

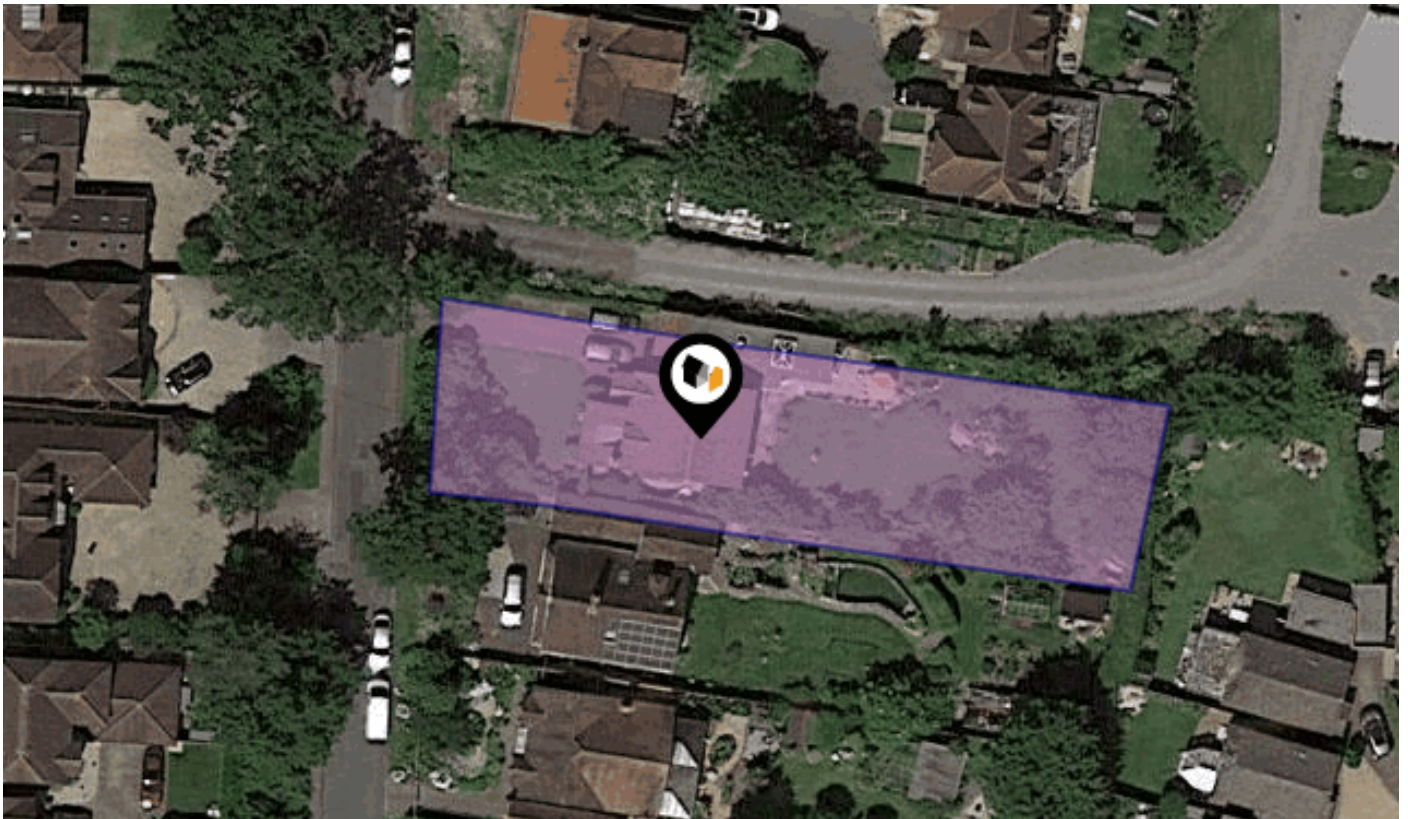


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 11th September 2024



GROVELANDS ROAD, SPENCERS WOOD, READING, RG7

Avocado Property

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Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	2,012 ft ² / 187 m ²		
Plot Area:	0.24 acres		
Year Built :	1983-1990		
Council Tax :	Band F		
Annual Estimate:	£3,269		
Title Number:	BK106220		

Local Area

Local Authority:	Wokingham	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
● Rivers & Seas	No Risk	23	74	-
● Surface Water	Low	mb/s	mb/s	mb/s

Mobile Coverage:				Satellite/Fibre TV Availability:		
(based on calls indoors)						

Planning History

This Address

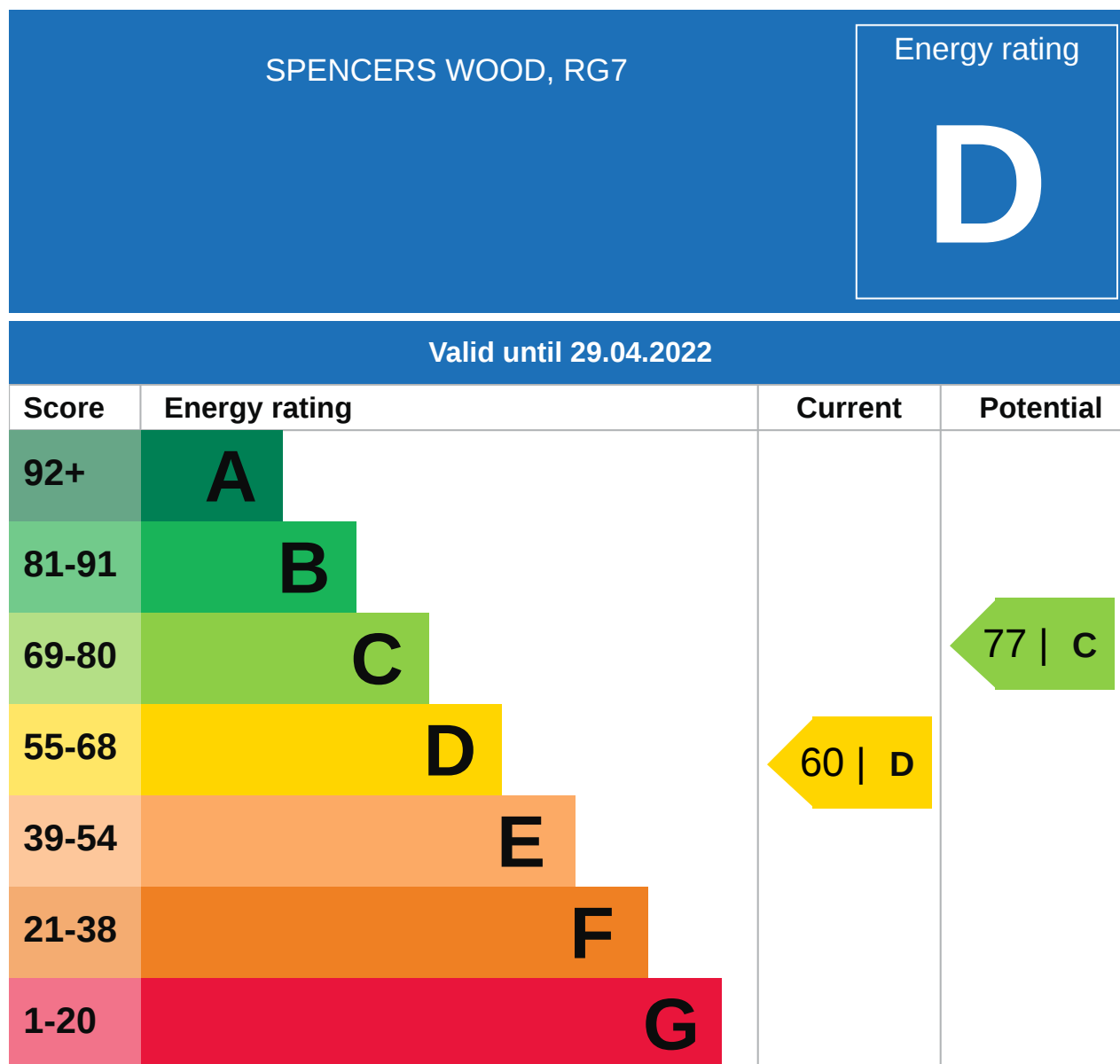


Planning records for: *Grovelands Road, Spencers Wood, Reading, RG7*

Reference - 161509	
Decision:	Approve
Date:	26th May 2016
Description:	Householder application for the proposed erection of a single storey front extension to form porch.

Reference - 050013	
Decision:	Approve
Date:	28th October 2005
Description:	Proposed single storey rear extension to dwelling to form sunroom.

Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

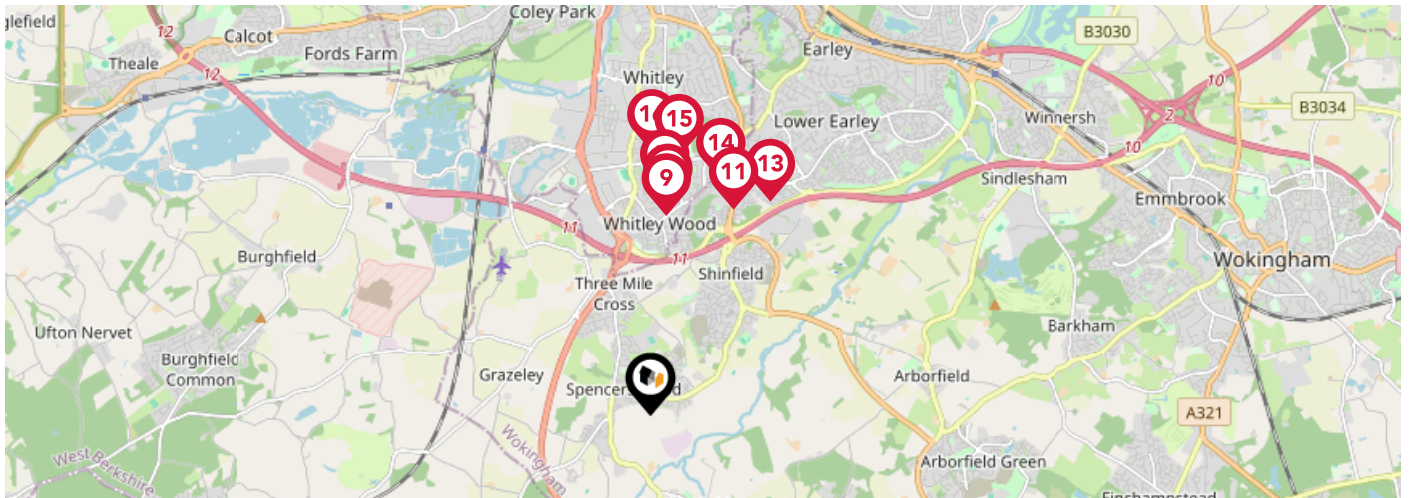
Property Type:	Detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Window:	Mostly double glazing
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 35% of fixed outlets
Lighting Energy:	Average
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, wood logs
Total Floor Area:	187 m ²









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Oakbank Ofsted Rating: Requires improvement Pupils: 522 Distance:0.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Lambs Lane Primary School Ofsted Rating: Good Pupils: 202 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Vine Christian School Ofsted Rating: Good Pupils: 28 Distance:0.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Alder Grove Church of England Primary School Ofsted Rating: Good Pupils: 290 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Shinfield Infant and Nursery School Ofsted Rating: Good Pupils: 307 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Shinfield St Mary's CofE Junior School Ofsted Rating: Good Pupils: 358 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Grazeley Parochial Church of England Aided Primary School Ofsted Rating: Requires improvement Pupils: 203 Distance:1.3	<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:1.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

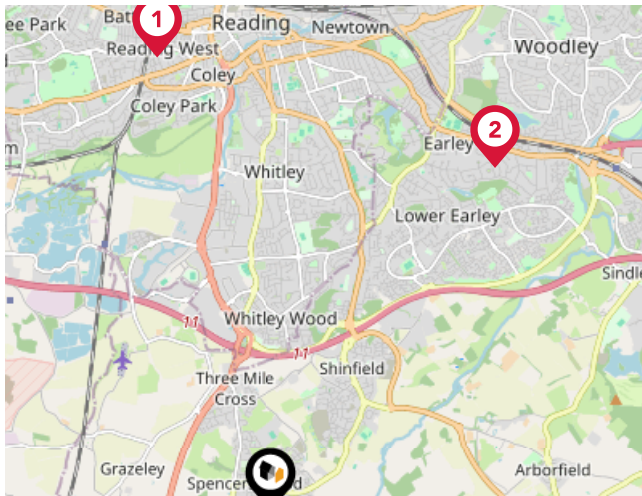
Area Schools



		Nursery	Primary	Secondary	College	Private
	Geoffrey Field Junior School Ofsted Rating: Good Pupils: 354 Distance:1.86	<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:1.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Crosfields School Ofsted Rating: Not Rated Pupils: 777 Distance:2.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	John Madejski Academy Ofsted Rating: Serious Weaknesses Pupils: 871 Distance:2.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hillside Primary School Ofsted Rating: Good Pupils: 457 Distance:2.28	<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:2.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Blagdon Nursery School Ofsted Rating: Outstanding Pupils: 152 Distance:2.42	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whitley Park Primary and Nursery School Ofsted Rating: Good Pupils: 571 Distance:2.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

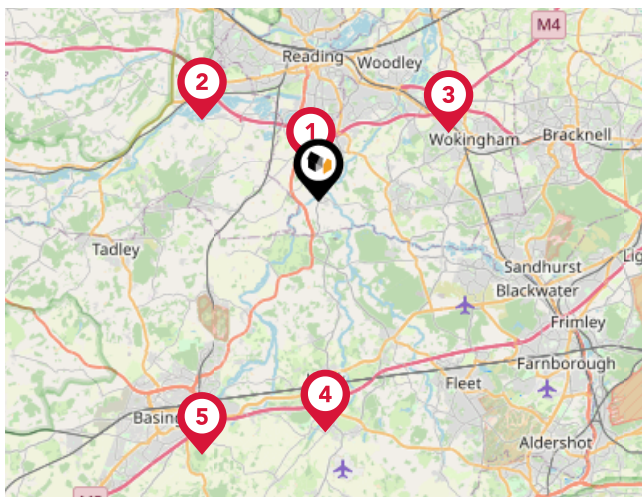
Area

Transport (National)



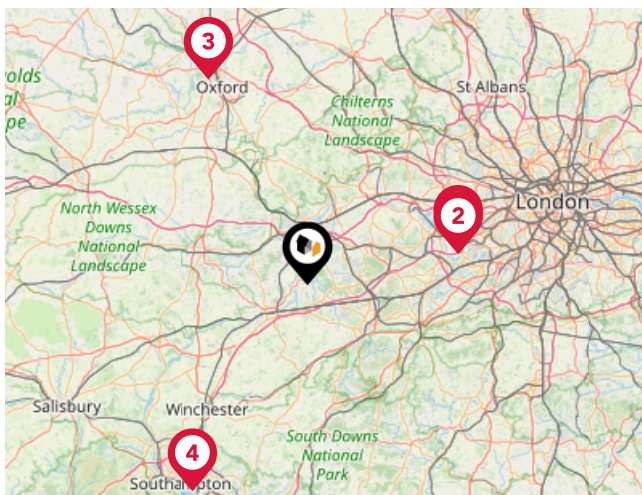
National Rail Stations

Pin	Name	Distance
1	Reading West Rail Station	4.32 miles
2	Earley Rail Station	3.78 miles
3	Mortimer Rail Station	3.41 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J11	1.22 miles
2	M4 J12	5.25 miles
3	M4 J10	5.43 miles
4	M3 J5	8.58 miles
5	M3 J6	10.33 miles

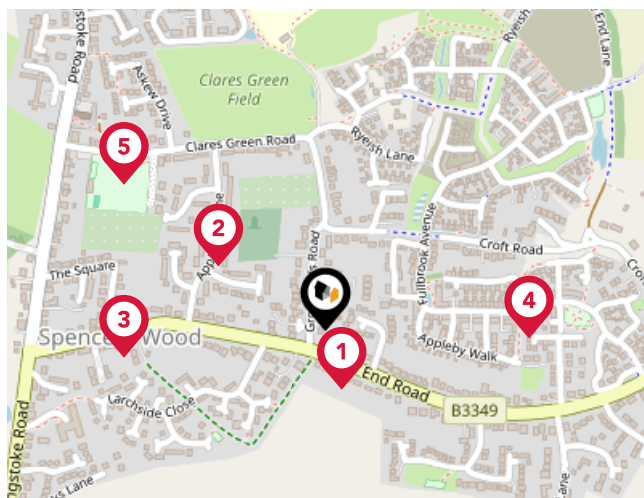


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	22.79 miles
2	Heathrow Airport Terminal 4	22.79 miles
3	Kidlington	33.63 miles
4	Southampton Airport	35.21 miles

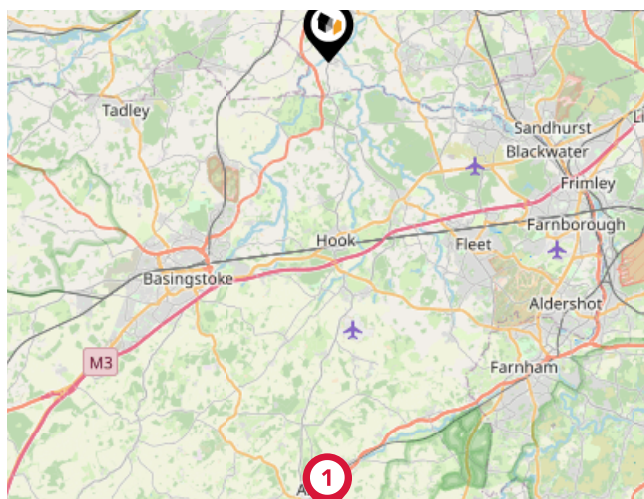
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Grovelands Road	0.07 miles
2	Appletree Lane	0.14 miles
3	The Square	0.24 miles
4	Peartree Walk	0.24 miles
5	Clares Green Road	0.29 miles



Local Connections

Pin	Name	Distance
1	Alton (Mid-Hants Railway)	16.82 miles

Market Sold in Street



avocado
property

14, Grovelands Road, Reading, RG7 1DP				Detached House
Last Sold Date:	12/10/2022	30/08/2019	20/01/2006	
Last Sold Price:	£475,000	£375,000	£350,000	
12a, Grovelands Road, Reading, RG7 1DP				Semi-detached House
Last Sold Date:	07/01/2022			
Last Sold Price:	£660,000			
Oakridge, 17, Grovelands Road, Reading, RG7 1DP				Detached House
Last Sold Date:	08/10/2021			
Last Sold Price:	£926,629			
12b, Grovelands Road, Reading, RG7 1DP				Detached House
Last Sold Date:	30/09/2021	19/10/2016		
Last Sold Price:	£735,000	£321,000		
12c, Grovelands Road, Reading, RG7 1DP				Detached House
Last Sold Date:	21/06/2021			
Last Sold Price:	£765,000			
21 - 23, Grovelands Road, Reading, RG7 1DP				Detached House
Last Sold Date:	19/02/2021	01/11/1995		
Last Sold Price:	£800,000	£175,000		
15, Grovelands Road, Reading, RG7 1DP				Detached House
Last Sold Date:	15/01/2021			
Last Sold Price:	£640,000			
14b, Grovelands Road, Reading, RG7 1DP				Detached House
Last Sold Date:	03/08/2018	15/08/2011		
Last Sold Price:	£525,000	£399,950		
7a, Grovelands Road, Reading, RG7 1DP				Detached House
Last Sold Date:	26/06/2018	22/11/2002	03/09/2001	30/04/1998
Last Sold Price:	£745,000	£475,000	£450,000	£192,500
14c, Grovelands Road, Reading, RG7 1DP				Detached House
Last Sold Date:	10/11/2017	19/12/2011		
Last Sold Price:	£570,000	£470,000		
5, Grovelands Road, Reading, RG7 1DP				Detached House
Last Sold Date:	30/03/2016	21/03/2003		
Last Sold Price:	£570,000	£527,500		
1, Grovelands Road, Reading, RG7 1DP				Detached House
Last Sold Date:	29/10/2015	30/05/2003		
Last Sold Price:	£599,950	£500,000		

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

Market Sold in Street



14a, Grovelands Road, Reading, RG7 1DP				Detached House
Last Sold Date:	15/07/2015	08/09/2011		
Last Sold Price:	£485,000	£365,000		
16, Grovelands Road, Reading, RG7 1DP				Detached House
Last Sold Date:	25/06/2014	28/05/1999		
Last Sold Price:	£520,000	£235,000		
1a, Grovelands Road, Reading, RG7 1DP				Detached House
Last Sold Date:	16/01/2014			
Last Sold Price:	£560,000			
10, Grovelands Road, Reading, RG7 1DP				Detached House
Last Sold Date:	14/12/2012			
Last Sold Price:	£547,000			
3, Grovelands Road, Reading, RG7 1DP				Detached House
Last Sold Date:	13/01/2012	21/03/2003		
Last Sold Price:	£375,000	£450,000		
9, Grovelands Road, Reading, RG7 1DP				Detached House
Last Sold Date:	03/11/2010	29/10/2008	17/04/2000	
Last Sold Price:	£491,250	£467,000	£285,000	
12, Grovelands Road, Reading, RG7 1DP				Detached House
Last Sold Date:	11/04/2008			
Last Sold Price:	£348,000			
2, Grovelands Road, Reading, RG7 1DP				Detached House
Last Sold Date:	29/02/2008	26/04/2001	09/12/1997	
Last Sold Price:	£495,000	£249,950	£150,000	
18, Grovelands Road, Reading, RG7 1DP				Detached House
Last Sold Date:	24/08/2007	20/07/2007		
Last Sold Price:	£450,000	£450,000		
7, Grovelands Road, Reading, RG7 1DP				Detached House
Last Sold Date:	18/02/2003	20/10/1999		
Last Sold Price:	£498,000	£219,750		
20, Grovelands Road, Reading, RG7 1DP				Detached House
Last Sold Date:	23/01/2003			
Last Sold Price:	£360,000			
17, Grovelands Road, Reading, RG7 1DP				Detached House
Last Sold Date:	01/03/2002			
Last Sold Price:	£305,000			

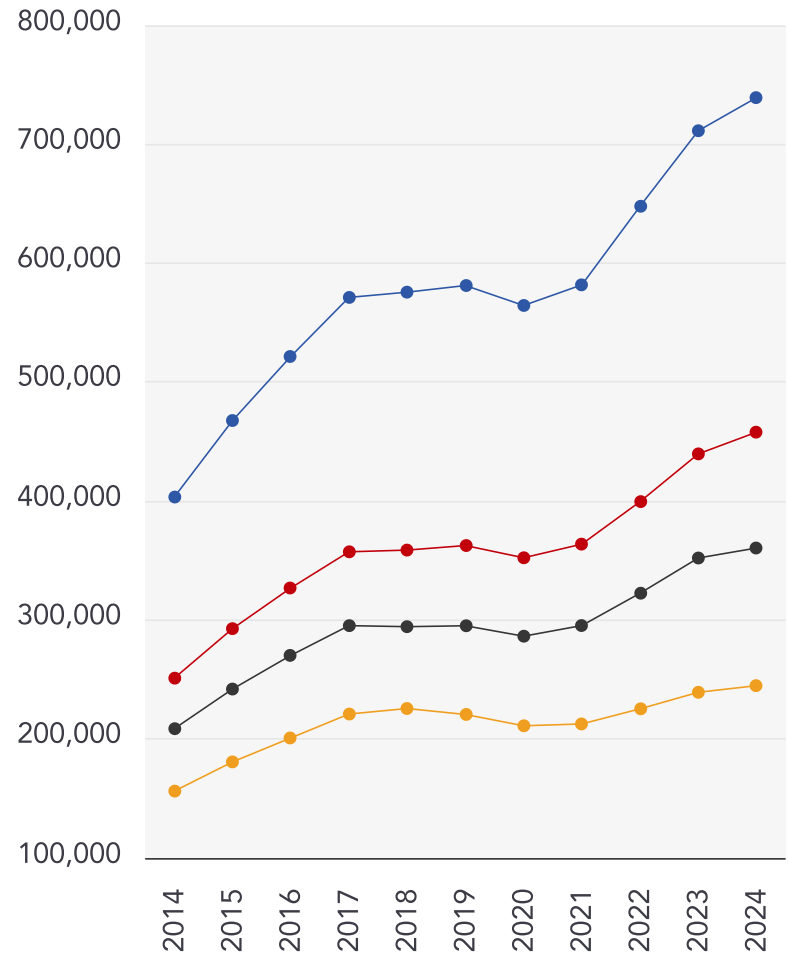
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Market

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

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