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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 14th November 2024



**PRINCESS MARINA DRIVE, ARBORFIELD GREEN,
READING, RG2**

Avocado Property

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Property Overview



Property

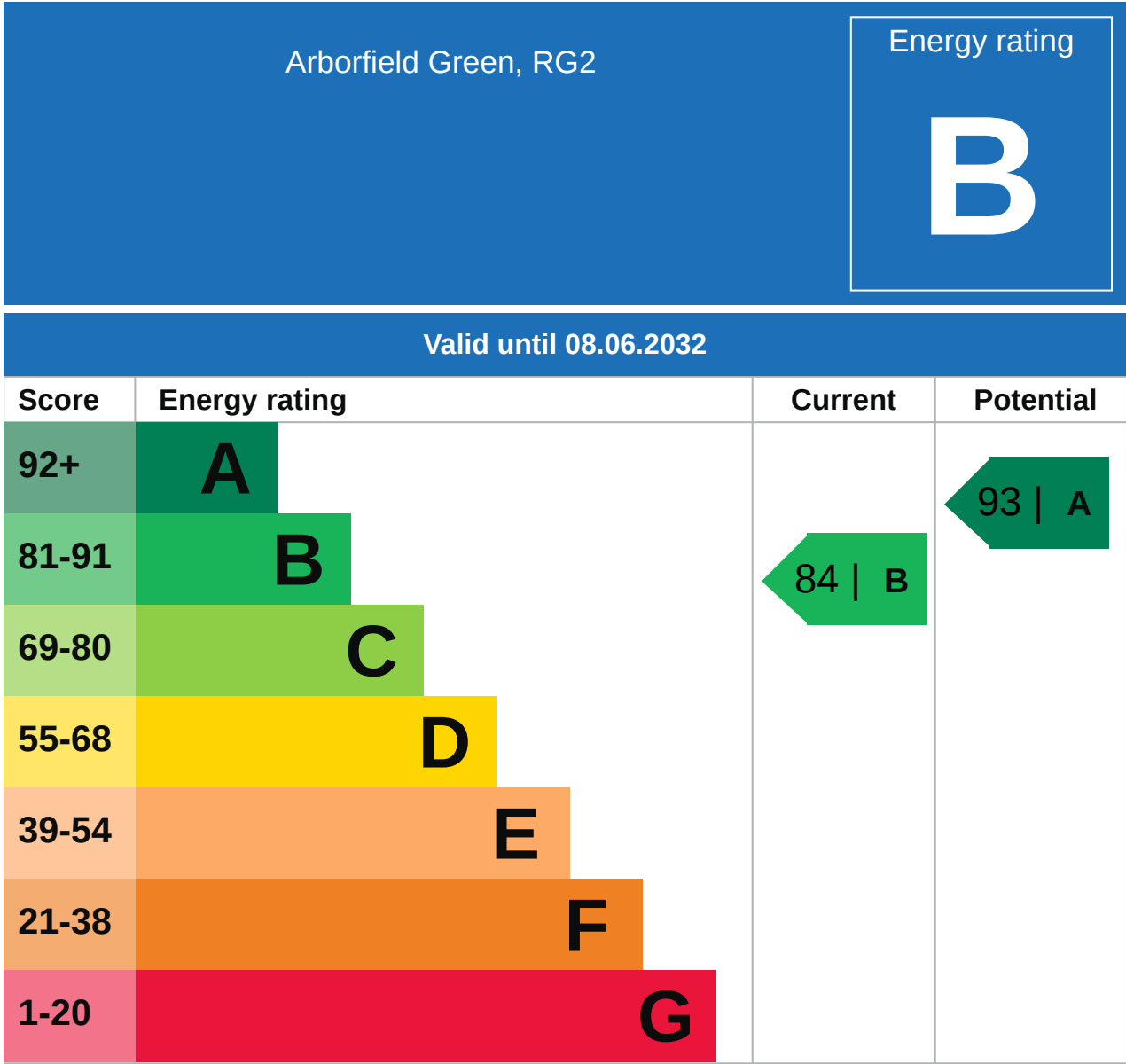
Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,291 ft ² / 120 m ²		
Plot Area:	0.09 acres		
Council Tax :	Band E		
Annual Estimate:	£2,766		
Title Number:	BK523761		

Local Area

Local Authority:	Wokingham	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:			
• Rivers & Seas	Low	7	1000
• Surface Water	High	mb/s	mb/s
Mobile Coverage:		Satellite/Fibre TV Availability:	
(based on calls indoors)			

Property

EPC - Certificate



Property

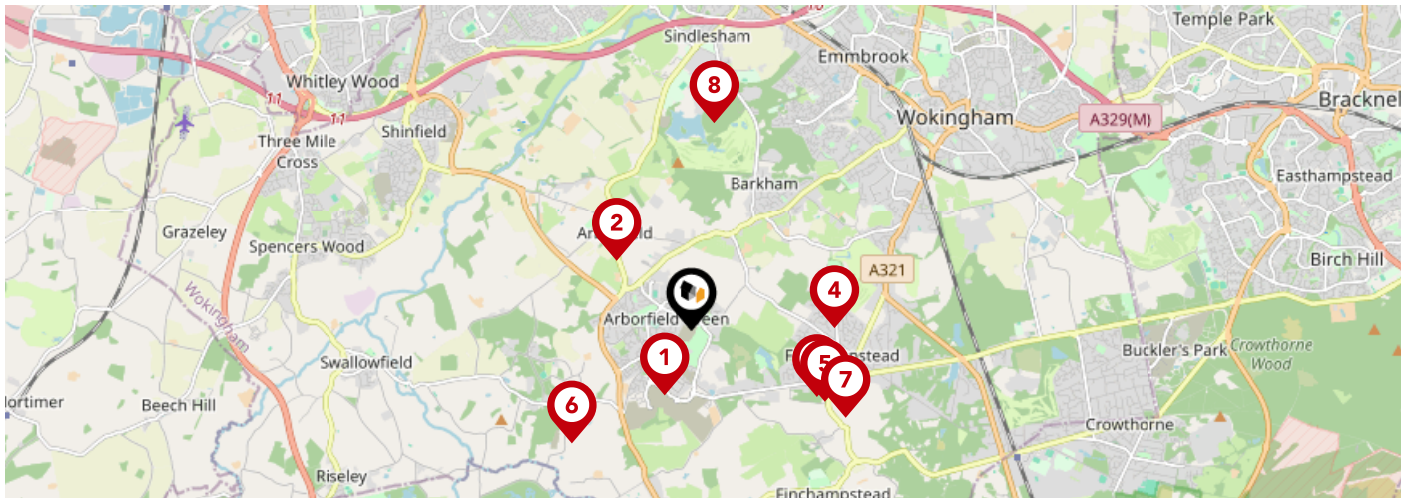
EPC - Additional Data



Additional EPC Data

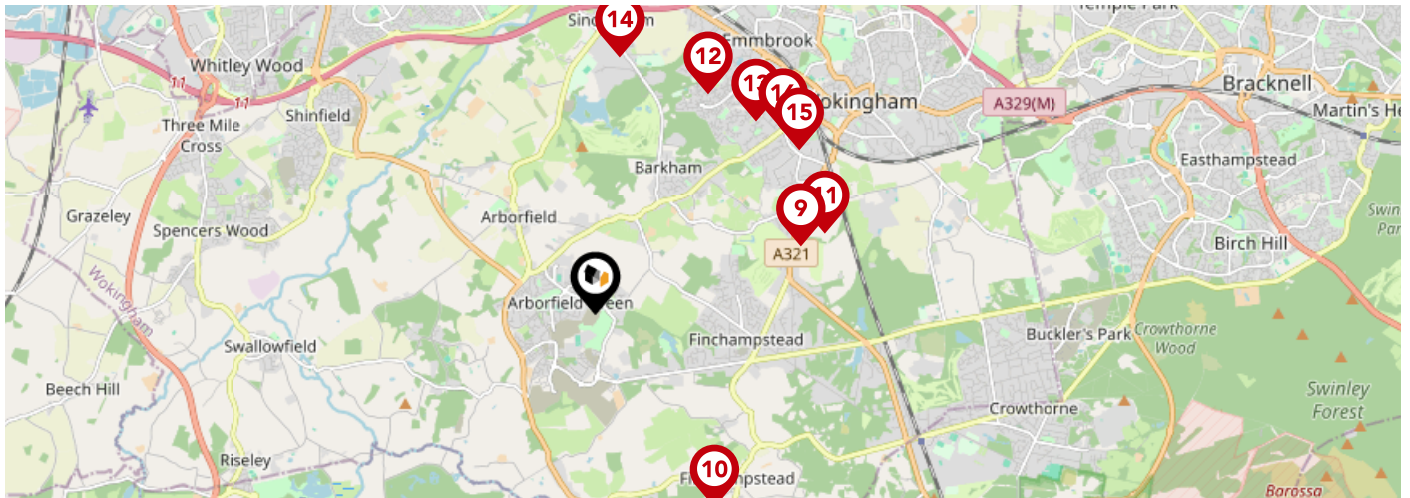
Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.24 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.10 W/m-Â°K
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 all fixed outlets
Floors:	Average thermal transmittance 0.16 W/m-Â°K
Total Floor Area:	120 m ²









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Bohunt School Wokingham Ofsted Rating: Good Pupils: 1236 Distance:0.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	The Coombes Church of England Primary School Ofsted Rating: Requires improvement Pupils: 377 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Gorse Ride Junior School Ofsted Rating: Good Pupils: 198 Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Waverley Preparatory School & Day Nursery Ofsted Rating: Not Rated Pupils: 259 Distance:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Gorse Ride Infants' School Ofsted Rating: Good Pupils: 108 Distance:1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Farley Hill Primary School Ofsted Rating: Good Pupils: 302 Distance:1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Nine Mile Ride Primary School Ofsted Rating: Good Pupils: 372 Distance:1.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Reddam House Berkshire Ofsted Rating: Not Rated Pupils: 790 Distance:1.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

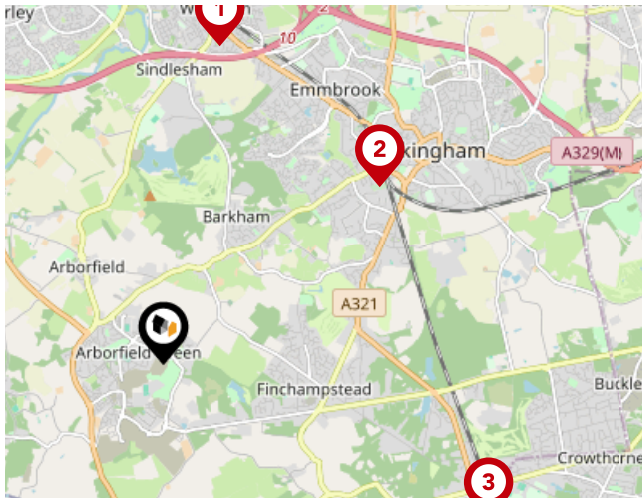
Area Schools



		Nursery	Primary	Secondary	College	Private
	Evendons Primary School Ofsted Rating: Outstanding Pupils: 401 Distance:2.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Finchampstead CofE VA Primary School Ofsted Rating: Good Pupils: 101 Distance:2.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Luckley House School Ofsted Rating: Not Rated Pupils: 373 Distance:2.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Hawthorns Primary School Ofsted Rating: Good Pupils: 436 Distance:2.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Windmill Primary School Ofsted Rating: Good Pupils: 206 Distance:2.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bearwood Primary School Ofsted Rating: Good Pupils: 292 Distance:2.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	CAMHS Phoenix School Ofsted Rating: Outstanding Pupils:0 Distance:2.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Walter Infant School Ofsted Rating: Outstanding Pupils: 298 Distance:2.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

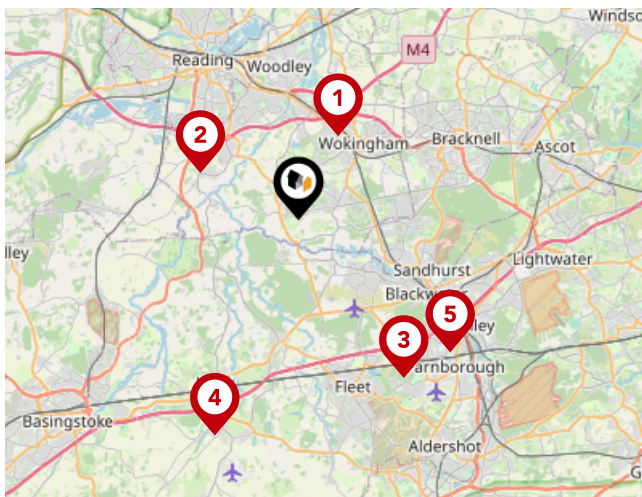
Area

Transport (National)



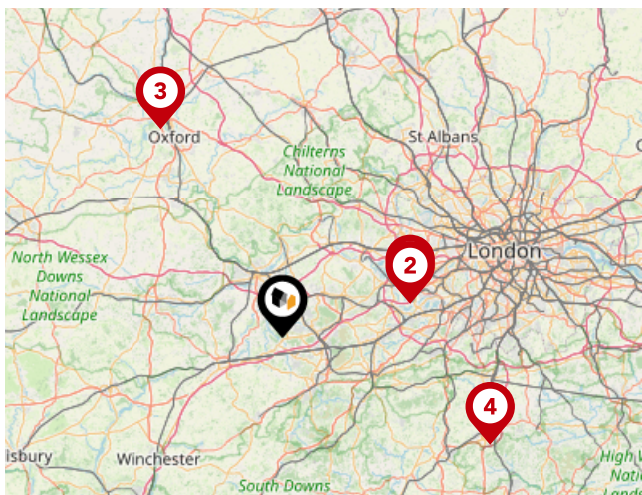
National Rail Stations

Pin	Name	Distance
1	Winnersh Rail Station	3 miles
2	Wokingham Rail Station	2.6 miles
3	Crowthorne Rail Station	3.33 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J10	3.4 miles
2	M4 J11	3.98 miles
3	M3 J4A	7.08 miles
4	M3 J5	8.61 miles
5	M3 J4	7.51 miles



Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	19.75 miles
2	Heathrow Airport Terminal 4	19.68 miles
3	Kidlington	35.68 miles
4	Gatwick Airport	34.6 miles

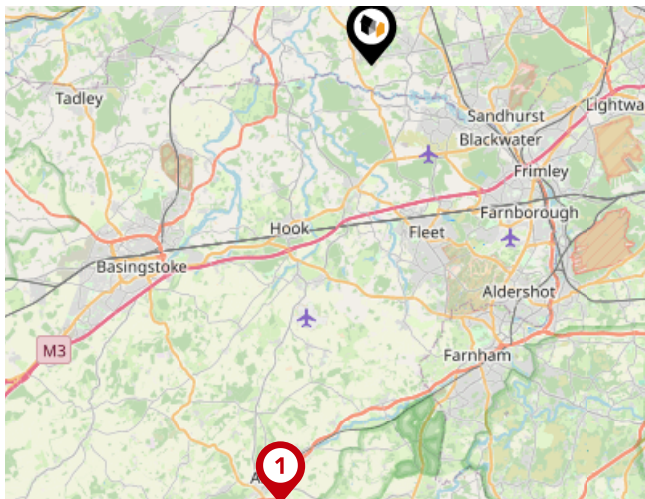
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Langley Common Road North	0.49 miles
2	Biggs Lane	0.33 miles
3	Langley Common	0.44 miles
4	Hill Road	0.43 miles
5	Sheerlands Road	0.53 miles



Local Connections

Pin	Name	Distance
1	Alton (Mid-Hants Railway)	16.63 miles

Market Sold in Street



73, Princess Marina Drive, Reading, RG2 9GR	Terraced House
Last Sold Date: 31/05/2023	
Last Sold Price: £489,000	
69, Princess Marina Drive, Reading, RG2 9GR	Semi-detached House
Last Sold Date: 20/02/2023	
Last Sold Price: £510,000	
71, Princess Marina Drive, Reading, RG2 9GR	Terraced House
Last Sold Date: 29/07/2022	
Last Sold Price: £410,000	
81, Princess Marina Drive, Reading, RG2 9GR	Detached House
Last Sold Date: 07/07/2022	
Last Sold Price: £565,000	
83, Princess Marina Drive, Reading, RG2 9GR	Detached House
Last Sold Date: 06/07/2022	
Last Sold Price: £560,000	
75, Princess Marina Drive, Reading, RG2 9GR	Detached House
Last Sold Date: 04/07/2022	
Last Sold Price: £655,000	
77, Princess Marina Drive, Reading, RG2 9GR	Detached House
Last Sold Date: 30/06/2022	
Last Sold Price: £650,000	
79, Princess Marina Drive, Reading, RG2 9GR	Detached House
Last Sold Date: 30/06/2022	
Last Sold Price: £590,000	
85, Princess Marina Drive, Reading, RG2 9GR	Detached House
Last Sold Date: 30/06/2022	
Last Sold Price: £590,000	
87, Princess Marina Drive, Reading, RG2 9GR	Detached House
Last Sold Date: 17/06/2022	
Last Sold Price: £630,000	
91, Princess Marina Drive, Reading, RG2 9GR	Detached House
Last Sold Date: 16/06/2022	
Last Sold Price: £550,000	
65, Princess Marina Drive, Reading, RG2 9GR	Semi-detached House
Last Sold Date: 14/06/2022	
Last Sold Price: £518,500	

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

Market Sold in Street



89, Princess Marina Drive, Reading, RG2 9GR	Detached House
Last Sold Date: 09/06/2022	
Last Sold Price: £625,000	
67, Princess Marina Drive, Reading, RG2 9GR	Semi-detached House
Last Sold Date: 06/05/2022	
Last Sold Price: £515,000	
56, Princess Marina Drive, Reading, RG2 9GR	Semi-detached House
Last Sold Date: 30/09/2021	
Last Sold Price: £437,600	
54, Princess Marina Drive, Reading, RG2 9GR	Terraced House
Last Sold Date: 30/07/2021	
Last Sold Price: £359,000	
50, Princess Marina Drive, Reading, RG2 9GR	Terraced House
Last Sold Date: 25/06/2021	
Last Sold Price: £437,600	
52, Princess Marina Drive, Reading, RG2 9GR	Terraced House
Last Sold Date: 25/06/2021	
Last Sold Price: £365,000	
114, Princess Marina Drive, Reading, RG2 9GR	Detached House
Last Sold Date: 21/12/2020 18/12/2020 31/10/2017	
Last Sold Price: £432,000 £450,000 £467,000	
104, Princess Marina Drive, Reading, RG2 9GR	Detached House
Last Sold Date: 01/11/2017	
Last Sold Price: £377,500	
118, Princess Marina Drive, Reading, RG2 9GR	Detached House
Last Sold Date: 01/11/2017	
Last Sold Price: £475,000	
100, Princess Marina Drive, Reading, RG2 9GR	Detached House
Last Sold Date: 31/10/2017	
Last Sold Price: £370,000	
102, Princess Marina Drive, Reading, RG2 9GR	Detached House
Last Sold Date: 31/10/2017	
Last Sold Price: £385,000	
106, Princess Marina Drive, Reading, RG2 9GR	Detached House
Last Sold Date: 31/10/2017	
Last Sold Price: £465,000	

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

Market Sold in Street



116, Princess Marina Drive, Reading, RG2 9GR		Detached House
Last Sold Date:	31/10/2017	
Last Sold Price:	£380,000	
120, Princess Marina Drive, Reading, RG2 9GR		Detached House
Last Sold Date:	31/10/2017	
Last Sold Price:	£600,000	

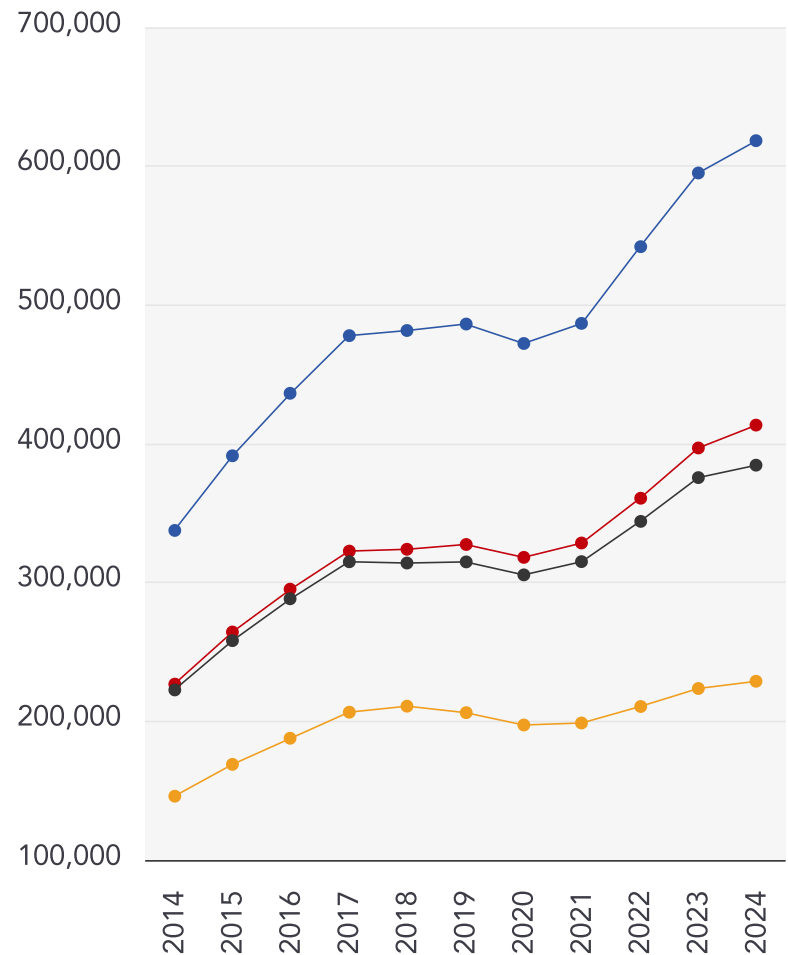
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Market

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

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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