

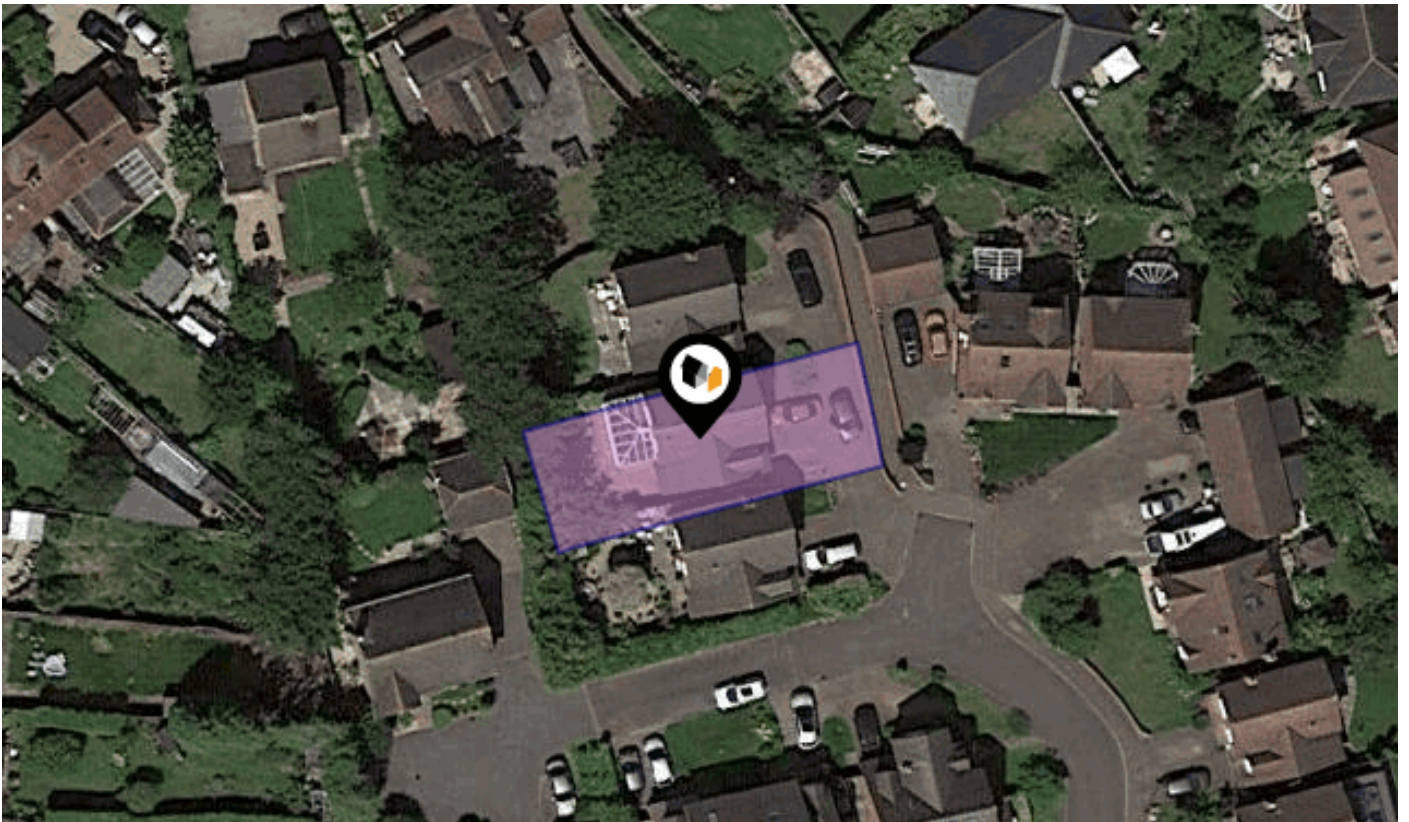


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 26th June 2024



FOXBOROUGH, SWALLOWFIELD, READING, RG7

Avocado Property

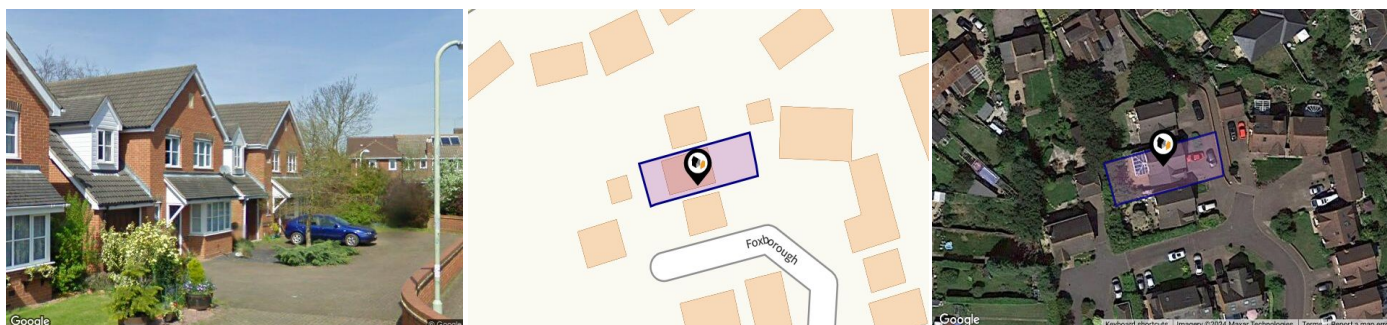
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Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,065 ft ² / 99 m ²		
Plot Area:	0.08 acres		
Year Built :	1995		
Council Tax :	Band F		
Annual Estimate:	£3,269		
Title Number:	BK334469		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

7 mb/s	56 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Foxborough, Swallowfield, RG7

Energy rating

D

Valid until 03.06.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		← 81 B
69-80	C		
55-68	D	← 66 D	
39-54	E		
21-38	F		
1-20	G		

Property

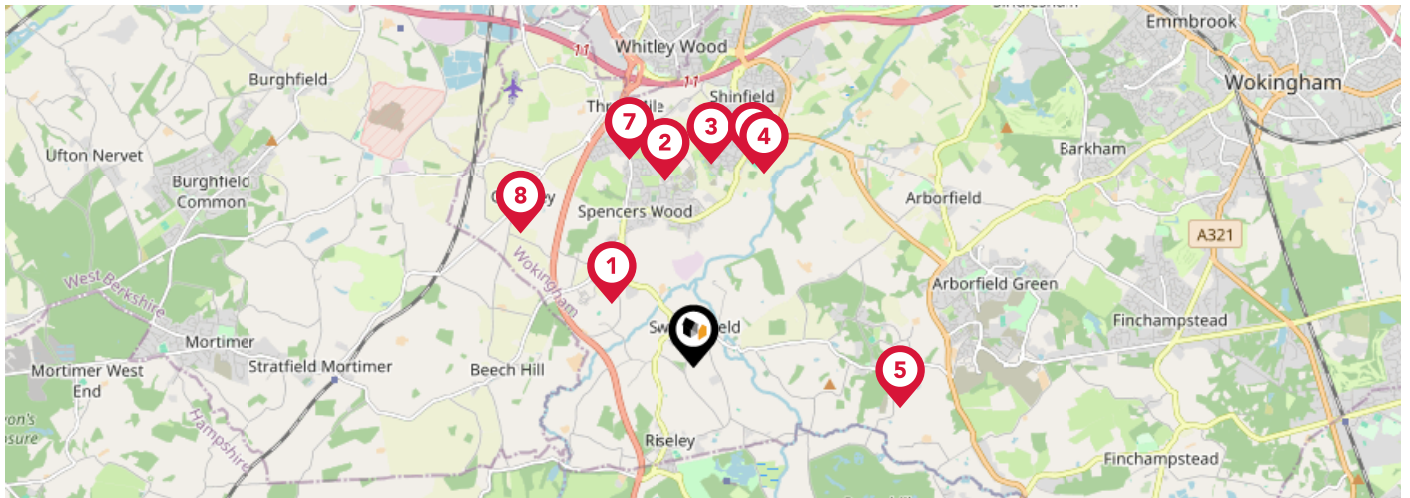
EPC - Additional Data



Additional EPC Data

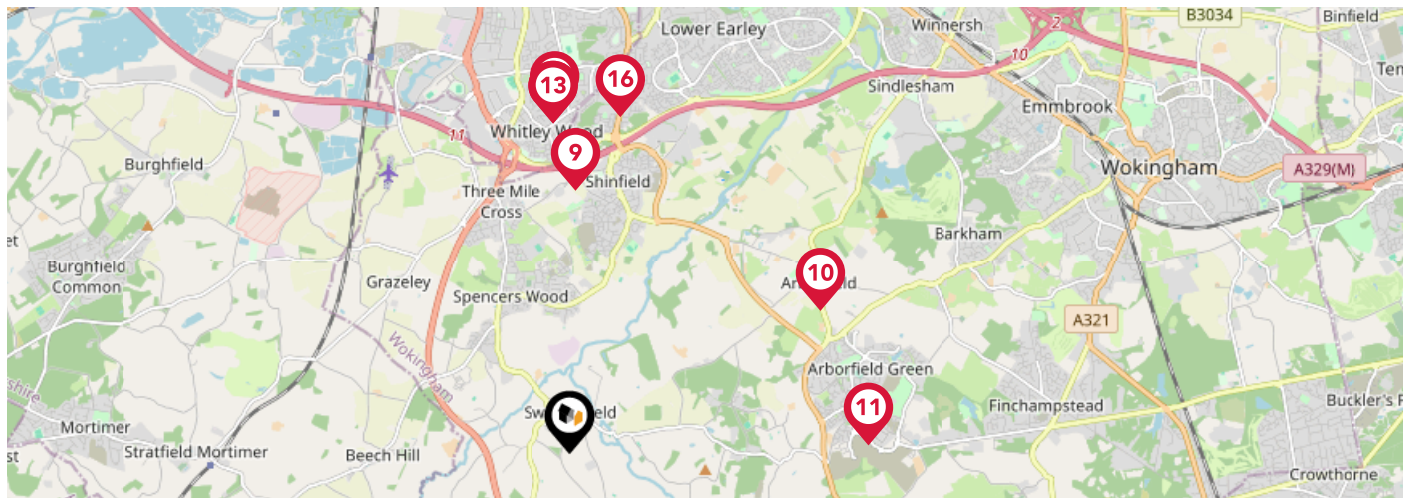
Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 200 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:	No low energy lighting
Floors:	Solid, no insulation (assumed)
Total Floor Area:	99 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Lambs Lane Primary School Ofsted Rating: Good Pupils: 202 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Oakbank Ofsted Rating: Requires Improvement Pupils: 498 Distance:1.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Alder Grove Church of England Primary School Ofsted Rating: Not Rated Pupils:0 Distance:1.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Shinfield St Mary's CofE Junior School Ofsted Rating: Good Pupils: 358 Distance:1.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Farley Hill Primary School Ofsted Rating: Good Pupils: 207 Distance:1.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Shinfield Infant and Nursery School Ofsted Rating: Good Pupils:0 Distance:1.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The Vine Christian School Ofsted Rating: Inadequate Pupils: 25 Distance:2.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Grazeley Parochial Church of England Aided Primary School Ofsted Rating: Good Pupils: 200 Distance:2.04	<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 OneSchool Global UK Reading Primary Campus Ofsted Rating: Not Rated Pupils: 40 Distance:2.44</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 The Coombes Church of England Primary School Ofsted Rating: Requires Improvement Pupils: 432 Distance:2.68</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Bohunt School Wokingham Ofsted Rating: Good Pupils: 914 Distance:2.77</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Geoffrey Field Junior School Ofsted Rating: Good Pupils: 358 Distance:3.07</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Geoffrey Field Infant School Ofsted Rating: Outstanding Pupils: 321 Distance:3.07</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 St Neot's School Ofsted Rating: Not Rated Pupils: 306 Distance:3.1</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Christ The King Catholic Primary School Ofsted Rating: Good Pupils: 359 Distance:3.15</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Crosfields School Ofsted Rating: Not Rated Pupils: 572 Distance:3.16</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Market Sold in Street



23, Foxborough, Reading, RG7 1RW					Detached House
Last Sold Date:	28/06/2023	28/10/1996			
Last Sold Price:	£660,000	£162,000			
37, Foxborough, Reading, RG7 1RW					Detached House
Last Sold Date:	26/07/2022	17/11/2015	31/01/2008		
Last Sold Price:	£700,000	£650,000	£550,000		
46, Foxborough, Reading, RG7 1RW					Detached House
Last Sold Date:	22/07/2022	25/05/1999			
Last Sold Price:	£725,000	£270,000			
4, Foxborough, Reading, RG7 1RW					Detached House
Last Sold Date:	23/02/2022	19/12/2014	13/04/2006	27/03/1997	
Last Sold Price:	£510,000	£445,000	£349,995	£117,500	
31, Foxborough, Reading, RG7 1RW					Detached House
Last Sold Date:	30/09/2021	12/07/2001	24/05/1996		
Last Sold Price:	£485,000	£259,950	£110,000		
28, Foxborough, Reading, RG7 1RW					Detached House
Last Sold Date:	26/03/2021	25/07/2014	06/01/2000	29/09/1995	
Last Sold Price:	£545,000	£445,000	£240,000	£143,000	
44, Foxborough, Reading, RG7 1RW					Detached House
Last Sold Date:	08/10/2020	13/06/2008	01/04/1999		
Last Sold Price:	£615,000	£425,000	£220,000		
30, Foxborough, Reading, RG7 1RW					Detached House
Last Sold Date:	13/09/2019	05/11/2009	06/11/1995		
Last Sold Price:	£553,500	£415,000	£152,500		
9, Foxborough, Reading, RG7 1RW					Detached House
Last Sold Date:	23/07/2019				
Last Sold Price:	£700,000				
36, Foxborough, Reading, RG7 1RW					Detached House
Last Sold Date:	23/07/2019	18/08/2003	13/12/1995		
Last Sold Price:	£452,500	£313,500	£152,250		
8, Foxborough, Reading, RG7 1RW					Detached House
Last Sold Date:	03/12/2018				
Last Sold Price:	£405,000				
43, Foxborough, Reading, RG7 1RW					Detached House
Last Sold Date:	09/03/2018	16/12/2013	08/01/2010	07/05/1996	
Last Sold Price:	£592,000	£412,500	£380,000	£142,000	

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market Sold in Street



29, Foxborough, Reading, RG7 1RW		Detached House			
Last Sold Date:	09/03/2018				
Last Sold Price:	£695,000				
27, Foxborough, Reading, RG7 1RW		Detached House			
Last Sold Date:	24/05/2017				
Last Sold Price:	£670,000				
34, Foxborough, Reading, RG7 1RW		Semi-detached House			
Last Sold Date:	12/06/2015	30/10/1995			
Last Sold Price:	£416,000	£121,000			
40, Foxborough, Reading, RG7 1RW		Detached House			
Last Sold Date:	10/04/2015	21/12/1995			
Last Sold Price:	£390,000	£149,950			
42, Foxborough, Reading, RG7 1RW		Detached House			
Last Sold Date:	10/01/2014	03/10/2008	17/05/1999		
Last Sold Price:	£457,500	£425,000	£156,500		
24, Foxborough, Reading, RG7 1RW		Detached House			
Last Sold Date:	31/07/2013	15/07/2010	12/12/2003	10/07/2000	13/11/1995
Last Sold Price:	£425,000	£395,000	£355,000	£248,000	£145,510
26, Foxborough, Reading, RG7 1RW		Detached House			
Last Sold Date:	16/05/2013	26/04/1996			
Last Sold Price:	£425,000	£154,000			
41, Foxborough, Reading, RG7 1RW		Detached House			
Last Sold Date:	13/04/2006	30/09/1996			
Last Sold Price:	£485,000	£260,000			
3, Foxborough, Reading, RG7 1RW		Detached House			
Last Sold Date:	26/10/2005				
Last Sold Price:	£485,000				
51, Foxborough, Reading, RG7 1RW		Detached House			
Last Sold Date:	28/03/2002	21/12/1995			
Last Sold Price:	£390,000	£169,000			
5, Foxborough, Reading, RG7 1RW		Detached House			
Last Sold Date:	14/12/2001				
Last Sold Price:	£435,000				
21, Foxborough, Reading, RG7 1RW		Detached House			
Last Sold Date:	12/07/2001	27/03/1997			
Last Sold Price:	£325,000	£170,000			

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market Sold in Street



2, Foxborough, Reading, RG7 1RW	Detached House
Last Sold Date: 14/11/2000	
Last Sold Price: £212,500	
35, Foxborough, Reading, RG7 1RW	Detached House
Last Sold Date: 04/08/1998	
Last Sold Price: £212,500	
49, Foxborough, Reading, RG7 1RW	Detached House
Last Sold Date: 29/05/1998 04/04/1996	
Last Sold Price: £195,000 £162,500	
25, Foxborough, Reading, RG7 1RW	Detached House
Last Sold Date: 31/10/1997	
Last Sold Price: £145,000	
45, Foxborough, Reading, RG7 1RW	Detached House
Last Sold Date: 21/08/1997 29/02/1996	
Last Sold Price: £167,000 £149,950	
33, Foxborough, Reading, RG7 1RW	Semi-detached House
Last Sold Date: 11/10/1996	
Last Sold Price: £116,000	
39, Foxborough, Reading, RG7 1RW	Detached House
Last Sold Date: 16/08/1996	
Last Sold Price: £235,000	
47, Foxborough, Reading, RG7 1RW	Detached House
Last Sold Date: 31/07/1996	
Last Sold Price: £165,000	
1, Foxborough, Reading, RG7 1RW	Detached House
Last Sold Date: 19/01/1996	
Last Sold Price: £207,100	
10, Foxborough, Reading, RG7 1RW	Detached House
Last Sold Date: 19/01/1996	
Last Sold Price: £172,000	
38, Foxborough, Reading, RG7 1RW	Detached House
Last Sold Date: 30/11/1995	
Last Sold Price: £144,950	
32, Foxborough, Reading, RG7 1RW	Detached House
Last Sold Date: 31/10/1995	
Last Sold Price: £114,950	

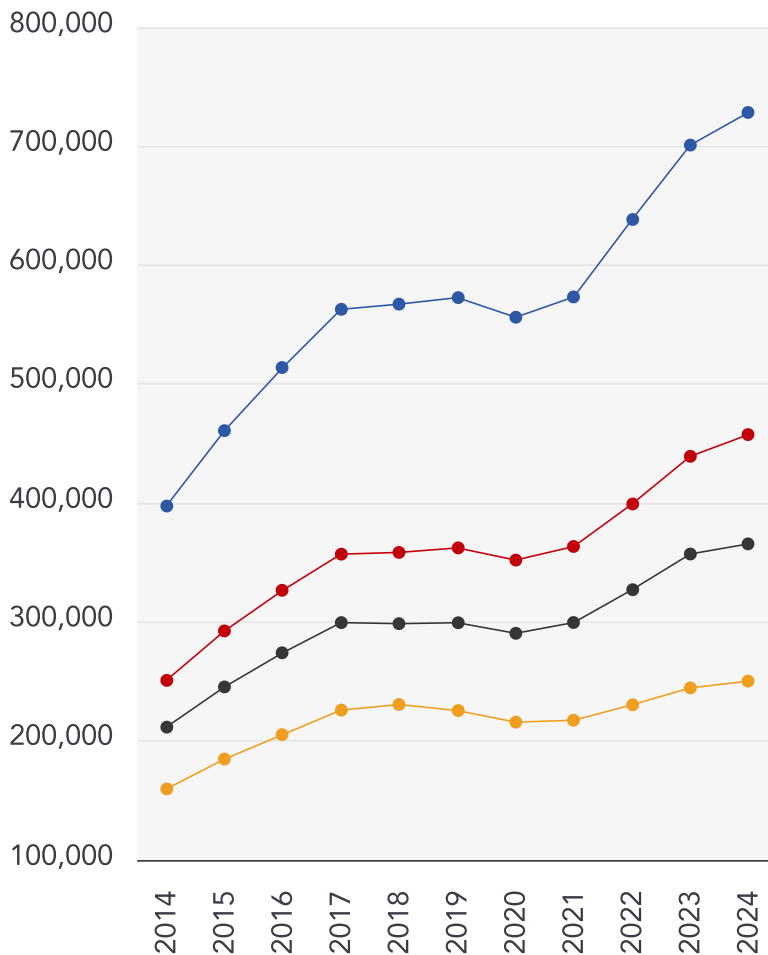
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Market

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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