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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 24th June 2024



LAILEY PATH, SHINFIELD, READING, RG2

Avocado Property

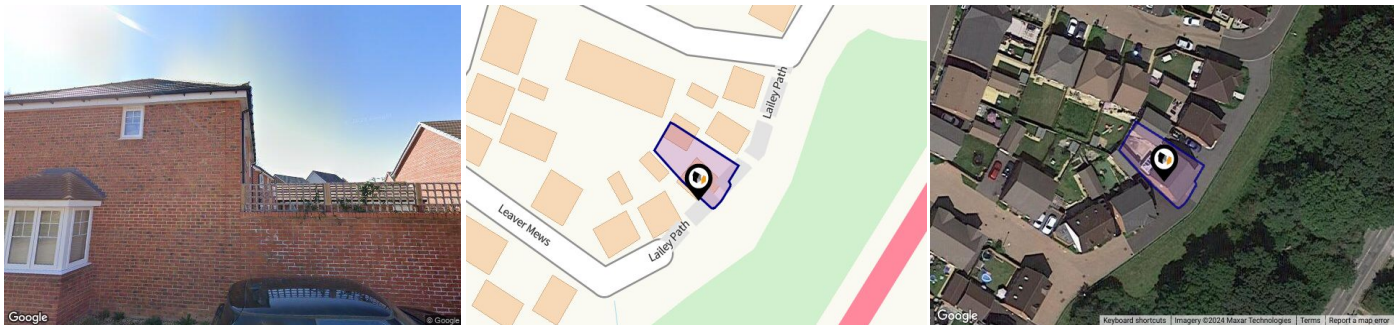
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Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,313 ft ² / 122 m ²		
Plot Area:	0.05 acres		
Year Built :	2017		
Council Tax :	Band F		
Annual Estimate:	£3,269		
Title Number:	BK489932		

Local Area

Local Authority:	Wokingham	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)	
Conservation Area:	No	10 mb/s	1000 mb/s
Flood Risk:			
• Rivers & Seas	No Risk		
• Surface Water	High		

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Lailey Path, Shinfield, RG2

Energy rating

B

Valid until 13.11.2027

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

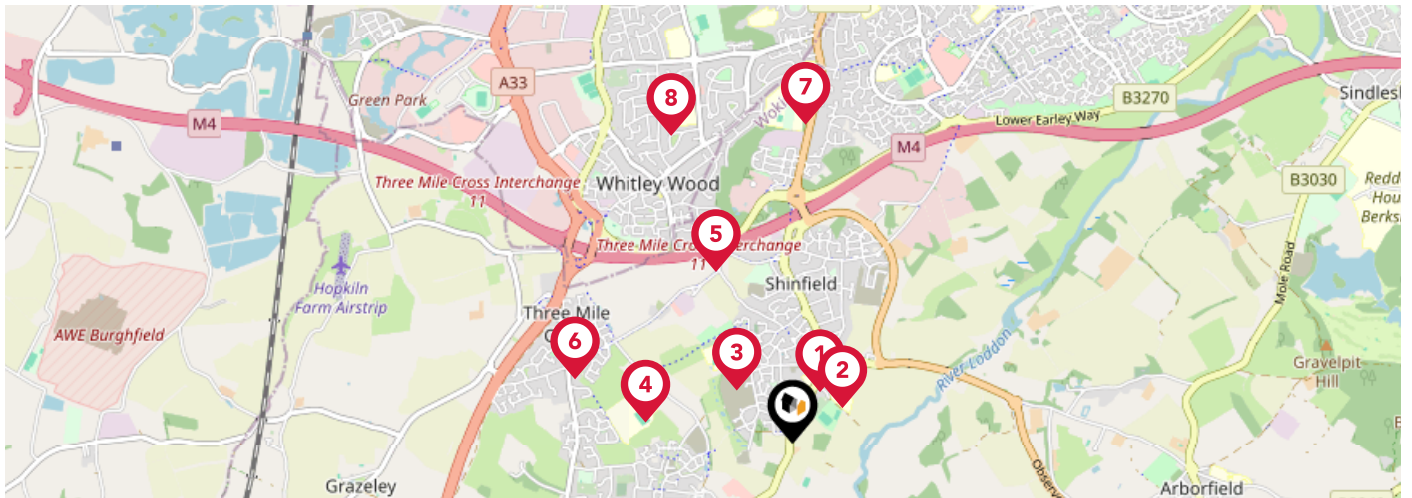
EPC - Additional Data



Additional EPC Data

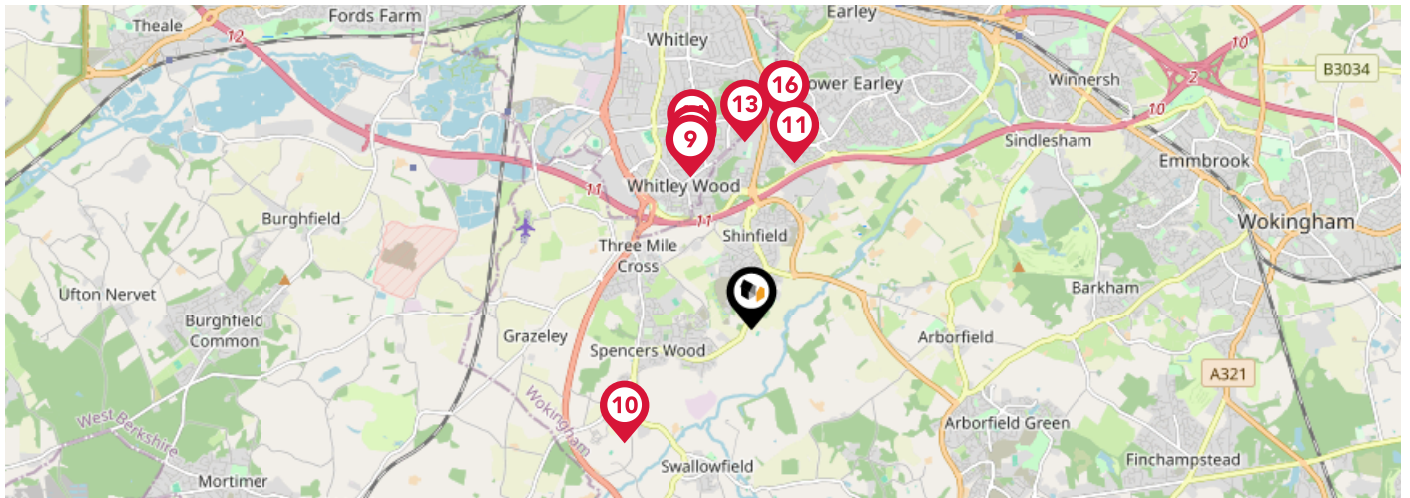
Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.18 W/m ² K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.13 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 0.15 W/m ² K
Total Floor Area:	122 m ²









Area Schools



		Nursery	Primary	Secondary	College	Private
1	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"/>
2	Shinfield St Mary's CofE Junior School Ofsted Rating: Good Pupils: 358 Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Alder Grove Church of England Primary School Ofsted Rating: Not Rated Pupils:0 Distance:0.35	<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:0.69	<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:0.86	<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:1.05	<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:1.48	<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:1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



		Nursery	Primary	Secondary	College	Private
	Geoffrey Field Infant School Ofsted Rating: Outstanding Pupils: 321 Distance: 1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lambs Lane Primary School Ofsted Rating: Good Pupils: 202 Distance: 1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hillside Primary School Ofsted Rating: Good Pupils: 461 Distance: 1.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Christ The King Catholic Primary School Ofsted Rating: Good Pupils: 359 Distance: 1.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Ridgeway Primary School Ofsted Rating: Good Pupils: 443 Distance: 1.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	John Madejski Academy Ofsted Rating: Requires Improvement Pupils: 633 Distance: 1.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whiteknights Primary School Ofsted Rating: Good Pupils: 459 Distance: 1.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whiteknights Primary School Ofsted Rating: Good Pupils: 460 Distance: 1.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Market Sold in Street



52, Lailey Path, Reading, RG2 9RR		Semi-detached House
Last Sold Date:	31/03/2023	31/01/2019
Last Sold Price:	£490,000	£449,950
56, Lailey Path, Reading, RG2 9RR		Detached House
Last Sold Date:	06/03/2023	25/06/2018
Last Sold Price:	£525,000	£474,950
42, Lailey Path, Reading, RG2 9RR		Detached House
Last Sold Date:	30/07/2020	
Last Sold Price:	£540,000	
4, Lailey Path, Reading, RG2 9RR		Semi-detached House
Last Sold Date:	23/12/2019	
Last Sold Price:	£380,000	
36, Lailey Path, Reading, RG2 9RR		Terraced House
Last Sold Date:	20/12/2019	
Last Sold Price:	£417,000	
2, Lailey Path, Reading, RG2 9RR		Semi-detached House
Last Sold Date:	30/09/2019	
Last Sold Price:	£390,000	
34, Lailey Path, Reading, RG2 9RR		Terraced House
Last Sold Date:	30/08/2019	
Last Sold Price:	£435,000	
38, Lailey Path, Reading, RG2 9RR		Terraced House
Last Sold Date:	23/08/2019	
Last Sold Price:	£435,000	
40, Lailey Path, Reading, RG2 9RR		Detached House
Last Sold Date:	16/07/2019	
Last Sold Price:	£594,500	
44, Lailey Path, Reading, RG2 9RR		Detached House
Last Sold Date:	06/07/2019	
Last Sold Price:	£550,000	
14, Lailey Path, Reading, RG2 9RR		Terraced House
Last Sold Date:	26/06/2019	
Last Sold Price:	£289,000	
12, Lailey Path, Reading, RG2 9RR		Terraced House
Last Sold Date:	26/06/2019	
Last Sold Price:	£289,000	

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

Market Sold in Street



10, Lailey Path, Reading, RG2 9RR	Terraced House
Last Sold Date: 26/06/2019	
Last Sold Price: £289,000	
8, Lailey Path, Reading, RG2 9RR	Terraced House
Last Sold Date: 26/06/2019	
Last Sold Price: £289,000	
30, Lailey Path, Reading, RG2 9RR	Semi-detached House
Last Sold Date: 26/06/2019	
Last Sold Price: £289,000	
6, Lailey Path, Reading, RG2 9RR	Semi-detached House
Last Sold Date: 31/05/2019	
Last Sold Price: £374,950	
32, Lailey Path, Reading, RG2 9RR	Semi-detached House
Last Sold Date: 30/05/2019	
Last Sold Price: £367,950	
1, Lailey Path, Reading, RG2 9RR	other House
Last Sold Date: 20/12/2018	
Last Sold Price: £864,880	
46, Lailey Path, Reading, RG2 9RR	Detached House
Last Sold Date: 28/09/2018	
Last Sold Price: £605,000	
50, Lailey Path, Reading, RG2 9RR	Semi-detached House
Last Sold Date: 29/06/2018	
Last Sold Price: £449,950	
62, Lailey Path, Reading, RG2 9RR	Detached House
Last Sold Date: 11/01/2018	
Last Sold Price: £615,000	
54, Lailey Path, Reading, RG2 9RR	Detached House
Last Sold Date: 21/12/2017	
Last Sold Price: £579,950	
58, Lailey Path, Reading, RG2 9RR	Detached House
Last Sold Date: 30/11/2017	
Last Sold Price: £499,950	
60, Lailey Path, Reading, RG2 9RR	Detached House
Last Sold Date: 30/11/2017	
Last Sold Price: £561,000	

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

Market Sold in Street



66, Lailey Path, Reading, RG2 9RR	Detached House
Last Sold Date: 27/10/2017	
Last Sold Price: £562,000	
64, Lailey Path, Reading, RG2 9RR	Detached House
Last Sold Date: 19/10/2017	
Last Sold Price: £695,000	

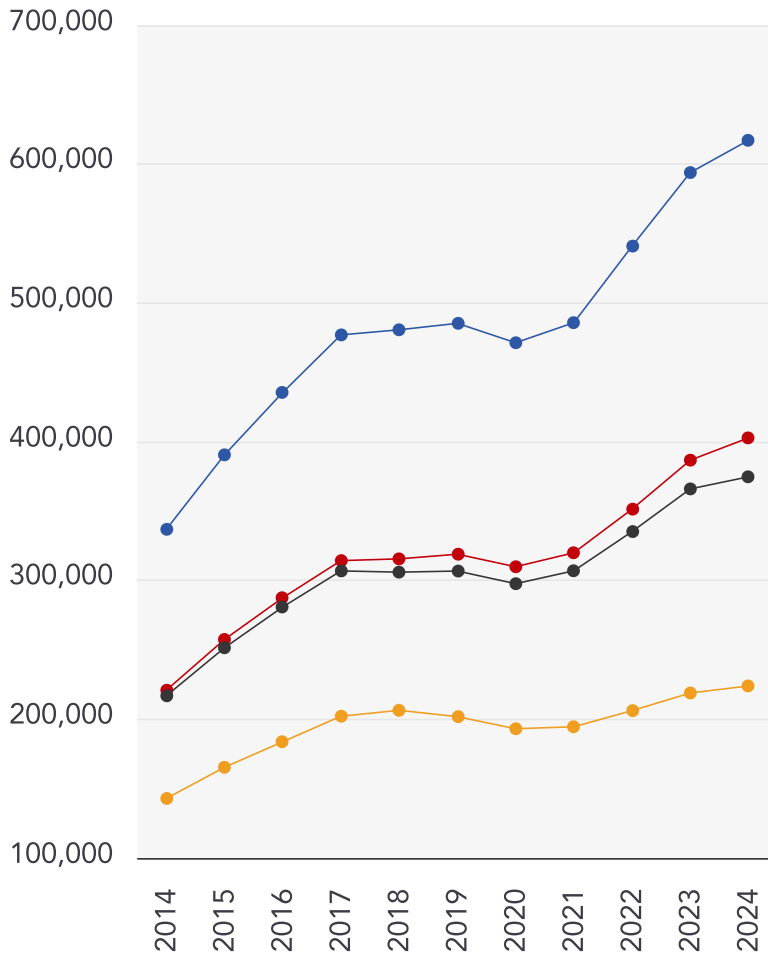
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Market

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

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Avocado Property

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Avocado Property

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