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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 09th September 2026



BINFIELD ROAD, BRACKNELL, RG42

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Introduction

Our Comments

Offered to the market with no onward chain, this well-presented two bedroom home is ready to move straight into, while still offering plenty of opportunity for a new owner to put their own stamp on it.

Arranged over two floors, this home offers a practical and comfortable layout with plenty of scope to personalise, making it particularly well suited to first-time buyers, downsizers or investors.

The ground floor features a generous living room with ample space for both relaxing and dining, alongside a separate kitchen offering good storage and preparation space.

Upstairs, there are two well-proportioned bedrooms, including a particularly spacious principal bedroom, together with a family bathroom. Useful storage is provided throughout, with the added benefit of an externally accessed storage shed.

Conveniently positioned on Binfield Road, the property offers easy access to Bracknell town centre, local amenities, schools and transport links.

With no onward chain and excellent potential to update and make your own, this is an appealing opportunity for buyers seeking a well-located home with plenty of scope to add their own style.

Council Tax Band: C

No Onward Chain

Good Size Garden

Close to Bracknell Town Centre

Brick-Built Storage Shed

Potential for Driveway Parking

Property Overview



Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	645 ft ² / 60 m ²		
Plot Area:	0.12 acres		
Council Tax :	Band C		
Annual Estimate:	£2,013		
Title Number:	BK418343		

Local Area

Local Authority:	Bracknell forest	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
● Rivers & Seas	Very low	16	80	5500
● Surface Water	Very low	mb/s	mb/s	mb/s

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

Gallery Photos

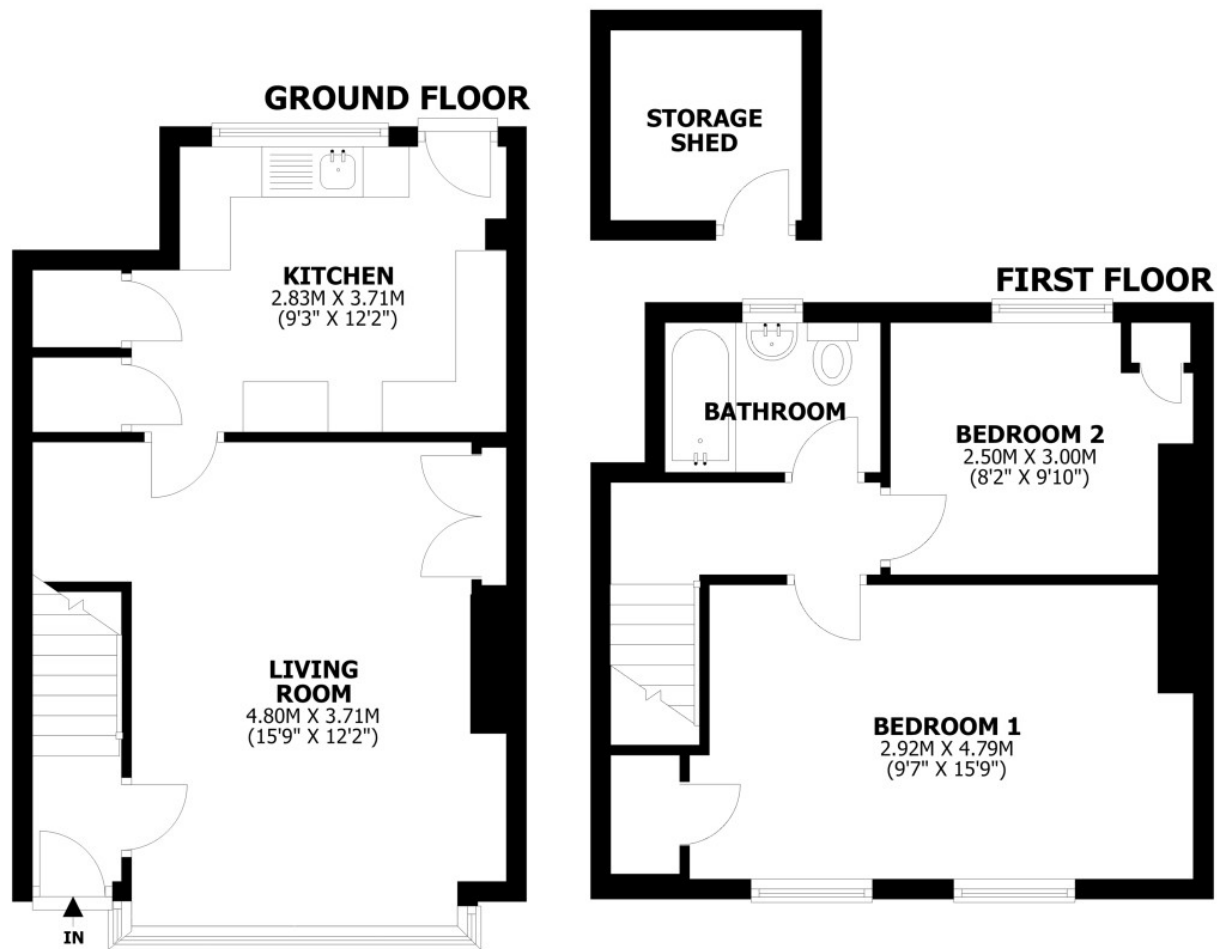


BINFIELD ROAD, BRACKNELL, RG42



Binfield Road, Bracknell, RG42

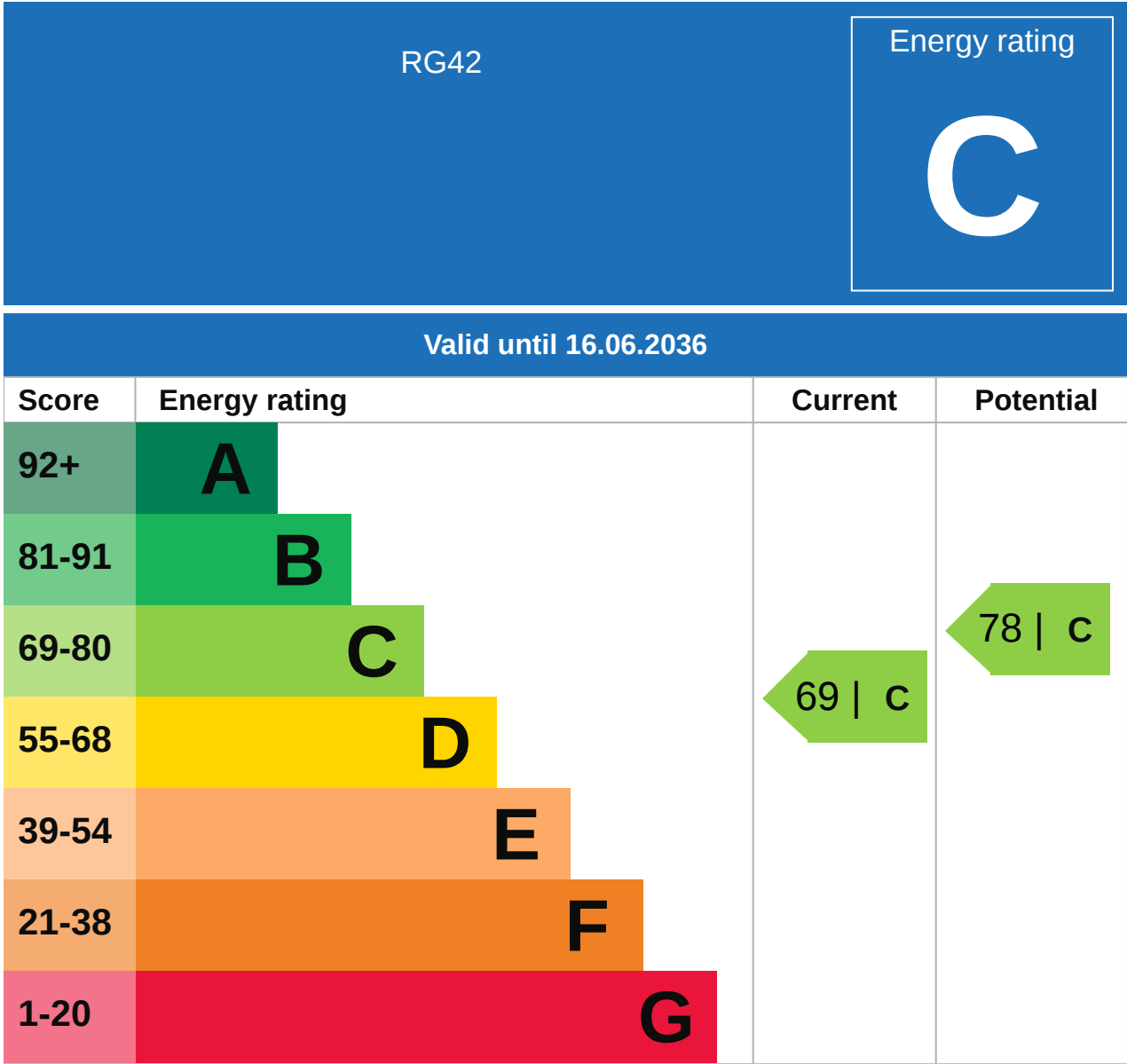
Total internal area (excluding storage shed): approx. 60 sq. metres (646 sq. feet)



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

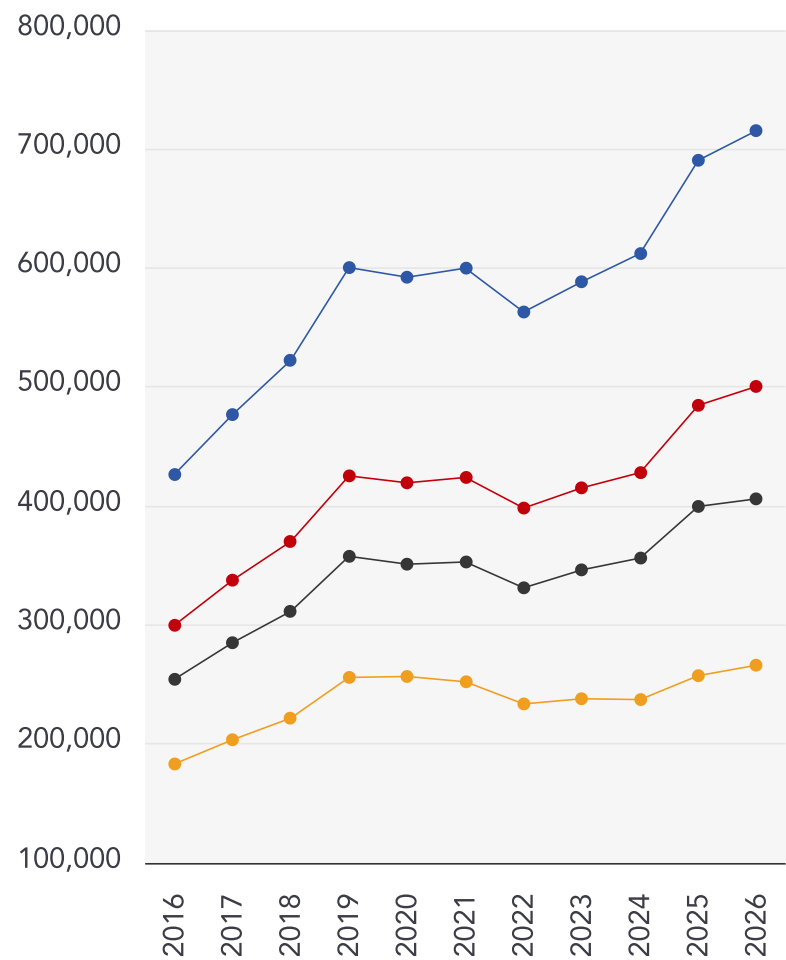
Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Previous Extension:	3
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 350 mm loft insulation
Roof Energy:	Very Good
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:	Good
Lighting:	Good lighting efficiency
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	60 m ²

Market

House Price Statistics

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



Detached

+67.78%

Semi-Detached

+66.97%

Terraced

+59.63%

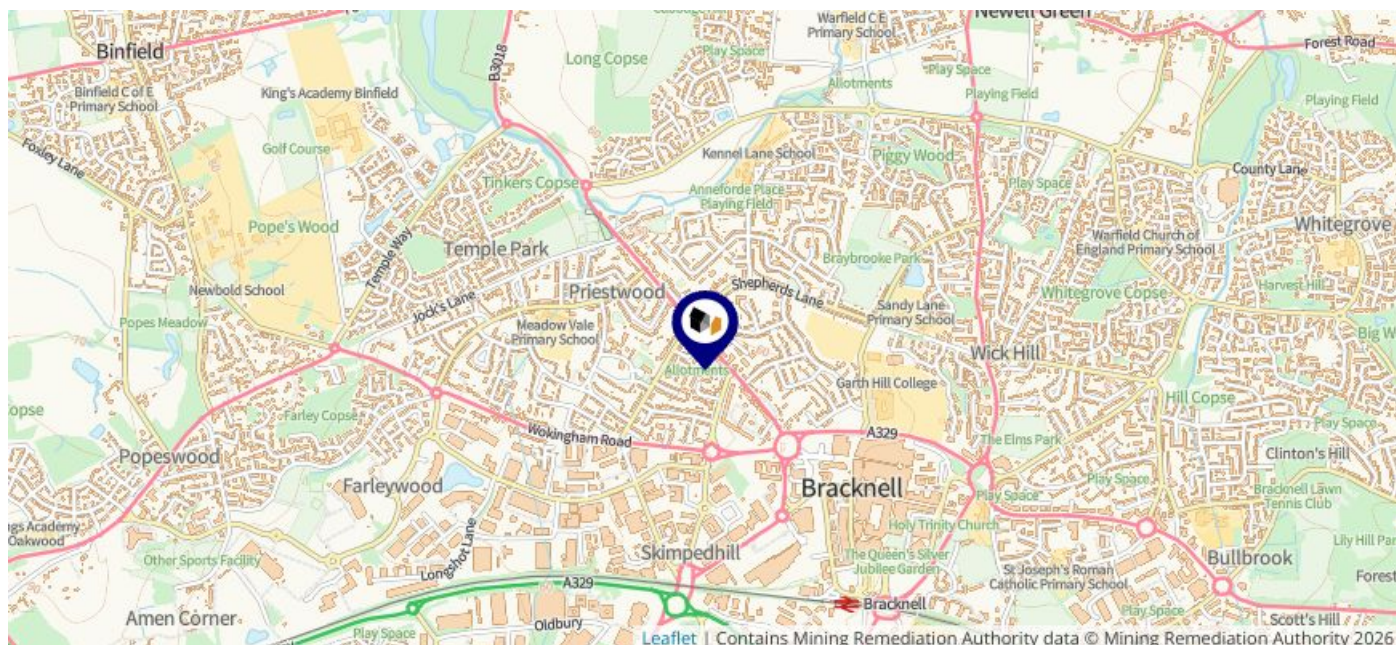
Flat

+45.31%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

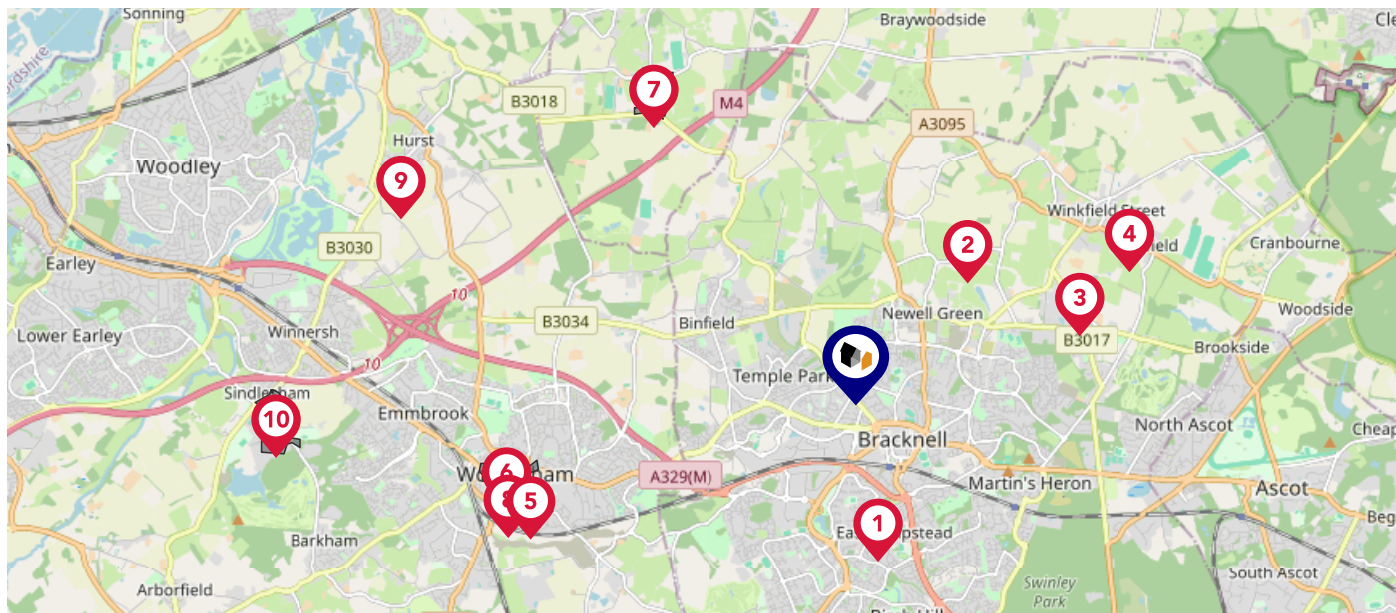
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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



Easthampstead



Warfield



Winkfield Row



Winkfield Village



Murdoch Road



Wokingham Town Centre



Shurlock Row



Langborough Road



Hurst

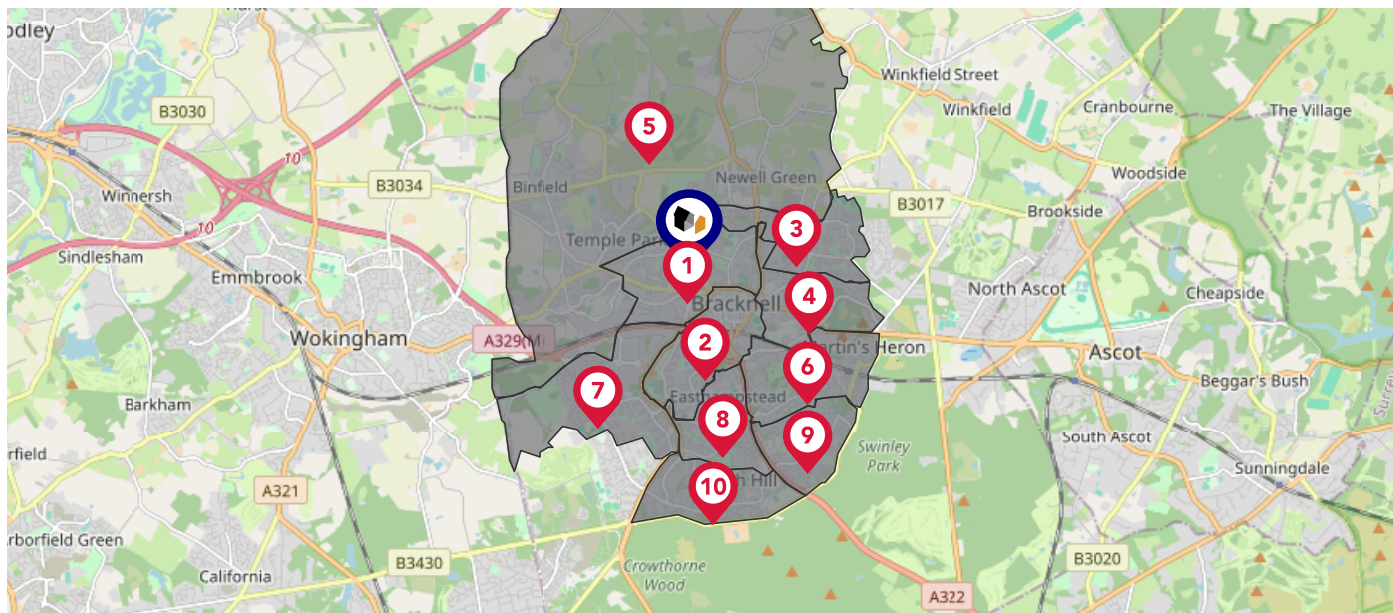


Sindlesham

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



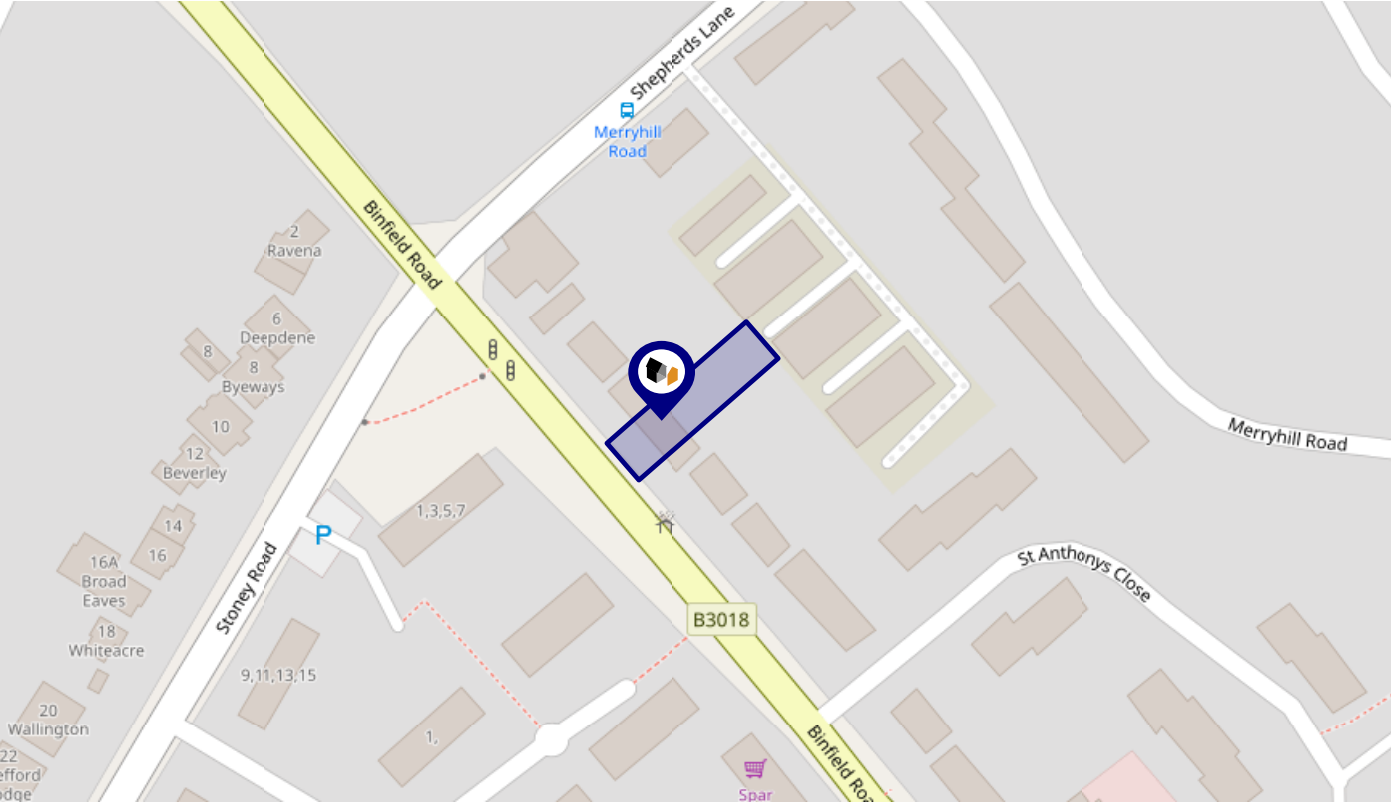
Nearby Council Wards

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

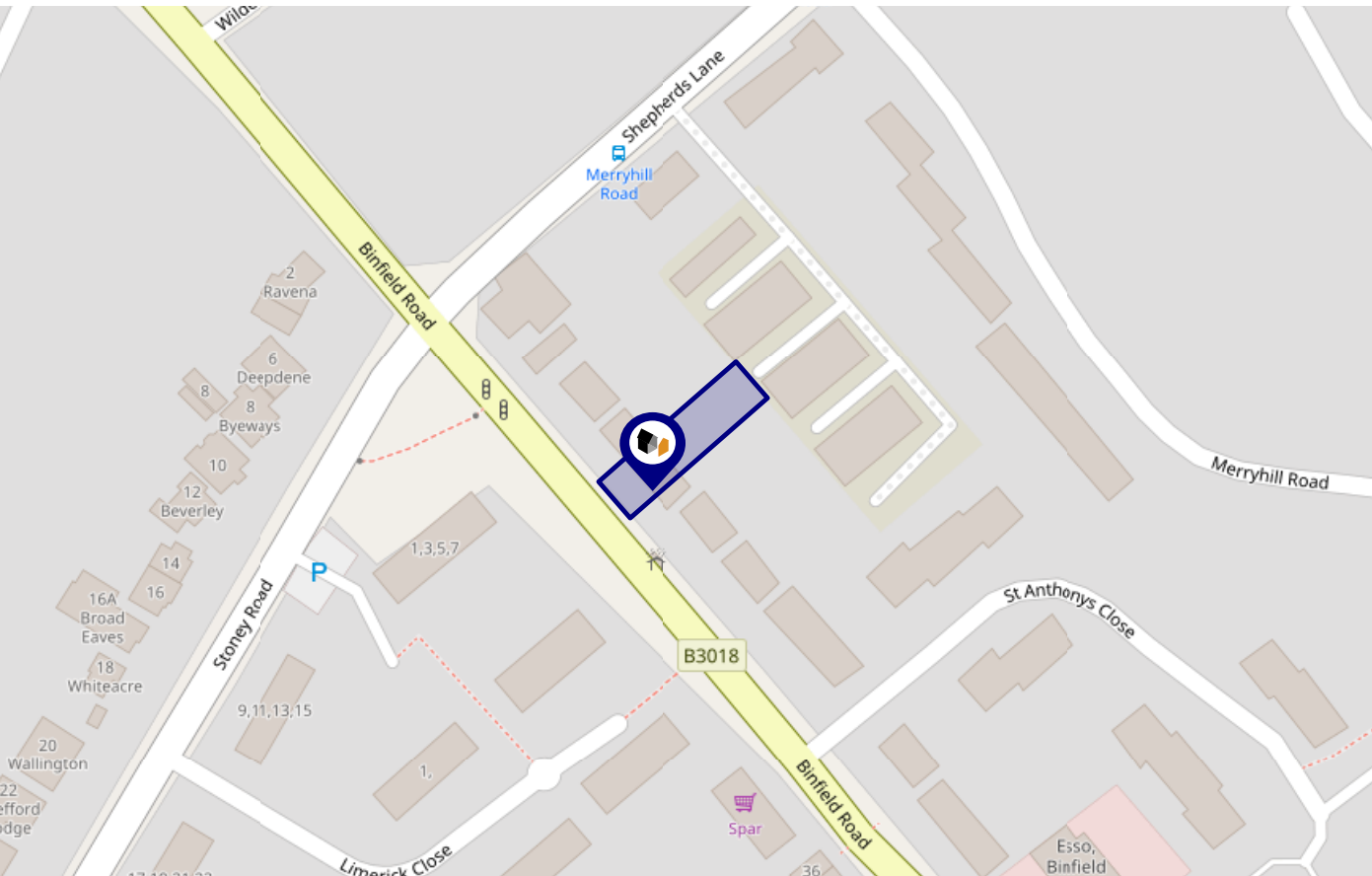
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5	75.0+ dB	Red
4	70.0-74.9 dB	Orange
3	65.0-69.9 dB	Yellow
2	60.0-64.9 dB	Green
1	55.0-59.9 dB	Blue

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.

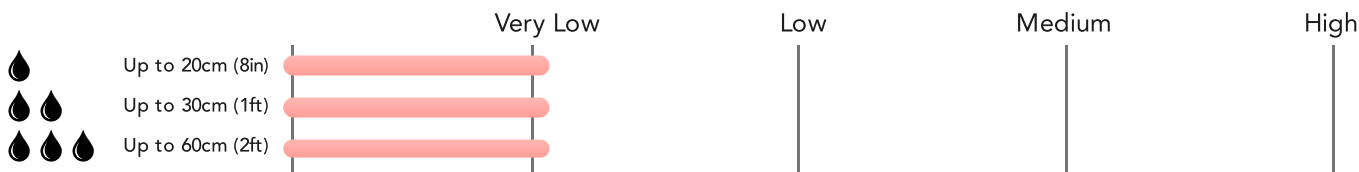


Risk Rating: Very low

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.

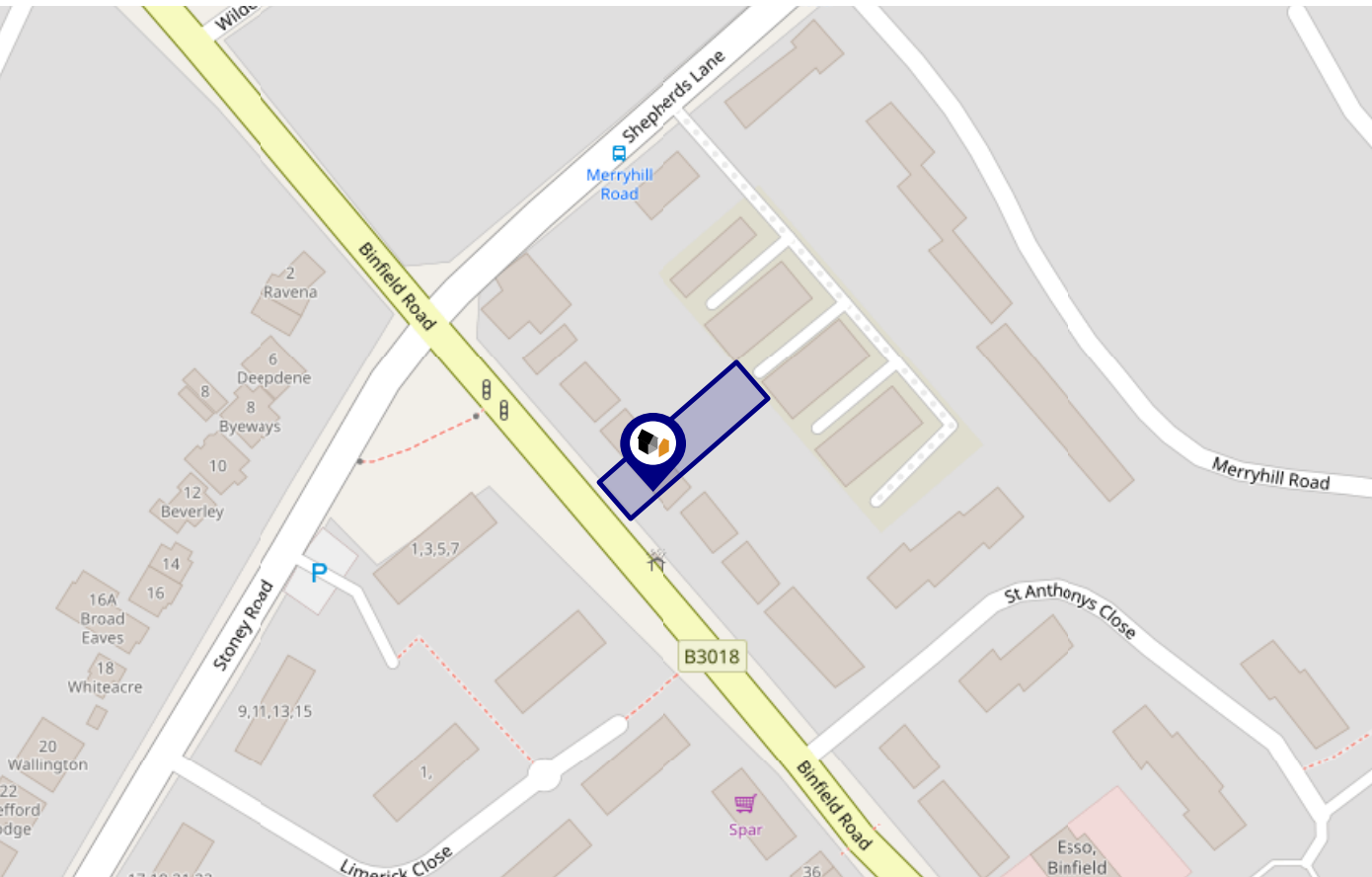
Chance of flooding to the following depths at this property:



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.

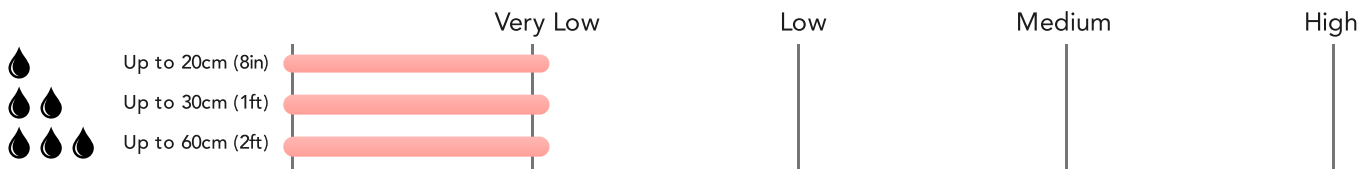


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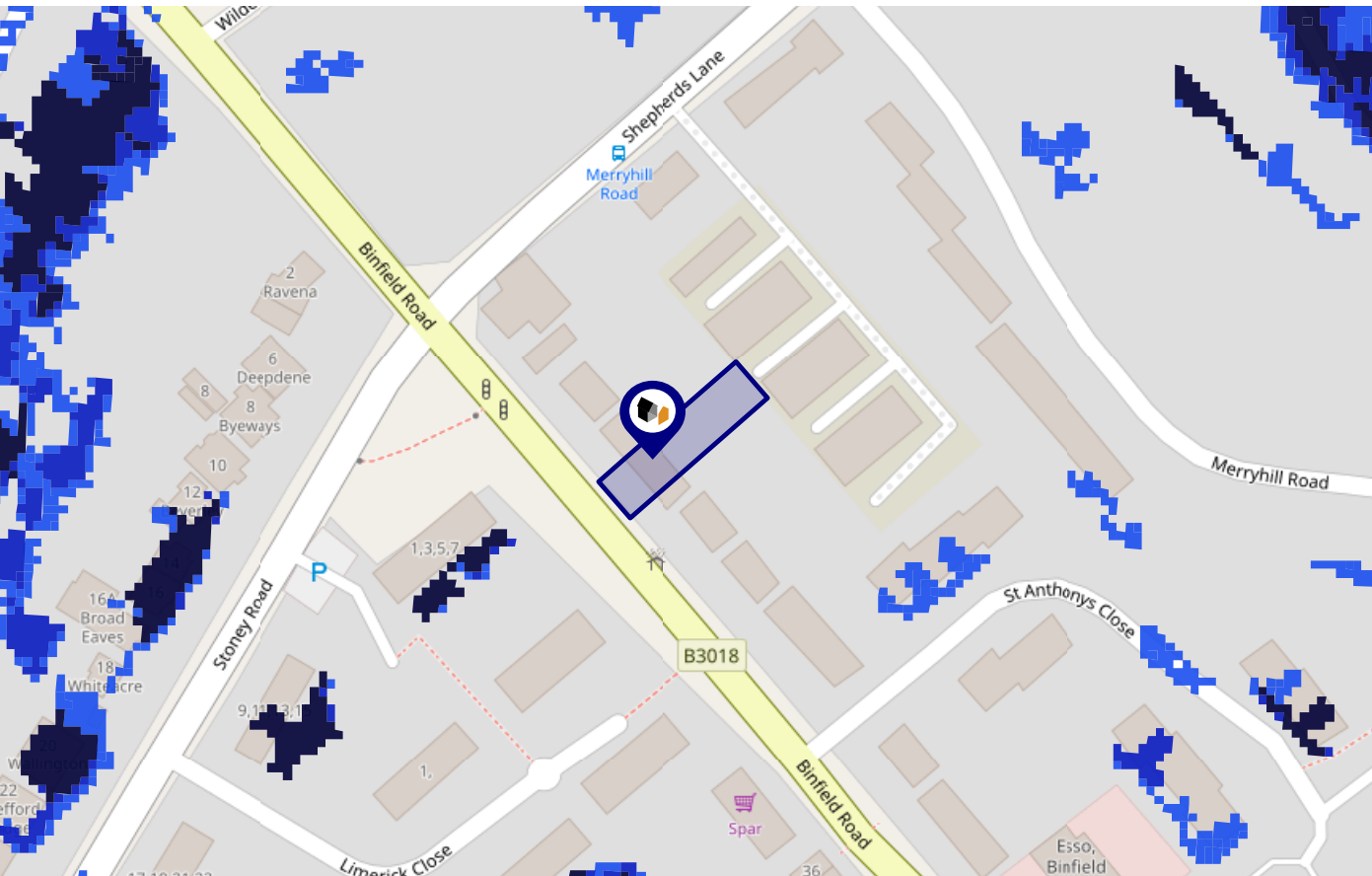
Chance of flooding to the following depths at this property:



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.

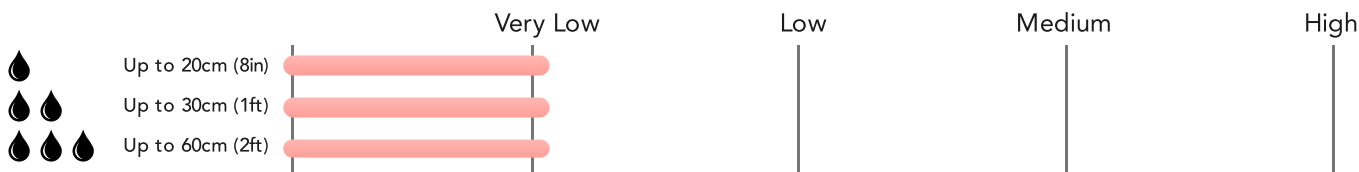


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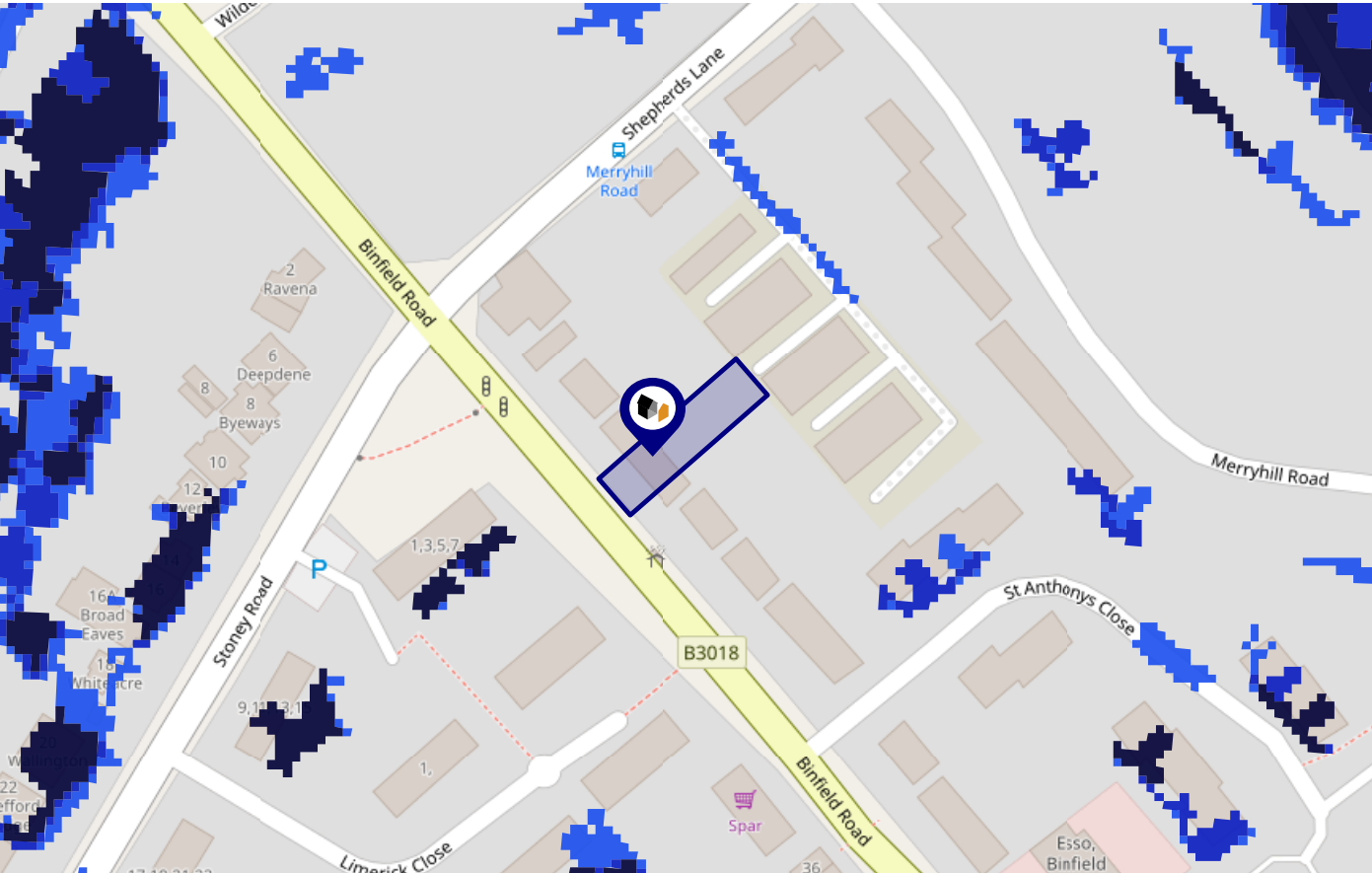
Chance of flooding to the following depths at this property:



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.

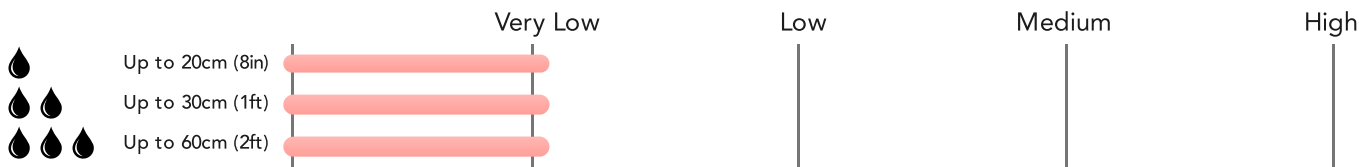


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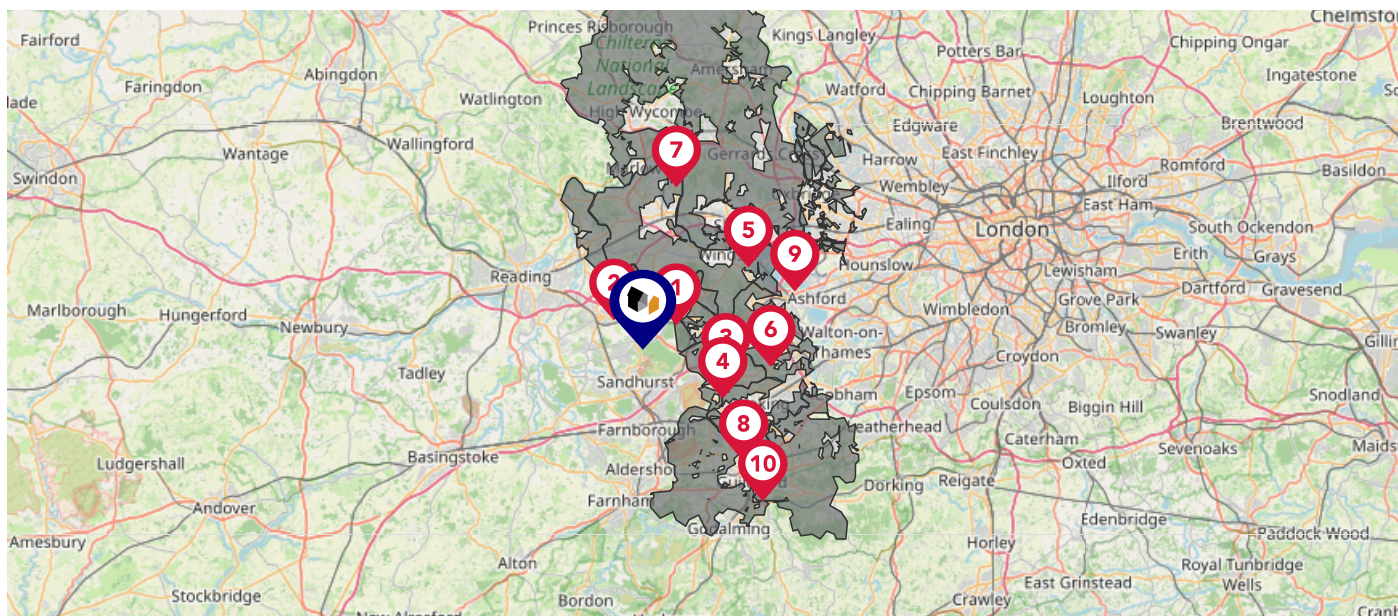
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



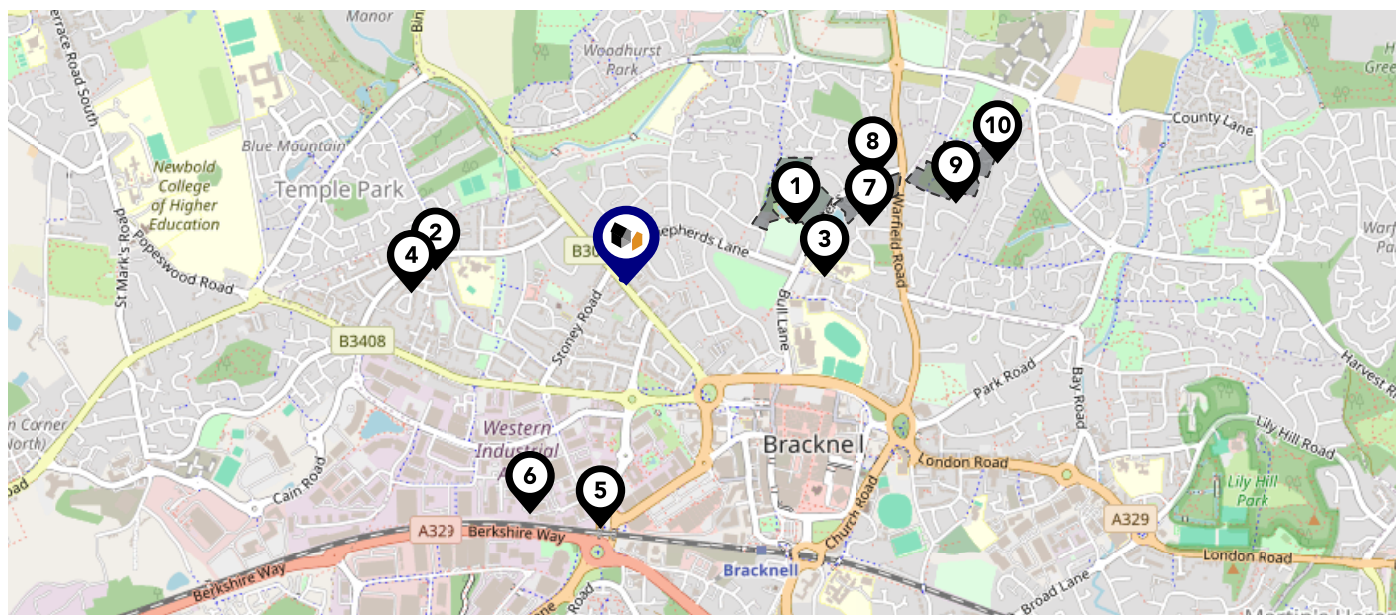
Nearby Green Belt Land

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



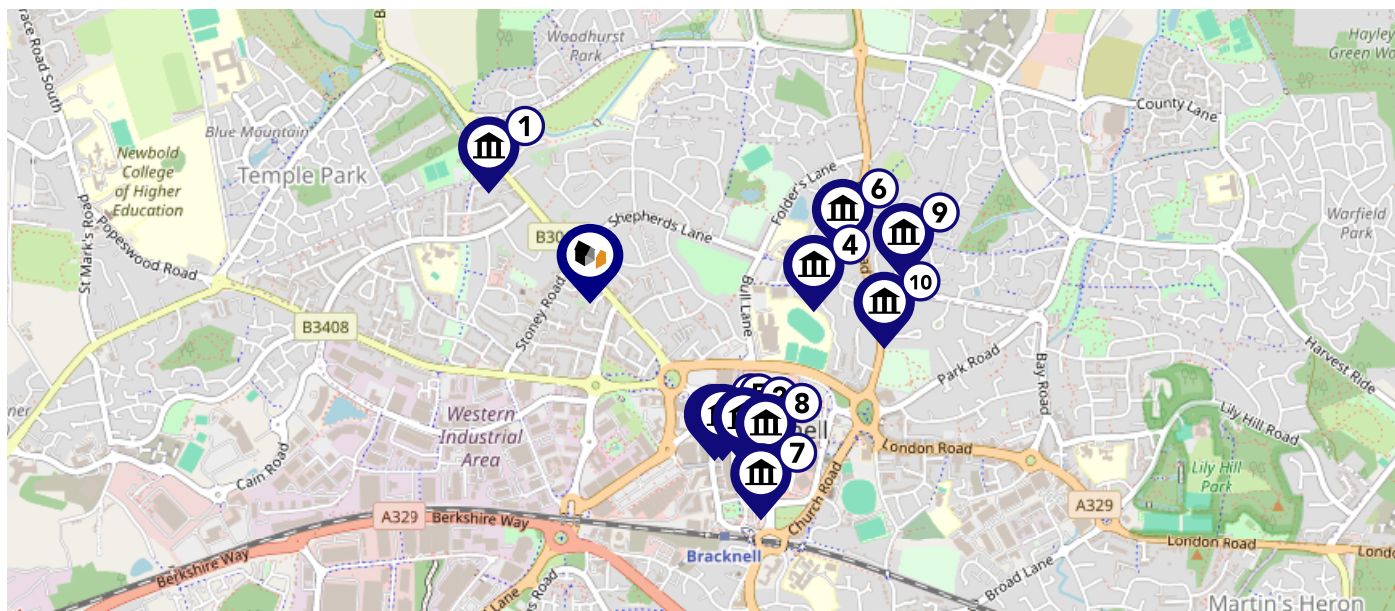
Nearby Landfill Sites

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

Maps

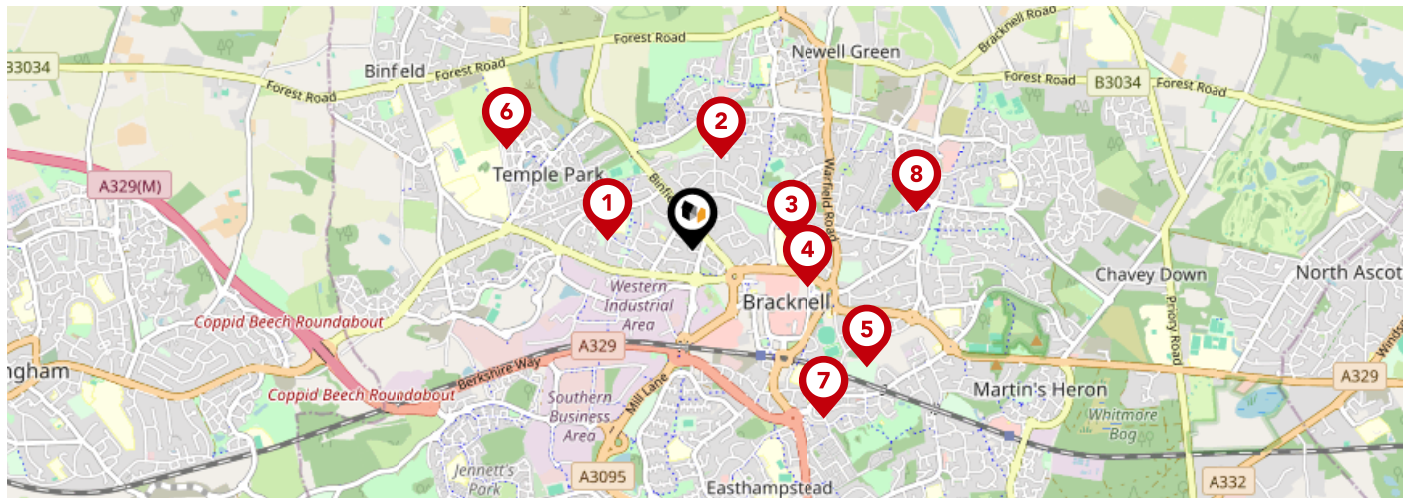
Listed Buildings

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



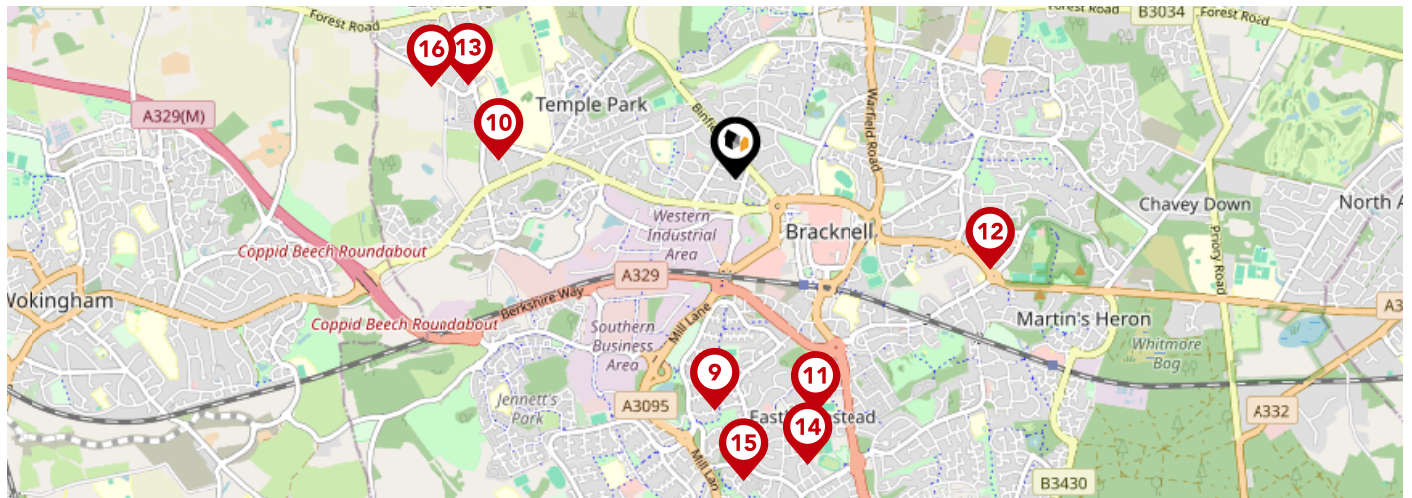
Listed Buildings in the local district		Grade	Distance
	1390250 - Manor Farmhouse	Grade II	0.3 miles
	1390338 - Bull Inn	Grade II	0.5 miles
	1390341 - Milestone In Front Of The Red Lion Inn Near The Left Corner	Grade II	0.5 miles
	1390350 - Cottrells	Grade II	0.5 miles
	1390340 - The Red Lion Inn	Grade II	0.5 miles
	1390353 - Old Malt House	Grade II	0.6 miles
	1410904 - Bracknell War Memorial	Grade II	0.6 miles
	1390337 - Boots Optician	Grade II	0.6 miles
	1390336 - Lynwood Cottage	Grade II	0.7 miles
	1391324 - Wick Hill House	Grade II	0.7 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Meadow Vale Primary School Ofsted Rating: Good Pupils: 600 Distance:0.39	☐	☒	☐	☐	☐
2	Kennel Lane School Ofsted Rating: Good Pupils:0 Distance:0.44	☐	☐	☒	☐	☐
3	Sandy Lane Primary School Ofsted Rating: Good Pupils: 450 Distance:0.46	☐	☒	☐	☐	☐
4	Garth Hill College Ofsted Rating: Good Pupils: 1476 Distance:0.56	☐	☐	☒	☐	☐
5	St Joseph's Catholic Primary School, Bracknell Ofsted Rating: Good Pupils: 209 Distance:0.97	☐	☒	☐	☐	☐
6	King's Academy Binfield Ofsted Rating: Good Pupils: 1262 Distance:0.98	☐	☒	☒	☐	☐
7	Ranelagh School Ofsted Rating: Outstanding Pupils: 1062 Distance:0.99	☐	☐	☒	☐	☐
8	Warfield Church of England Primary School Ofsted Rating: Good Pupils: 452 Distance:1.05	☐	☒	☐	☐	☐

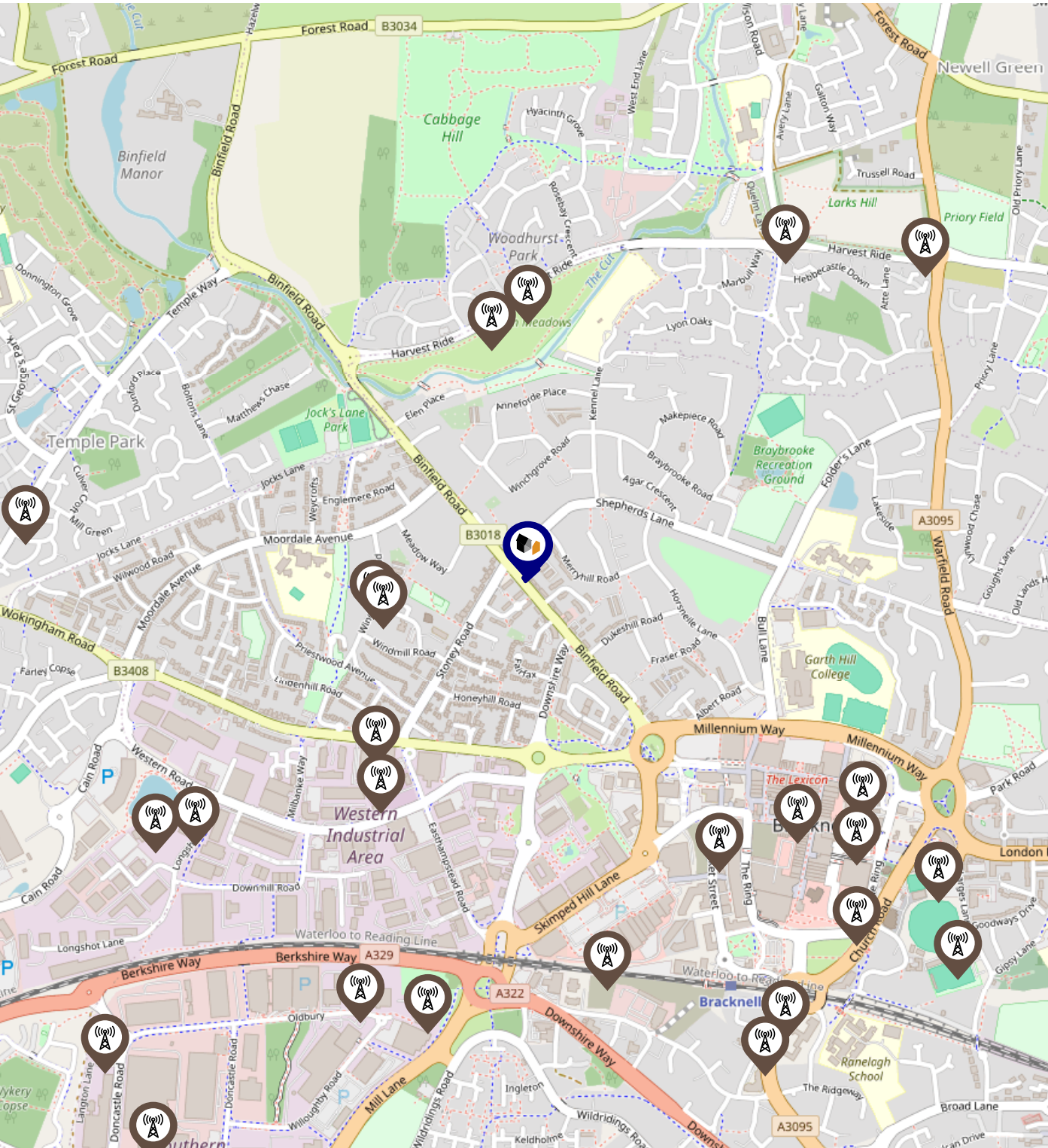
Area Schools



		Nursery	Primary	Secondary	College	Private
	Wildridings Primary School Ofsted Rating: Good Pupils: 428 Distance: 1.07	☐	☒	☐	☐	☐
	Newbold School Ofsted Rating: Outstanding Pupils: 56 Distance: 1.1	☐	☒	☐	☐	☐
	The Brakenhale School Ofsted Rating: Good Pupils: 1148 Distance: 1.14	☐	☐	☒	☐	☐
	Holly Spring Primary School Ofsted Rating: Good Pupils: 642 Distance: 1.25	☐	☒	☐	☐	☐
	Cressex Lodge School Ofsted Rating: Good Pupils: 13 Distance: 1.31	☐	☐	☒	☐	☐
	Fox Hill Primary School Ofsted Rating: Good Pupils: 196 Distance: 1.36	☐	☒	☐	☐	☐
	St Michael's Easthampstead Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 193 Distance: 1.4	☐	☒	☐	☐	☐
	Binfield Church of England Primary School Ofsted Rating: Good Pupils: 411 Distance: 1.47	☐	☒	☐	☐	☐

Local Area

Masts & Pylons



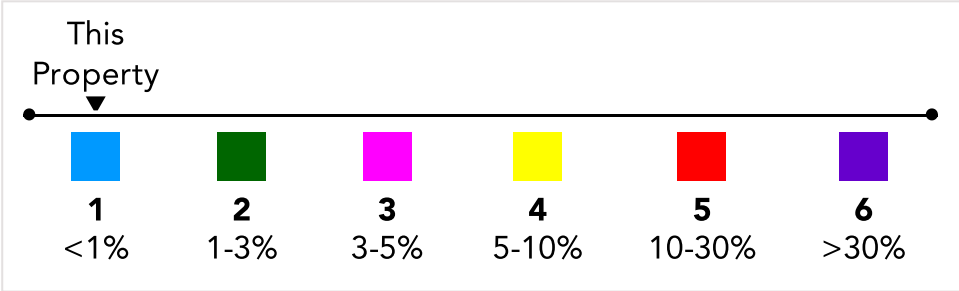
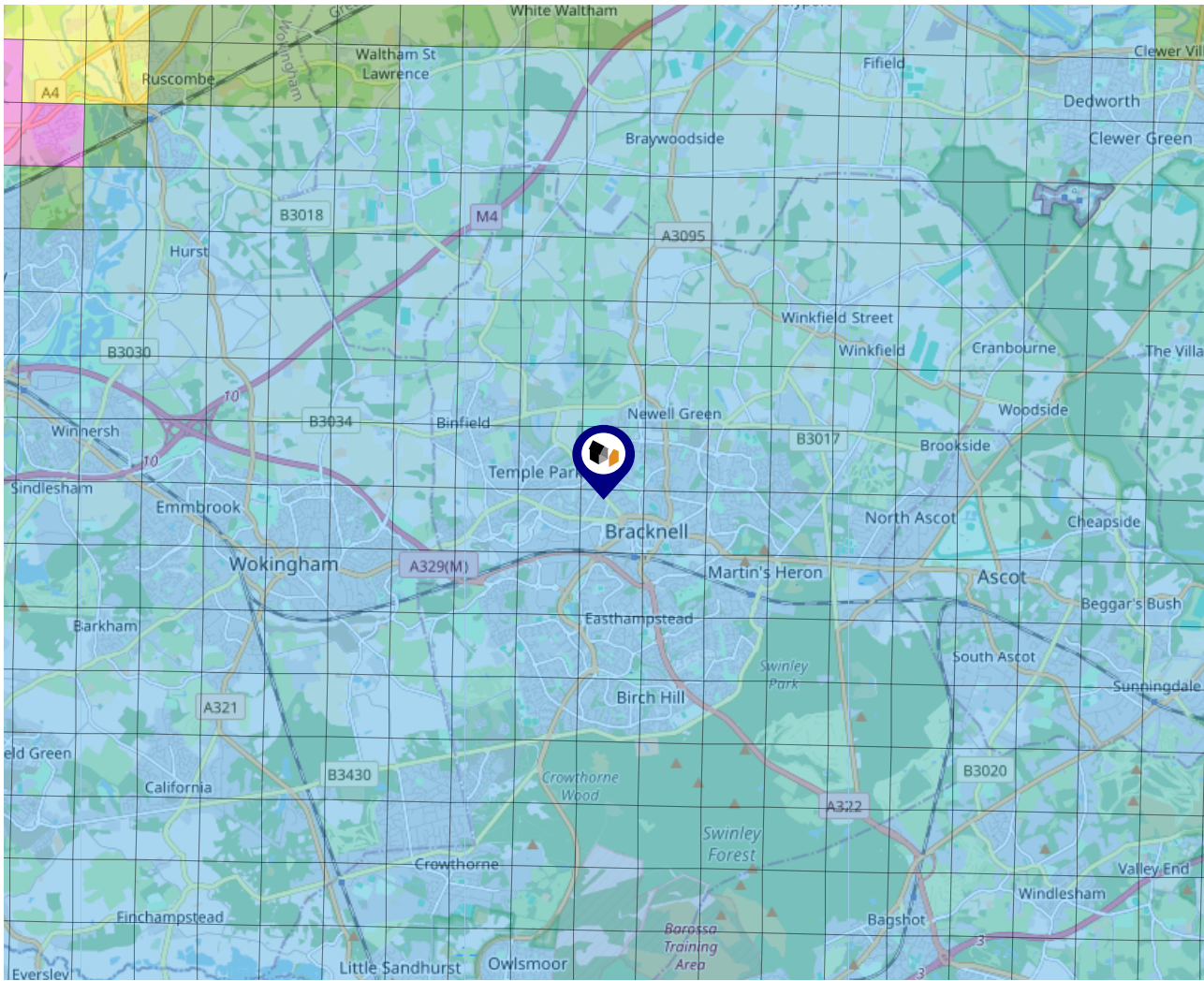
- Key:**
-  Power Pylons
 -  Communication Masts

Environment

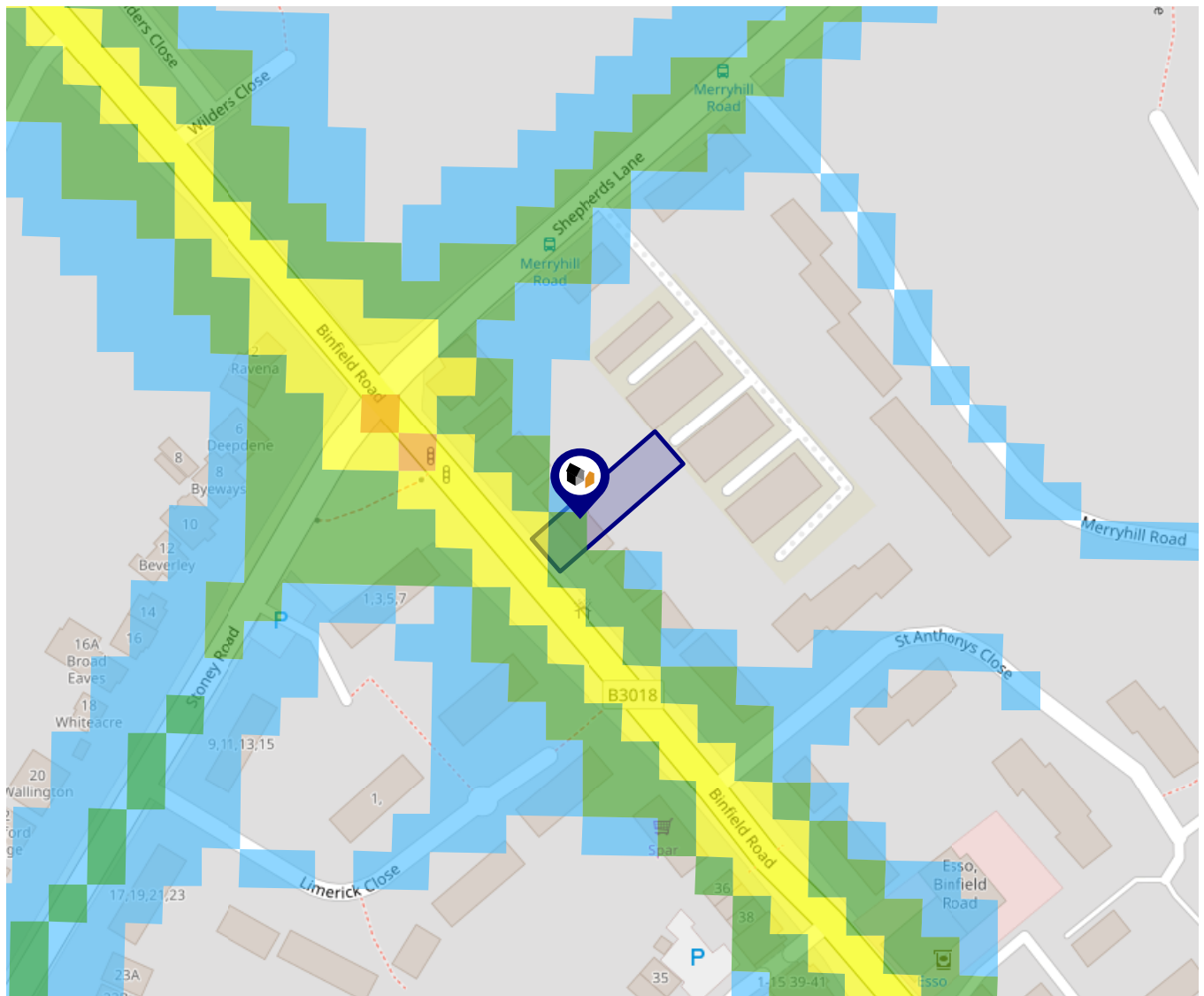
Radon Gas

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.

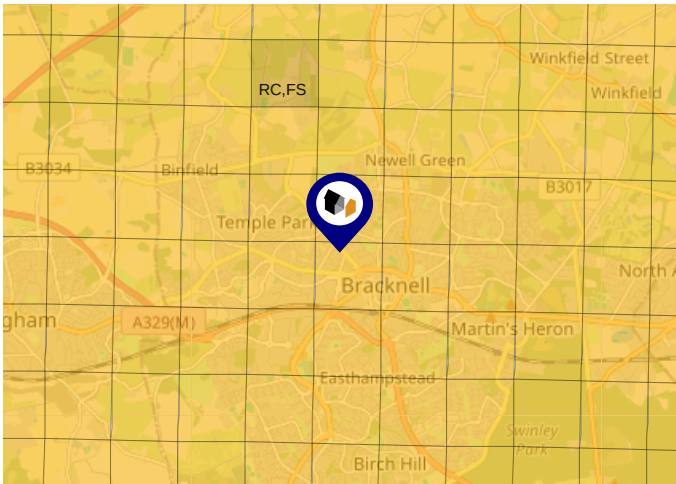
- 75.0+ dB
70.0-74.9 dB
65.0-69.9 dB
60.0-64.9 dB
55.0-59.9 dB

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		

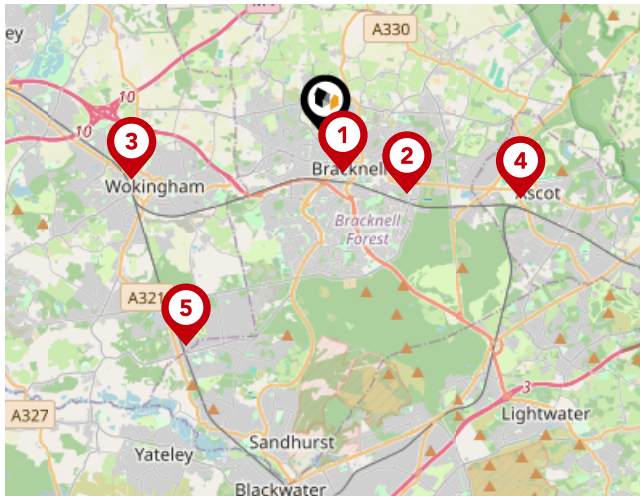


Primary Classifications (Most Common Clay Types)

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

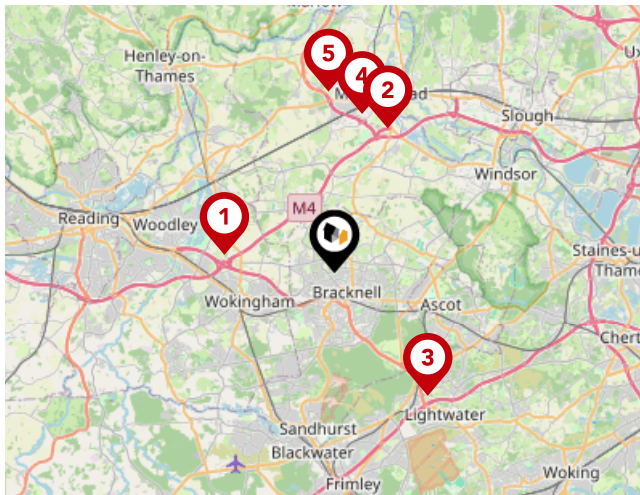
Area

Transport (National)



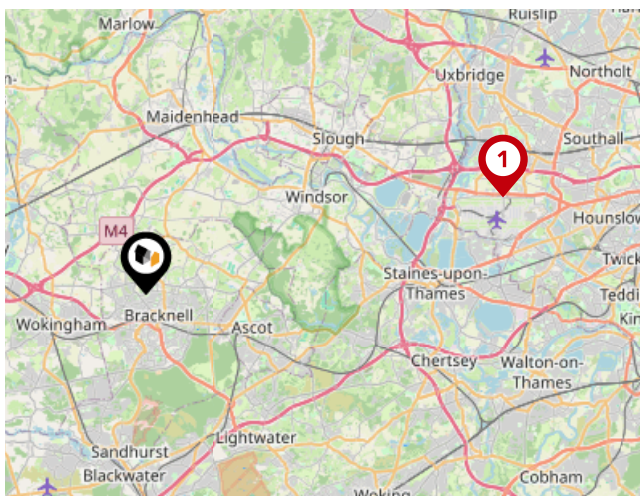
National Rail Stations

Pin	Name	Distance
1	Bracknell Rail Station	0.7 miles
2	Martins Heron Rail Station	1.82 miles
3	Wokingham Rail Station	3.65 miles
4	Ascot Rail Station	3.76 miles
5	Crowthorne Rail Station	4.61 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J10	4.13 miles
2	M4 J8	5.68 miles
3	M3 J3	5.7 miles
4	A404(M) J9A	5.97 miles
5	A404(M) J9	6.68 miles

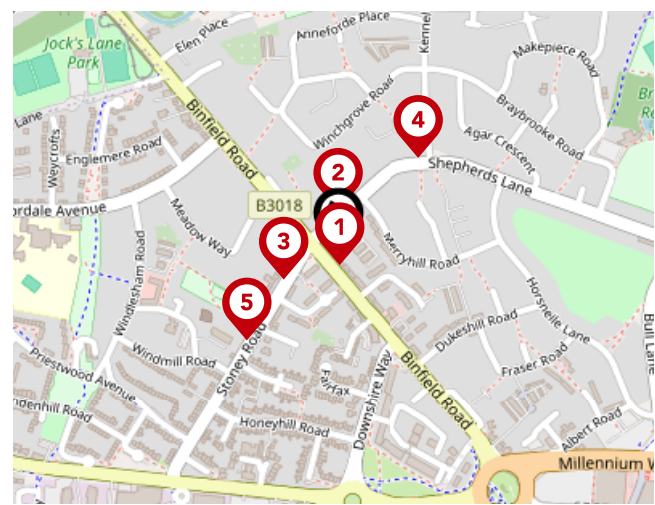


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	13.68 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	St Anthony's Close	0.01 miles
2	Merryhill Road	0.04 miles
3	Limerick Close	0.07 miles
4	Hart Close	0.14 miles
5	Hawthorn Close	0.14 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.



/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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