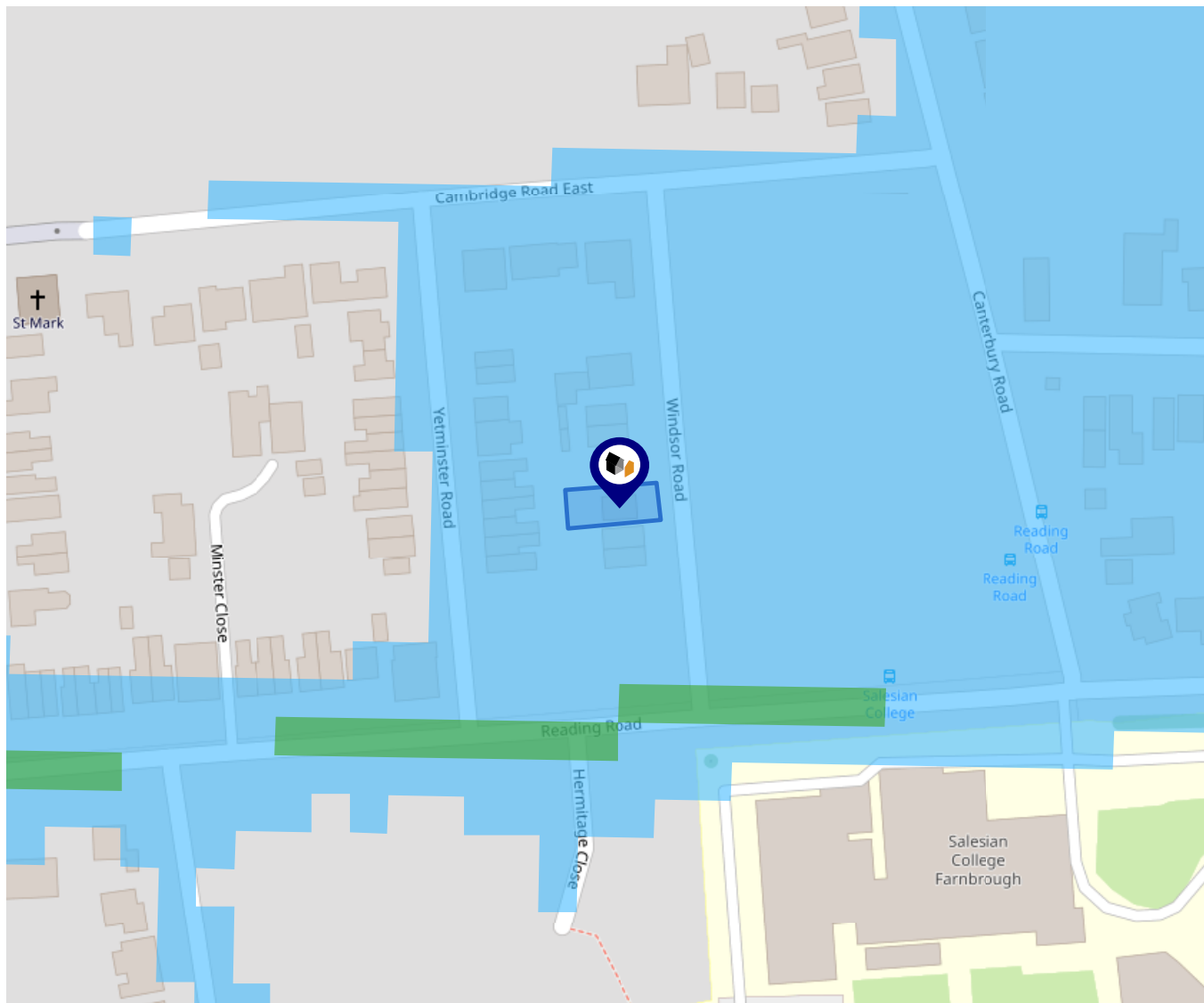
-  Power Pylons
-  Communication Masts

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

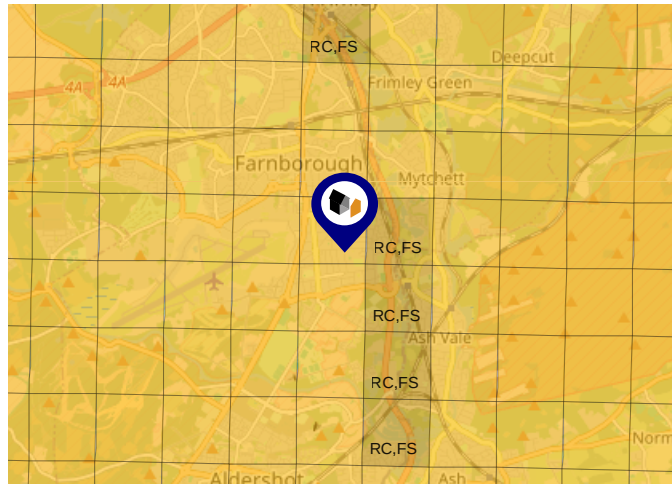


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

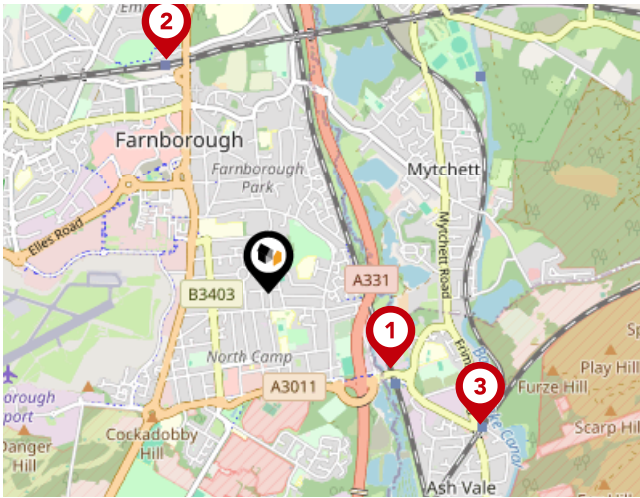


Primary Classifications (Most Common Clay Types)

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

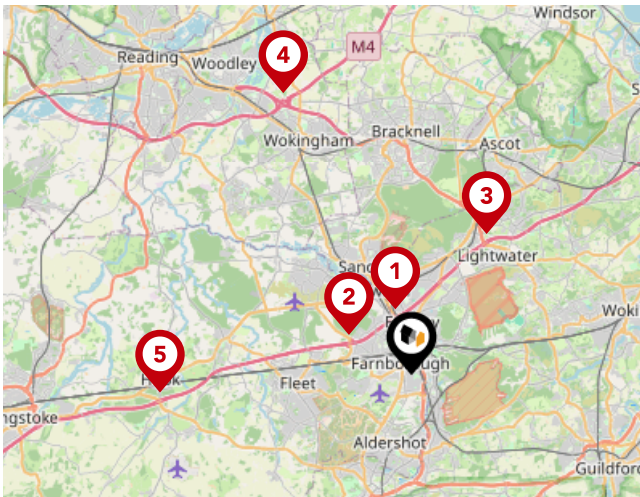
Area

Transport (National)



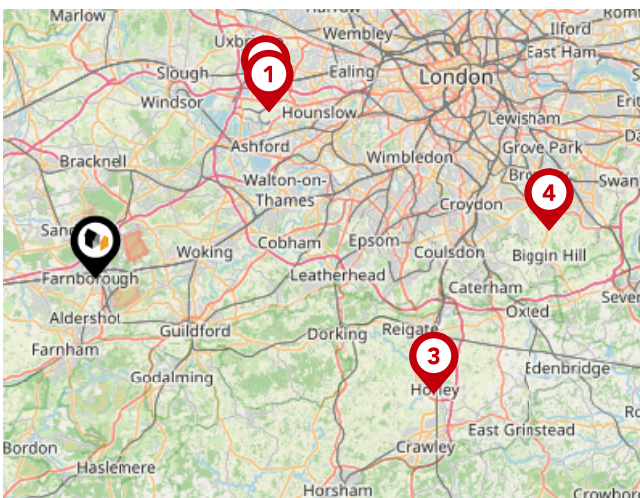
National Rail Stations

Pin	Name	Distance
1	North Camp Rail Station	0.67 miles
2	Farnborough (Main) Rail Station	1.18 miles
3	Ash Vale Rail Station	1.16 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J4	2.49 miles
2	M3 J4A	2.75 miles
3	M3 J3	5.92 miles
4	M4 J10	11.45 miles
5	M3 J5	9.38 miles

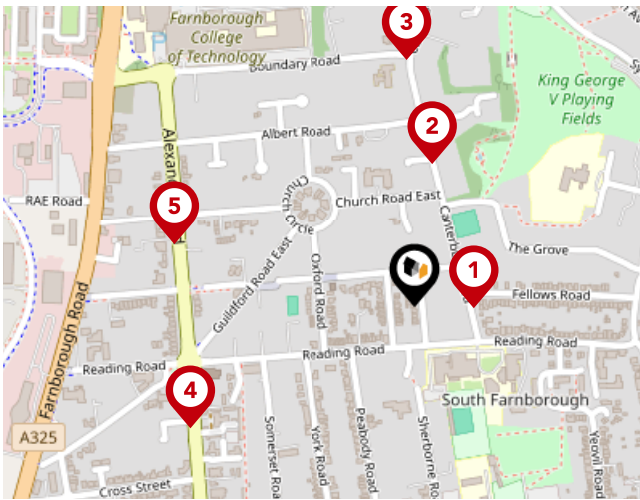


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport Terminal 4	17.81 miles
2	Heathrow Airport	18.37 miles
3	Gatwick Airport	26.58 miles
4	Leaves Green	33.82 miles

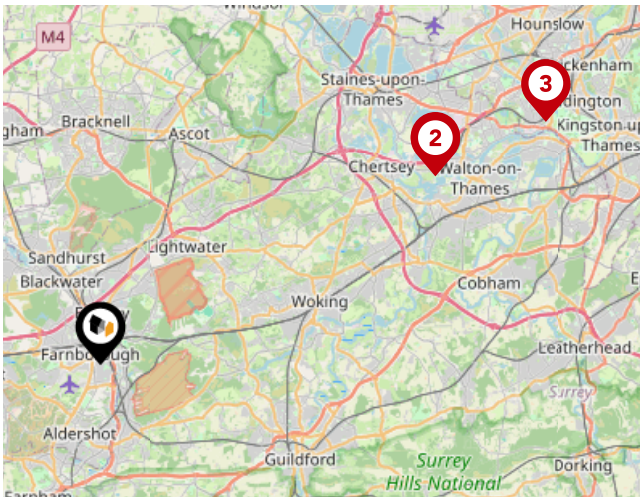
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Reading Road	0.07 miles
2	Church Road East	0.17 miles
3	Boundary Road	0.29 miles
4	Buller Court	0.29 miles
5	Church Road West	0.29 miles



Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	14.27 miles
2	Weybridge Ferry Landing	14.26 miles
3	Moulsey - Hurst Park Ferry Landing	18.78 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



Stephen and Chris were fantastic throughout the whole process from the initial valuation through to completion.

They were highly professional and realistic in understanding the market for our home which led to a smooth sale process. They were supportive and communicated well at every stage.

Using their social media expertise and more traditional sales techniques provides the seller with comprehensive access to potential buyers.

Testimonial 2



What a refreshing change for an estate agent. After experiencing others Stephen and Chris are a breath of fresh air. Reliable, efficient and excellent communication. Can't rate them highly enough. Thank you both.

Testimonial 3



This is the 2nd time I have used Chris and Stephen from Avocado, I have to say on both counts the service has been excellent from start to finish. Kept fully up to date with the progression of the sale, and are contactable pretty much all the time, and get back to you very promptly.

On both occasions the house sold very quickly. I would highly recommend them both.

A very happy customer!!!



/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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