

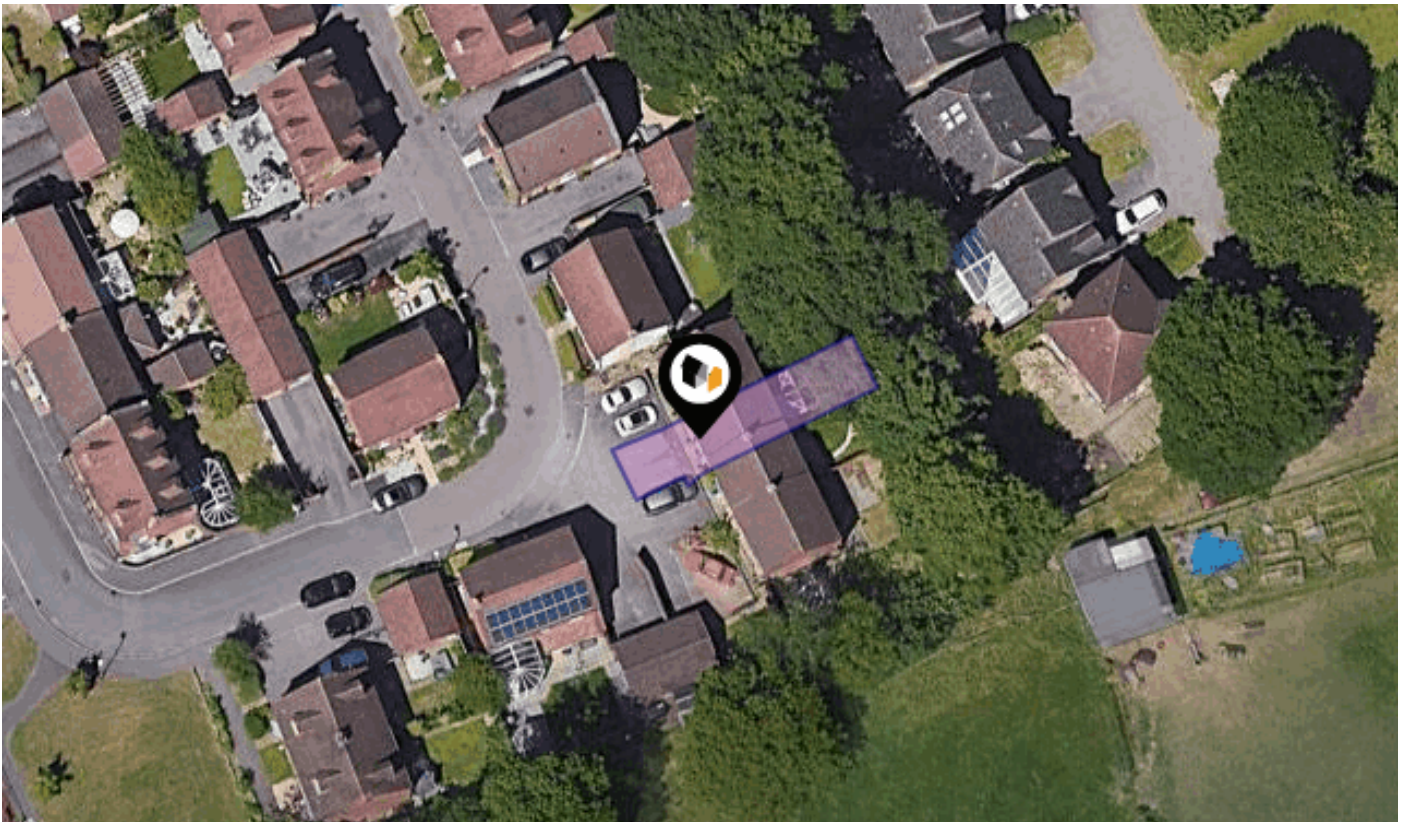


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Sunday 16th June 2024



KINGFISHER GROVE, THREE MILE CROSS, READING, RG7

Avocado Property

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Property Overview



Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	635 ft ² / 59 m ²		
Plot Area:	0.03 acres		
Year Built :	2003		
Council Tax :	Band C		
Annual Estimate:	£2,011		
Title Number:	BK385415		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

14 mb/s	50 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *Kingfisher Grove, Three Mile Cross, Reading, RG7*

Reference - 061140	
Decision:	Approve
Date:	13th April 2006
Description:	Application for a certificate of proposed lawful development for the erection of a conservatory.

KINGFISHER GROVE, THREE MILE CROSS, READING, RG7



This floorplan is for illustrative purposes only and is not to scale. The total area includes all the areas shown.
Plan produced using PlanUp.

Property EPC - Certificate



Kingfisher Grove, Three Mile Cross, RG7

Energy rating

C

Valid until 19.06.2027

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

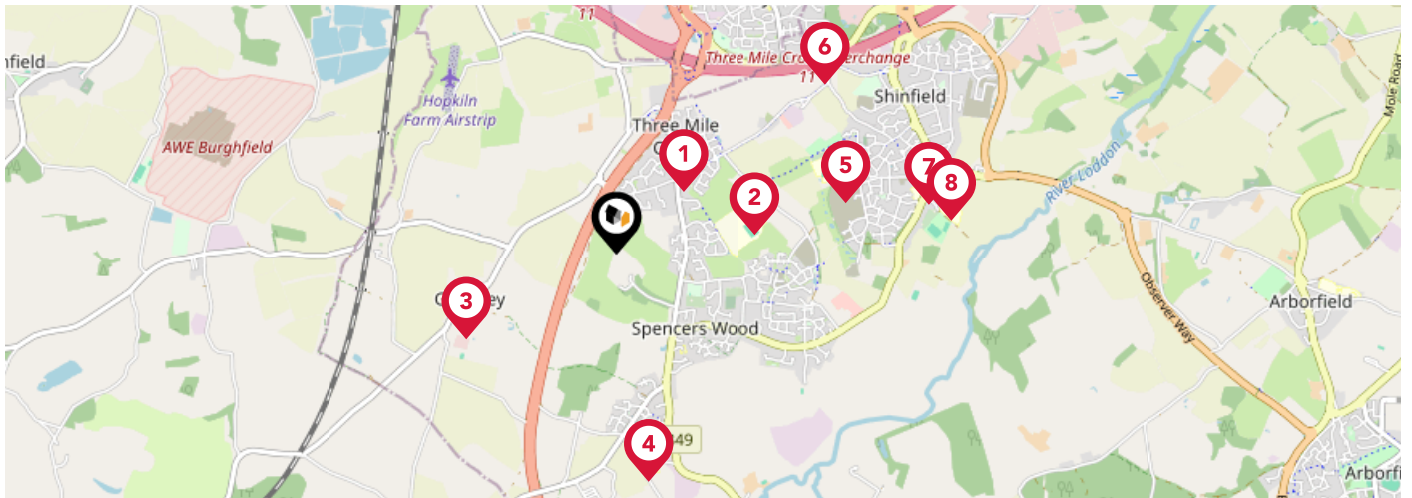
EPC - Additional Data



Additional EPC Data

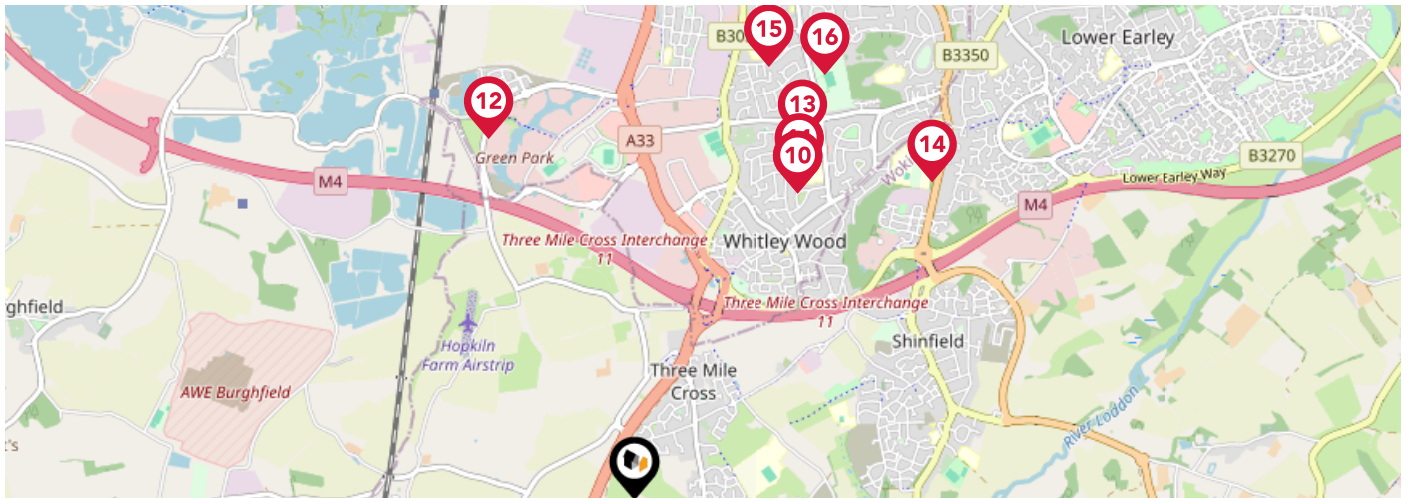
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	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:	Low energy lighting in 38% of fixed outlets
Floors:	Suspended, insulated (assumed)
Total Floor Area:	59 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	The Vine Christian School Ofsted Rating: Inadequate Pupils: 25 Distance:0.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Oakbank Ofsted Rating: Requires Improvement Pupils: 498 Distance:0.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Grazeley Parochial Church of England Aided Primary School Ofsted Rating: Good Pupils: 200 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Lambs Lane Primary School Ofsted Rating: Good Pupils: 202 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Alder Grove Church of England Primary School Ofsted Rating: Not Rated Pupils:0 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	OneSchool Global UK Reading Primary Campus Ofsted Rating: Not Rated Pupils: 40 Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Shinfield Infant and Nursery School Ofsted Rating: Good Pupils:0 Distance:1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Shinfield St Mary's CofE Junior School Ofsted Rating: Good Pupils: 358 Distance:1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

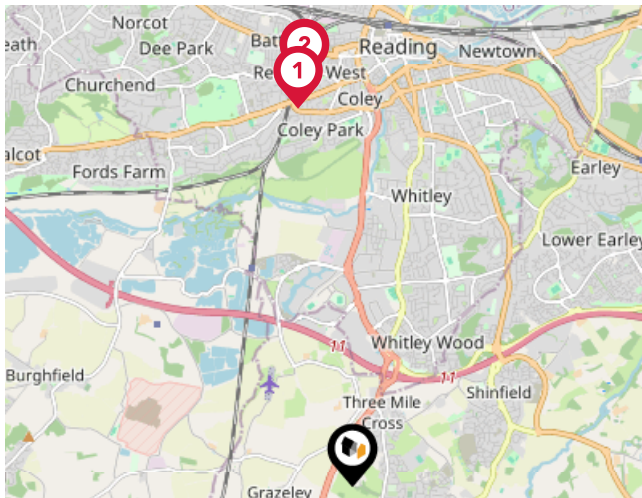
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 Geoffrey Field Junior School Ofsted Rating: Good Pupils: 358 Distance:1.6</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Geoffrey Field Infant School Ofsted Rating: Outstanding Pupils: 321 Distance:1.6</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Christ The King Catholic Primary School Ofsted Rating: Good Pupils: 359 Distance:1.68</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Green Park Village Primary Academy Ofsted Rating: Not Rated Pupils:0 Distance:1.8</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 John Madejski Academy Ofsted Rating: Requires Improvement Pupils: 633 Distance:1.82</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Crosfields School Ofsted Rating: Not Rated Pupils: 572 Distance:2.01</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Whitley Park Primary and Nursery School Ofsted Rating: Good Pupils: 596 Distance:2.09</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Blagdon Nursery School and Children's Centre Ofsted Rating: Outstanding Pupils: 166 Distance:2.14</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

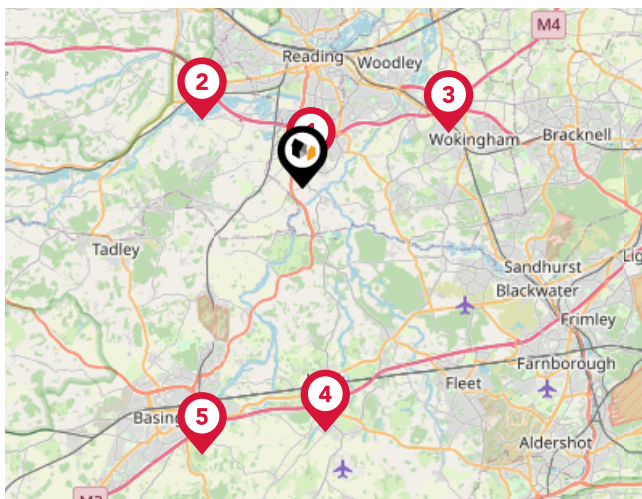
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Reading West Rail Station	3.53 miles
2	Reading West Rail Station	3.75 miles
3	Reading West Rail Station	3.77 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J11	0.82 miles
2	M4 J12	4.5 miles
3	M4 J10	5.79 miles
4	M3 J5	9.06 miles
5	M3 J6	10.51 miles

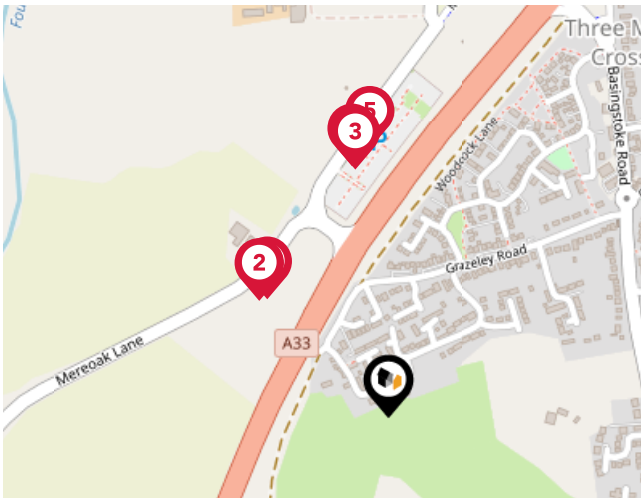


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport Terminal 5	21.73 miles
2	London Heathrow Airport Terminal 3	22.84 miles
3	London Heathrow Airport	23.27 miles
4	London Heathrow Airport Terminal 2	23.28 miles

Area

Transport (Local)



Bus Stops/Stations

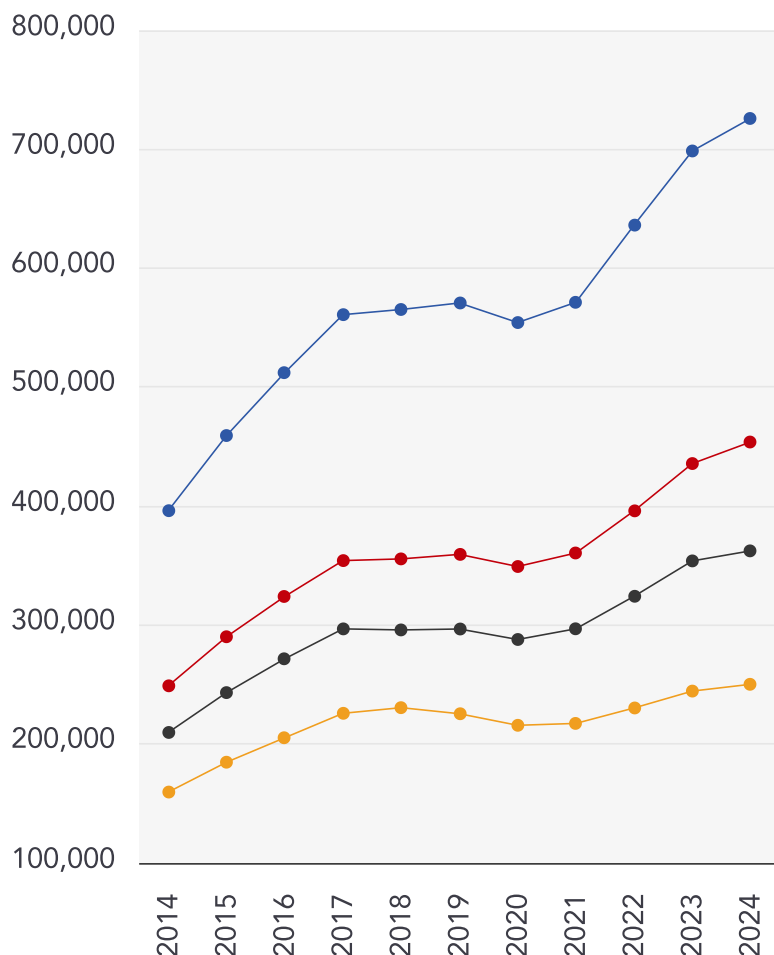
Pin	Name	Distance
1	Mere oak Lane 3	0.2 miles
2	Mere oak Lane 3	0.2 miles
3	Mere oak Lane	0.29 miles
4	Mere oak Lane	0.29 miles
5	Mere oak Lane - Park & Ride	0.31 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in RG7



Detached

+83.21%

Semi-Detached

+82.31%

Terraced

+72.76%

Flat

+56.72%

Avocado Property

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Avocado Property

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Avocado Property

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