

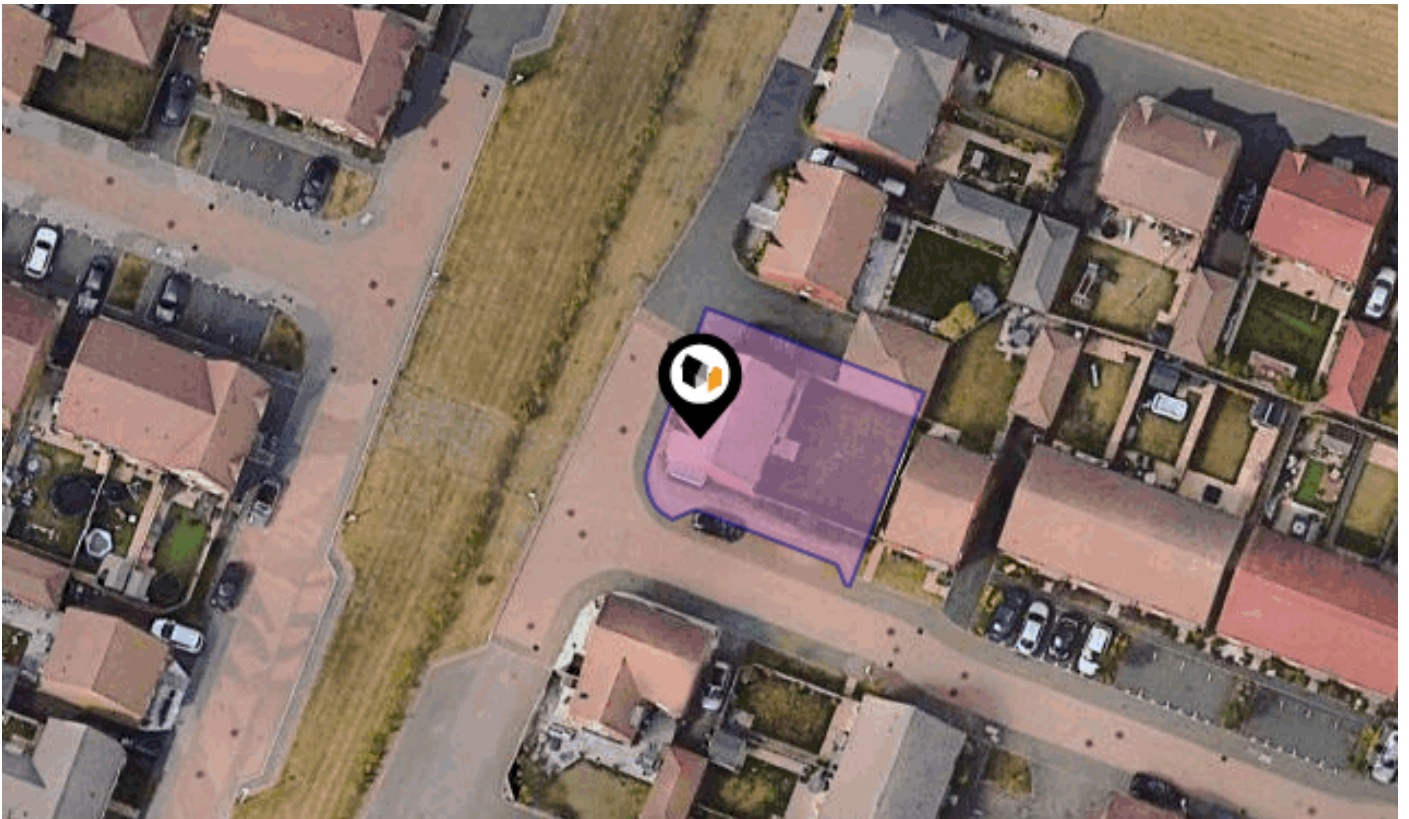


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 18th June 2024



LAWRENCE PLACE, SHINFIELD, READING, RG2

Avocado Property

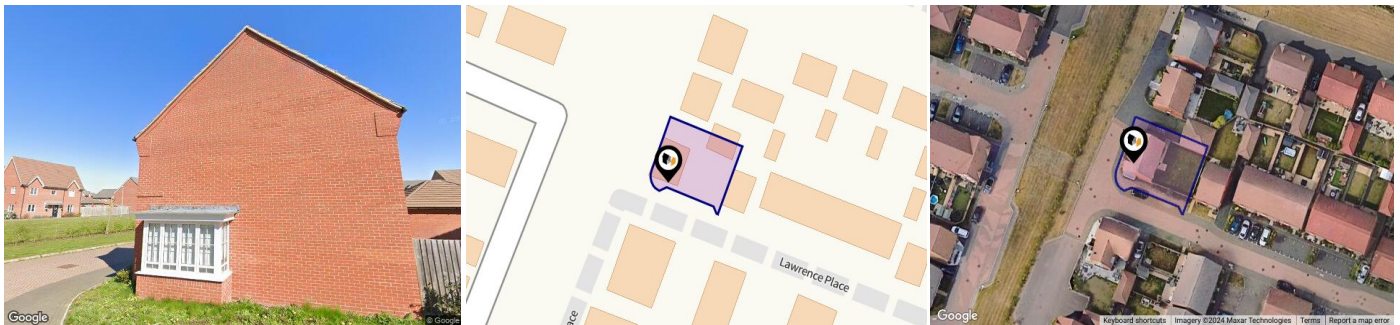
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Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,377 ft ² / 128 m ²		
Plot Area:	0.08 acres		
Year Built :	2018		
Council Tax :	Band F		
Annual Estimate:	£3,269		
Title Number:	BK490706		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

5 mb/s	31 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Lawrence Place, Shinfield, RG2

Energy rating

B

Valid until 06.02.2028

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

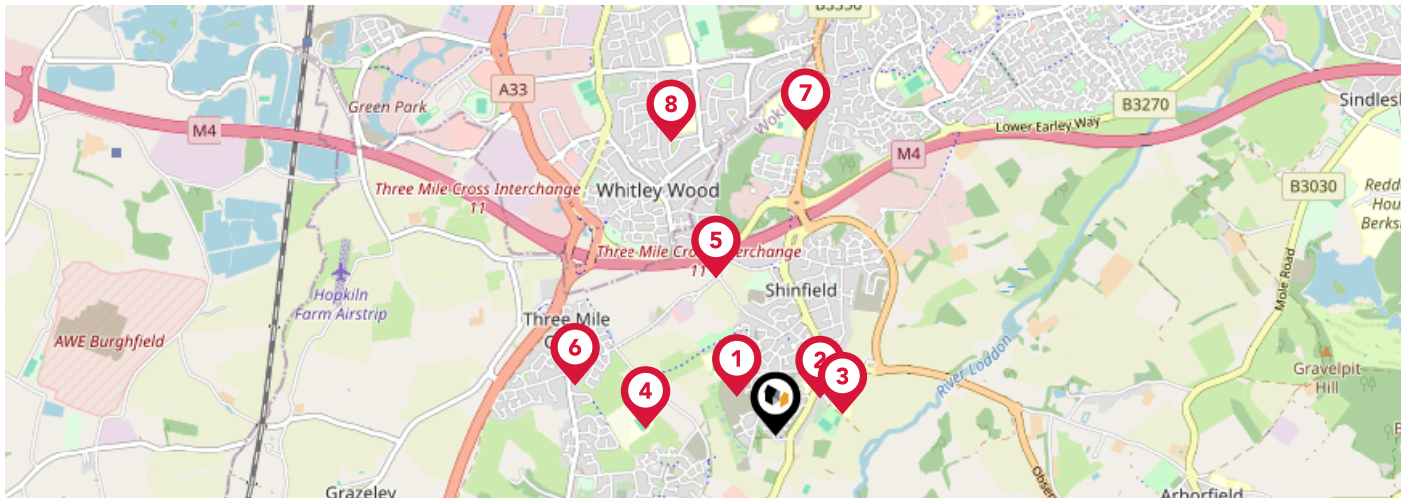
EPC - Additional Data



Additional EPC Data

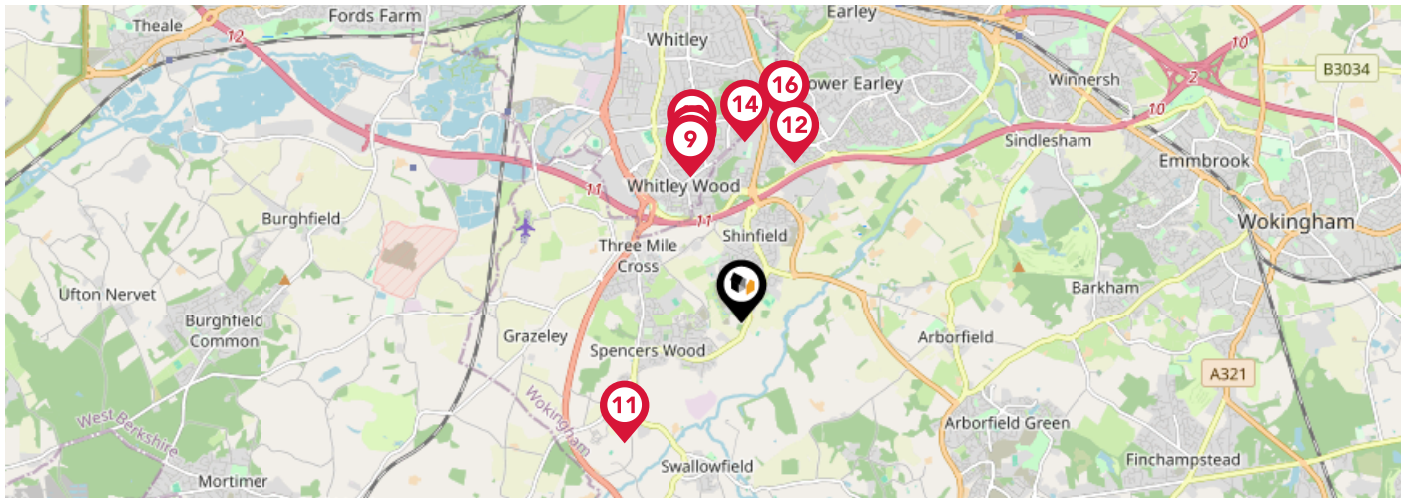
Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.21 W/m ² K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.09 W/m ² K
Roof Energy:	Very Good
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:	Average thermal transmittance 0.13 W/m ² K
Total Floor Area:	128 m ²

Area Schools



	Nursery	Primary	Secondary	College	Private
1 Alder Grove Church of England Primary School Ofsted Rating: Not Rated Pupils:0 Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Shinfield Infant and Nursery School Ofsted Rating: Good Pupils:0 Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Shinfield St Mary's CofE Junior School Ofsted Rating: Good Pupils: 358 Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Oakbank Ofsted Rating: Requires Improvement Pupils: 498 Distance:0.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 OneSchool Global UK Reading Primary Campus Ofsted Rating: Not Rated Pupils: 40 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 The Vine Christian School Ofsted Rating: Inadequate Pupils: 25 Distance:0.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Crosfields School Ofsted Rating: Not Rated Pupils: 572 Distance:1.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Geoffrey Field Junior School Ofsted Rating: Good Pupils: 358 Distance:1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

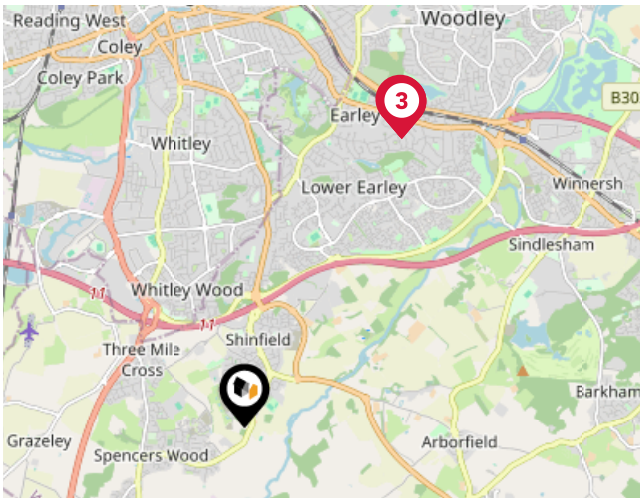
Area Schools



		Nursery	Primary	Secondary	College	Private
9	Geoffrey Field Infant School Ofsted Rating: Outstanding Pupils: 321 Distance: 1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Christ The King Catholic Primary School Ofsted Rating: Good Pupils: 359 Distance: 1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Lambs Lane Primary School Ofsted Rating: Good Pupils: 202 Distance: 1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Hillside Primary School Ofsted Rating: Good Pupils: 461 Distance: 1.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	John Madejski Academy Ofsted Rating: Requires Improvement Pupils: 633 Distance: 1.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	The Ridgeway Primary School Ofsted Rating: Good Pupils: 443 Distance: 1.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Whiteknights Primary School Ofsted Rating: Good Pupils: 459 Distance: 1.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Whiteknights Primary School Ofsted Rating: Good Pupils: 460 Distance: 1.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

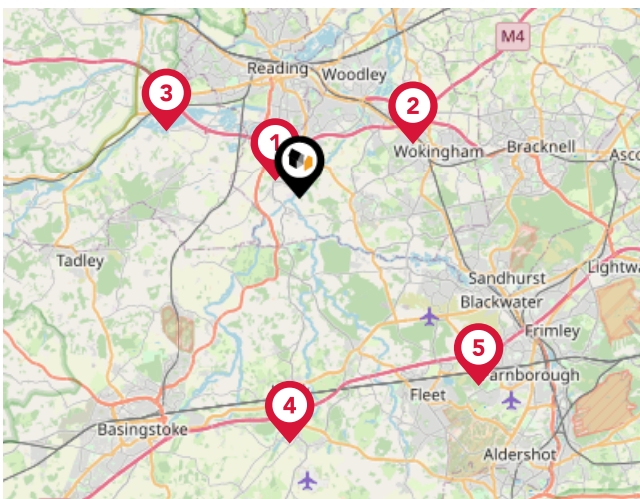
Area

Transport (National)



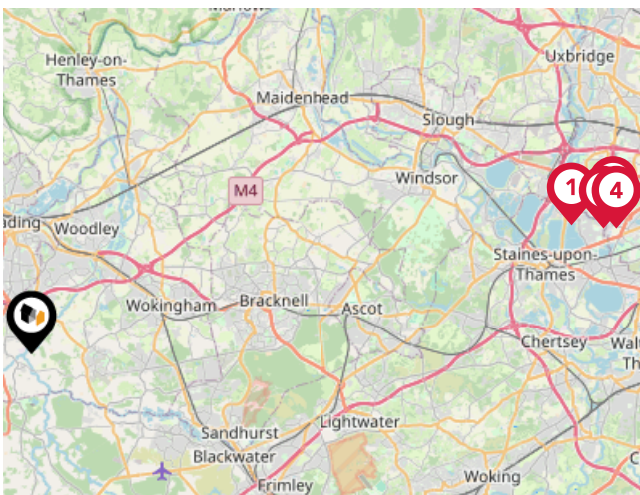
National Rail Stations

Pin	Name	Distance
1	Earley Rail Station	3.03 miles
2	Earley Rail Station	3.04 miles
3	Earley Rail Station	3.03 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J11	1.13 miles
2	M4 J10	4.64 miles
3	M4 J12	5.53 miles
4	M3 J5	9.09 miles
5	M3 J4A	9.58 miles

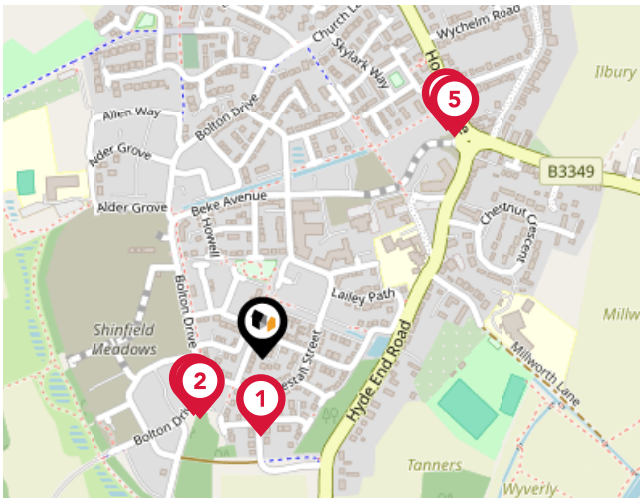


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport Terminal 5	20.52 miles
2	London Heathrow Airport Terminal 3	21.62 miles
3	London Heathrow Airport	22.06 miles
4	London Heathrow Airport Terminal 2	22.06 miles

Area

Transport (Local)



Bus Stops/Stations

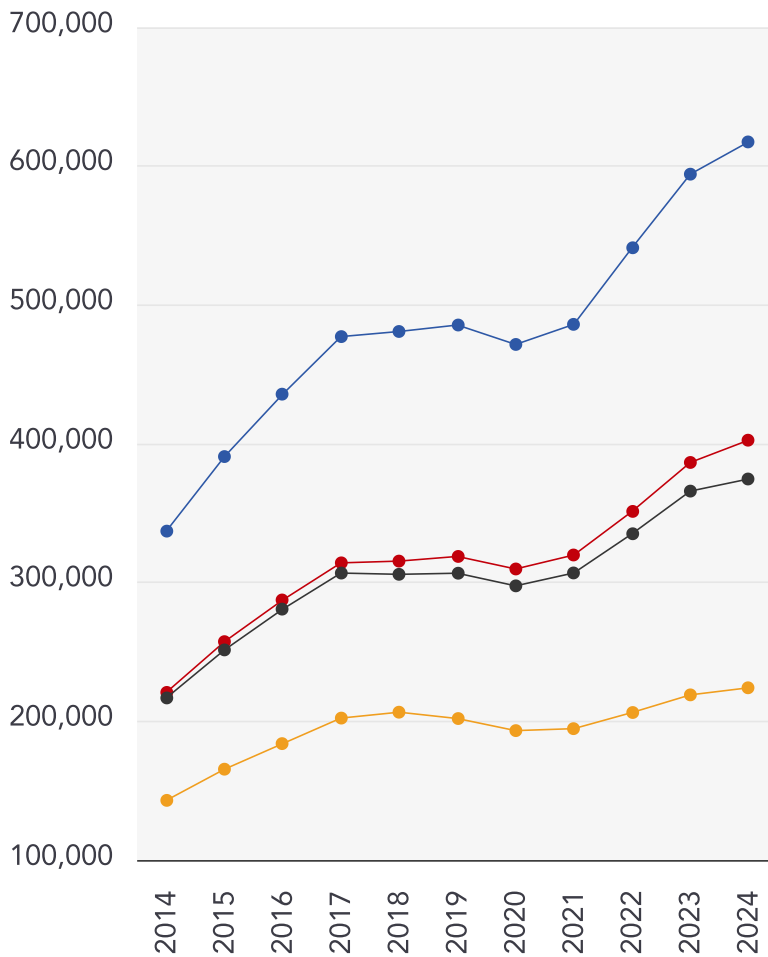
Pin	Name	Distance
1	Westall Street	0.09 miles
2	Lawrence Place	0.1 miles
3	Lawrence Place	0.1 miles
4	School Green	0.34 miles
5	School Green	0.34 miles

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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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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