

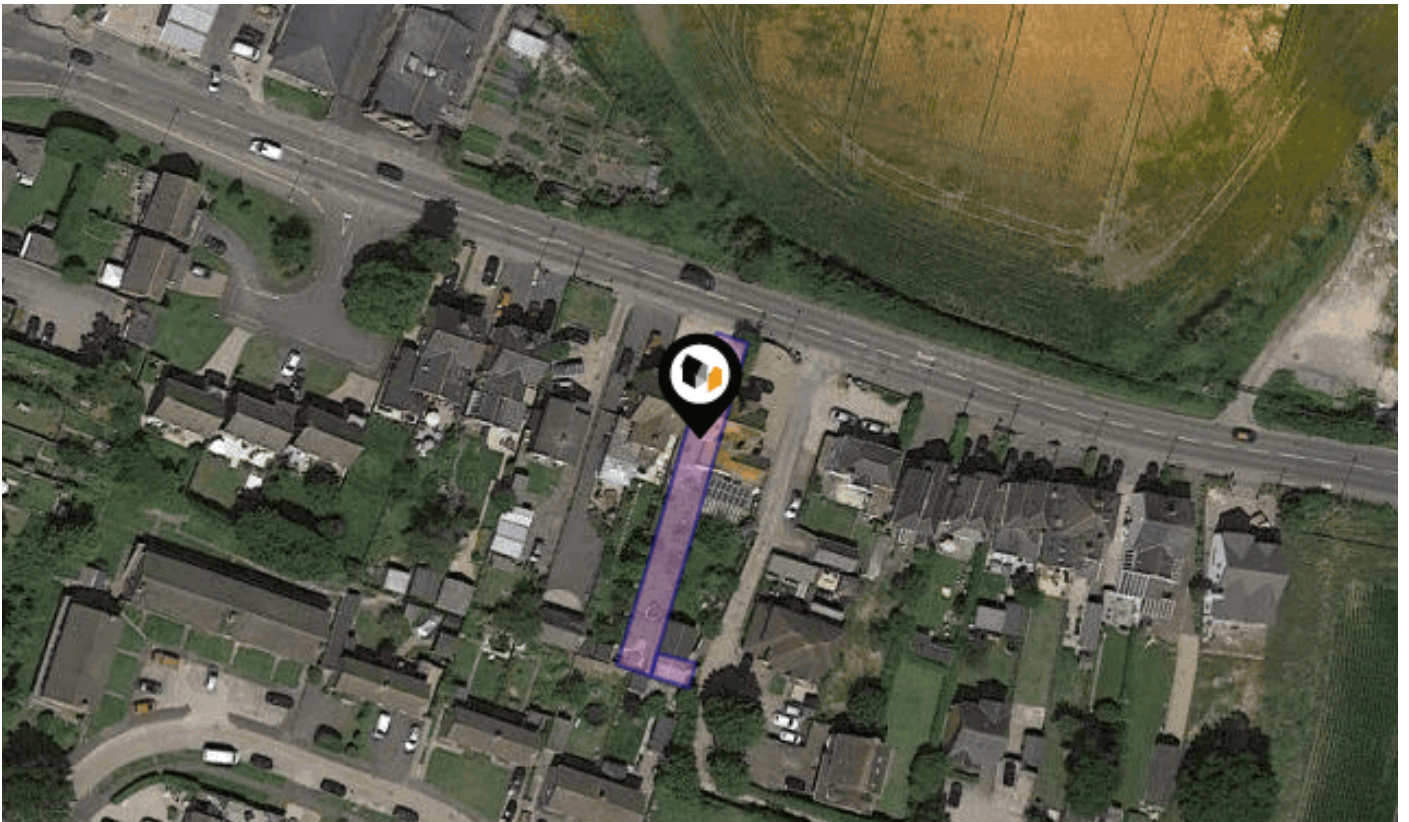


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 07th October 2024



ARBORFIELD ROAD, SHINFIELD, READING, RG2

Avocado Property

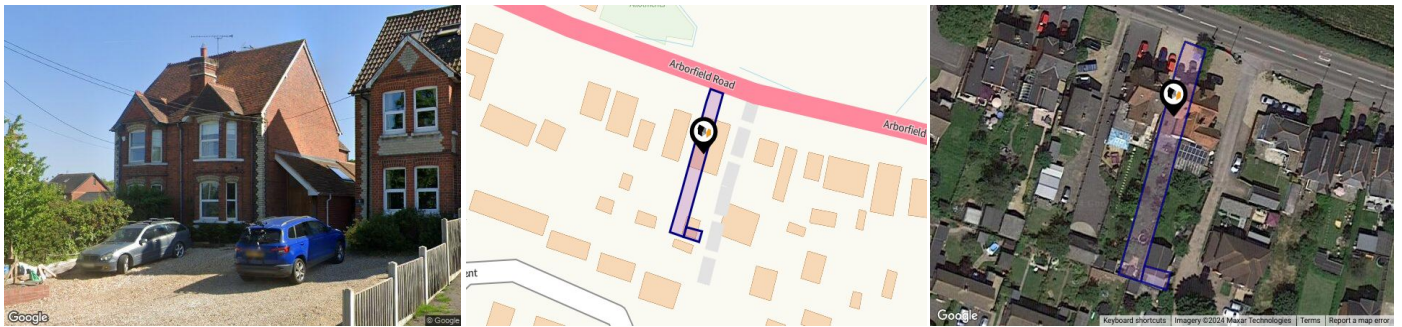
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Property Overview



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,044 ft ² / 97 m ²		
Plot Area:	0.1 acres		
Year Built :	1900-1929		
Council Tax :	Band D		
Annual Estimate:	£2,263		
Title Number:	BK475780		

Local Area

Local Authority:	Wokingham
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Very 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 - 180328	
Decision:	Approve
Date:	13th February 2018
Description:	Householder application for the proposed erection of single storey side and rear extension to form new entrance plus demolition of existing detached garage.

Property EPC - Certificate



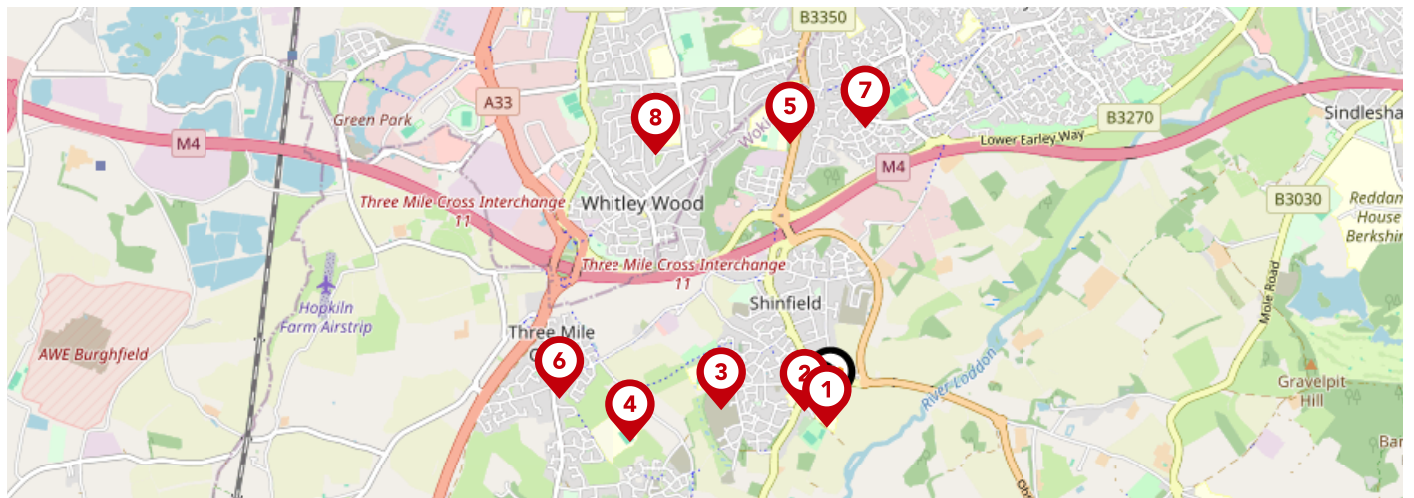
Energy rating

C

Valid until 18.09.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Area Schools



	Nursery	Primary	Secondary	College	Private
1 Shinfield St Mary's CofE Junior School Ofsted Rating: Good Pupils: 358 Distance:0.08	<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:0.12	<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:0.5	<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:0.94	<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:1.25	<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:1.26	<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:1.31	<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:1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

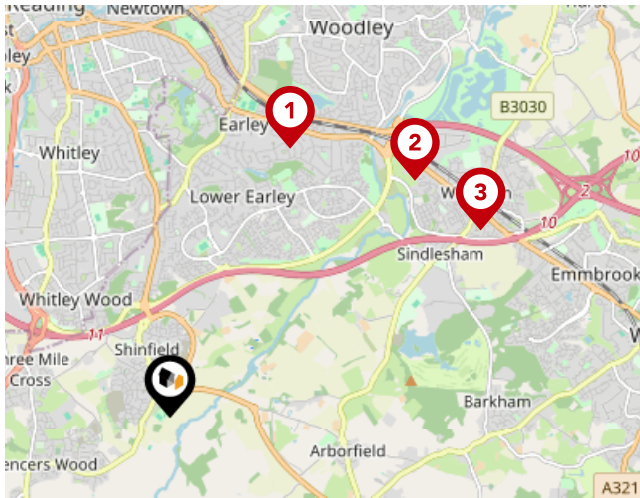
Area Schools



		Nursery	Primary	Secondary	College	Private
	Geoffrey Field Junior School Ofsted Rating: Good Pupils: 354 Distance:1.43	<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:1.49	<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:1.53	<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:1.61	<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:1.66	<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:1.76	<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:1.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Radstock Primary School Ofsted Rating: Good Pupils: 395 Distance:1.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

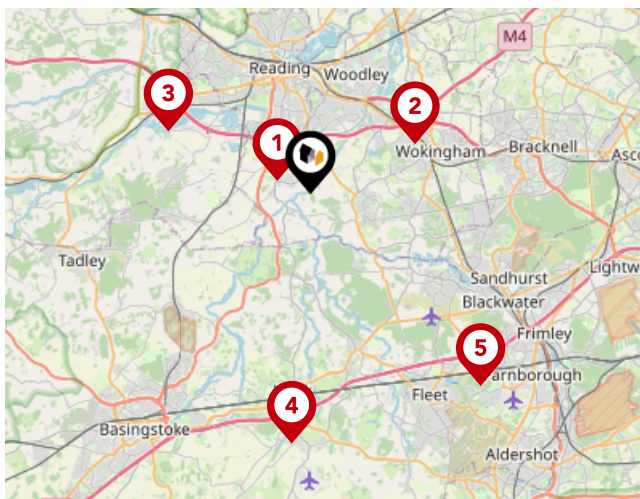
Area

Transport (National)



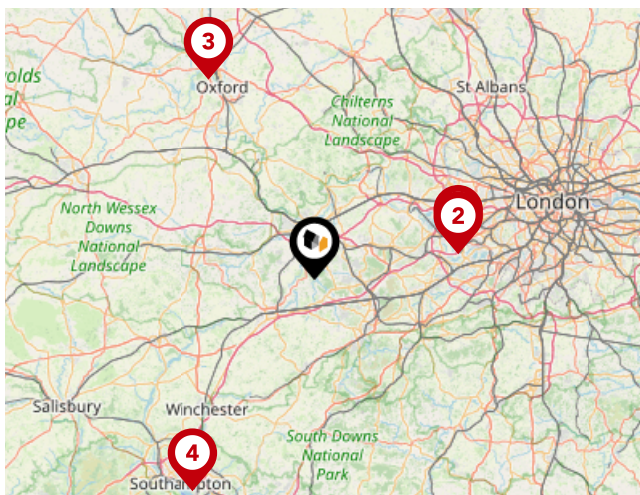
National Rail Stations

Pin	Name	Distance
1	Earley Rail Station	2.72 miles
2	Winnersh Triangle Rail Station	3.16 miles
3	Winnersh Rail Station	3.37 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J11	1.33 miles
2	M4 J10	4.27 miles
3	M4 J12	5.75 miles
4	M3 J5	9.28 miles
5	M3 J4A	9.49 miles

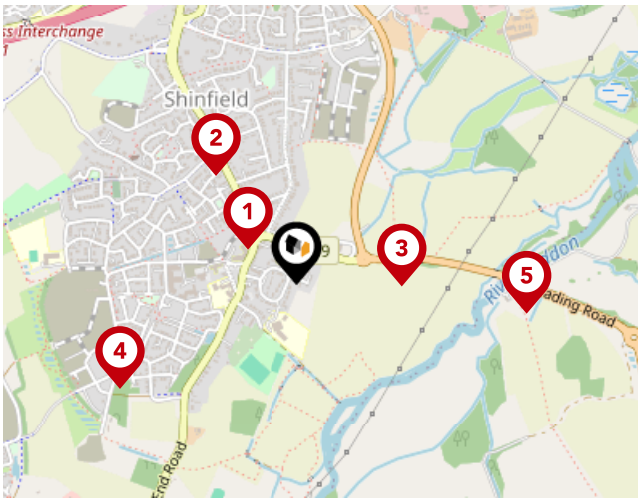


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	21.7 miles
2	Heathrow Airport Terminal 4	21.71 miles
3	Kidlington	33.47 miles
4	Southampton Airport	36.27 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	School Green	0.14 miles
2	Church Lane	0.31 miles
3	Magpie and Parrot	0.25 miles
4	Lawrence Place	0.47 miles
5	Hall Farm	0.54 miles



Ferry Terminals

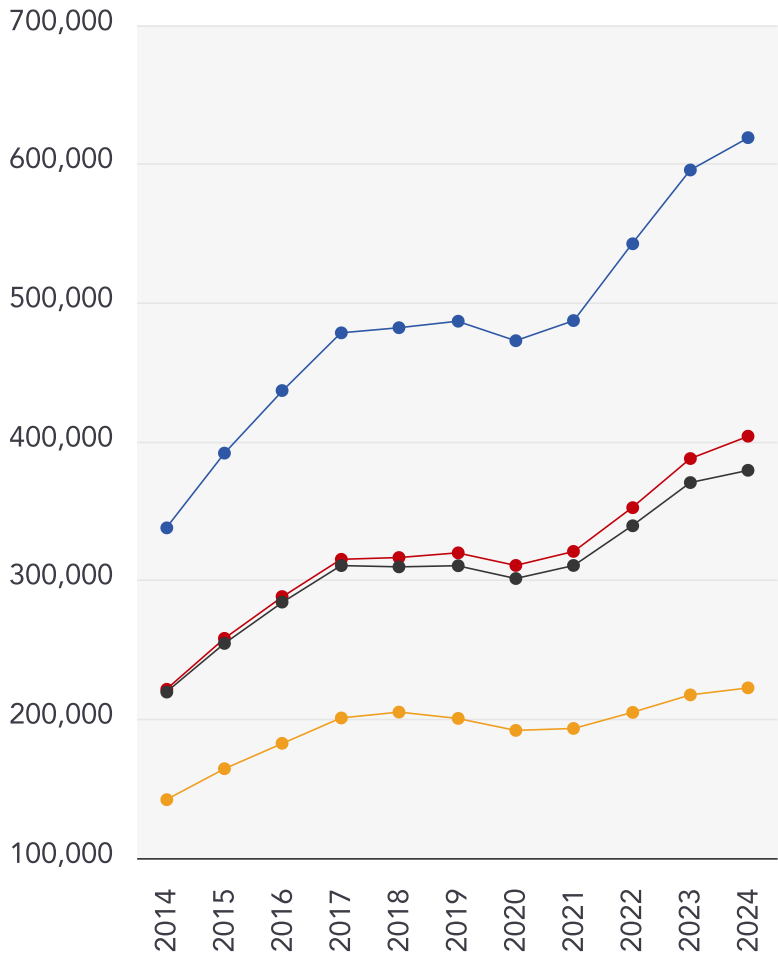
Pin	Name	Distance
1	Shepperton Ferry Landing	21.05 miles

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

About Us



Avocado Property

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.

We are passionate about changing the industry, passionate about helping people move on to the next chapter in their lives and passionate about property.

Avocado Property

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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