

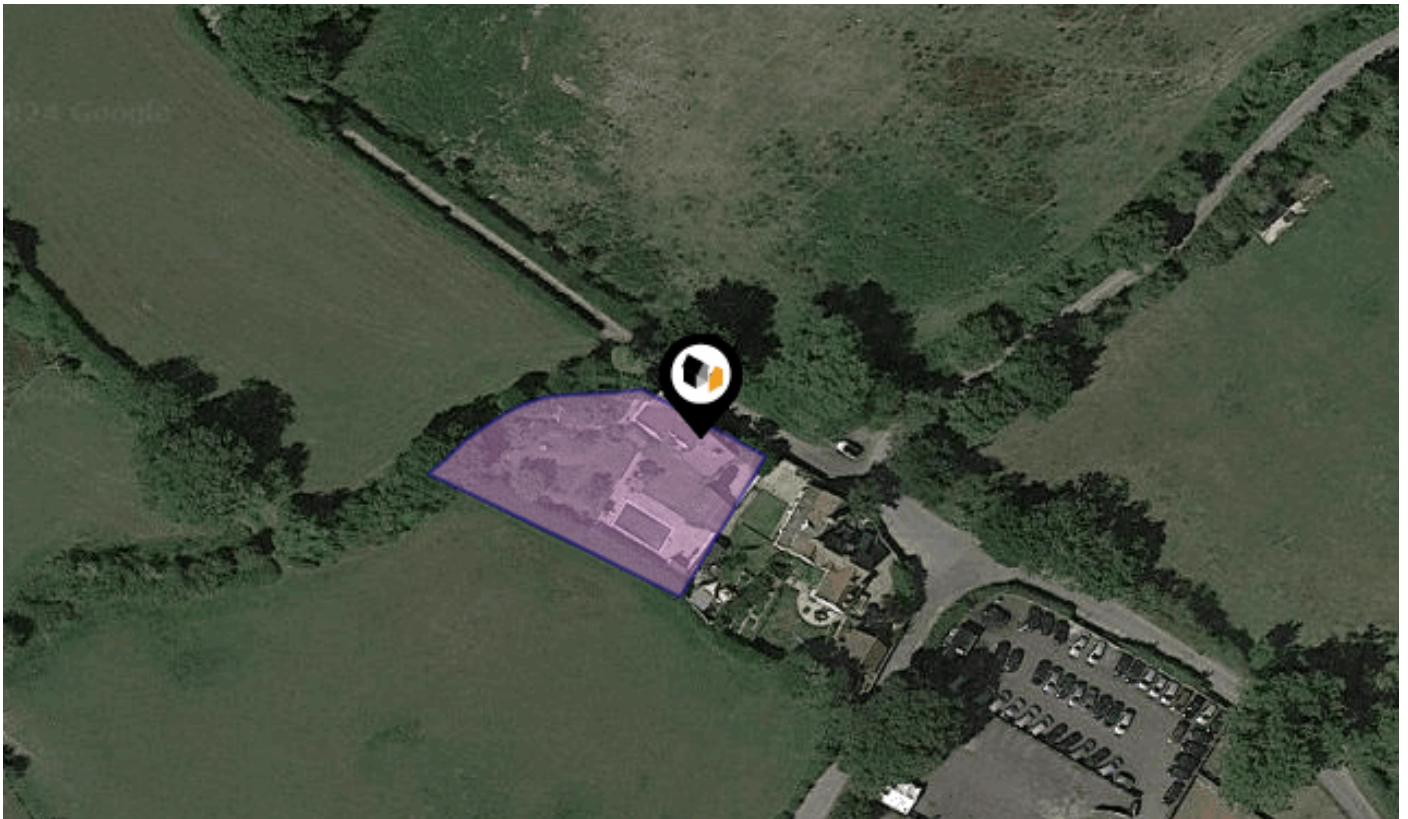


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 23<sup>rd</sup> May 2024



## GRANGE LANE, BEENHAM, READING, RG7

### Avocado Property

07545 349240

[ollie@avocadopropertyagents.co.uk](mailto:ollie@avocadopropertyagents.co.uk)

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# Property Overview



## Property

<b>Type:</b>	Detached	<b>Last Sold £/ft<sup>2</sup>:</b>	£336
<b>Bedrooms:</b>	4	<b>Tenure:</b>	Freehold
<b>Floor Area:</b>	2,098 ft <sup>2</sup> / 195 m <sup>2</sup>		
<b>Plot Area:</b>	0.28 acres		
<b>Year Built :</b>	1930-1949		
<b>Council Tax :</b>	Band F		
<b>Annual Estimate:</b>	£3,270		
<b>Title Number:</b>	BK45374		
<b>UPRN:</b>	200004723139		

## Local Area

<b>Local Authority:</b>	West berkshire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	No Risk
● Surface Water	Medium

### Satellite/Fibre TV Availability:



# Property EPC - Certificate



Grange Lane, Beenham, RG7

Energy rating

**E**

Valid until 28.06.2032

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		72   <b>C</b>
55-68	<b>D</b>	53   <b>E</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

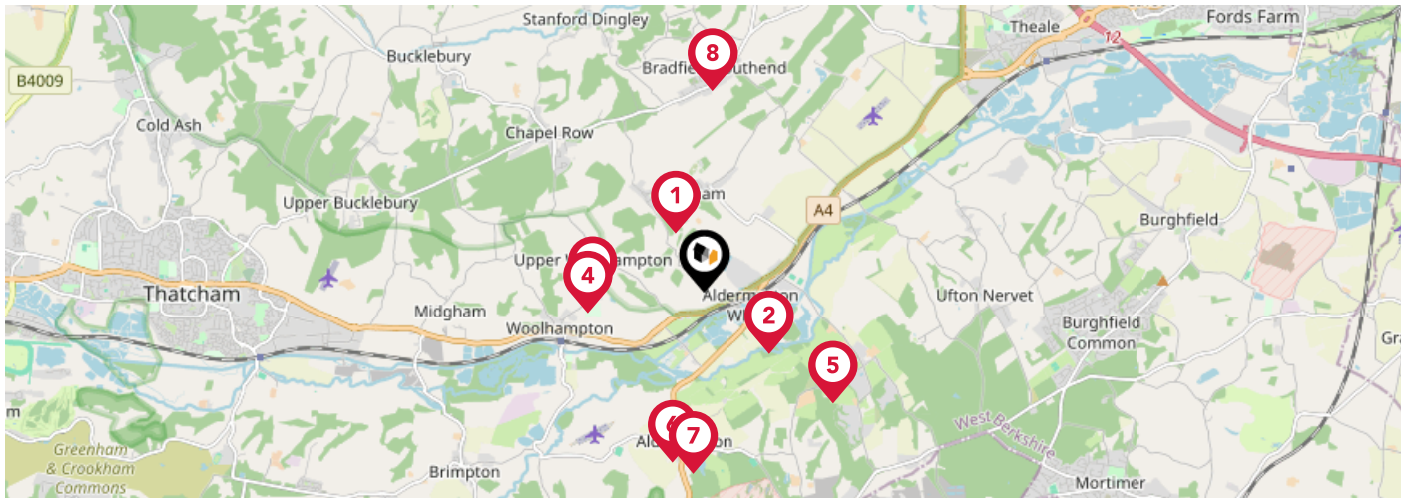
## EPC - Additional Data



### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Oil (not community)
<b>Main Gas:</b>	No
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, oil
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	195 m <sup>2</sup>

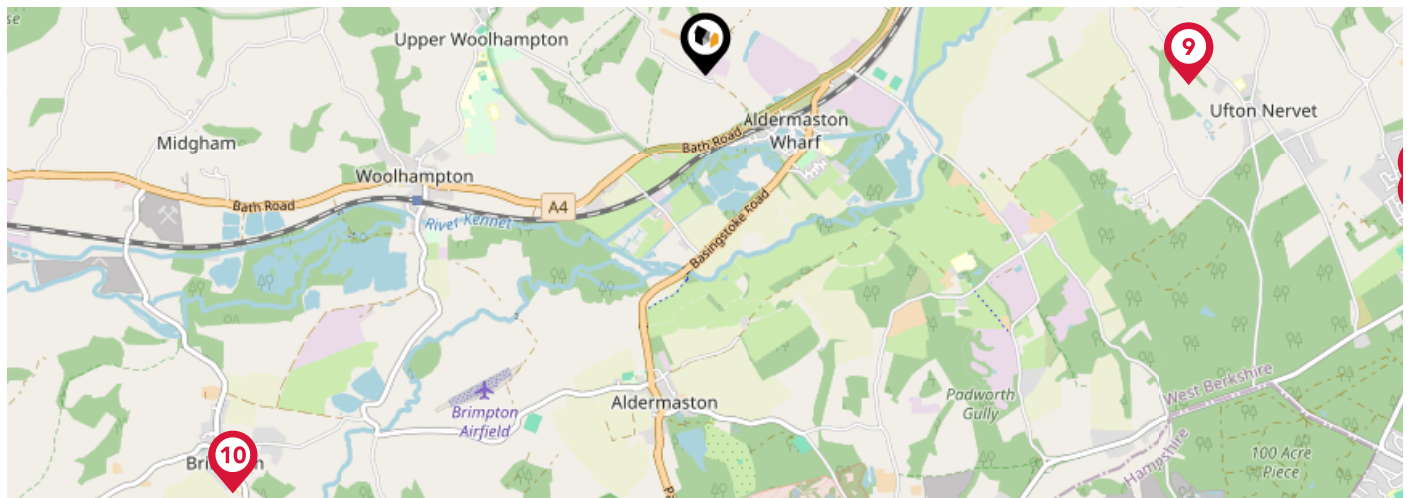
# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Beenham Primary School</b> Ofsted Rating: Good   Pupils: 57   Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Alder Bridge School</b> Ofsted Rating: Inadequate   Pupils: 64   Distance:0.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Woolhampton C.E. Primary School</b> Ofsted Rating: Good   Pupils: 93   Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Elstree School</b> Ofsted Rating: Not Rated   Pupils: 219   Distance:1.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Padworth College</b> Ofsted Rating: Not Rated   Pupils: 59   Distance:1.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Aldermaston C.E. Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 145   Distance:1.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>The Cedars School</b> Ofsted Rating: Not Rated   Pupils: 37   Distance:1.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Bradfield C.E. Primary School</b> Ofsted Rating: Good   Pupils: 161   Distance:1.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



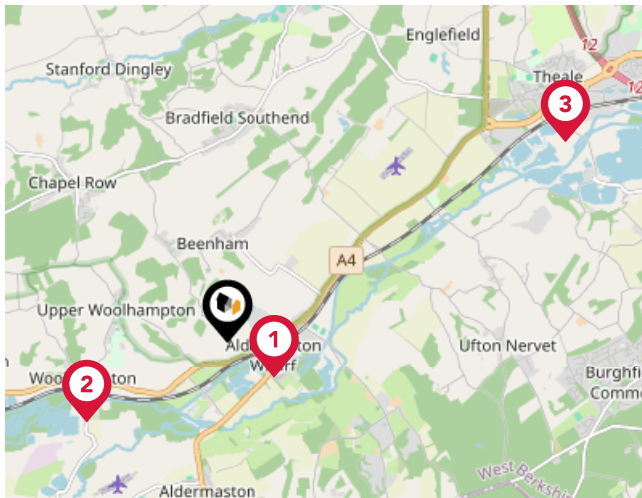
# Area Schools



	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Sulhamstead and Upton Nernet School</b> Ofsted Rating: Good   Pupils: 103   Distance:2.24</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Brimpton C.E. Primary School</b> Ofsted Rating: Good   Pupils: 55   Distance:2.92</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Bradfield College</b> Ofsted Rating: Not Rated   Pupils: 808   Distance:2.99</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>Englefield C.E. Primary School</b> Ofsted Rating: Good   Pupils: 95   Distance:3.25</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Bucklebury C.E. Primary School</b> Ofsted Rating: Good   Pupils: 115   Distance:3.26</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>Theale Green School</b> Ofsted Rating: Good   Pupils: 538   Distance:3.35</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Mrs Bland's Infant School</b> Ofsted Rating: Good   Pupils: 228   Distance:3.37</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>The Willink School</b> Ofsted Rating: Good   Pupils: 1117   Distance:3.39</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

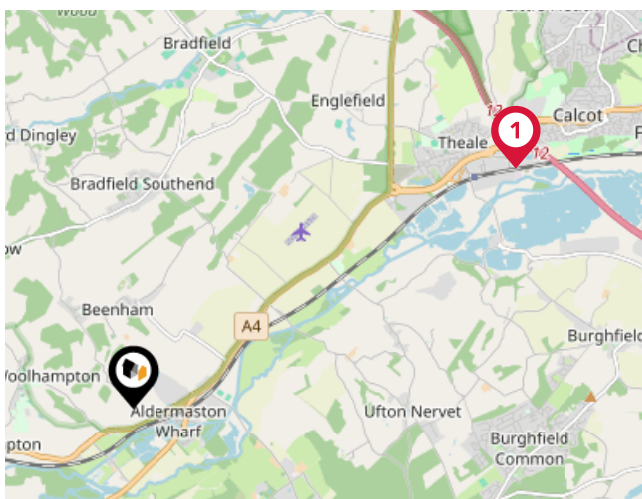
# Area

## Transport (National)



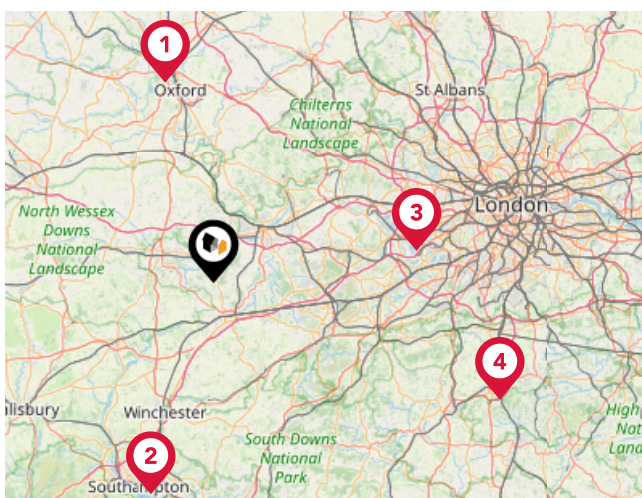
### National Rail Stations

Pin	Name	Distance
1	Aldermaston Rail Station	0.54 miles
2	Midgham Rail Station	1.5 miles
3	Theale Rail Station	3.63 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J12	4.18 miles
2	M3 J6	10.76 miles
3	M4 J13	7.72 miles
4	M4 J11	7.58 miles
5	M3 J7	13 miles

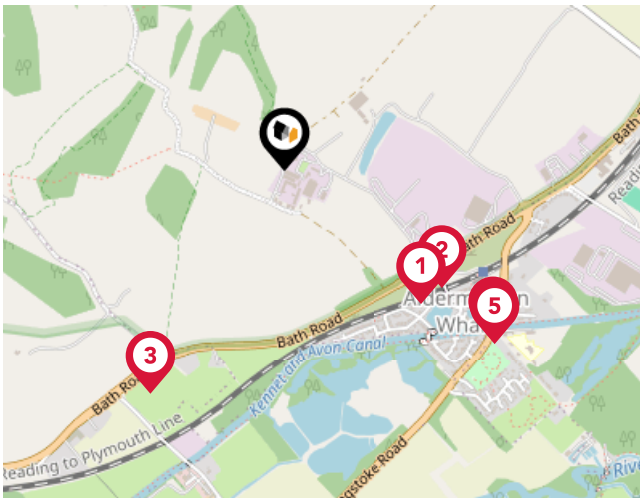


### Airports/Helipads

Pin	Name	Distance
1	London Oxford Airport	30.32 miles
2	Southampton Airport	32.89 miles
3	London Heathrow Airport	30.31 miles
4	London Gatwick Airport	45.97 miles

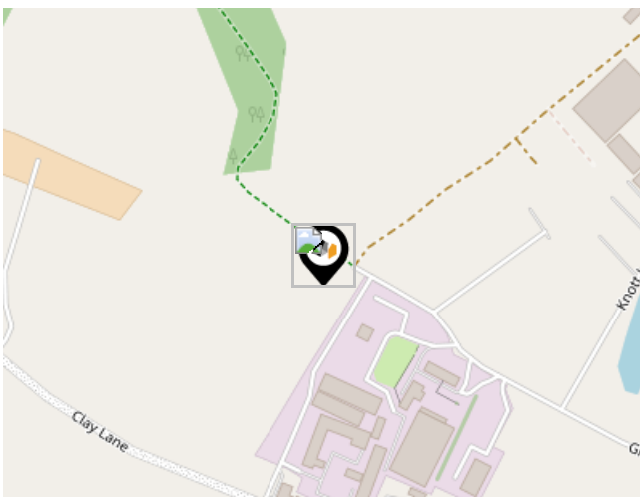
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Aldermaston Station	0.44 miles
2	Aldermaston Station	0.45 miles
3	Cods Hill	0.6 miles
4	Aldermaston Wharf	0.62 miles
5	Aldermaston Wharf	0.63 miles



### Local Connections

Pin	Name	Distance
1	Wallingford (Cholsey & Wallingford Railway)	13.24 miles



# Avocado Property

## About Us



### Avocado Property

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Our clients all get direct access to business partners who live locally and are part of their local community. We work with local businesses to help promote their companies free of charge and we give back to teachers, nurses and armed forces servicemen/women.

We are passionate about changing the industry, passionate about helping people move on to the next chapter in their lives and passionate about property.

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# Avocado Property

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[ollie@avocadopropertyagents.co.uk](mailto:ollie@avocadopropertyagents.co.uk)

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