

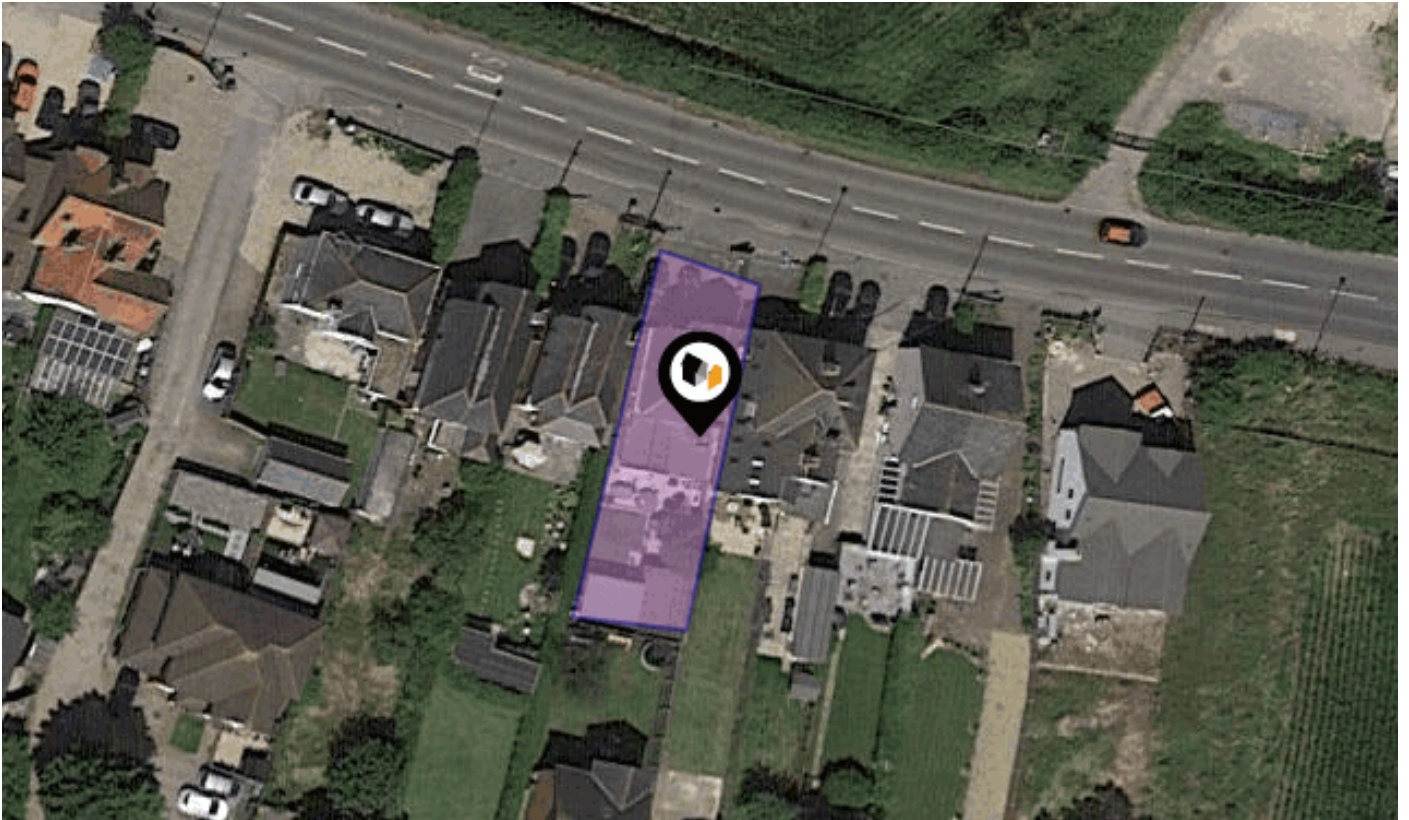


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 26th September 2024



ARBORFIELD ROAD, SHINFIELD, READING, RG2

Avocado Property

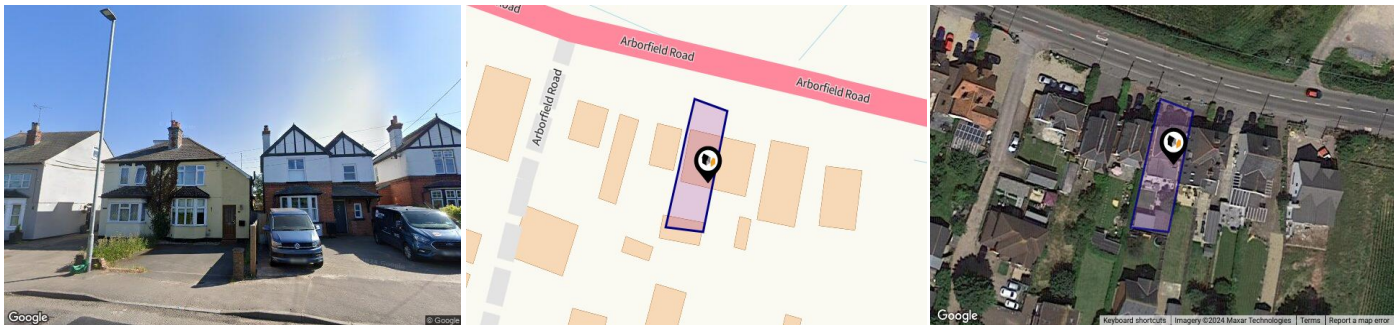
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Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Plot Area:	0.07 acres		
Council Tax :	Band E		
Annual Estimate:	£2,766		
Title Number:	BK402092		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

9 mb/s	271 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

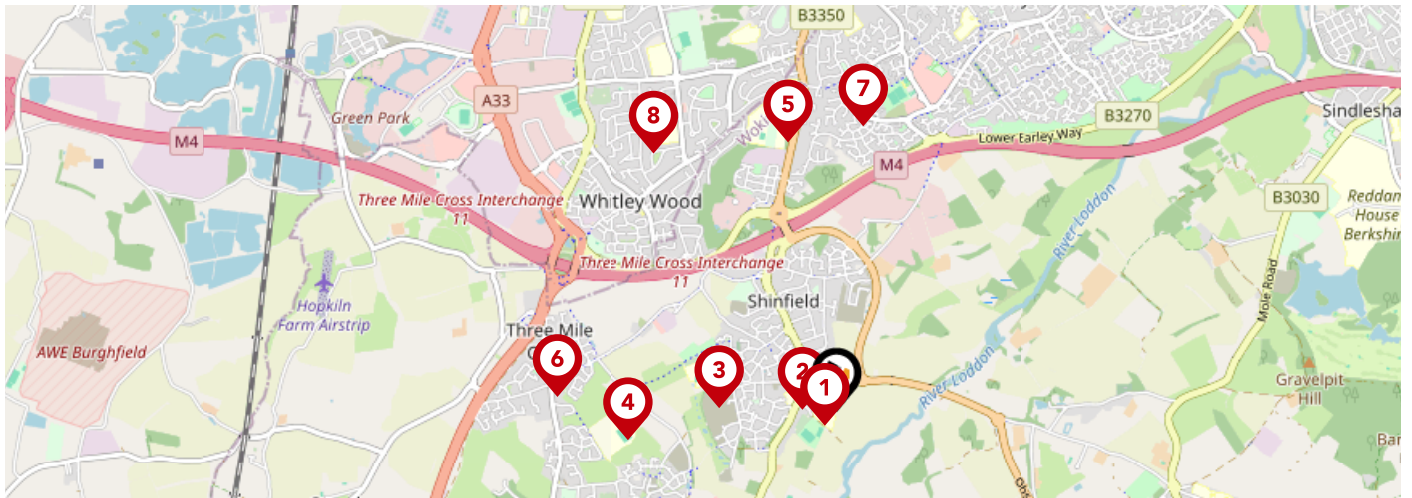
This Address



Planning records for: *Arborfield Road, Shinfield, Reading, RG2*

Reference - 040742	
Decision:	Refused
Date:	06th August 2004
Description:	Outline application for the Proposed erection of one detached dwelling and new access. Demolition of existing garages.

Area Schools



	Nursery	Primary	Secondary	College	Private
1 Shinfield St Mary's CofE Junior School Ofsted Rating: Good Pupils: 358 Distance:0.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Shinfield Infant and Nursery School Ofsted Rating: Good Pupils: 307 Distance:0.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Alder Grove Church of England Primary School Ofsted Rating: Good Pupils: 290 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Oakbank Ofsted Rating: Requires improvement Pupils: 522 Distance:0.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Crosfields School Ofsted Rating: Not Rated Pupils: 777 Distance:1.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 The Vine Christian School Ofsted Rating: Good Pupils: 28 Distance:1.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Hillside Primary School Ofsted Rating: Good Pupils: 457 Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Geoffrey Field Infant School Ofsted Rating: Outstanding Pupils: 313 Distance:1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

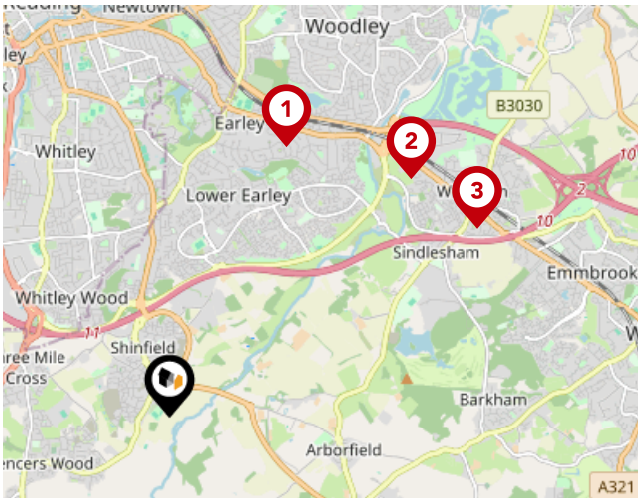
Area Schools



		Nursery	Primary	Secondary	College	Private
	Geoffrey Field Junior School Ofsted Rating: Good Pupils: 354 Distance: 1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Christ The King Catholic Primary School Ofsted Rating: Good Pupils: 327 Distance: 1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Ridgeway Primary School Ofsted Rating: Good Pupils: 410 Distance: 1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	John Madejski Academy Ofsted Rating: Serious Weaknesses Pupils: 871 Distance: 1.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whiteknights Primary School Ofsted Rating: Good Pupils: 457 Distance: 1.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Coombes Church of England Primary School Ofsted Rating: Requires improvement Pupils: 377 Distance: 1.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Radstock Primary School Ofsted Rating: Good Pupils: 395 Distance: 1.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Leighton Park School Ofsted Rating: Not Rated Pupils: 537 Distance: 1.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

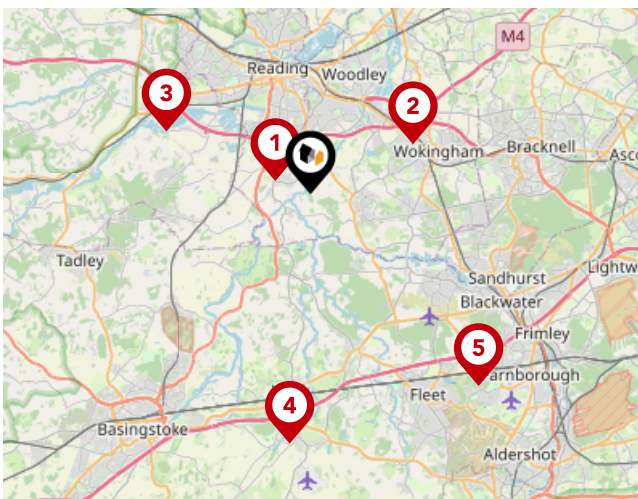
Area

Transport (National)



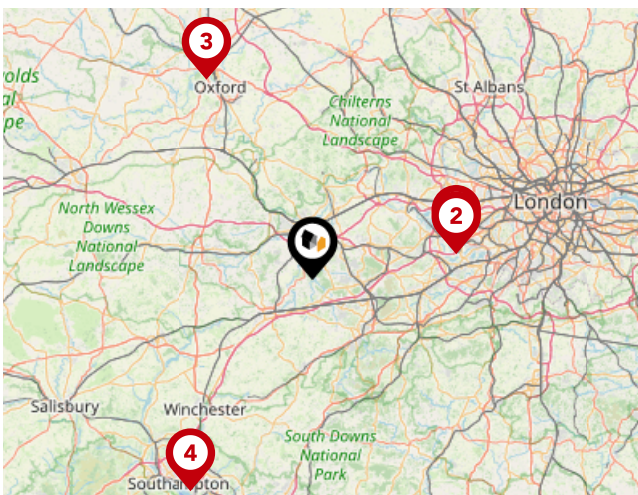
National Rail Stations

Pin	Name	Distance
1	Earley Rail Station	2.72 miles
2	Winnersh Triangle Rail Station	3.14 miles
3	Winnersh Rail Station	3.34 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J11	1.37 miles
2	M4 J10	4.24 miles
3	M4 J12	5.79 miles
4	M3 J5	9.27 miles
5	M3 J4A	9.46 miles

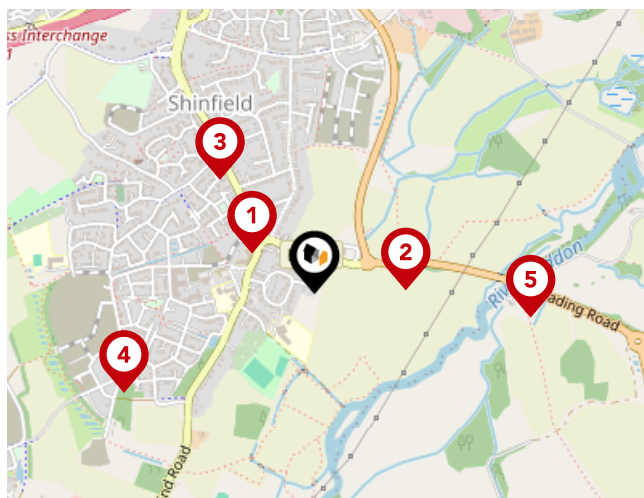


Airports/HELIPADS

Pin	Name	Distance
1	Heathrow Airport	21.66 miles
2	Heathrow Airport Terminal 4	21.68 miles
3	Kidlington	33.49 miles
4	Southampton Airport	36.28 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	School Green	0.17 miles
2	Magpie and Parrot	0.21 miles
3	Church Lane	0.34 miles
4	Lawrence Place	0.5 miles
5	Hall Farm	0.5 miles

Market Sold in Street



7a, Arborfield Road, Reading, RG2 9DY				Flat-maisonette House
Last Sold Date:	26/09/2023	06/12/2013	18/12/1996	
Last Sold Price:	£267,000	£188,000	£58,500	
Ivydeane Villa, 17, Arborfield Road, Reading, RG2 9DY				Semi-detached House
Last Sold Date:	15/03/2023	28/06/2021		
Last Sold Price:	£470,000	£407,500		
Old Hall Works, Arborfield Road, Reading, RG2 9DY				other House
Last Sold Date:	05/11/2021			
Last Sold Price:	£795,000			
Malvern Villa, Arborfield Road, Reading, RG2 9DY				Semi-detached House
Last Sold Date:	29/06/2021	07/12/2007		
Last Sold Price:	£465,000	£285,000		
Clevelands, 13, Arborfield Road, Reading, RG2 9DY				Detached House
Last Sold Date:	09/04/2021			
Last Sold Price:	£570,000			
12c, Arborfield Road, Reading, RG2 9DY				Terraced House
Last Sold Date:	12/01/2021	04/08/2017	07/10/2005	
Last Sold Price:	£365,000	£364,000	£135,000	
18, Arborfield Road, Reading, RG2 9DY				Semi-detached House
Last Sold Date:	27/11/2020	27/09/2013	12/01/2001	
Last Sold Price:	£420,000	£315,000	£182,500	
6, Arborfield Road, Reading, RG2 9DY				Semi-detached House
Last Sold Date:	26/06/2020	25/02/2005	25/07/2003	10/12/1999
Last Sold Price:	£447,000	£287,000	£239,000	£154,950
8, Arborfield Road, Reading, RG2 9DY				Semi-detached House
Last Sold Date:	10/10/2019	24/08/2012	19/08/2008	29/01/2004
Last Sold Price:	£395,000	£338,000	£319,000	£270,000
				05/11/2002
				£249,950
3, Arborfield Road, Reading, RG2 9DY				Semi-detached House
Last Sold Date:	27/09/2019	21/01/2015		
Last Sold Price:	£452,500	£288,000		
Garthowen, 12, Arborfield Road, Reading, RG2 9DY				Detached House
Last Sold Date:	07/11/2018			
Last Sold Price:	£470,000			
11, Arborfield Road, Reading, RG2 9DY				Semi-detached House
Last Sold Date:	25/04/2016	22/10/2004	25/06/1999	
Last Sold Price:	£470,000	£275,000	£143,750	

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

Market Sold in Street



9, Arborfield Road, Reading, RG2 9DY					Semi-detached House	
Last Sold Date:	15/04/2016	12/06/2013	08/05/2007	19/04/2006		
Last Sold Price:	£420,000	£292,000	£274,500	£235,500		
14, Arborfield Road, Reading, RG2 9DY					Detached House	
Last Sold Date:	11/12/2015					
Last Sold Price:	£357,000					
Shinfield Service Station, Arborfield Road, Reading, RG2 9DY					other House	
Last Sold Date:	17/09/2015					
Last Sold Price:	£2,251,317					
15a, Arborfield Road, Reading, RG2 9DY					Detached House	
Last Sold Date:	18/07/2014	23/11/2005				
Last Sold Price:	£460,000	£335,000				
Ivy Dean, 17, Arborfield Road, Reading, RG2 9DY					Semi-detached House	
Last Sold Date:	02/08/2013	21/02/2003	09/11/1998			
Last Sold Price:	£230,000	£220,000	£120,000			
10, Arborfield Road, Reading, RG2 9DY					Semi-detached House	
Last Sold Date:	17/08/2012	28/07/2006	26/04/1999			
Last Sold Price:	£268,000	£250,000	£122,500			
7b, Arborfield Road, Reading, RG2 9DY					Flat-maisonette House	
Last Sold Date:	12/09/2011	28/09/2006	05/07/2004	20/09/2002	13/08/1999	27/09/1996
Last Sold Price:	£164,150	£182,000	£166,000	£154,950	£94,000	£48,500
20, Arborfield Road, Reading, RG2 9DY					Detached House	
Last Sold Date:	25/02/2011					
Last Sold Price:	£245,000					
4, Arborfield Road, Reading, RG2 9DY					Semi-detached House	
Last Sold Date:	12/06/2009	26/04/2002				
Last Sold Price:	£223,500	£175,000				
12b, Arborfield Road, Reading, RG2 9DY					Semi-detached House	
Last Sold Date:	28/02/2007					
Last Sold Price:	£278,000					
13, Arborfield Road, Reading, RG2 9DY					Detached House	
Last Sold Date:	02/02/2007	13/08/1996				
Last Sold Price:	£299,950	£96,000				
12a, Arborfield Road, Reading, RG2 9DY					Detached House	
Last Sold Date:	12/12/2006	01/04/2003				
Last Sold Price:	£435,000	£200,000				

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

Market Sold in Street



Highbury, Arborfield Road, Reading, RG2 9DY			Detached House
Last Sold Date:	24/11/2006	21/12/2005	
Last Sold Price:	£322,500	£250,000	

5, Arborfield Road, Reading, RG2 9DY			Semi-detached House
Last Sold Date:	23/05/2002	24/09/1998	
Last Sold Price:	£199,950	£130,000	

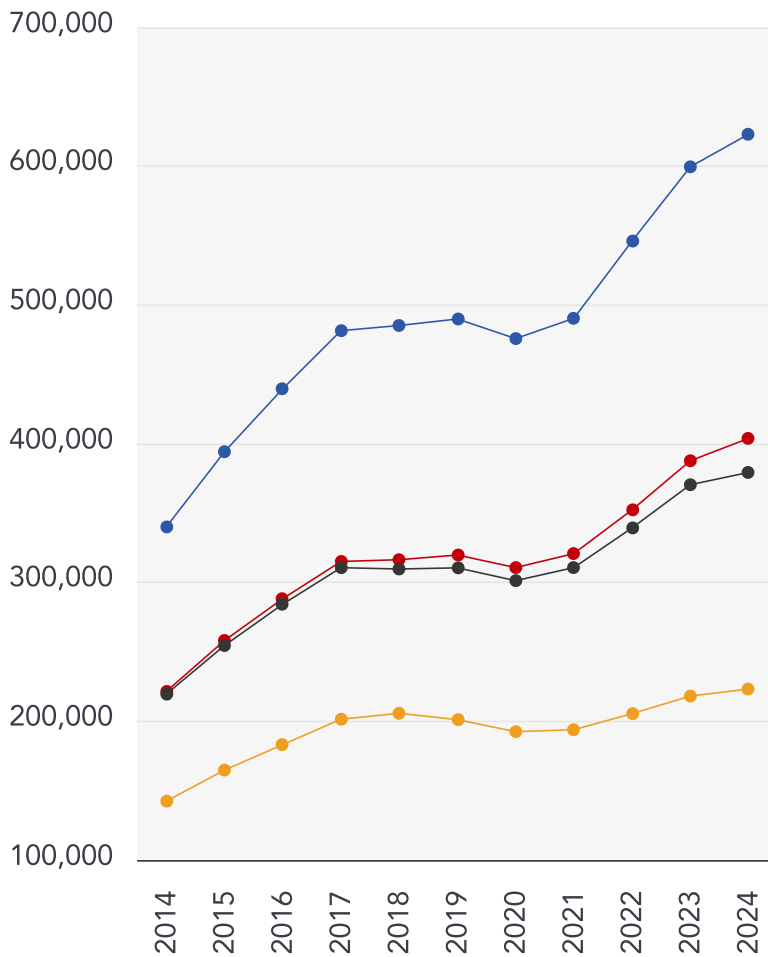
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Market

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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