

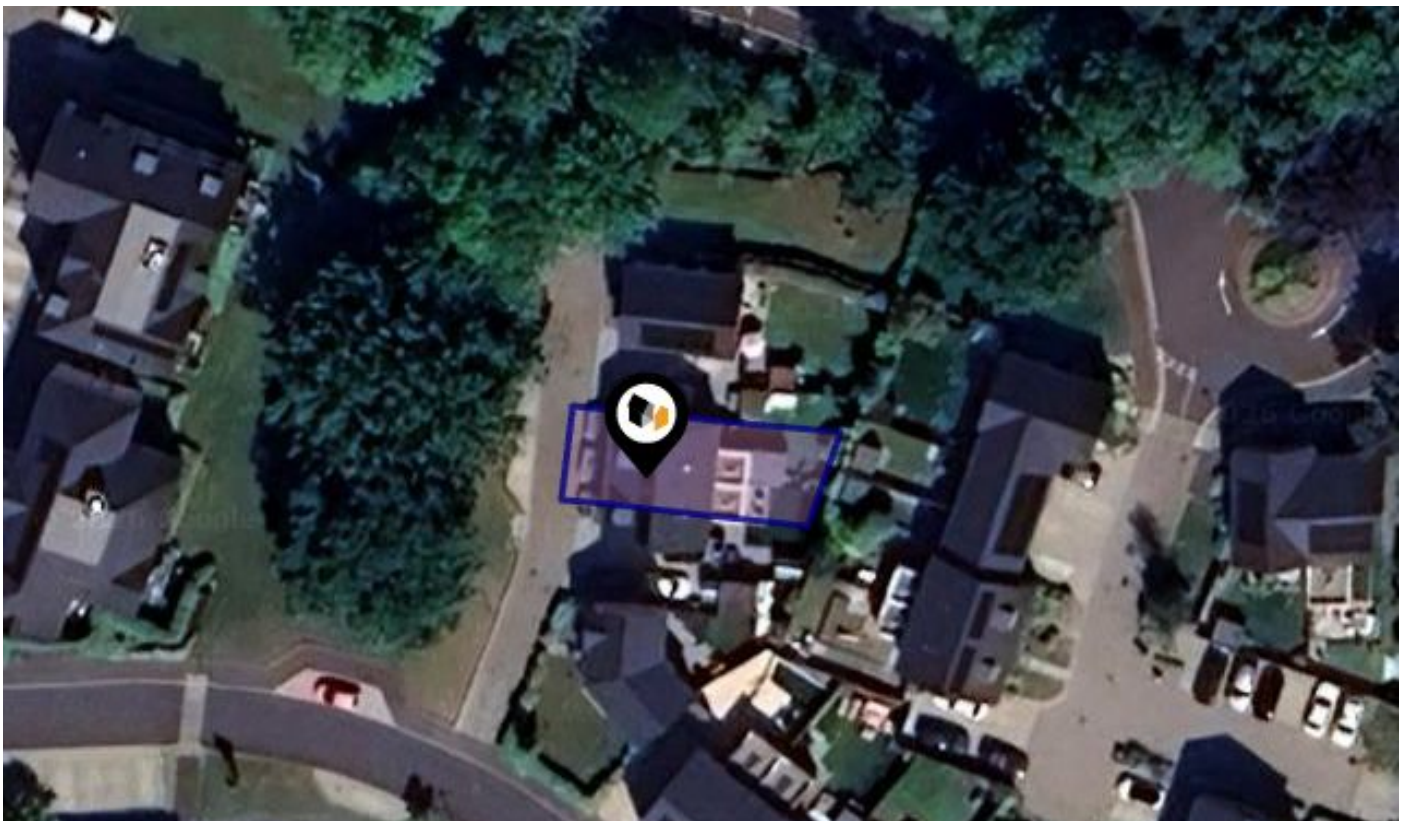


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 22nd April 2026



JOHNSTONE CLOSE, BRACKNELL, RG12

Duncan Yeardley

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Introduction

Our Comments

*** CLOSED CHAIN ***

An immaculately presented three bedroom semi-detached home, ideally situated in a quiet cul-de-sac on a private road, just a short walk from Bracknell Town Centre, Garth Hill College and Sandy Lane Primary School. The property enjoys a pleasant outlook over open green space with trees to the front, offering a sense of privacy and openness.

The property welcomes you with a spacious entrance hall, providing access to a cloakroom and useful under-stairs storage. To the rear is a stunning open-plan living and dining area, filled with natural light from a lantern roof and French doors opening onto the garden. This space is ideal for modern family living and entertaining, with TV points on both lounge walls and BT and/or Virgin fibre broadband connectivity.

The kitchen has been beautifully upgraded, enhanced with additional cabinetry, including a larder unit and pull-out bin drawer, and premium 30mm quartz worktops with bespoke edging designed for potential open-plan conversion. Integrated appliances include dishwasher, fridge/freezer and washer/dryer, along with a water filtration system, LED floor lighting, USB charging points, and a TV connection.

The first floor comprises two double bedrooms. The first bedroom with en-suite benefits from fitted wardrobes, while the second double bedroom is served by a modern family bathroom. Both bathrooms are finished with vanity units.

The top floor features an impressive master suite, fitted with built-in cupboards and benefiting from eaves storage. The en-suite includes a vanity unit, an illuminated adjustable mirror, and a blackout blind.

A beautifully landscaped garden designed for both relaxation and entertaining, features raised sleeper beds, a water fountain, extended patio, additional paving with shed power supply, outdoor lighting, and a full sprinkler system. Solar panels, driveway parking, a parking floodlight, and a satellite dish further enhance the home.

The property is finished throughout with high-quality luxury light fittings. Shutters are fitted throughout the home, adding a stylish and cohesive finish.

A well-upgraded family home in a highly desirable quiet cul-de-sac location, offering excellent space, connectivity, and outdoor living.

Council Tax Band: E

Solar Pannels

EV Charger

High Quality Upgrades

Driveway Parking

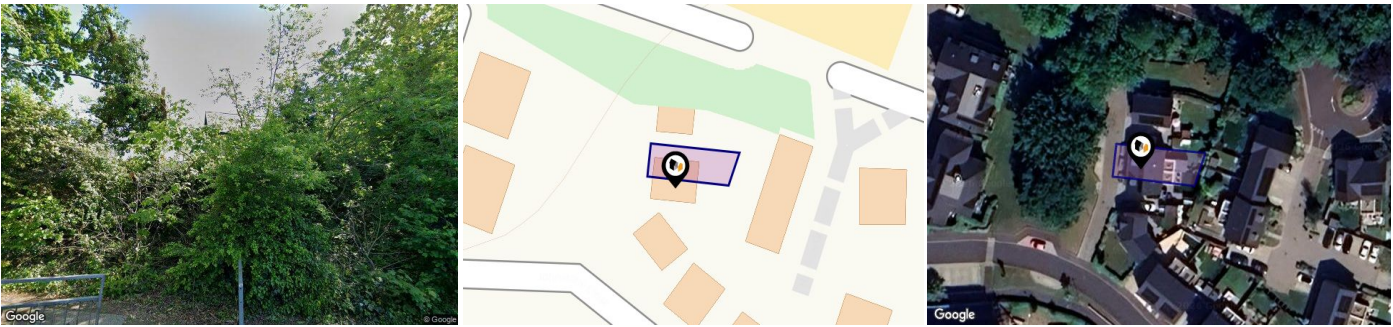
Close Proximity to Town

Immaculate Finish

Semi Detached

Closed Chain

Property Overview



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,151 ft ² / 107 m ²		
Plot Area:	0.04 acres		
Year Built :	2019		
Council Tax :	Band E		
Annual Estimate:	£2,768		
Title Number:	BK504730		

Local Area

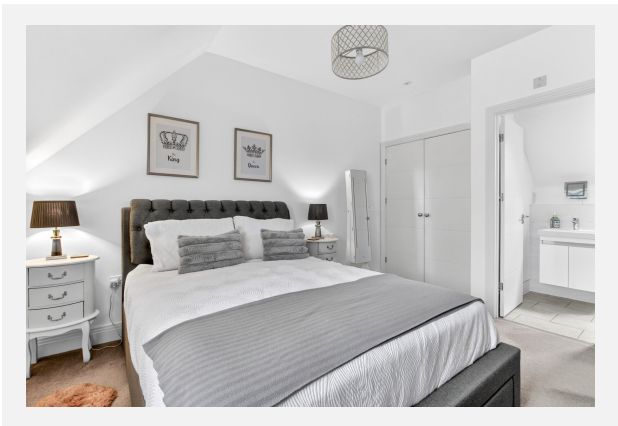
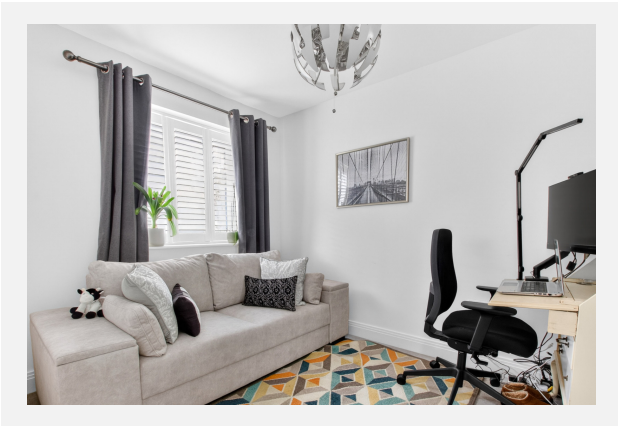
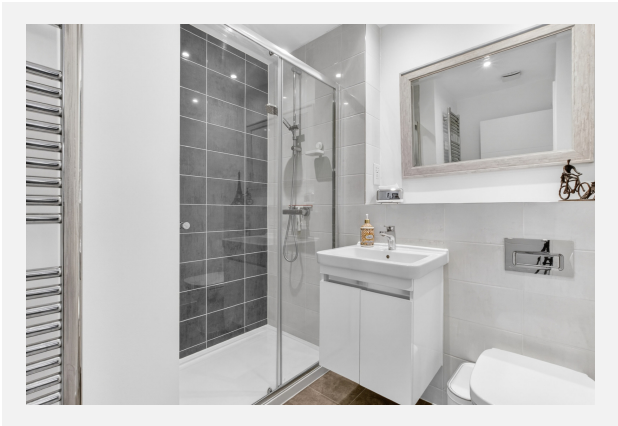
Local Authority:	Bracknell forest	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	15 mb/s	89 mb/s	2000 mb/s
• Surface Water	Very low			

Mobile Coverage:				Satellite/Fibre TV Availability:		
(based on calls indoors)						
						
O ₂	EE	3	O			

Gallery Photos



Gallery Photos

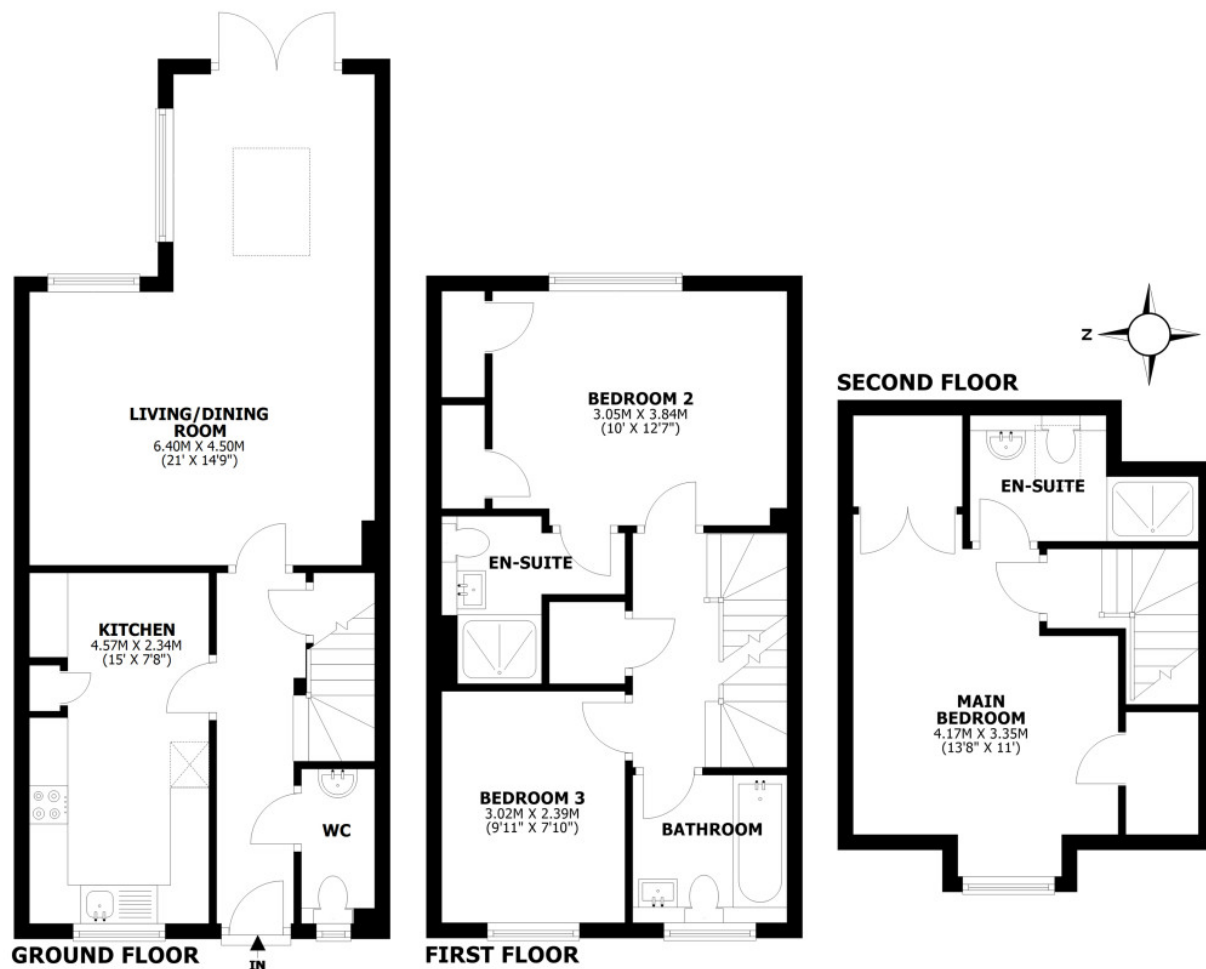


JOHNSTONE CLOSE, BRACKNELL, RG12



Johnstone Close, Bracknell, RG12

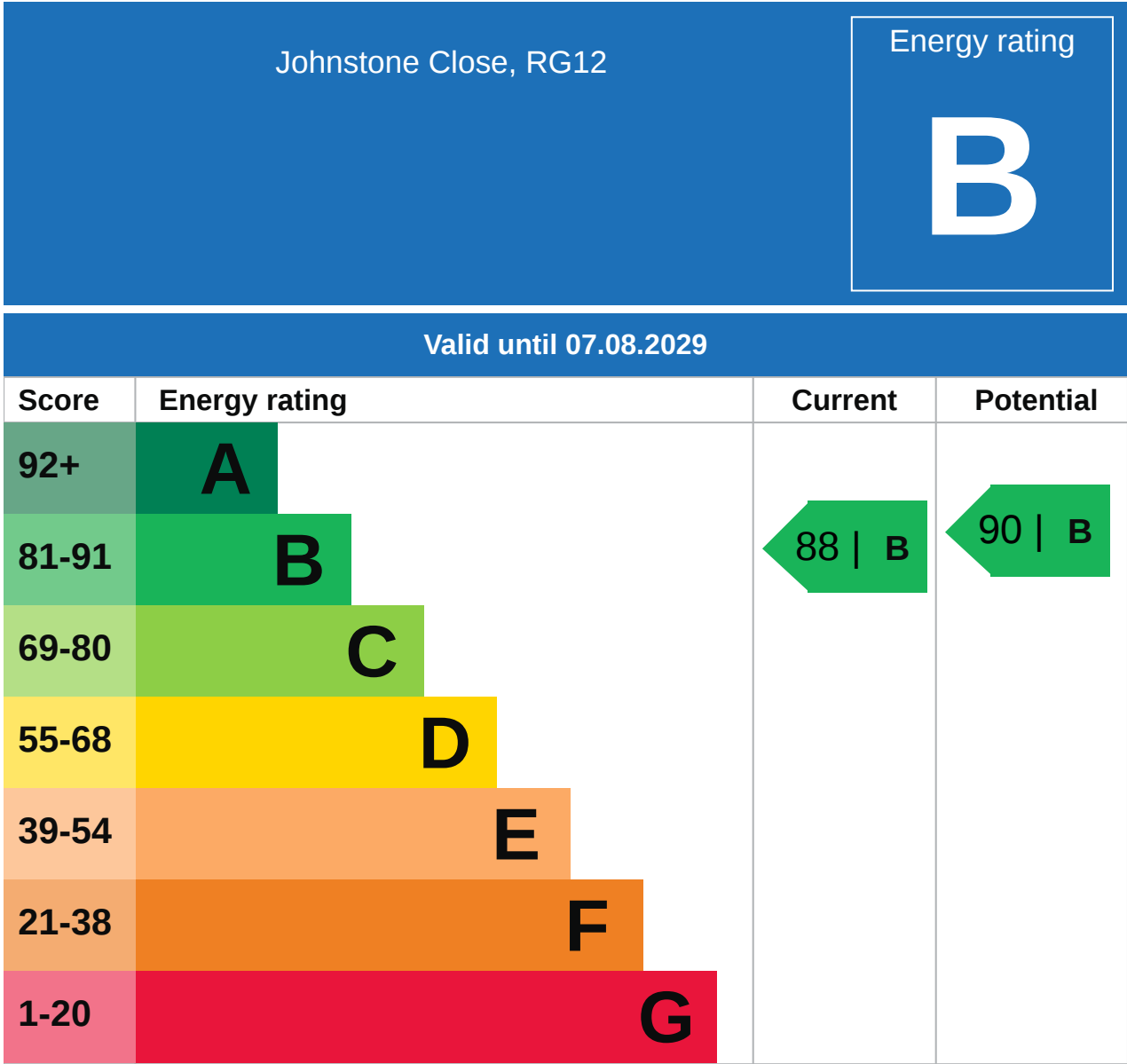
Total internal area: approx. 104.8 sq. metres (1129 sq. feet)



This floorplan is for illustrative guidance only and is not to drawn to scale. Whilst every attempt has been made to ensure accuracy, measurements are approximate and should not be relied upon as a matter of fact. Maximum dimensions are given excluding small alcoves, etc unless otherwise stated.

Property

EPC - Certificate



Property

EPC - Additional Data

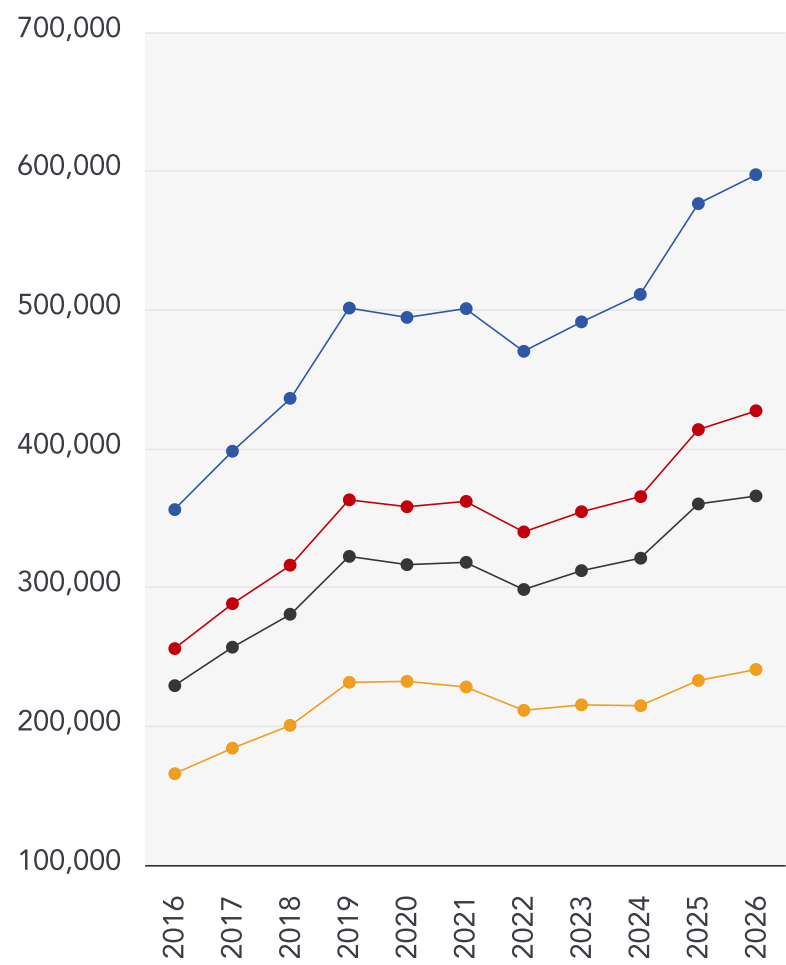
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.23 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.15 W/m-Â°K
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.16 W/m-Â°K
Total Floor Area:	107 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in RG12



Detached

+67.78%

Semi-Detached

+66.97%

Terraced

+59.63%

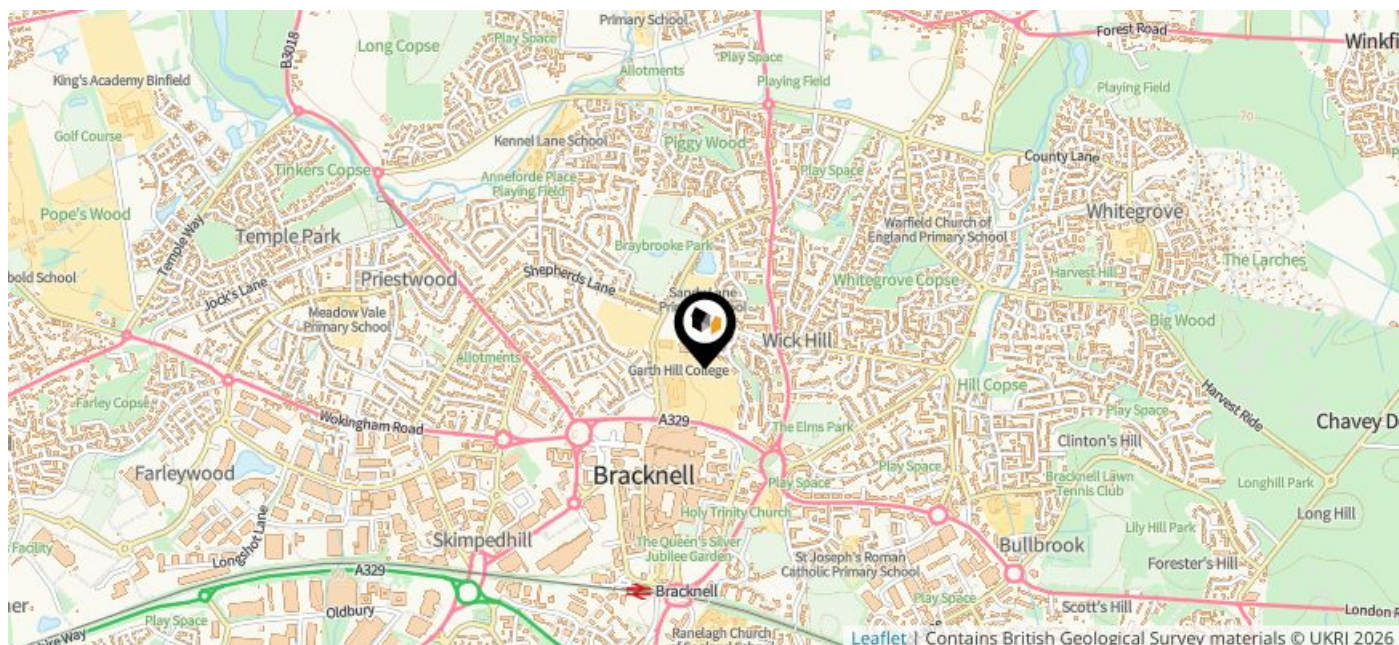
Flat

+45.31%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

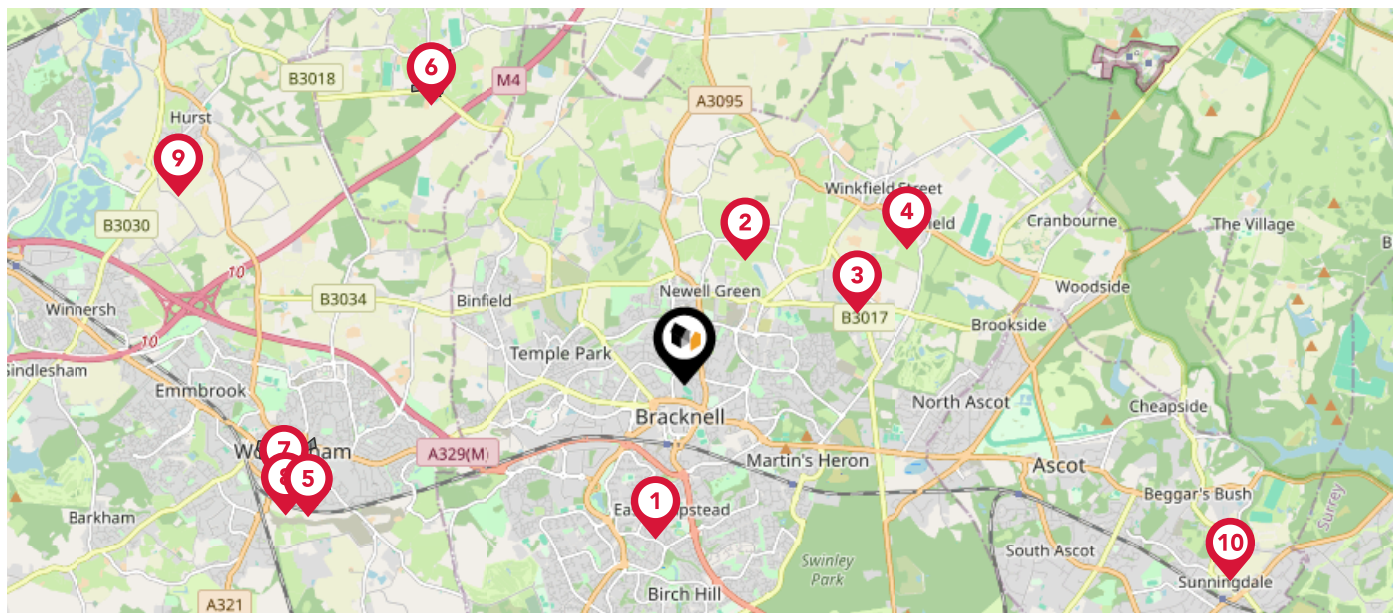
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



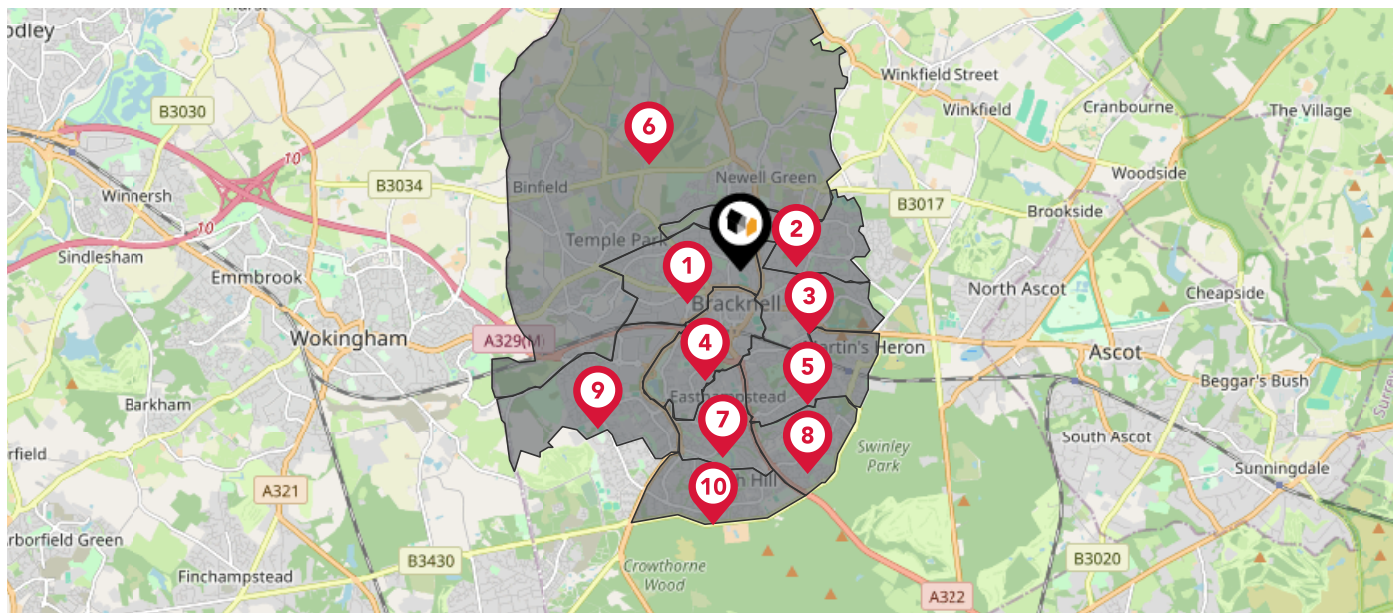
Nearby Conservation Areas

- | | |
|----|-----------------------|
| 1 | Easthampstead |
| 2 | Warfield |
| 3 | Winkfield Row |
| 4 | Winkfield Village |
| 5 | Murdoch Road |
| 6 | Shurlock Row |
| 7 | Wokingham Town Centre |
| 8 | Langborough Road |
| 9 | Hurst |
| 10 | Sunningdale |

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



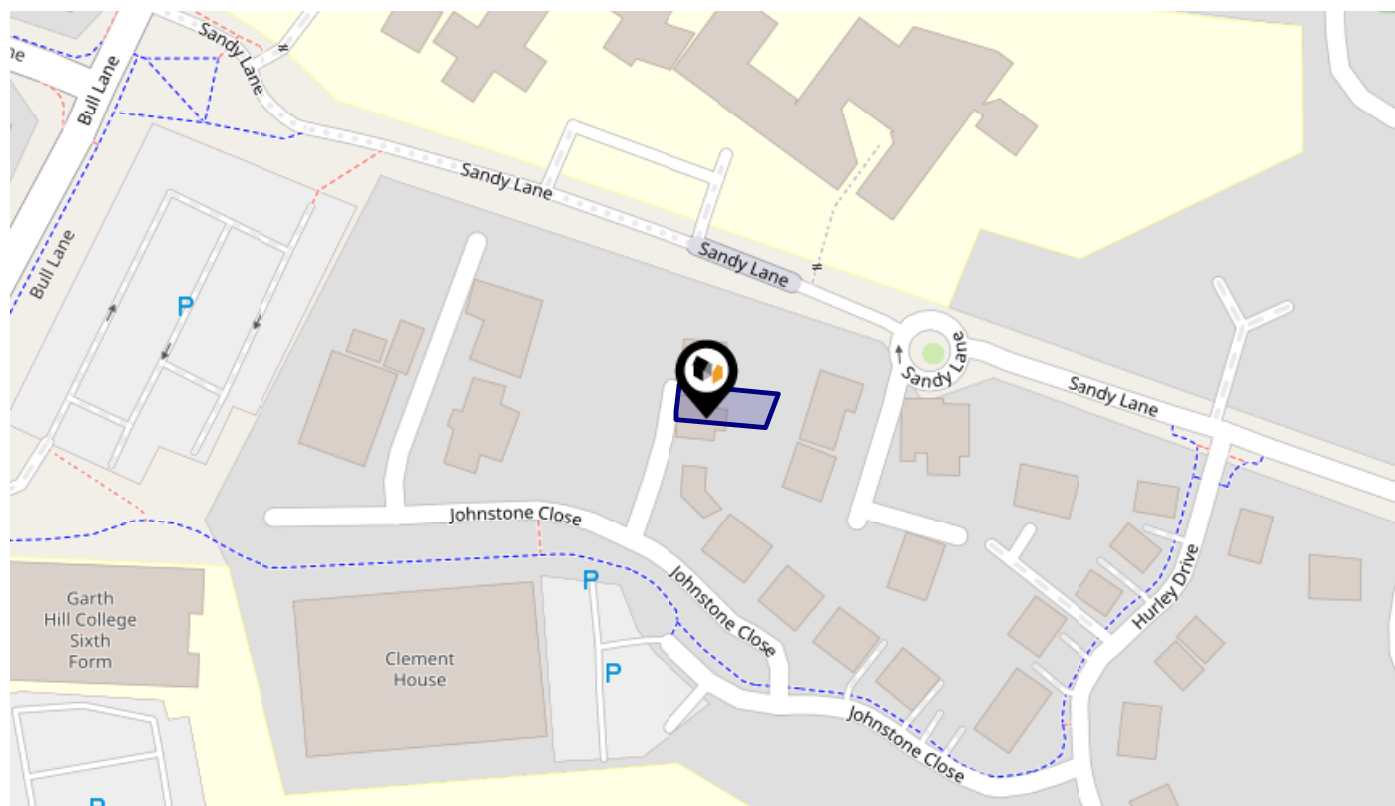
Nearby Council Wards

-  Priestwood and Garth Ward
-  Warfield Harvest Ride Ward
-  Bullbrook Ward
-  Wildridings and Central Ward
-  Harmans Water Ward
-  Binfield with Warfield Ward
-  Old Bracknell Ward
-  Crown Wood Ward
-  Great Hollands North Ward
-  Hanworth 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.

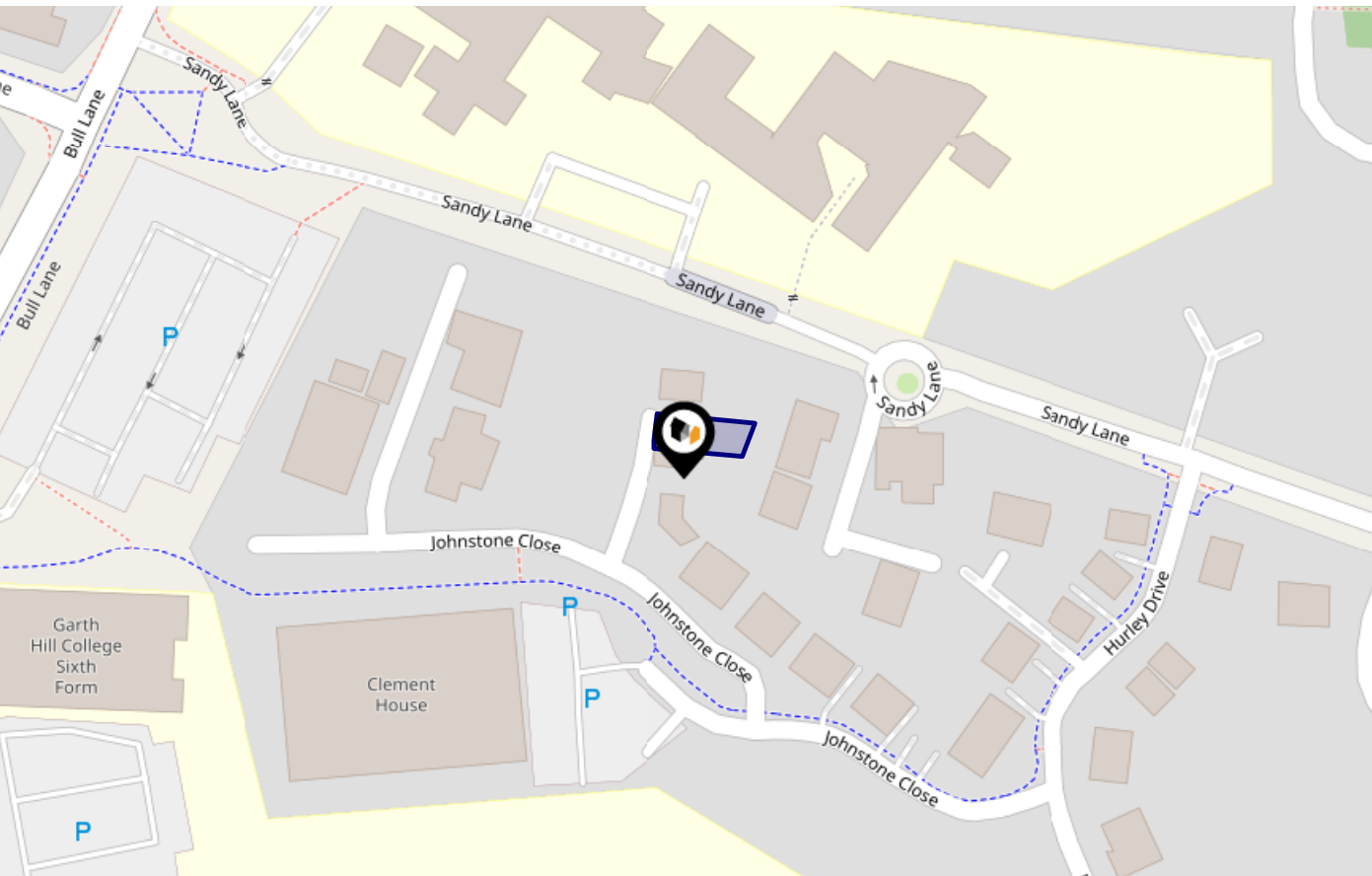
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

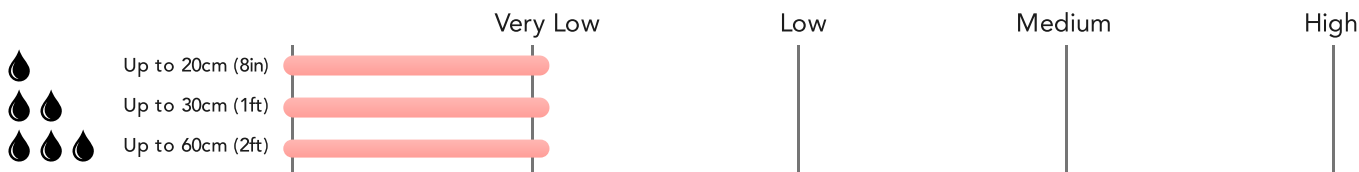


Risk Rating: Very low

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.

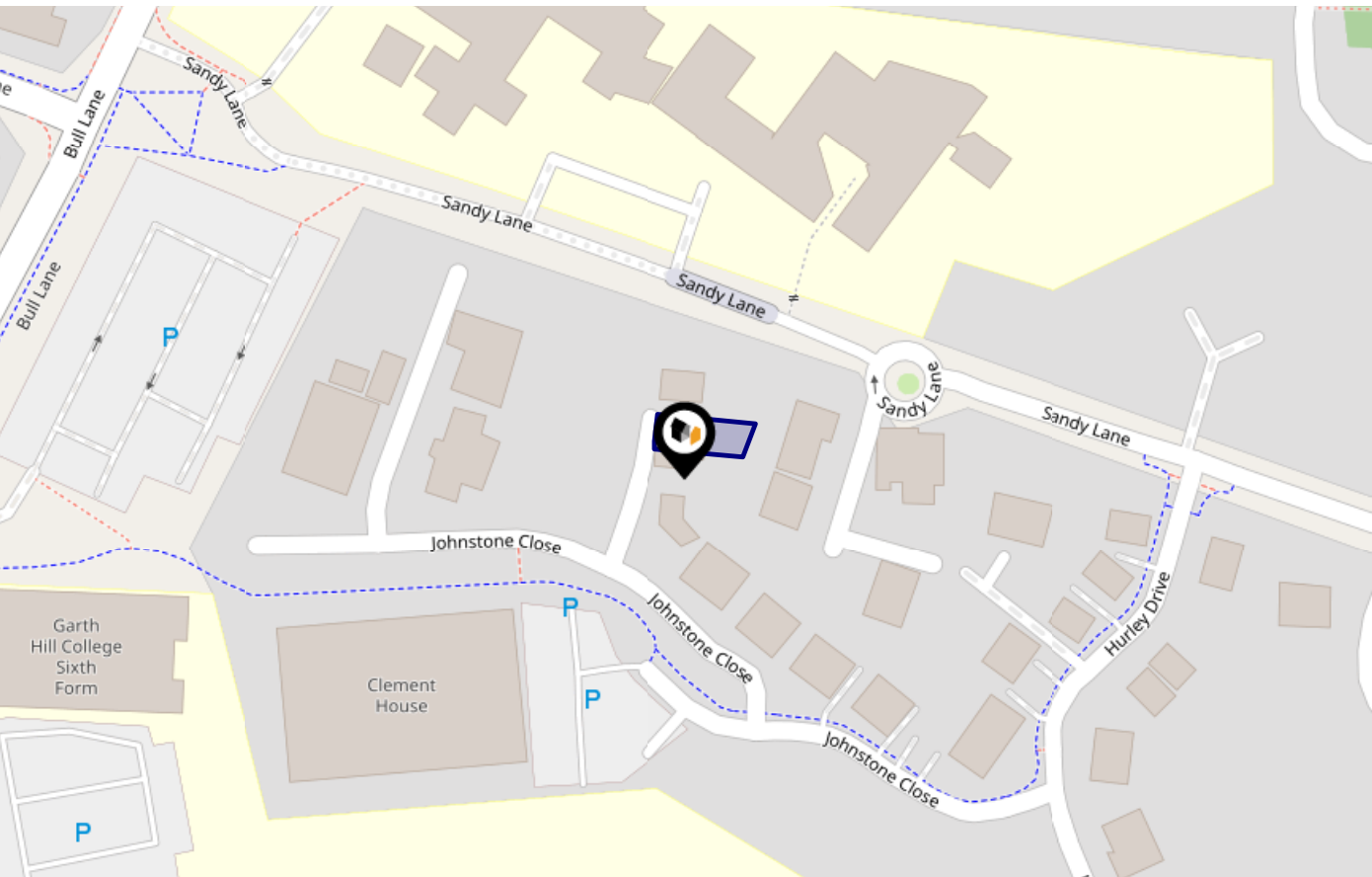
Chance of flooding to the following depths at this property:



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.

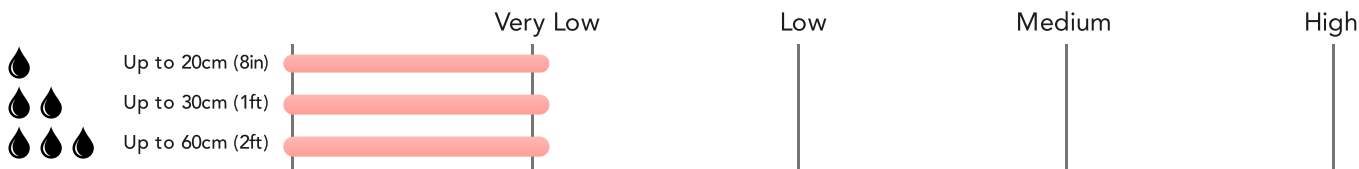


Risk Rating: Very low

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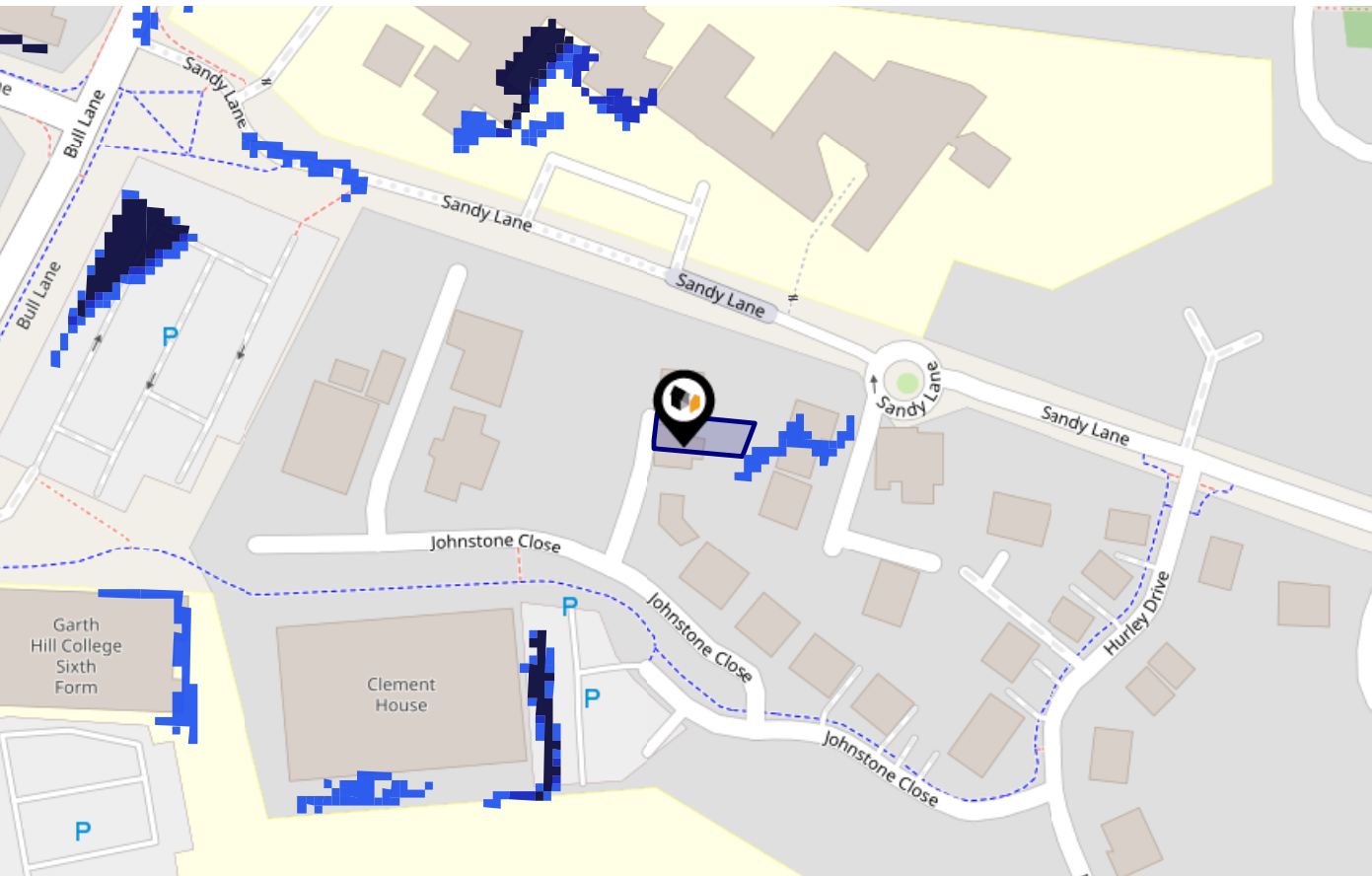
Chance of flooding to the following depths at this property:



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.

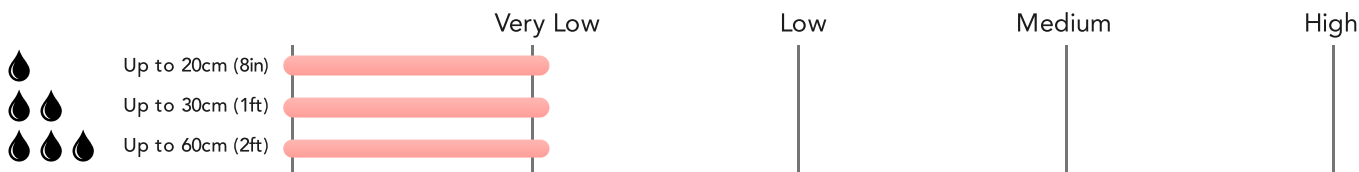


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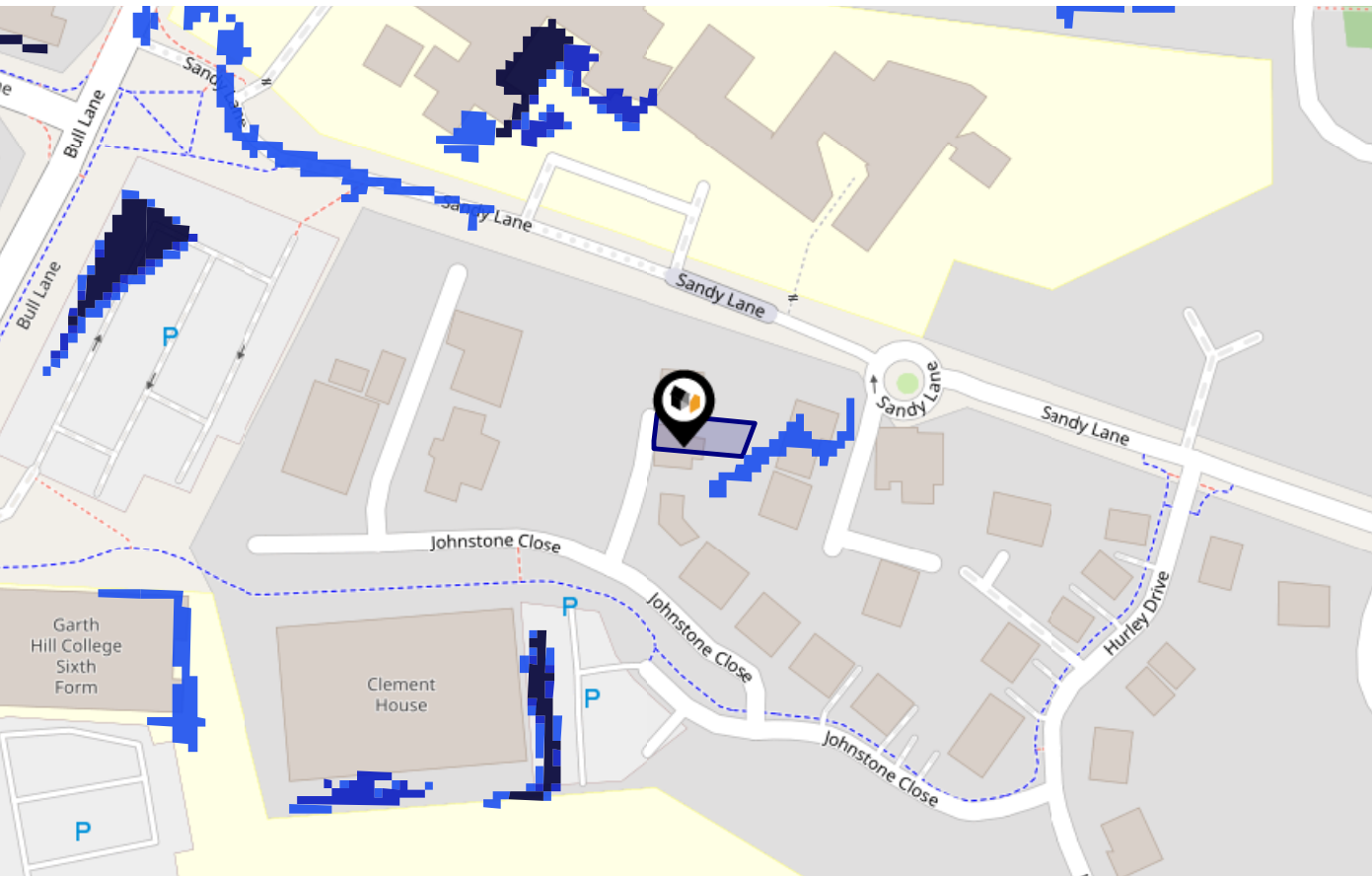
Chance of flooding to the following depths at this property:



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.

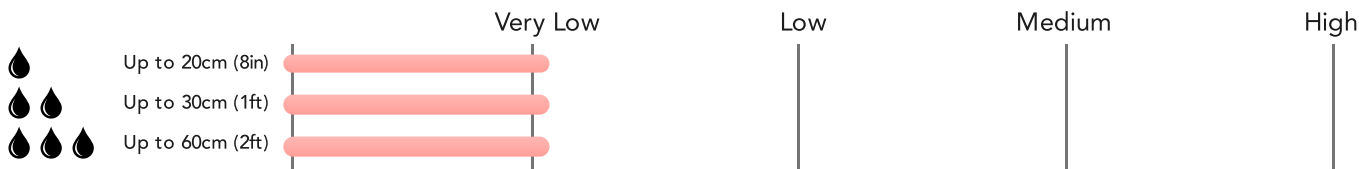


Risk Rating: Very low

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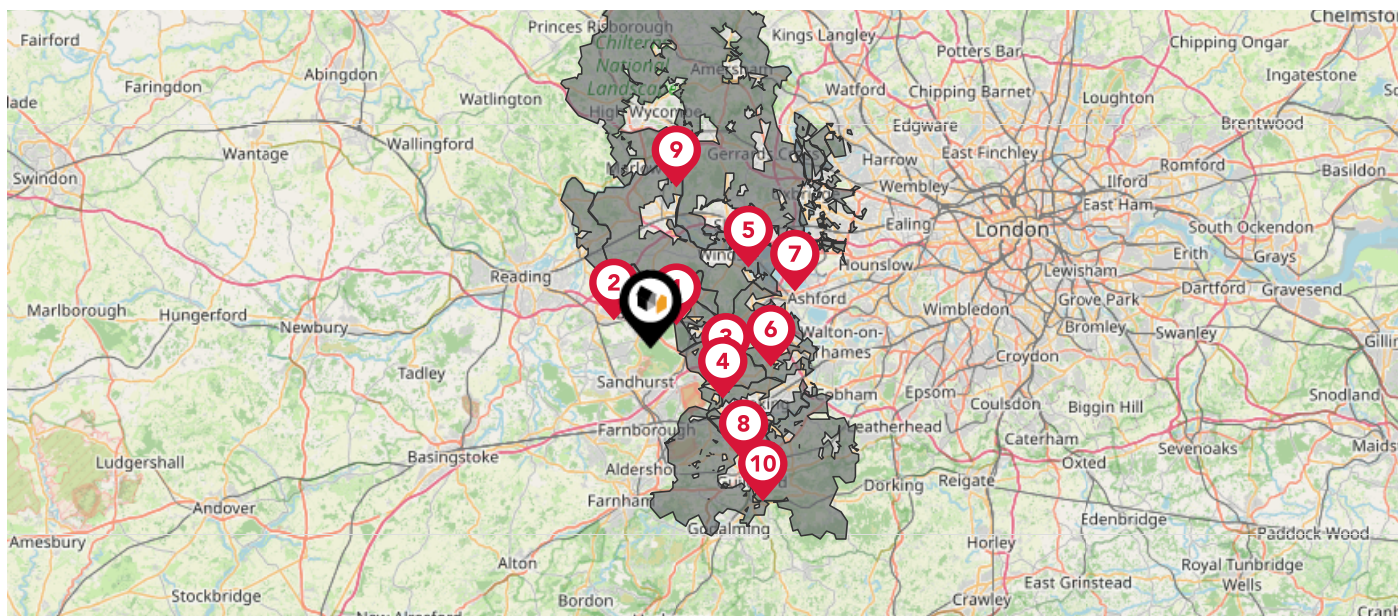
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



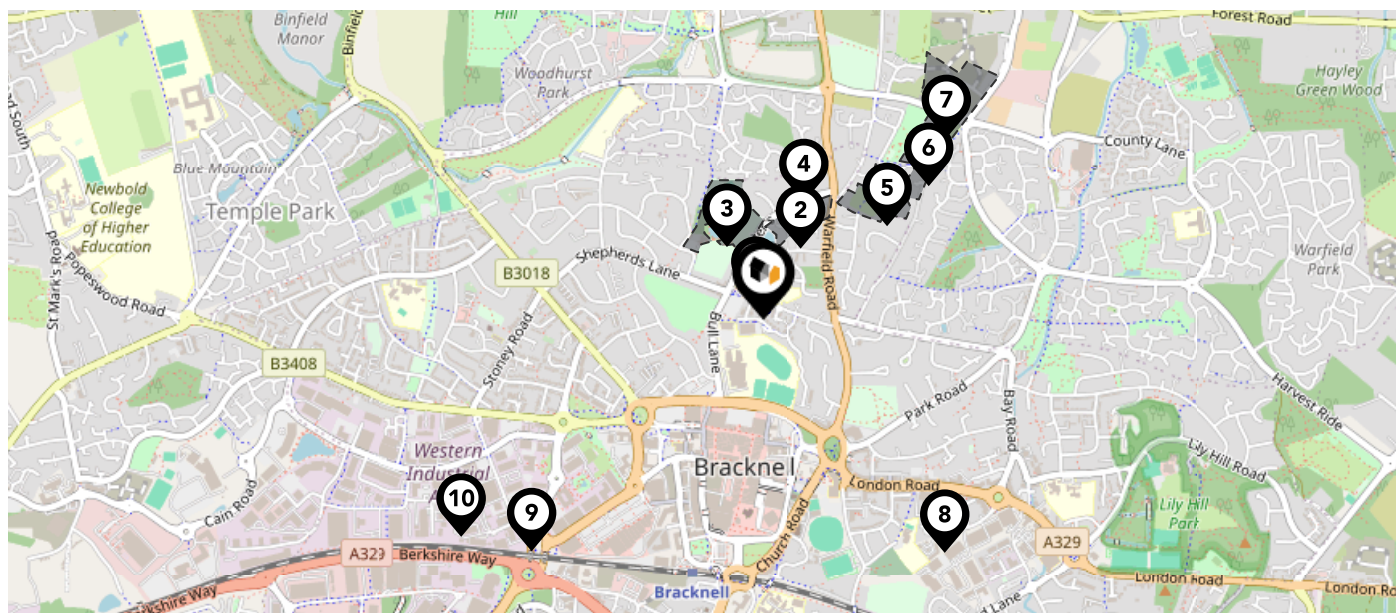
Nearby Green Belt Land

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

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.



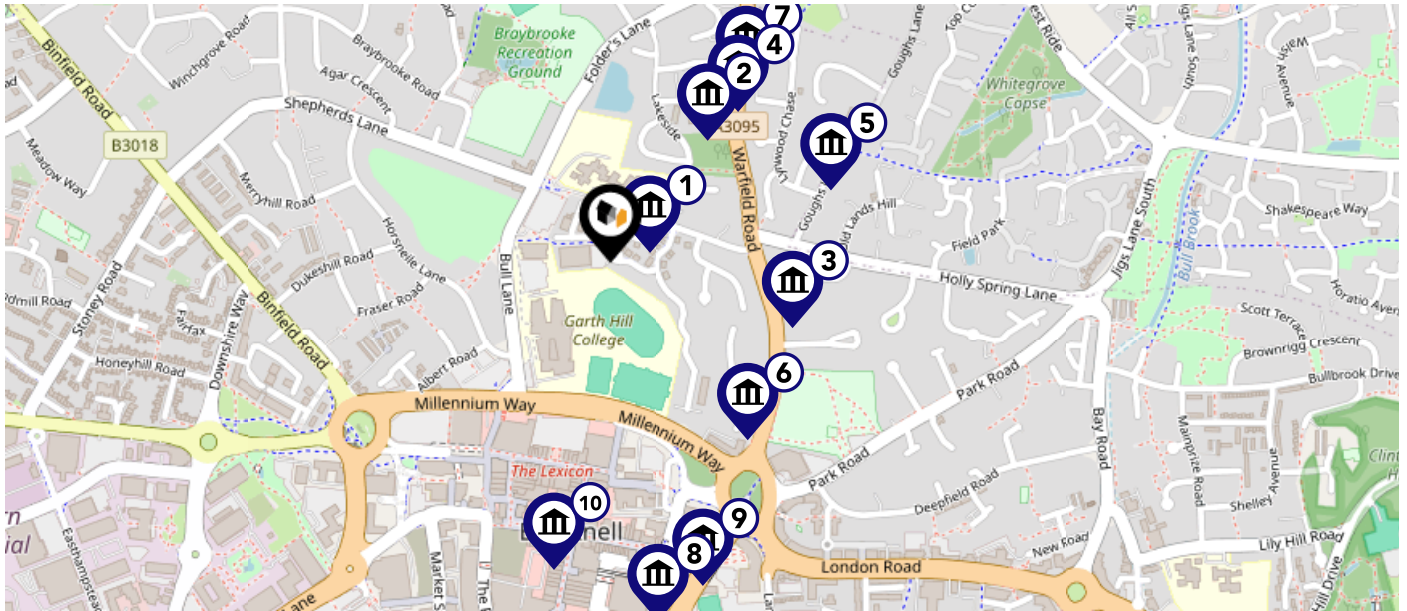
Nearby Landfill Sites

1	Bull Lane-Bracknell, Berkshire	Historic Landfill	☐
2	Lutterworth Close-Bracknell, Berkshire	Historic Landfill	☐
3	Folders Lane-Bracknell, Berkshire	Historic Landfill	☐
4	Sherring Close-Bracknell, Berkshire	Historic Landfill	☐
5	Lawrence Brickworks-Bracknell, Berkshire	Historic Landfill	☐
6	Thomas Lawrence Brickworks-Goughs Lane, Bracknell, Berkshire	Historic Landfill	☐
7	Lawrence Brickworks-Bracknell, Berkshire	Historic Landfill	☐
8	Eastern Road Brick-Bracknell, Berkshire	Historic Landfill	☐
9	Easthampstead Brick-Bracknell, Berkshire	Historic Landfill	☐
10	Downmill Brickworks-Western Industrial Area, Bracknell	Historic Landfill	☐

Maps

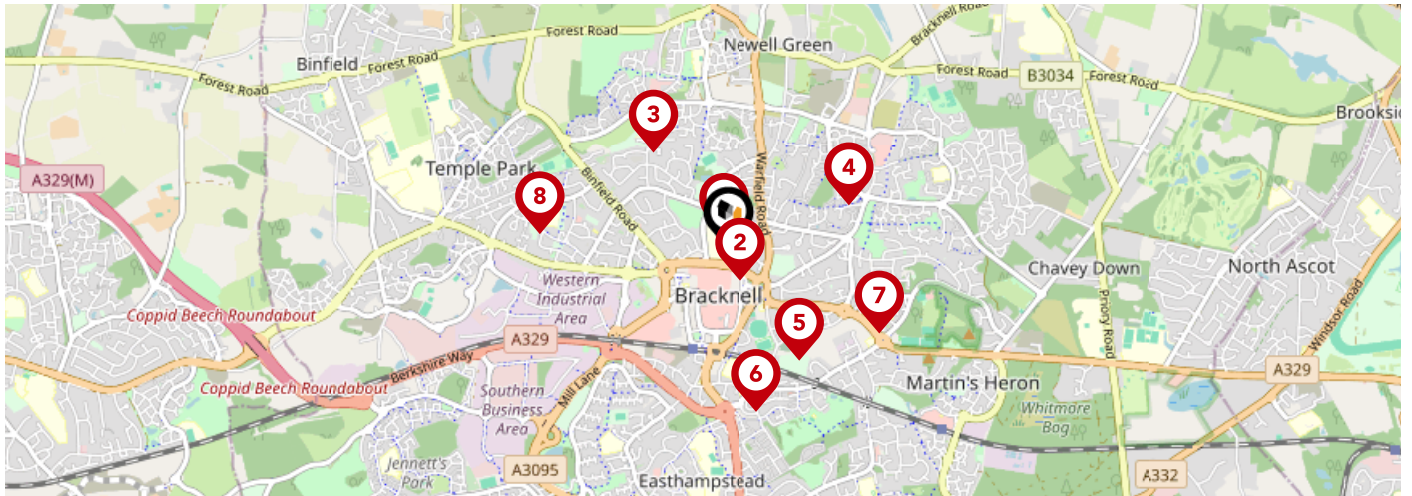
Listed Buildings

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



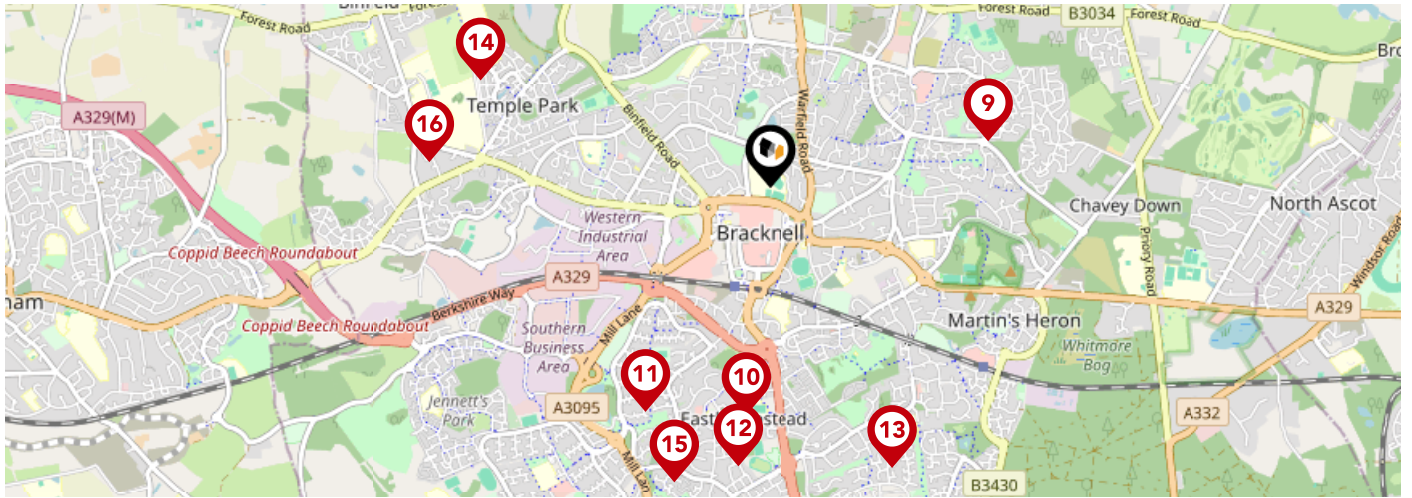
Listed Buildings in the local district		Grade	Distance
	1390350 - Cottrells	Grade II	0.1 miles
	1390353 - Old Malt House	Grade II	0.2 miles
	1391324 - Wick Hill House	Grade II	0.2 miles
	1390352 - Littlecourt	Grade II	0.2 miles
	1390336 - Lynwood Cottage	Grade II	0.3 miles
	1390351 - Copped Hall	Grade II	0.3 miles
	1390344 - The Old Farm	Grade II	0.3 miles
	1393561 - Holy Trinity Church, Lychgate And Section Of Boundary Wall	Grade II	0.4 miles
	1390339 - Old Manor House Hotel	Grade II	0.4 miles
	1390337 - Boots Optician	Grade II	0.4 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Sandy Lane Primary School Ofsted Rating: Good Pupils: 450 Distance:0.07	☐	☒	☐	☐	☐
2	Garth Hill College Ofsted Rating: Good Pupils: 1476 Distance:0.15	☐	☐	☒	☐	☐
3	Kennel Lane School Ofsted Rating: Good Pupils:0 Distance:0.57	☐	☐	☒	☐	☐
4	Warfield Church of England Primary School Ofsted Rating: Good Pupils: 452 Distance:0.59	☐	☒	☐	☐	☐
5	St Joseph's Catholic Primary School, Bracknell Ofsted Rating: Good Pupils: 209 Distance:0.61	☐	☒	☐	☐	☐
6	Ranelagh School Ofsted Rating: Outstanding Pupils: 1062 Distance:0.76	☐	☐	☒	☐	☐
7	Holly Spring Primary School Ofsted Rating: Good Pupils: 642 Distance:0.8	☐	☒	☐	☐	☐
8	Meadow Vale Primary School Ofsted Rating: Good Pupils: 600 Distance:0.87	☐	☒	☐	☐	☐

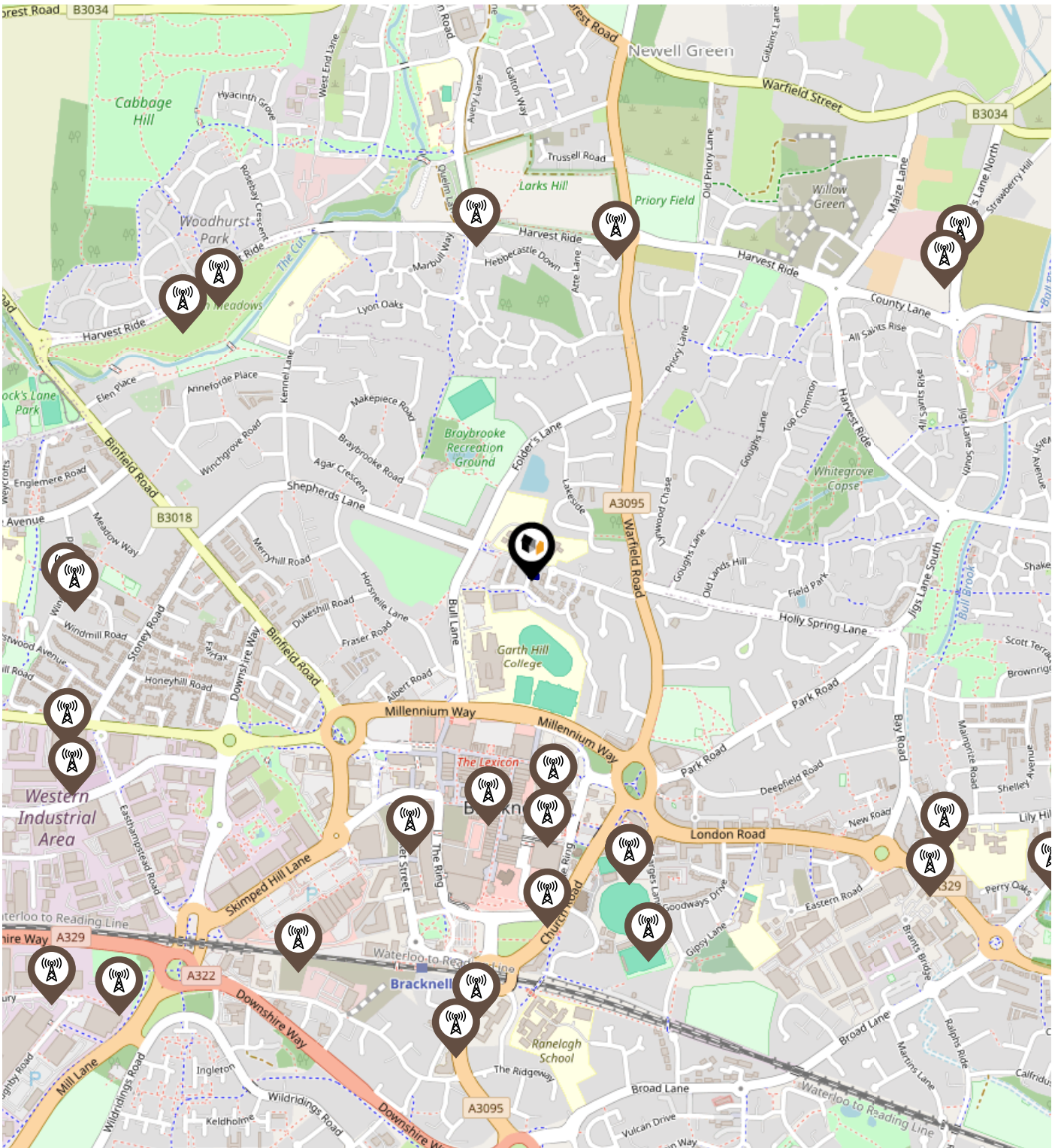
Area Schools



		Nursery	Primary	Secondary	College	Private
	Whitegrove Primary School Ofsted Rating: Good Pupils: 421 Distance: 1.03	☐	☒	☐	☐	☐
	The Brakenhale School Ofsted Rating: Good Pupils: 1148 Distance: 1.06	☐	☐	☒	☐	☐
	Wildridings Primary School Ofsted Rating: Good Pupils: 428 Distance: 1.19	☐	☒	☐	☐	☐
	Fox Hill Primary School Ofsted Rating: Good Pupils: 196 Distance: 1.3	☐	☒	☐	☐	☐
	Harmans Water Primary School Ofsted Rating: Good Pupils: 466 Distance: 1.41	☐	☒	☐	☐	☐
	King's Academy Binfield Ofsted Rating: Good Pupils: 1262 Distance: 1.43	☐	☒	☒	☐	☐
	St Michael's Easthampstead Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 193 Distance: 1.44	☐	☒	☐	☐	☐
	Newbold School Ofsted Rating: Outstanding Pupils: 56 Distance: 1.58	☐	☒	☐	☐	☐

Local Area

Masts & Pylons



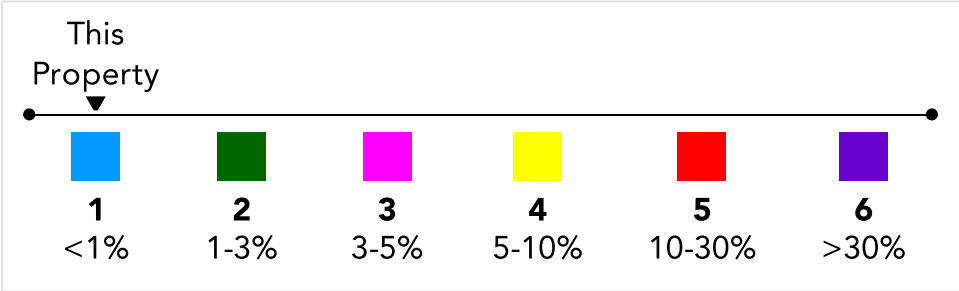
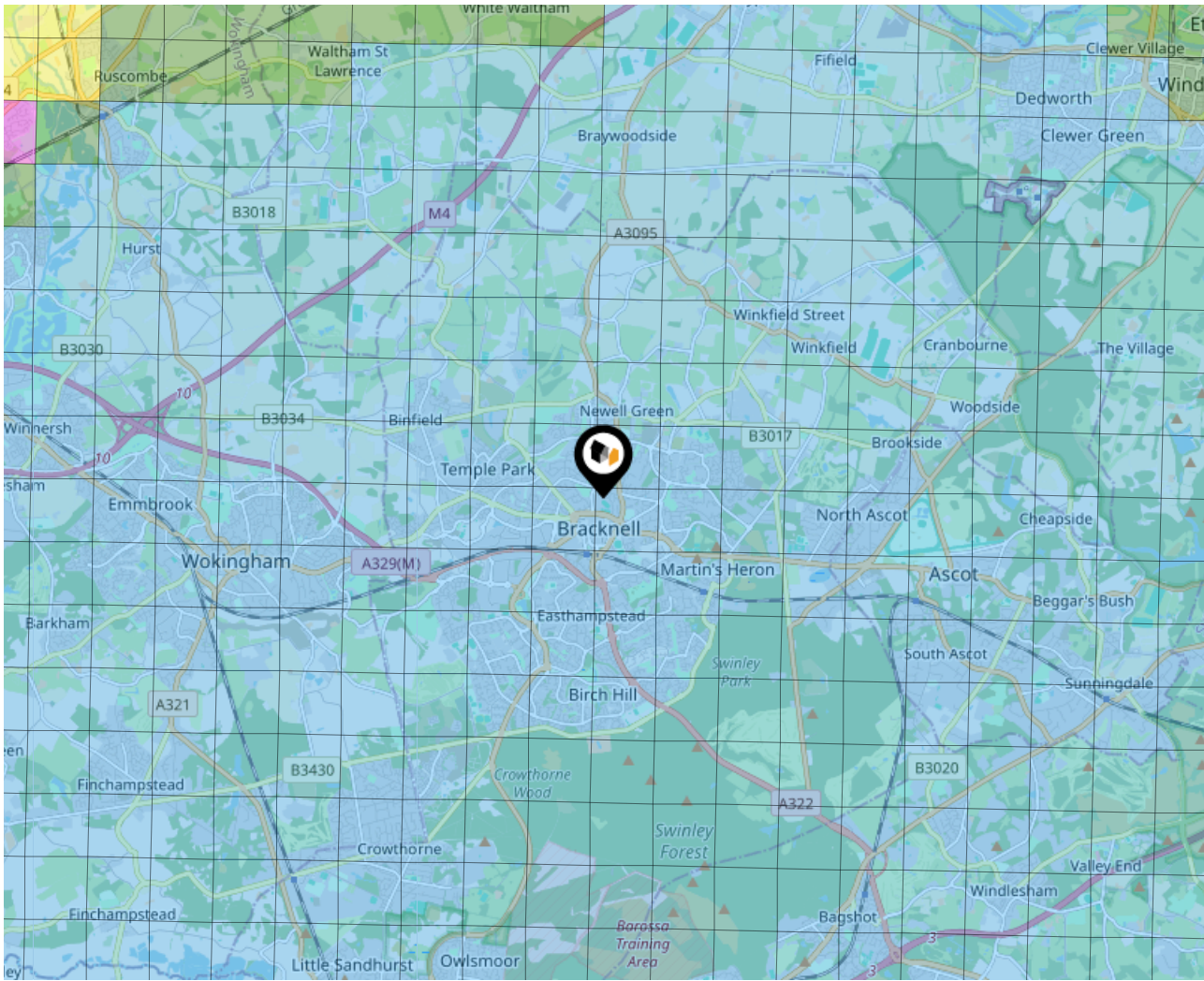
- Key:**
-  Power Pylons
 -  Communication Masts

Environment

Radon Gas

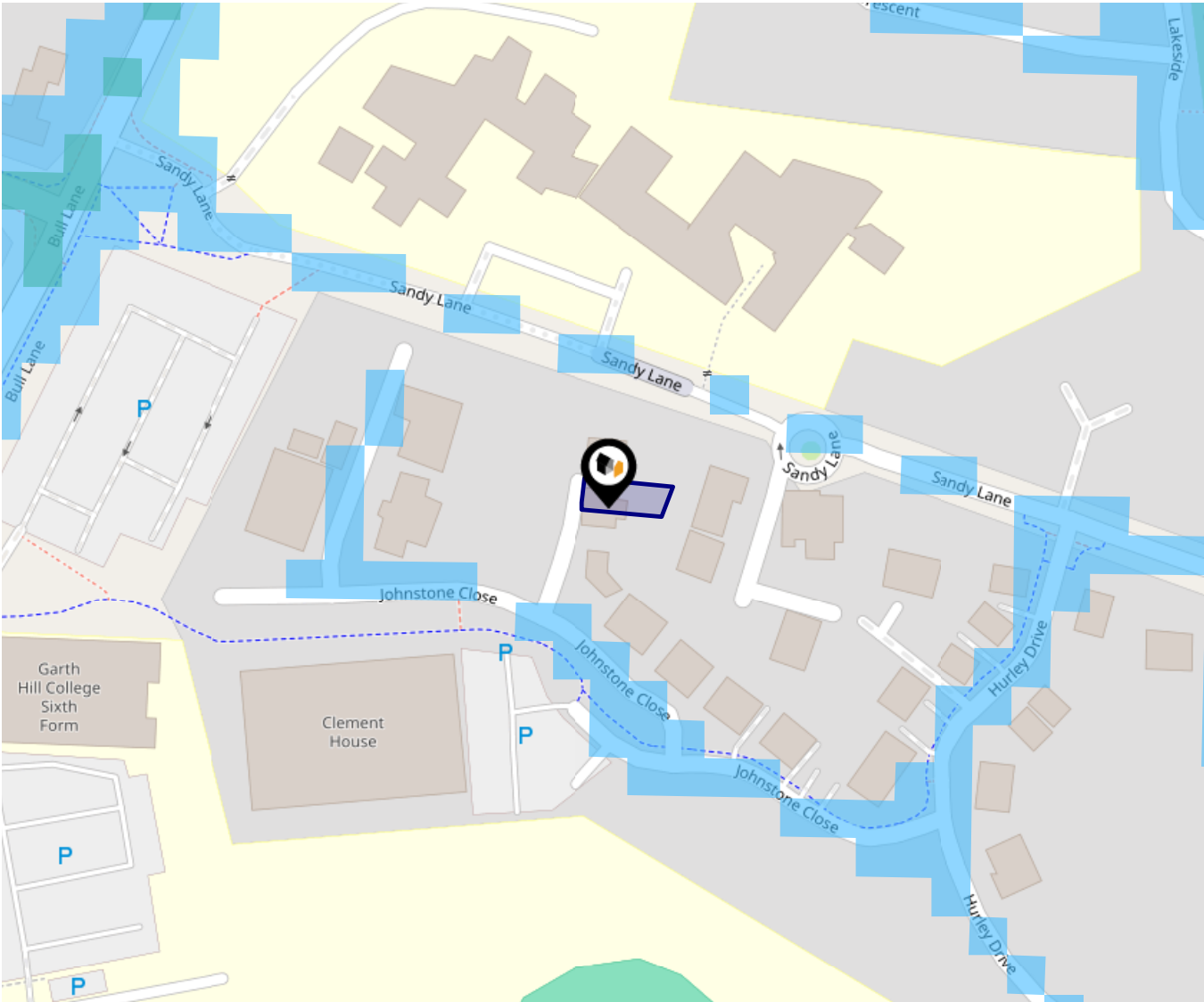
What is Radon?

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



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.

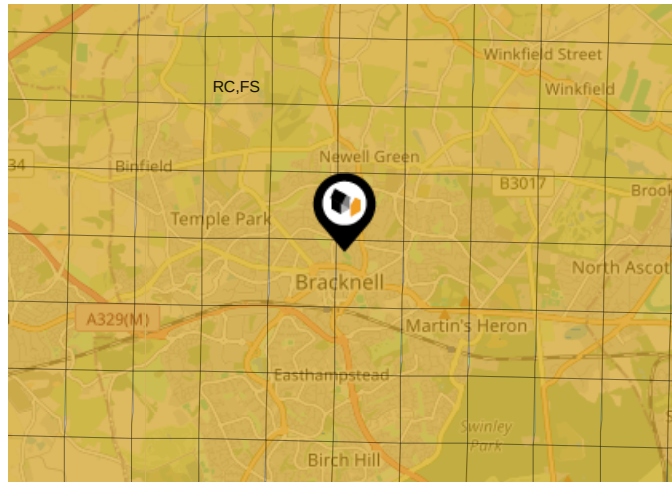
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Environment

Soils & Clay

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

Carbon Content:	NONE	Soil Texture:	CLAY TO SILT
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

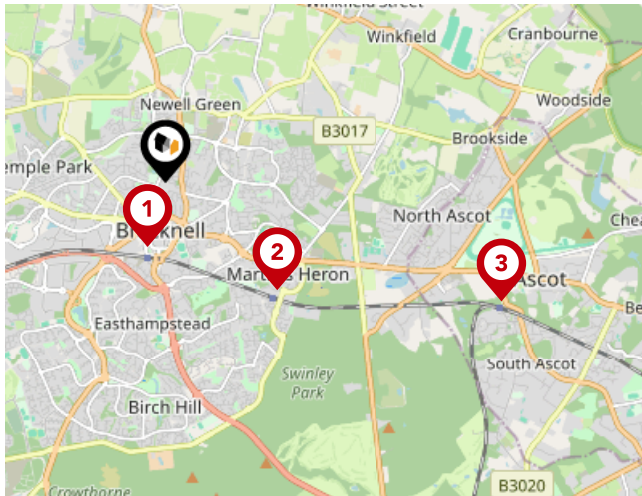


Primary Classifications (Most Common Clay Types)

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

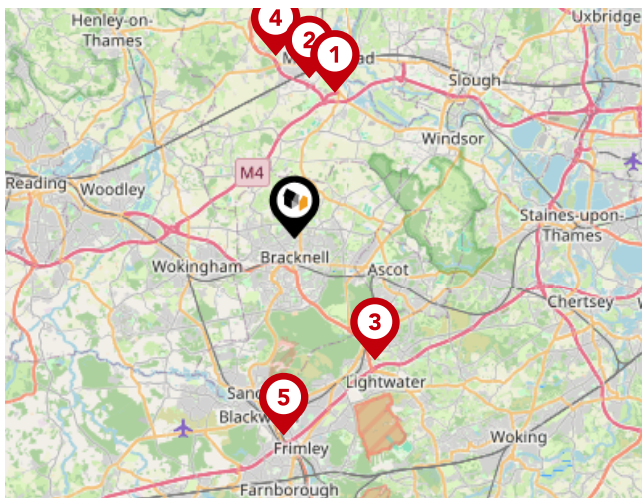
Area

Transport (National)



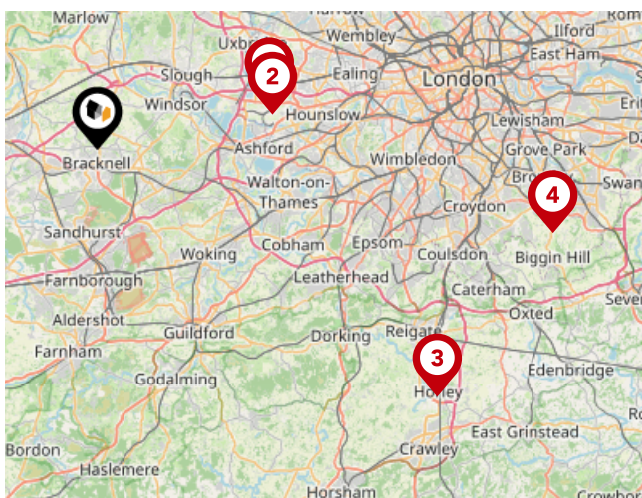
National Rail Stations

Pin	Name	Distance
1	Bracknell Rail Station	0.62 miles
2	Martins Heron Rail Station	1.43 miles
3	Ascot Rail Station	3.29 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J8	5.57 miles
2	A404(M) J9A	5.95 miles
3	M3 J3	5.41 miles
4	A404(M) J9	6.75 miles
5	M3 J4	7.33 miles

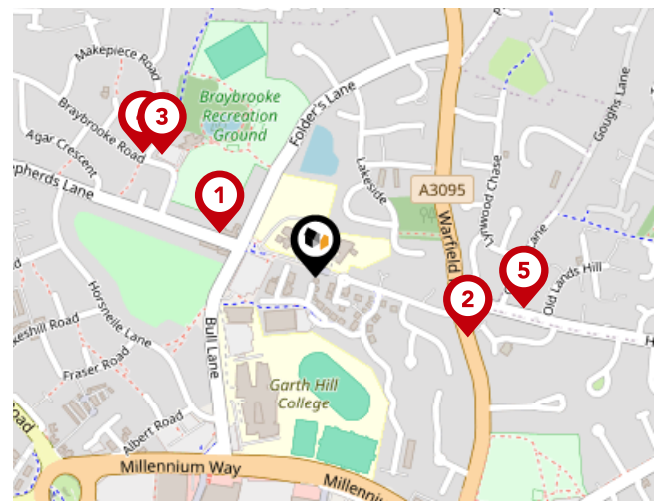


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	13.25 miles
2	Heathrow Airport Terminal 4	13.22 miles
3	Gatwick Airport	31.25 miles
4	Leaves Green	34.31 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Bull Lane	0.12 miles
2	Sandy Lane	0.19 miles
3	Braybrooke Recreation Ground	0.23 miles
4	Braybrooke Recreation Ground	0.25 miles
5	Goughs Lane	0.24 miles

Duncan Yeardley

About Us



Duncan Yeardley

From a team of just two, the company has grown significantly in recent years to boast a superb team of local property experts. And, we're not stopping there. In 2021 we expanded and now have an office in Ascot to help even more people with their home moves. We can strongly say our foundation for being local experts is solid. We're local residents who play an active part in the community and our children go to local schools. And we all love working at Duncan Yeardley! Several long-standing team members have been part of our story for many years and we always encourage progression, development and training so our people are the best they can be.

With our great culture and work ethic, we always put our customers at the heart of what we do. We're lucky to have people who are genuinely passionate about property, and we're often complimented for going the extra mile. We hope to do that for you too!

Duncan Yeardley

Testimonials

Testimonial 1



We chose Duncan Yeardley for the sale of our property based on the impression we got when walking into their office, friendly, professional and put us at ease.

Testimonial 2



Fantastic service. Vivien in particular was extremely helpful in finding just the property that I was looking for. Her contact throughout has been first class.

Testimonial 3



Super impressed by the brilliant team at DY. Knowledgeable, ultra professional and human. They genuinely care about their sellers and buyers. Can't recommend them highly enough.

Testimonial 4



We had to quickly find a new property due to my partner being pregnant, Vivien who assisted us throughout the process, was brilliant.



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Duncan Yeardley

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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