

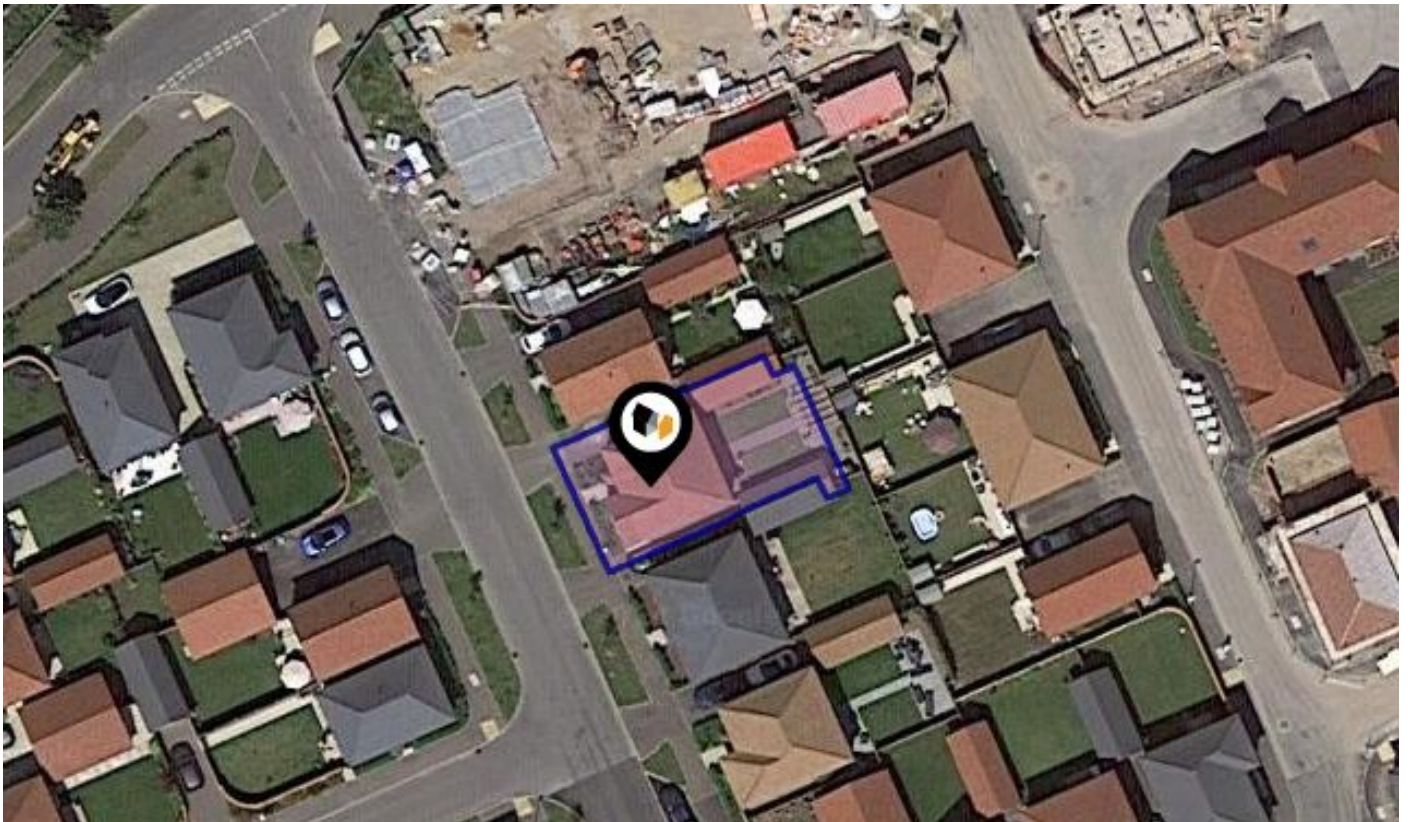


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 23rd July 2024



BRONTE GROVE, ARBORFIELD GREEN, READING, RG2

Avocado Property

01344 249 500

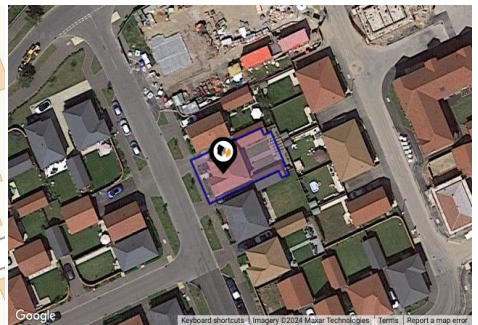
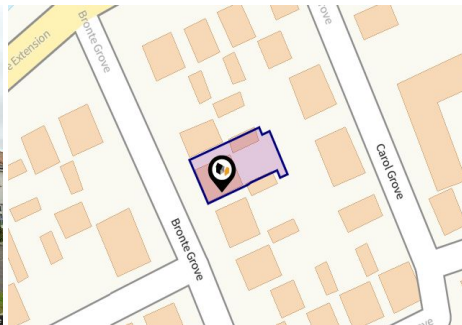
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Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,367 ft ² / 127 m ²		
Plot Area:	0.06 acres		
Year Built :	2019		
Council Tax :	Band F		
Annual Estimate:	£3,269		
Title Number:	BK505813		

Local Area

Local Authority:	Wokingham
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

12 mb/s	45 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Bronte Grove, Arborfield Green, RG2

Energy rating

B

Valid until 12.11.2029

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

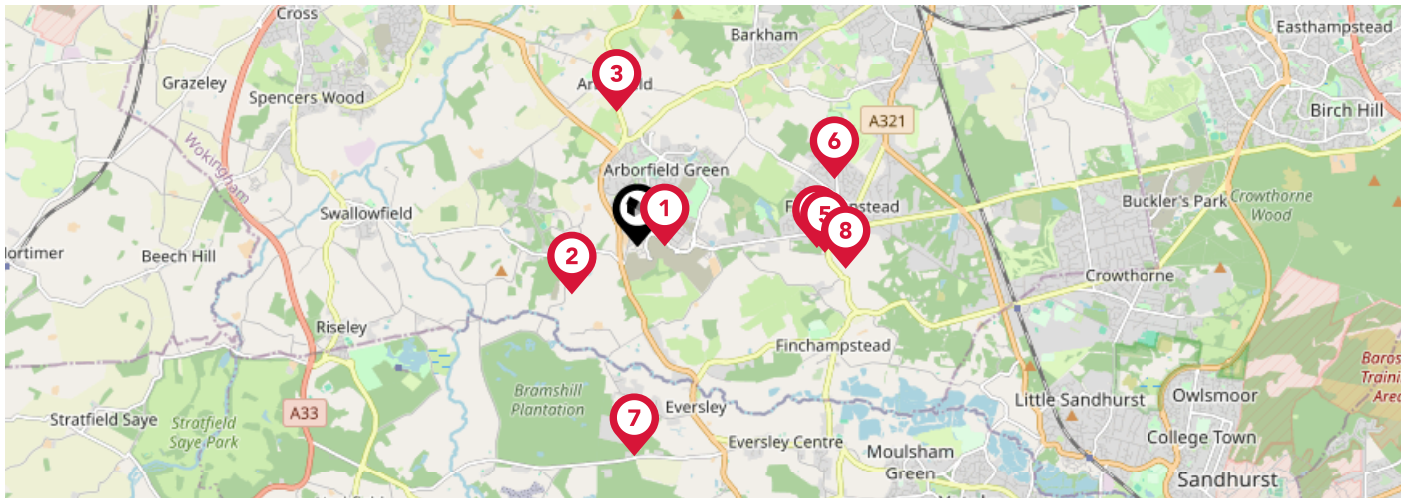
EPC - Additional Data



Additional EPC Data

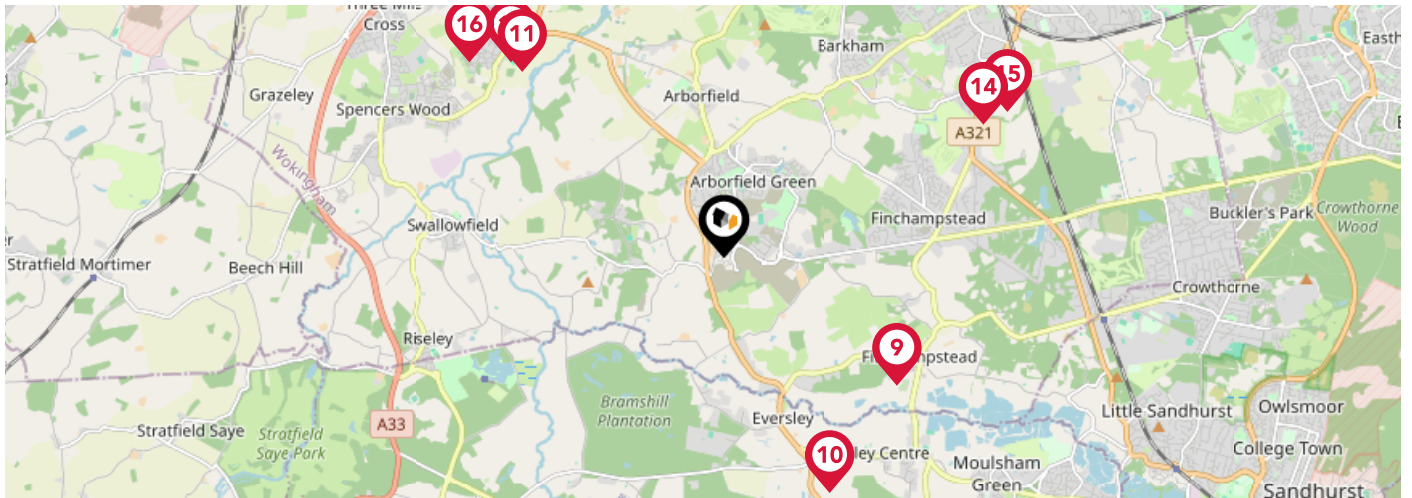
Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.28 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 0.12 W/m ² ·K
Total Floor Area:	127 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Bohunt School Wokingham Ofsted Rating: Good Pupils: 914 Distance:0.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Farley Hill Primary School Ofsted Rating: Good Pupils: 207 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Coombes Church of England Primary School Ofsted Rating: Requires Improvement Pupils: 432 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Gorse Ride Junior School Ofsted Rating: Good Pupils: 227 Distance:1.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Gorse Ride Infants' School Ofsted Rating: Good Pupils: 175 Distance:1.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Waverley School Ofsted Rating: Not Rated Pupils: 222 Distance:1.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Neot's School Ofsted Rating: Not Rated Pupils: 306 Distance:1.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Nine Mile Ride Primary School Ofsted Rating: Good Pupils: 350 Distance:1.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

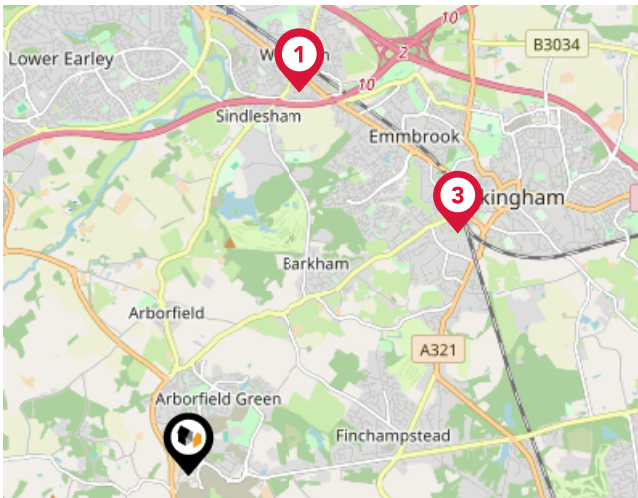
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 Finchampstead CofE VA Primary School Ofsted Rating: Good Pupils: 114 Distance:2</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Charles Kingsley's Church of England Primary School Ofsted Rating: Outstanding Pupils: 218 Distance:2.4</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Shinfield St Mary's CofE Junior School Ofsted Rating: Good Pupils: 358 Distance:2.54</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Reddam House Berkshire Ofsted Rating: Not Rated Pupils: 610 Distance:2.6</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Shinfield Infant and Nursery School Ofsted Rating: Good Pupils:0 Distance:2.67</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Evendons Primary School Ofsted Rating: Outstanding Pupils: 350 Distance:2.69</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Luckley House School Ofsted Rating: Not Rated Pupils: 305 Distance:2.94</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Alder Grove Church of England Primary School Ofsted Rating: Not Rated Pupils:0 Distance:2.97</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

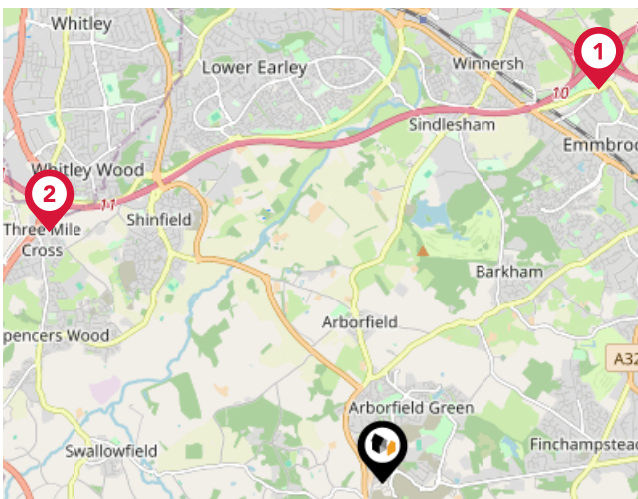
Area

Transport (National)



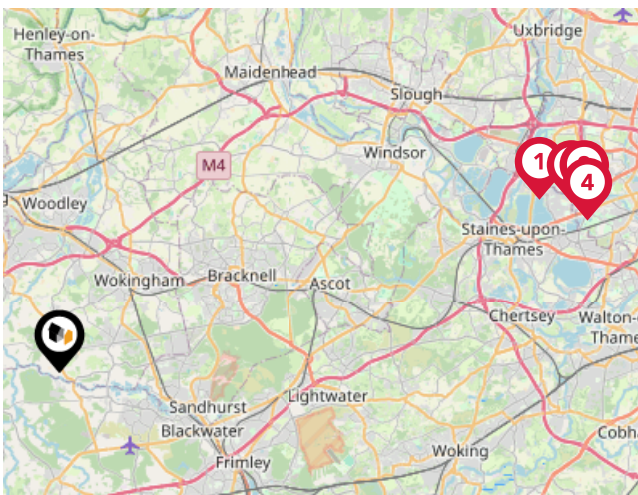
National Rail Stations

Pin	Name	Distance
1	Winkersley Rail Station	3.68 miles
2	Winkersley Rail Station	3.69 miles
3	Wokingham Rail Station	3.35 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J10	4.15 miles
2	M4 J11	3.86 miles
3	M3 J5	7.89 miles
4	M3 J4A	6.91 miles
5	M3 J4	7.54 miles

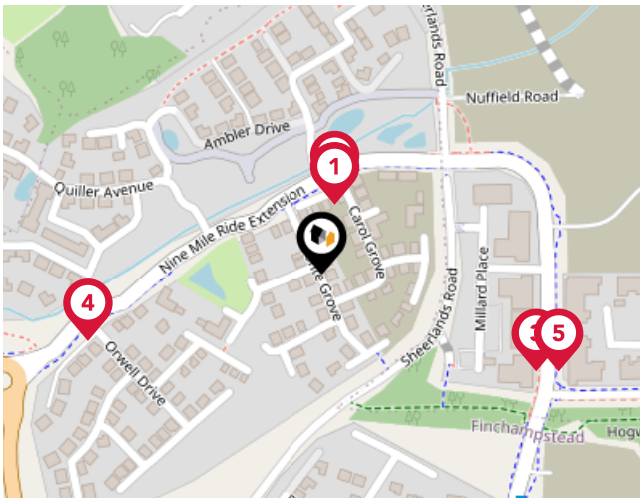


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport Terminal 5	18.89 miles
2	London Heathrow Airport Terminal 3	19.94 miles
3	London Heathrow Airport Terminal 2	20.37 miles
4	London Heathrow Airport Terminal 4	20.31 miles

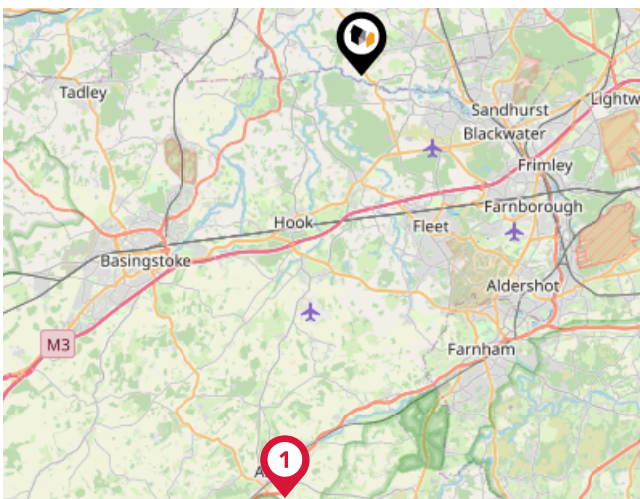
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Weaver Avenue	0.04 miles
2	Weaver Avenue	0.05 miles
3	Arborfield Centre	0.14 miles
4	Orwell Drive	0.14 miles
5	Arborfield Centre	0.15 miles



Local Connections

Pin	Name	Distance
1	Alton (Mid-Hants Railway)	15.96 miles

Market Sold in Street



14, Bronte Grove, Reading, RG2 9UN	Detached House
Last Sold Date: 24/09/2021	27/07/2020
Last Sold Price: £505,000	£494,950
19, Bronte Grove, Reading, RG2 9UN	Detached House
Last Sold Date: 24/06/2021	
Last Sold Price: £519,950	
23, Bronte Grove, Reading, RG2 9UN	Detached House
Last Sold Date: 18/06/2021	
Last Sold Price: £494,950	
17, Bronte Grove, Reading, RG2 9UN	Detached House
Last Sold Date: 18/06/2021	
Last Sold Price: £599,950	
21, Bronte Grove, Reading, RG2 9UN	Detached House
Last Sold Date: 18/06/2021	
Last Sold Price: £579,950	
15, Bronte Grove, Reading, RG2 9UN	Semi-detached House
Last Sold Date: 26/03/2021	
Last Sold Price: £419,950	
11, Bronte Grove, Reading, RG2 9UN	Semi-detached House
Last Sold Date: 26/03/2021	
Last Sold Price: £419,950	
30, Bronte Grove, Reading, RG2 9UN	Detached House
Last Sold Date: 19/03/2021	
Last Sold Price: £499,950	
9, Bronte Grove, Reading, RG2 9UN	Detached House
Last Sold Date: 15/03/2021	
Last Sold Price: £499,950	
20, Bronte Grove, Reading, RG2 9UN	Detached House
Last Sold Date: 12/03/2021	
Last Sold Price: £599,950	
28, Bronte Grove, Reading, RG2 9UN	Detached House
Last Sold Date: 02/03/2021	
Last Sold Price: £514,950	
34, Bronte Grove, Reading, RG2 9UN	Detached House
Last Sold Date: 26/02/2021	
Last Sold Price: £560,000	

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

Market Sold in Street



36, Bronte Grove, Reading, RG2 9UN	Detached House
Last Sold Date: 26/02/2021	
Last Sold Price: £579,950	
32, Bronte Grove, Reading, RG2 9UN	Detached House
Last Sold Date: 25/02/2021	
Last Sold Price: £499,950	
22, Bronte Grove, Reading, RG2 9UN	Semi-detached House
Last Sold Date: 19/01/2021	
Last Sold Price: £419,950	
24, Bronte Grove, Reading, RG2 9UN	Semi-detached House
Last Sold Date: 08/01/2021	
Last Sold Price: £419,950	
26, Bronte Grove, Reading, RG2 9UN	Detached House
Last Sold Date: 08/01/2021	
Last Sold Price: £499,950	
16, Bronte Grove, Reading, RG2 9UN	Detached House
Last Sold Date: 08/09/2020	
Last Sold Price: £599,950	
18, Bronte Grove, Reading, RG2 9UN	Detached House
Last Sold Date: 21/08/2020	
Last Sold Price: £599,950	
8, Bronte Grove, Reading, RG2 9UN	Detached House
Last Sold Date: 30/07/2020	
Last Sold Price: £599,950	
10, Bronte Grove, Reading, RG2 9UN	Detached House
Last Sold Date: 07/05/2020	
Last Sold Price: £519,950	
12, Bronte Grove, Reading, RG2 9UN	Detached House
Last Sold Date: 17/04/2020	
Last Sold Price: £599,950	
4, Bronte Grove, Reading, RG2 9UN	Detached House
Last Sold Date: 21/02/2020	
Last Sold Price: £579,950	
7, Bronte Grove, Reading, RG2 9UN	Detached House
Last Sold Date: 20/12/2019	
Last Sold Price: £579,950	

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

Market Sold in Street



5, Bronte Grove, Reading, RG2 9UN	Detached House
Last Sold Date: 20/12/2019	
Last Sold Price: £604,950	
3, Bronte Grove, Reading, RG2 9UN	Detached House
Last Sold Date: 20/12/2019	
Last Sold Price: £589,950	
2, Bronte Grove, Reading, RG2 9UN	Detached House
Last Sold Date: 18/12/2019	
Last Sold Price: £519,950	
1, Bronte Grove, Reading, RG2 9UN	Detached House
Last Sold Date: 18/12/2019	
Last Sold Price: £469,950	
6, Bronte Grove, Reading, RG2 9UN	Detached House
Last Sold Date: 22/11/2019	
Last Sold Price: £499,950	

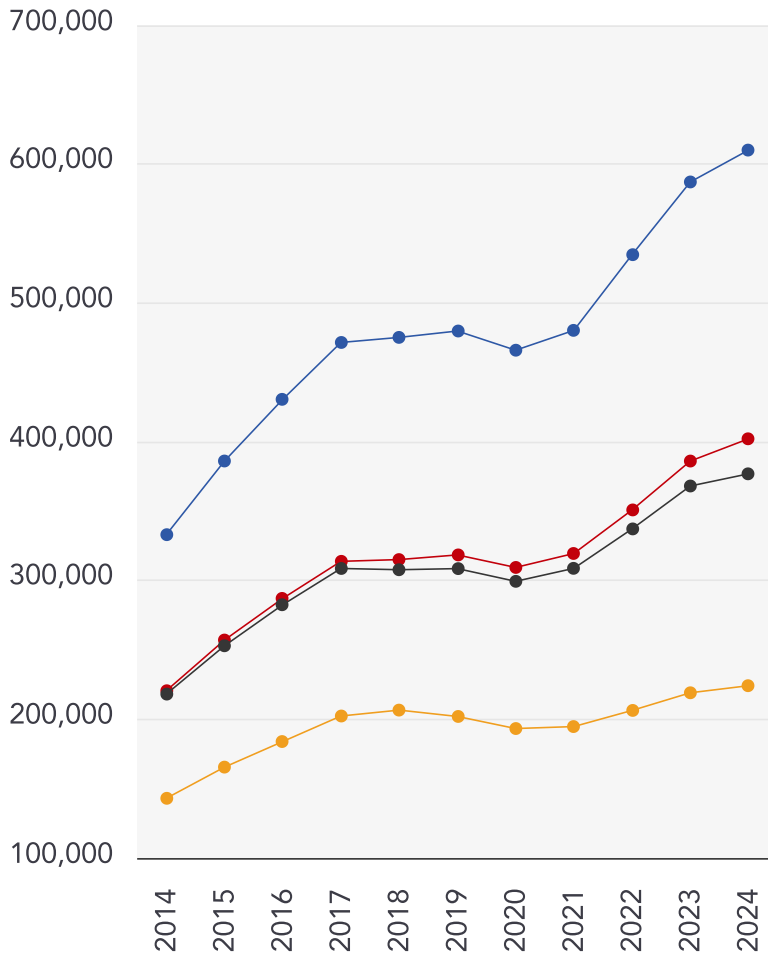
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Market

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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