

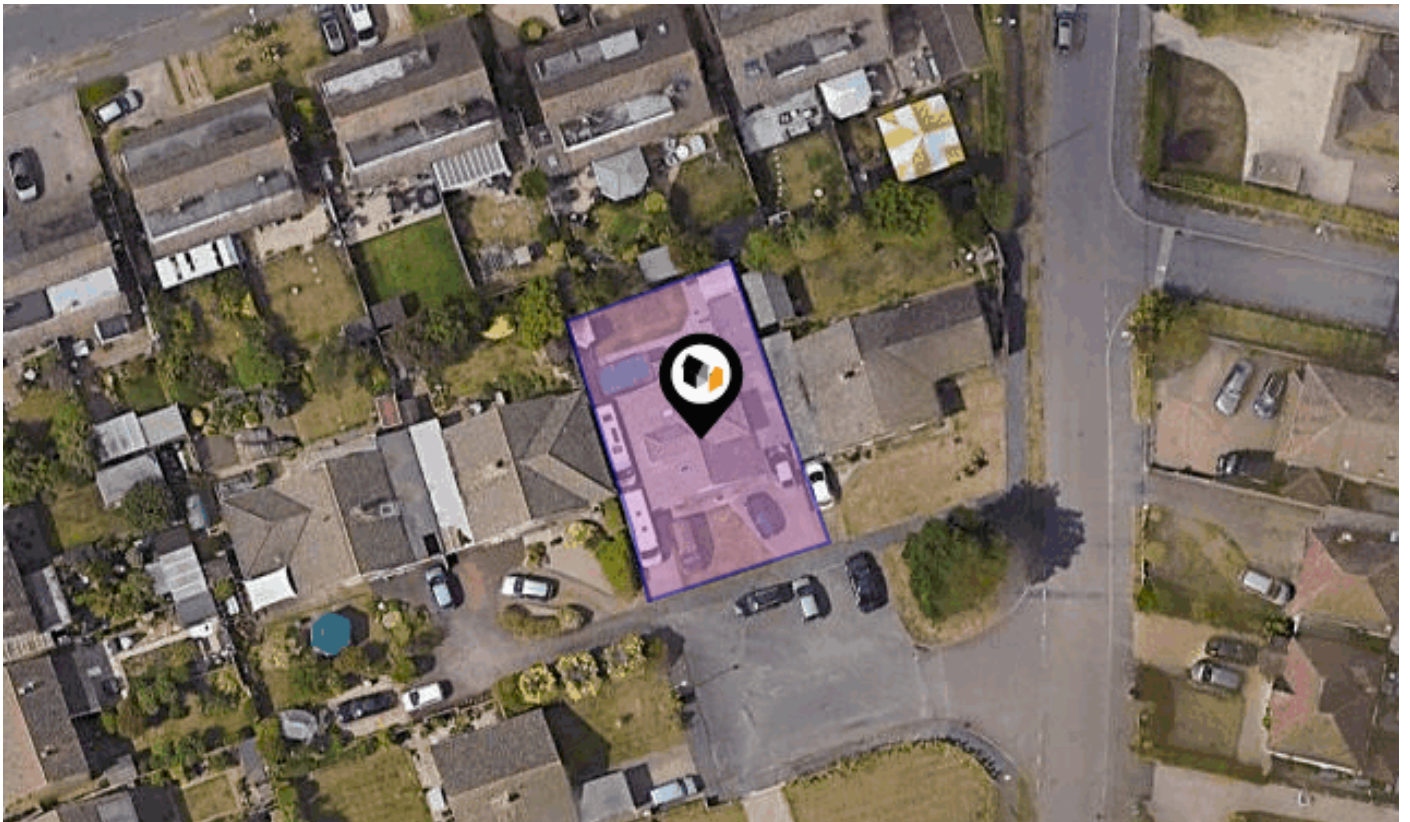


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 20<sup>th</sup> June 2024



**OATLANDS ROAD, SHINFIELD, READING, RG2**

## Avocado Property

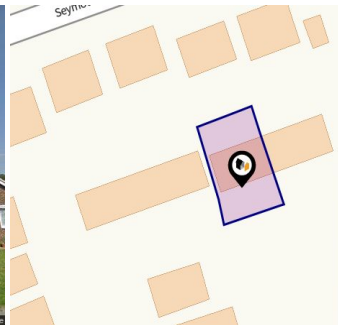
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# Property Overview



## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	4		
<b>Floor Area:</b>	1,582 ft <sup>2</sup> / 147 m <sup>2</sup>		
<b>Plot Area:</b>	0.09 acres		
<b>Council Tax :</b>	Band E		
<b>Annual Estimate:</b>	£2,766		
<b>Title Number:</b>	BK84336		

## Local Area

<b>Local Authority:</b>	Wokingham
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	No Risk
• Surface Water	Very Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>19</b> mb/s	<b>70</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Planning History

## This Address



Planning records for: *Oatlands Road, Shinfield, Reading, RG2*

Reference - 061435	
<b>Decision:</b>	Approve
<b>Date:</b>	28th November 2006
<b>Description:</b>	Proposed erection of single storey rear extension plus conversion of loft to habitable rooms with insertion of velux windows and dormer extension to side of dwelling.

# Property EPC - Certificate



Shinfield, RG2

Energy rating

**C**

Valid until 24.09.2033

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		82   <b>B</b>
69-80	<b>C</b>	71   <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

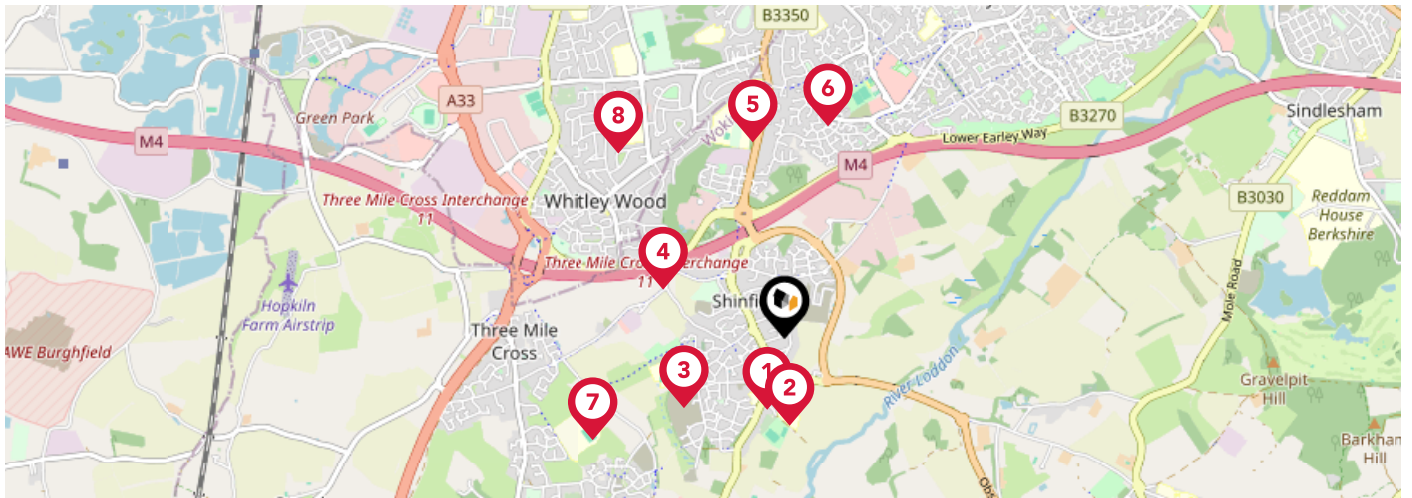
## EPC - Additional Data



### 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>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed before 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, 270 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	147 m <sup>2</sup>

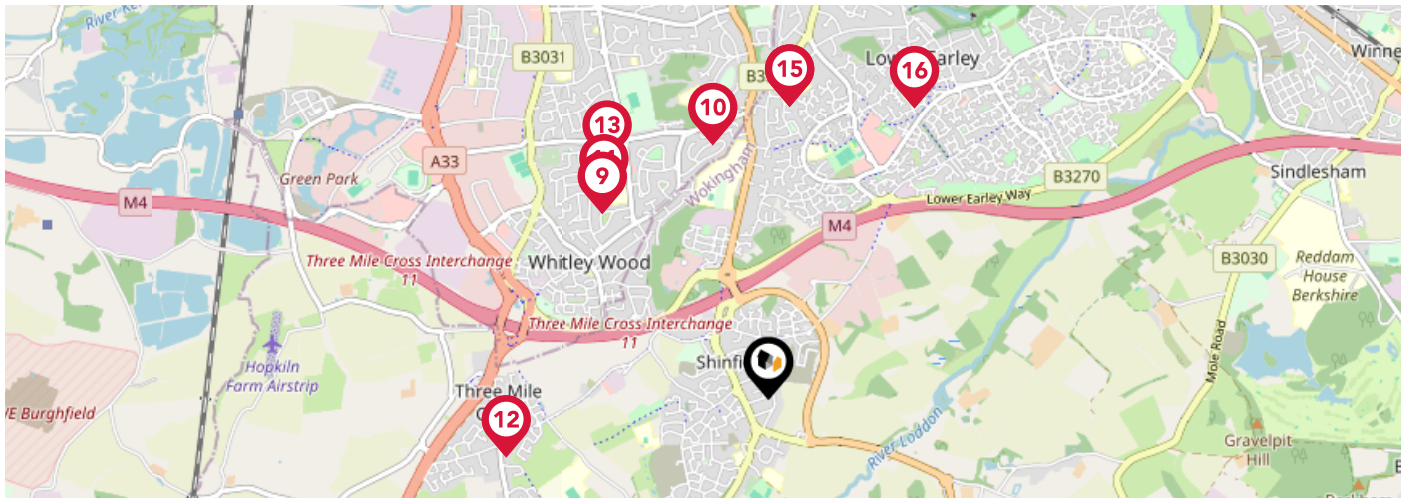
# Area Schools



	Nursery	Primary	Secondary	College	Private
<b>1</b> <b>Shinfield Infant and Nursery School</b> Ofsted Rating: Good   Pupils:0   Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b> <b>Shinfield St Mary's CofE Junior School</b> Ofsted Rating: Good   Pupils: 358   Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b> <b>Alder Grove Church of England Primary School</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b> <b>OneSchool Global UK Reading Primary Campus</b> Ofsted Rating: Not Rated   Pupils: 40   Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b> <b>Crosfields School</b> Ofsted Rating: Not Rated   Pupils: 572   Distance:0.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b> <b>Hillside Primary School</b> Ofsted Rating: Good   Pupils: 461   Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b> <b>Oakbank</b> Ofsted Rating: Requires Improvement   Pupils: 498   Distance:1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b> <b>Geoffrey Field Junior School</b> Ofsted Rating: Good   Pupils: 358   Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



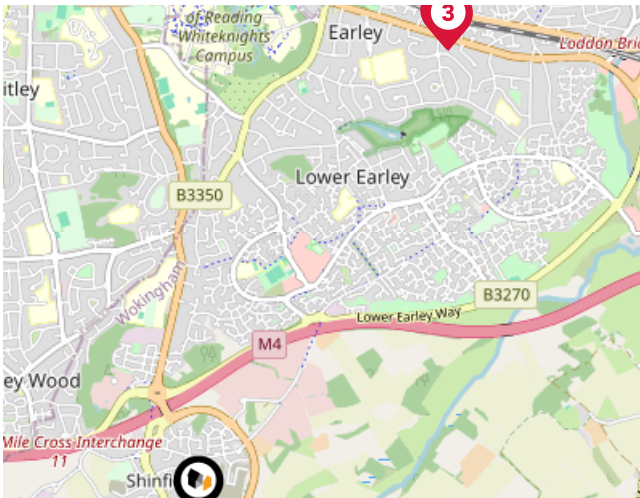
# Area Schools



	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Geoffrey Field Infant School</b> Ofsted Rating: Outstanding   Pupils: 321   Distance: 1.15</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>The Ridgeway Primary School</b> Ofsted Rating: Good   Pupils: 443   Distance: 1.2</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Christ The King Catholic Primary School</b> Ofsted Rating: Good   Pupils: 359   Distance: 1.2</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>The Vine Christian School</b> Ofsted Rating: Inadequate   Pupils: 25   Distance: 1.24</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>John Madejski Academy</b> Ofsted Rating: Requires Improvement   Pupils: 633   Distance: 1.32</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>Whiteknights Primary School</b> Ofsted Rating: Good   Pupils: 459   Distance: 1.35</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Whiteknights Primary School</b> Ofsted Rating: Good   Pupils: 460   Distance: 1.35</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>Radstock Primary School</b> Ofsted Rating: Good   Pupils: 434   Distance: 1.51</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

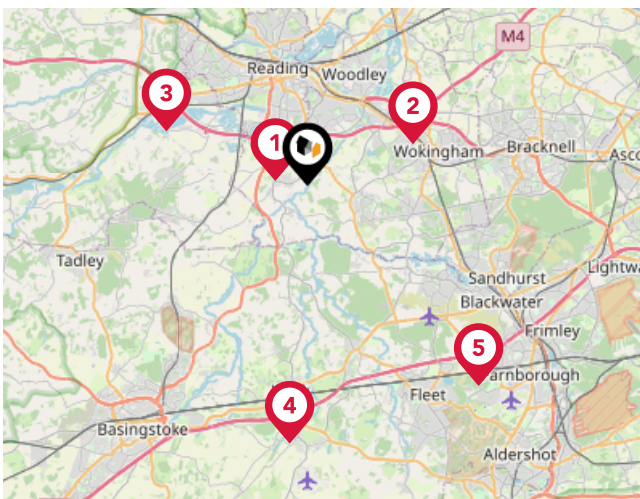
# Area

## Transport (National)



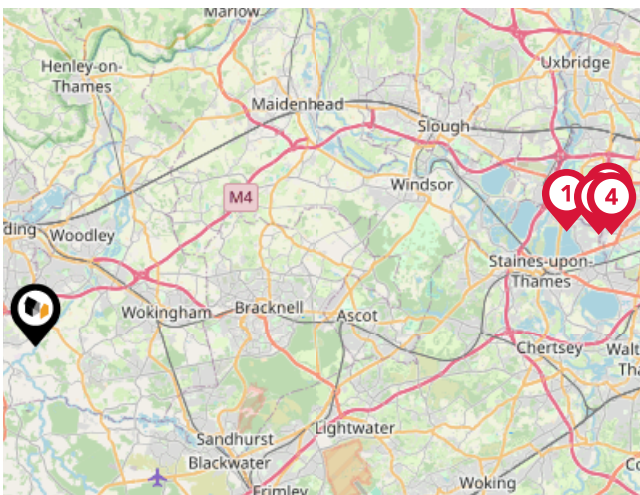
### National Rail Stations

Pin	Name	Distance
1	Earley Rail Station	2.45 miles
2	Earley Rail Station	2.46 miles
3	Earley Rail Station	2.45 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J11	1.2 miles
2	M4 J10	4.17 miles
3	M4 J12	5.59 miles
4	M3 J5	9.6 miles
5	M3 J4A	9.76 miles



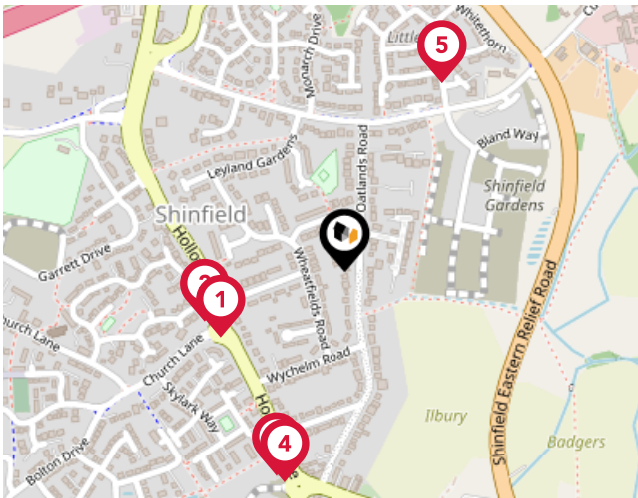
### Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport Terminal 5	20.13 miles
2	London Heathrow Airport Terminal 3	21.23 miles
3	London Heathrow Airport	21.67 miles
4	London Heathrow Airport Terminal 2	21.68 miles



# Area

## Transport (Local)



### Bus Stops/Stations

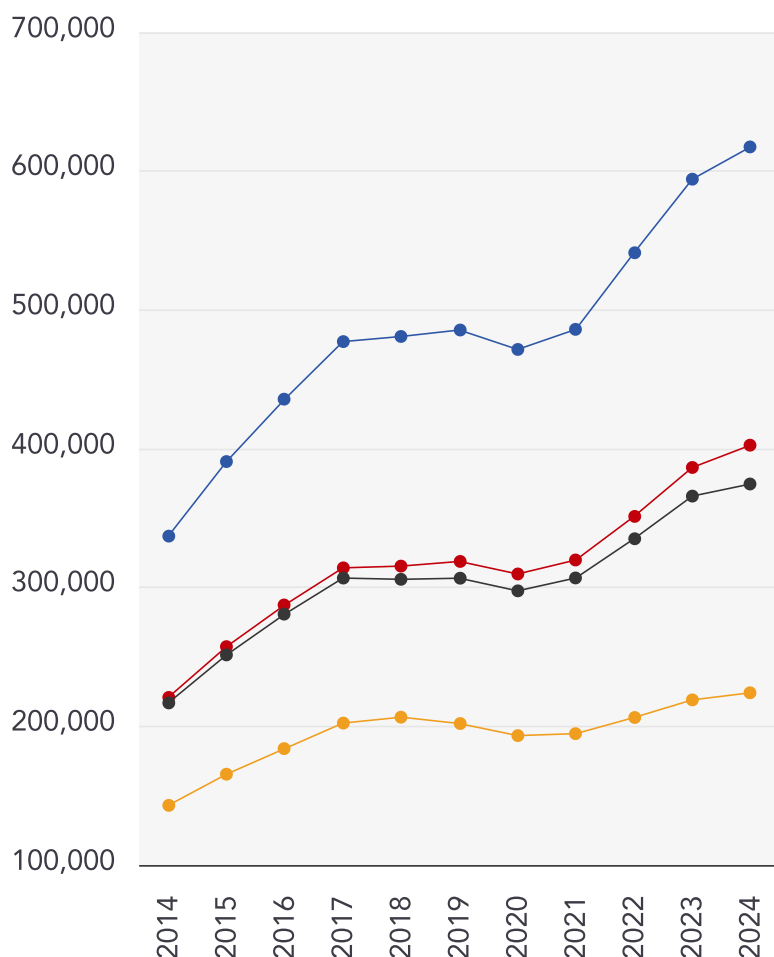
Pin	Name	Distance
1	Church Lane	0.16 miles
2	Church Lane	0.17 miles
3	School Green	0.25 miles
4	School Green	0.25 miles
5	Hawthorn	0.25 miles

# Market

## House Price Statistics



### 10 Year History of Average House Prices by Property Type in RG2



Detached

**+83.21%**

Semi-Detached

**+82.31%**

Terraced

**+72.76%**

Flat

**+56.72%**

# Avocado Property

## About Us



### Avocado Property

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We are proud to be different, we want to create a legacy as the business that positively disrupted the industry and challenged the estate agent status quo.

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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