

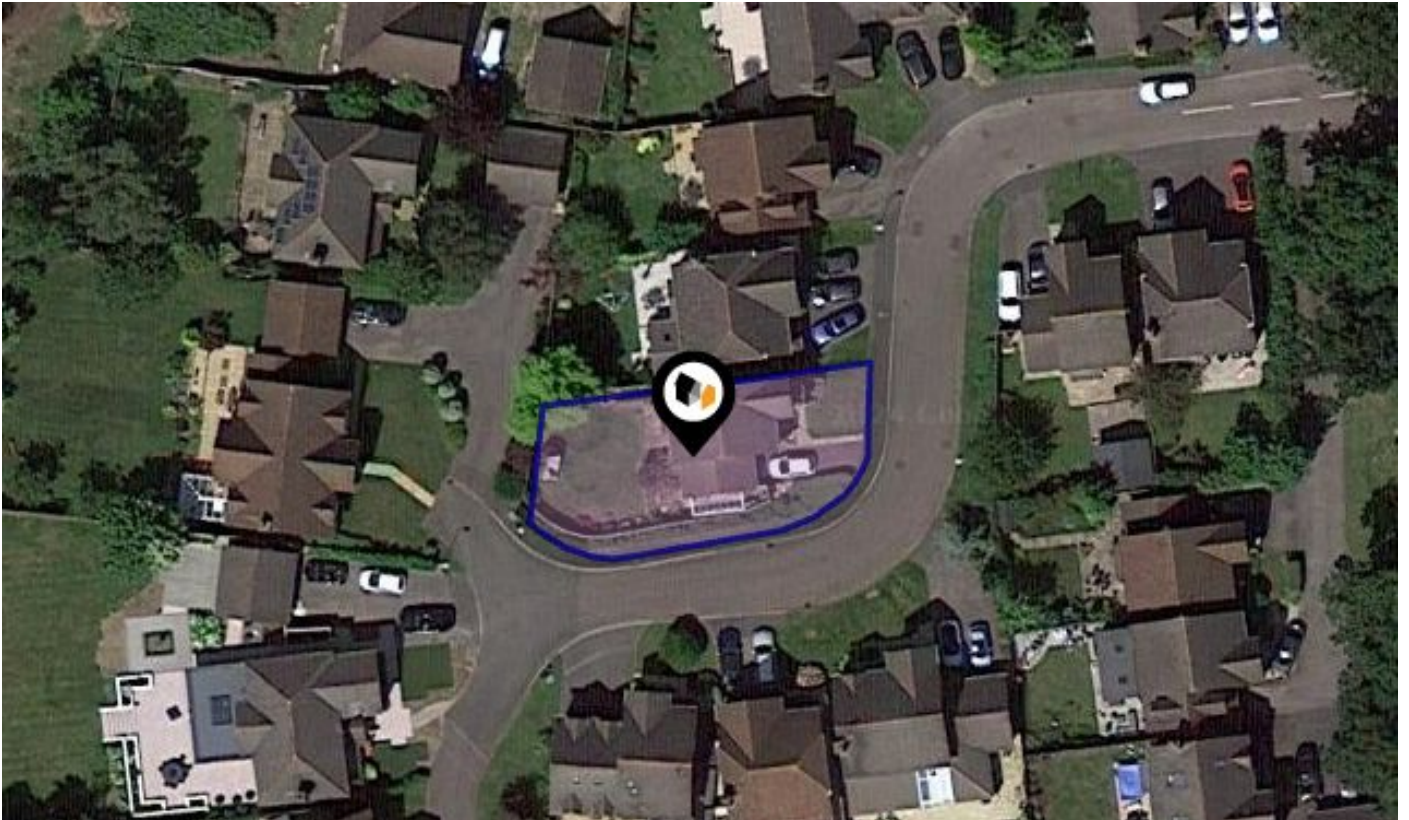


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 03<sup>rd</sup> July 2024



**SEVENOAKS DRIVE, SPENCERS WOOD, READING, RG7**

**Avocado Property**

01344 249 500

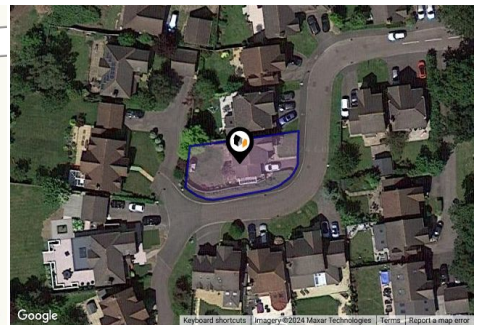
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# Property Overview



## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	1,011 ft <sup>2</sup> / 94 m <sup>2</sup>		
<b>Plot Area:</b>	0.09 acres		
<b>Year Built :</b>	1997		
<b>Council Tax :</b>	Band E		
<b>Annual Estimate:</b>	£2,766		
<b>Title Number:</b>	BK342576		

## Local Area

<b>Local Authority:</b>	Wokingham
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	No Risk
• Surface Water	Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>17</b> mb/s	<b>51</b> mb/s	<b>-</b> mb/s

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



### Satellite/Fibre TV Availability:



# Property EPC - Certificate



Spencers Wood, READING, RG7

Energy rating

# D

Valid until 27.05.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		

# Property

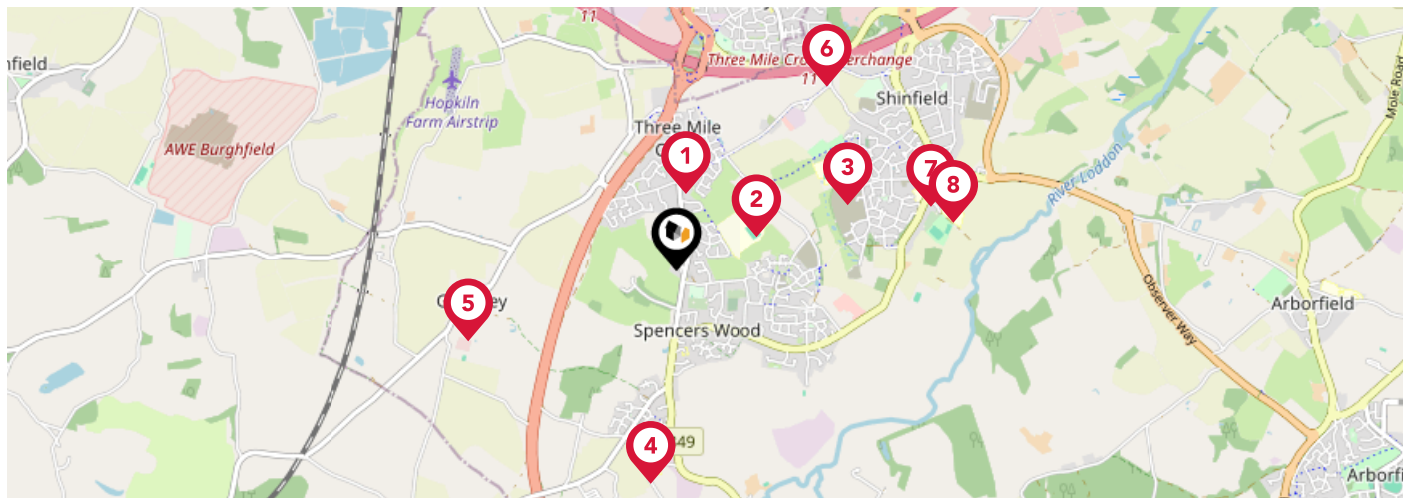
## EPC - Additional Data



### Additional EPC Data

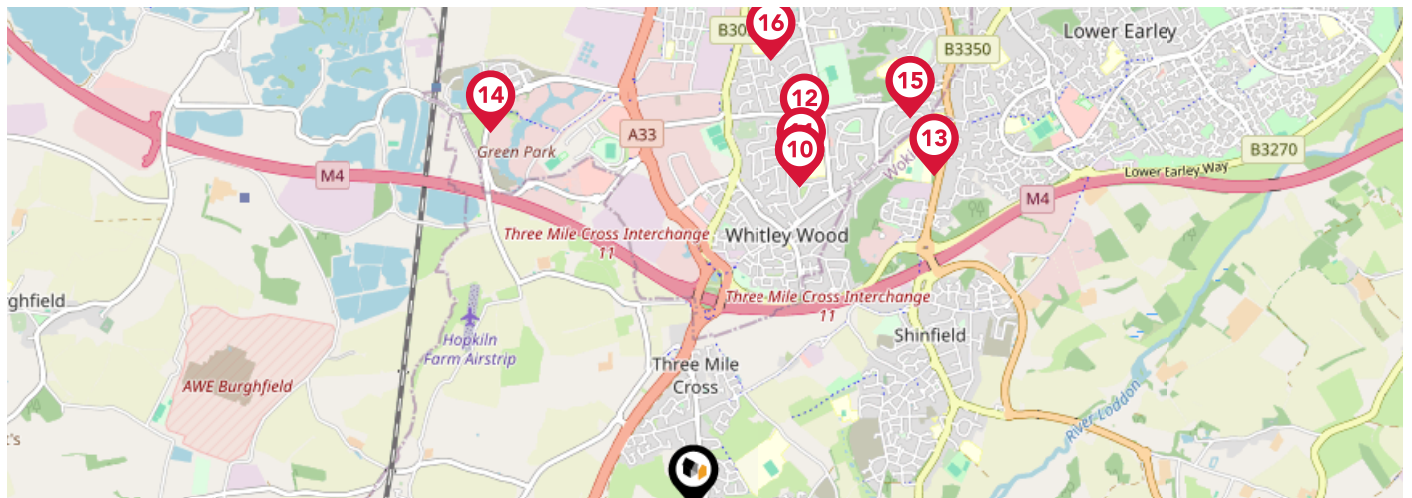
<b>Property Type:</b>	Detached house
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 150 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 53% of fixed outlets
<b>Lighting Energy:</b>	Good
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	None
<b>Total Floor Area:</b>	94 m <sup>2</sup>

# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>The Vine Christian School</b> Ofsted Rating: Inadequate   Pupils: 25   Distance:0.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Oakbank</b> Ofsted Rating: Requires Improvement   Pupils: 498   Distance:0.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Alder Grove Church of England Primary School</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Lambs Lane Primary School</b> Ofsted Rating: Good   Pupils: 202   Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Grazeley Parochial Church of England Aided Primary School</b> Ofsted Rating: Good   Pupils: 200   Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>OneSchool Global UK Reading Primary Campus</b> Ofsted Rating: Not Rated   Pupils: 40   Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Shinfield Infant and Nursery School</b> Ofsted Rating: Good   Pupils:0   Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Shinfield St Mary's CofE Junior School</b> Ofsted Rating: Good   Pupils: 358   Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

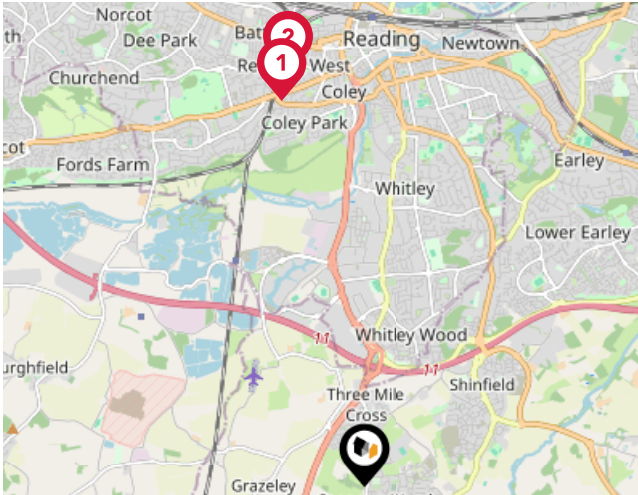
# Area Schools



	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Geoffrey Field Junior School</b> Ofsted Rating: Good   Pupils: 358   Distance: 1.56</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Geoffrey Field Infant School</b> Ofsted Rating: Outstanding   Pupils: 321   Distance: 1.56</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Christ The King Catholic Primary School</b> Ofsted Rating: Good   Pupils: 359   Distance: 1.64</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>John Madejski Academy</b> Ofsted Rating: Requires Improvement   Pupils: 633   Distance: 1.79</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Crosfields School</b> Ofsted Rating: Not Rated   Pupils: 572   Distance: 1.9</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>Green Park Village Primary Academy</b> Ofsted Rating: Not Rated   Pupils: 0   Distance: 1.98</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>The Ridgeway Primary School</b> Ofsted Rating: Good   Pupils: 443   Distance: 2.06</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: 2.1</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

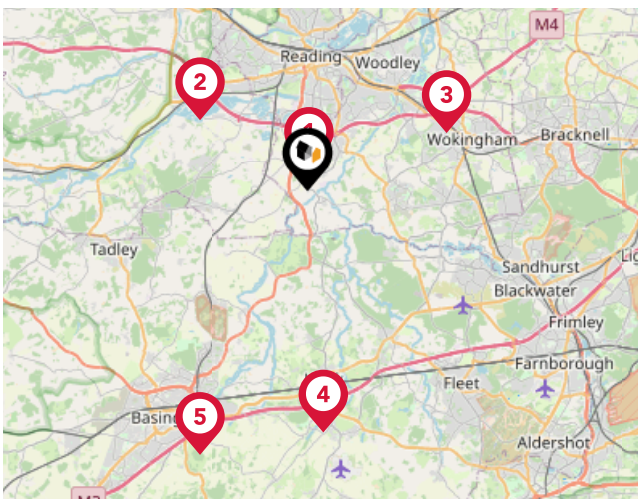
# Area

## Transport (National)



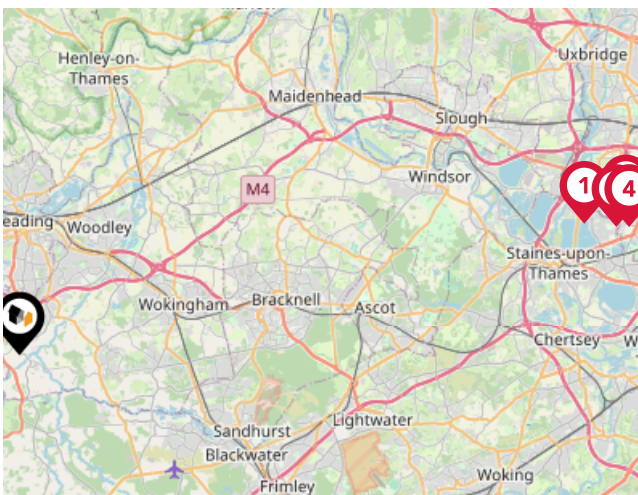
### National Rail Stations

Pin	Name	Distance
1	Reading West Rail Station	3.65 miles
2	Reading West Rail Station	3.87 miles
3	Reading West Rail Station	3.88 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J11	0.83 miles
2	M4 J12	4.76 miles
3	M4 J10	5.58 miles
4	M3 J5	8.97 miles
5	M3 J6	10.54 miles

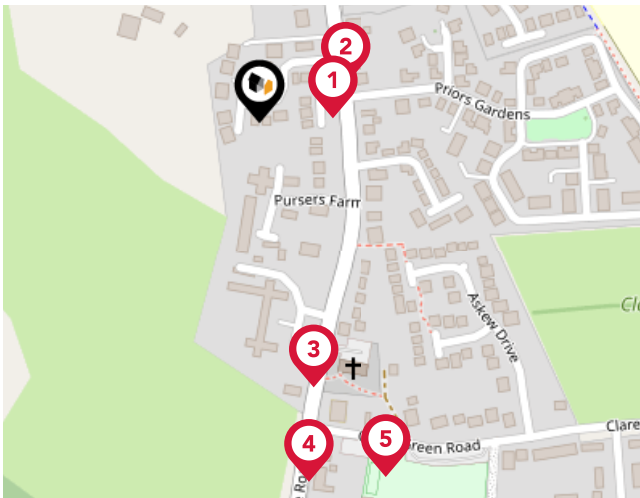


### Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport Terminal 5	21.49 miles
2	London Heathrow Airport Terminal 3	22.59 miles
3	London Heathrow Airport	23.03 miles
4	London Heathrow Airport Terminal 2	23.03 miles

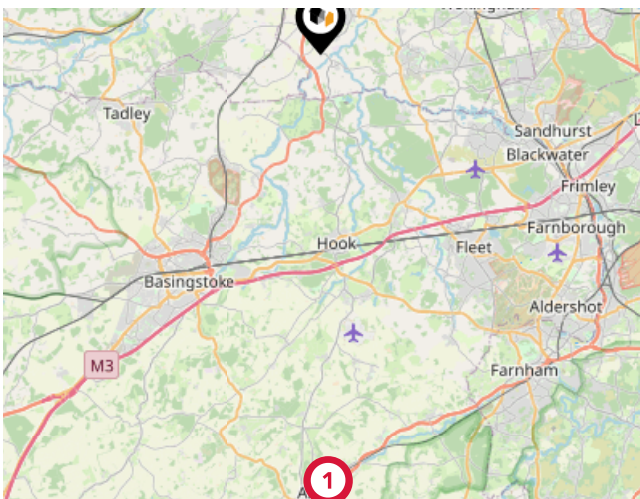
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Sevenoaks Drive	0.04 miles
2	Sevenoaks Drive	0.05 miles
3	St Michaels Hall	0.16 miles
4	St Michaels Hall	0.21 miles
5	Clares Green Road	0.22 miles



### Local Connections

Pin	Name	Distance
1	Alton (Mid-Hants Railway)	17.2 miles



# Market Sold in Street



<b>9, Sevenoaks Drive, Reading, RG7 1AZ</b>					Detached House	
Last Sold Date:	16/02/2022	18/05/2007	17/12/2004	21/03/1997		
Last Sold Price:	£530,000	£340,000	£297,250	£124,950		
<b>7, Sevenoaks Drive, Reading, RG7 1AZ</b>					Detached House	
Last Sold Date:	14/07/2017	30/04/1997				
Last Sold Price:	£505,000	£159,950				
<b>6, Sevenoaks Drive, Reading, RG7 1AZ</b>					Detached House	
Last Sold Date:	13/04/2017	21/05/1999	24/04/1997			
Last Sold Price:	£467,000	£164,000	£141,500			
<b>1, Sevenoaks Drive, Reading, RG7 1AZ</b>					Detached House	
Last Sold Date:	19/08/2015	20/04/2007	05/05/2006	08/04/1997		
Last Sold Price:	£610,000	£475,000	£400,000	£179,950		
<b>3, Sevenoaks Drive, Reading, RG7 1AZ</b>					Detached House	
Last Sold Date:	17/12/2012	31/01/2007	20/11/2001	17/04/2000	04/04/1997	
Last Sold Price:	£337,500	£315,000	£246,500	£205,000	£130,000	
<b>2, Sevenoaks Drive, Reading, RG7 1AZ</b>					Detached House	
Last Sold Date:	06/11/2009	23/02/2001	08/08/1997			
Last Sold Price:	£405,000	£295,500	£199,950			
<b>4, Sevenoaks Drive, Reading, RG7 1AZ</b>					Detached House	
Last Sold Date:	27/08/2004	23/09/1997				
Last Sold Price:	£392,500	£197,000				
<b>15, Sevenoaks Drive, Reading, RG7 1AZ</b>					Detached House	
Last Sold Date:	28/11/2003	16/04/1997				
Last Sold Price:	£300,000	£153,000				
<b>18, Sevenoaks Drive, Reading, RG7 1AZ</b>					Detached House	
Last Sold Date:	06/08/1997					
Last Sold Price:	£255,000					
<b>12, Sevenoaks Drive, Reading, RG7 1AZ</b>					Detached House	
Last Sold Date:	25/07/1997					
Last Sold Price:	£245,950					
<b>14, Sevenoaks Drive, Reading, RG7 1AZ</b>					Detached House	
Last Sold Date:	25/07/1997					
Last Sold Price:	£265,950					
<b>16, Sevenoaks Drive, Reading, RG7 1AZ</b>					Detached House	
Last Sold Date:	25/07/1997					
Last Sold Price:	£235,000					

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

# Market Sold in Street



<b>8, Sevenoaks Drive, Reading, RG7 1AZ</b>	Detached House
Last Sold Date: 30/04/1997	
Last Sold Price: £159,950	
<b>17, Sevenoaks Drive, Reading, RG7 1AZ</b>	Detached House
Last Sold Date: 24/04/1997	
Last Sold Price: £135,000	
<b>10, Sevenoaks Drive, Reading, RG7 1AZ</b>	Detached House
Last Sold Date: 16/04/1997	
Last Sold Price: £124,950	
<b>11, Sevenoaks Drive, Reading, RG7 1AZ</b>	Detached House
Last Sold Date: 11/04/1997	
Last Sold Price: £175,000	
<b>5, Sevenoaks Drive, Reading, RG7 1AZ</b>	Detached House
Last Sold Date: 21/03/1997	
Last Sold Price: £119,950	

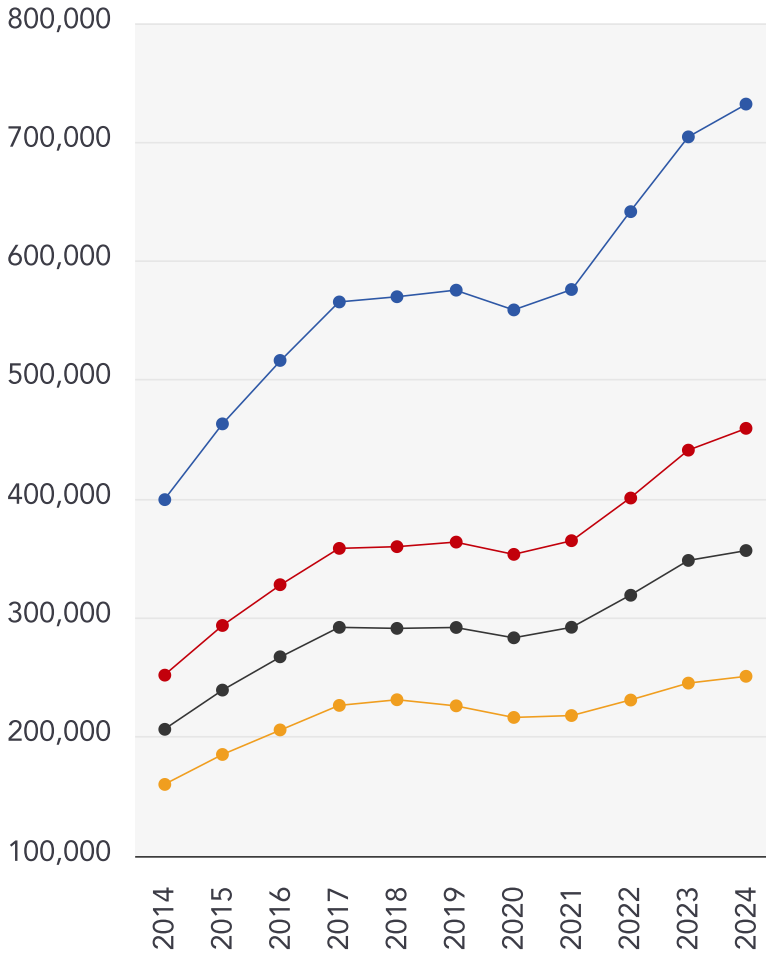
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market

## House Price Statistics



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

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