

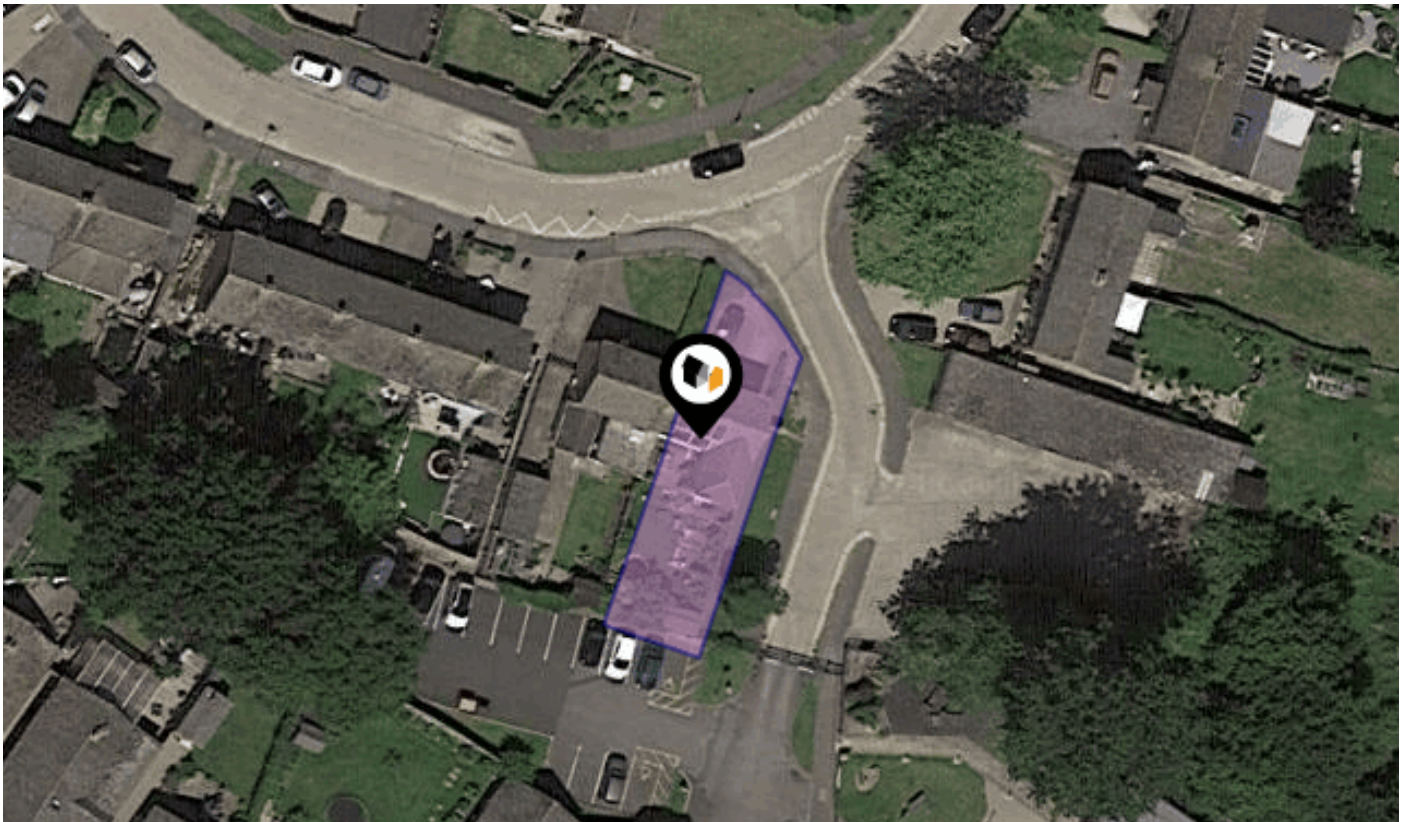


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 12<sup>th</sup> July 2024



**CHESTNUT CRESCENT, SHINFIELD, READING, RG2**

**Avocado Property**

01344 249 500

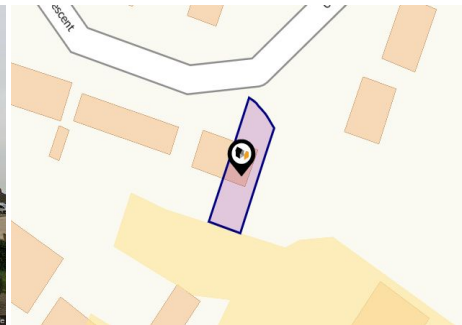
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# Property Overview



## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	1,022 ft <sup>2</sup> / 95 m <sup>2</sup>		
<b>Plot Area:</b>	0.06 acres		
<b>Year Built :</b>	1950-1966		
<b>Council Tax :</b>	Band D		
<b>Title Number:</b>	BK127333		

## Local Area

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

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

<b>8</b> mb/s	<b>80</b> mb/s	<b>-</b> mb/s

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



### Satellite/Fibre TV Availability:



# Planning History

## This Address



Planning records for: *Chestnut Crescent, Shinfield, Reading, RG2*

Reference - 071494	
<b>Decision:</b>	Approve
<b>Date:</b>	23rd May 2007
<b>Description:</b>	Proposed erection of two storey rear extension and front porch to dwelling

# Property EPC - Certificate



Shinfield, RG2

Energy rating

**C**

Valid until 14.08.2032

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	77   c	79   c
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

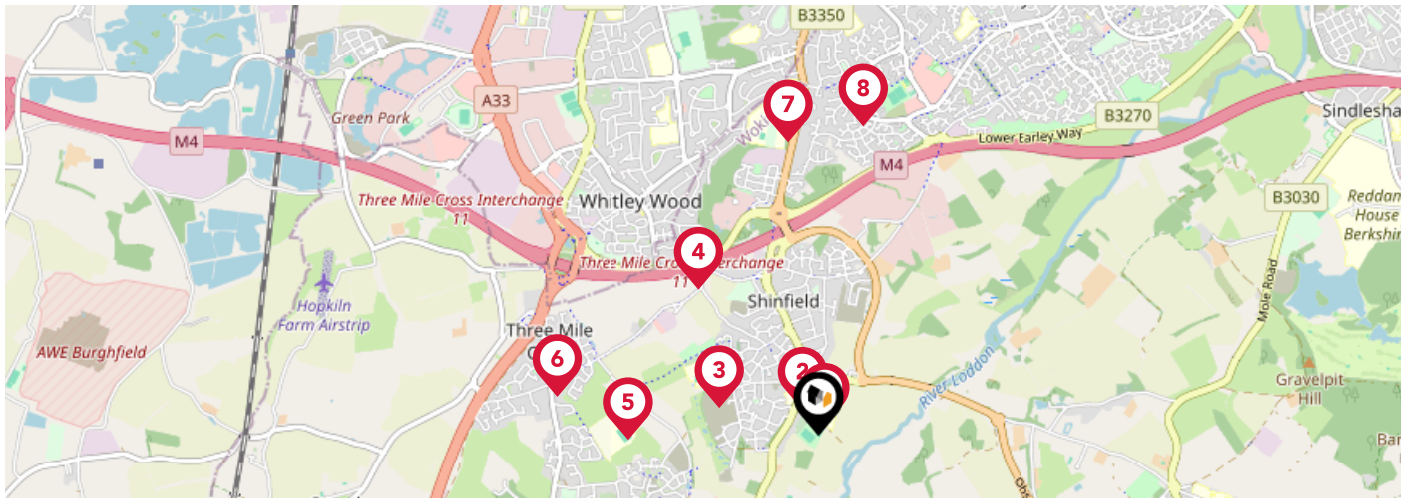
## EPC - Additional Data



### Additional EPC Data

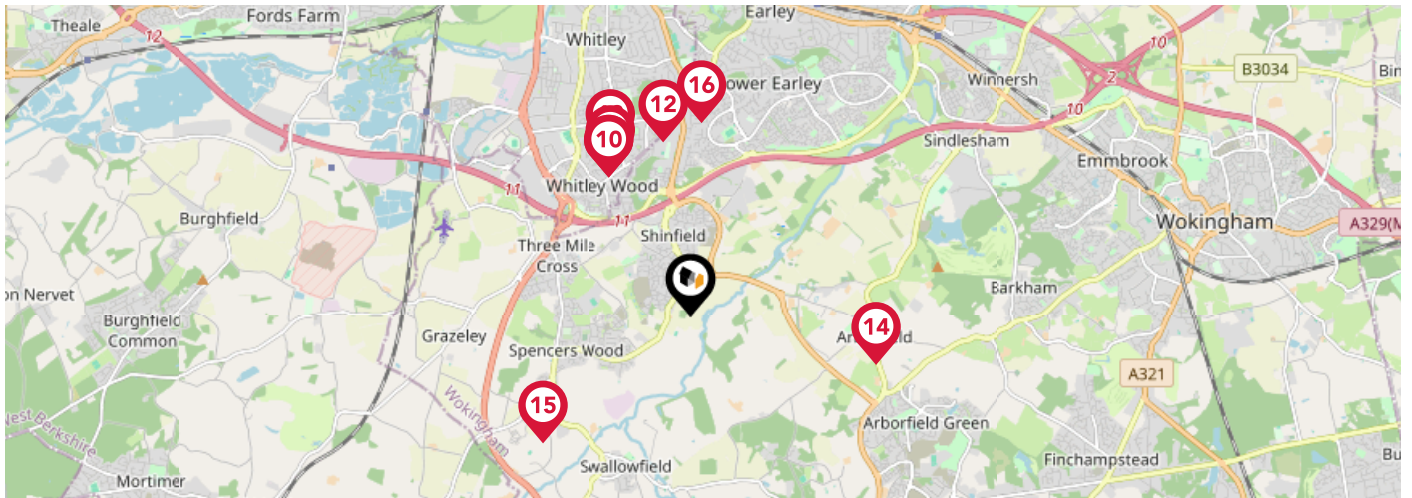
<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	RHI application
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	2
<b>Open Fireplace:</b>	1
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 72% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	95 m <sup>2</sup>

# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Shinfield St Mary's CofE Junior School</b> Ofsted Rating: Good   Pupils: 358   Distance:0.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Shinfield Infant and Nursery School</b> Ofsted Rating: Good   Pupils:0   Distance:0.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>OneSchool Global UK Reading Primary Campus</b> Ofsted Rating: Not Rated   Pupils: 40   Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Oakbank</b> Ofsted Rating: Requires Improvement   Pupils: 498   Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>The Vine Christian School</b> Ofsted Rating: Inadequate   Pupils: 25   Distance:1.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Crosfields School</b> Ofsted Rating: Not Rated   Pupils: 572   Distance:1.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Hillside Primary School</b> Ofsted Rating: Good   Pupils: 461   Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

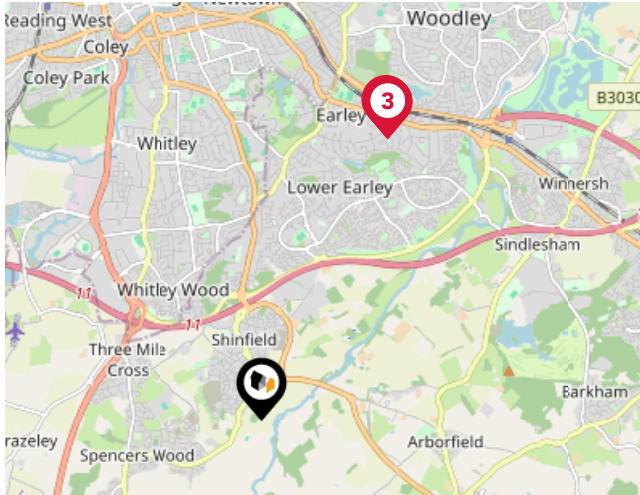
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Geoffrey Field Junior School</b> Ofsted Rating: Good   Pupils: 358   Distance: 1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Geoffrey Field Infant School</b> Ofsted Rating: Outstanding   Pupils: 321   Distance: 1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Christ The King Catholic Primary School</b> Ofsted Rating: Good   Pupils: 359   Distance: 1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Ridgeway Primary School</b> Ofsted Rating: Good   Pupils: 443   Distance: 1.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>John Madejski Academy</b> Ofsted Rating: Requires Improvement   Pupils: 633   Distance: 1.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Coombes Church of England Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 432   Distance: 1.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lambs Lane Primary School</b> Ofsted Rating: Good   Pupils: 202   Distance: 1.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Whiteknights Primary School</b> Ofsted Rating: Good   Pupils: 459   Distance: 1.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

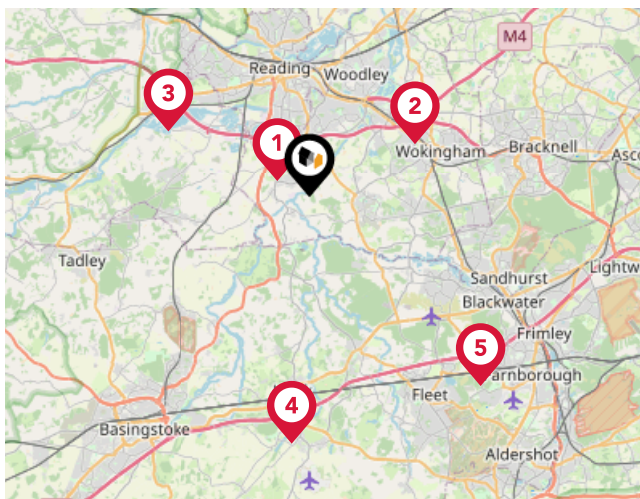
# Area

## Transport (National)



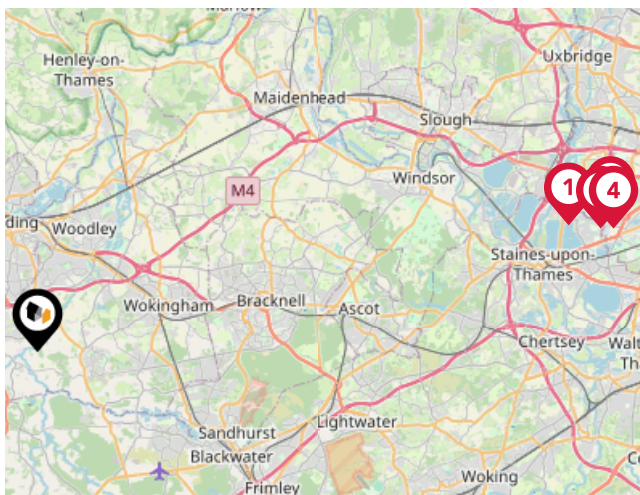
### National Rail Stations

Pin	Name	Distance
1	Earley Rail Station	2.85 miles
2	Earley Rail Station	2.86 miles
3	Earley Rail Station	2.86 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J11	1.34 miles
2	M4 J10	4.36 miles
3	M4 J12	5.76 miles
4	M3 J5	9.16 miles
5	M3 J4A	9.43 miles



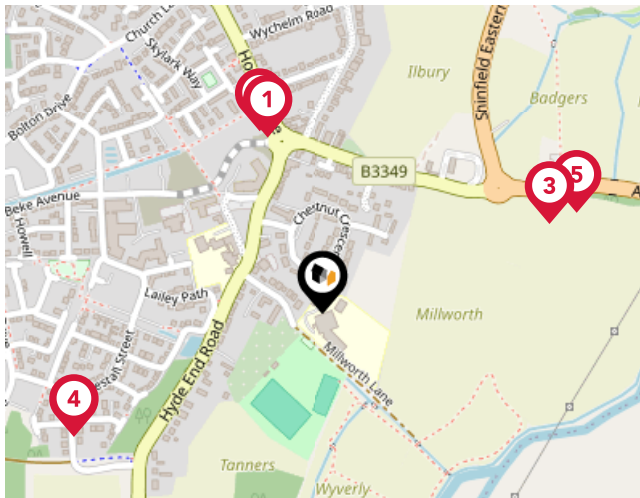
### Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport Terminal 5	20.23 miles
2	London Heathrow Airport Terminal 3	21.33 miles
3	London Heathrow Airport	21.77 miles
4	London Heathrow Airport Terminal 2	21.77 miles



# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	School Green	0.21 miles
2	School Green	0.22 miles
3	Magpie and Parrot	0.28 miles
4	Westall Street	0.32 miles
5	Magpie and Parrot	0.32 miles

# Market Sold in Street



<b>57, Chestnut Crescent, Reading, RG2 9EJ</b>			Terraced House
Last Sold Date:	31/01/2024	13/09/2002	
Last Sold Price:	£320,000	£162,000	
<b>55, Chestnut Crescent, Reading, RG2 9EJ</b>			Semi-detached House
Last Sold Date:	28/01/2022		
Last Sold Price:	£351,000		
<b>58, Chestnut Crescent, Reading, RG2 9EJ</b>			Terraced House
Last Sold Date:	13/10/2017	10/10/2014	
Last Sold Price:	£319,000	£240,000	
<b>67, Chestnut Crescent, Reading, RG2 9EJ</b>			Semi-detached House
Last Sold Date:	30/01/2017	22/04/1996	
Last Sold Price:	£320,000	£73,000	
<b>49, Chestnut Crescent, Reading, RG2 9EJ</b>			Semi-detached House
Last Sold Date:	11/11/2016	16/10/2009	
Last Sold Price:	£350,000	£195,000	
<b>46, Chestnut Crescent, Reading, RG2 9EJ</b>			Terraced House
Last Sold Date:	20/11/2015	26/04/2013	
Last Sold Price:	£300,000	£225,000	
<b>56, Chestnut Crescent, Reading, RG2 9EJ</b>			Terraced House
Last Sold Date:	17/11/2015	24/03/2011	
Last Sold Price:	£325,000	£200,000	
<b>32, Chestnut Crescent, Reading, RG2 9EJ</b>			Semi-detached House
Last Sold Date:	02/10/2015	10/01/2006	31/10/2002
Last Sold Price:	£285,000	£188,000	£180,000
<b>50, Chestnut Crescent, Reading, RG2 9EJ</b>			Semi-detached House
Last Sold Date:	10/07/2015		
Last Sold Price:	£326,000		
<b>51, Chestnut Crescent, Reading, RG2 9EJ</b>			Semi-detached House
Last Sold Date:	13/10/2014		
Last Sold Price:	£225,000		
<b>36, Chestnut Crescent, Reading, RG2 9EJ</b>			Semi-detached House
Last Sold Date:	11/06/2013		
Last Sold Price:	£250,000		
<b>61, Chestnut Crescent, Reading, RG2 9EJ</b>			Semi-detached House
Last Sold Date:	25/09/2009		
Last Sold Price:	£180,000		

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

# Market Sold in Street



<b>45, Chestnut Crescent, Reading, RG2 9EJ</b>	Terraced House
Last Sold Date: 03/11/2006	
Last Sold Price: £195,000	
<b>59, Chestnut Crescent, Reading, RG2 9EJ</b>	Terraced House
Last Sold Date: 23/08/2002	
Last Sold Price: £170,000	
<b>60, Chestnut Crescent, Reading, RG2 9EJ</b>	Semi-detached House
Last Sold Date: 08/09/2000	
Last Sold Price: £152,500	
<b>41, Chestnut Crescent, Reading, RG2 9EJ</b>	Terraced House
Last Sold Date: 06/11/1998   26/02/1997	
Last Sold Price: £95,000   £74,500	
<b>48, Chestnut Crescent, Reading, RG2 9EJ</b>	Semi-detached House
Last Sold Date: 03/04/1998	
Last Sold Price: £93,000	

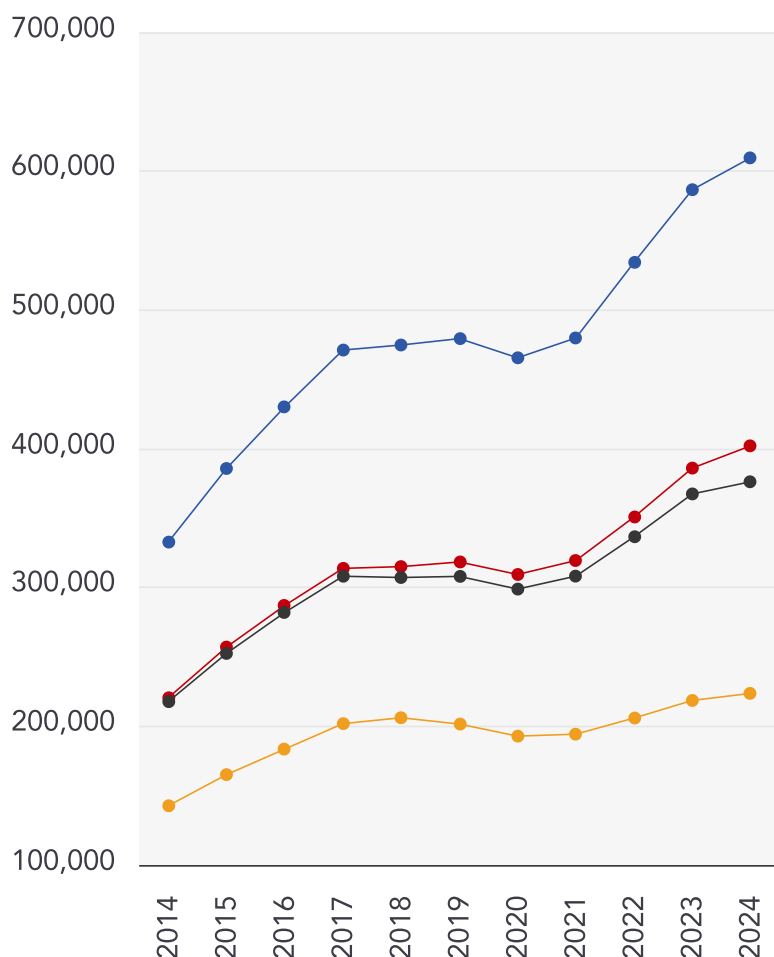
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# Market

## 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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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.

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# Avocado Property

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