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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 04th July 2024



GRANGE LANE, BEENHAM, READING, RG7

Avocado Property

07545 349240

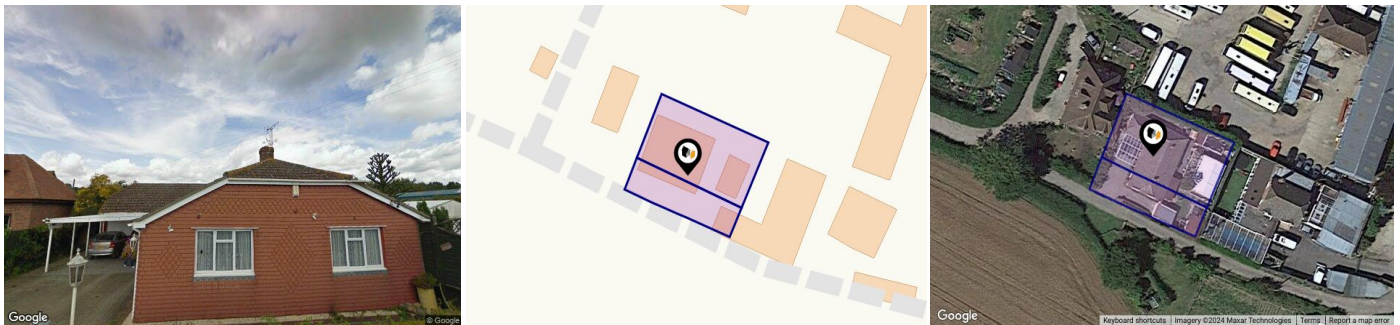
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Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,420 ft ² / 132 m ²		
Plot Area:	0.19 acres		
Council Tax :	Band E		
Annual Estimate:	£2,767		
Title Number:	BK262392		

Local Area

Local Authority:	West berkshire
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	High

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Energy rating

E

Valid until 19.06.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

Property

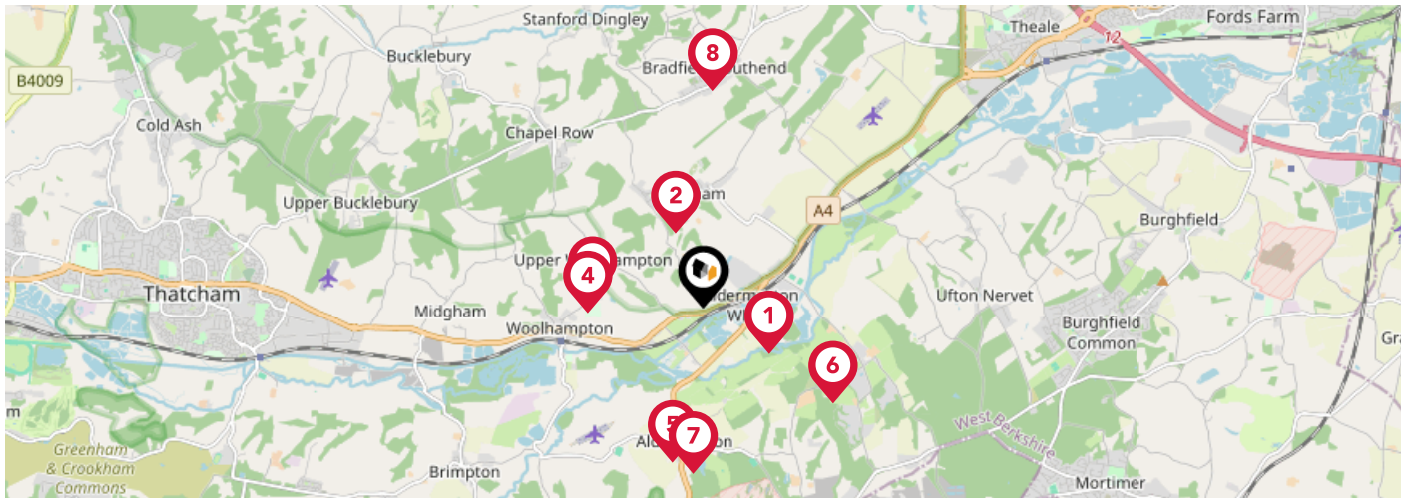
EPC - Additional Data



Additional EPC Data

Property Type:	Detached bungalow
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall as built insulated (assumed)
Walls Energy:	Good
Roof:	Pitched 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators oil
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 31% of fixed outlets
Floors:	Solid no insulation (assumed)
Total Floor Area:	132 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Alder Bridge School Ofsted Rating: Inadequate Pupils: 64 Distance:0.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Beenham Primary School Ofsted Rating: Good Pupils: 57 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Woolhampton C.E. Primary School Ofsted Rating: Good Pupils: 93 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Elstree School Ofsted Rating: Not Rated Pupils: 219 Distance:1.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Aldermaston C.E. Primary School Ofsted Rating: Requires Improvement Pupils: 145 Distance:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Padworth College Ofsted Rating: Not Rated Pupils: 59 Distance:1.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The Cedars School Ofsted Rating: Not Rated Pupils: 37 Distance:1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Bradfield C.E. Primary School Ofsted Rating: Good Pupils: 161 Distance:2.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

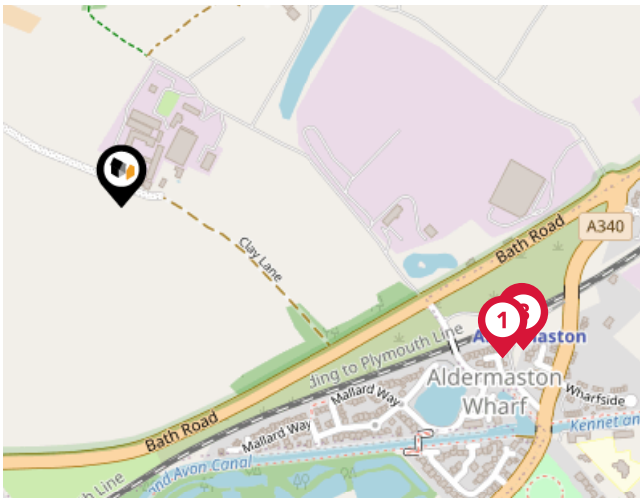
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 Sulhamstead and Upton Nernet School Ofsted Rating: Good Pupils: 103 Distance:2.25</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Brimpton C.E. Primary School Ofsted Rating: Good Pupils: 55 Distance:2.82</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Bradfield College Ofsted Rating: Not Rated Pupils: 808 Distance:3.14</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Bucklebury C.E. Primary School Ofsted Rating: Good Pupils: 115 Distance:3.27</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Mrs Bland's Infant School Ofsted Rating: Good Pupils: 228 Distance:3.35</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Englefield C.E. Primary School Ofsted Rating: Good Pupils: 95 Distance:3.37</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 The Willink School Ofsted Rating: Good Pupils: 1117 Distance:3.38</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Tadley Court School Ofsted Rating: Good Pupils: 59 Distance:3.42</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

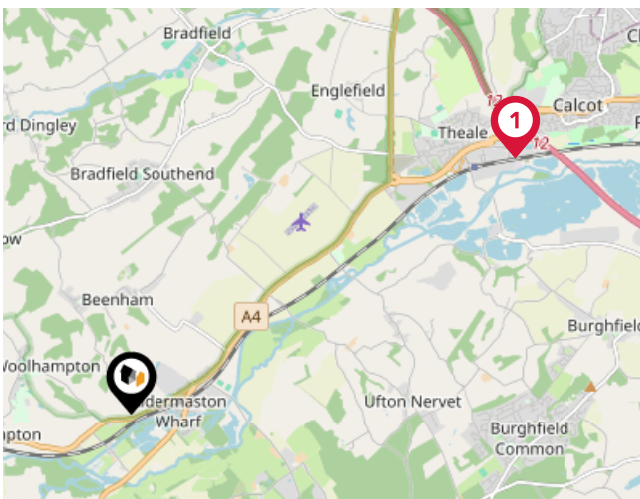
Area

Transport (National)



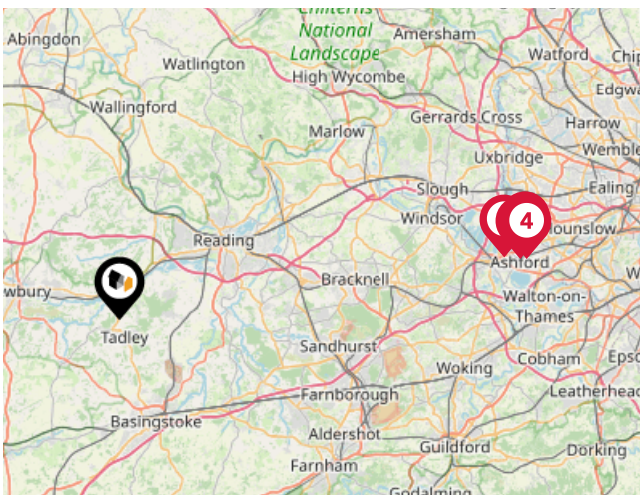
National Rail Stations

Pin	Name	Distance
1	Aldermaston Rail Station	0.47 miles
2	Aldermaston Rail Station	0.49 miles
3	Aldermaston Rail Station	0.49 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J12	4.28 miles
2	M3 J6	10.63 miles
3	M4 J13	7.77 miles
4	M4 J11	7.6 miles
5	M3 J7	12.85 miles

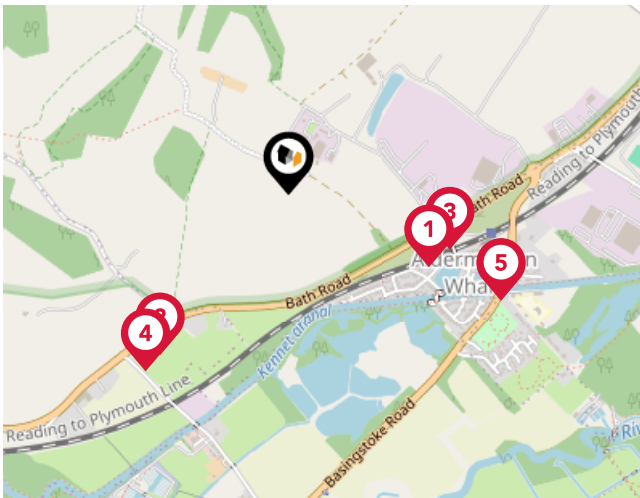


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport Terminal 5	28.8 miles
2	London Heathrow Airport Terminal 3	29.93 miles
3	London Heathrow Airport	30.34 miles
4	London Heathrow Airport Terminal 2	30.37 miles

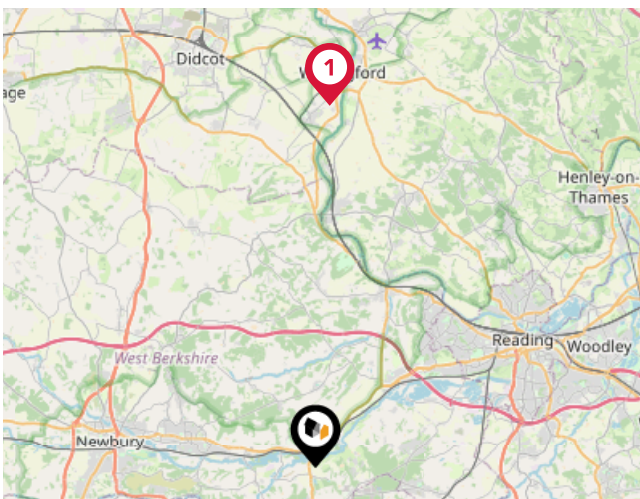
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Aldermaston Station	0.36 miles
2	Cods Hill	0.48 miles
3	Aldermaston Station	0.39 miles
4	Cods Hill	0.52 miles
5	Aldermaston Wharf	0.55 miles



Local Connections

Pin	Name	Distance
1	Wallingford (Cholsey & Wallingford Railway)	13.39 miles

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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