

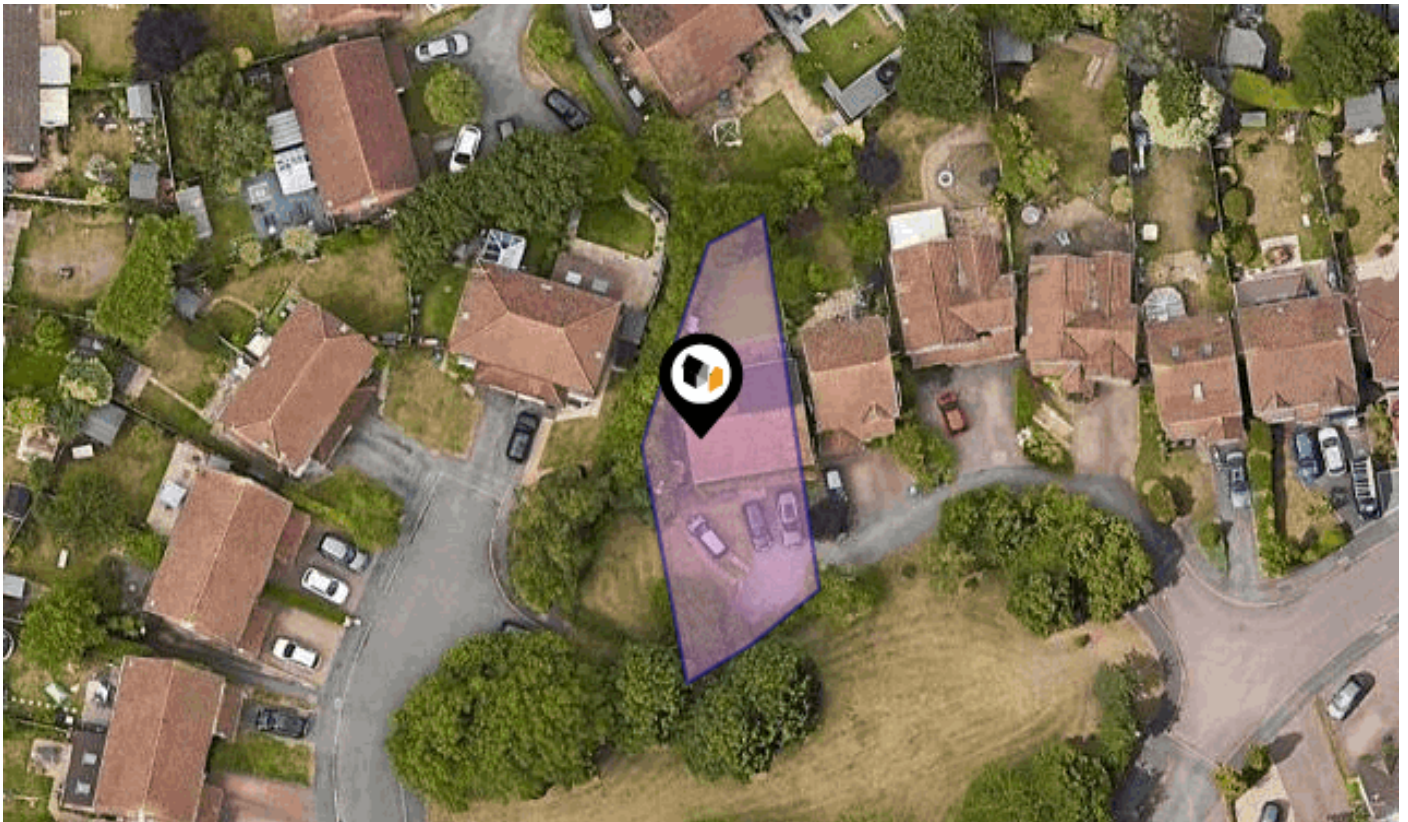


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 22nd May 2024



ROSE CLOSE, WOODLEY, READING, RG5

Avocado Property

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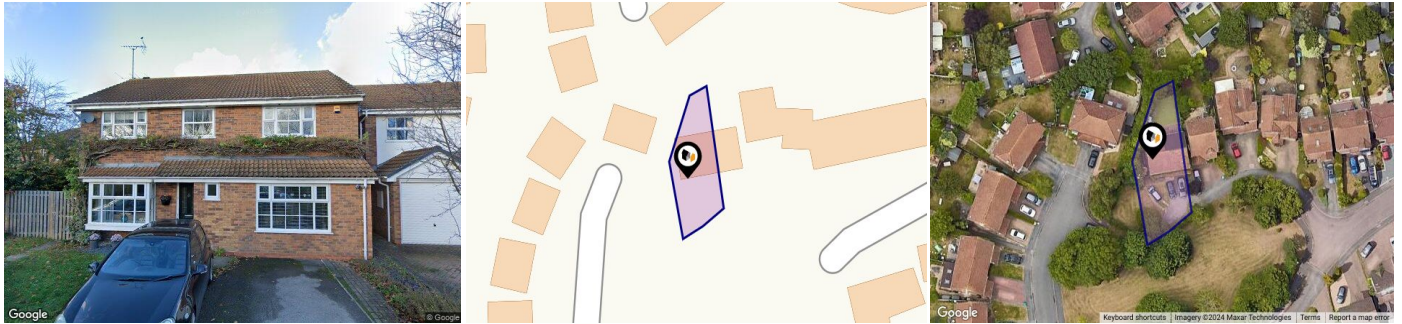
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Property Overview



Property

Type:	Detached	Last Sold £/ft²:	£307
Bedrooms:	5	Tenure:	Freehold
Floor Area:	1,625 ft ² / 151 m ²		
Plot Area:	0.09 acres		
Year Built :	1983-1990		
Council Tax :	Band E		
Annual Estimate:	£2,766		
Title Number:	BK232344		
UPRN:	14034555		

Local Area

Local Authority:	Wokingham
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Very Low

Satellite/Fibre TV Availability:



Planning History

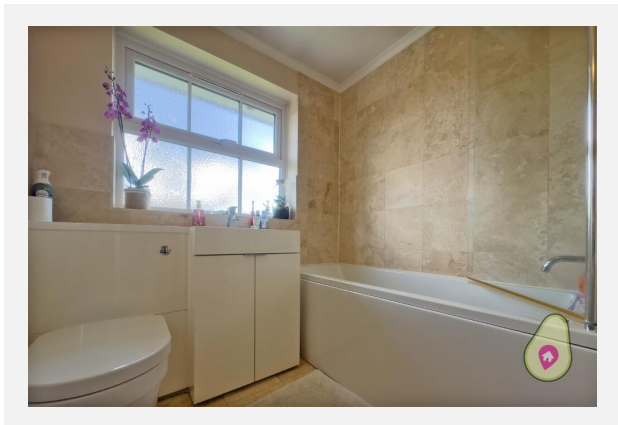
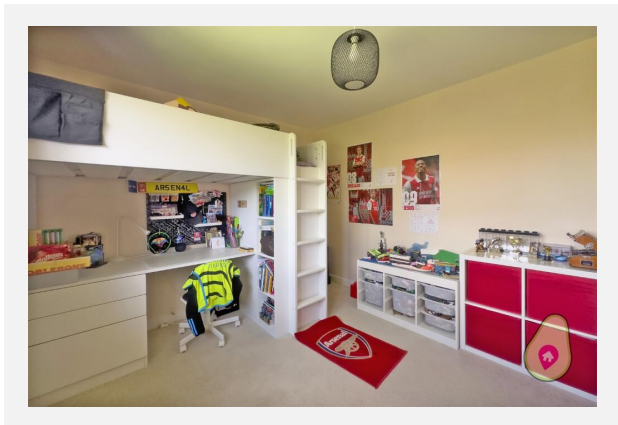
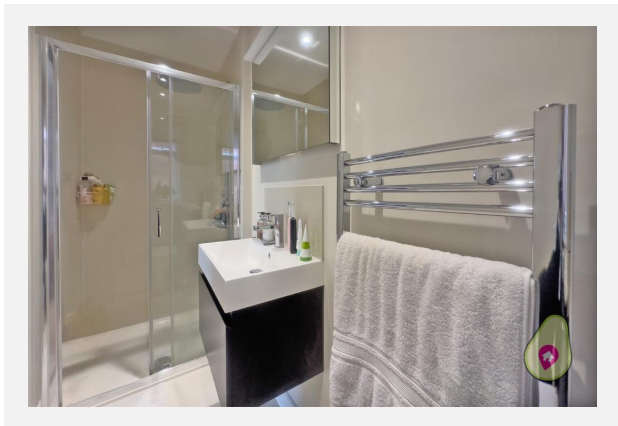
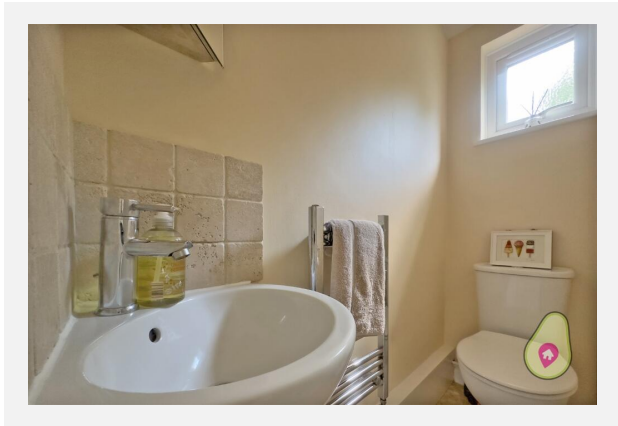
This Address



Planning records for: *32, Rose Close, Woodley, Reading, RG5 4UR*

Reference - 150850
Decision: Approve
Date: 09th March 2015
Description: Application for a non-material amendment to planning consent F/2014/2306 to allow the addition of an obscured glass window at first floor level
Reference - 140887
Decision: Approve
Date: 04th November 2014
Description: Proposed erection of two storey side extension with conversion of garage to habitable accommodation and insertion of bifolding doors to west side elevation.
Reference - 141950
Decision: Approve
Date: 06th March 2014
Description: Proposed erection of a part first floor, part two storey side extension and conversion of existing garage to additional habitable accommodation.

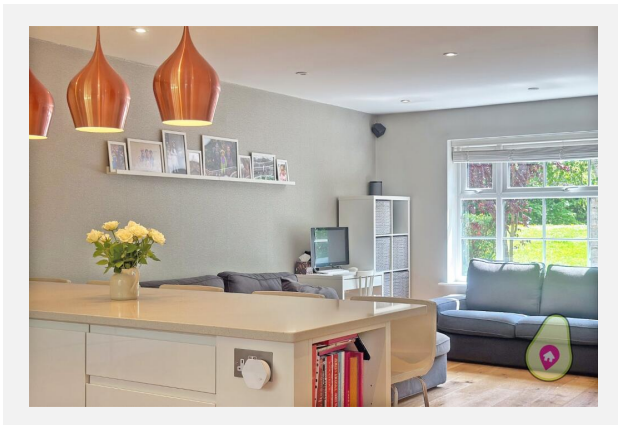
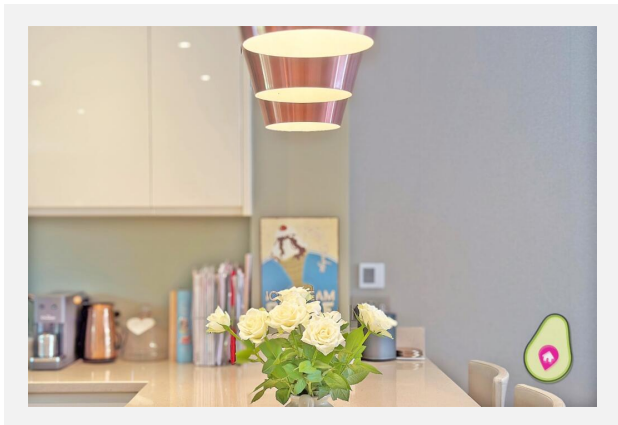
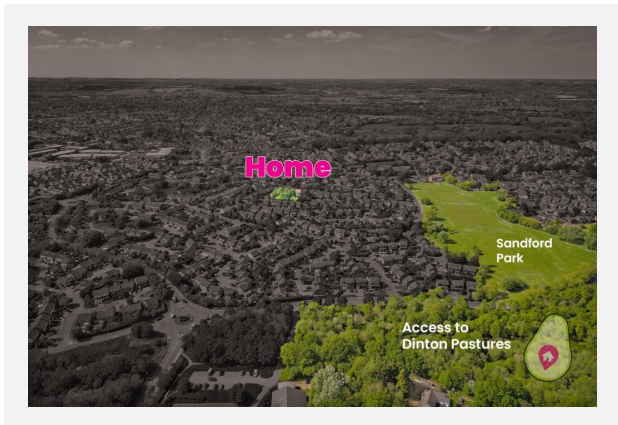
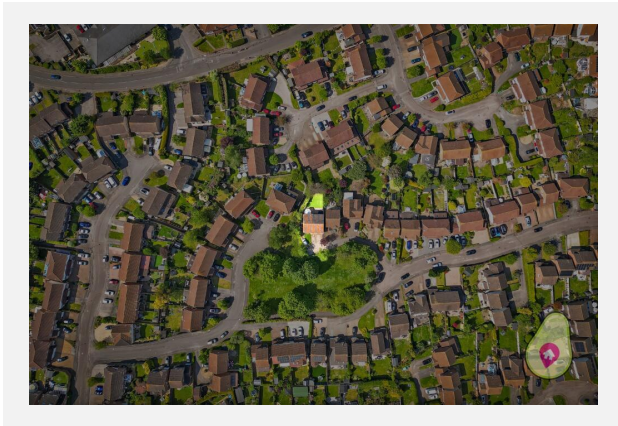
Gallery Photos



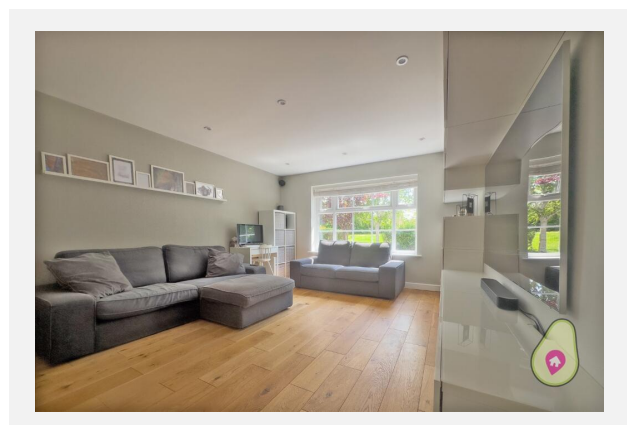
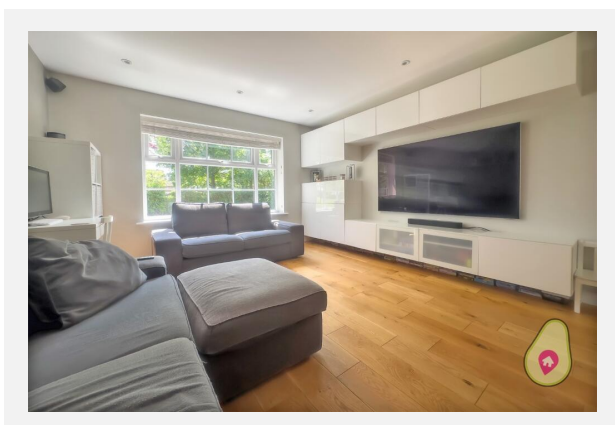
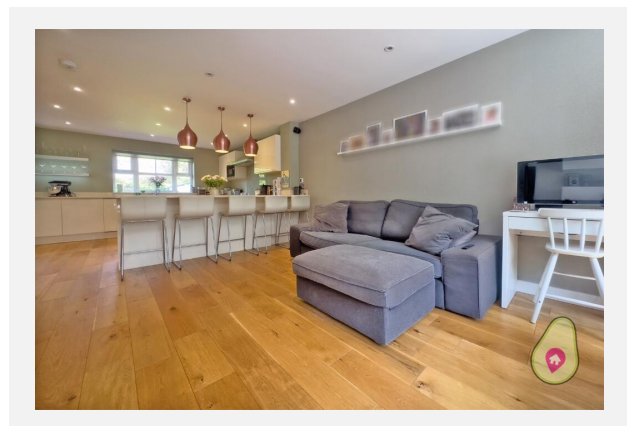
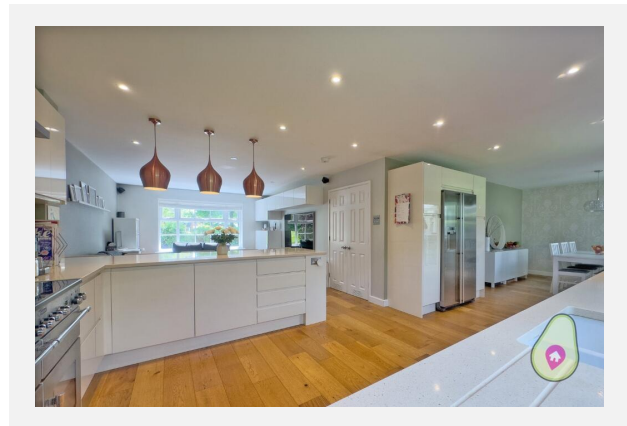
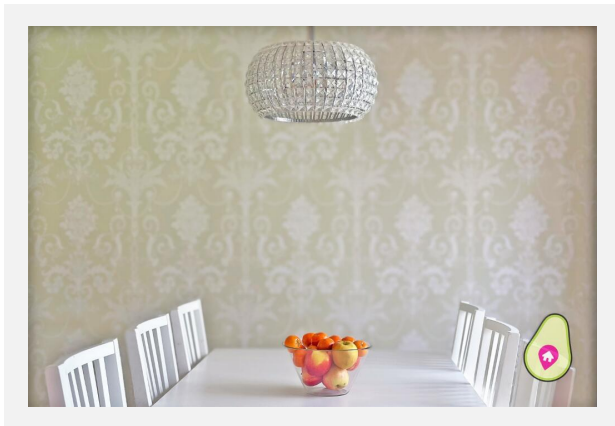
Gallery Photos



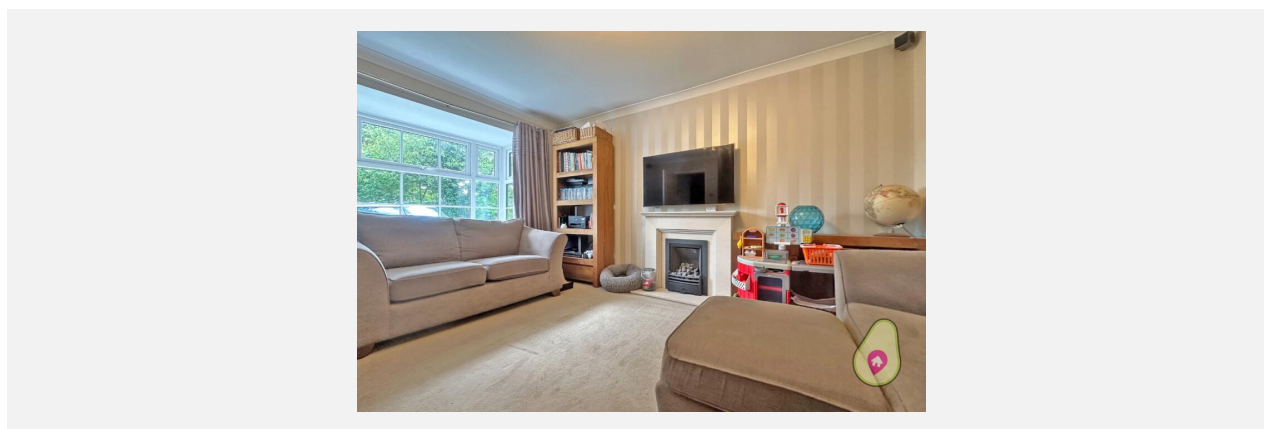
Gallery Photos



Gallery Photos



Gallery Photos



Property EPC - Certificate



Energy rating

C

Valid until 07.05.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

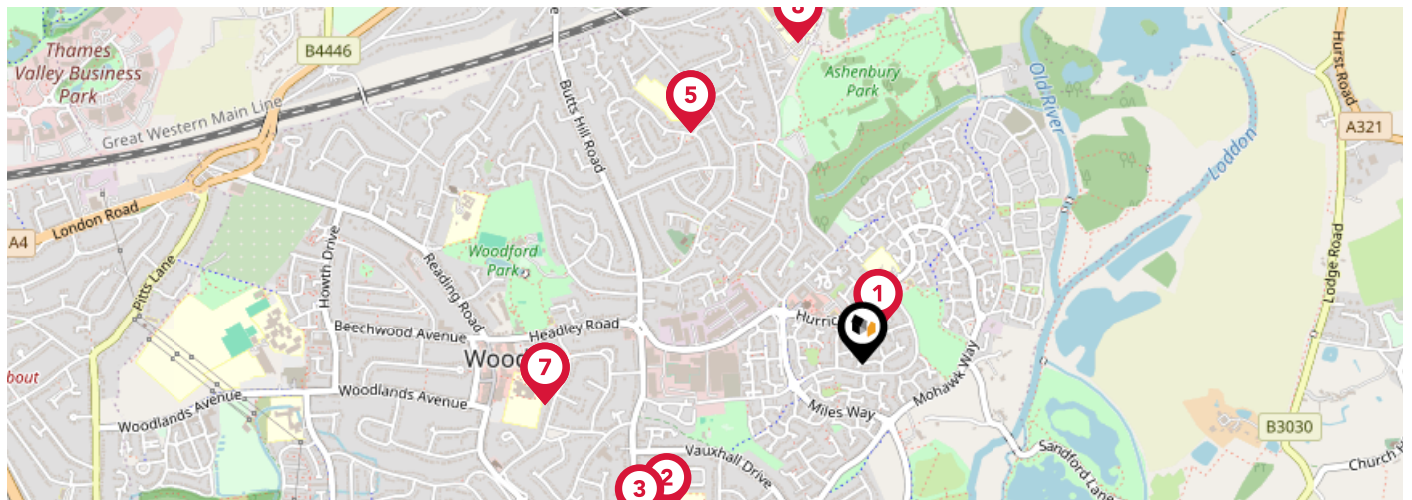
EPC - Additional Data



Additional EPC Data

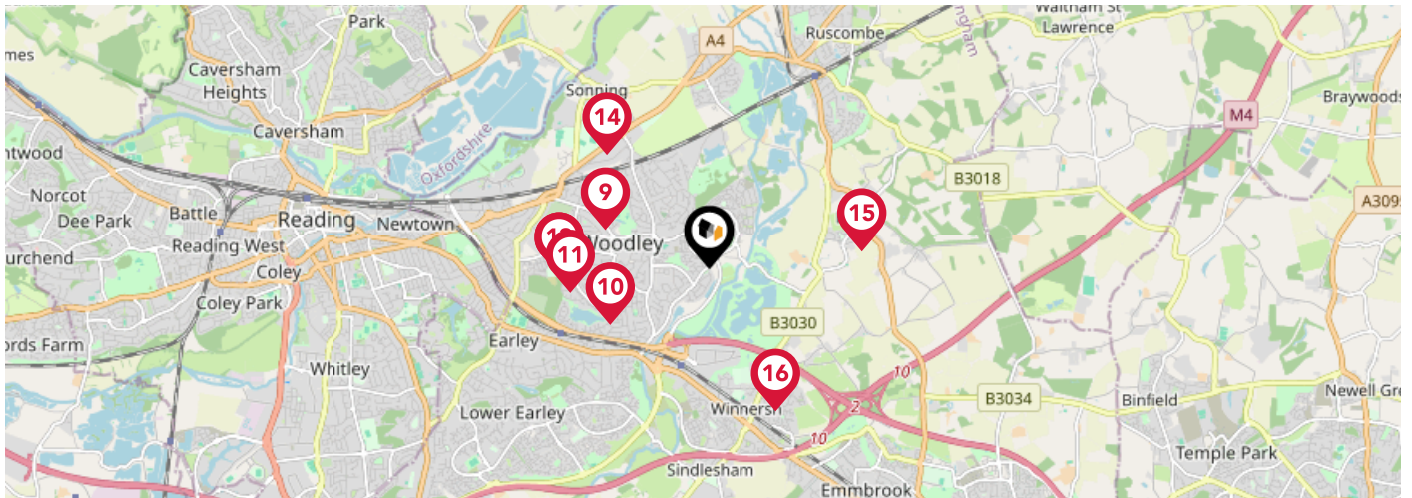
Property Type:	Detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall as built insulated (assumed)
Walls Energy:	Good
Roof:	Pitched 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid no insulation (assumed)
Total Floor Area:	151 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Woodley CofE Primary School Ofsted Rating: Good Pupils: 313 Distance:0.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Rivermead Primary School Ofsted Rating: Good Pupils: 426 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Rivermead Primary School Ofsted Rating: Good Pupils: 418 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Willow Bank Junior School Ofsted Rating: Good Pupils: 242 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Willow Bank Infant School Ofsted Rating: Good Pupils: 180 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Ambleside Centre Ofsted Rating: Outstanding Pupils: 147 Distance:0.74	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Beechwood Primary School Ofsted Rating: Inadequate Pupils: 352 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Waingels Ofsted Rating: Good Pupils: 1291 Distance:0.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

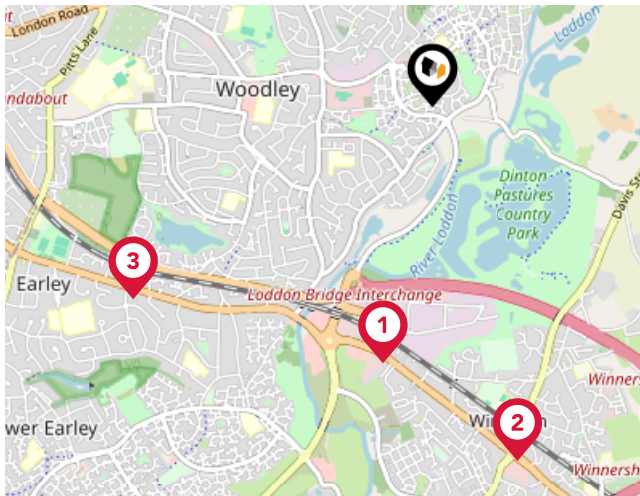
Area Schools



		Nursery	Primary	Secondary	College	Private
	St Dominic Savio Catholic Primary School Ofsted Rating: Outstanding Pupils: 416 Distance: 1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	South Lake Primary School Ofsted Rating: Outstanding Pupils: 463 Distance: 1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Highwood Primary School Ofsted Rating: Good Pupils: 355 Distance: 1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Bulmershe School Ofsted Rating: Good Pupils: 1209 Distance: 1.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Addington School Ofsted Rating: Outstanding Pupils: 222 Distance: 1.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sonning Church of England Primary School Ofsted Rating: Good Pupils: 206 Distance: 1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Nicholas Church of England Primary, Hurst Ofsted Rating: Good Pupils: 134 Distance: 1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Winnersh Primary School Ofsted Rating: Good Pupils: 417 Distance: 1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

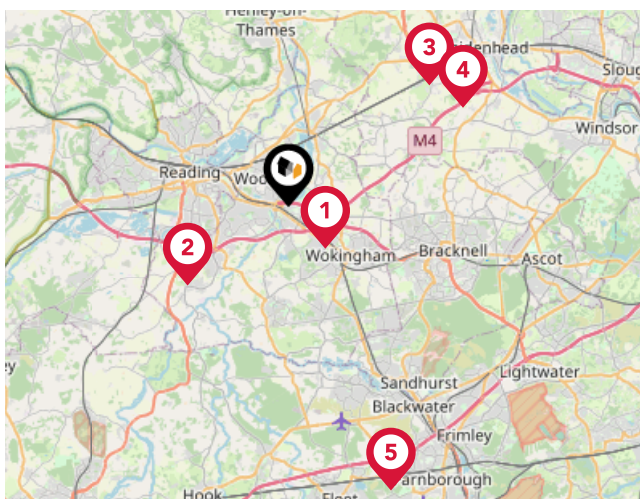
Area

Transport (National)



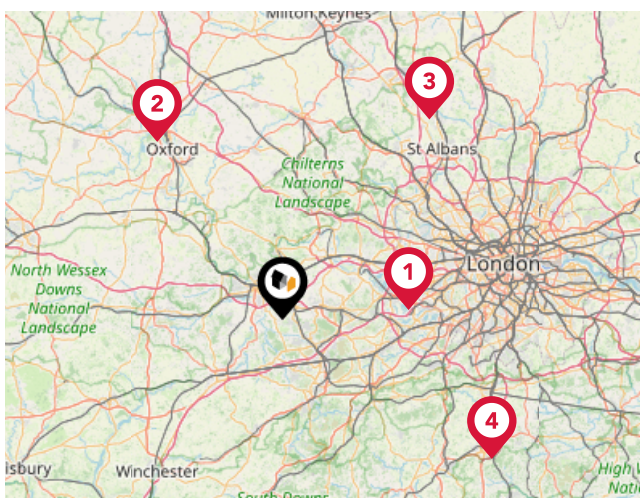
National Rail Stations

Pin	Name	Distance
1	Winnersh Triangle Rail Station	1.21 miles
2	Winnersh Rail Station	1.68 miles
3	Earley Rail Station	1.64 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J10	2.06 miles
2	M4 J11	4.69 miles
3	A404(M) J9	6.89 miles
4	A404(M) J9A	7.45 miles
5	M3 J4A	11.15 miles

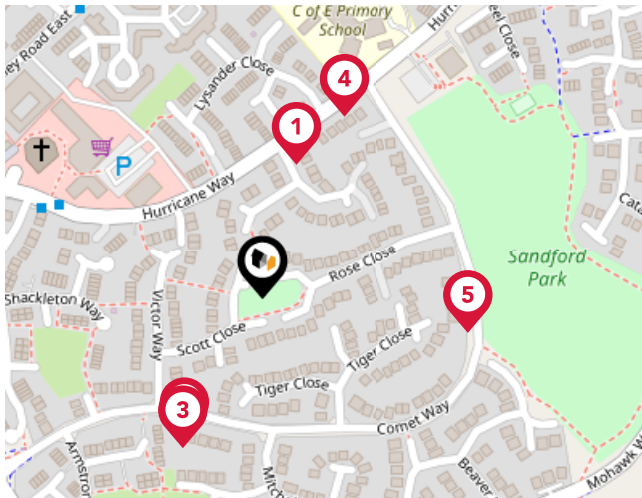


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	18.72 miles
2	London Oxford Airport	31.97 miles
3	London Luton Airport	36.65 miles
4	London Gatwick Airport	37.42 miles

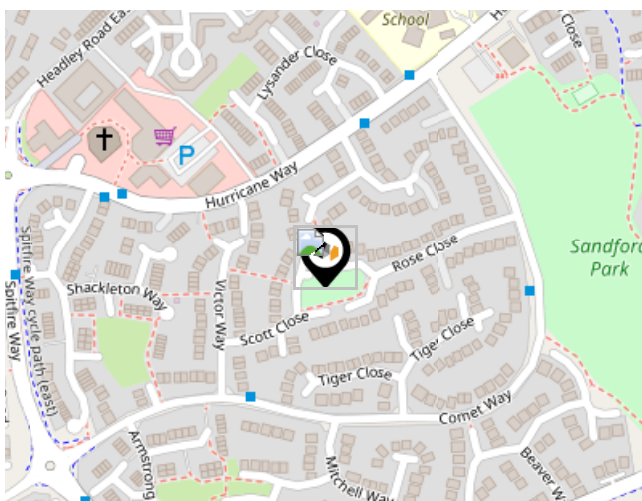
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Lysander Close	0.08 miles
2	Victor Way	0.09 miles
3	Victor Way	0.1 miles
4	Lysander Close	0.11 miles
5	Comet Way - Rose Close	0.12 miles



Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	19.14 miles

Avocado Property

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Avocado Property

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