

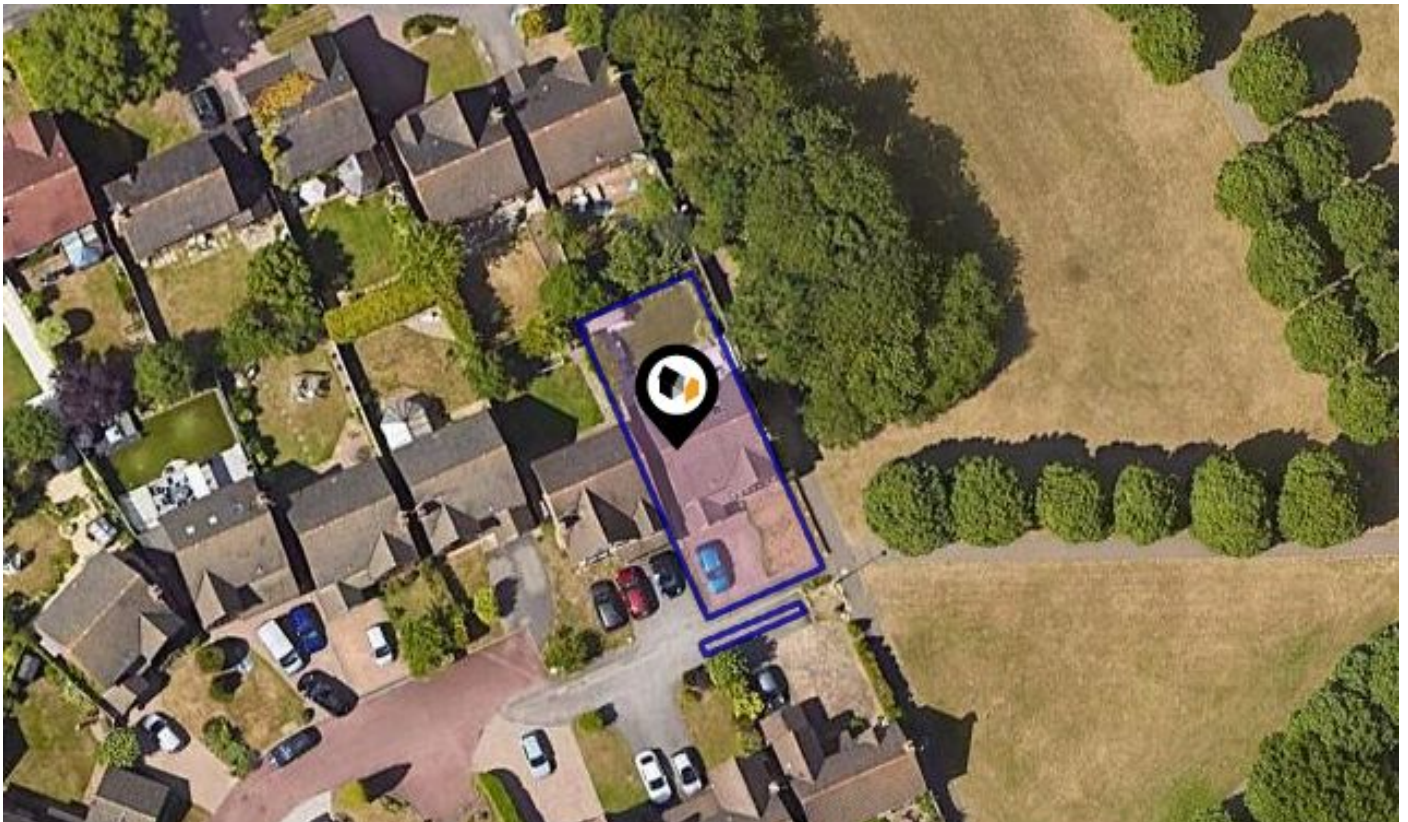


See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 24<sup>th</sup> June 2024**



**WICKFORD WAY, LOWER EARLEY, READING, RG6**

## Avocado Property

01344 249 500

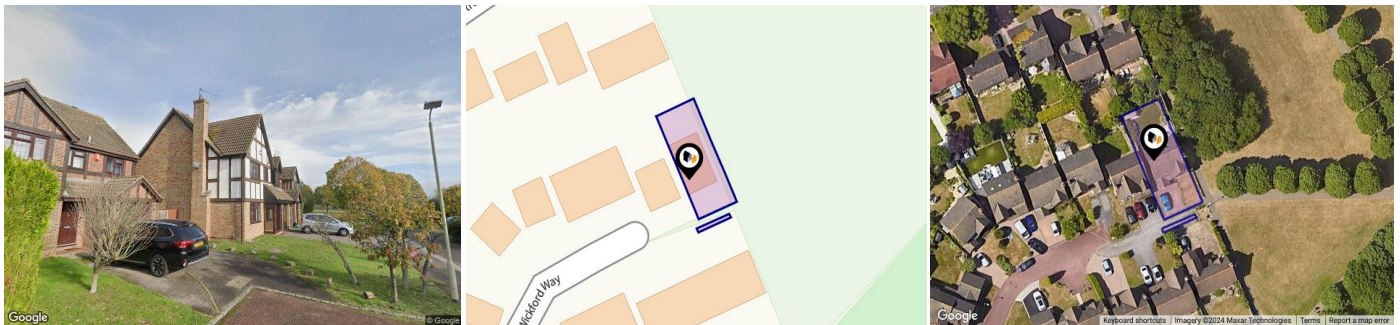
ellenandsanjay@avocadoberkshire.co.uk

www.avocadopropertyagents.co.uk



Powered by  
**aprift**  
Know any property instantly

# Property Overview



## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	4		
<b>Plot Area:</b>	0.07 acres		
<b>Year Built :</b>	1983-1990		
<b>Council Tax :</b>	Band F		
<b>Annual Estimate:</b>	£3,269		
<b>Title Number:</b>	BK242903		

## 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>5</b> mb/s	<b>172</b> mb/s	<b>1000</b> mb/s

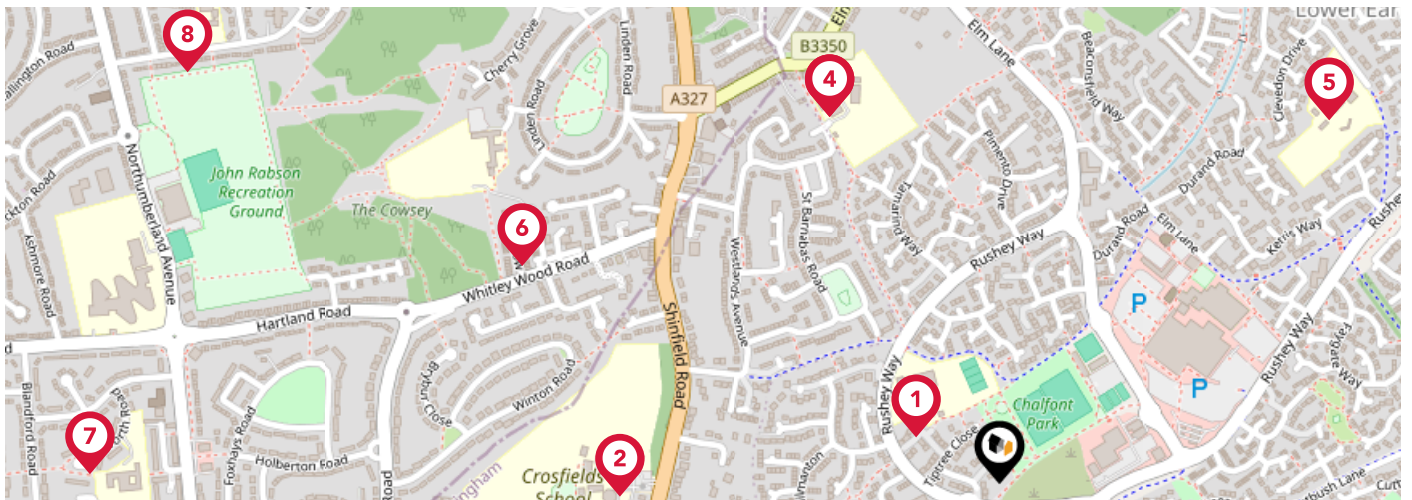
### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:

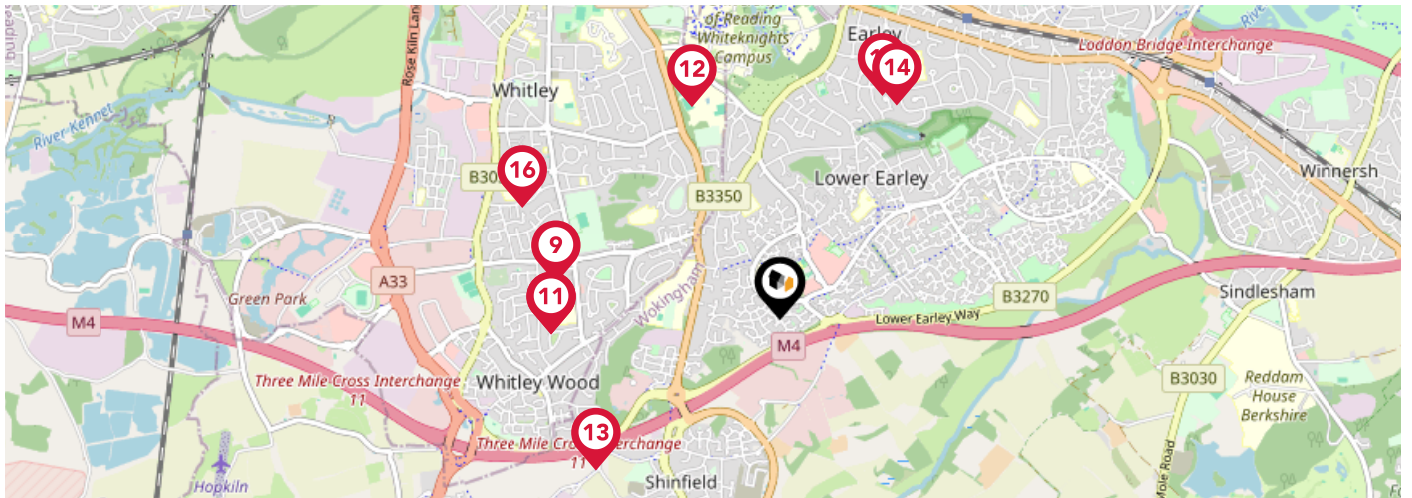


# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Hillside Primary School</b> Ofsted Rating: Good   Pupils: 461   Distance:0.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Crosfields School</b> Ofsted Rating: Not Rated   Pupils: 572   Distance:0.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Whiteknights Primary School</b> Ofsted Rating: Good   Pupils: 460   Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Whiteknights Primary School</b> Ofsted Rating: Good   Pupils: 459   Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Radstock Primary School</b> Ofsted Rating: Good   Pupils: 434   Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>The Ridgeway Primary School</b> Ofsted Rating: Good   Pupils: 443   Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Christ The King Catholic Primary School</b> Ofsted Rating: Good   Pupils: 359   Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Blagdon Nursery School and Children's Centre</b> Ofsted Rating: Outstanding   Pupils: 166   Distance:1.05	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>John Madejski Academy</b> Ofsted Rating: Requires Improvement   Pupils: 633   Distance: 1.06</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Geoffrey Field Junior School</b> Ofsted Rating: Good   Pupils: 358   Distance: 1.06</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Geoffrey Field Infant School</b> Ofsted Rating: Outstanding   Pupils: 321   Distance: 1.06</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>Leighton Park School</b> Ofsted Rating: Not Rated   Pupils: 494   Distance: 1.07</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>OneSchool Global UK Reading Primary Campus</b> Ofsted Rating: Not Rated   Pupils: 40   Distance: 1.1</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>Maiden Erlegh School</b> Ofsted Rating: Outstanding   Pupils: 1841   Distance: 1.12</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Aldrynton Primary School</b> Ofsted Rating: Outstanding   Pupils: 313   Distance: 1.13</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>Whitley Park Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 596   Distance: 1.3</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Market Sold in Street



<b>4, Wickford Way, Reading, RG6 4HP</b>	Detached House
Last Sold Date: 05/09/2023	
Last Sold Price: £854,000	
<b>1, Wickford Way, Reading, RG6 4HP</b>	Detached House
Last Sold Date: 28/03/2022   25/02/2005	
Last Sold Price: £730,000   £321,000	
<b>12, Wickford Way, Reading, RG6 4HP</b>	Detached House
Last Sold Date: 30/09/2021   05/01/1996	
Last Sold Price: £669,000   £132,000	
<b>9, Wickford Way, Reading, RG6 4HP</b>	Detached House
Last Sold Date: 30/06/2004	
Last Sold Price: £287,000	
<b>7, Wickford Way, Reading, RG6 4HP</b>	Detached House
Last Sold Date: 18/07/2002	
Last Sold Price: £270,000	
<b>14, Wickford Way, Reading, RG6 4HP</b>	Detached House
Last Sold Date: 01/02/2002	
Last Sold Price: £250,000	
<b>8, Wickford Way, Reading, RG6 4HP</b>	Detached House
Last Sold Date: 17/04/2001   05/05/1995	
Last Sold Price: £249,950   £121,500	
<b>19, Wickford Way, Reading, RG6 4HP</b>	Detached House
Last Sold Date: 20/08/1999	
Last Sold Price: £191,000	
<b>3, Wickford Way, Reading, RG6 4HP</b>	Detached House
Last Sold Date: 07/05/1998	
Last Sold Price: £169,950	

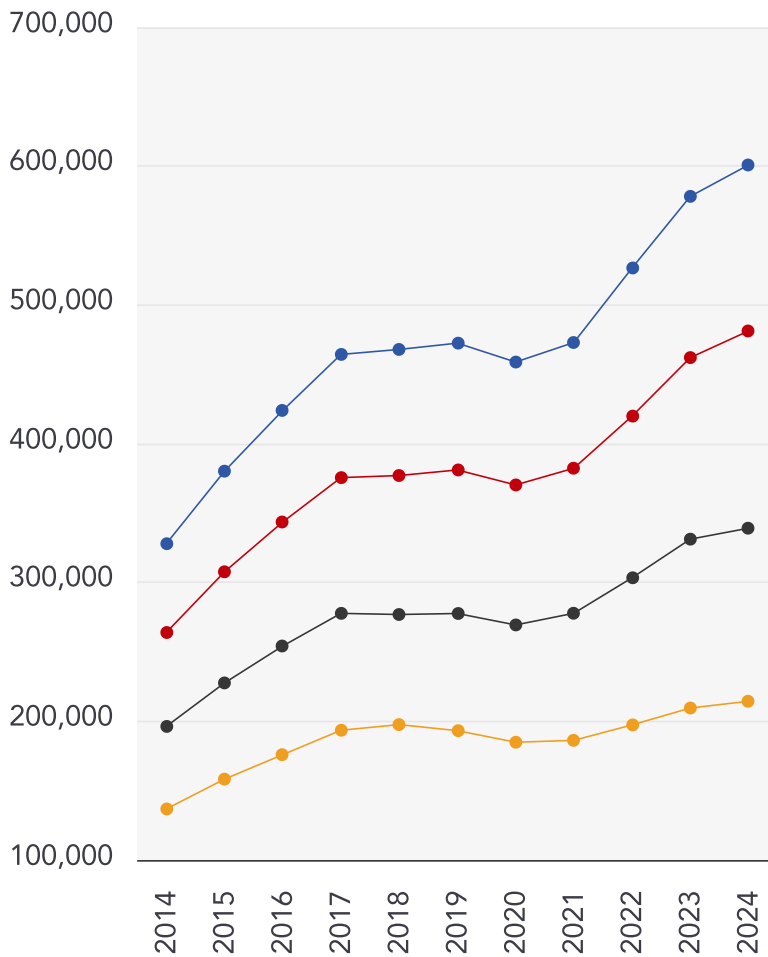
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market

## House Price Statistics



### 10 Year History of Average House Prices by Property Type in RG6



Detached

**+83.21%**

Semi-Detached

**+82.31%**

Terraced

**+72.76%**

Flat

**+56.72%**

# Avocado Property

## About Us



### Avocado Property

---

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.

# Agent Disclaimer



---

## Important - Please Read

---

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Avocado Property or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Avocado Property and therefore no warranties can be given as to their good working order.



# Avocado Property

## Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



### Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



#### Avocado Property

01344 249 500

[ellenandsanjay@avocadoberkshire.co.uk](mailto:ellenandsanjay@avocadoberkshire.co.uk)

[www.avocadopropertyagents.co.uk](http://www.avocadopropertyagents.co.uk)

