

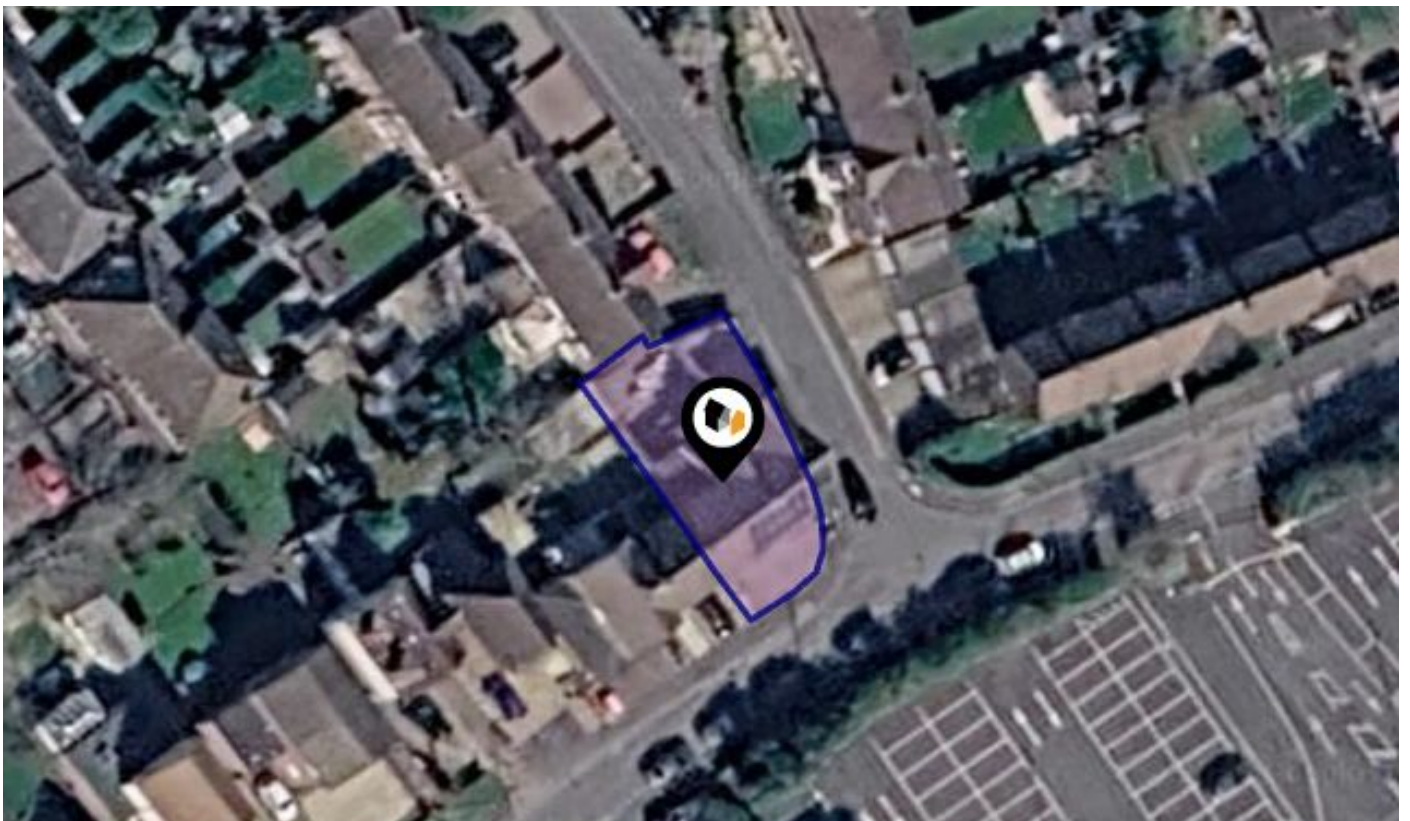


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 23rd June 2026**



**ALBERT ROAD, BRACKNELL, RG42**

## Duncan Yeardley

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01344 592416

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www.duncanyeardley.co.uk

# Introduction

## Our Comments

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A fantastic opportunity to purchase this spacious and versatile home offering close to 1900 sq. ft of living space over two floors and located within just a few minutes' walk of The Lexicon in Bracknell town centre and the mainline train station.

On the ground floor the property is currently configured to offer a reception room with access to the rear garden, a kitchen, four bedrooms and a bathroom. Clearly there is an opportunity here to create alternative uses for some of the rooms. Upstairs there are a further five bedrooms, with several benefitting from useful built-in storage, and an additional family bathroom.

The property's end of terrace position means it benefits from convenient side access into the garden, as well as driveway parking for three cars at the front and a further two cars to the rear.

The central location of this property will be appealing to many, with excellent road and transport links on your doorstep and the many shops, restaurants and entertainment options available within The Lexicon just moments away.

Council Tax Band: C

Nearly 1900 sq. ft of Living Space

End of Terrace House

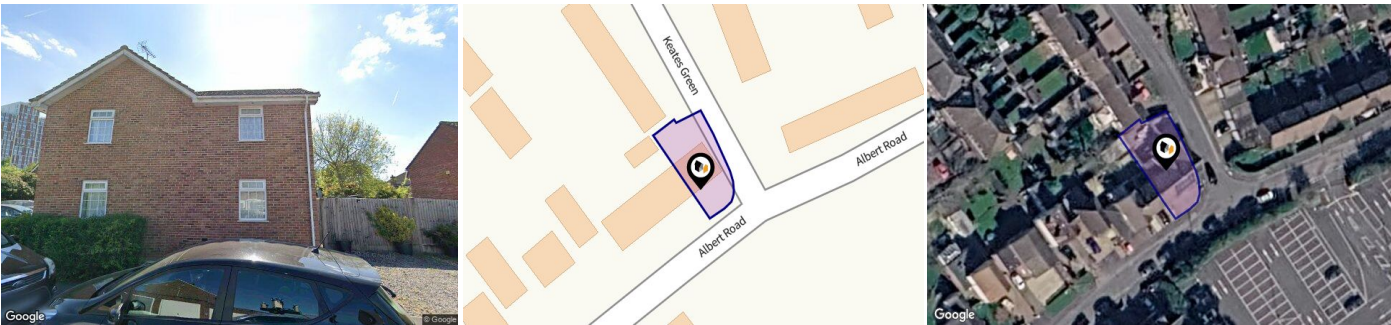
Moments from The Lexicon

Spacious & Versatile Rooms

Parking to the Front & Rear

Great Potential for Improvement

# Property Overview



## Property

|                  |                                            |         |          |
|------------------|--------------------------------------------|---------|----------|
| Type:            | Terraced                                   | Tenure: | Freehold |
| Bedrooms:        | 9                                          |         |          |
| Floor Area:      | 1,786 ft <sup>2</sup> / 166 m <sup>2</sup> |         |          |
| Plot Area:       | 0.07 acres                                 |         |          |
| Year Built :     | 1950-1966                                  |         |          |
| Council Tax :    | Band C                                     |         |          |
| Annual Estimate: | £2,013                                     |         |          |
| Title Number:    | BK200513                                   |         |          |

## Local Area

|                    |                  |                                    |      |      |
|--------------------|------------------|------------------------------------|------|------|
| Local Authority:   | Bracknell forest | Estimated Broadband Speeds         |      |      |
| Conservation Area: | No               | (Standard - Superfast - Ultrafast) |      |      |
| Flood Risk:        |                  |                                    |      |      |
| ● Rivers & Seas    | Very low         | 17                                 | 80   | 5500 |
| ● Surface Water    | Very low         | mb/s                               | mb/s | mb/s |
|                    |                  |                                    |      |      |

|                          |                                  |  |  |
|--------------------------|----------------------------------|--|--|
| Mobile Coverage:         | Satellite/Fibre TV Availability: |  |  |
| (based on calls indoors) |                                  |  |  |
|                          |                                  |  |  |
|                          |                                  |  |  |

# Planning History

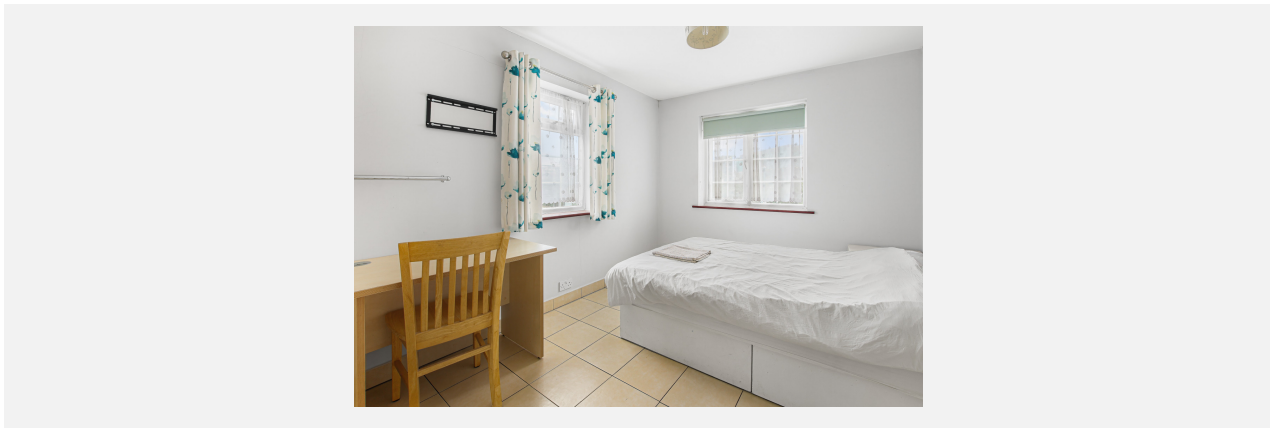
## This Address

Planning records for: **Albert Road, Bracknell, RG42**

| Reference - 24/00597/FUL |                                                                                                                                                                                     |
|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Decision:                | Withdrawn                                                                                                                                                                           |
| Date:                    | 07th October 2024                                                                                                                                                                   |
| Description:             | Proposed subdivision of existing 5 bedroom single dwelling house to two dwelling houses (1x3 bed and 1x2 bed) with associated parking and cycle stores and the addition of a porch. |
| Reference - 03/00038/FUL |                                                                                                                                                                                     |
| Decision:                | Approved                                                                                                                                                                            |
| Date:                    | 14th January 2003                                                                                                                                                                   |
| Description:             | Erection of two storey side and rear extension and single storey rear extension with installation of rear facing dormer window.                                                     |
| Reference - 04/00177/FUL |                                                                                                                                                                                     |
| Decision:                | Approved                                                                                                                                                                            |
| Date:                    | 26th February 2004                                                                                                                                                                  |
| Description:             | Erection of wooden fence (maximum height 2.1m) to side boundary fronting Keates Green.                                                                                              |

Gallery  
Photos





## ALBERT ROAD, BRACKNELL, RG42



Albert Road, Bracknell, RG42

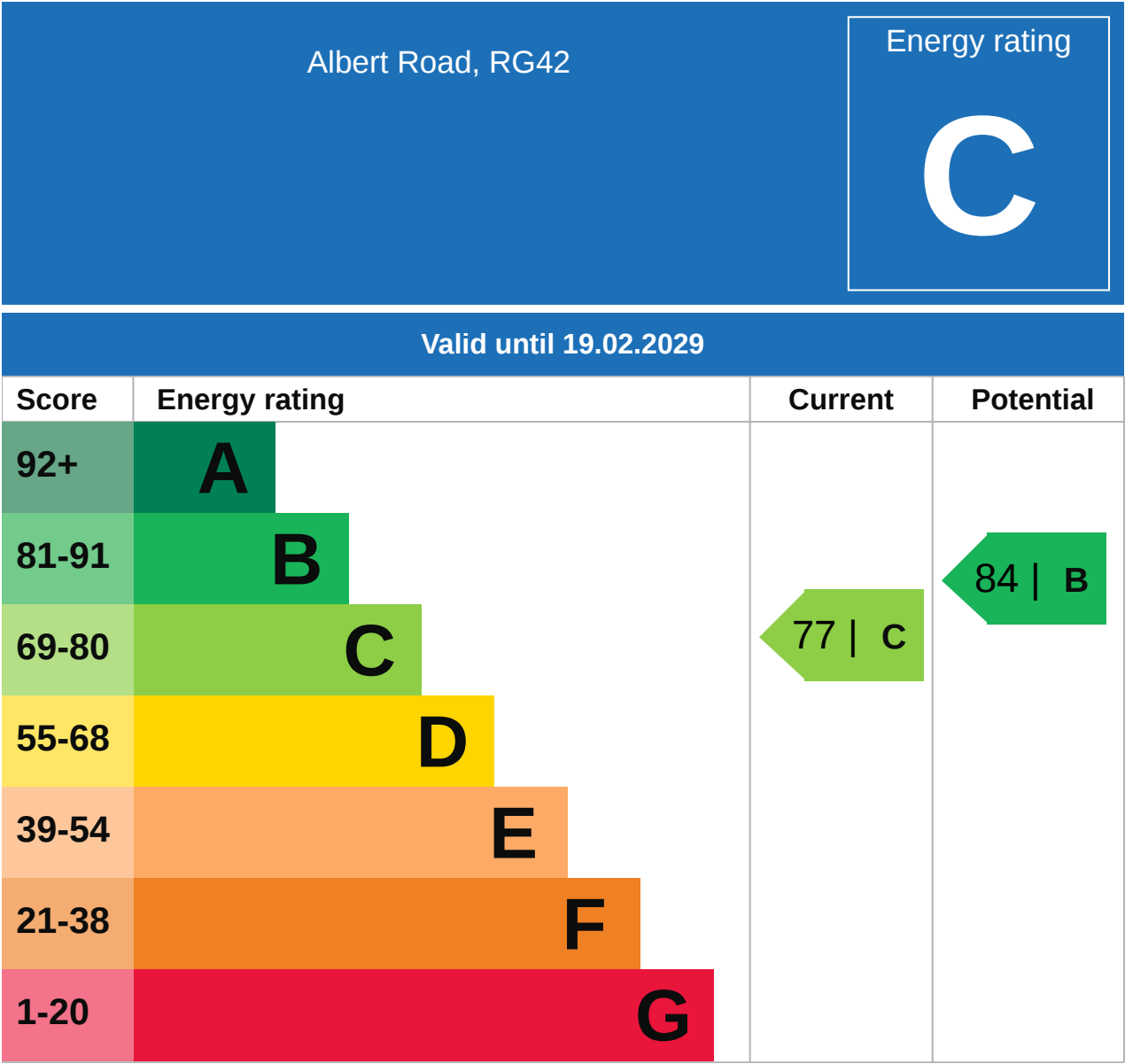
Total area: approx. 174.3 sq. metres (1876.3 sq. feet)



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

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### Additional EPC Data

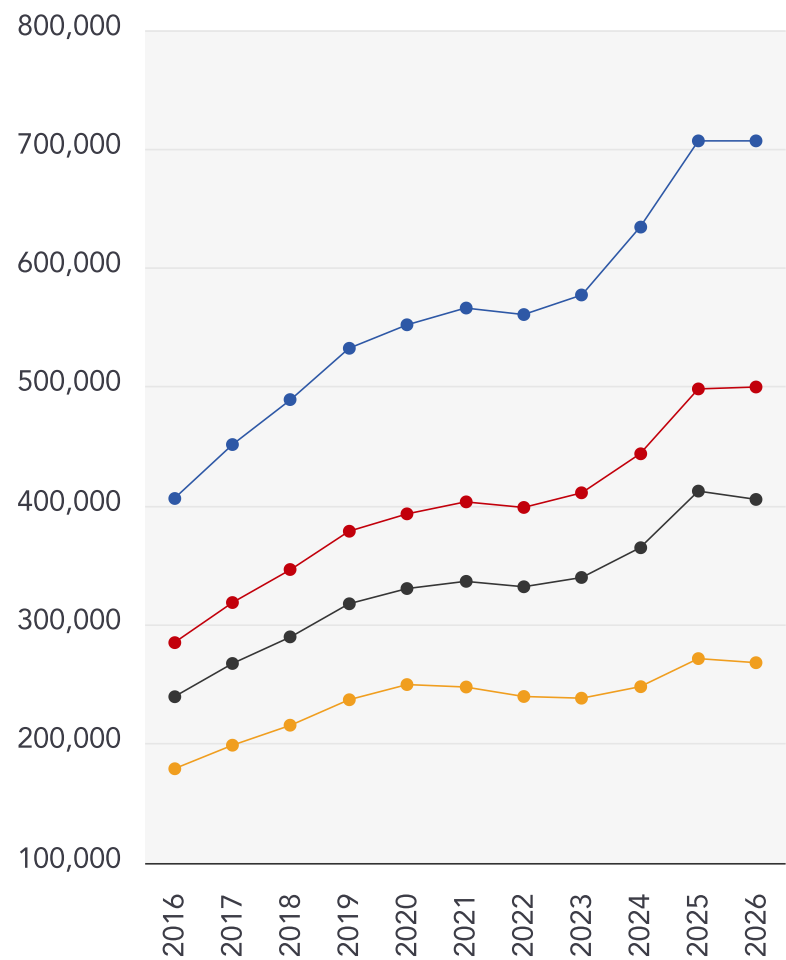
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|                                     |                                              |
|-------------------------------------|----------------------------------------------|
| <b>Property Type:</b>               | House                                        |
| <b>Build Form:</b>                  | End-Terrace                                  |
| <b>Transaction Type:</b>            | Rental (private)                             |
| <b>Energy Tariff:</b>               | Single                                       |
| <b>Main Fuel:</b>                   | Mains gas (not community)                    |
| <b>Main Gas:</b>                    | Yes                                          |
| <b>Flat Top Storey:</b>             | No                                           |
| <b>Top Storey:</b>                  | 0                                            |
| <b>Glazing Type:</b>                | Double glazing, unknown install date         |
| <b>Previous Extension:</b>          | 4                                            |
| <b>Open Fireplace:</b>              | 0                                            |
| <b>Ventilation:</b>                 | Natural                                      |
| <b>Walls:</b>                       | Cavity wall, filled cavity                   |
| <b>Walls Energy:</b>                | Average                                      |
| <b>Roof:</b>                        | Pitched, 150 mm loft insulation              |
| <b>Roof Energy:</b>                 | Good                                         |
| <b>Main Heating:</b>                | Boiler and underfloor heating, mains gas     |
| <b>Main Heating Controls:</b>       | Programmer and at least two room thermostats |
| <b>Hot Water System:</b>            | From main system                             |
| <b>Hot Water Energy Efficiency:</b> | Good                                         |
| <b>Lighting:</b>                    | Low energy lighting in 87% of fixed outlets  |
| <b>Floors:</b>                      | Solid, no insulation (assumed)               |
| <b>Total Floor Area:</b>            | 166 m <sup>2</sup>                           |

# Market

## House Price Statistics

10 Year History of Average House Prices by Property Type in RG42



Detached

**+73.97%**

Semi-Detached

**+75.35%**

Terraced

**+69.17%**

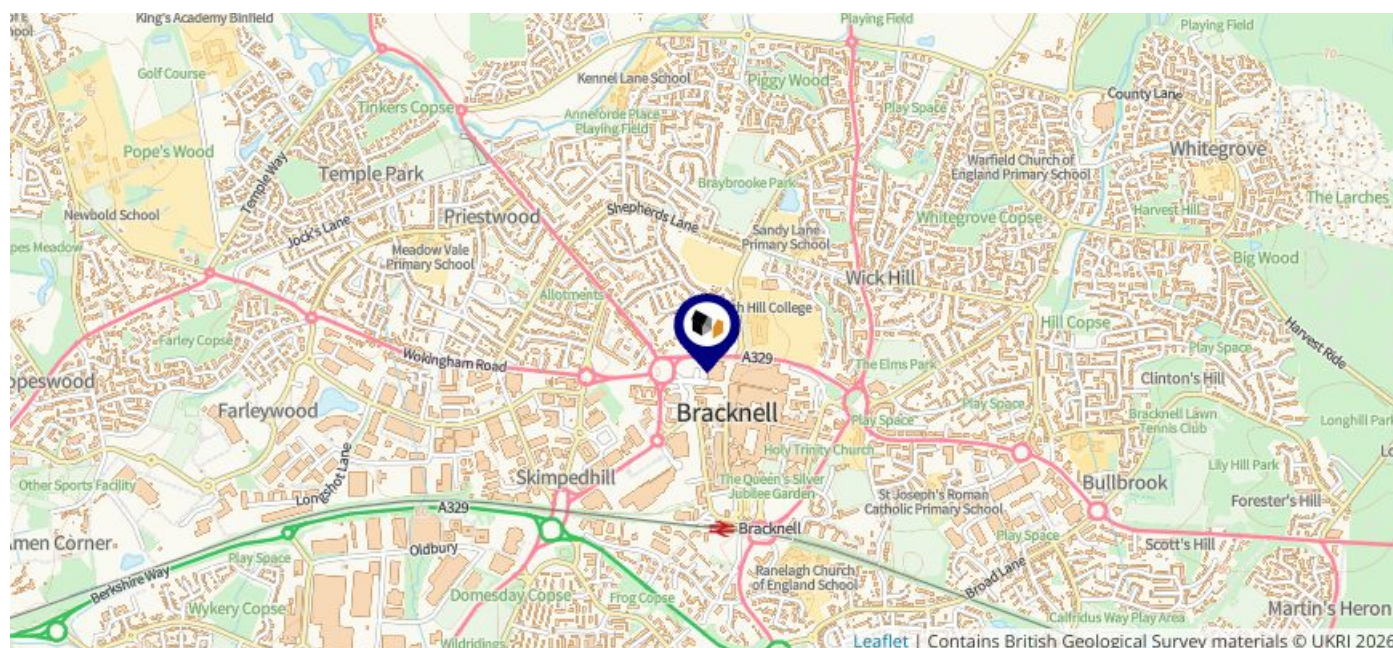
Flat

**+49.74%**

# Maps

## Coal Mining

This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

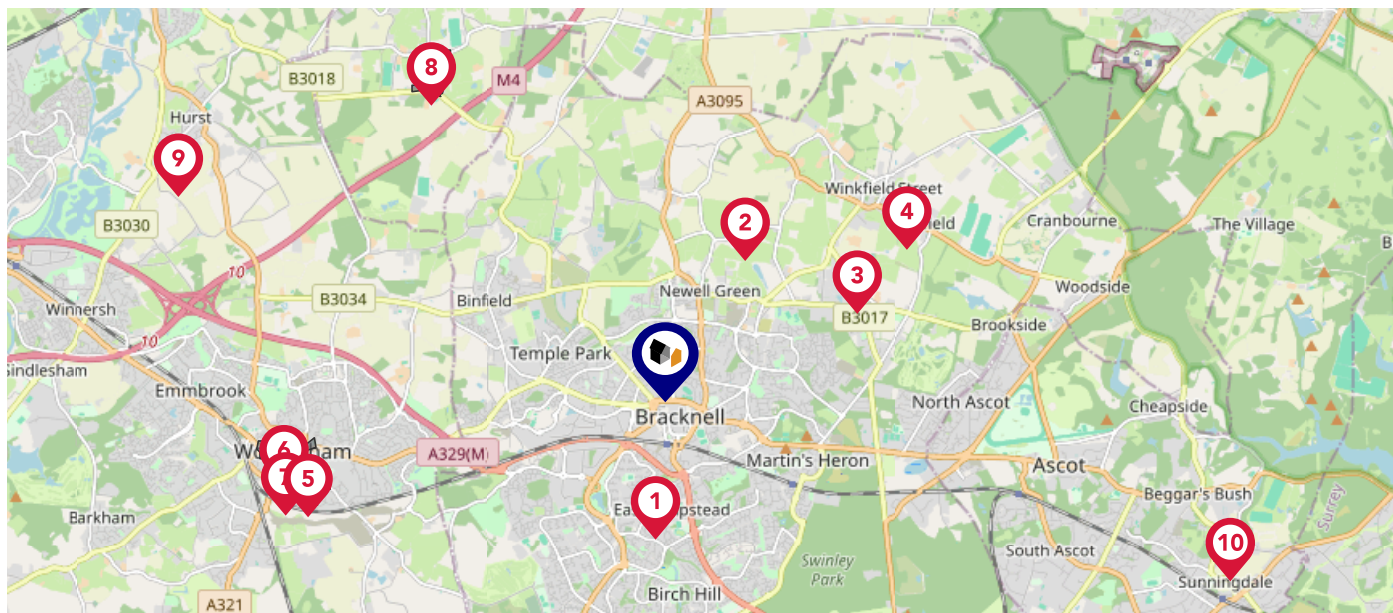
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



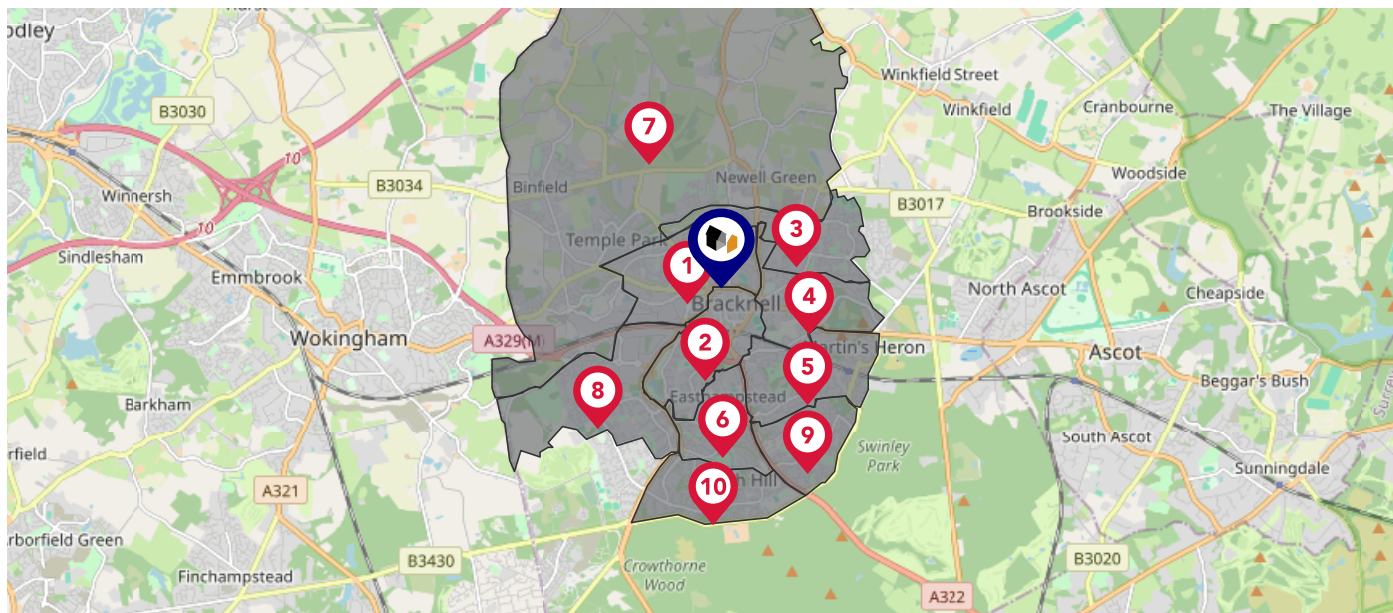
### Nearby Conservation Areas

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



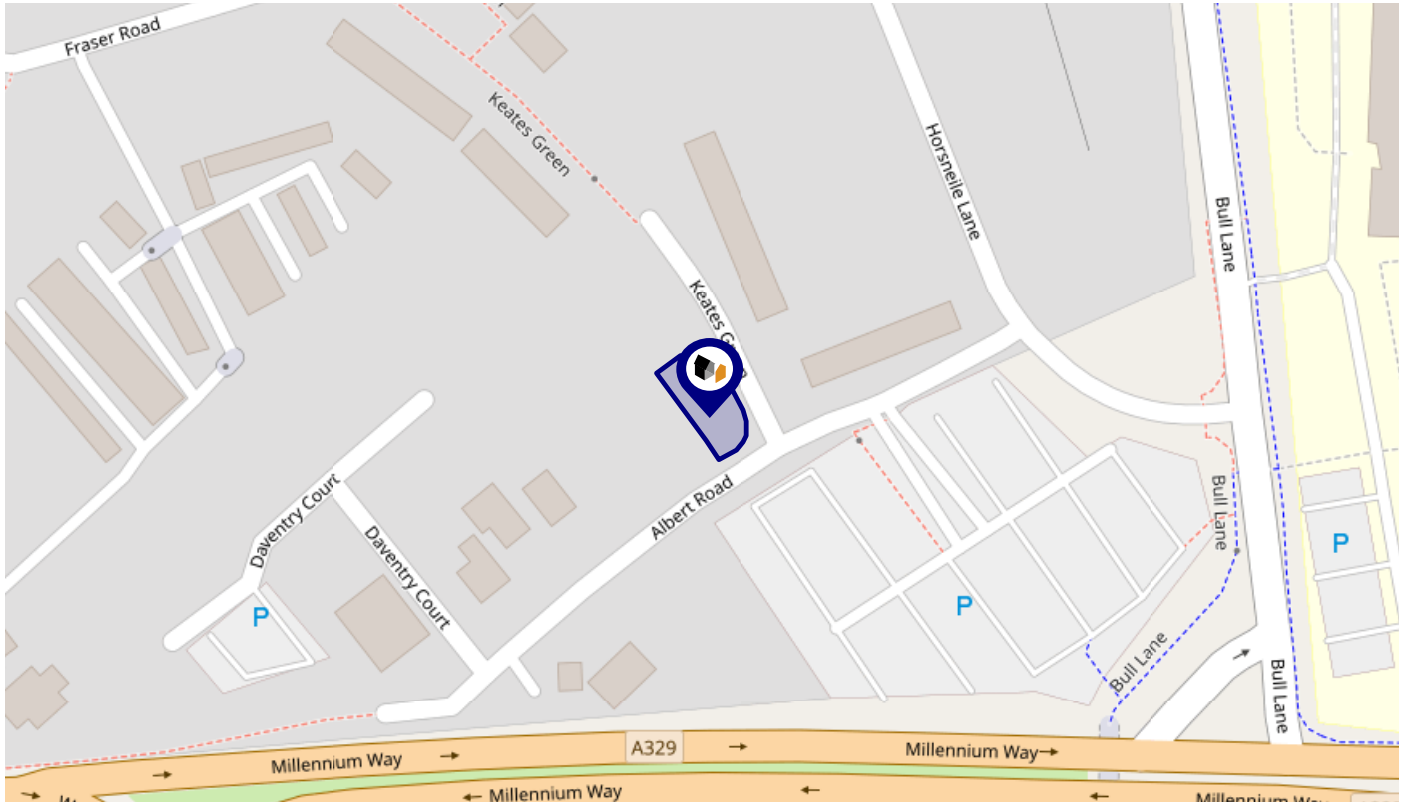
### Nearby Council Wards

- 1 Priestwood and Garth Ward
- 2 Wildridings and Central Ward
- 3 Warfield Harvest Ride Ward
- 4 Bullbrook Ward
- 5 Harmans Water Ward
- 6 Old Bracknell Ward
- 7 Binfield with Warfield Ward
- 8 Great Hollands North Ward
- 9 Crown Wood Ward
- 10 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.

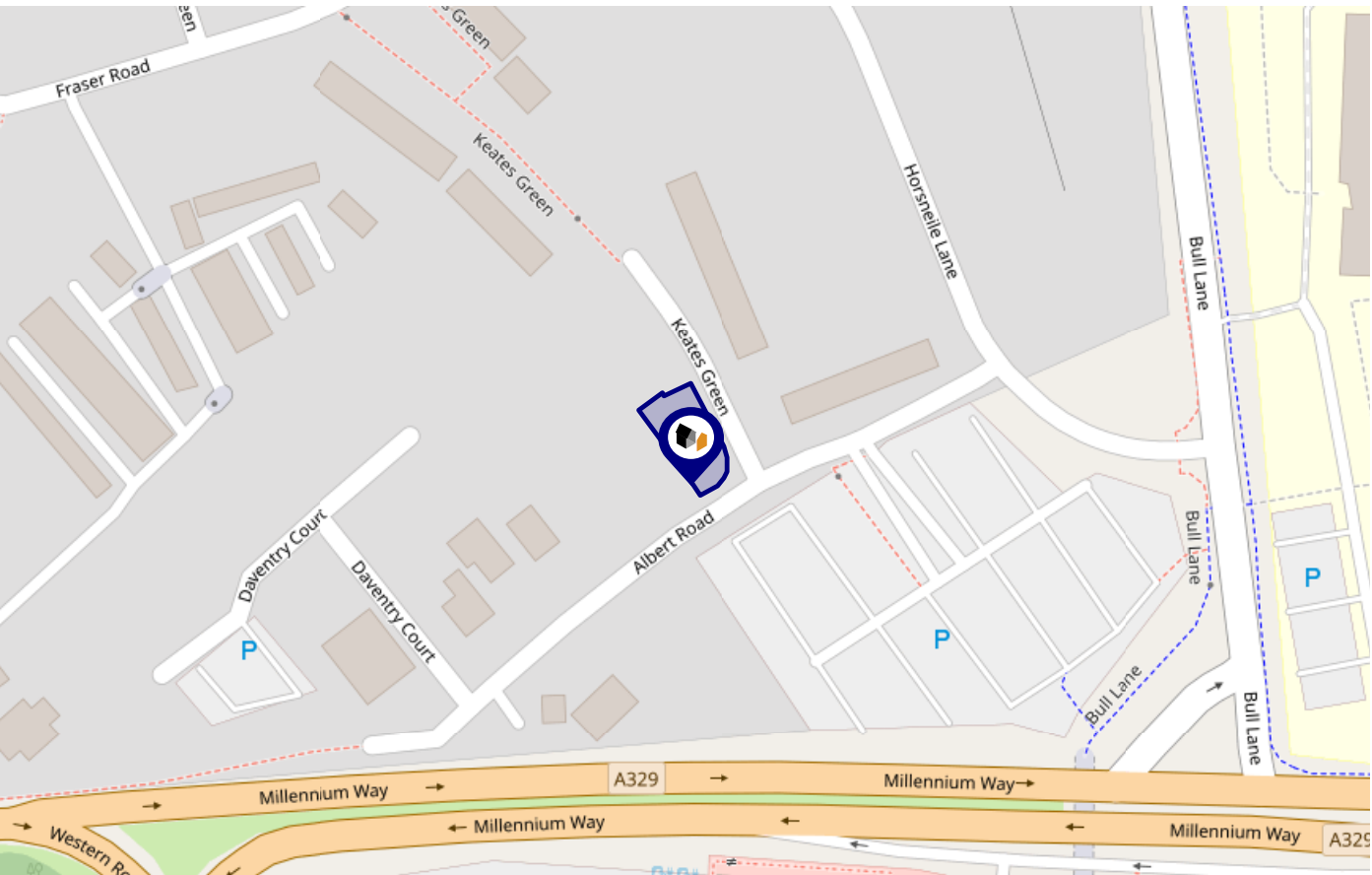
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

|   |  |              |                                                                                     |
|---|--|--------------|-------------------------------------------------------------------------------------|
| 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.

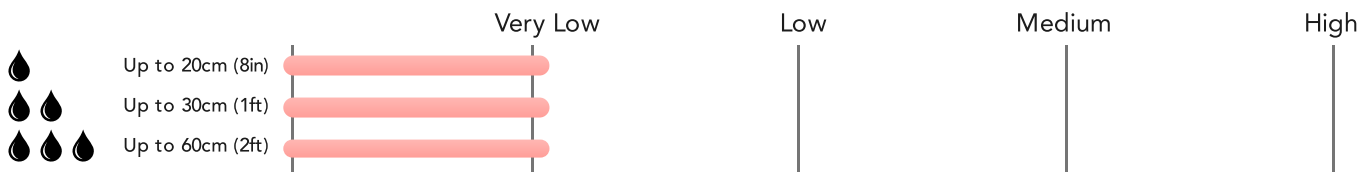


Risk Rating: Very low

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.

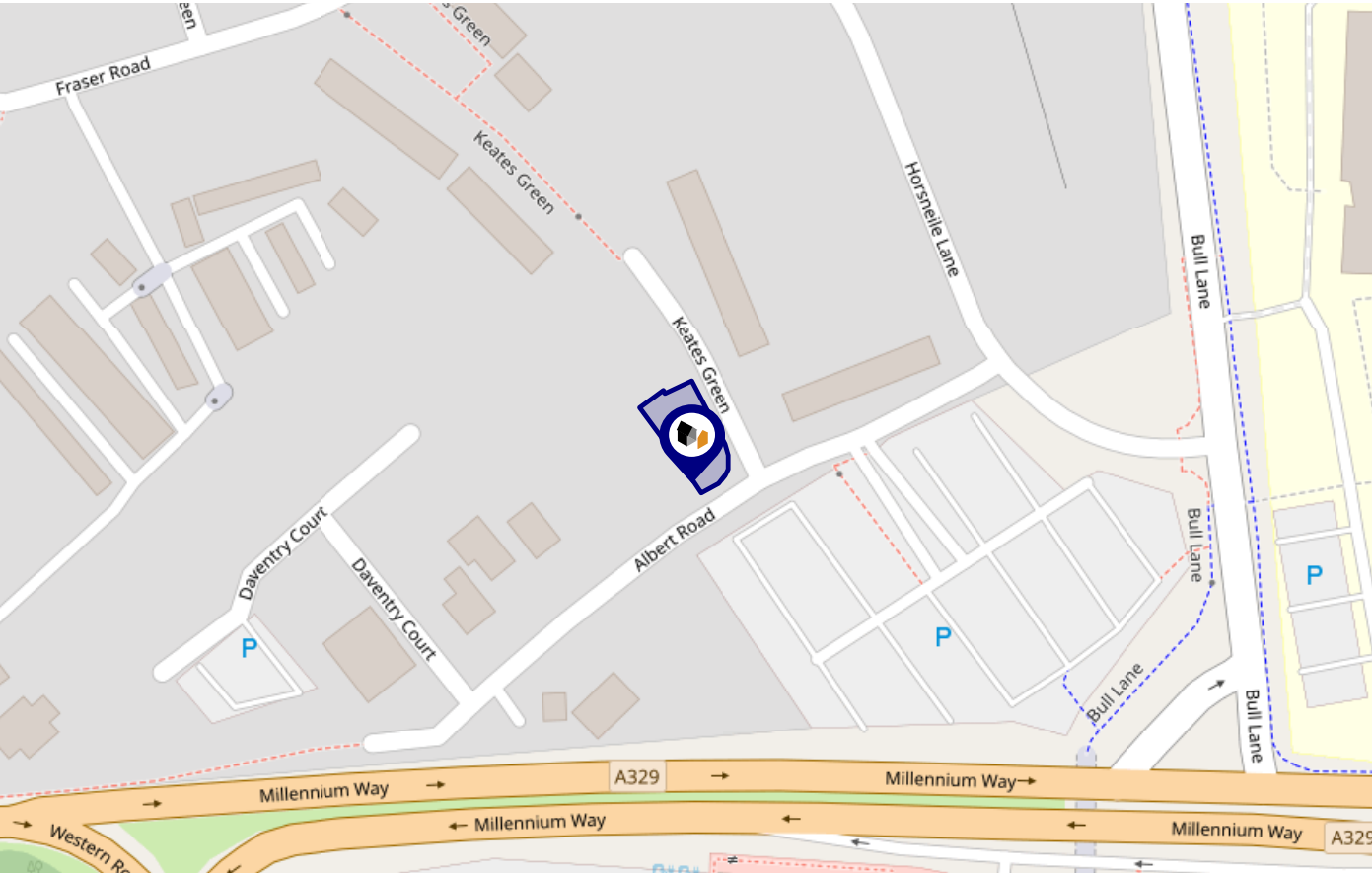
Chance of flooding to the following depths at this property:



# 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.

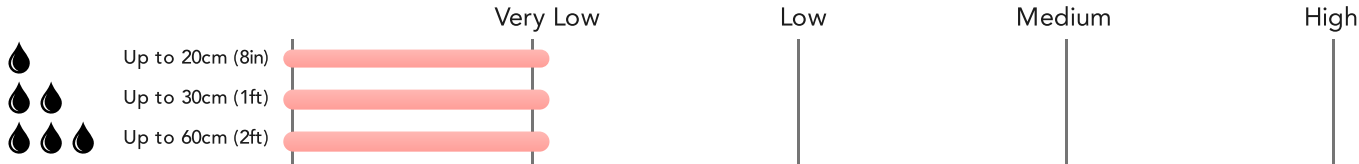


Risk Rating: Very low

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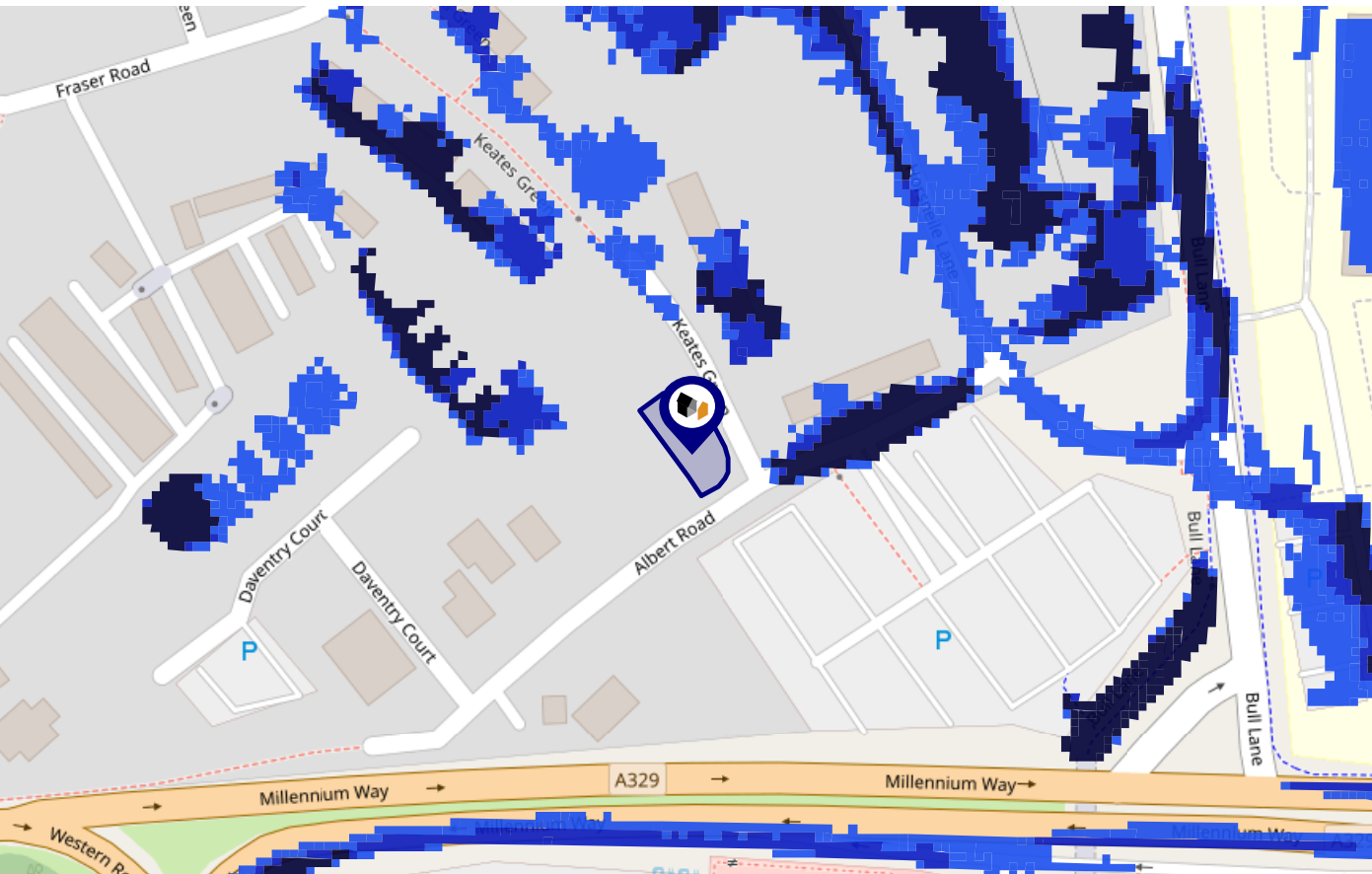
Chance of flooding to the following depths at this property:



# 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.

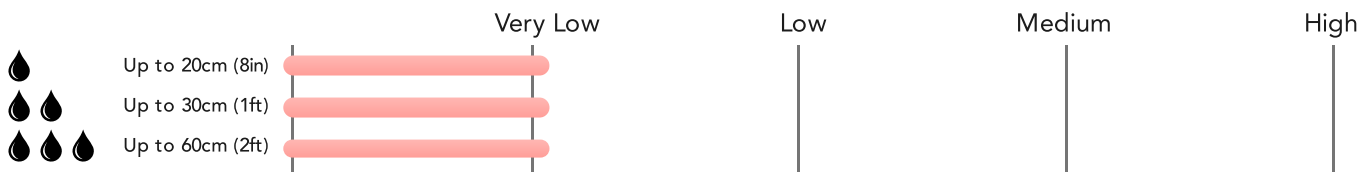


Risk Rating: Very low

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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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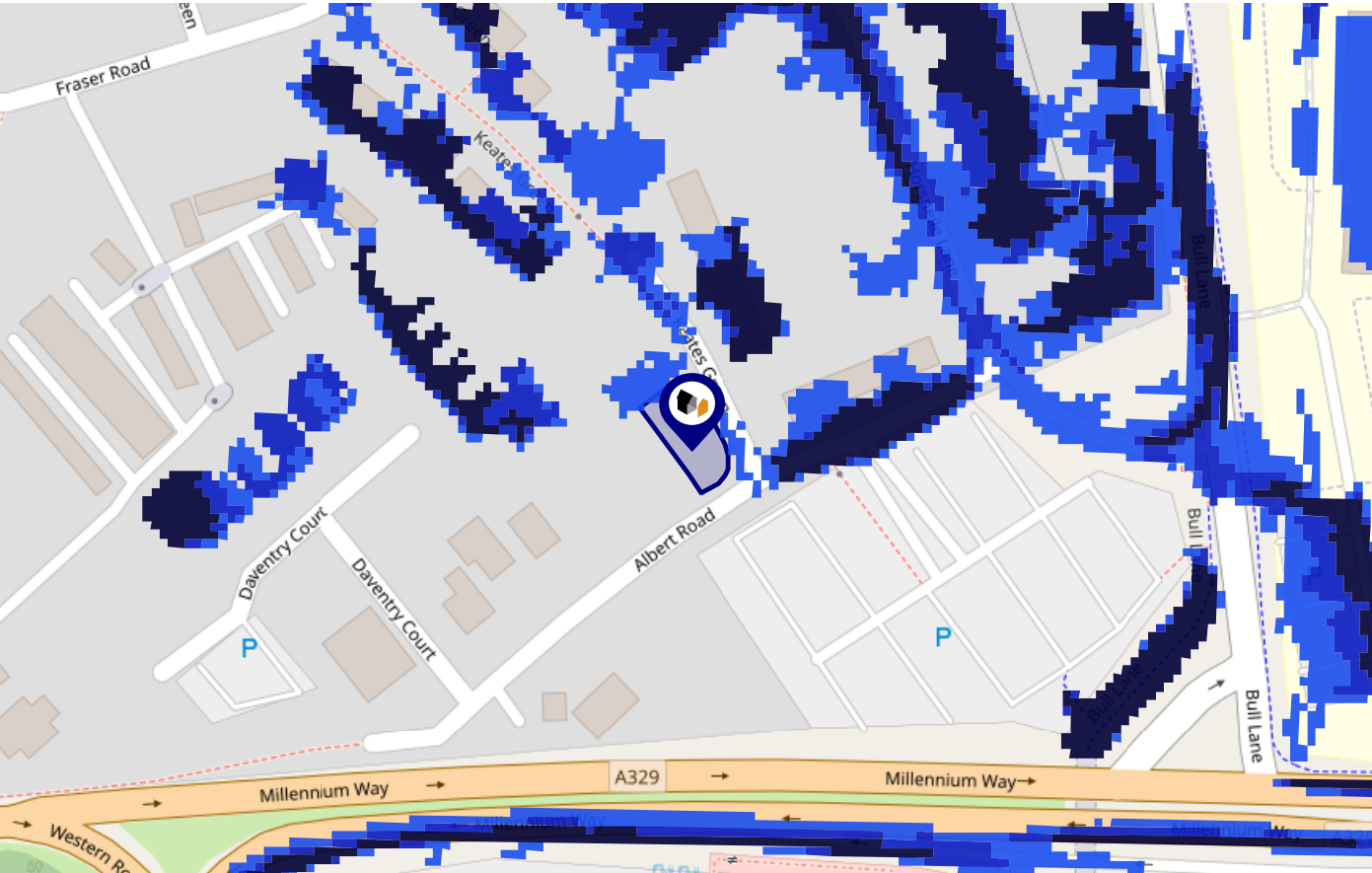
Chance of flooding to the following depths at this property:



# 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.

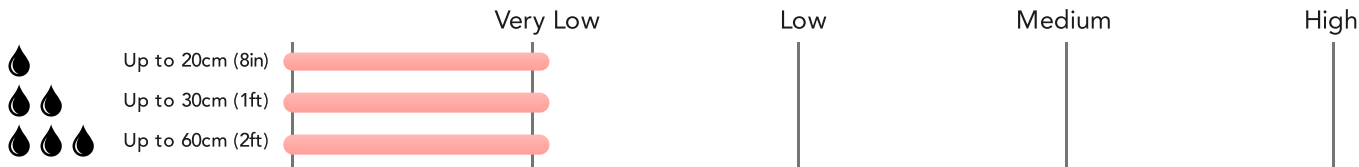


Risk Rating: Very low

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.
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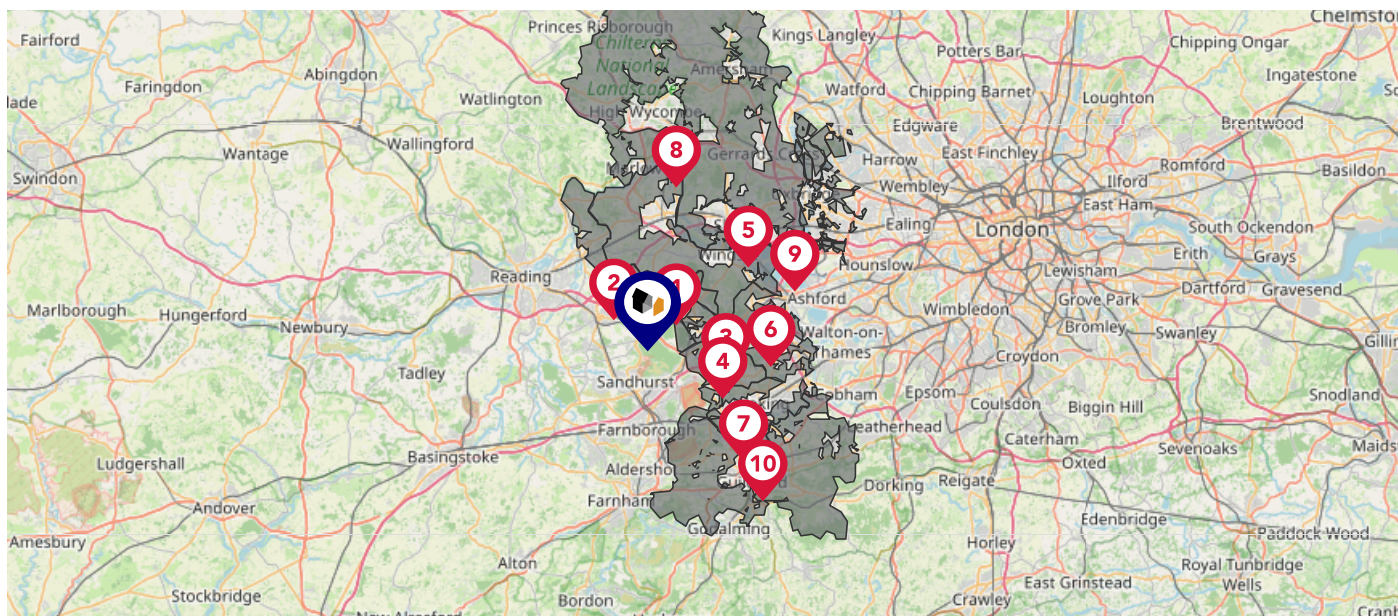
Chance of flooding to the following depths at this property:



# Maps

## Green Belt

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



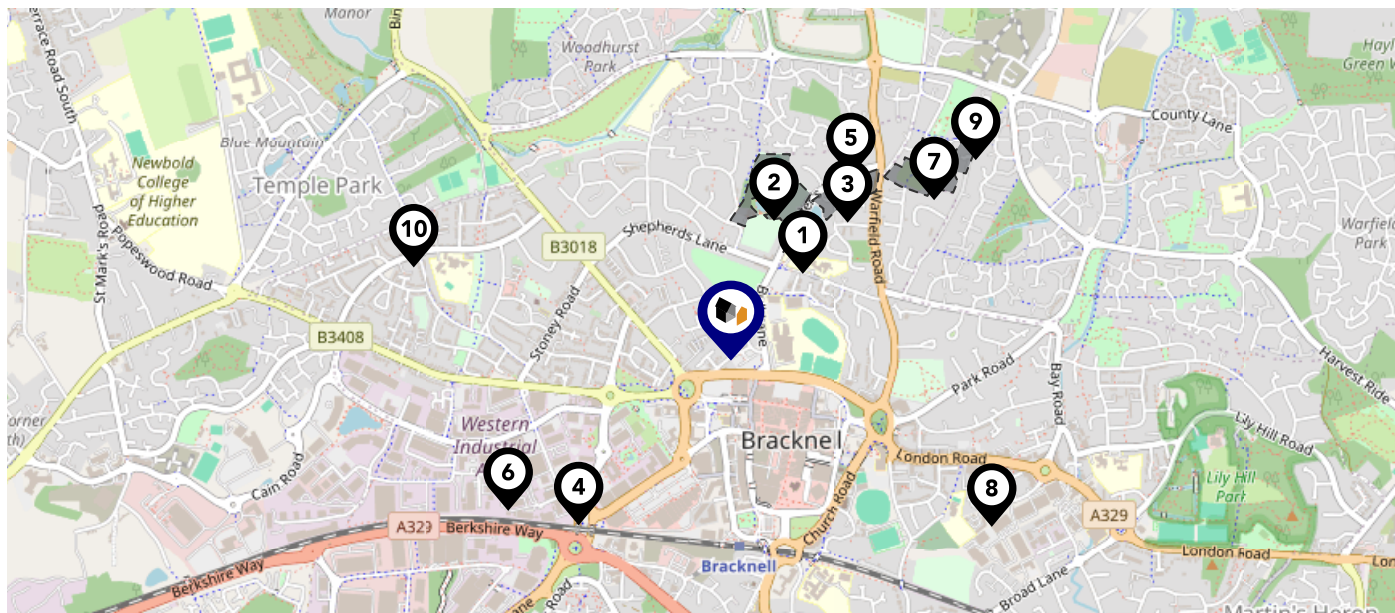
### Nearby Green Belt Land

- 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 - Woking
- 8 London Green Belt - Buckinghamshire
- 9 London Green Belt - Hillingdon
- 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.



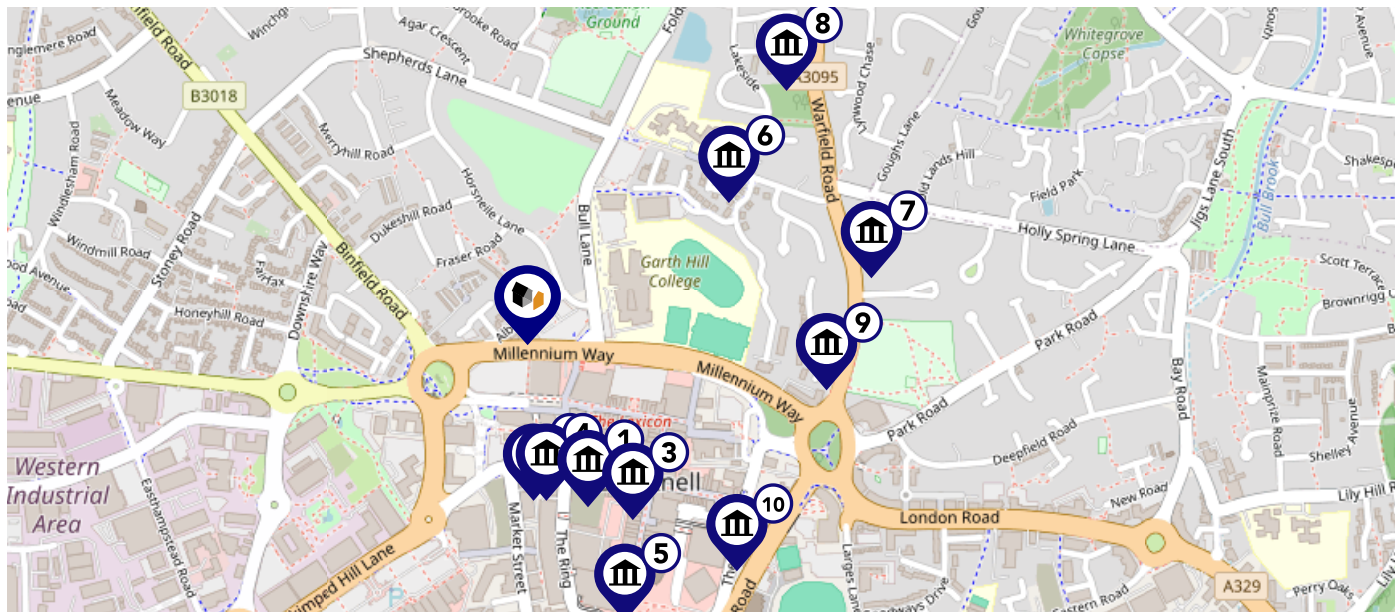
### Nearby Landfill Sites

|    |                                                              |                   |                          |
|----|--------------------------------------------------------------|-------------------|--------------------------|
| 1  | Bull Lane-Bracknell, Berkshire                               | Historic Landfill | <input type="checkbox"/> |
| 2  | Folders Lane-Bracknell, Berkshire                            | Historic Landfill | <input type="checkbox"/> |
| 3  | Lutterworth Close-Bracknell, Berkshire                       | Historic Landfill | <input type="checkbox"/> |
| 4  | Easthampstead Brick-Bracknell, Berkshire                     | Historic Landfill | <input type="checkbox"/> |
| 5  | Sherring Close-Bracknell, Berkshire                          | Historic Landfill | <input type="checkbox"/> |
| 6  | Downmill Brickworks-Western Industrial Area, Bracknell       | Historic Landfill | <input type="checkbox"/> |
| 7  | Lawrence Brickworks-Bracknell, Berkshire                     | Historic Landfill | <input type="checkbox"/> |
| 8  | Eastern Road Brick-Bracknell, Berkshire                      | Historic Landfill | <input type="checkbox"/> |
| 9  | Thomas Lawrence Brickworks-Goughs Lane, Bracknell, Berkshire | Historic Landfill | <input type="checkbox"/> |
| 10 | Fernhill Road-Bracknell, Berkshire                           | Historic Landfill | <input type="checkbox"/> |

# Maps

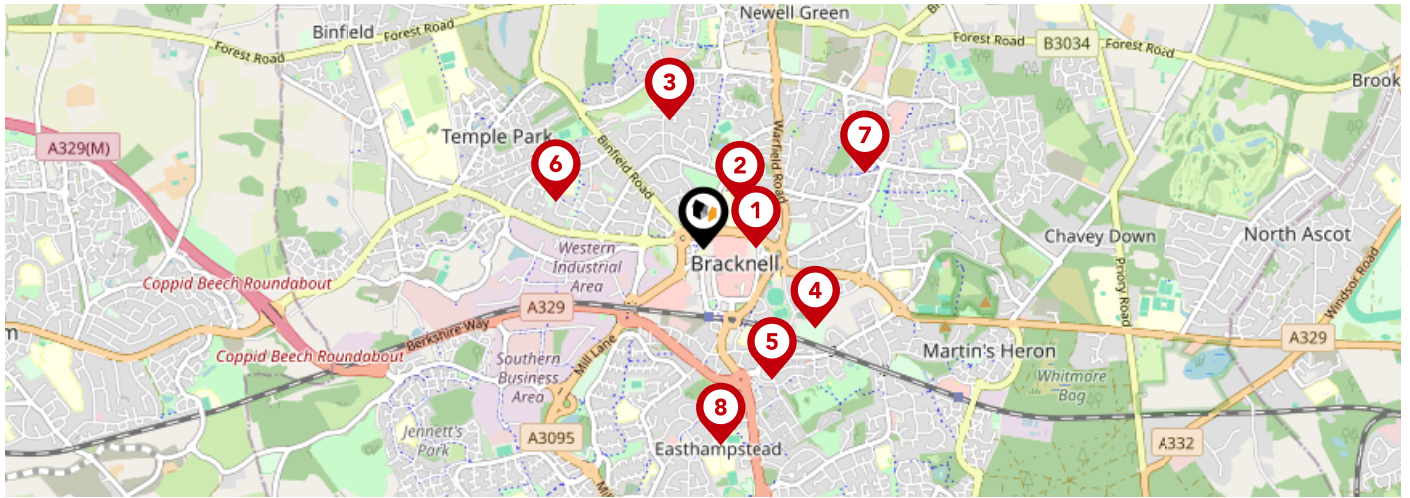
## Listed Buildings

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



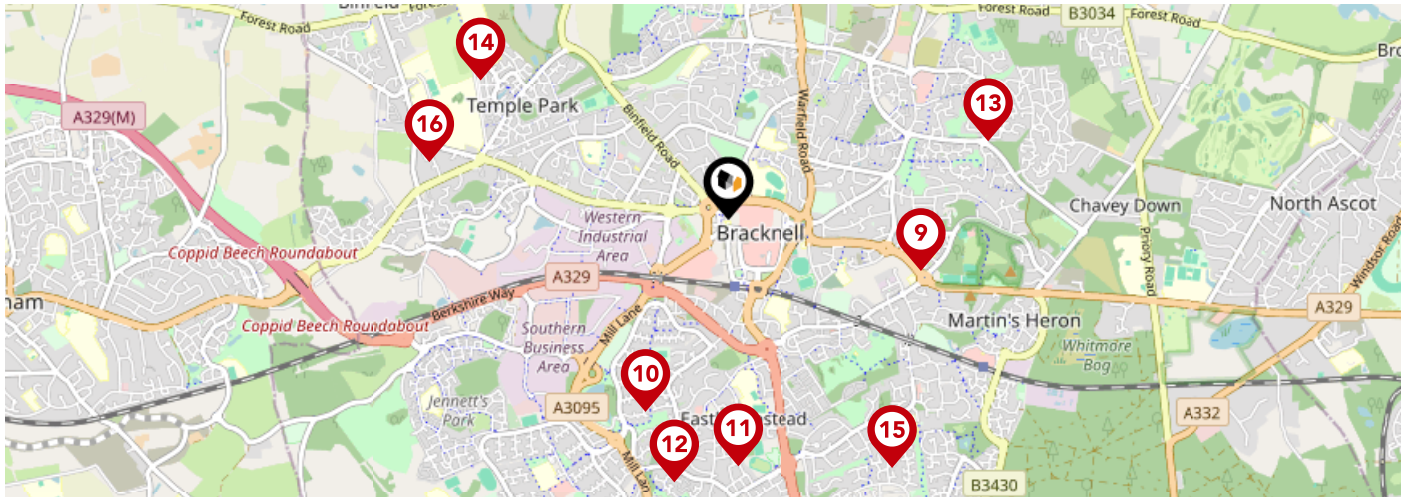
| Listed Buildings in the local district                                              |                                                                       | Grade    | Distance  |
|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------|----------|-----------|
|  | 1390338 - Bull Inn                                                    | Grade II | 0.2 miles |
|  | 1390341 - Milestone In Front Of The Red Lion Inn Near The Left Corner | Grade II | 0.2 miles |
|  | 1390337 - Boots Optician                                              | Grade II | 0.2 miles |
|  | 1390340 - The Red Lion Inn                                            | Grade II | 0.2 miles |
|  | 1410904 - Bracknell War Memorial                                      | Grade II | 0.3 miles |
|  | 1390350 - Cottrells                                                   | Grade II | 0.3 miles |
|  | 1391324 - Wick Hill House                                             | Grade II | 0.4 miles |
|  | 1390353 - Old Malt House                                              | Grade II | 0.4 miles |
|  | 1390351 - Copped Hall                                                 | Grade II | 0.4 miles |
|  | 1393561 - Holy Trinity Church, Lychgate And Section Of Boundary Wall  | Grade II | 0.4 miles |

# Area Schools



|          |                                                                                                            | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Garth Hill College</b><br>Ofsted Rating: Good   Pupils: 1476   Distance:0.24                            | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Sandy Lane Primary School</b><br>Ofsted Rating: Good   Pupils: 450   Distance:0.27                      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Kennel Lane School</b><br>Ofsted Rating: Good   Pupils:0   Distance:0.62                                | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>St Joseph's Catholic Primary School, Bracknell</b><br>Ofsted Rating: Good   Pupils: 209   Distance:0.63 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>Ranelagh School</b><br>Ofsted Rating: Outstanding   Pupils: 1062   Distance:0.68                        | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Meadow Vale Primary School</b><br>Ofsted Rating: Good   Pupils: 600   Distance:0.72                     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>Warfield Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 452   Distance:0.83      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>The Brakenhale School</b><br>Ofsted Rating: Good   Pupils: 1148   Distance:0.9                          | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

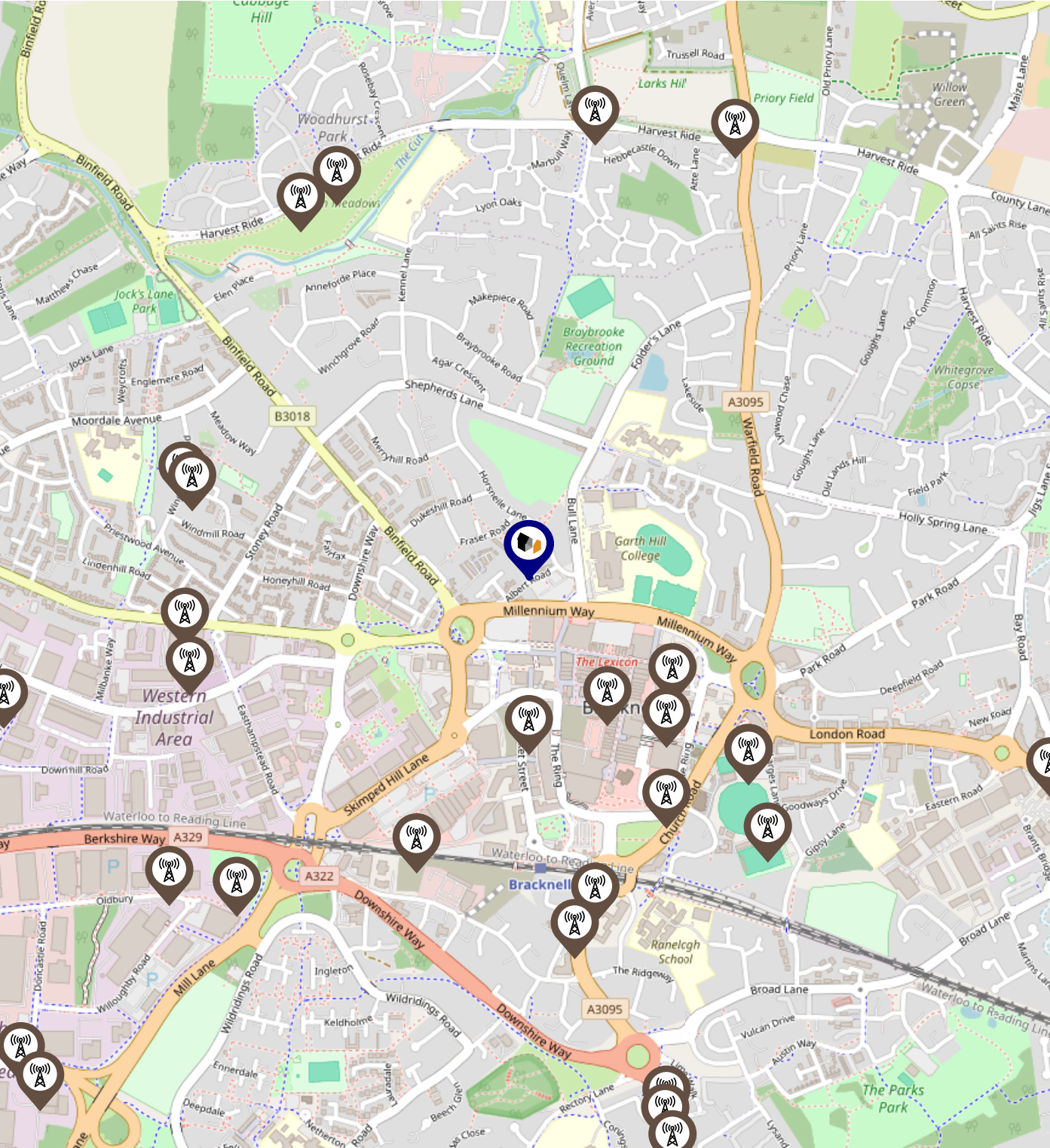
# Area Schools



|                                                                                     |                                                                                                                                         | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|    | <b>Holly Spring Primary School</b><br>Ofsted Rating: Good   Pupils: 642   Distance:0.92                                                 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|   | <b>Wildridings Primary School</b><br>Ofsted Rating: Good   Pupils: 428   Distance:0.97                                                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Fox Hill Primary School</b><br>Ofsted Rating: Good   Pupils: 196   Distance:1.14                                                     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>St Michael's Easthampstead Church of England Voluntary Aided Primary School</b><br>Ofsted Rating: Good   Pupils: 193   Distance:1.24 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Whitegrove Primary School</b><br>Ofsted Rating: Good   Pupils: 421   Distance:1.25                                                   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>King's Academy Binfield</b><br>Ofsted Rating: Good   Pupils: 1262   Distance:1.32                                                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Harmans Water Primary School</b><br>Ofsted Rating: Good   Pupils: 466   Distance:1.37                                                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Newbold School</b><br>Ofsted Rating: Outstanding   Pupils: 56   Distance:1.41                                                        | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

# Local Area

## Masts & Pylons



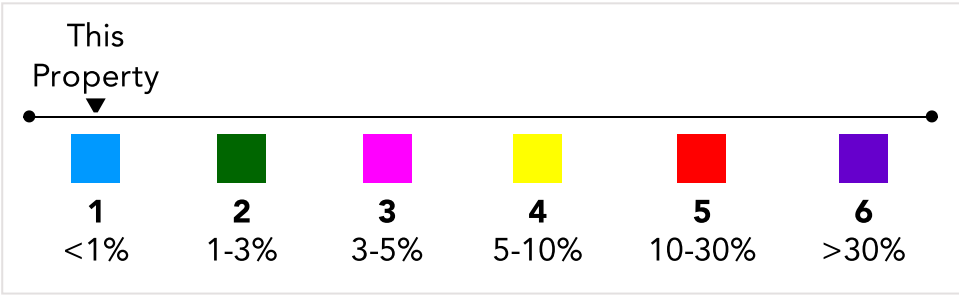
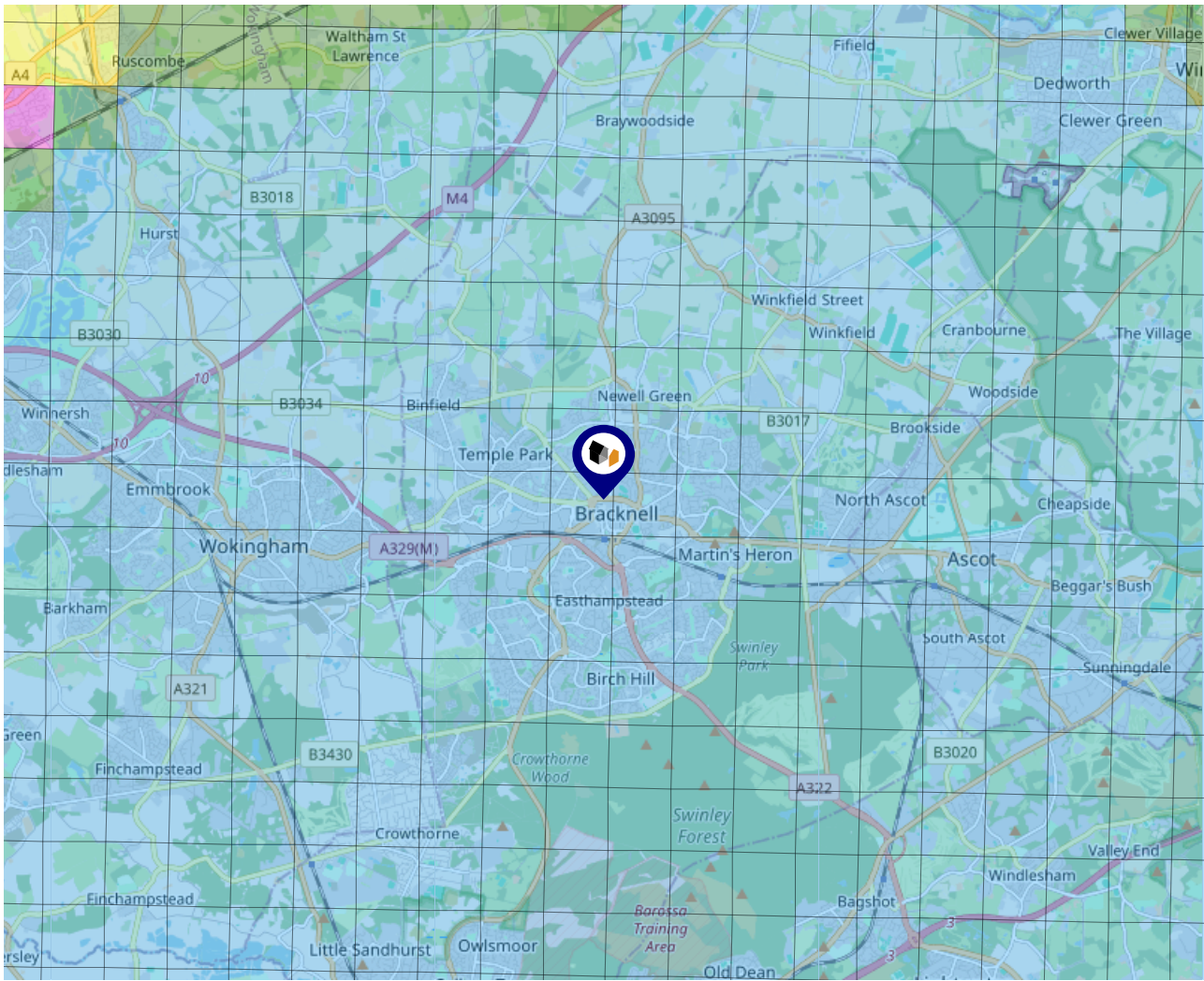
- Key:**
-  Power Pylons
  -  Communication Masts

# Environment

## Radon Gas

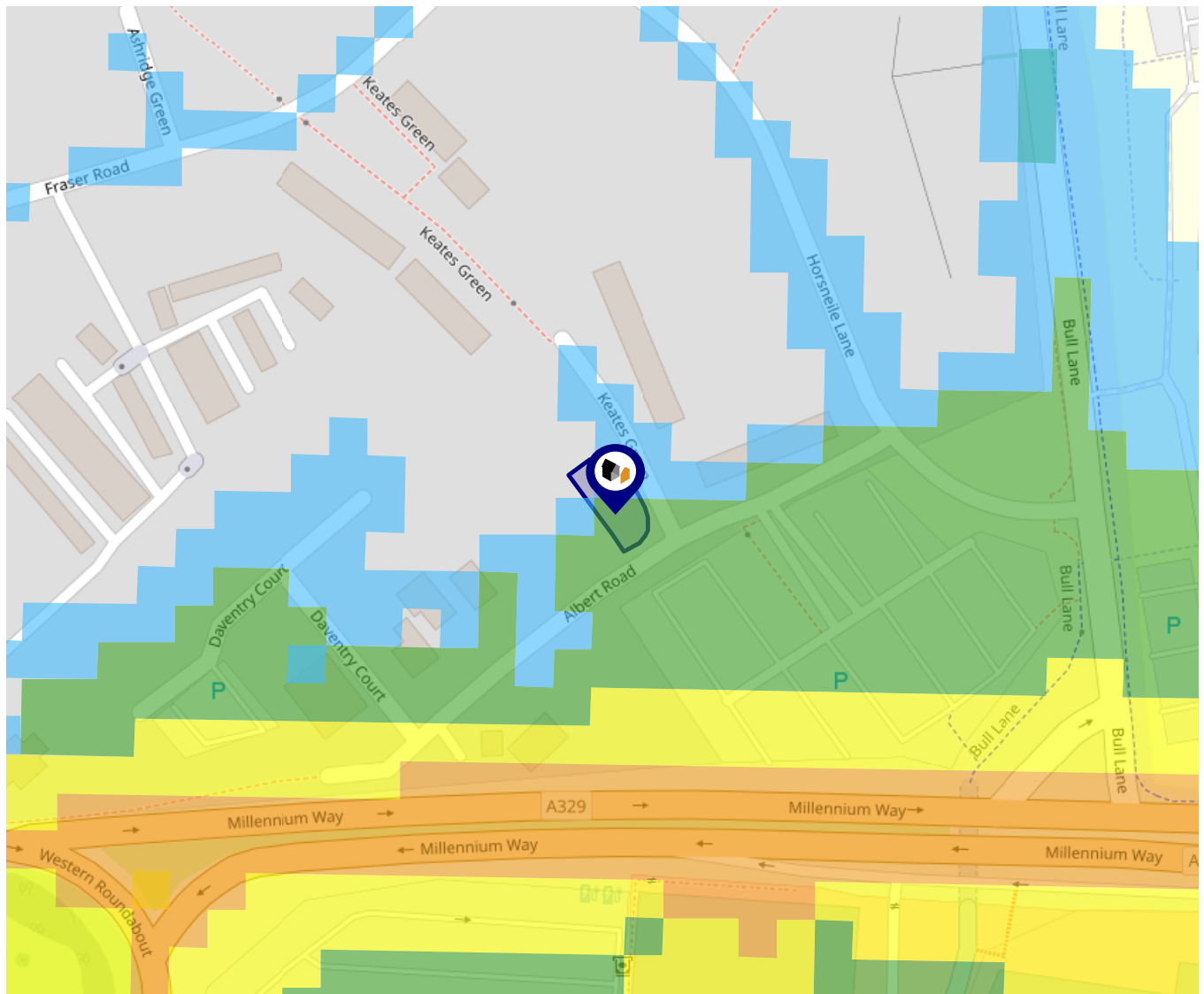
### What is Radon?

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.

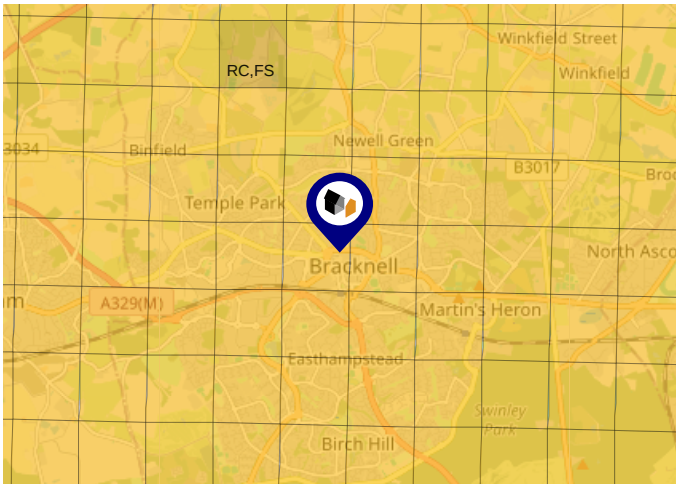
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

# 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)<br>TO HEAVY |               |              |

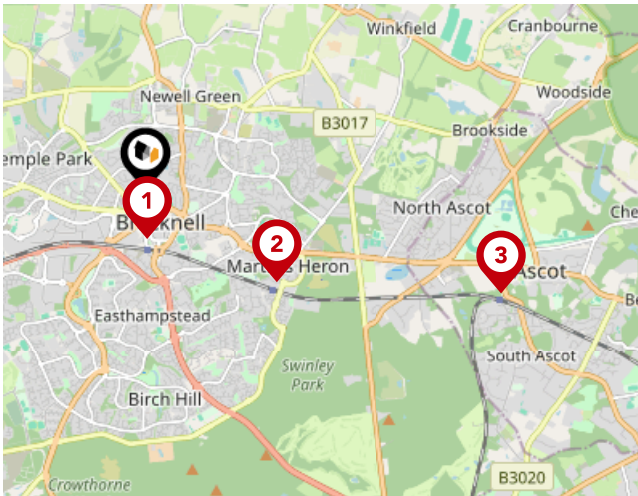


### Primary Classifications (Most Common Clay Types)

|        |                                              |
|--------|----------------------------------------------|
| 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                   |

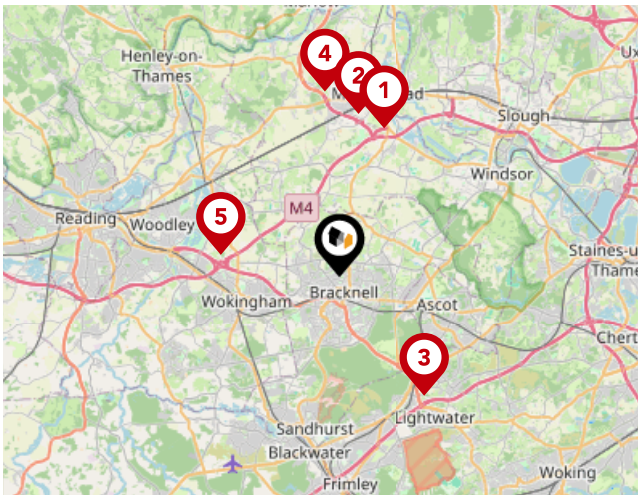
# Area

## Transport (National)



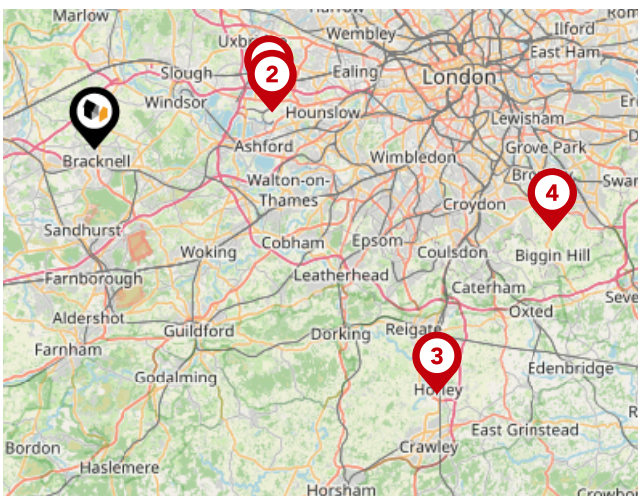
### National Rail Stations

| Pin                                                                               | Name                       | Distance   |
|-----------------------------------------------------------------------------------|----------------------------|------------|
|  | Bracknell Rail Station     | 0.45 miles |
|  | Martins Heron Rail Station | 1.48 miles |
|  | Ascot Rail Station         | 3.42 miles |



### Trunk Roads/Motorways

| Pin                                                                                 | Name        | Distance   |
|-------------------------------------------------------------------------------------|-------------|------------|
|   | M4 J8       | 5.77 miles |
|  | A404(M) J9A | 6.12 miles |
|  | M3 J3       | 5.39 miles |
|  | A404(M) J9  | 6.88 miles |
|  | M4 J10      | 4.46 miles |

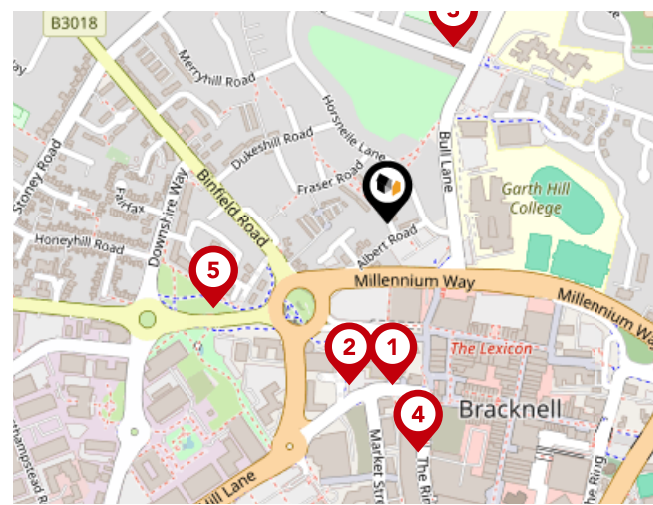


### Airports/Helipads

| Pin                                                                                 | Name                        | Distance    |
|-------------------------------------------------------------------------------------|-----------------------------|-------------|
|  | Heathrow Airport            | 13.47 miles |
|  | Heathrow Airport Terminal 4 | 13.44 miles |
|  | Gatwick Airport             | 31.31 miles |
|  | Leaves Green                | 34.46 miles |

# Area

## Transport (Local)



### Bus Stops/Stations

| Pin | Name                              | Distance   |
|-----|-----------------------------------|------------|
| 1   | High Street                       | 0.19 miles |
| 2   | Skimped Hill Lane - Health Centre | 0.19 miles |
| 3   | Bull Lane                         | 0.22 miles |
| 4   | The Ring - High Street            | 0.27 miles |
| 5   | Arlington Square                  | 0.22 miles |

# Duncan Yeardley

## About Us

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### Duncan Yeardley

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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/



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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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