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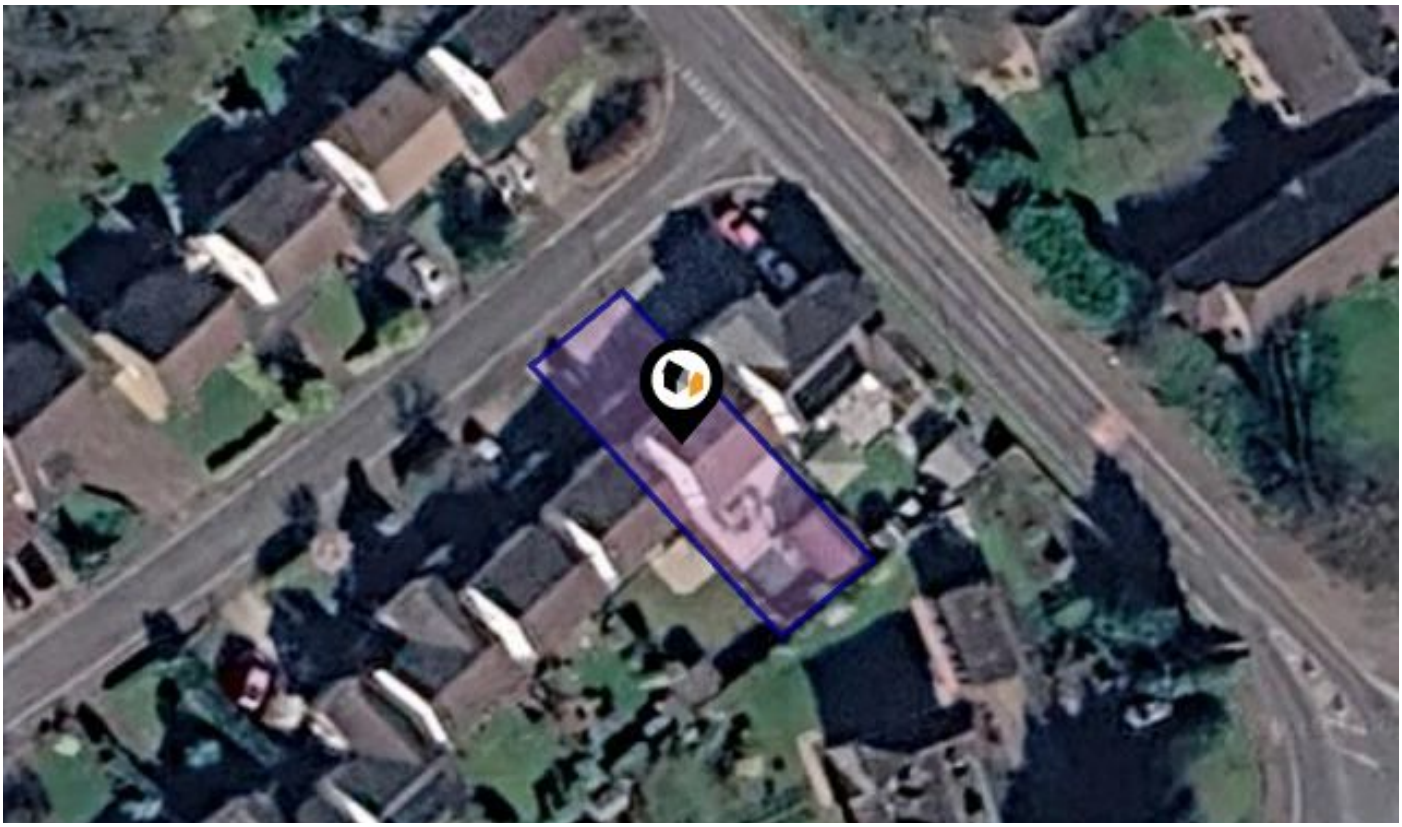
KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 01st July 2026



KYLE CLOSE, BRACKNELL, RG12

Duncan Yeardley

9 Crown Row, Bracknell, RG12 0TH

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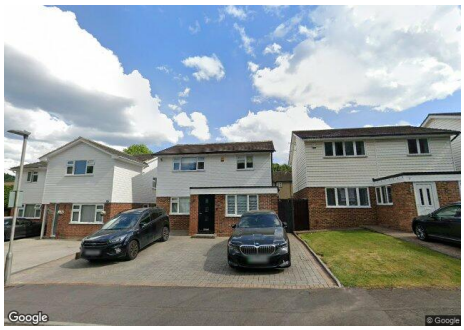
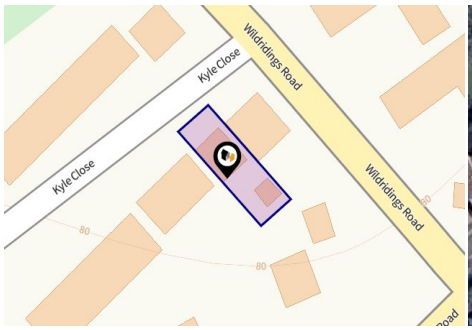
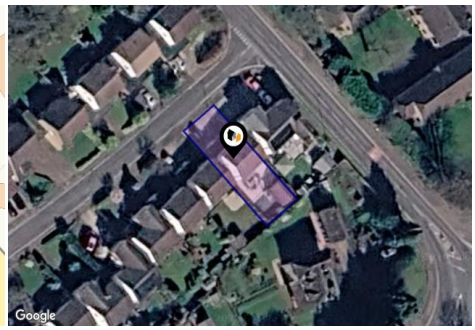
Introduction
Our Comments

Situated within a quiet residential cul-de-sac is this spacious four bedroom detached family home offering beautifully presented and lovingly maintained, well-balanced accommodation. Complemented by a detached garden room/home office and generous living spaces making it ideal for modern family life. The ground floor features a welcoming entrance hall leading to a substantial dual-aspect living and dining room, providing an excellent space for both relaxing and entertaining. The separate fitted kitchen enjoys views over the rear garden and offers ample worktop and storage space with convenient access from the dining area. A versatile snug provides the perfect family room, playroom or home office, while a downstairs WC completes the accommodation. Upstairs, the property offers four well-proportioned bedrooms, including a generous principal bedroom and three further bedrooms ideal for children, guests or home working. The modern family bathroom serves all bedrooms and is conveniently positioned from the central landing. Externally, the property benefits from a detached outbuilding, currently arranged as a garden room or home office, offering excellent flexibility for those working from home, pursuing hobbies or requiring additional recreational space. Offering approximately 1,497 sq ft of internal accommodation including the detached garden room, this is a superb family home with flexible living space throughout.
Council Tax Band: E
Spacious Detached Family Home
Garden Room/Home Office
Large Dual-Aspect Living/Dining Room
Additional Snug/Family Room
Downstairs Cloakroom
Modern Family Bathroom
Quiet Cul-de-sac Location

Property
Overview







Property

Type:	Detached	**Tenure:**	Freehold
Bedrooms:	4		
Floor Area:	1,356 ft^2 / 126 m^2		
Plot Area:	0.08 acres		
Council Tax :	Band E		
Annual Estimate:	£2,768		
Title Number:	BK110156		

Local Area

Local Authority:	Bracknell forest
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

19	80	5500
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

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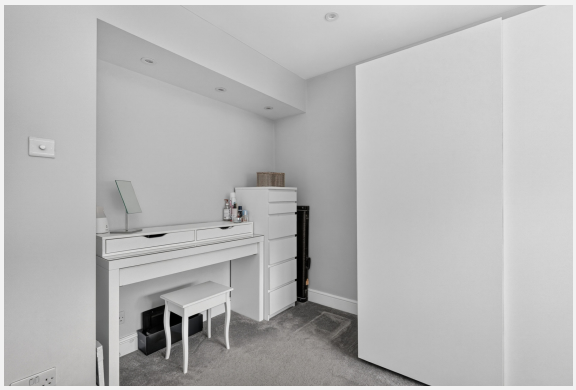
Gallery
Photos

Gallery
Photos



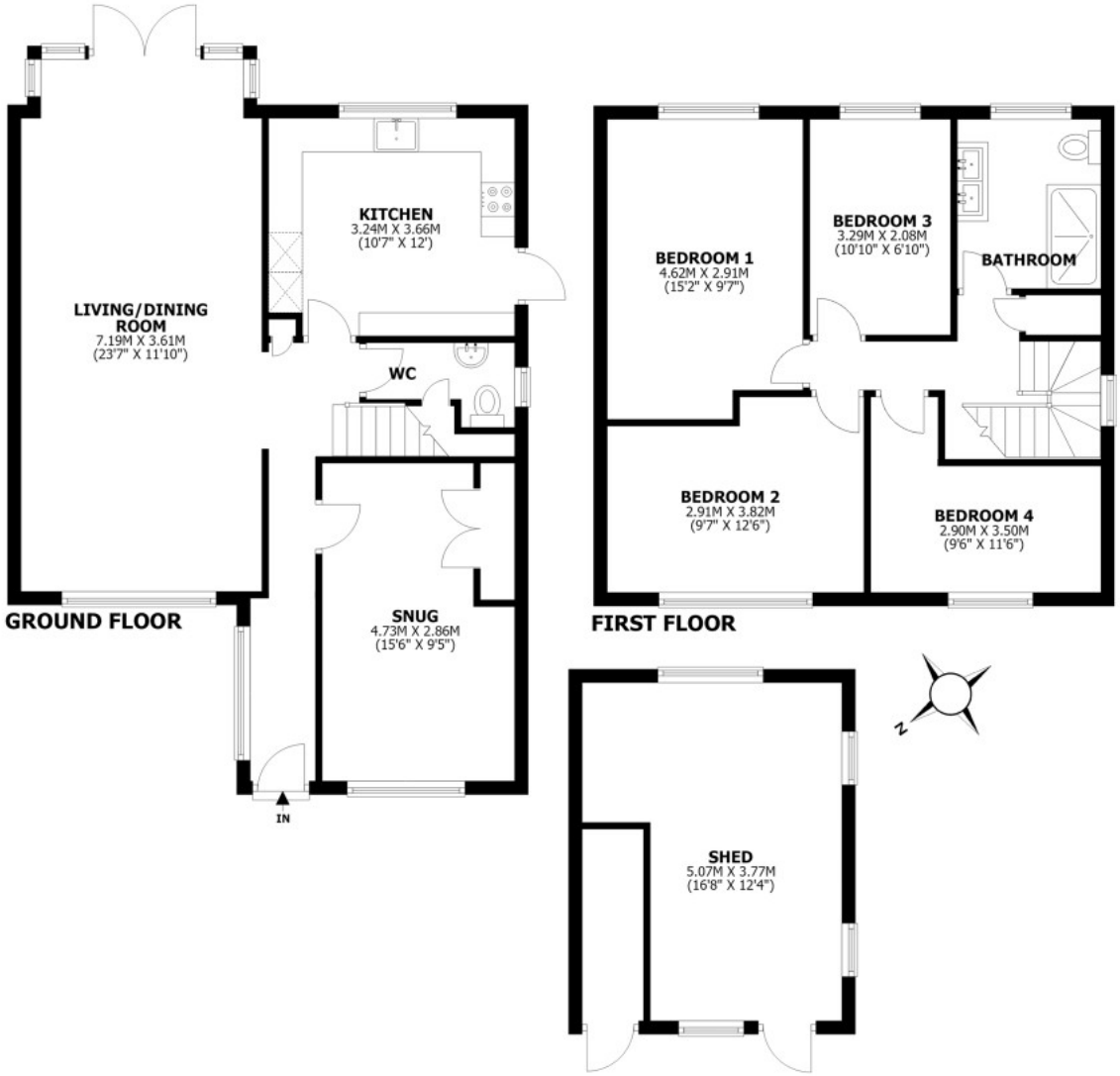
Gallery
Photos

KYLE CLOSE, BRACKNELL, RG12

DY.

Kyle Close, Bracknell, RG12

Total area: approx. 138.9 sq. metres (1497 sq. feet)
Main area: approx. 123.0 sq. metres (1325 sq. feet)
Garage: approx. 15.9 sq. metres (172 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 replied upon as a matter of fact. Maximum dimensions are given excluding small alcoves, etc unless otherwise stated.

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Property

EPC - Certificate

Energy rating

C

Valid until 04.05.2036

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 | C	76 | C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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EPC - Additional Data

Additional EPC Data

Property Type:	Detached house
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, filled cavity
Walls Energy:	Cavity wall, filled cavity
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Pitched, 150 mm loft insulation
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	From main system
Lighting:	Good lighting efficiency
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	126 m^2

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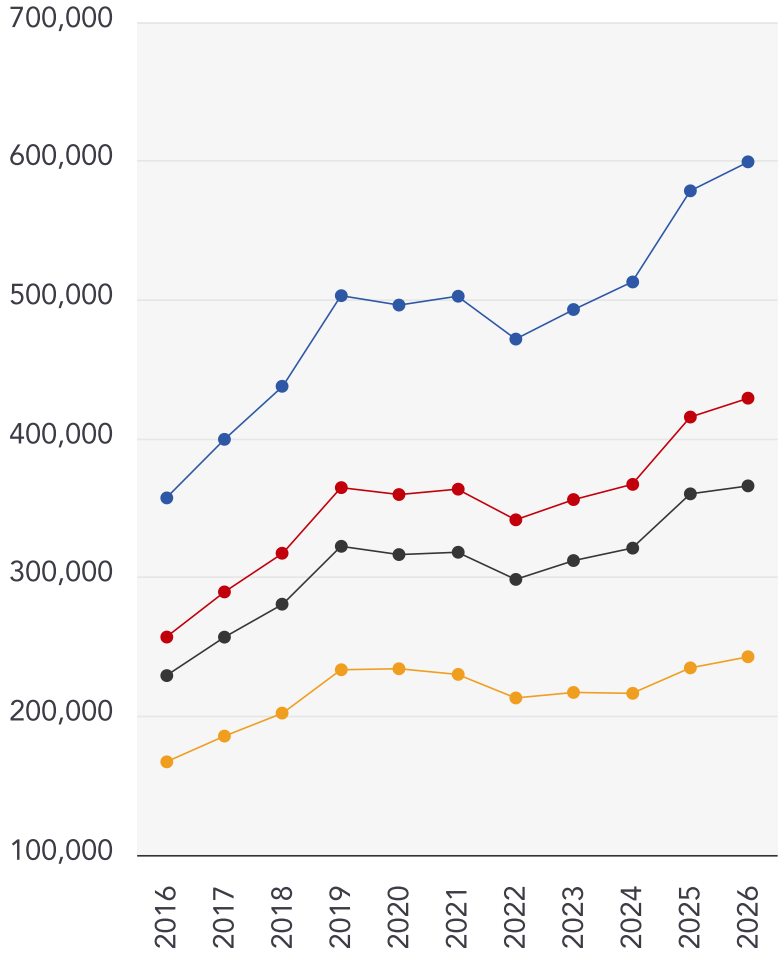
Market
House Price Statistics

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%

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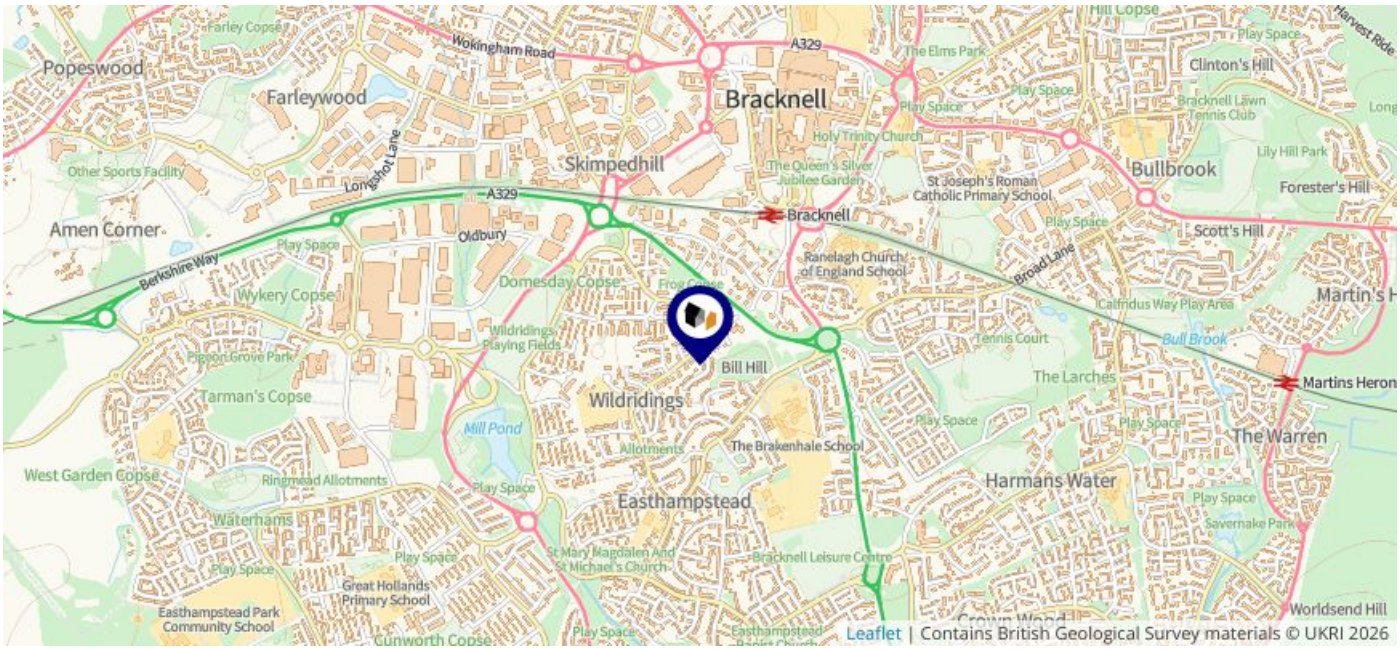
Maps
Coal Mining

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.

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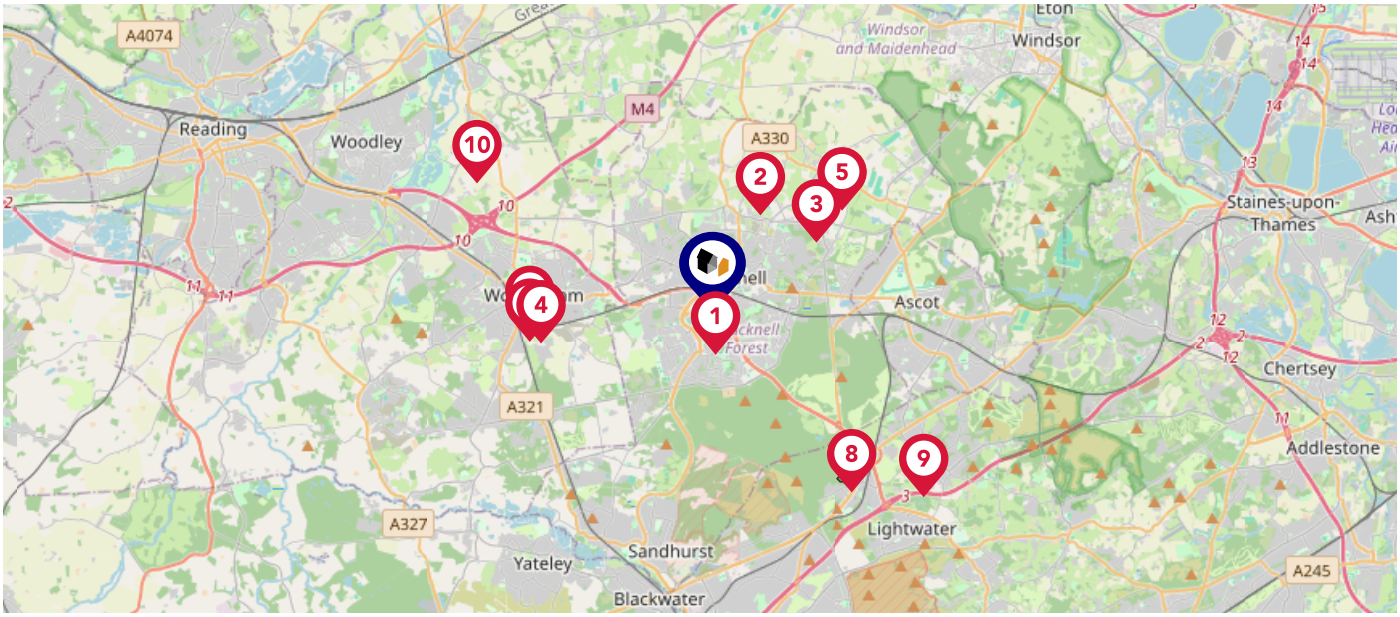
Maps
Conservation Areas

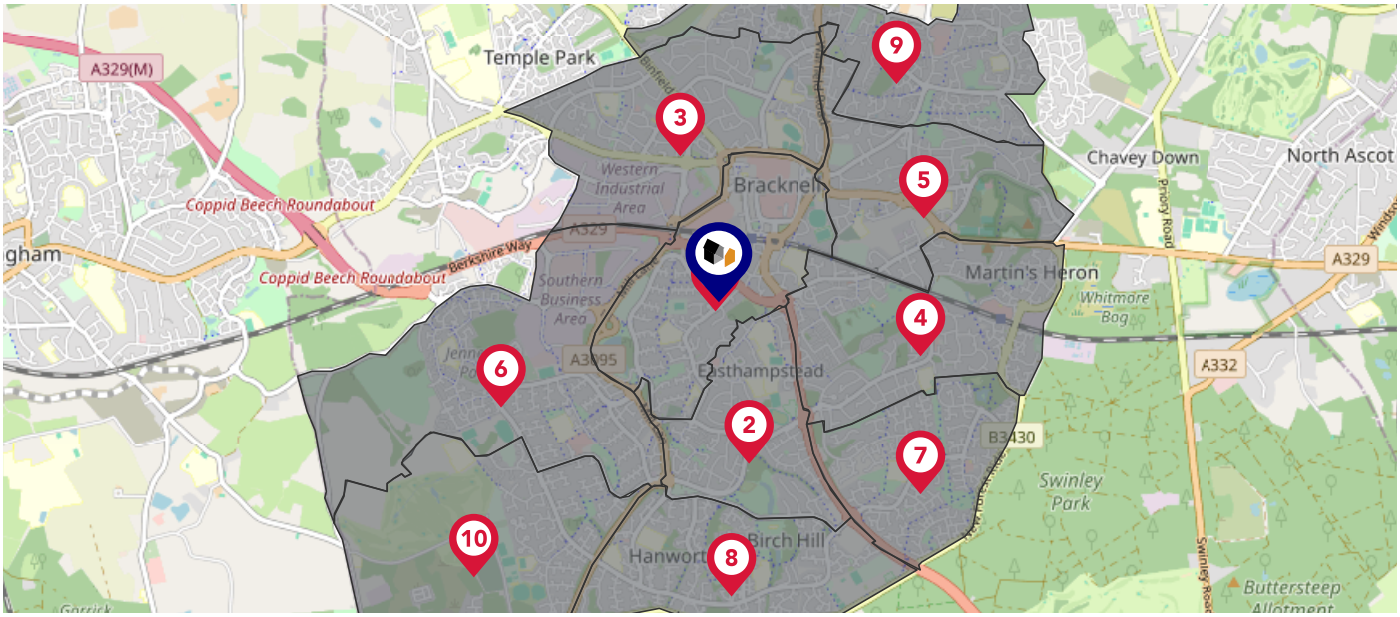
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Easthampstead
2	Warfield
3	Winkfield Row
4	Murdoch Road
5	Winkfield Village
6	Langborough Road
7	Wokingham Town Centre
8	Bagshot Park, Bagshot
9	Windlesham, Church Road and Kennel Lane
10	Hurst

Maps
Council Wards

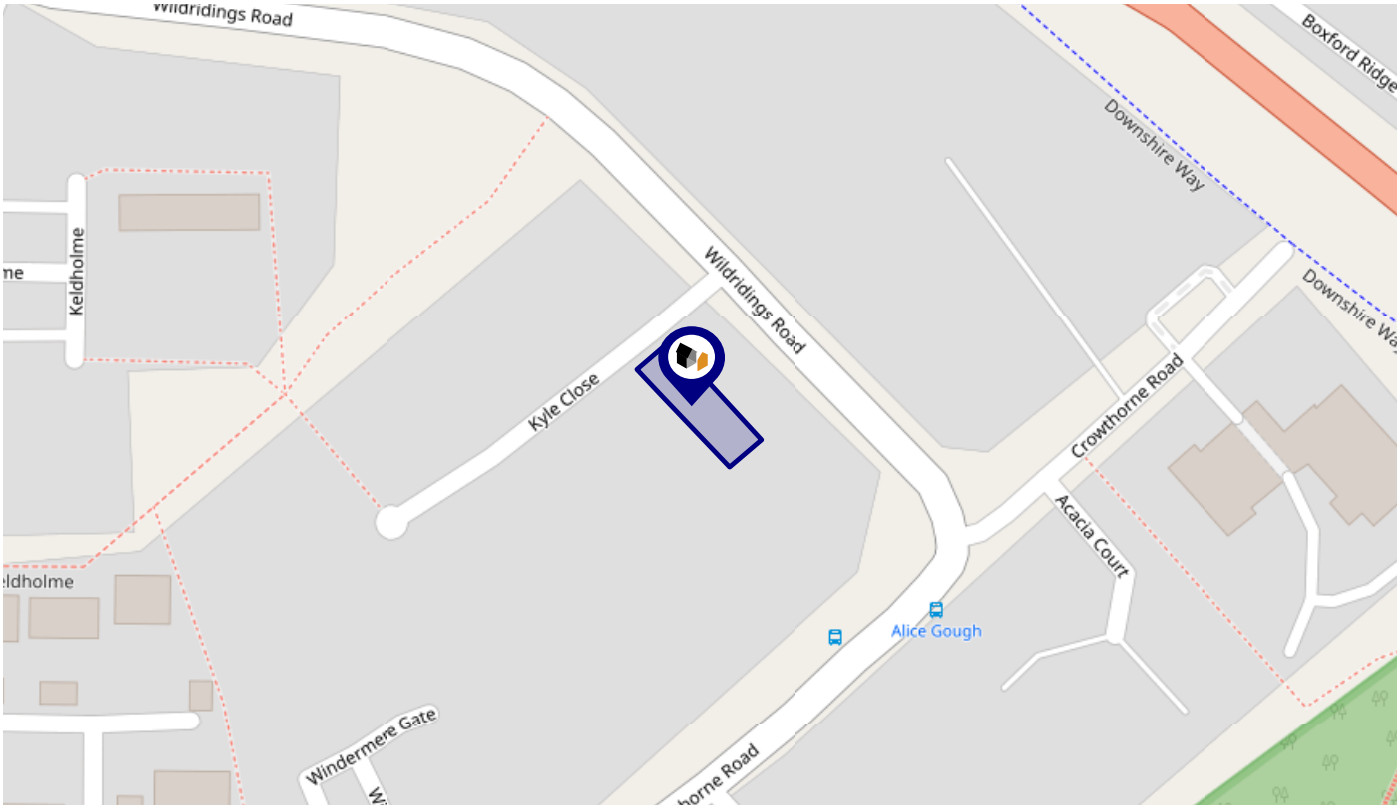
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards	
1	Wildridings and Central Ward
2	Old Bracknell Ward
3	Priestwood and Garth Ward
4	Harmans Water Ward
5	Bullbrook Ward
6	Great Hollands North Ward
7	Crown Wood Ward
8	Hanworth Ward
9	Warfield Harvest Ride Ward
10	Great Hollands South 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	

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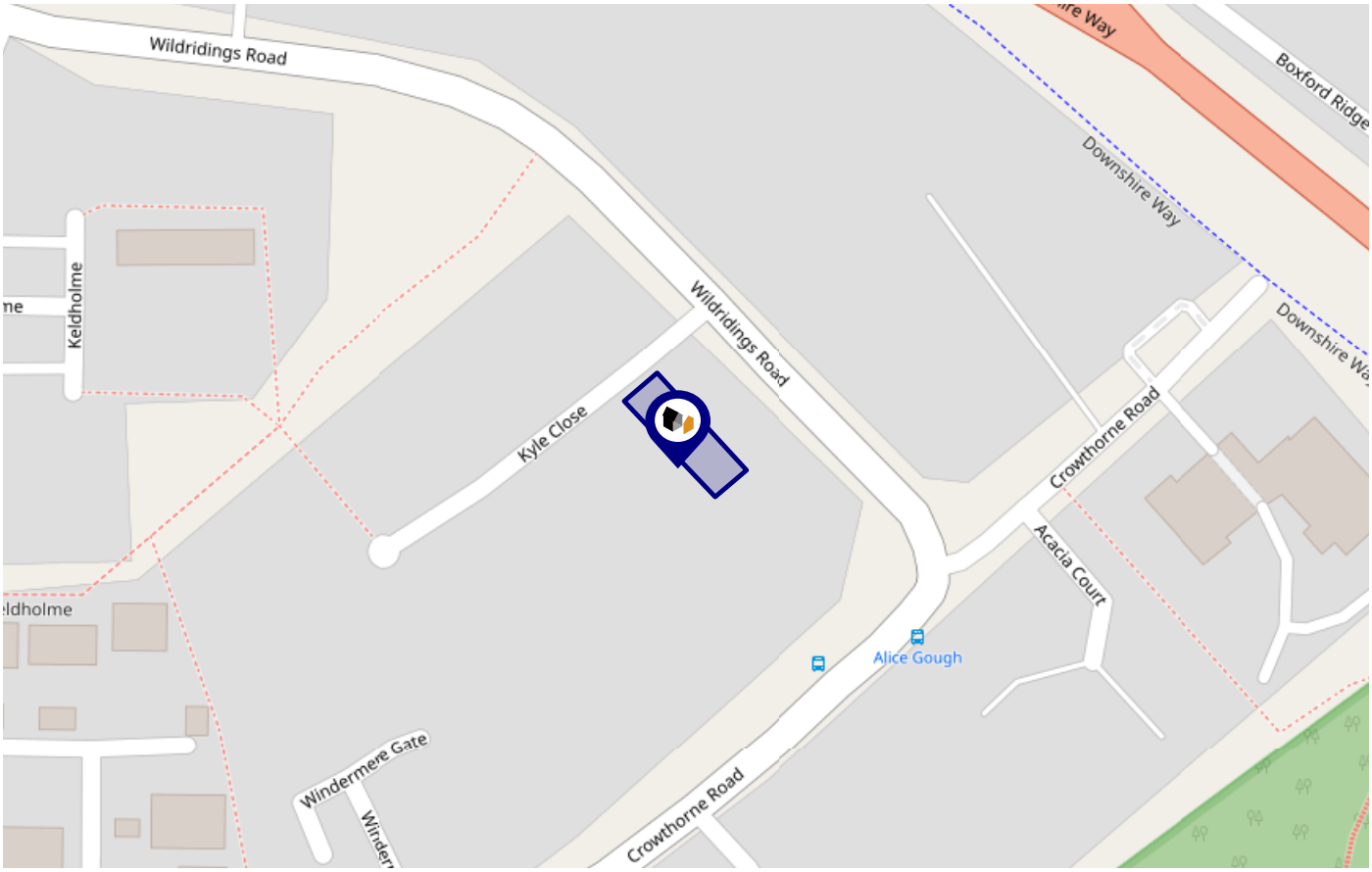
Flood Risk
Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

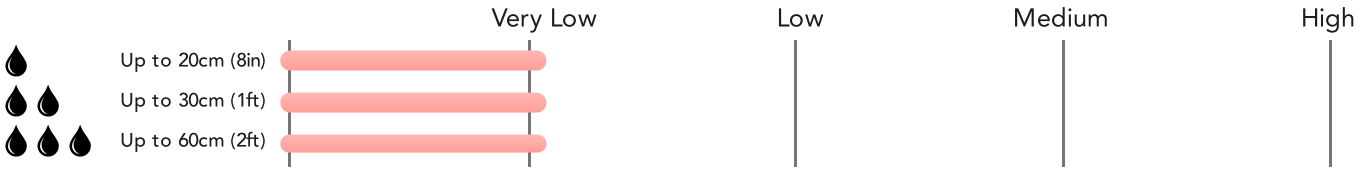


Risk Rating: Very low

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:



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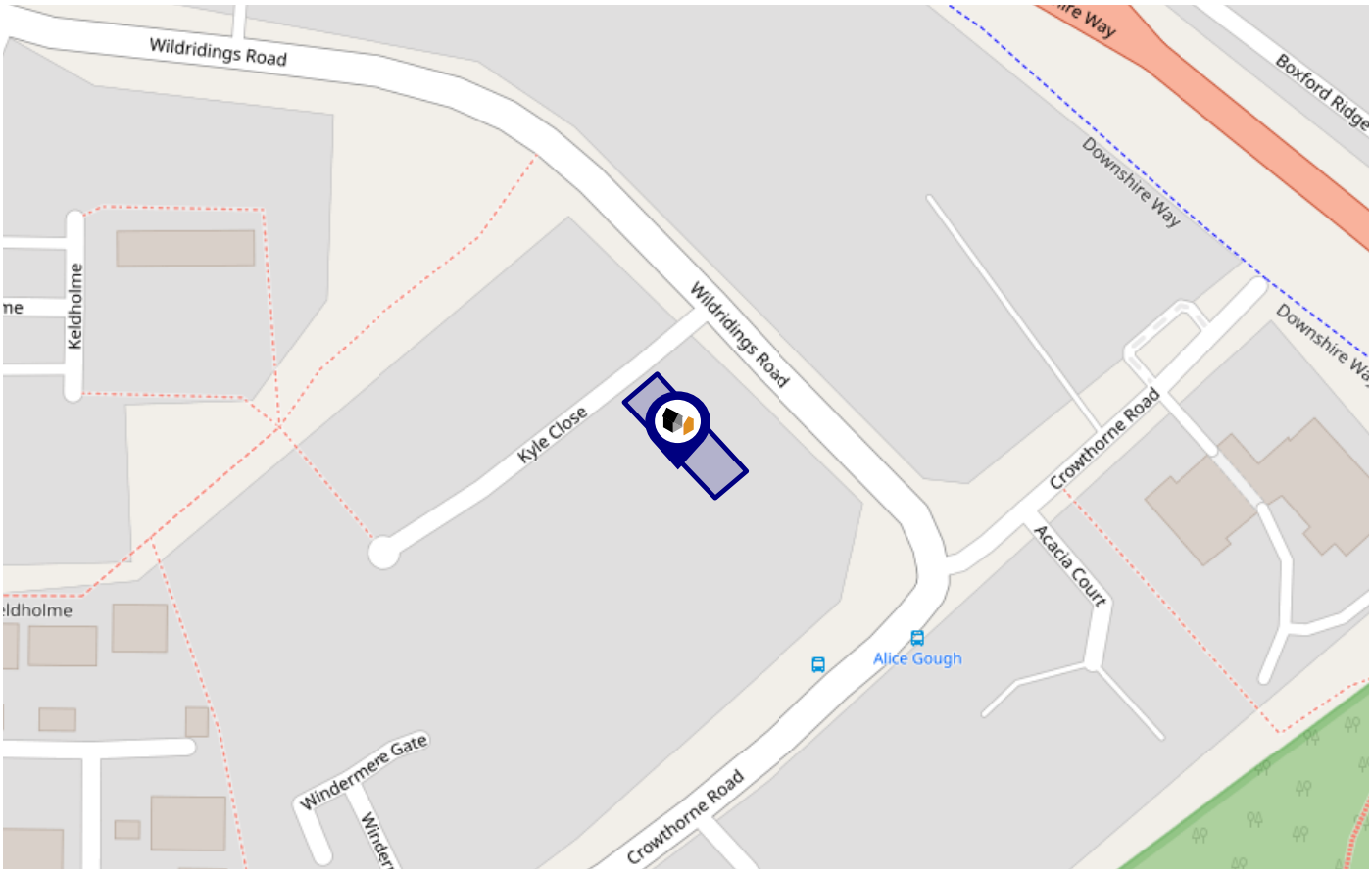
Flood Risk
Rivers & Seas - Climate Change

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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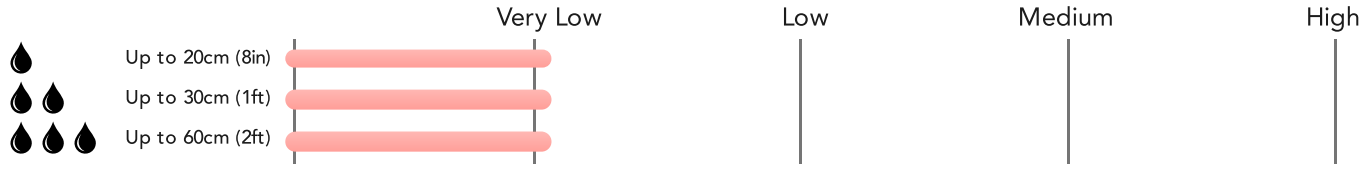

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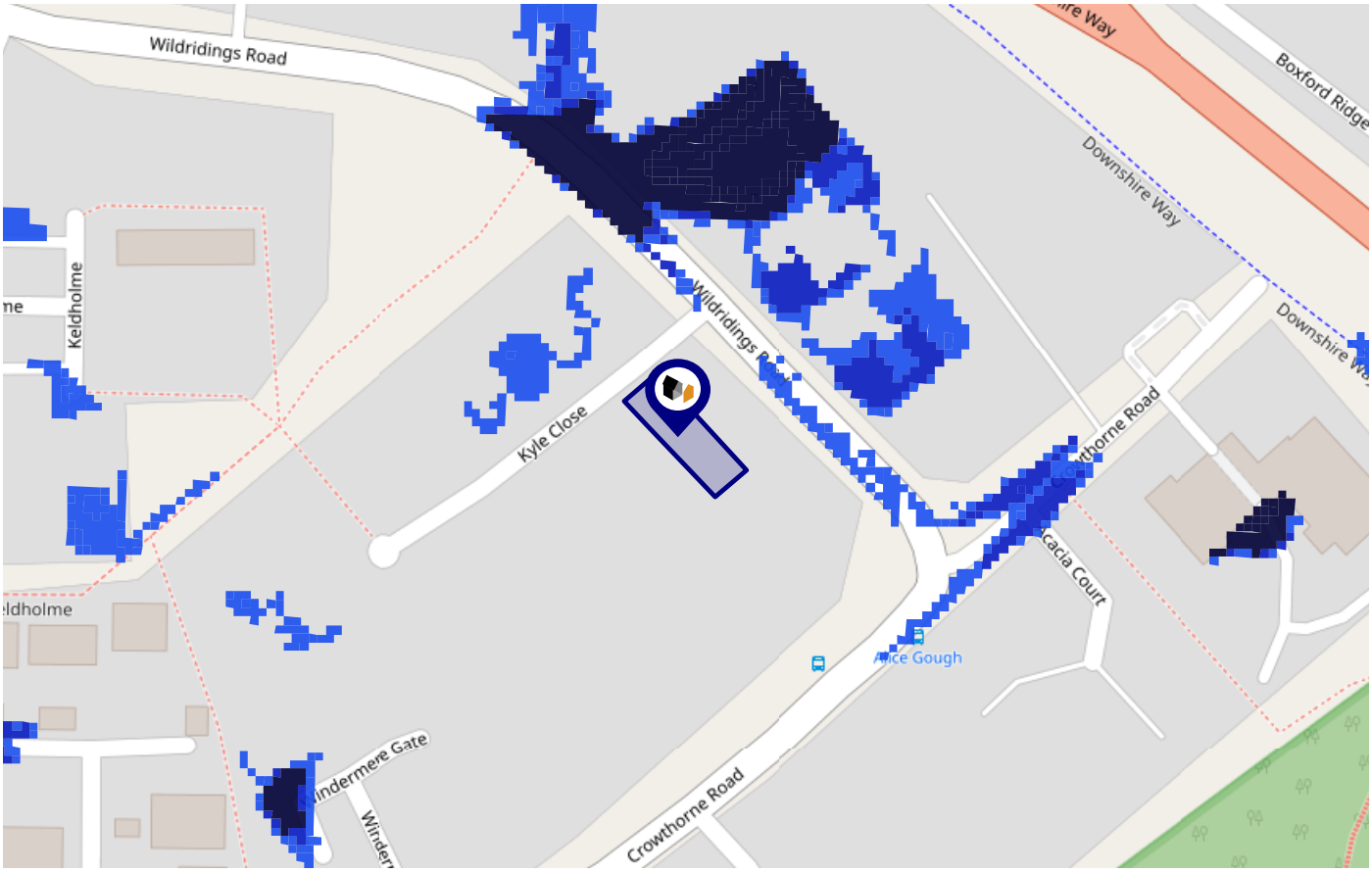
Flood Risk
Surface Water - Flood Risk

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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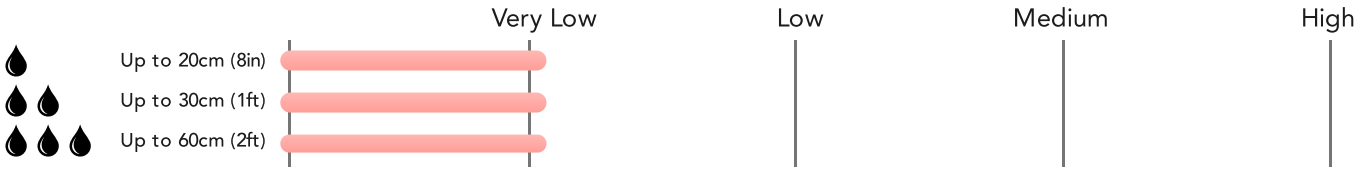

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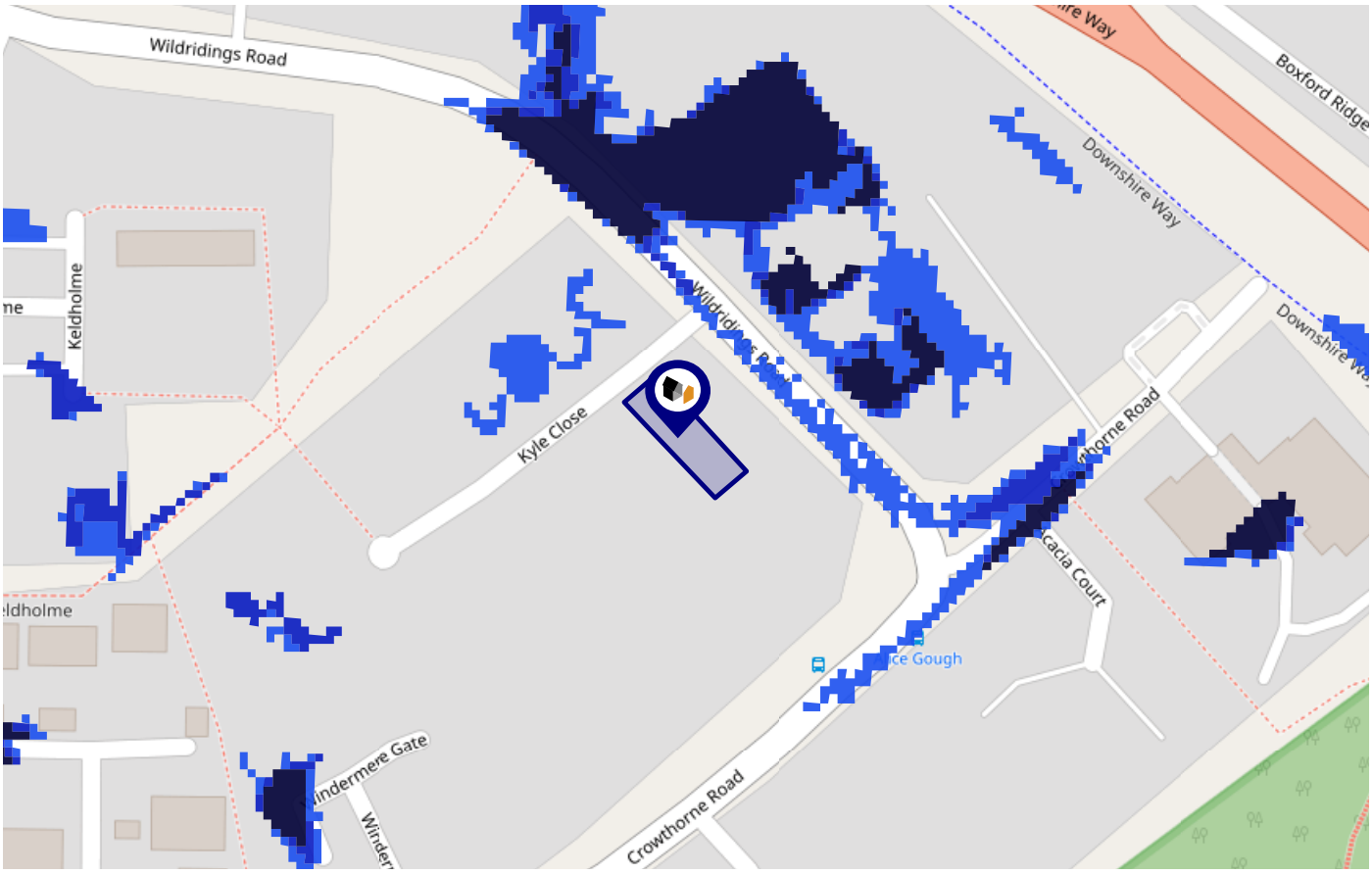
Flood Risk
Surface Water - Climate Change

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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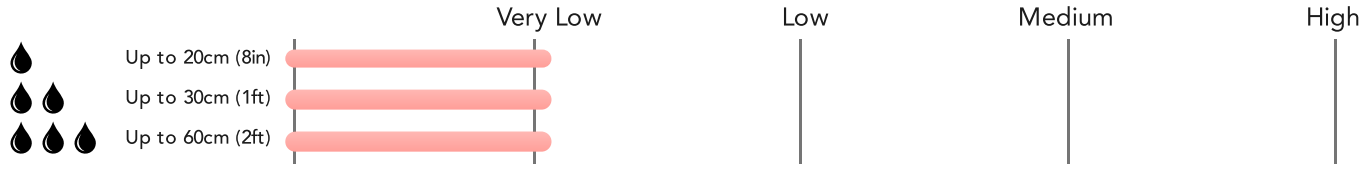

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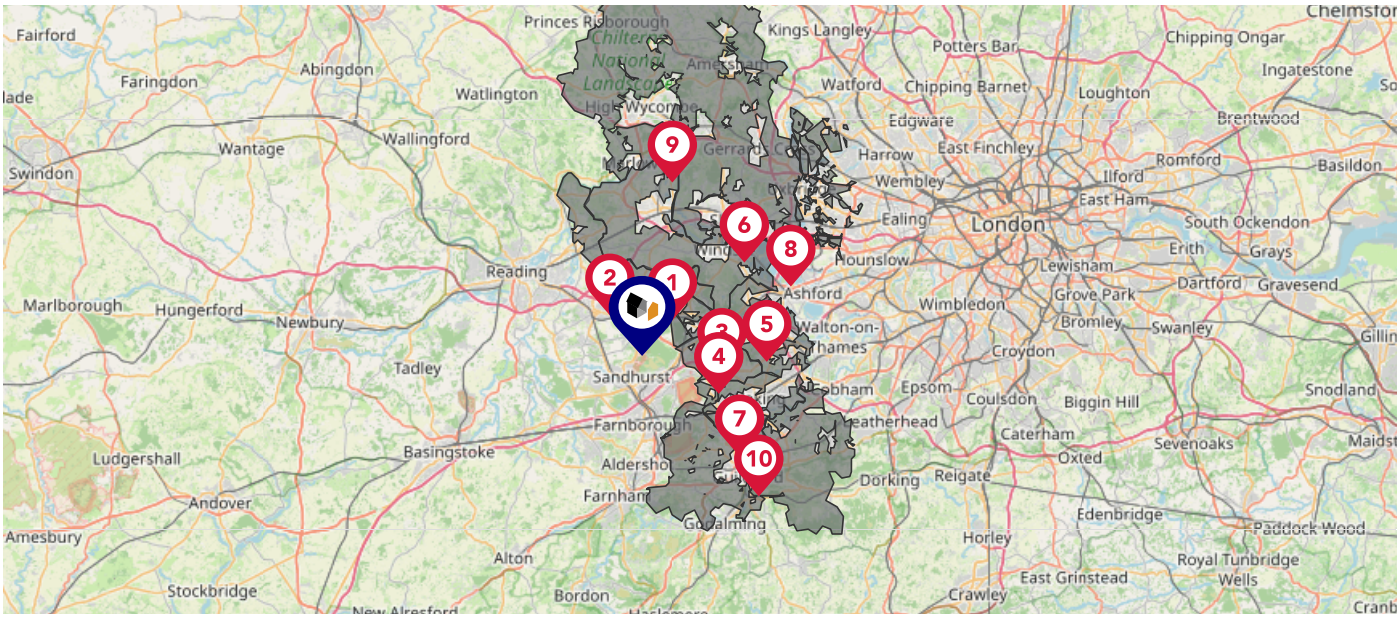
Maps
Green Belt

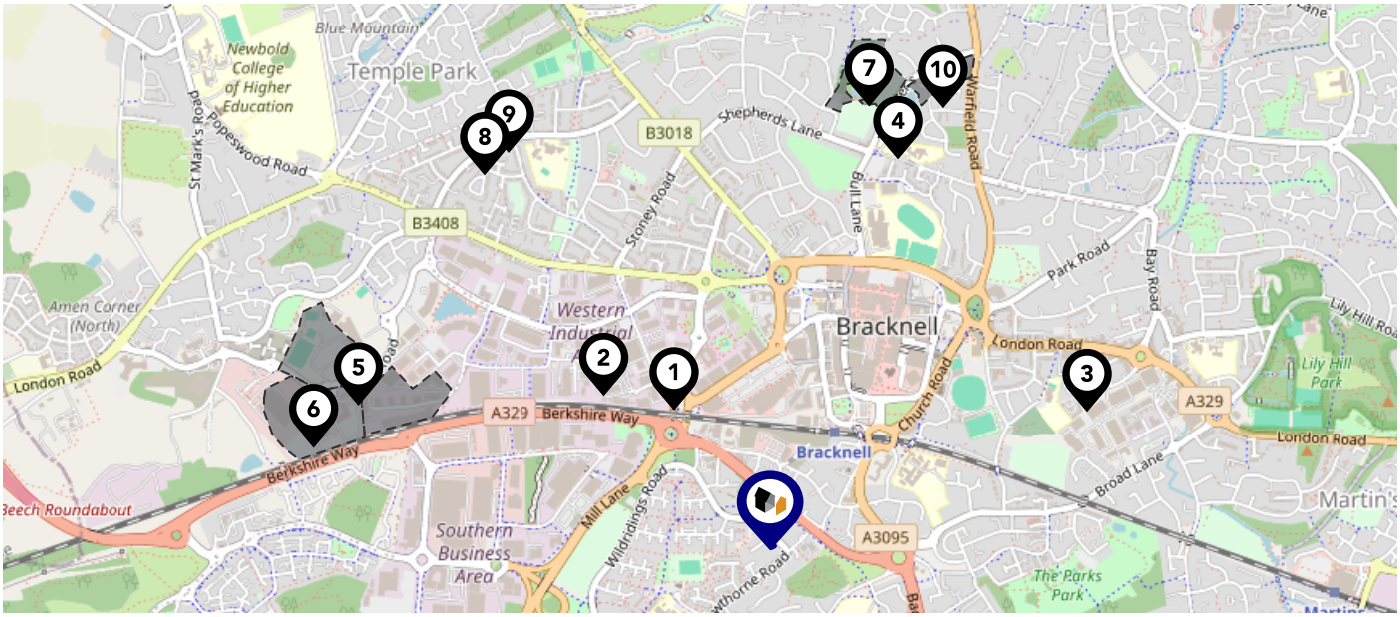
This map displays nearby areas that have been designated as Green Belt...



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 - Slough
7	London Green Belt - Woking
8	London Green Belt - Hillingdon
9	London Green Belt - Buckinghamshire
10	London Green Belt - Guildford

Maps
Landfill Sites

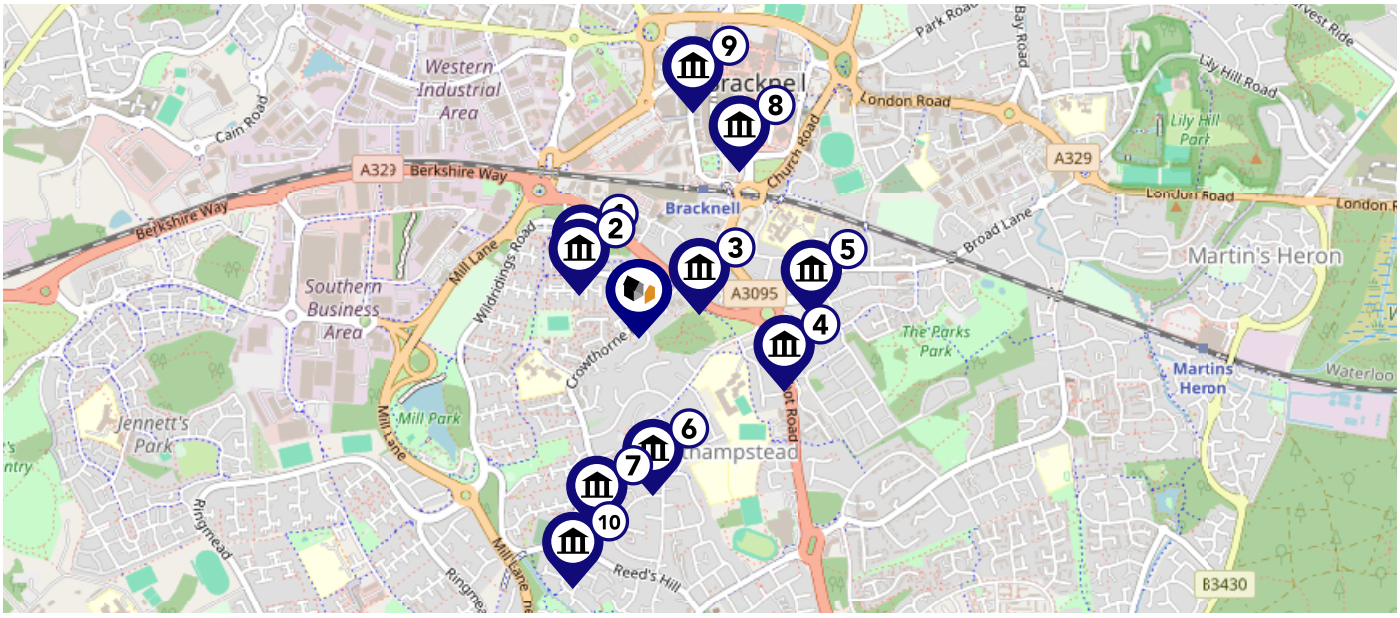
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



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	Bull Lane-Bracknell, Berkshire	Historic Landfill
5	Beehive North East-Beehive Road, Amen Corner, Bracknell, Berkshire	Historic Landfill
6	Beehive South West-Beehive Road, Bracknell, Berkshire	Historic Landfill
7	Folders Lane-Bracknell, Berkshire	Historic Landfill
8	Wilwood Road-Bracknell	Historic Landfill
9	Fernhill Road-Bracknell, Berkshire	Historic Landfill
10	Lutterworth Close-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
1 1390334 - Frog Cottage	Grade II	0.2 miles
2 1390335 - Rest Harrow	Grade II	0.2 miles
3 1390330 - Old Bracknell House	Grade II	0.2 miles
4 1390322 - The Horse And Groom Public House	Grade II	0.4 miles
5 1390324 - Mallorys	Grade II	0.4 miles
6 1390361 - Point Royal	Grade II	0.4 miles
7 1390328 - Forge Cottage	Grade II	0.4 miles
8 1410904 - Bracknell War Memorial	Grade II	0.5 miles
9 1390341 - Milestone In Front Of The Red Lion Inn Near The Left Corner	Grade II	0.5 miles
10 1390329 - White Cottage	Grade II	0.6 miles

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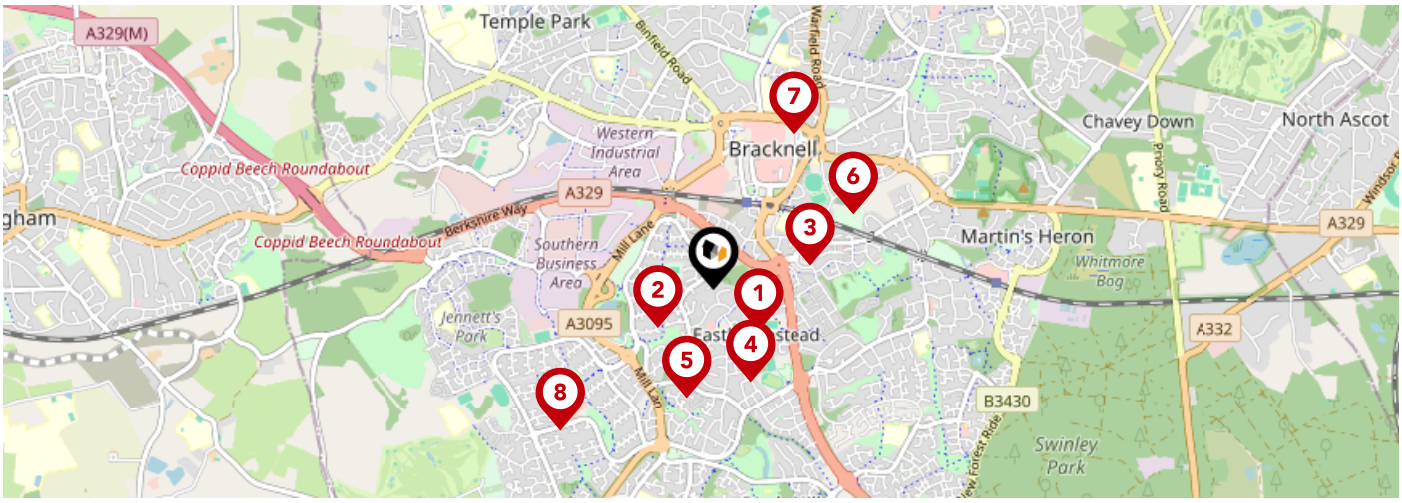
Area
Schools



		Nursery	Primary	Secondary	College	Private
1	The Brakenhale School Ofsted Rating: Good | Pupils: 1148 | Distance:0.28			✓		
2	Wildridings Primary School Ofsted Rating: Good | Pupils: 428 | Distance:0.31		✓			
3	Ranelagh School Ofsted Rating: Outstanding | Pupils: 1062 | Distance:0.46			✓		
4	Fox Hill Primary School Ofsted Rating: Good | Pupils: 196 | Distance:0.46		✓			
5	St Michael's Easthampstead Church of England Voluntary Aided Primary School Ofsted Rating: Good | Pupils: 193 | Distance:0.53		✓			
6	St Joseph's Catholic Primary School, Bracknell Ofsted Rating: Good | Pupils: 209 | Distance:0.73		✓			
7	Garth Hill College Ofsted Rating: Good | Pupils: 1476 | Distance:0.81			✓		
8	Great Hollands Primary School Ofsted Rating: Good | Pupils: 275 | Distance:0.97		✓			

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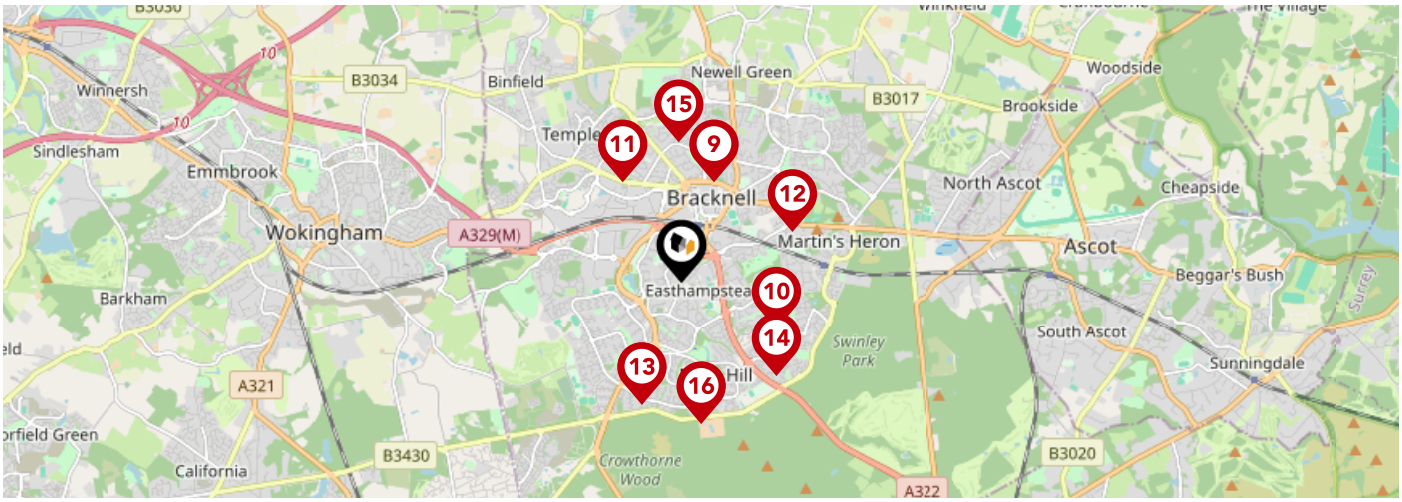
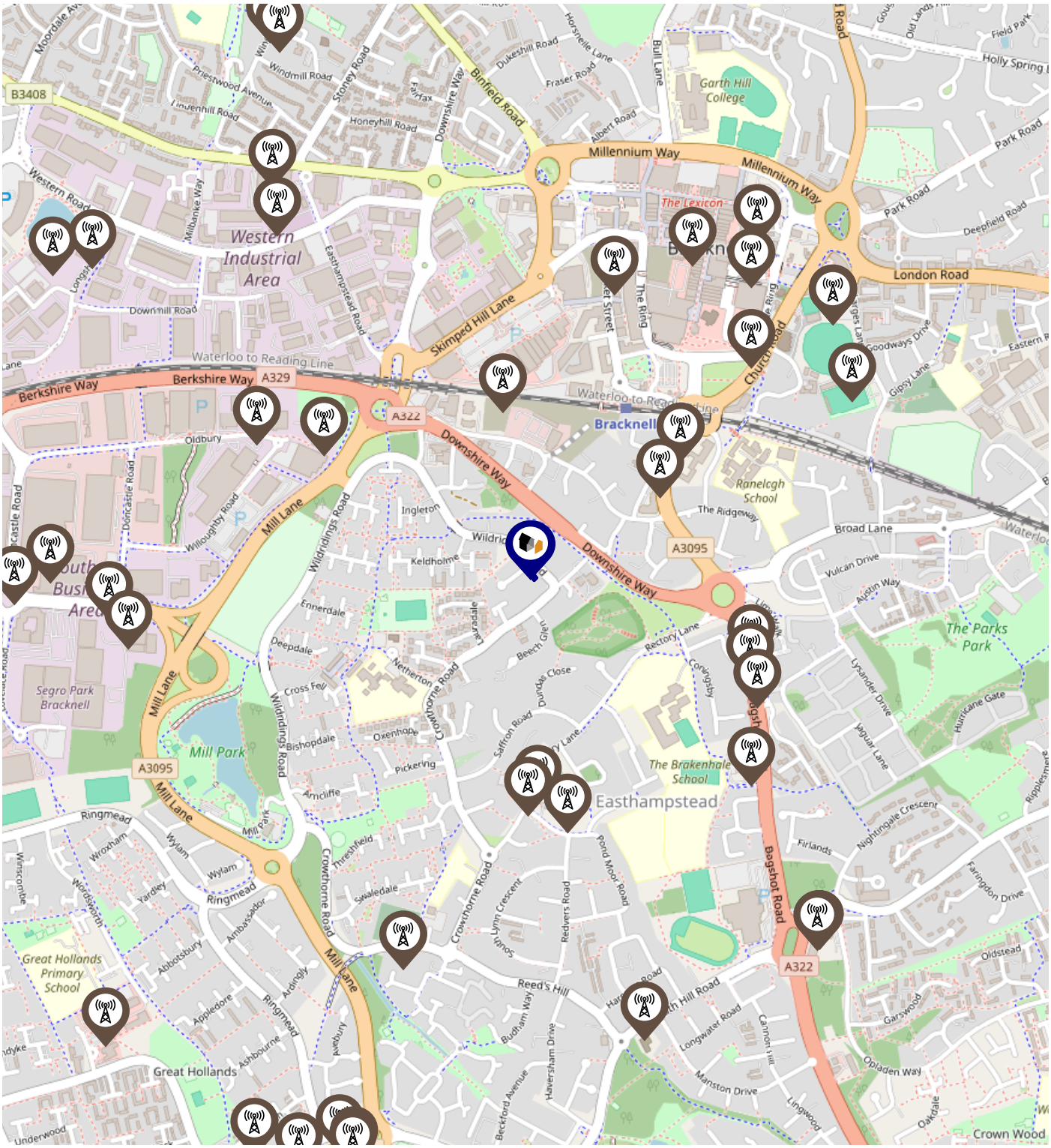
Area
Schools



	Nursery	Primary	Secondary	College	Private
9 Sandy Lane Primary School Ofsted Rating: Good | Pupils: 450 | Distance:0.97	☐	☑	☐	☐	☐
10 Harmans Water Primary School Ofsted Rating: Good | Pupils: 466 | Distance:0.98	☐	☑	☐	☐	☐
11 Meadow Vale Primary School Ofsted Rating: Good | Pupils: 600 | Distance:1.08	☐	☑	☐	☐	☐
12 Holly Spring Primary School Ofsted Rating: Good | Pupils: 642 | Distance:1.12	☐	☑	☐	☐	☐
13 The Pines School Ofsted Rating: Good | Pupils: 332 | Distance:1.19	☐	☑	☐	☐	☐
14 Crown Wood Primary School Ofsted Rating: Good | Pupils: 642 | Distance:1.22	☐	☑	☐	☐	☐
15 Kennel Lane School Ofsted Rating: Good | Pupils:0 | Distance:1.3	☐	☐	☑	☐	☐
16 Birch Hill Primary School and Nursery Ofsted Rating: Good | Pupils: 403 | Distance:1.31	☐	☑	☐	☐	☐

Local Area
Masts & Pylons



Key:

- Power Pylons
- Communication Masts

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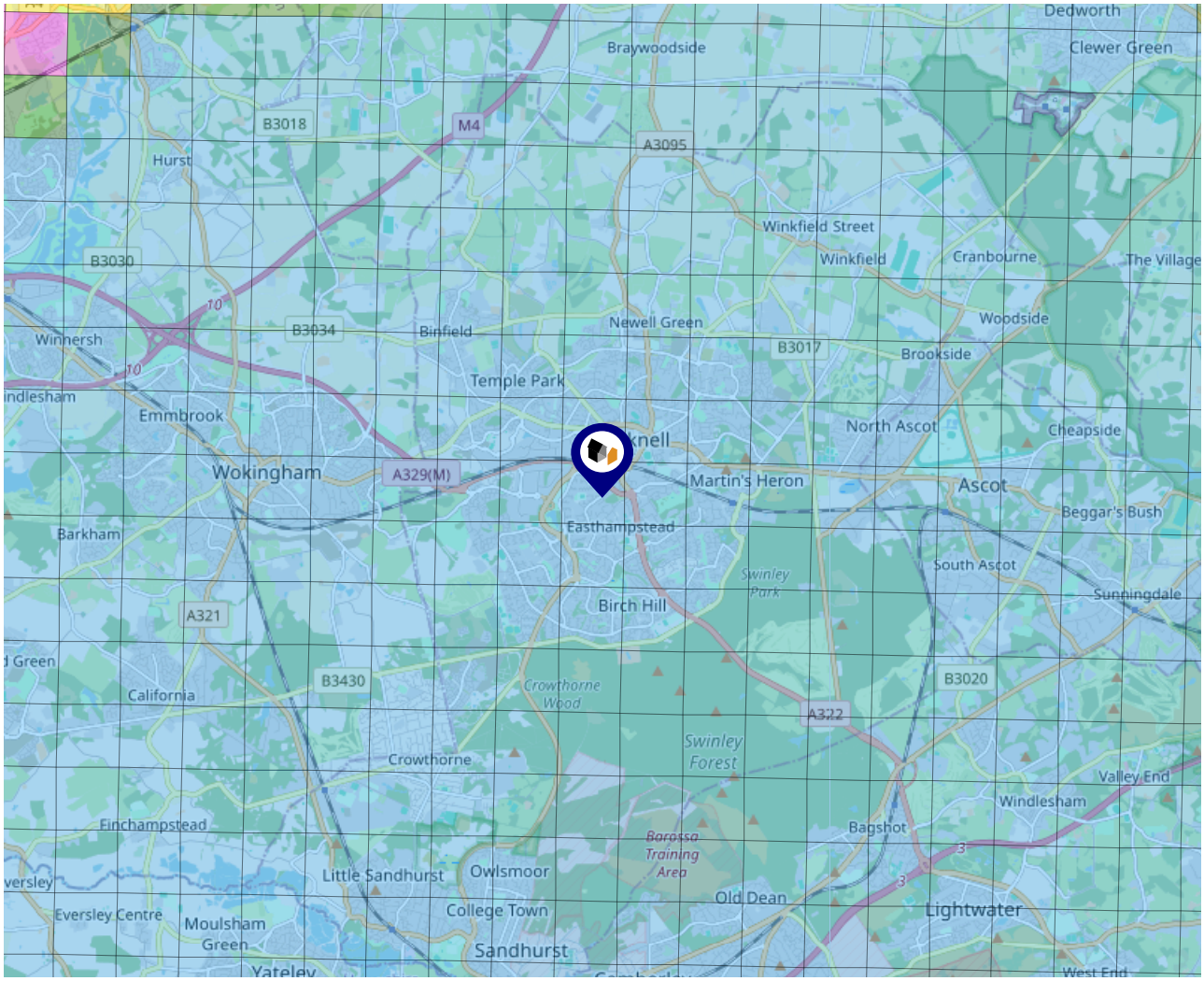
Environment
Radon Gas

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).



This Property

1	2	3	4	5	6
<1%	1-3%	3-5%	4-10%	10-30%	>30%

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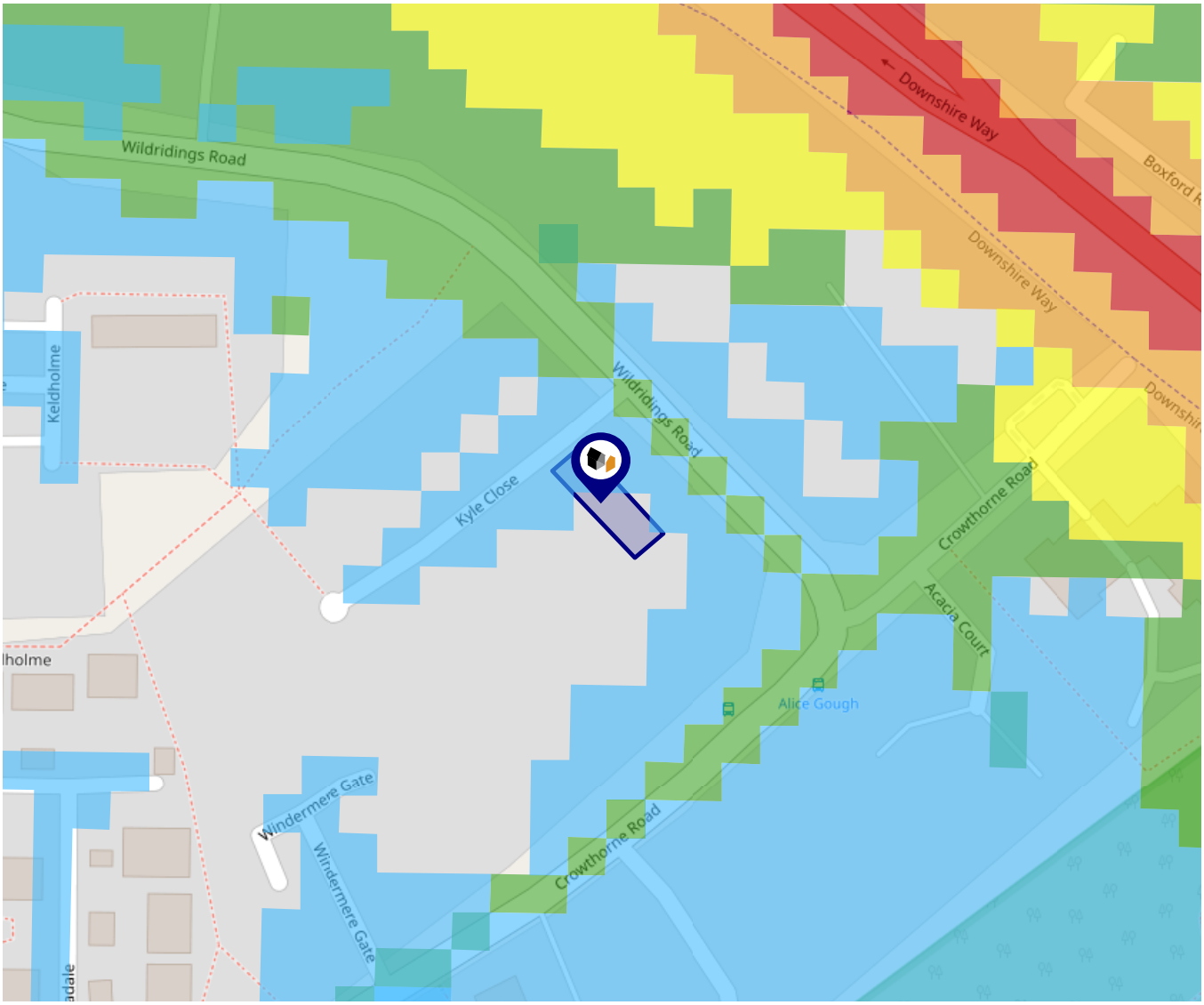
Local Area
Road Noise



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

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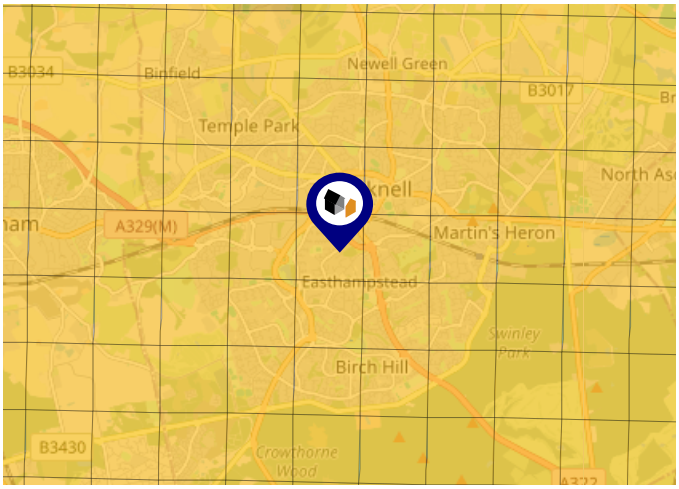
Environment
Soils & Clay

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

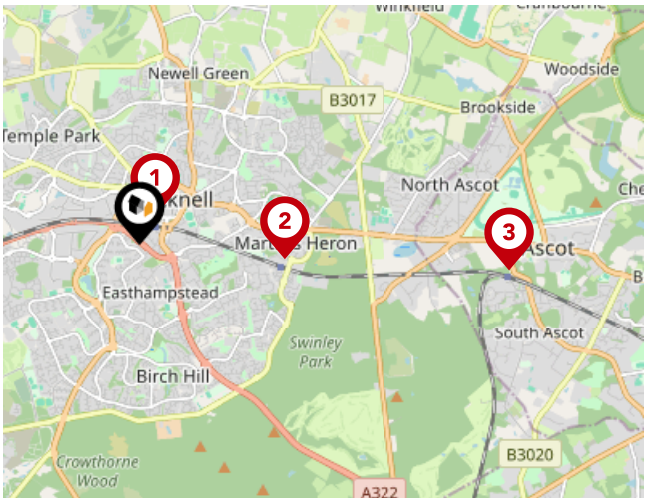
Carbon Content:	NONE	**Soil Texture:**	SAND TO LOAM
Parent Material Grain:	ARENACEOUS	**Soil Depth:**	DEEP
Soil Group:	LIGHT TO MEDIUM		



Primary Classifications (Most Common Clay Types)

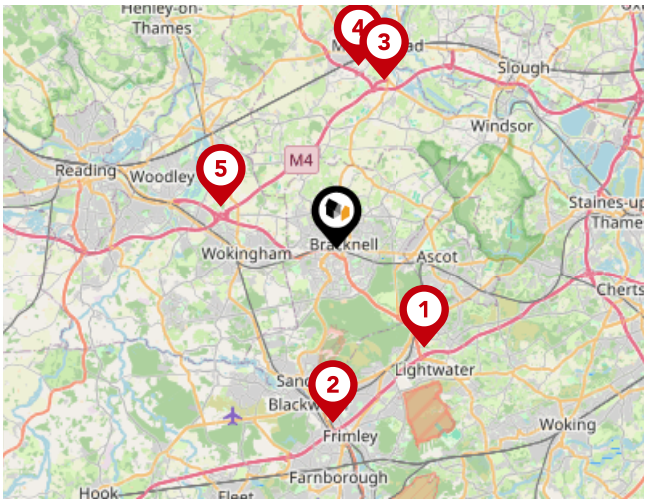
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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

Area
Transport (National)



National Rail Stations

Pin	Name	Distance
1	Bracknell Rail Station	0.3 miles
2	Martins Heron Rail Station	1.35 miles
3	Ascot Rail Station	3.43 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J3	4.92 miles
2	M3 J4	6.46 miles
3	M4 J8	6.48 miles
4	A404(M) J9A	6.84 miles
5	M4 J10	4.53 miles

Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	13.81 miles
2	Heathrow Airport Terminal 4	13.73 miles
3	Gatwick Airport	31.01 miles
4	Biggin Hill Airport	34.48 miles

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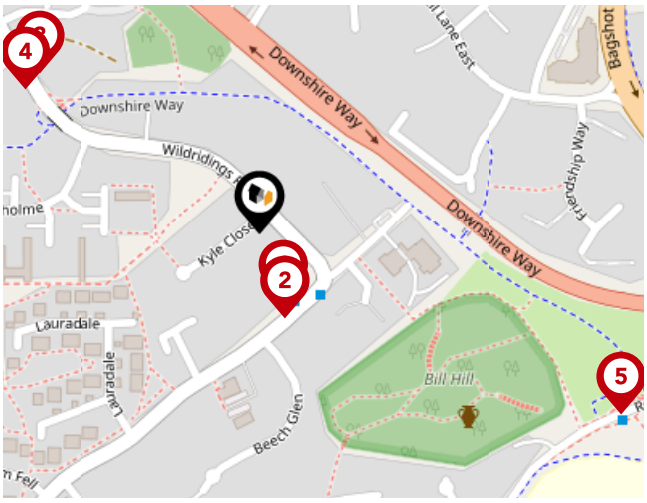
Area
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Alice Gough	0.04 miles
2	Alice Gough	0.05 miles
3	Ingleton	0.16 miles
4	Ingleton	0.16 miles
5	Brakenhale School	0.23 miles

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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!

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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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Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Royal Mail