

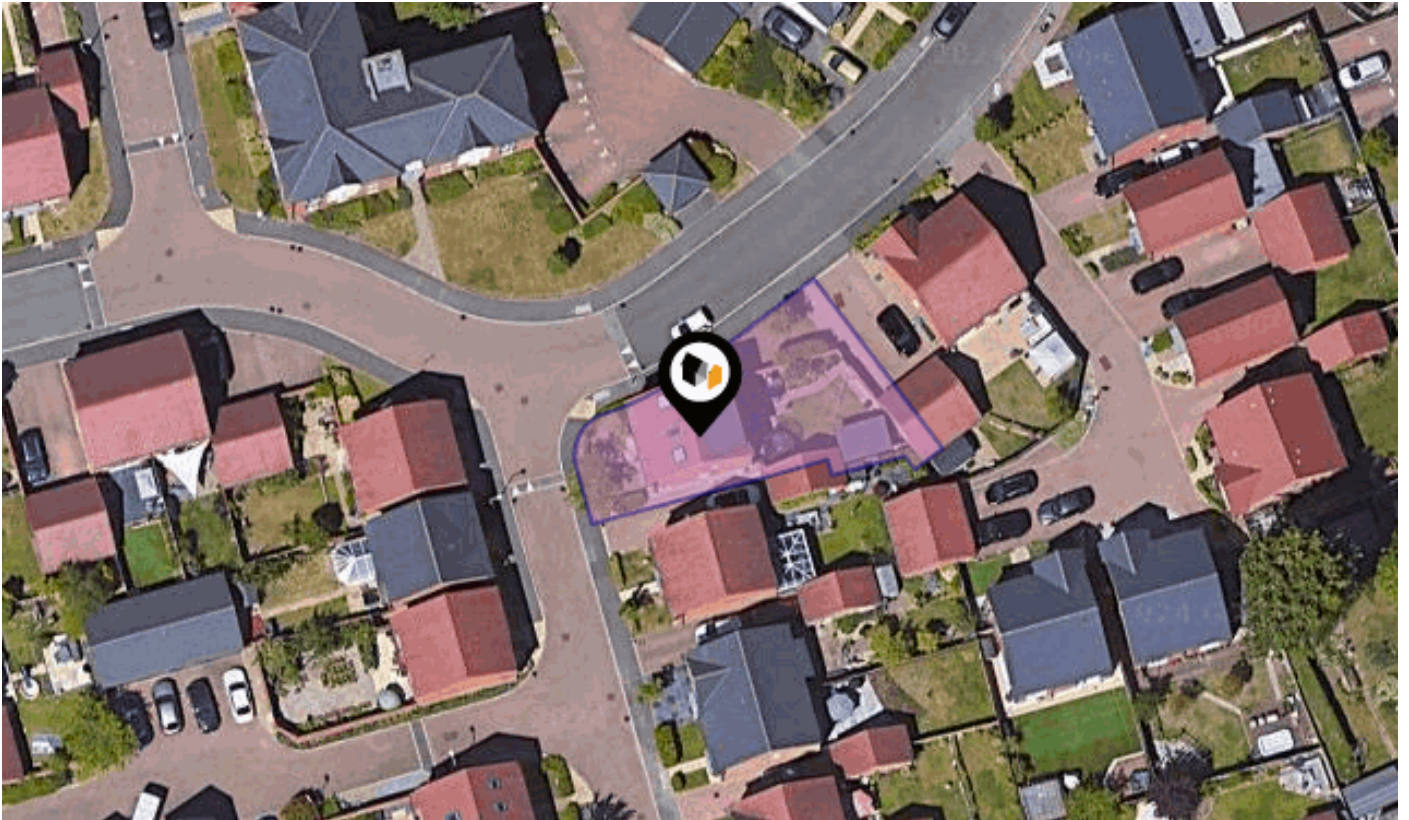


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 02nd July 2024



SIKA GARDENS, THREE MILE CROSS, READING, RG7

Avocado Property

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www.avocadopropertyagents.co.uk



Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	5		
Plot Area:	0.08 acres		
Council Tax :	Band F		
Annual Estimate:	£3,269		
Title Number:	BK453503		

Local Area

Local Authority:	Wokingham	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)	
Conservation Area:	No	17 mb/s	1000 mb/s
Flood Risk:			
• Rivers & Seas	No Risk		
• Surface Water	Very Low		

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

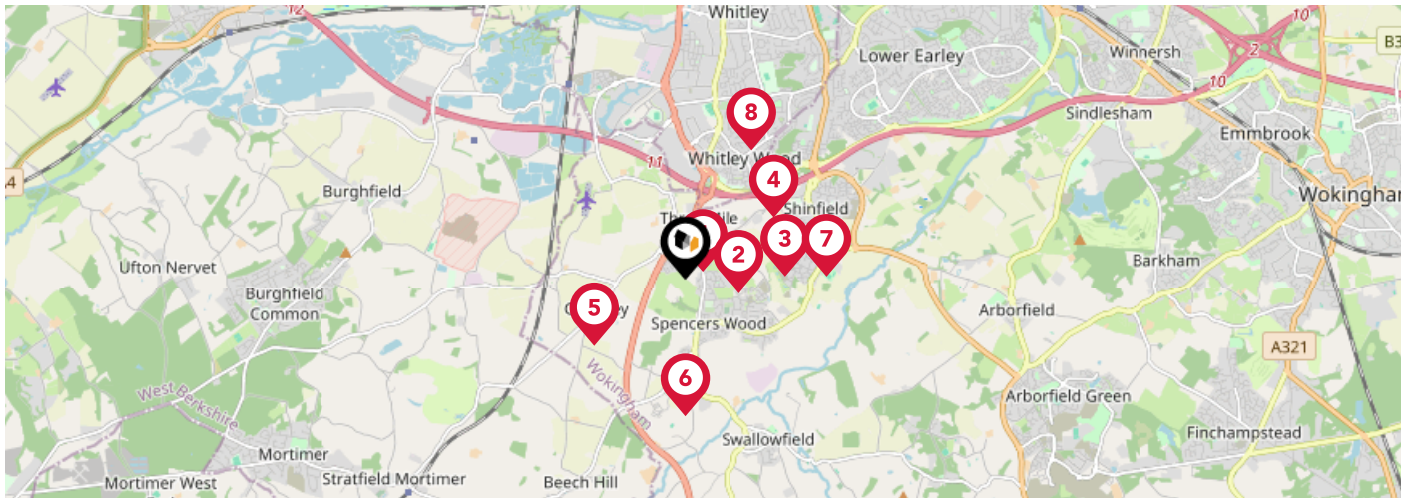
This Address



Planning records for: *Sika Gardens, Three Mile Cross, Reading, RG7*

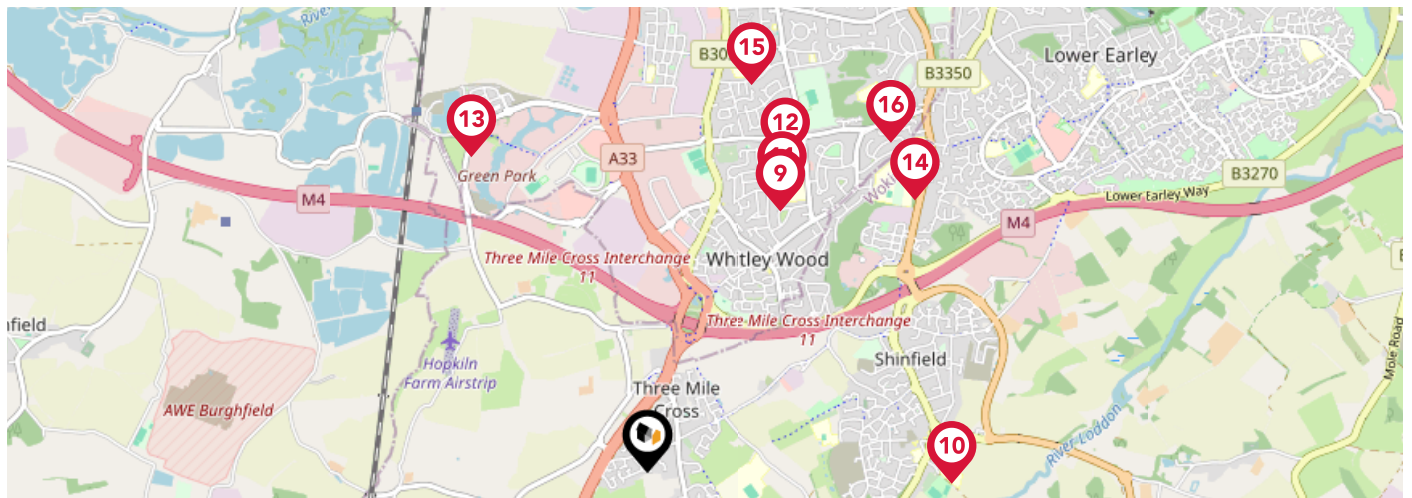
Reference - 180303	
Decision:	Approve
Date:	05th March 2018
Description:	Householder application for the proposed loft conversion to create habitable accommodation including a rear dormer and 2 velux windows on the front elevation.

Area Schools



		Nursery	Primary	Secondary	College	Private
1	The Vine Christian School Ofsted Rating: Inadequate Pupils: 25 Distance:0.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Oakbank Ofsted Rating: Requires Improvement Pupils: 498 Distance:0.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Alder Grove Church of England Primary School Ofsted Rating: Not Rated Pupils:0 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	OneSchool Global UK Reading Primary Campus Ofsted Rating: Not Rated Pupils: 40 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Grazeley Parochial Church of England Aided Primary School Ofsted Rating: Good Pupils: 200 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Lambs Lane Primary School Ofsted Rating: Good Pupils: 202 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Shinfield Infant and Nursery School Ofsted Rating: Good Pupils:0 Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Geoffrey Field Junior School Ofsted Rating: Good Pupils: 358 Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

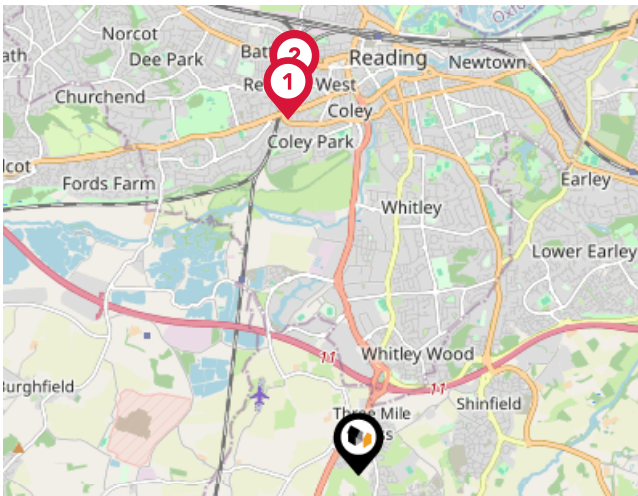
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 Geoffrey Field Infant School Ofsted Rating: Outstanding Pupils: 321 Distance: 1.35</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Shinfield St Mary's CofE Junior School Ofsted Rating: Good Pupils: 358 Distance: 1.41</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Christ The King Catholic Primary School Ofsted Rating: Good Pupils: 359 Distance: 1.43</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 John Madejski Academy Ofsted Rating: Requires Improvement Pupils: 633 Distance: 1.57</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Green Park Village Primary Academy Ofsted Rating: Not Rated Pupils: 0 Distance: 1.67</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Crosfields School Ofsted Rating: Not Rated Pupils: 572 Distance: 1.77</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Whitley Park Primary and Nursery School Ofsted Rating: Good Pupils: 596 Distance: 1.86</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 The Ridgeway Primary School Ofsted Rating: Good Pupils: 443 Distance: 1.9</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

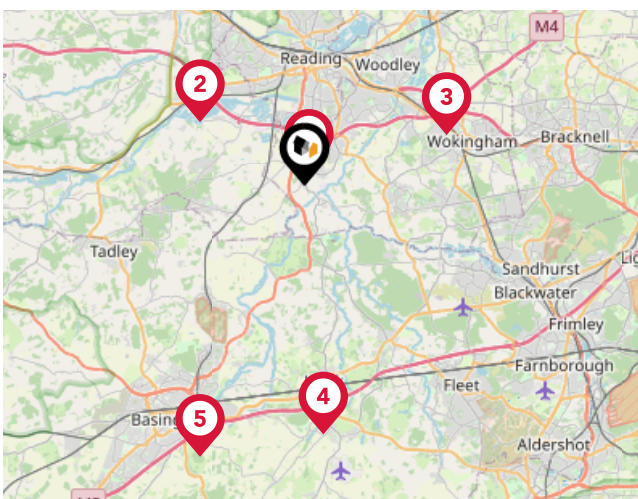
Area

Transport (National)



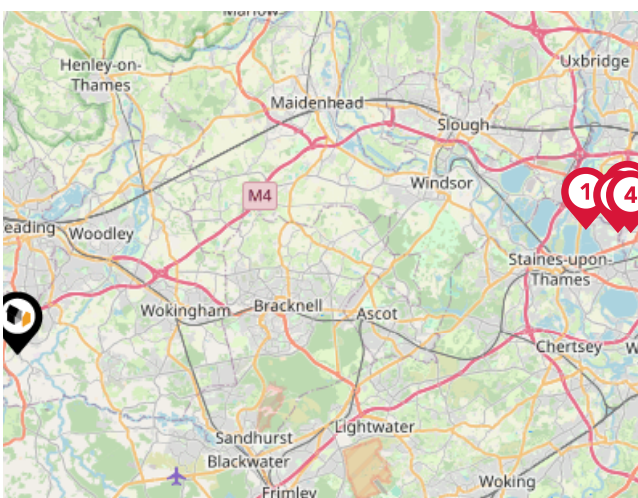
National Rail Stations

Pin	Name	Distance
1	Reading West Rail Station	3.35 miles
2	Reading West Rail Station	3.57 miles
3	Reading West Rail Station	3.58 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J11	0.58 miles
2	M4 J12	4.5 miles
3	M4 J10	5.59 miles
4	M3 J5	9.25 miles
5	M3 J6	10.75 miles

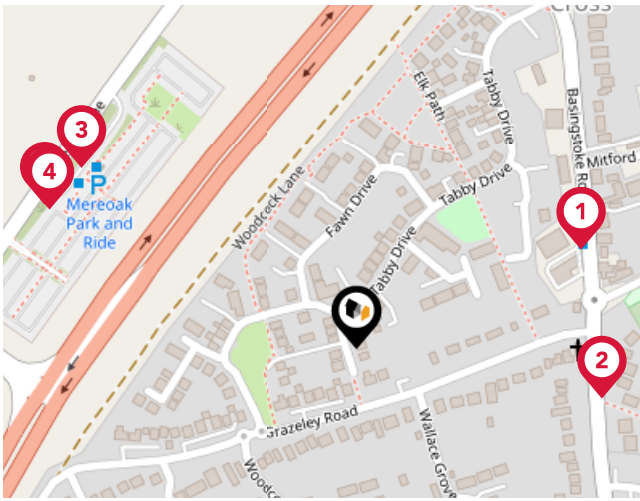


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport Terminal 5	21.55 miles
2	London Heathrow Airport Terminal 3	22.66 miles
3	London Heathrow Airport	23.09 miles
4	London Heathrow Airport Terminal 2	23.1 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Three Mile Cross Post Office	0.14 miles
2	Three Mile Cross Post Office	0.15 miles
3	Mereoak Lane - Park & Ride	0.19 miles
4	Mereoak Lane	0.19 miles
5	Mereoak Lane	0.2 miles

Market Sold in Street



5, Sika Gardens, Reading, RG7 1WF				Semi-detached House	
Last Sold Date:	28/10/2022	27/11/2017	15/10/2014		
Last Sold Price:	£460,000	£370,000	£339,950		
8, Sika Gardens, Reading, RG7 1WF				Detached House	
Last Sold Date:	06/06/2022	01/06/2017	06/11/2015	21/12/2012	
Last Sold Price:	£565,000	£475,000	£430,000	£359,950	
16, Sika Gardens, Reading, RG7 1WF				Detached House	
Last Sold Date:	06/06/2022	28/03/2013			
Last Sold Price:	£610,000	£449,950			
20, Sika Gardens, Reading, RG7 1WF				Detached House	
Last Sold Date:	02/02/2021				
Last Sold Price:	£675,000				
2, Sika Gardens, Reading, RG7 1WF				Detached House	
Last Sold Date:	24/04/2019	28/02/2019	21/12/2012		
Last Sold Price:	£432,000	£387,000	£358,000		
18, Sika Gardens, Reading, RG7 1WF				Detached House	
Last Sold Date:	18/12/2017	28/06/2013			
Last Sold Price:	£535,000	£445,000			
14, Sika Gardens, Reading, RG7 1WF				Detached House	
Last Sold Date:	24/10/2016				
Last Sold Price:	£412,500				
3, Sika Gardens, Reading, RG7 1WF				Detached House	
Last Sold Date:	28/12/2012				
Last Sold Price:	£364,950				
4, Sika Gardens, Reading, RG7 1WF				Detached House	
Last Sold Date:	21/12/2012				
Last Sold Price:	£355,000				
10, Sika Gardens, Reading, RG7 1WF				Detached House	
Last Sold Date:	21/12/2012				
Last Sold Price:	£420,000				

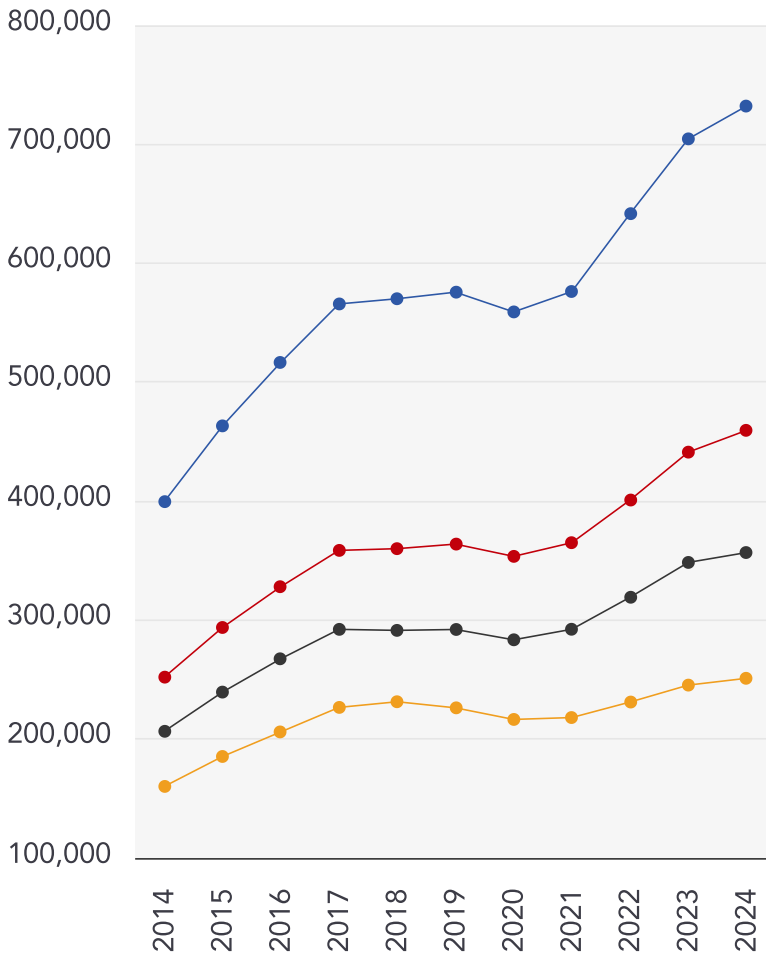
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in RG7



Detached

+83.21%

Semi-Detached

+82.31%

Terraced

+72.76%

Flat

+56.72%

Avocado Property

About Us



Avocado Property

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Avocado Property

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