

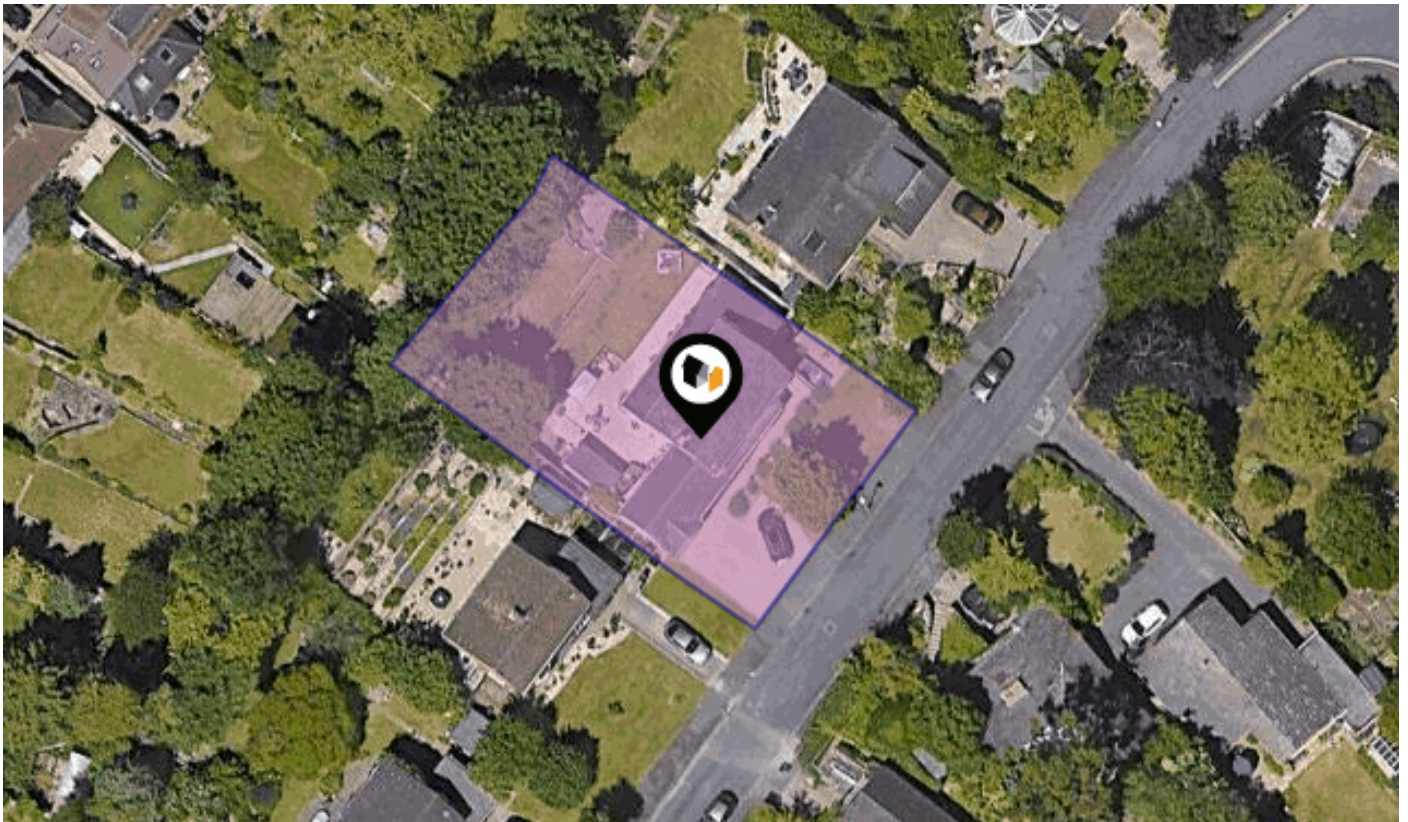


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 12th November 2024



SHEEP WALK, EMMER GREEN, READING, RG4

Avocado Property

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Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	5		
Floor Area:	2,152 ft ² / 200 m ²		
Plot Area:	0.21 acres		
Year Built :	1967-1975		
Council Tax :	Band G		
Annual Estimate:	£3,946		
Title Number:	BK29992		

Local Area

Local Authority:	Reading	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	No Risk	14	67	1000
• Surface Water	Low	mb/s	mb/s	mb/s

Mobile Coverage:				Satellite/Fibre TV Availability:		
(based on calls indoors)						
O ₂	EE	3	O ₂	BT	sky	Virgin media

Planning History

This Address



Planning records for: *Sheep Walk, Emmer Green, Reading, RG4*

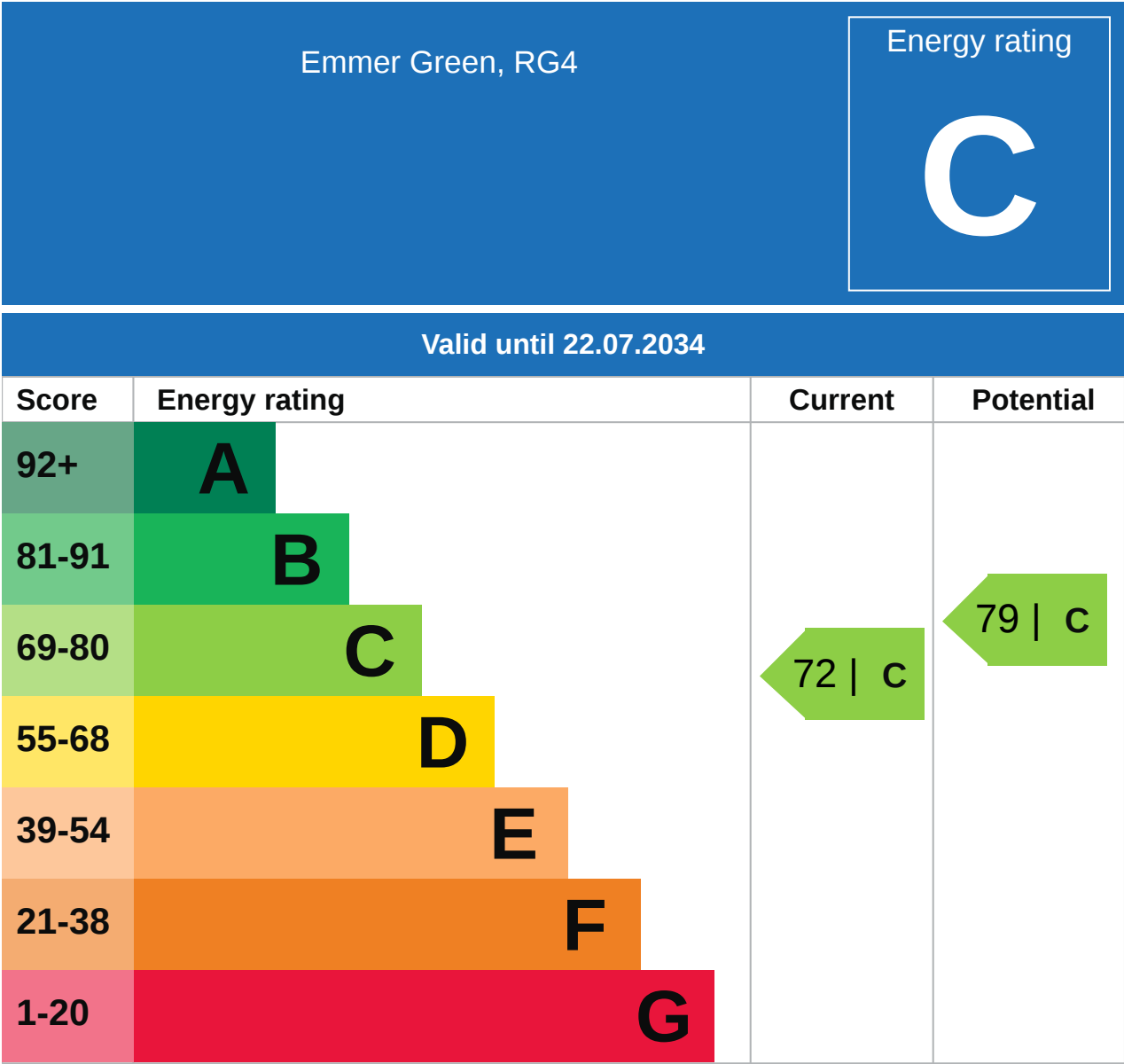
Reference - 31059
Decision: -
Date: 28th July 2003
Description: Single storey side extension

Reference - 20953
Decision: -
Date: 15th October 2002
Description: Demolition of subsiding garage/car port and rebuilding as house extension and garage.

Reference - 900646
Decision: n/a
Date: 06th December 1990
Description: Single storey rear and side extension

Reference - 20583
Decision: -
Date: 08th July 2002
Description: Demolition of subsiding garage and car port and rebuilding as single storey extension.

Property
EPC - Certificate



Property

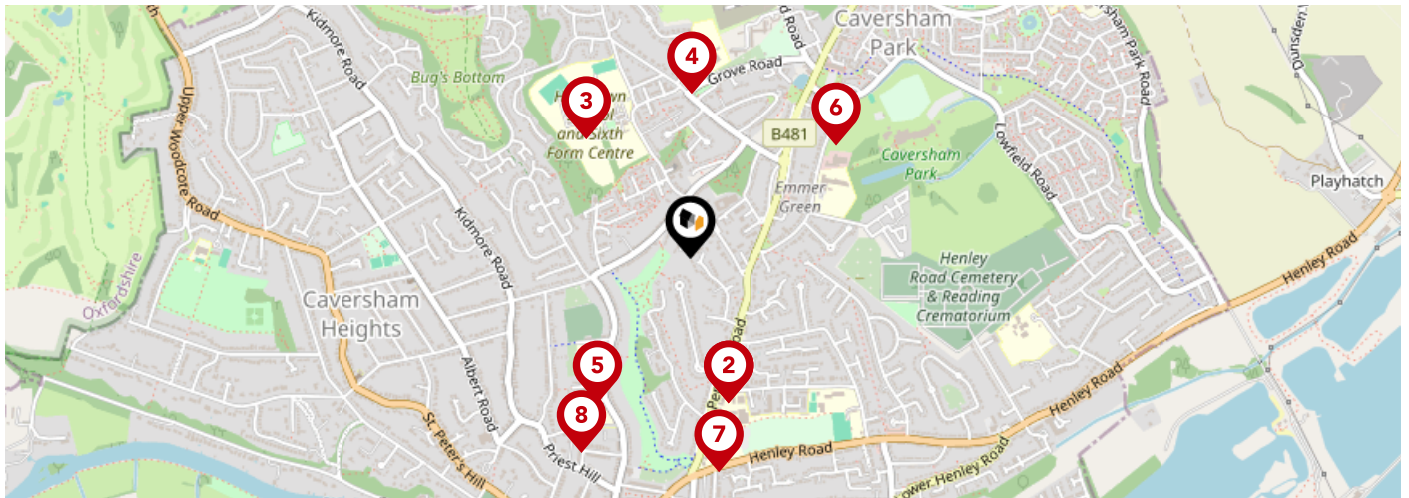
EPC - Additional Data



Additional EPC Data

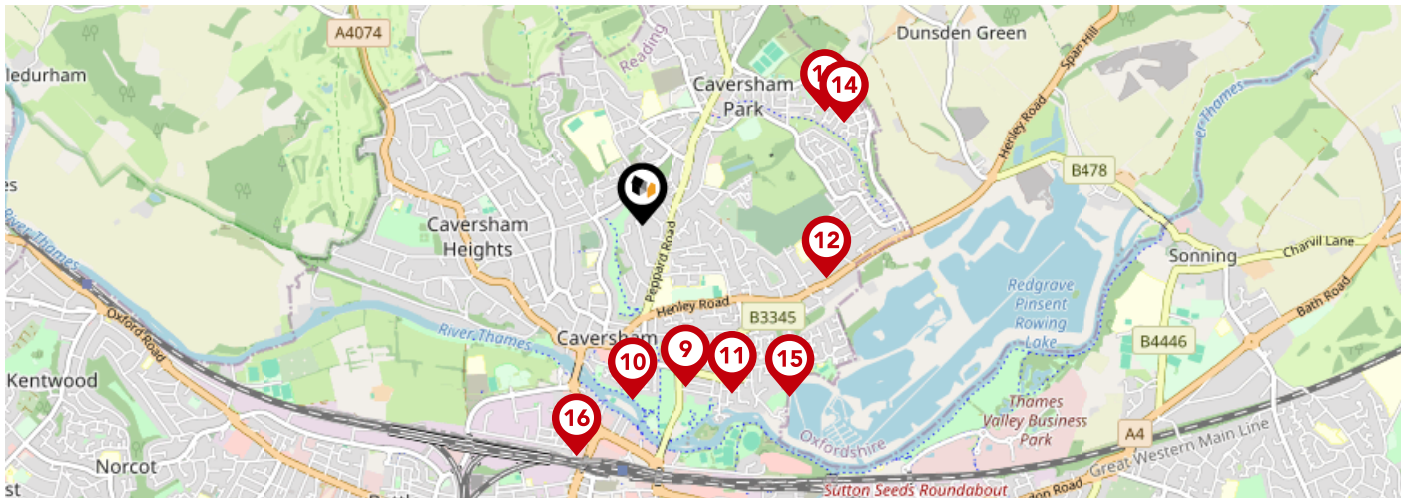
Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	3
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very 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 89% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	200 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Caversham Preparatory School Ofsted Rating: Not Rated Pupils: 59 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Chiltern Nursery Nurse Training School Ofsted Rating: Not Rated Pupils:0 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Highdown School and Sixth Form Centre Ofsted Rating: Good Pupils: 1562 Distance:0.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Emmer Green Primary School Ofsted Rating: Outstanding Pupils: 414 Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Caversham Primary School Ofsted Rating: Good Pupils: 408 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Hill Primary School Ofsted Rating: Good Pupils: 401 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Queen Anne's School Ofsted Rating: Not Rated Pupils: 403 Distance:0.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Hemdean House School Ofsted Rating: Not Rated Pupils: 44 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

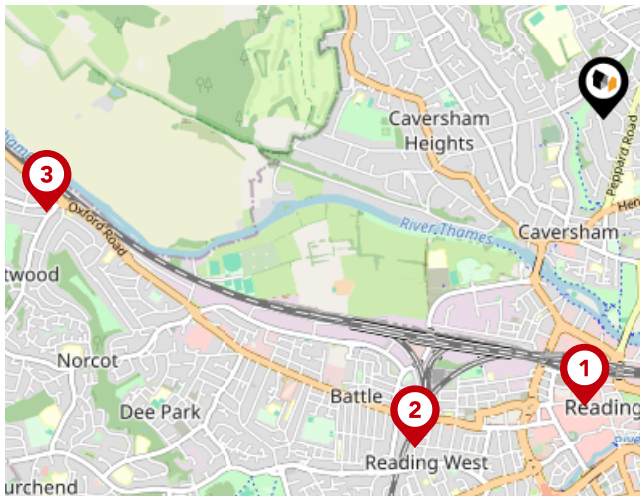
Area Schools



		Nursery	Primary	Secondary	College	Private
9	St Anne's Catholic Primary School Ofsted Rating: Good Pupils: 178 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Thameside Primary School Ofsted Rating: Good Pupils: 374 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	New Bridge Nursery School Ofsted Rating: Outstanding Pupils: 68 Distance:0.88	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Micklands Primary School Ofsted Rating: Good Pupils: 342 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Caversham Park Primary School Ofsted Rating: Good Pupils: 124 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	St Martin's Catholic Primary School Ofsted Rating: Good Pupils: 126 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Caversham Nursery School Ofsted Rating: Outstanding Pupils: 58 Distance:1.05	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	E P Collier Primary School Ofsted Rating: Good Pupils: 405 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

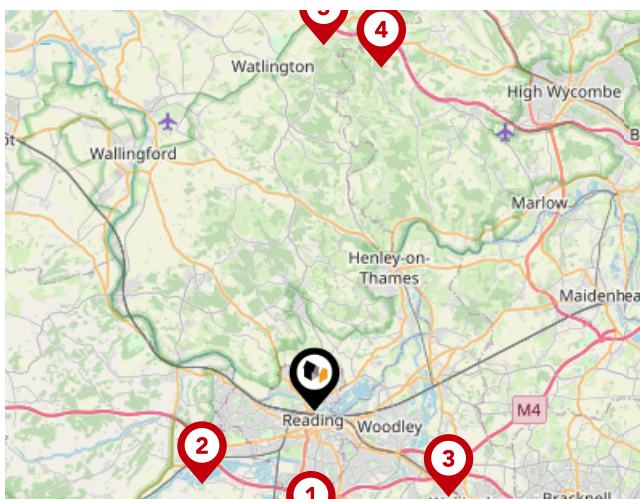
Area

Transport (National)



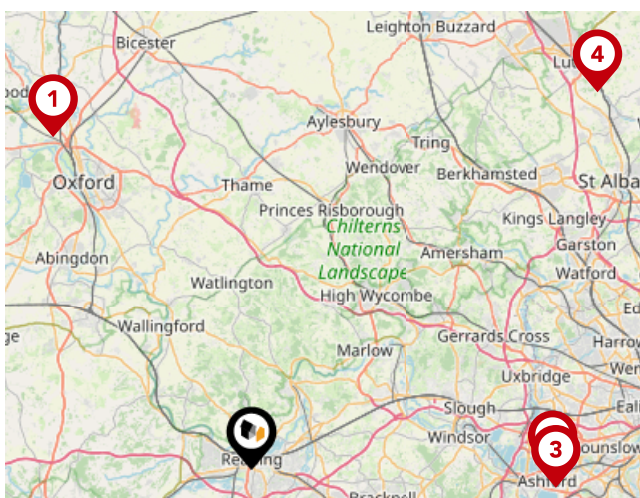
National Rail Stations

Pin	Name	Distance
1	Reading Rail Station	1.33 miles
2	Reading West Rail Station	1.75 miles
3	Tilehurst Rail Station	2.61 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J11	4.51 miles
2	M4 J12	4.9 miles
3	M4 J10	5.92 miles
4	M40 J5	12.88 miles
5	M40 J6	13.47 miles

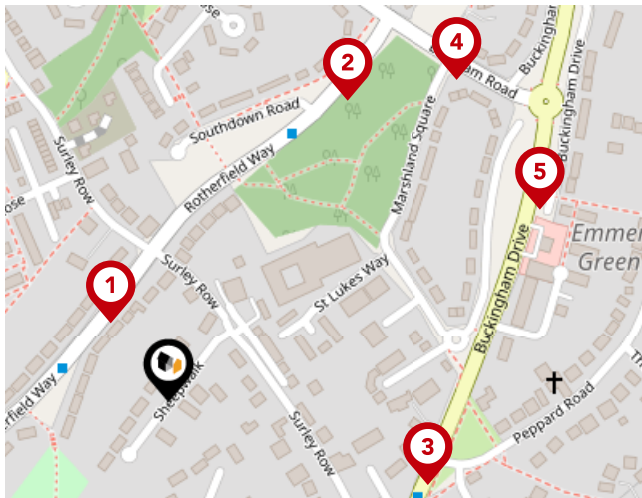


Airports/Helipads

Pin	Name	Distance
1	Kidlington	28.52 miles
2	Heathrow Airport	22.28 miles
3	Heathrow Airport Terminal 4	22.54 miles
4	Luton Airport	37.73 miles

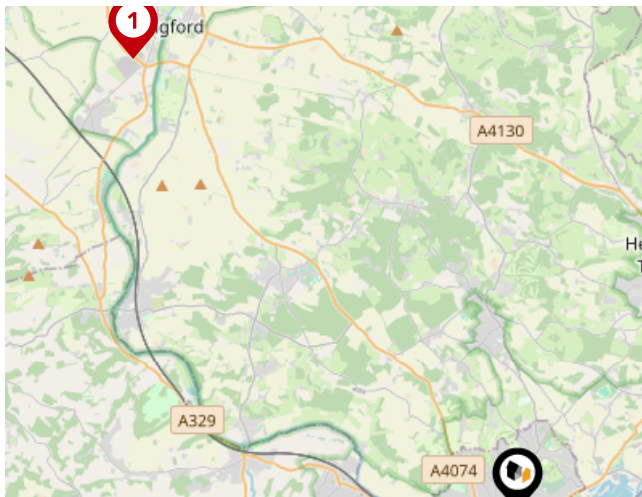
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Rotherfield Way	0.06 miles
2	Southdown Road	0.2 miles
3	Surley Row	0.16 miles
4	Marshland Square	0.25 miles
5	Buckingham Drive	0.24 miles



Local Connections

Pin	Name	Distance
1	Wallingford (Cholsey & Wallingford Railway)	10.94 miles

Market Sold in Street



2a, Sheep Walk, Reading, RG4 8NE				Detached House
Last Sold Date:	05/10/2023	14/06/2004		
Last Sold Price:	£960,000	£472,500		
14, Sheep Walk, Reading, RG4 8NE				Detached House
Last Sold Date:	21/12/2015	28/02/2003	30/11/1999	
Last Sold Price:	£650,000	£400,000	£295,000	
4, Sheep Walk, Reading, RG4 8NE				Detached House
Last Sold Date:	11/02/2014			
Last Sold Price:	£485,000			
2, Sheep Walk, Reading, RG4 8NE				Detached House
Last Sold Date:	31/07/2013			
Last Sold Price:	£625,000			
5, Sheep Walk, Reading, RG4 8NE				Detached House
Last Sold Date:	07/10/2011			
Last Sold Price:	£375,000			
9, Sheep Walk, Reading, RG4 8NE				Detached House
Last Sold Date:	21/12/2009			
Last Sold Price:	£380,000			
8, Sheep Walk, Reading, RG4 8NE				Detached House
Last Sold Date:	23/01/2007			
Last Sold Price:	£437,500			
11, Sheep Walk, Reading, RG4 8NE				Detached House
Last Sold Date:	31/10/2006			
Last Sold Price:	£495,000			
7, Sheep Walk, Reading, RG4 8NE				Detached House
Last Sold Date:	12/11/2004	27/11/1997		
Last Sold Price:	£330,000	£165,000		
12, Sheep Walk, Reading, RG4 8NE				Detached House
Last Sold Date:	12/11/2004	30/07/1999		
Last Sold Price:	£365,000	£175,000		

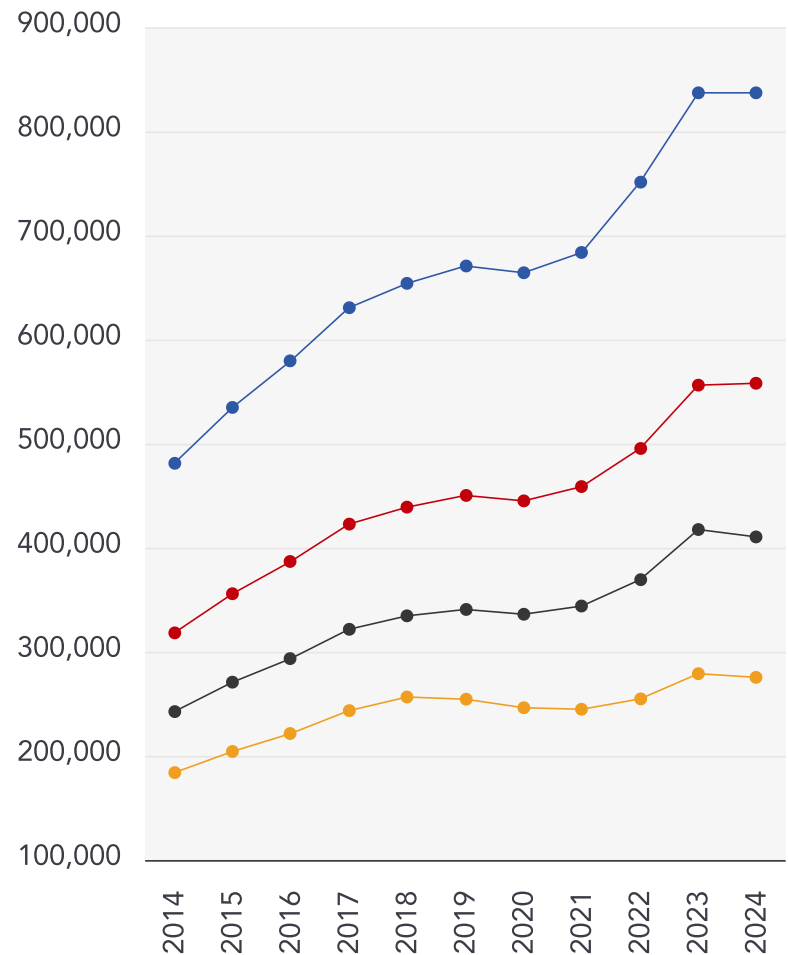
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in RG4



Detached

+73.97%

Semi-Detached

+75.35%

Terraced

+69.17%

Flat

+49.74%

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

Testimonials



Testimonial 1



I've been good friends with Dan and Neil for over a decade, so first I just want to say they're genuinely good, trustworthy, and hard-working guys. When I decided to sell my house I was only ever going to ask them... and they didn't disappoint. The house was only 'live' for about an hour before it was taken down because it had so much interest. The following weekend they did a block afternoon of viewings and got 6 offers - I accepted an offer over asking

Testimonial 2



I have never known such an excellent service. I have experienced other Estate agents but this is gold star. I have now told 3 other friends to only use Dan and Neil at Avacado. They are supportive, kind, professional and modern day super heroes. Marvel will be on the lookout for them soon!

Testimonial 3



Can't recommend these two genuine gentlemen enough. From the start they have been professional and personable and provided timely updates and check ins, no question or task is too big or small and they have taken all the stress of selling our house out of our hands. Would recommend to anyone and everyone.



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Avocado Property

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