

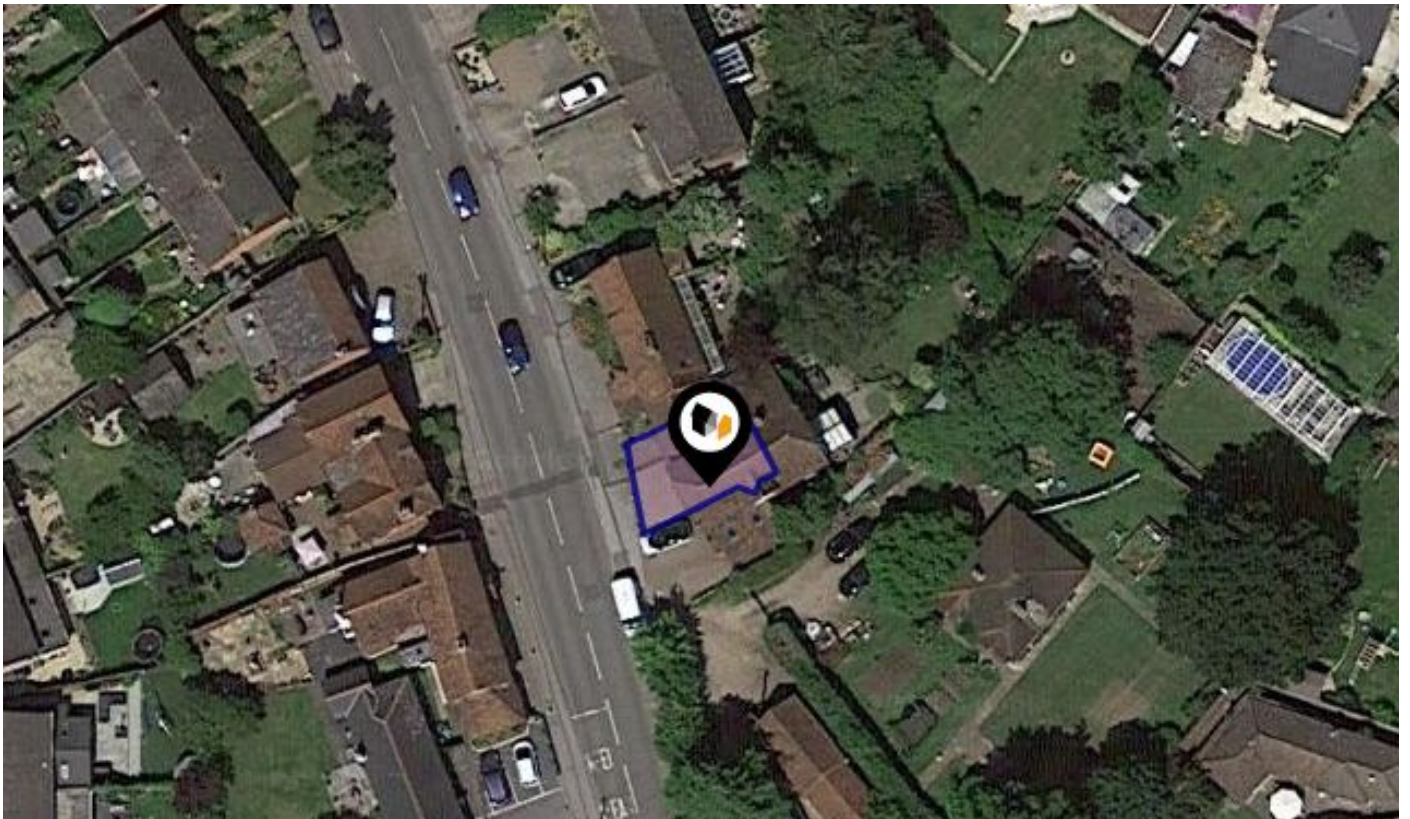


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 20th July 2024



EVERSLEY ROAD, ARBORFIELD CROSS, READING, RG2

Avocado Property

01344 249 500

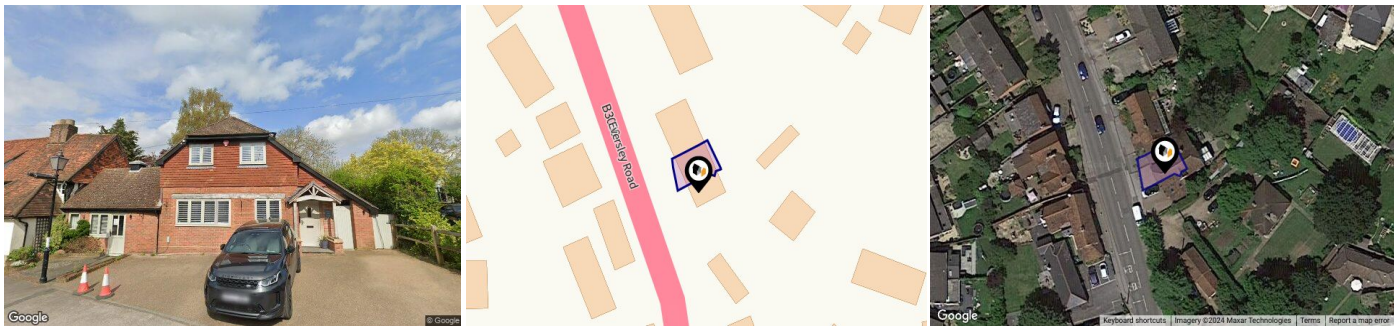
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Property Overview



Property

| | | | |
|-------------------------|--------------------------------------------|----------------|----------|
| Type: | Detached | Tenure: | Freehold |
| Bedrooms: | 4 | | |
| Floor Area: | 1,980 ft ² / 184 m ² | | |
| Plot Area: | 0.02 acres | | |
| Year Built : | 1976-1982 | | |
| Council Tax : | Band D | | |
| Annual Estimate: | £2,263 | | |
| Title Number: | BK207237 | | |

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | | |
|-------------------|-------------------|------------------|
| 15 mb/s | 46 mb/s | - mb/s |
| | | |

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Eversley Road, RG2

Energy rating

D

Valid until 08.06.2032

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 89 B |
| 69-80 | C | | |
| 55-68 | D | 64 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Property

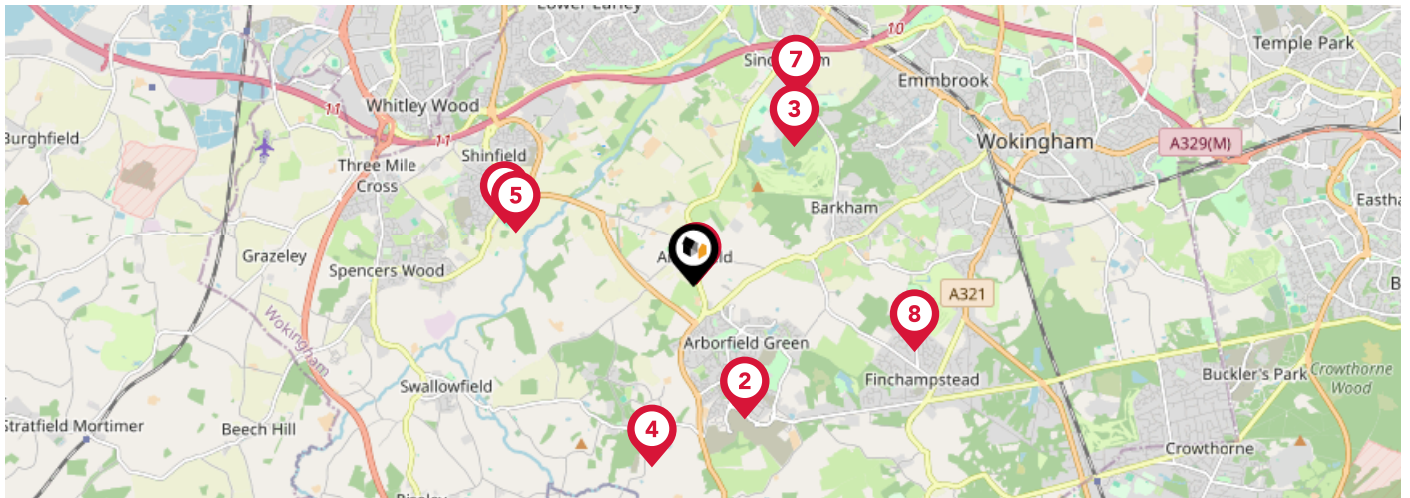
EPC - Additional Data



Additional EPC Data

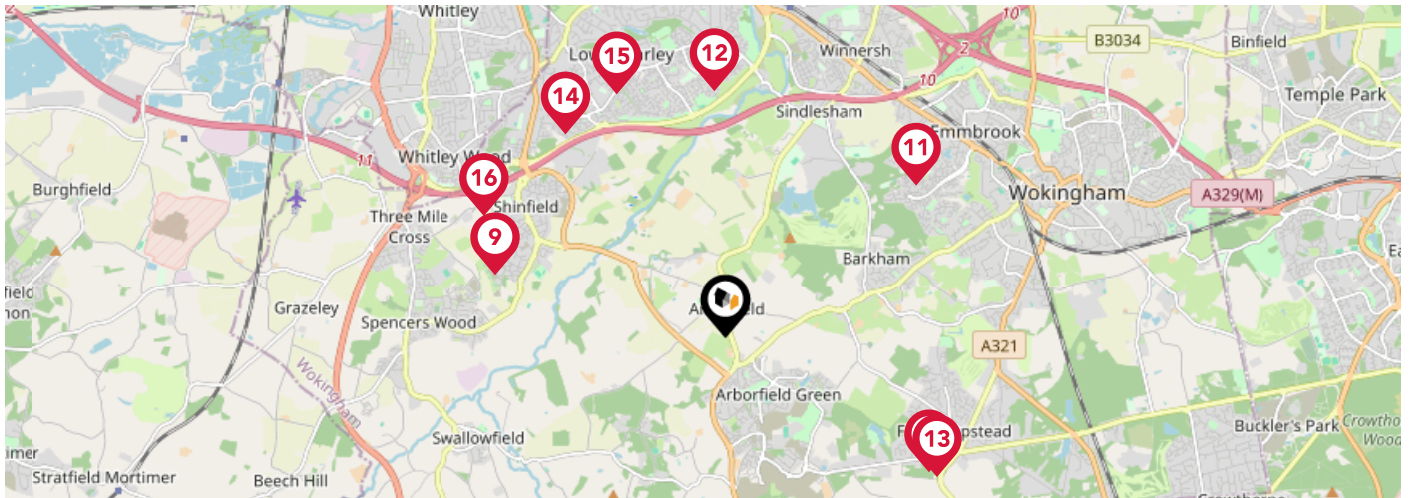
| | |
|-------------------------------------|-----------------------------------------------------|
| Property Type: | House |
| Build Form: | Semi-Detached |
| Transaction Type: | Marketed sale |
| Energy Tariff: | Single |
| Main Fuel: | Mains gas (not community) |
| Main Gas: | Yes |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Glazing Type: | Double glazing, unknown install date |
| Previous Extension: | 1 |
| Open Fireplace: | 0 |
| Ventilation: | Natural |
| Walls: | Cavity wall, as built, partial insulation (assumed) |
| Walls Energy: | Average |
| Roof: | Pitched, 200 mm loft insulation |
| Roof Energy: | Good |
| Main Heating: | Boiler and radiators, mains gas |
| Main Heating Controls: | Programmer, room thermostat and TRVs |
| Hot Water System: | From main system |
| Hot Water Energy Efficiency: | Good |
| Lighting: | Low energy lighting in 77% of fixed outlets |
| Floors: | Solid, no insulation (assumed) |
| Total Floor Area: | 184 m ² |

Area Schools



| | | Nursery | Primary | Secondary | College | Private |
|----------|--------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | The Coombes Church of England Primary School Ofsted Rating: Requires Improvement Pupils: 432 Distance:0.05 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Bohunt School Wokingham Ofsted Rating: Good Pupils: 914 Distance:1.31 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Reddam House Berkshire Ofsted Rating: Not Rated Pupils: 610 Distance:1.59 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Farley Hill Primary School Ofsted Rating: Good Pupils: 207 Distance:1.72 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Shinfield St Mary's CofE Junior School Ofsted Rating: Good Pupils: 358 Distance:1.72 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Shinfield Infant and Nursery School Ofsted Rating: Good Pupils:0 Distance:1.84 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Bearwood Primary School Ofsted Rating: Good Pupils: 294 Distance:1.99 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Waverley School Ofsted Rating: Not Rated Pupils: 222 Distance:2.14 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

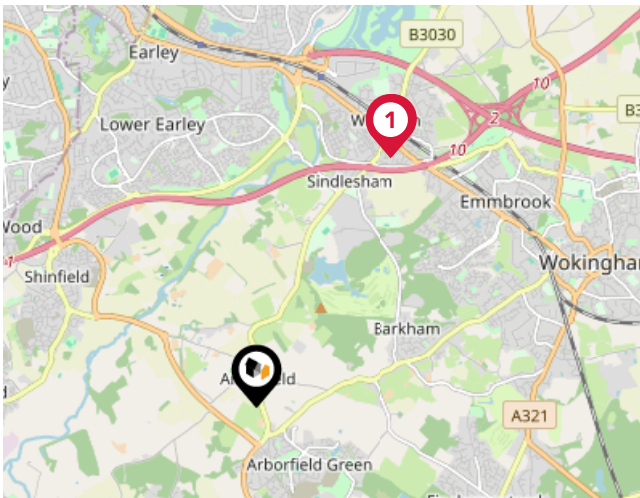
Area Schools



| | Nursery | Primary | Secondary | College | Private |
|------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| Alder Grove Church of England Primary School Ofsted Rating: Not Rated Pupils:0 Distance:2.21 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Gorse Ride Junior School Ofsted Rating: Good Pupils: 227 Distance:2.26 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| The Hawthorns Primary School Ofsted Rating: Good Pupils: 431 Distance:2.26 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Hawkedon Primary School Ofsted Rating: Good Pupils: 620 Distance:2.29 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Gorse Ride Infants' School Ofsted Rating: Good Pupils: 175 Distance:2.34 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Hillside Primary School Ofsted Rating: Good Pupils: 461 Distance:2.39 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Radstock Primary School Ofsted Rating: Good Pupils: 434 Distance:2.46 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| OneSchool Global UK Reading Primary Campus Ofsted Rating: Not Rated Pupils: 40 Distance:2.5 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

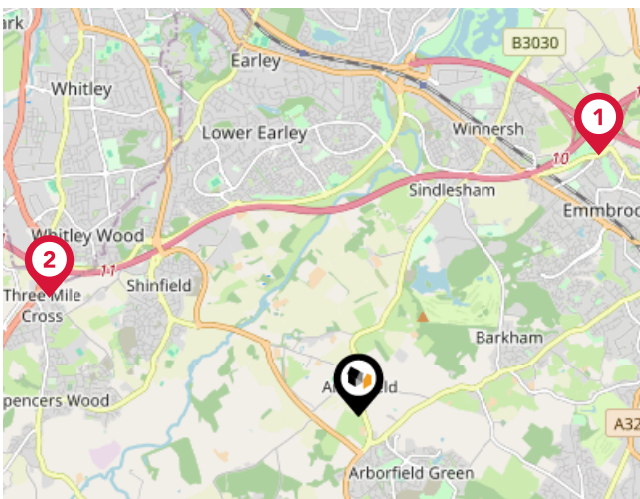
Area

Transport (National)



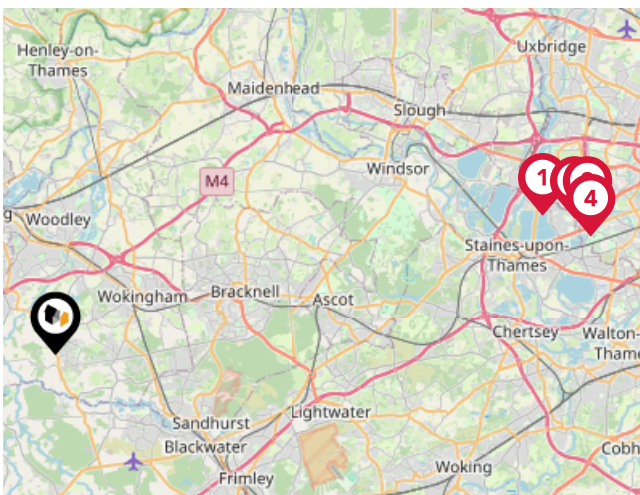
National Rail Stations

| Pin | Name | Distance |
|-----|-----------------------|------------|
| 1 | Winnersh Rail Station | 2.64 miles |
| 2 | Winnersh Rail Station | 2.64 miles |
| 3 | Winnersh Rail Station | 2.65 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|--------|------------|
| 1 | M4 J10 | 3.28 miles |
| 2 | M4 J11 | 3.06 miles |
| 3 | M3 J5 | 8.99 miles |
| 4 | M3 J4A | 8.02 miles |
| 5 | M4 J12 | 7.48 miles |

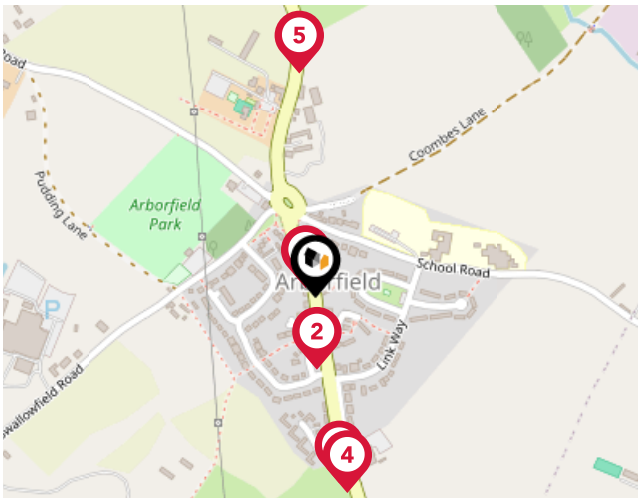


Airports/Helipads

| Pin | Name | Distance |
|-----|------------------------------------|-------------|
| 1 | London Heathrow Airport Terminal 5 | 18.73 miles |
| 2 | London Heathrow Airport Terminal 3 | 19.81 miles |
| 3 | London Heathrow Airport Terminal 2 | 20.25 miles |
| 4 | London Heathrow Airport Terminal 4 | 20.23 miles |

Area

Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|-----------------------|------------|
| 1 | The Swan | 0.01 miles |
| 2 | The Swan | 0.08 miles |
| 3 | British Legion | 0.22 miles |
| 4 | British Legion | 0.23 miles |
| 5 | Sindlesham Road South | 0.26 miles |

Market Sold in Street



| | | | |
|----------------------------------------------------------|------------|---------------------|------------|
| Tabby's Nook, Eversley Road, Reading, RG2 9PG | | Detached House | |
| Last Sold Date: | 18/02/2022 | | |
| Last Sold Price: | £476,500 | | |
| Magnolia Cottage, Eversley Road, Reading, RG2 9PG | | Semi-detached House | |
| Last Sold Date: | 05/12/2013 | 06/11/2003 | 02/05/1997 |
| Last Sold Price: | £520,000 | £435,000 | £212,500 |
| Hunters Lodge, Eversley Road, Reading, RG2 9PG | | Semi-detached House | |
| Last Sold Date: | 31/08/2012 | 21/07/2000 | |
| Last Sold Price: | £245,000 | £155,000 | |
| Highfield, Eversley Road, Reading, RG2 9PG | | Detached House | |
| Last Sold Date: | 31/07/2008 | | |
| Last Sold Price: | £425,000 | | |
| Birch House, Eversley Road, Reading, RG2 9PG | | Detached House | |
| Last Sold Date: | 21/03/2005 | | |
| Last Sold Price: | £520,000 | | |
| Tabbys Nook, Eversley Road, Reading, RG2 9PG | | Detached House | |
| Last Sold Date: | 25/10/2002 | 11/06/1998 | |
| Last Sold Price: | £230,000 | £152,000 | |

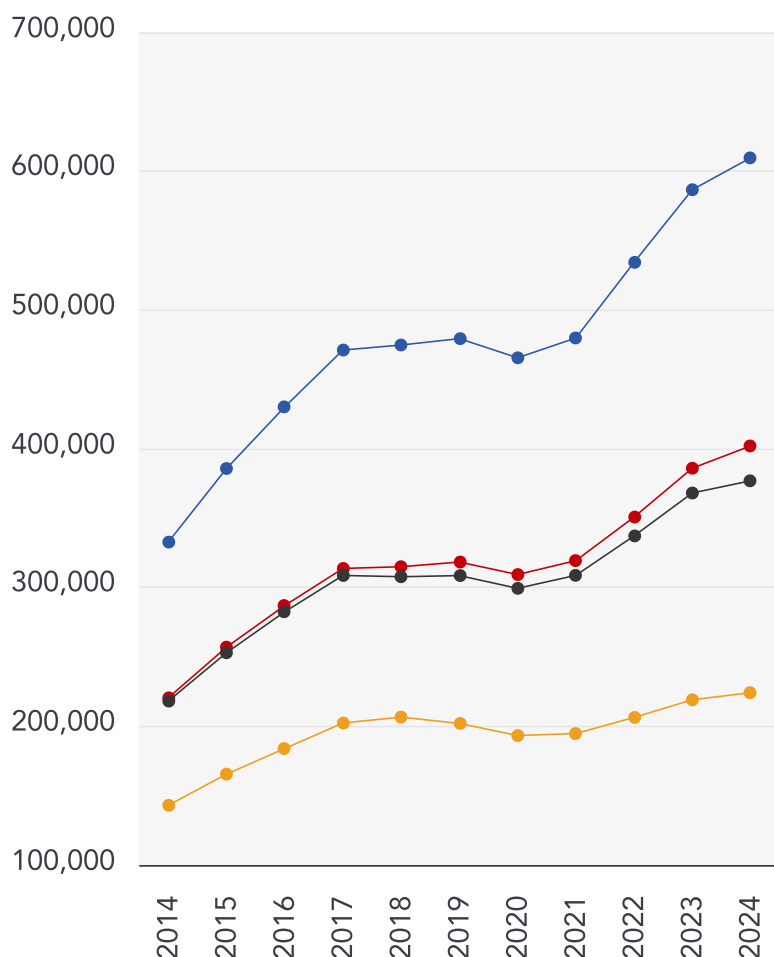
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



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

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