

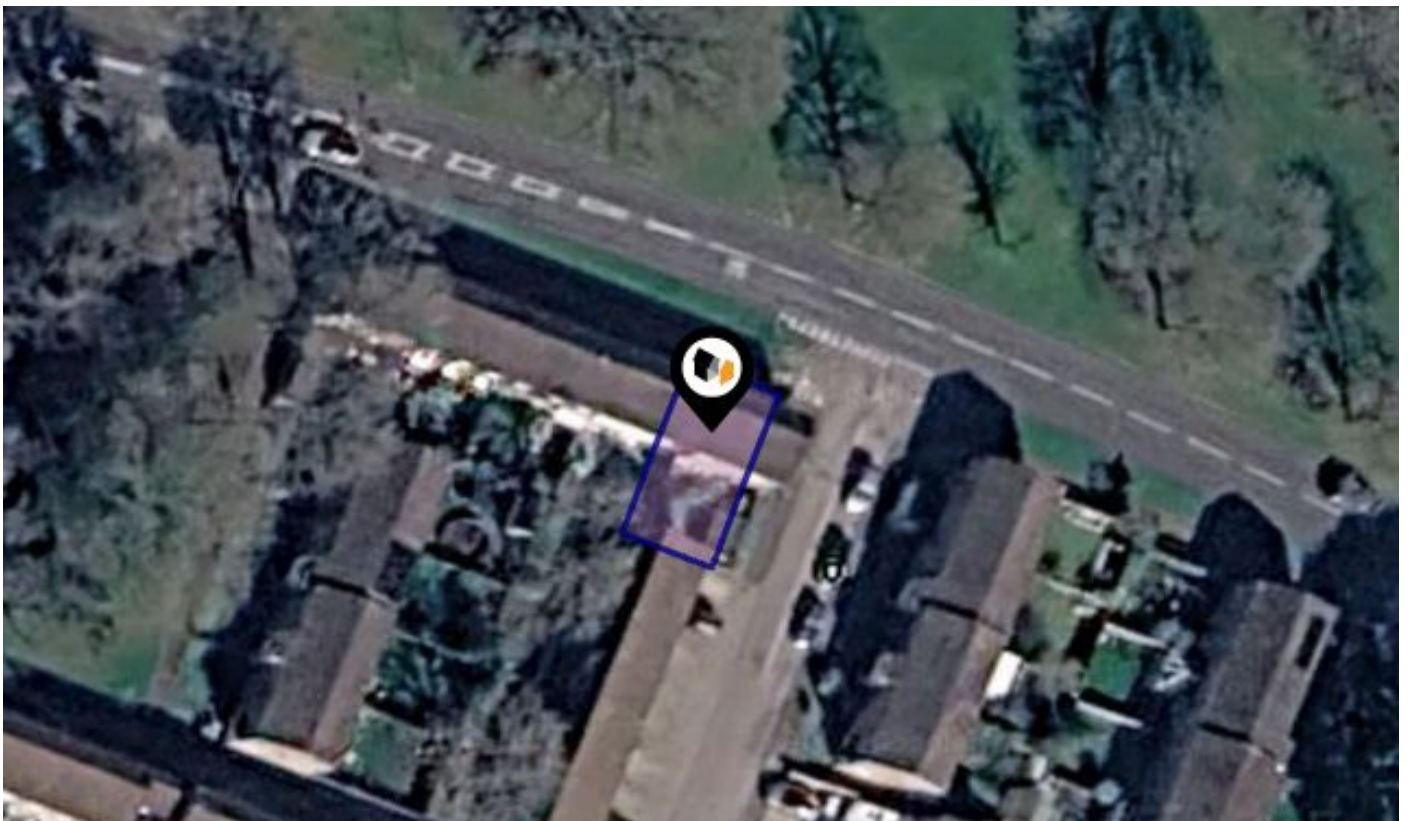


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 29th July 2026



EVEDON, BRACKNELL, RG12

Duncan Yeardley

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Introduction

Our Comments

Situated in the popular Evedon in Bracknell, this two bedroom end of terrace home offers versatile living space and represents an excellent opportunity for first-time buyers, downsizers, or investors looking to put their own stamp on a well-located property. The accommodation offers a bright dual aspect living room providing an inviting living space, whilst a second reception room adds valuable flexibility and would make an ideal home office, study, playroom or separate dining room, depending on your needs. To the rear, the well proportioned kitchen provides ample storage and worktop space and direct access to the garden, making it practical for everyday living. Upstairs, the property features two generous double bedrooms and a modern re-fitted bathroom. This much-loved home has been well maintained over the years, and offers comfortable accommodation from day one while presenting an exciting opportunity for buyers to enhance and personalise it over time. Outside, the enclosed rear garden provides a private space to relax, entertain or enjoy the warmer months. Evedon is ideally positioned within easy reach of a range of local amenities, including shops, supermarkets and everyday conveniences, while Bracknell town centre and The Lexicon offer an excellent selection of retail, dining and leisure facilities. South Hill Park, with its beautiful parkland, lake, arts centre and scenic walking routes, is just a short stroll away, providing a fantastic outdoor space to enjoy throughout the year. The property also benefits from excellent transport connections, with Bracknell railway station offering regular services to London Waterloo and Reading, while the nearby M3 and M4 provide convenient road links for commuters. Combining a sought-after location with flexible living space and plenty of potential, this is a home well worth viewing.

Council Tax Band: C

End of Terrace

Two Reception Rooms

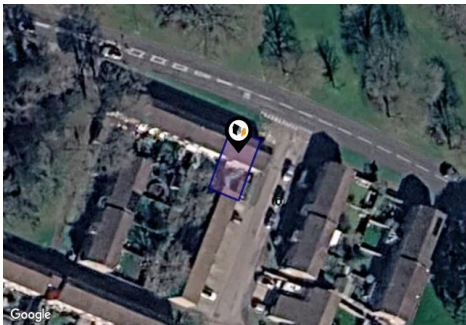
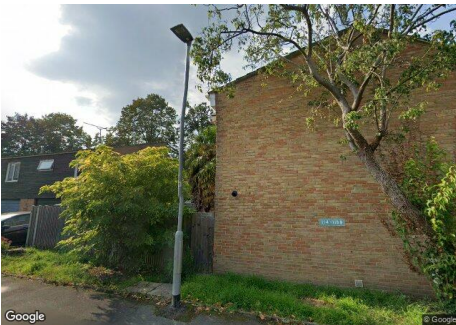
Two Double Bedrooms

Modern Family Bathroom

South Hill Park Nearby

Convenient Location

Property Overview



Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	850 ft ² / 79 m ²		
Plot Area:	0.03 acres		
Year Built :	1967-1975		
Council Tax :	Band C		
Annual Estimate:	£2,013		
Title Number:	BK179558		

Local Area

Local Authority:	Bracknell forest	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	4 mb/s	80 mb/s	5500 mb/s
• Surface Water	Very low			

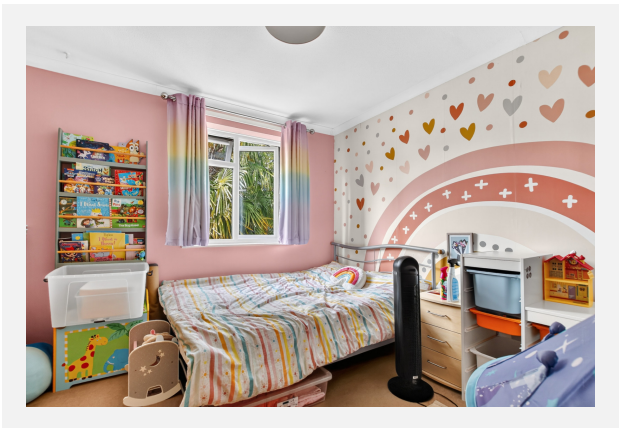
Mobile Coverage: (based on calls indoors)	Satellite/Fibre TV Availability:		
 O ₂	 EE	 3	 O ₂
			

Gallery Photos



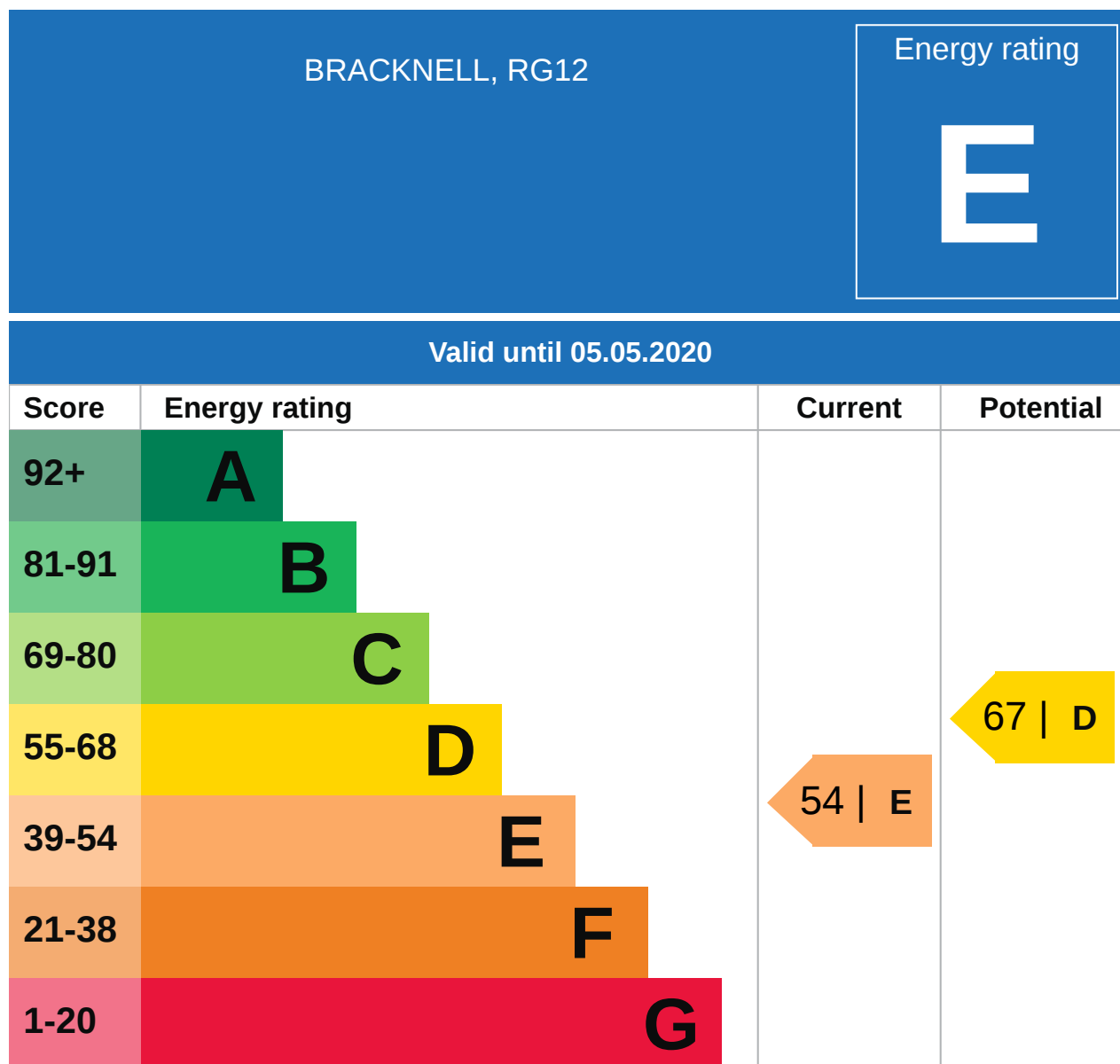
Gallery

Photos



Property

EPC - Certificate



Property

EPC - Additional Data

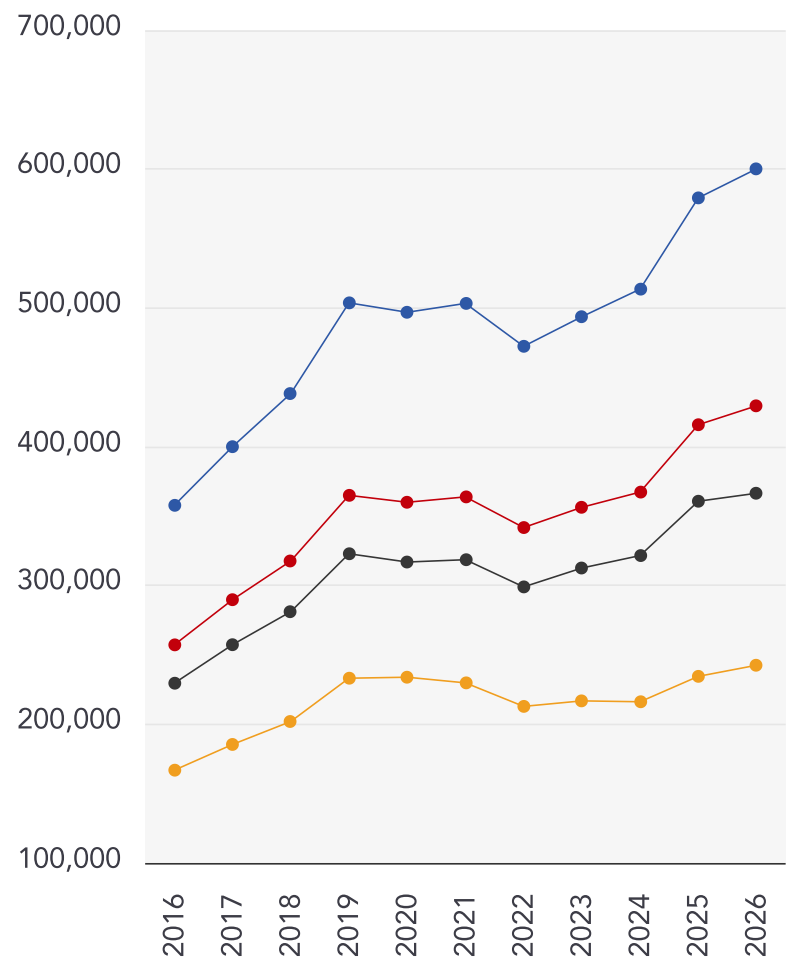
Additional EPC Data

Property Type:	End-terrace house
Walls:	Timber frame, as built, partial insulation (assumed)
Walls Energy:	Average
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Average
Main Heating Controls:	Programmer and room thermostat
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 20% of fixed outlets
Lighting Energy:	Poor
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, electric
Total Floor Area:	79 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%

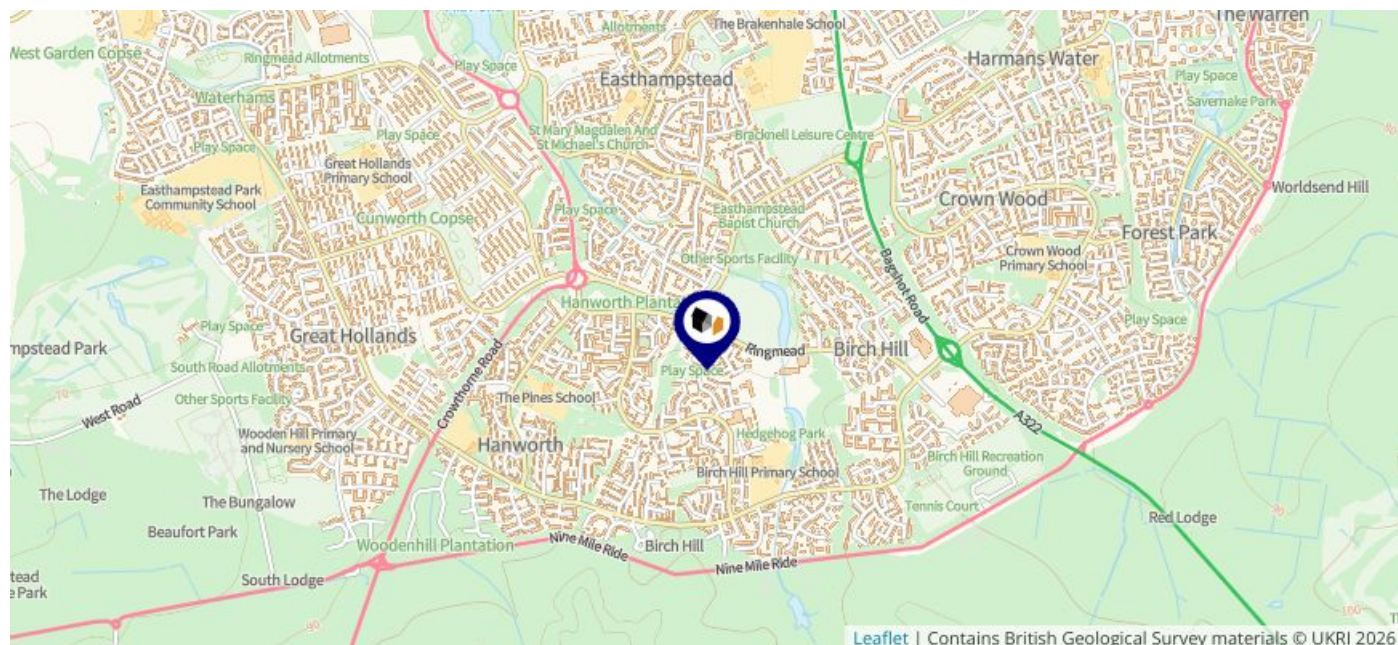
Flat

+45.31%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

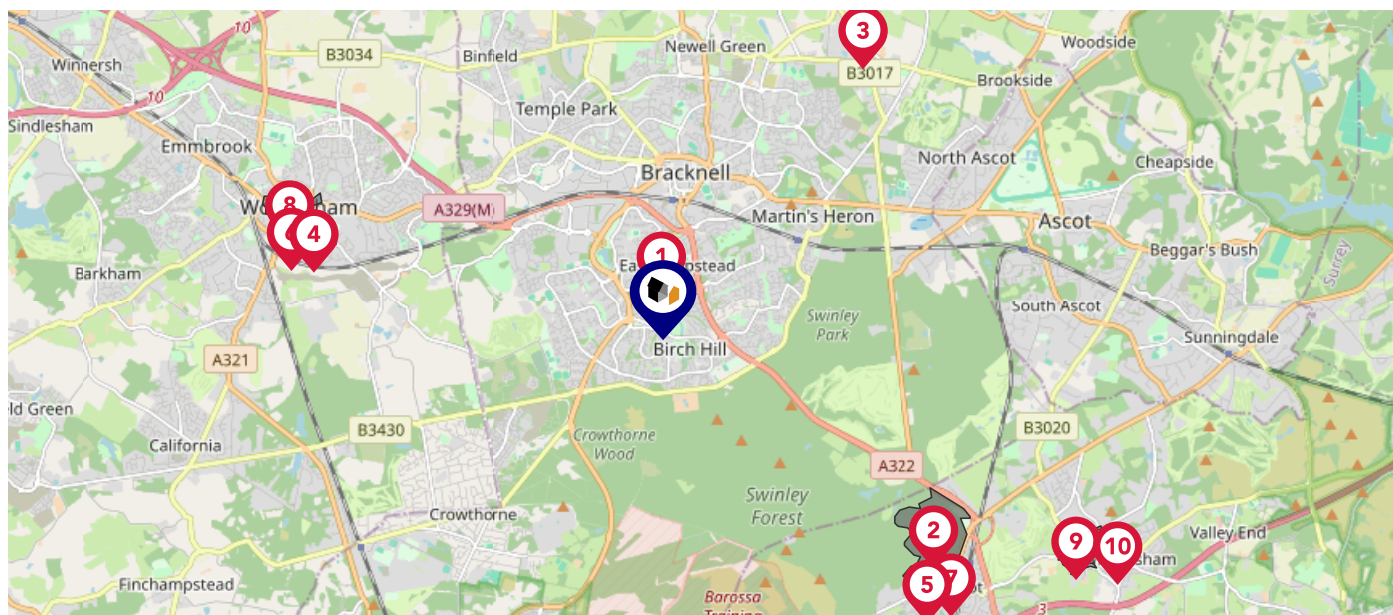
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



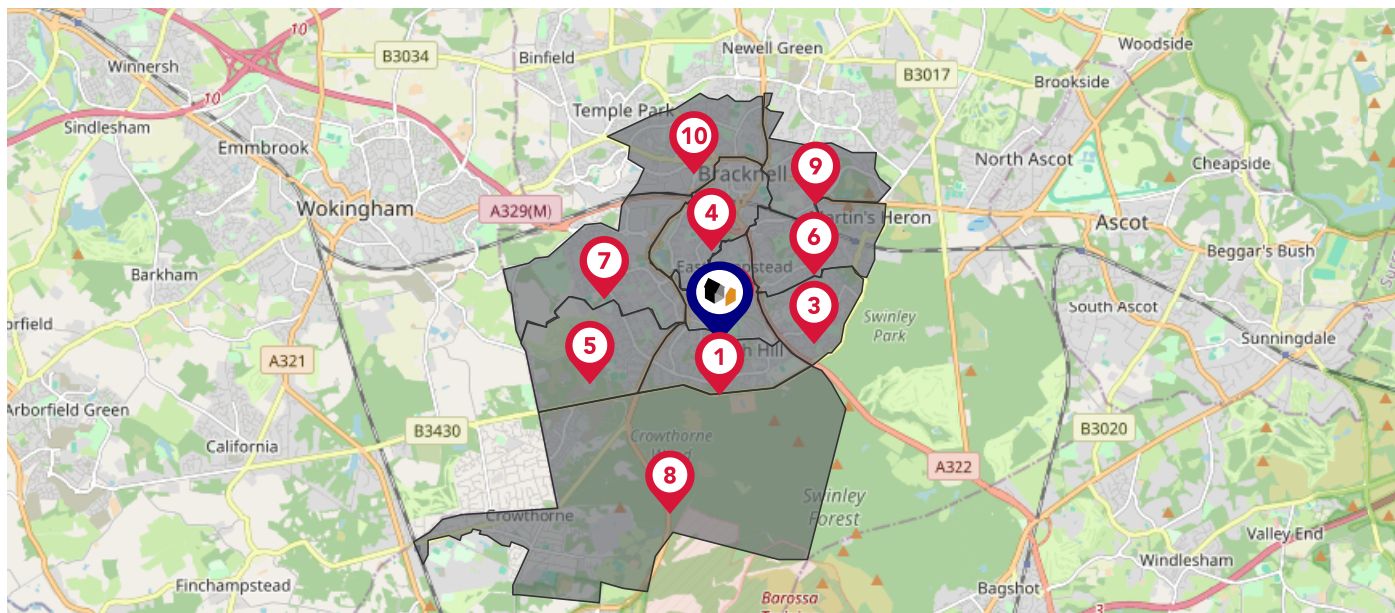
Nearby Conservation Areas

- 1 Easthampstead
- 2 Bagshot Park, Bagshot
- 3 Winkfield Row
- 4 Murdoch Road
- 5 Bagshot, Church Road
- 6 Langborough Road
- 7 Bagshot Village
- 8 Wokingham Town Centre
- 9 Windlesham, Church Road and Kennel Lane
- 10 Windlesham, Updown Hill

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



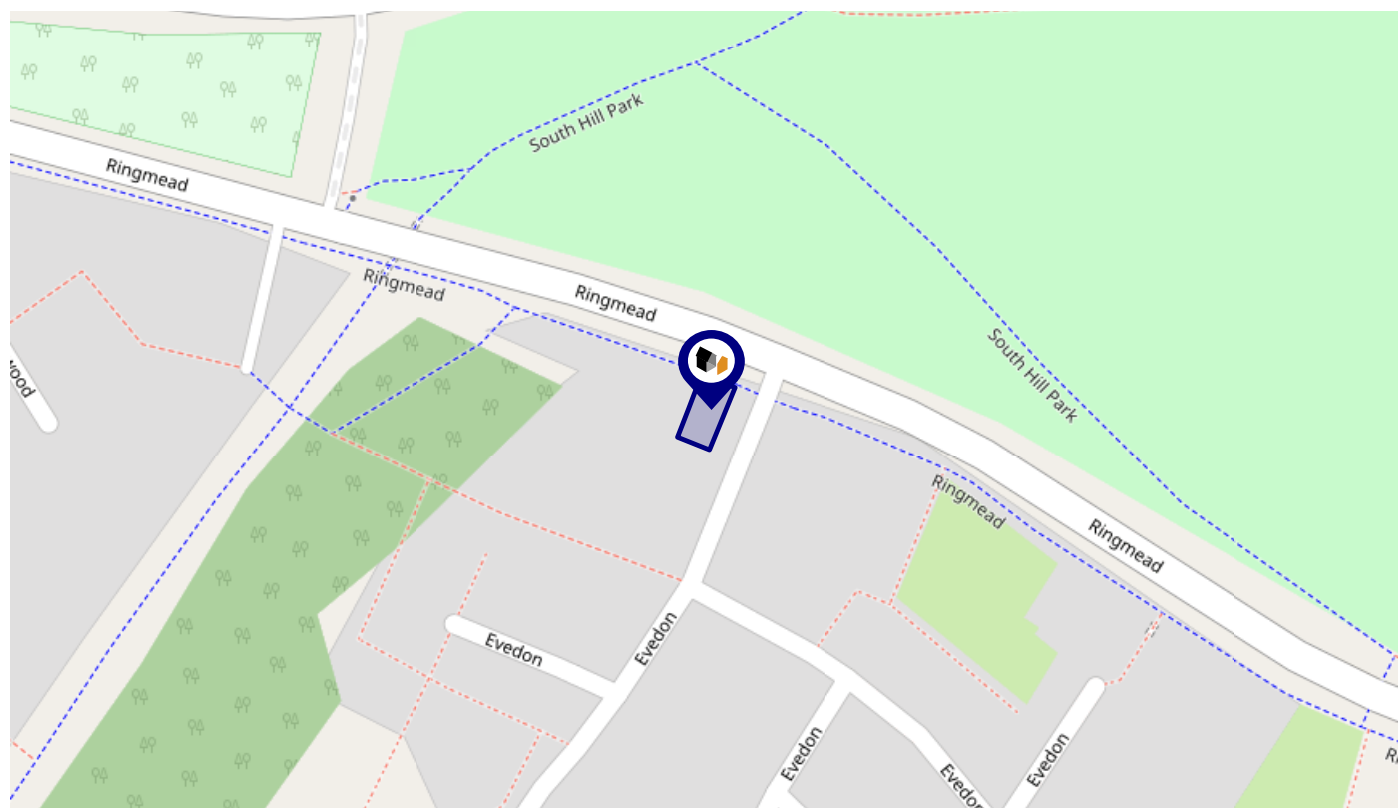
Nearby Council Wards

- 1 Hanworth Ward
- 2 Old Bracknell Ward
- 3 Crown Wood Ward
- 4 Wildridings and Central Ward
- 5 Great Hollands South Ward
- 6 Harmans Water Ward
- 7 Great Hollands North Ward
- 8 Crowthorne Ward
- 9 Bullbrook Ward
- 10 Priestwood and Garth 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.

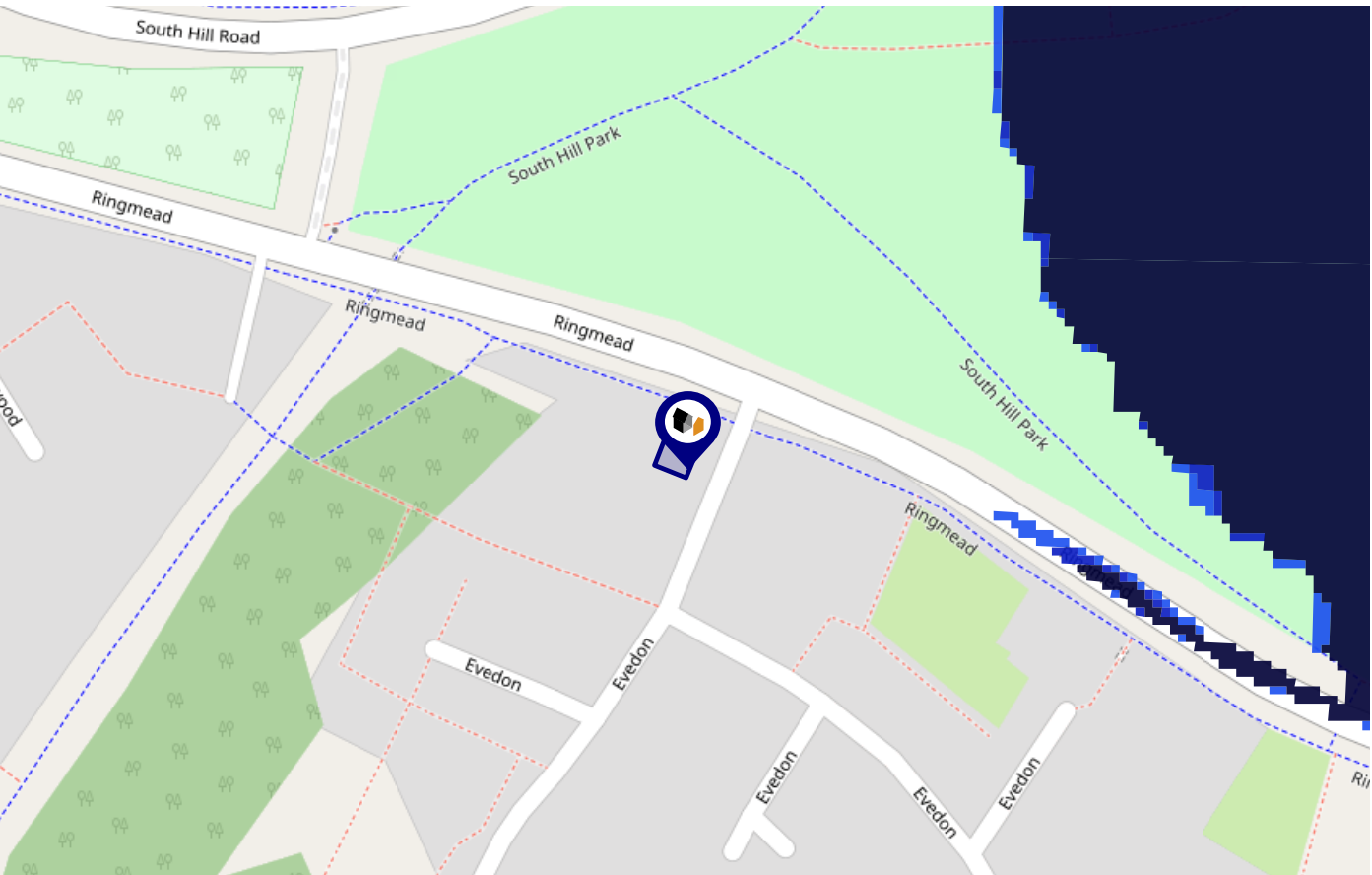
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

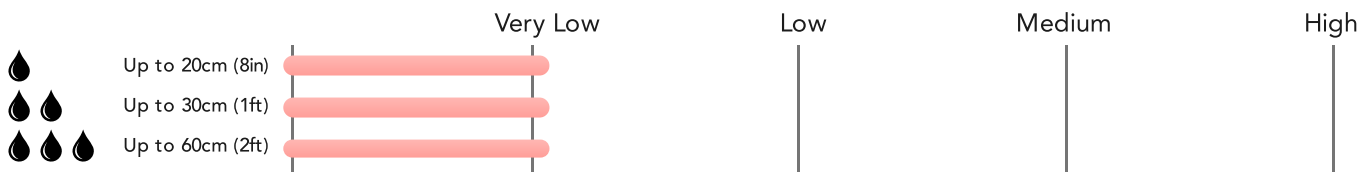


Risk Rating: Very low

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.

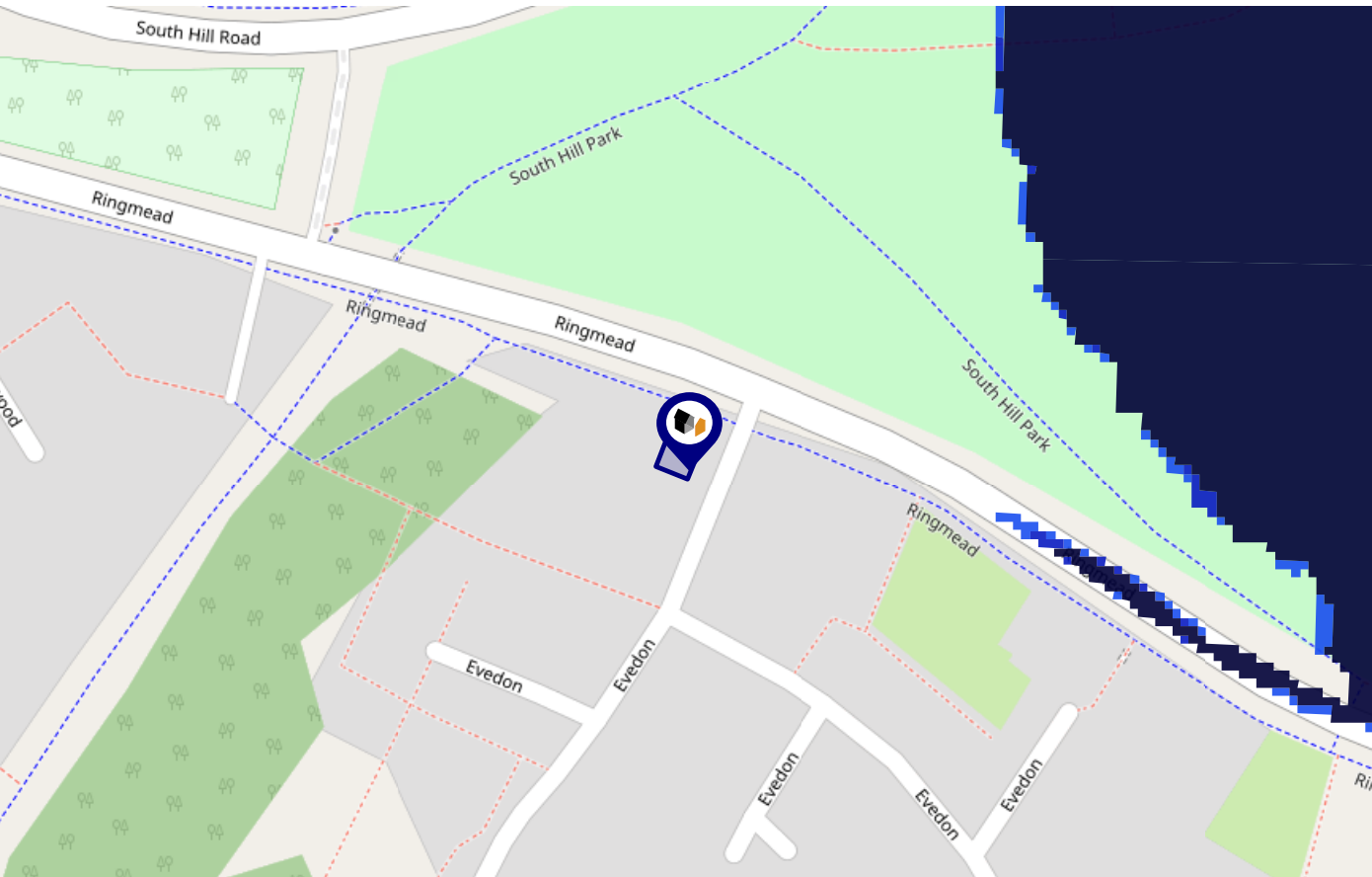
Chance of flooding to the following depths at this property:



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.

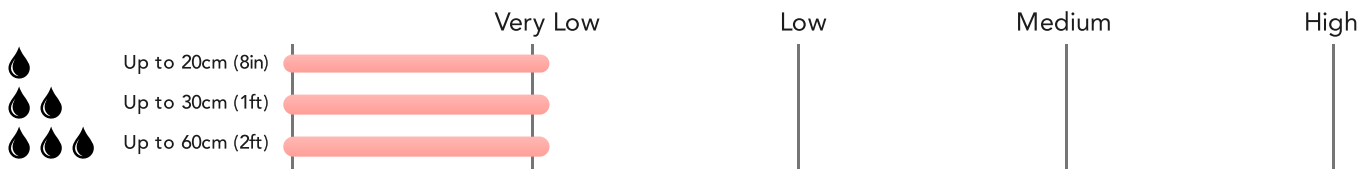


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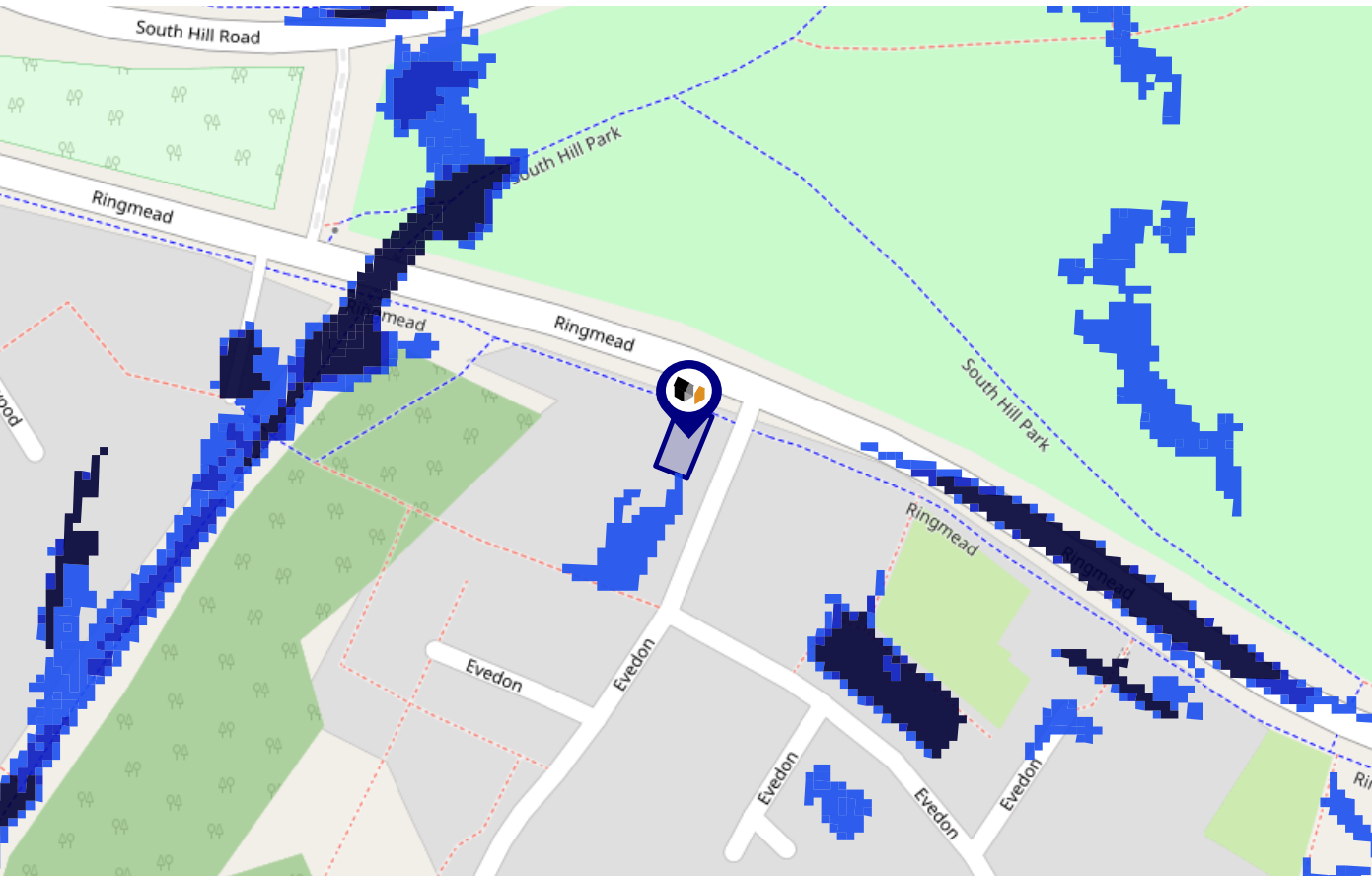
Chance of flooding to the following depths at this property:



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.

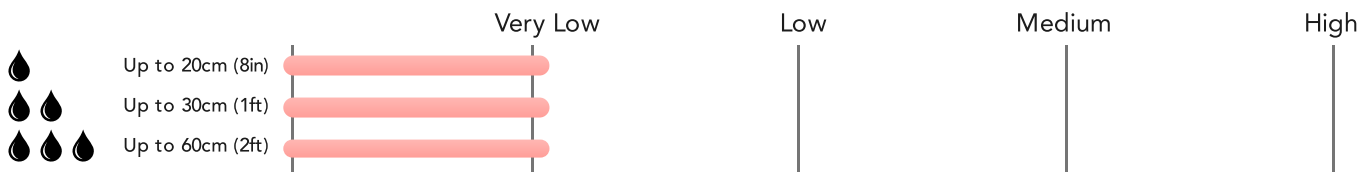


Risk Rating: Very low

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- 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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- 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.

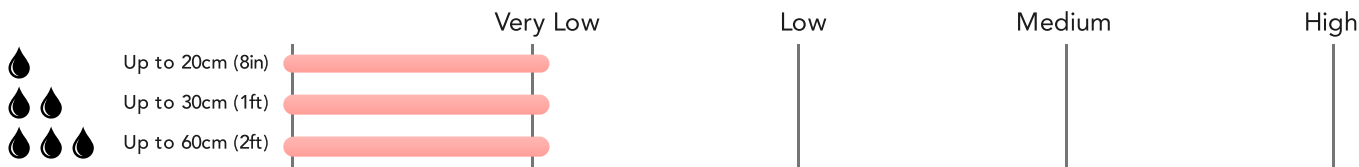


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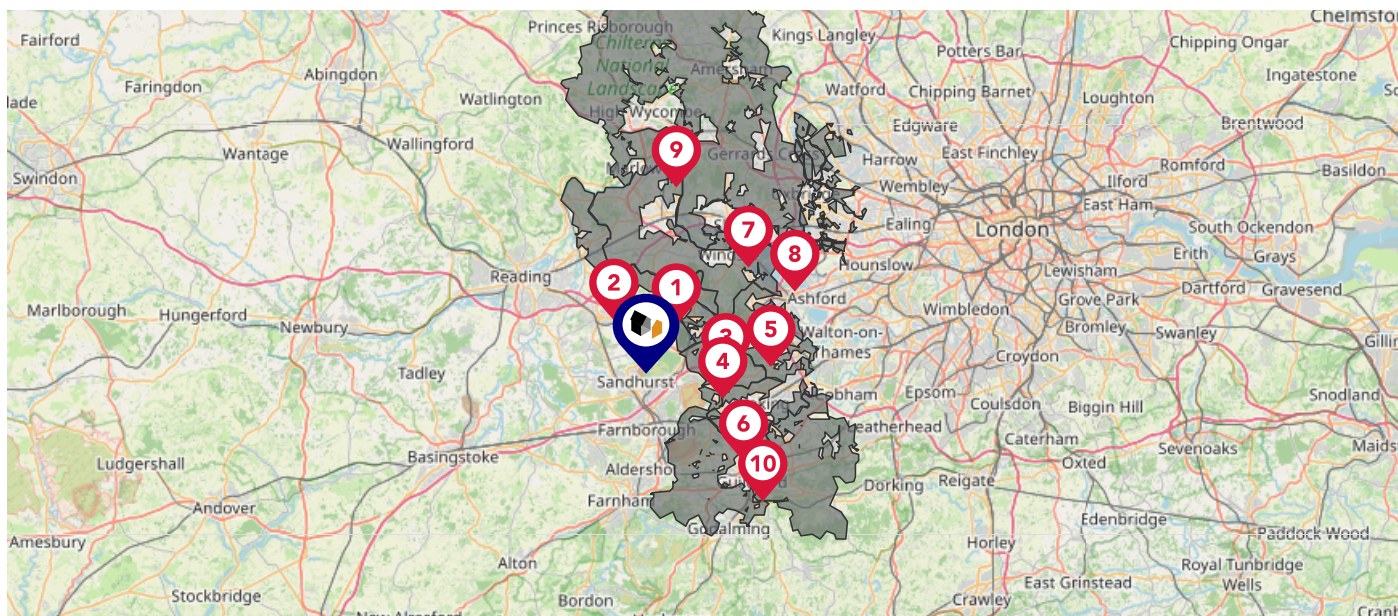
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



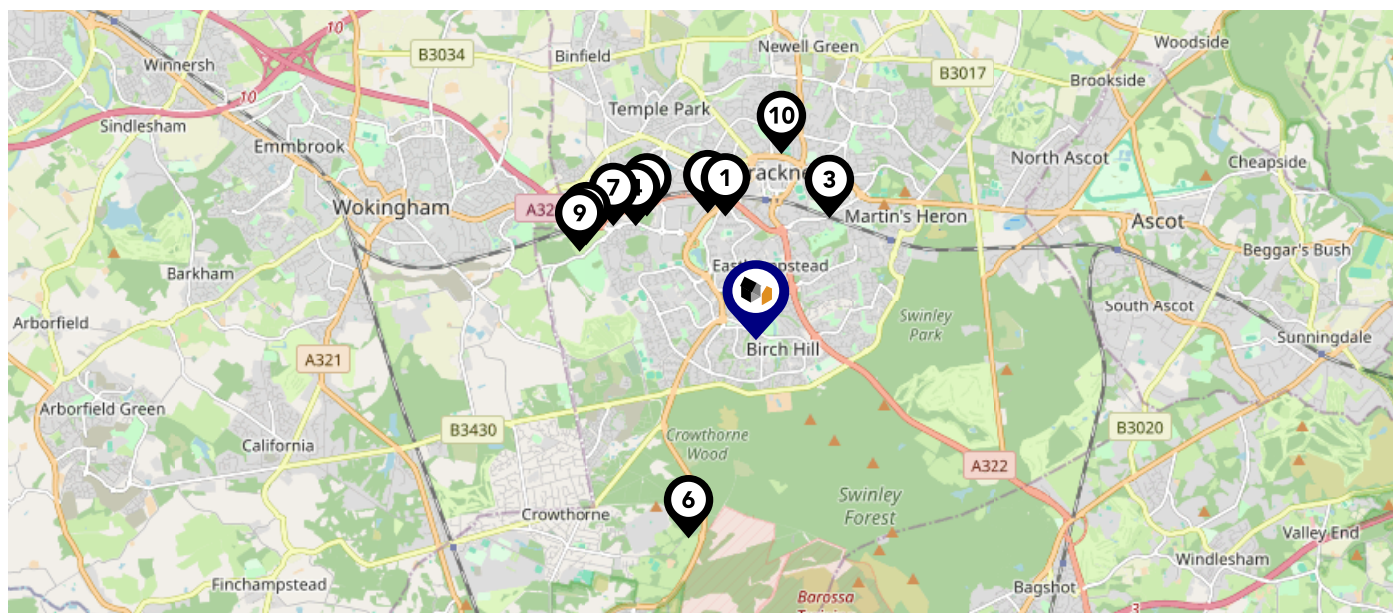
Nearby Green Belt Land

- 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 - Runnymede
- 6 London Green Belt - Woking
- 7 London Green Belt - Slough
- 8 London Green Belt - Hillingdon
- 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.



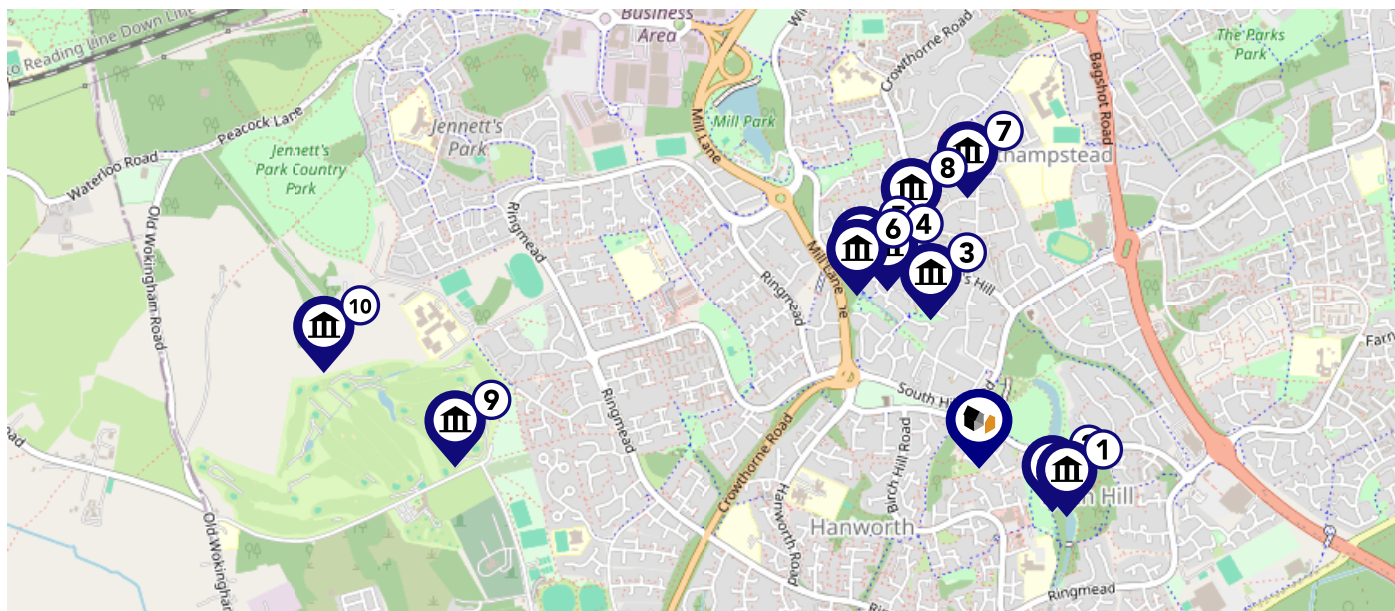
Nearby Landfill Sites

1	Easthampstead Brick-Bracknell, Berkshire	Historic Landfill	
2	Downmill Brickworks-Western Industrial Area, Bracknell	Historic Landfill	
3	Eastern Road Brick-Bracknell, Berkshire	Historic Landfill	
4	Beehive South West-Beehive Road, Bracknell, Berkshire	Historic Landfill	
5	Beehive North East-Beehive Road, Amen Corner, Bracknell, Berkshire	Historic Landfill	
6	Butter Hill-Crowthorne	Historic Landfill	
7	Rose Farm-Amen Corner	Historic Landfill	
8	Buckhurst Moors-Amen Corner	Historic Landfill	
9	Buckhurst Piggeries-Amen Corner	Historic Landfill	
10	Bull Lane-Bracknell, Berkshire	Historic Landfill	

Maps

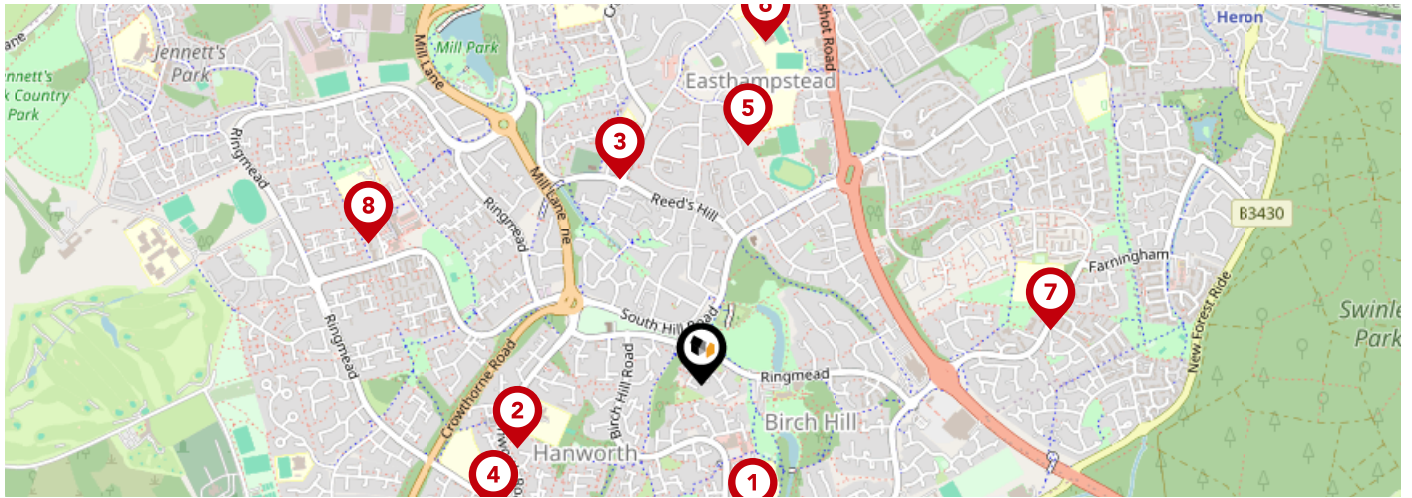
Listed Buildings

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



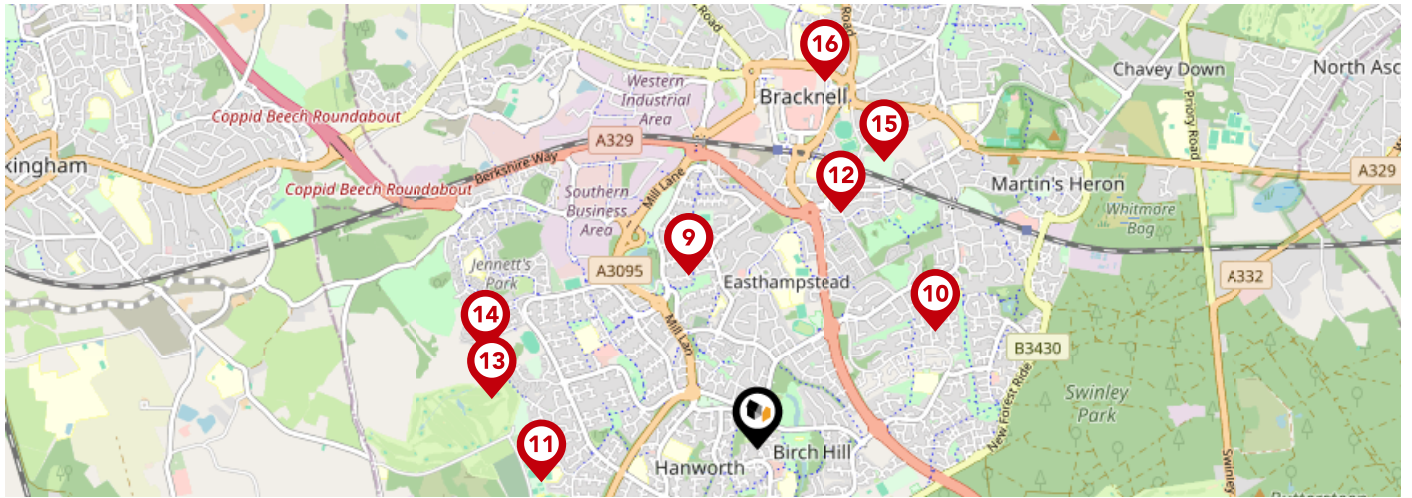
Listed Buildings in the local district		Grade	Distance
	1390349 - Garden Walls, Steps, Gate Piers And Gates Adjoining South Hill Park On The East	Grade II	0.2 miles
	1390348 - South Hill Park	Grade II	0.2 miles
	1390347 - Reeds Hill Farmhouse	Grade II	0.4 miles
	1390329 - White Cottage	Grade II	0.5 miles
	1390327 - Church Of St Michael And St Mary Magdelene	Grade II	0.5 miles
	1390326 - Church Cottage And Flax Bourton	Grade II	0.5 miles
	1390361 - Point Royal	Grade II	0.6 miles
	1390328 - Forge Cottage	Grade II	0.6 miles
	1390333 - Old Oak Farm, The Clockhouse And Old Oak Court	Grade II	1.2 miles
	1390332 - Section Of Wall With Wrought-iron Gates Adjoining Easthampstead Park College On Sw Corner	Grade II	1.5 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Birch Hill Primary School and Nursery Ofsted Rating: Good Pupils: 403 Distance:0.33	☐	☒	☐	☐	☐
2	The Pines School Ofsted Rating: Good Pupils: 332 Distance:0.45	☐	☒	☐	☐	☐
3	St Michael's Easthampstead Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 193 Distance:0.51	☐	☒	☐	☐	☐
4	St Margaret Clitherow Catholic Primary School, Bracknell Ofsted Rating: Good Pupils: 200 Distance:0.56	☐	☒	☐	☐	☐
5	Fox Hill Primary School Ofsted Rating: Good Pupils: 196 Distance:0.57	☐	☒	☐	☐	☐
6	The Brakenhale School Ofsted Rating: Good Pupils: 1148 Distance:0.81	☐	☐	☒	☐	☐
7	Crown Wood Primary School Ofsted Rating: Good Pupils: 642 Distance:0.82	☐	☒	☐	☐	☐
8	Great Hollands Primary School Ofsted Rating: Good Pupils: 275 Distance:0.84	☐	☒	☐	☐	☐

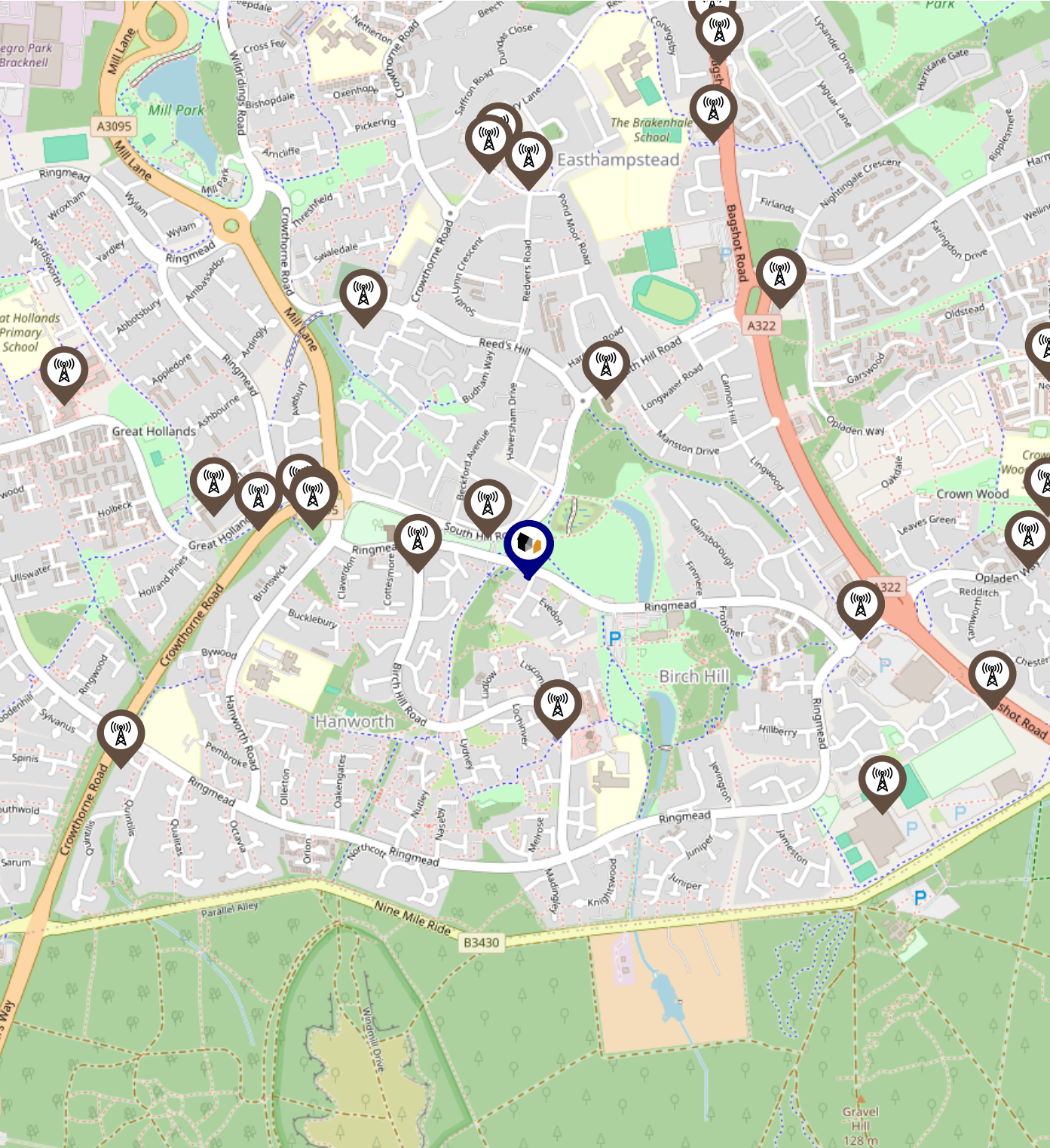
Area Schools



		Nursery	Primary	Secondary	College	Private
	Wildridings Primary School Ofsted Rating: Good Pupils: 428 Distance:0.86	☐	☒	☐	☐	☐
	Harmans Water Primary School Ofsted Rating: Good Pupils: 466 Distance:0.99	☐	☒	☐	☐	☐
	Wooden Hill Primary and Nursery School Ofsted Rating: Good Pupils: 423 Distance:1.01	☐	☒	☐	☐	☐
	Ranelagh School Ofsted Rating: Outstanding Pupils: 1062 Distance:1.16	☐	☐	☒	☐	☐
	King's Academy Easthampstead Park Ofsted Rating: Good Pupils: 976 Distance:1.25	☐	☐	☒	☐	☐
	Jennett's Park CofE Primary School Ofsted Rating: Good Pupils: 427 Distance:1.33	☐	☒	☐	☐	☐
	St Joseph's Catholic Primary School, Bracknell Ofsted Rating: Good Pupils: 209 Distance:1.46	☐	☒	☐	☐	☐
	Garth Hill College Ofsted Rating: Good Pupils: 1476 Distance:1.73	☐	☐	☒	☐	☐

Local Area

Masts & Pylons



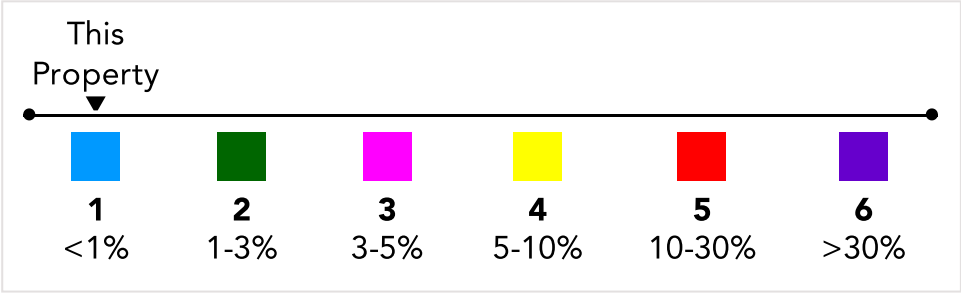
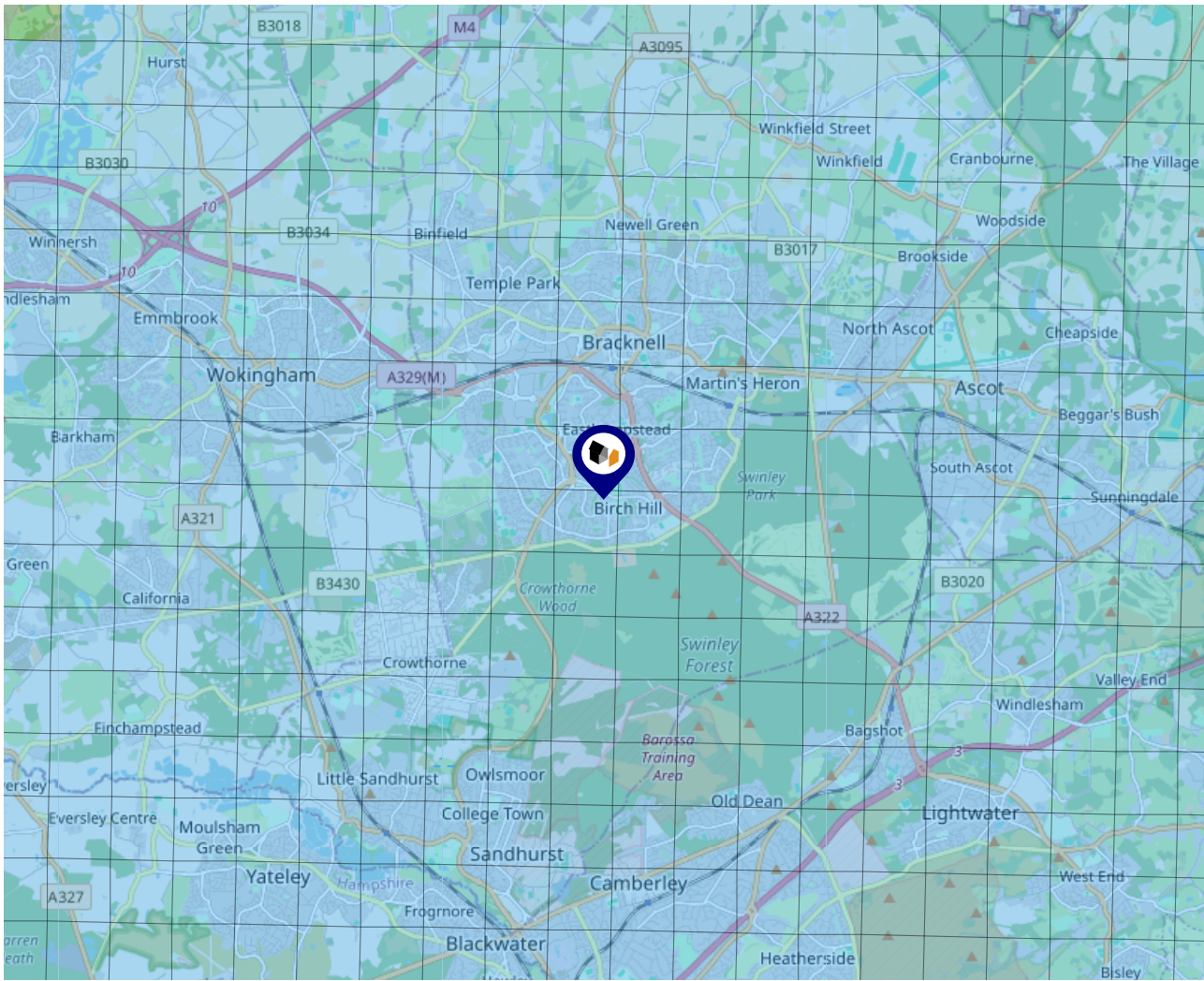
- Key:**
-  Power Pylons
 -  Communication Masts

Environment

Radon Gas

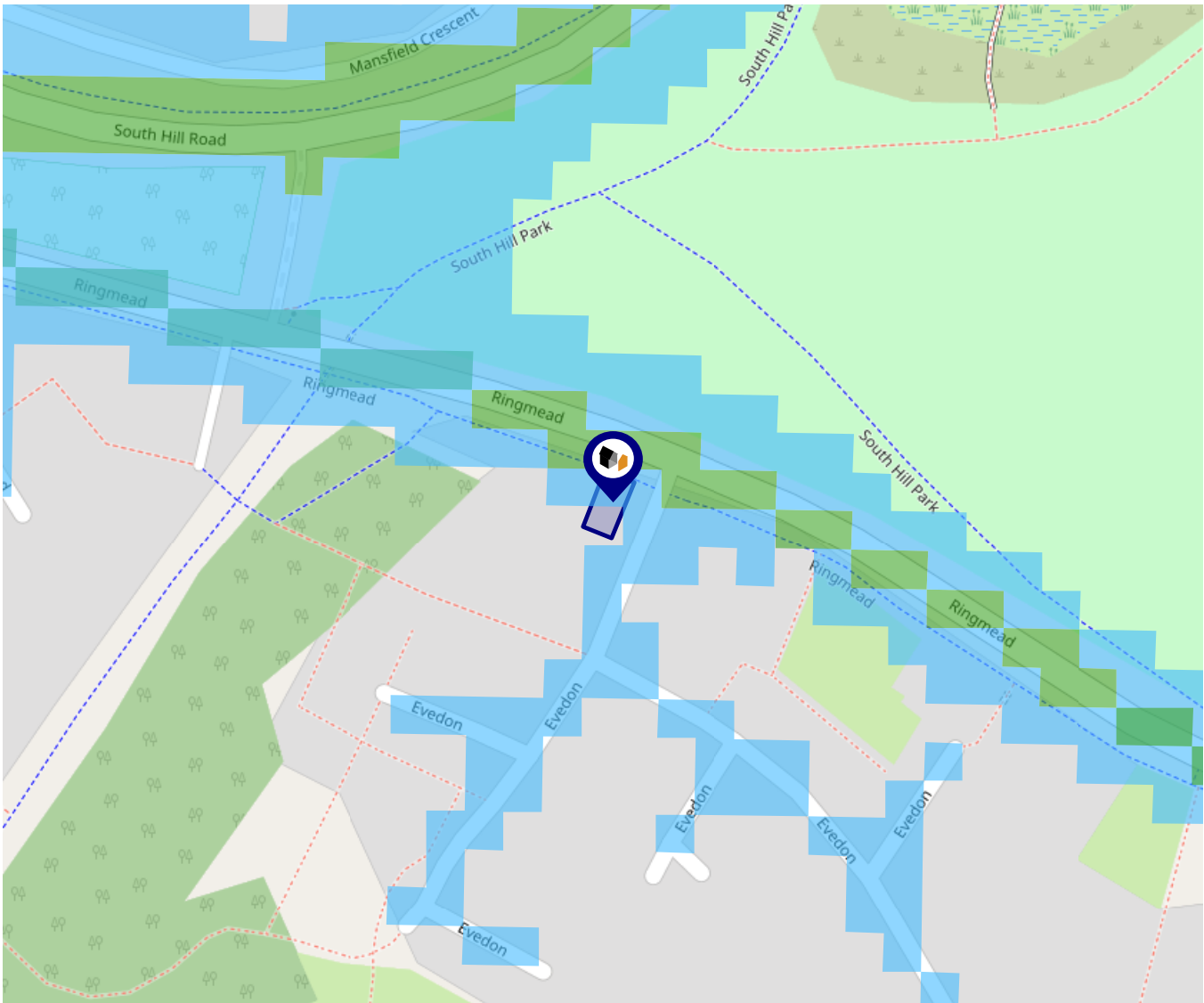
What is Radon?

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.

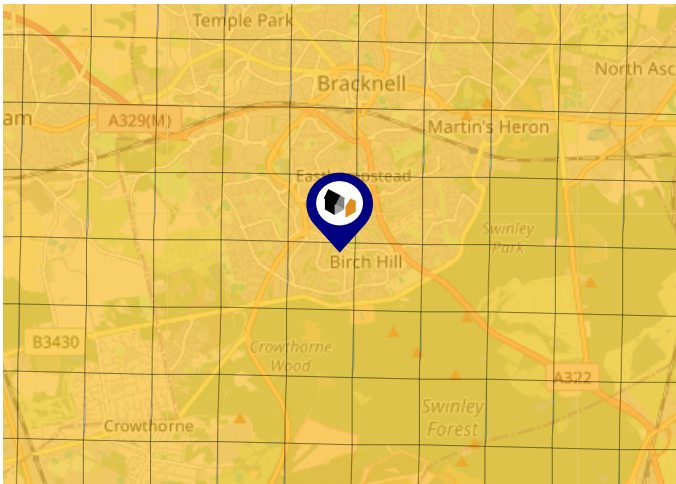
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Environment

Soils & Clay

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

Carbon Content:	NONE	Soil Texture:	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

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.



/duncan.yeardley.estate.agent/



/DuncanYeardley



/DuncanYeardley



/company/duncan-yeardley

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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Valuation Office
Agency

