

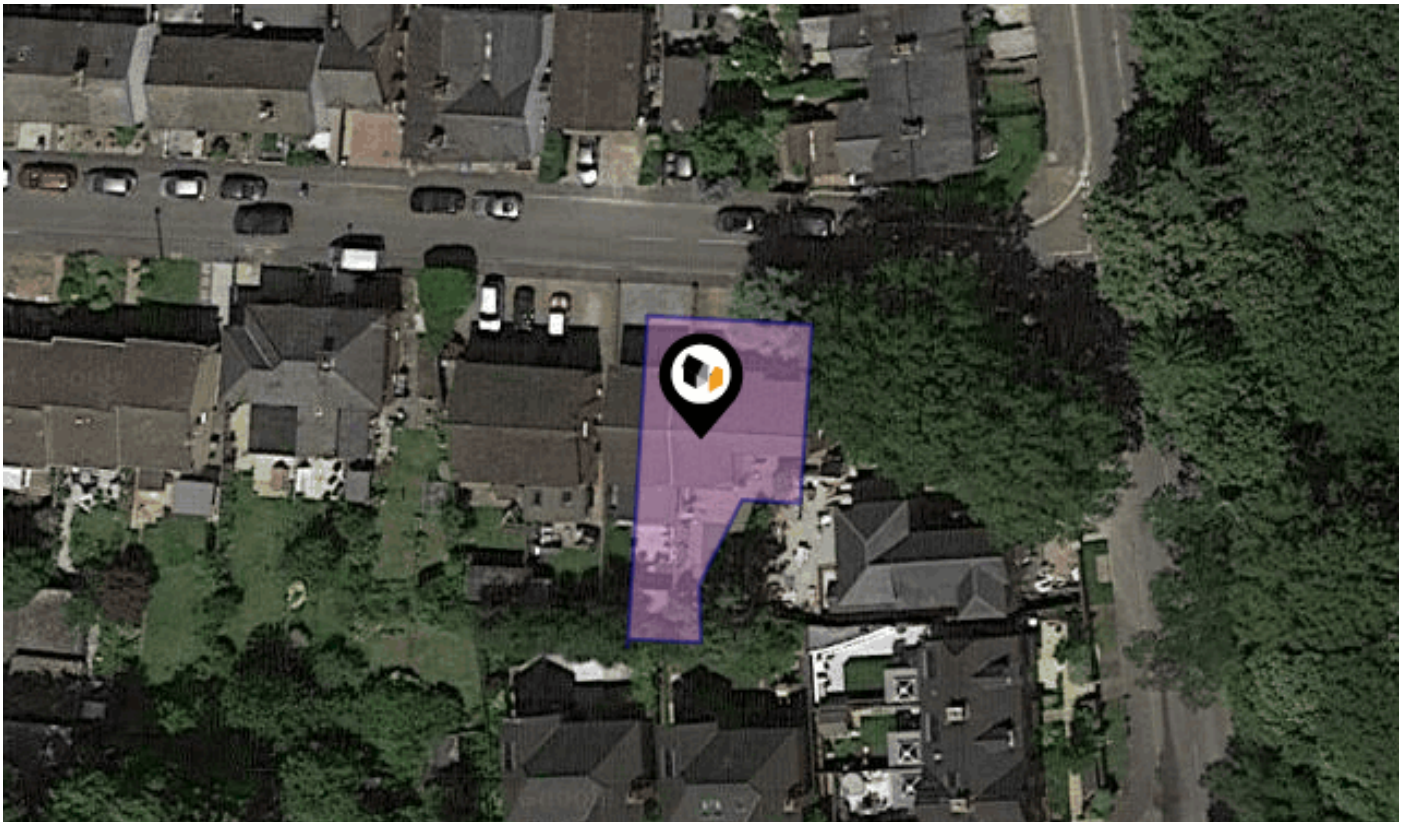


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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 01<sup>st</sup> January 2025**



**CHURCH ROAD, CHAVEY DOWN, ASCOT, SL5**

**Paul Childs - Keller Williams**

23 Cressingham Road Reading RG2 7RT

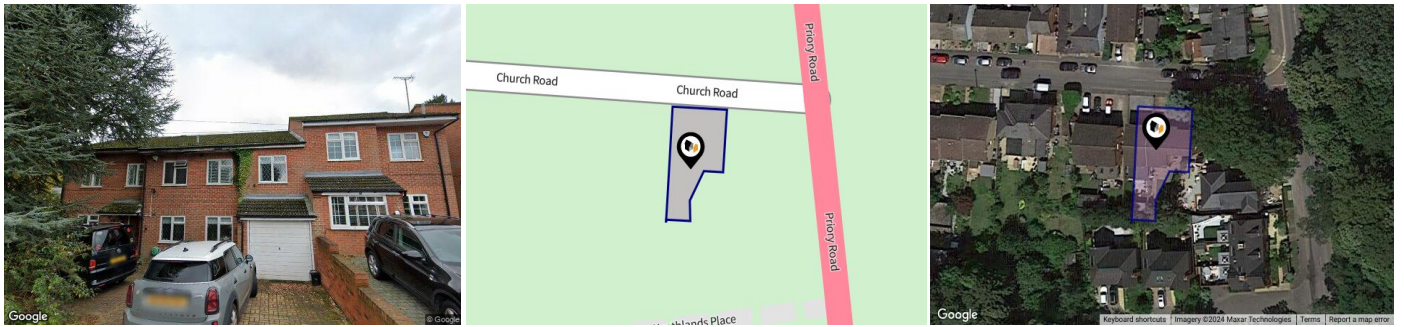
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# Property Overview



## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	4		
<b>Floor Area:</b>	1,819 ft <sup>2</sup> / 169 m <sup>2</sup>		
<b>Plot Area:</b>	0.07 acres		
<b>Council Tax :</b>	Band E		
<b>Annual Estimate:</b>	£2,507		
<b>Title Number:</b>	BK177418		

## Local Area

<b>Local Authority:</b>	Bracknell forest
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	No Risk
● Surface Water	Very Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>12</b> mb/s	<b>36</b> mb/s	<b>-</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Property EPC - Certificate

Chavey Down, ASCOT, SL5

Energy rating

C

Valid until 26.08.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C	74   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Property

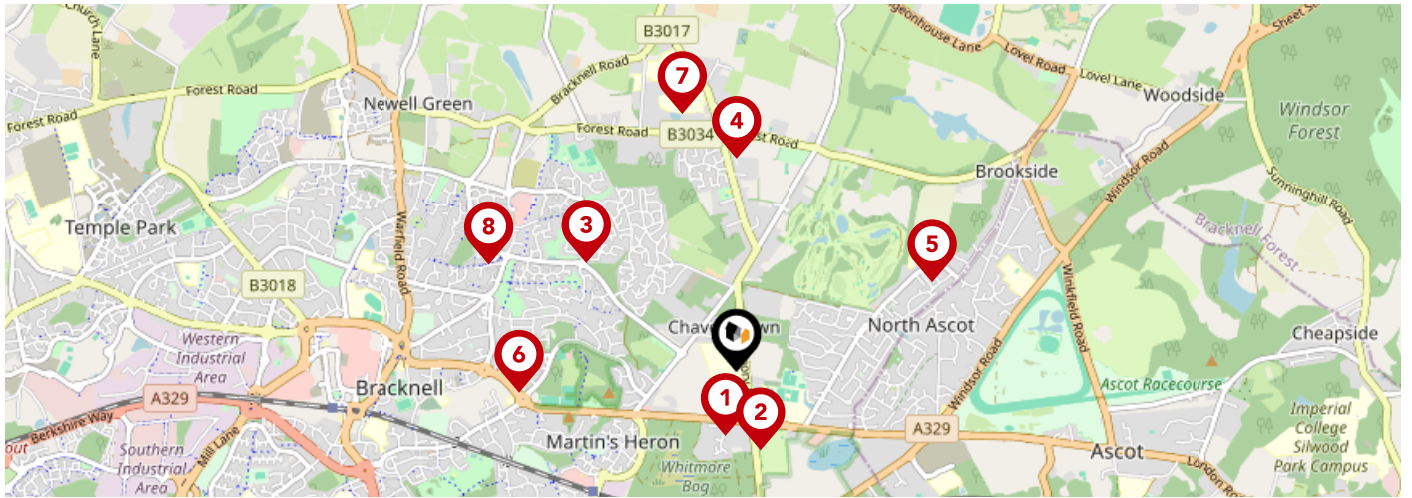
## EPC - Additional Data

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### Additional EPC Data

<b>Property Type:</b>	Semi-detached house
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	None
<b>Total Floor Area:</b>	156 m <sup>2</sup>

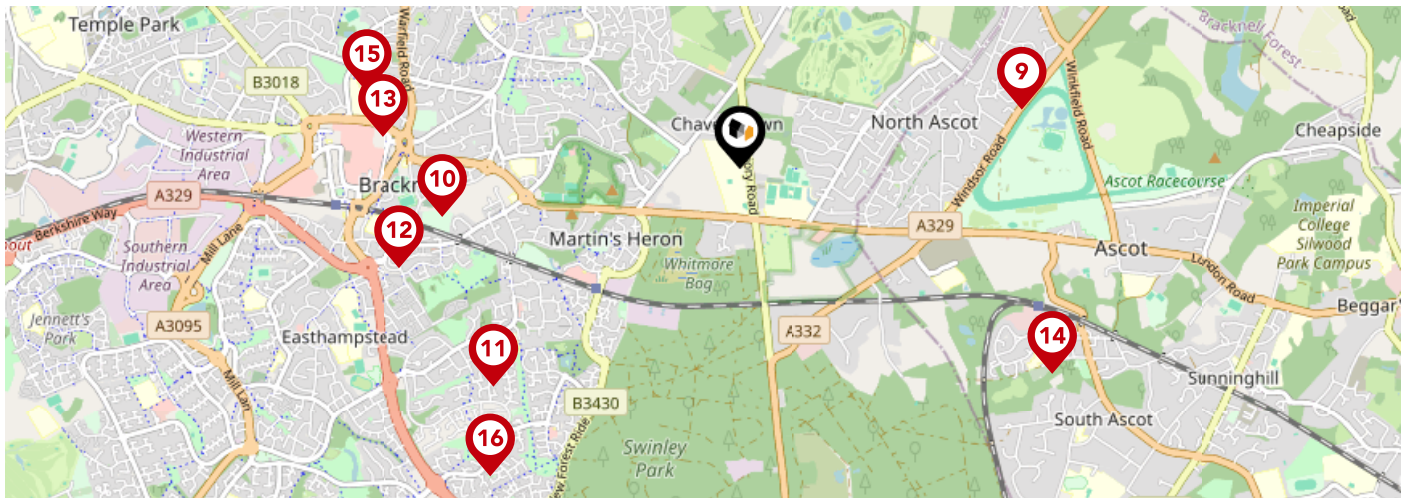
# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Heathfield School</b> Ofsted Rating: Not Rated   Pupils: 226   Distance:0.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>LVS Ascot</b> Ofsted Rating: Not Rated   Pupils: 840   Distance:0.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Whitegrove Primary School</b> Ofsted Rating: Good   Pupils: 421   Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Winkfield St Mary's CofE Primary School</b> Ofsted Rating: Good   Pupils: 198   Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Ascot Heath Primary School</b> Ofsted Rating: Good   Pupils: 395   Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Holly Spring Primary School</b> Ofsted Rating: Good   Pupils: 642   Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Lambrook School</b> Ofsted Rating: Not Rated   Pupils: 630   Distance:1.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Warfield Church of England Primary School</b> Ofsted Rating: Good   Pupils: 452   Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



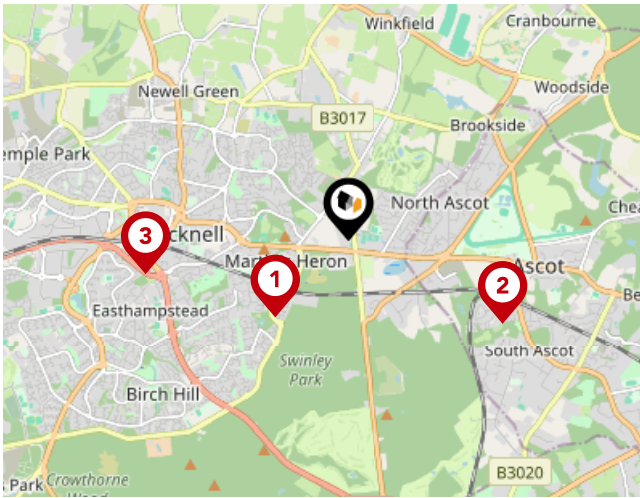
# Area Schools



	Nursery	Primary	Secondary	College	Private
<b>9 Papplewick School</b> Ofsted Rating: Not Rated   Pupils: 223   Distance:1.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10 St Joseph's Catholic Primary School, Bracknell</b> Ofsted Rating: Good   Pupils: 209   Distance:1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11 Harmans Water Primary School</b> Ofsted Rating: Good   Pupils: 466   Distance:1.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12 Ranelagh School</b> Ofsted Rating: Outstanding   Pupils: 1062   Distance:1.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13 Garth Hill College</b> Ofsted Rating: Good   Pupils: 1476   Distance:1.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14 South Ascot Village Primary School</b> Ofsted Rating: Good   Pupils: 164   Distance:1.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15 Sandy Lane Primary School</b> Ofsted Rating: Good   Pupils: 450   Distance:1.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16 Crown Wood Primary School</b> Ofsted Rating: Good   Pupils: 642   Distance:1.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

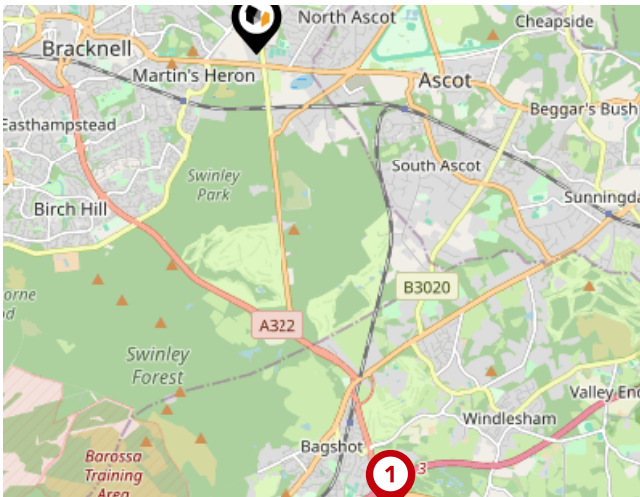
# Area

## Transport (National)



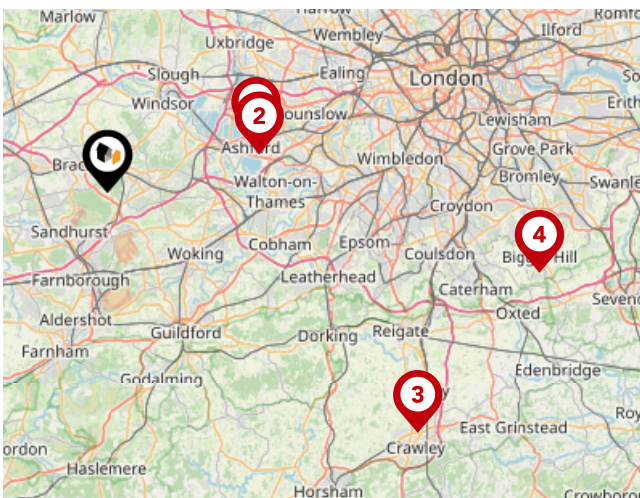
### National Rail Stations

Pin	Name	Distance
1	Martins Heron Rail Station	0.98 miles
2	Ascot Rail Station	1.61 miles
3	Bracknell Rail Station	1.9 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J3	4.42 miles
2	M4 J8	5.66 miles
3	A404(M) J9A	6.32 miles
4	M4 J7	7.2 miles
5	M3 J4	7.35 miles

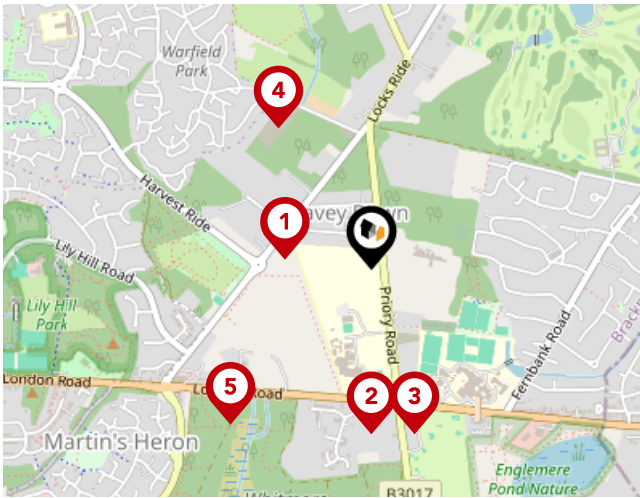


### Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	11.71 miles
2	Heathrow Airport Terminal 4	11.63 miles
3	Gatwick Airport	29.1 miles
4	Leaves Green	32.57 miles

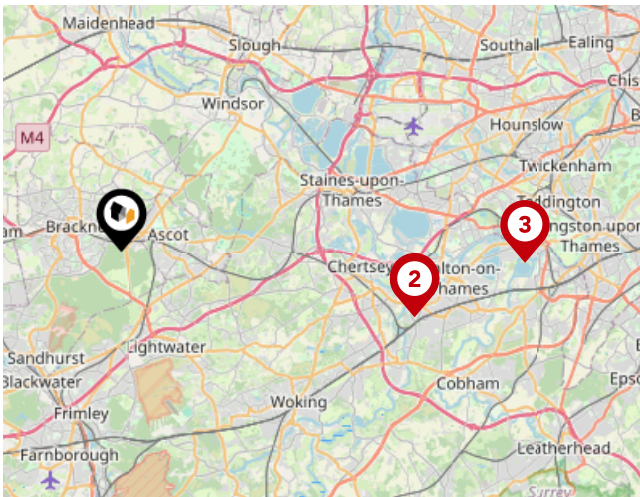
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Church Road	0.2 miles
2	The Royal Foresters Hotel	0.38 miles
3	The Royal Foresters Hotel	0.4 miles
4	Mobile Home Site	0.39 miles
5	The Brackens	0.48 miles



### Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	11.12 miles
2	Weybridge Ferry Landing	11.16 miles
3	Moulsey - Hurst Park Ferry Landing	14.91 miles



# Market Sold in Street

<b>52a, Church Road, Ascot, SL5 8RR</b>					Terraced House
Last Sold Date:	05/07/2024	10/09/2004			
Last Sold Price:	£520,000	£249,950			
<b>10, Church Road, Ascot, SL5 8RR</b>					Detached House
Last Sold Date:	09/04/2024	05/06/2015			
Last Sold Price:	£950,000	£630,000			
<b>53, Church Road, Ascot, SL5 8RR</b>					Terraced House
Last Sold Date:	25/08/2023	30/06/2021	15/11/2018	09/11/2012	
Last Sold Price:	£385,000	£375,000	£353,000	£226,000	
<b>6, Church Road, Ascot, SL5 8RR</b>					Detached House
Last Sold Date:	04/07/2023				
Last Sold Price:	£575,000				
<b>62, Church Road, Ascot, SL5 8RR</b>					Terraced House
Last Sold Date:	14/03/2023				
Last Sold Price:	£360,000				
<b>55, Church Road, Ascot, SL5 8RR</b>					Detached House
Last Sold Date:	08/11/2022	10/12/2021	22/09/2009		
Last Sold Price:	£516,000	£485,000	£100,000		
<b>59a, Church Road, Ascot, SL5 8RR</b>					Terraced House
Last Sold Date:	26/09/2022	16/04/2004			
Last Sold Price:	£400,000	£225,000			
<b>20, Church Road, Ascot, SL5 8RR</b>					Semi-detached House
Last Sold Date:	24/06/2022	28/07/2017			
Last Sold Price:	£500,000	£416,000			
<b>44, Church Road, Ascot, SL5 8RR</b>					Terraced House
Last Sold Date:	27/09/2021	26/03/2012	02/11/2007		
Last Sold Price:	£467,000	£285,000	£265,000		
<b>23, Church Road, Ascot, SL5 8RR</b>					Detached House
Last Sold Date:	15/06/2021	12/02/2010	31/08/2007		
Last Sold Price:	£700,000	£500,000	£402,000		
<b>8, Church Road, Ascot, SL5 8RR</b>					Detached House
Last Sold Date:	07/05/2021				
Last Sold Price:	£525,000				
<b>54, Church Road, Ascot, SL5 8RR</b>					Terraced House
Last Sold Date:	07/04/2021	15/03/2017	03/06/2004	21/09/2001	
Last Sold Price:	£515,000	£470,000	£265,000	£205,000	

**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market Sold in Street

<b>54a, Church Road, Ascot, SL5 8RR</b>					Terraced House	
Last Sold Date:	06/04/2021					
Last Sold Price:	£500,000					
<b>40, Church Road, Ascot, SL5 8RR</b>					Semi-detached House	
Last Sold Date:	08/01/2021	25/05/2010	17/10/2003	19/07/1999		
Last Sold Price:	£530,000	£370,000	£280,000	£168,000		
<b>38, Church Road, Ascot, SL5 8RR</b>					Semi-detached House	
Last Sold Date:	29/10/2020					
Last Sold Price:	£380,000					
<b>58, Church Road, Ascot, SL5 8RR</b>					Terraced House	
Last Sold Date:	13/08/2020	03/07/2015	29/11/2013			
Last Sold Price:	£418,000	£385,000	£302,000			
<b>56a, Church Road, Ascot, SL5 8RR</b>					Terraced House	
Last Sold Date:	25/03/2020	22/03/2016	26/11/2004			
Last Sold Price:	£495,000	£475,000	£280,000			
<b>21, Church Road, Ascot, SL5 8RR</b>					Terraced House	
Last Sold Date:	19/12/2019	11/07/2013	12/06/2009			
Last Sold Price:	£430,000	£290,000	£200,000			
<b>41, Church Road, Ascot, SL5 8RR</b>					Terraced House	
Last Sold Date:	22/11/2019	19/06/2009	16/07/1999			
Last Sold Price:	£320,000	£226,000	£134,000			
<b>19, Church Road, Ascot, SL5 8RR</b>					Terraced House	
Last Sold Date:	25/10/2019	01/03/2005				
Last Sold Price:	£350,000	£192,000				
<b>47, Church Road, Ascot, SL5 8RR</b>					Semi-detached House	
Last Sold Date:	19/09/2019	03/04/2019	15/01/2010	30/06/2004	18/12/2001	
Last Sold Price:	£306,000	£281,400	£249,950	£242,500	£172,000	
<b>34, Church Road, Ascot, SL5 8RR</b>					Semi-detached House	
Last Sold Date:	07/06/2019	19/05/2017				
Last Sold Price:	£645,000	£430,000				
<b>29, Church Road, Ascot, SL5 8RR</b>					Semi-detached House	
Last Sold Date:	09/11/2016	31/05/2011	18/11/2005			
Last Sold Price:	£465,000	£350,000	£230,000			
<b>39, Church Road, Ascot, SL5 8RR</b>					Terraced House	
Last Sold Date:	14/10/2016	08/10/2007	29/03/2004	21/02/2000		
Last Sold Price:	£379,500	£310,000	£214,500	£45,000		

**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market Sold in Street

<b>13, Church Road, Ascot, SL5 8RR</b>					Semi-detached House
Last Sold Date:	06/05/2016				
Last Sold Price:	£420,000				
<b>9, Church Road, Ascot, SL5 8RR</b>					Detached House
Last Sold Date:	11/03/2016	07/08/2006	29/08/2001	10/08/2000	
Last Sold Price:	£655,000	£490,000	£440,000	£212,000	
<b>52, Church Road, Ascot, SL5 8RR</b>					Terraced House
Last Sold Date:	23/12/2015				
Last Sold Price:	£447,000				
<b>60, Church Road, Ascot, SL5 8RR</b>					Terraced House
Last Sold Date:	29/05/2014	10/04/2008	19/10/2001	02/05/2001	
Last Sold Price:	£290,000	£245,000	£179,500	£97,000	
<b>57, Church Road, Ascot, SL5 8RR</b>					Terraced House
Last Sold Date:	21/03/2014	18/05/2007	16/09/2003		
Last Sold Price:	£290,000	£282,000	£225,000		
<b>28, Church Road, Ascot, SL5 8RR</b>					Detached House
Last Sold Date:	01/03/2013	30/09/1999			
Last Sold Price:	£542,500	£230,000			
<b>59, Church Road, Ascot, SL5 8RR</b>					Terraced House
Last Sold Date:	22/06/2012	12/01/2006	10/09/2003		
Last Sold Price:	£232,000	£250,000	£200,000		
<b>17, Church Road, Ascot, SL5 8RR</b>					Terraced House
Last Sold Date:	31/05/2012	13/04/2007	29/04/2005		
Last Sold Price:	£275,000	£249,950	£207,500		
<b>27, Church Road, Ascot, SL5 8RR</b>					Semi-detached House
Last Sold Date:	28/05/2012	05/10/2006			
Last Sold Price:	£290,000	£243,000			
<b>22, Church Road, Ascot, SL5 8RR</b>					Semi-detached House
Last Sold Date:	21/04/2011				
Last Sold Price:	£405,000				
<b>64, Church Road, Ascot, SL5 8RR</b>					Semi-detached House
Last Sold Date:	29/11/2010	01/09/2006	05/07/2002		
Last Sold Price:	£272,000	£277,000	£176,000		
<b>66, Church Road, Ascot, SL5 8RR</b>					Semi-detached House
Last Sold Date:	12/12/2007				
Last Sold Price:	£290,000				

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# Market Sold in Street

<b>48, Church Road, Ascot, SL5 8RR</b>		Terraced House
Last Sold Date:	31/07/2007	
Last Sold Price:	£375,000	
<b>61, Church Road, Ascot, SL5 8RR</b>		Detached House
Last Sold Date:	18/05/2007	
Last Sold Price:	£335,000	
<b>33, Church Road, Ascot, SL5 8RR</b>		Semi-detached House
Last Sold Date:	19/04/2007	
Last Sold Price:	£335,000	
<b>42, Church Road, Ascot, SL5 8RR</b>		Semi-detached House
Last Sold Date:	16/05/2006	01/07/1999
Last Sold Price:	£250,000	£140,000
<b>12, Church Road, Ascot, SL5 8RR</b>		Detached House
Last Sold Date:	15/09/2005	
Last Sold Price:	£243,363	
<b>15, Church Road, Ascot, SL5 8RR</b>		Semi-detached House
Last Sold Date:	28/11/2002	
Last Sold Price:	£196,500	
<b>70, Church Road, Ascot, SL5 8RR</b>		Semi-detached House
Last Sold Date:	21/09/2001	
Last Sold Price:	£295,000	
<b>68, Church Road, Ascot, SL5 8RR</b>		Semi-detached House
Last Sold Date:	04/05/2001	08/12/1999
Last Sold Price:	£165,000	£139,950

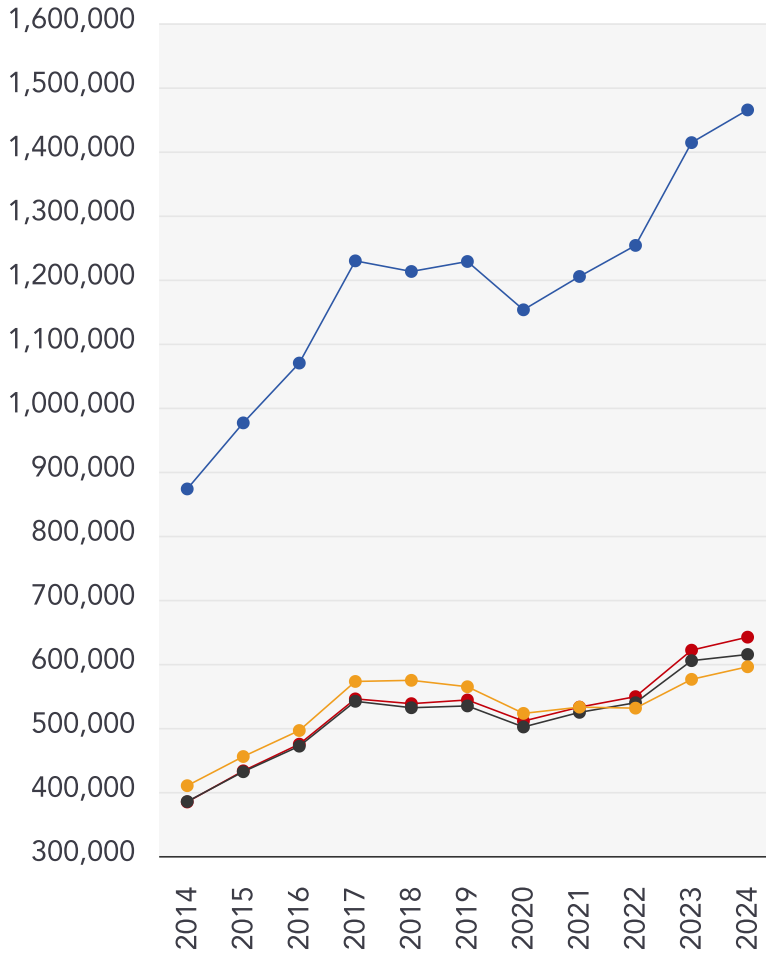
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# Market

## House Price Statistics

10 Year History of Average House Prices by Property Type in SL5



Detached

**+67.78%**

Flat

**+45.31%**

Semi-Detached

**+66.97%**

Terraced

**+59.63%**

# Paul Childs - Keller Williams

## About Us

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### Paul Childs - Keller Williams

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Born in Beaconsfield, lived in Marlow, Maidenhead, Henley & Windsor, finally settling down in Reading in 2014.

Having rented and bought property over the years, the experience working with local high street estate agents was just missing something...that personal touch & a pride in client centred service delivery. The high street model has not changed, and I couldn't help wonder why not?

There had to be a better way of doing things, which is why I partnered my established property business up with Keller Williams. I am an independent estate agent with a focus on offering a valued & personal client experience, supported by the proven Keller Williams global platform.

# Paul Childs - Keller Williams

## 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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