

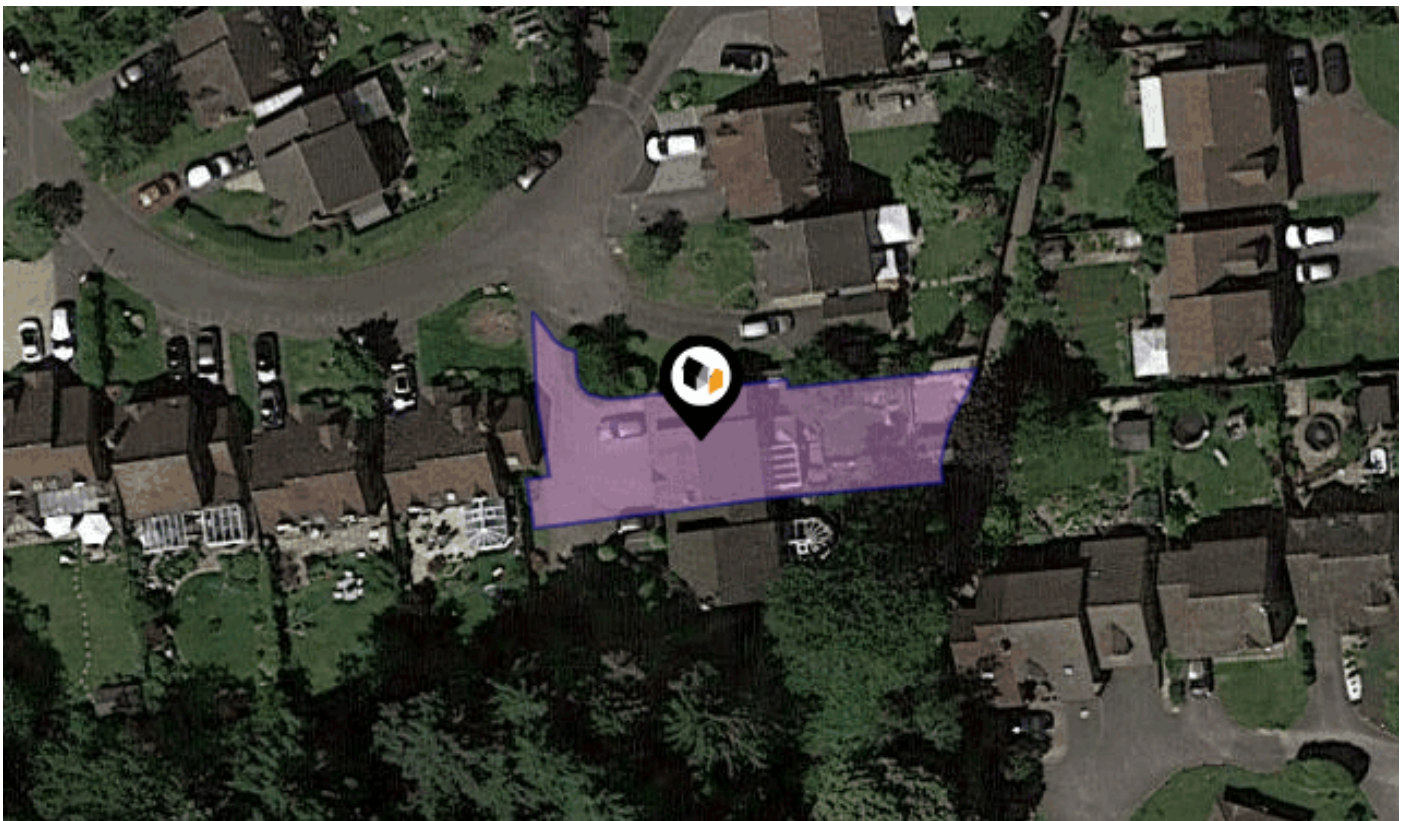


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 03rd December 2024



HERMITS CLOSE, BURGHFIELD COMMON, READING, RG7

Avocado Property

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Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,582 ft ² / 147 m ²		
Plot Area:	0.09 acres		
Council Tax :	Band E		
Annual Estimate:	£2,767		
Title Number:	BK236965		

Local Area

Local Authority:	West berkshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	No Risk	18	121	-
• Surface Water	Very Low	mb/s	mb/s	mb/s

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

Planning History

This Address



Planning records for: *Hermits Close, Burghfield Common, Reading, RG7*

Reference - 23/01922/HOUSE	
Decision:	Decided
Date:	15th August 2023
Description:	Rear extension

Property EPC - Certificate



Hermits Close, Burghfield Common, READING, RG7

Energy rating

E

Valid until 24.04.2018

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	54 E	
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

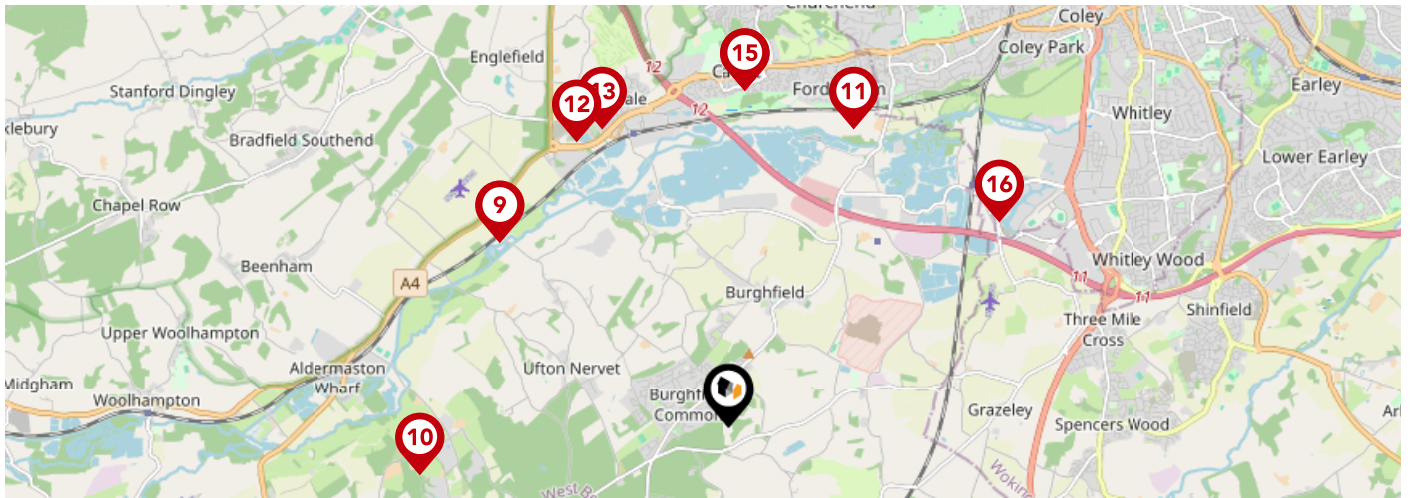
Walls:	Wall
Walls Energy:	Good
Roof:	Roof
Roof Energy:	Average
Window:	Window
Window Energy:	Average
Main Heating:	Main-Heating
Main Heating Energy:	Good
Main Heating Controls:	Main-Heating-Controls
Main Heating Controls Energy:	Poor
Hot Water System:	Hot-Water
Hot Water Energy Efficiency:	Good
Lighting:	Lighting
Lighting Energy:	Very poor
Floors:	Floor
Secondary Heating:	Secondary-Heating
Secondary Heating Energy:	Very poor
Total Floor Area:	147 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Garland Junior School Ofsted Rating: Good Pupils: 219 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Mrs Bland's Infant School Ofsted Rating: Good Pupils: 201 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Willink School Ofsted Rating: Good Pupils: 1255 Distance:0.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Burghfield St Mary's C.E. Primary School Ofsted Rating: Good Pupils: 196 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Mortimer St. John's C.E. Infant School Ofsted Rating: Good Pupils: 173 Distance:1.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Mortimer St Mary's C.E. Junior School Ofsted Rating: Good Pupils: 242 Distance:1.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Sulhamstead and Ufton Nervet School Ofsted Rating: Good Pupils: 100 Distance:1.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Grazeley Parochial Church of England Aided Primary School Ofsted Rating: Requires improvement Pupils: 203 Distance:2.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

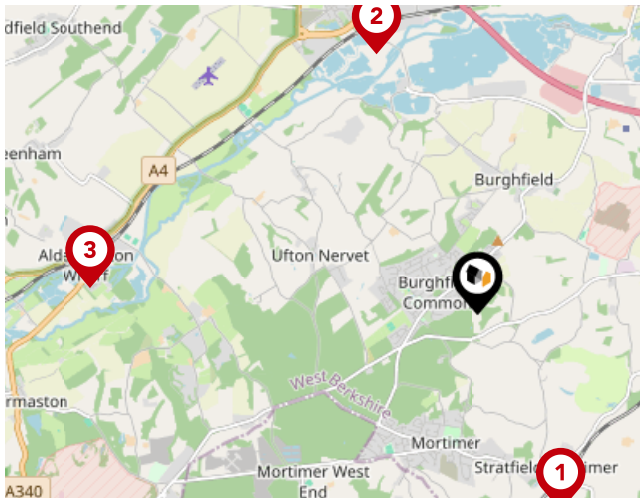
Area Schools



		Nursery	Primary	Secondary	College	Private
9	The Mile House Therapeutic School Ofsted Rating: Requires improvement Pupils: 28 Distance:2.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Padworth College Ofsted Rating: Not Rated Pupils: 92 Distance:2.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Kennet Valley Primary School Ofsted Rating: Good Pupils: 193 Distance:2.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Theale Green School Ofsted Rating: Good Pupils: 762 Distance:2.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Theale C.E. Primary School Ofsted Rating: Outstanding Pupils: 329 Distance:2.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Calcot Infant School and Nursery Ofsted Rating: Good Pupils: 227 Distance:3.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Calcot Junior School Ofsted Rating: Good Pupils: 271 Distance:3.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Green Park Village Primary Academy Ofsted Rating: Good Pupils: 155 Distance:3.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

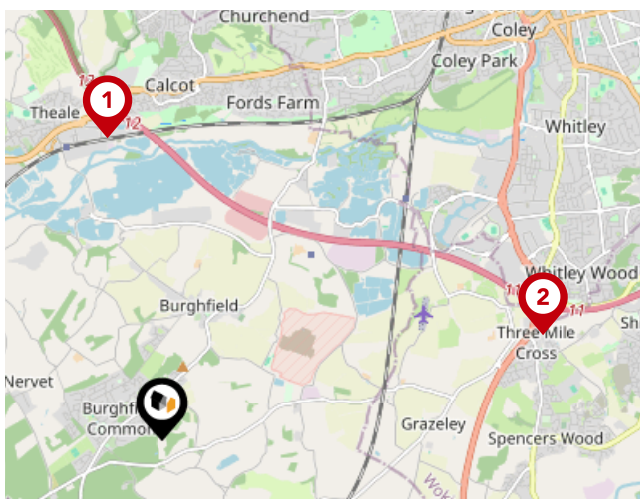
Area

Transport (National)



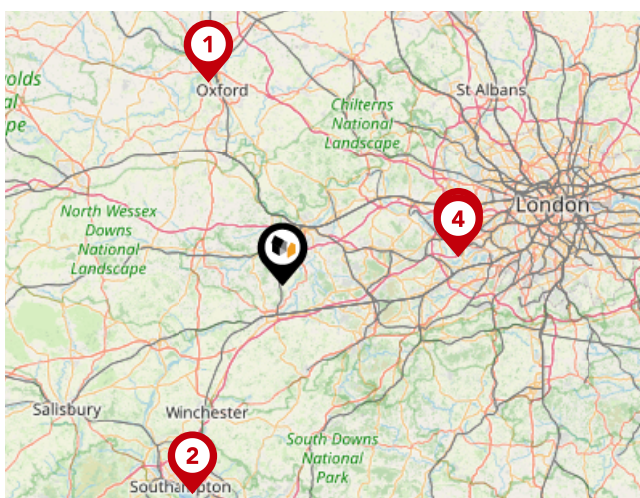
National Rail Stations

Pin	Name	Distance
1	Mortimer Rail Station	1.97 miles
2	Theale Rail Station	2.58 miles
3	Aldermaston Rail Station	3.6 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J12	2.85 miles
2	M4 J11	3.66 miles
3	M3 J6	9.62 miles
4	M3 J5	9.68 miles
5	M4 J10	8.9 miles

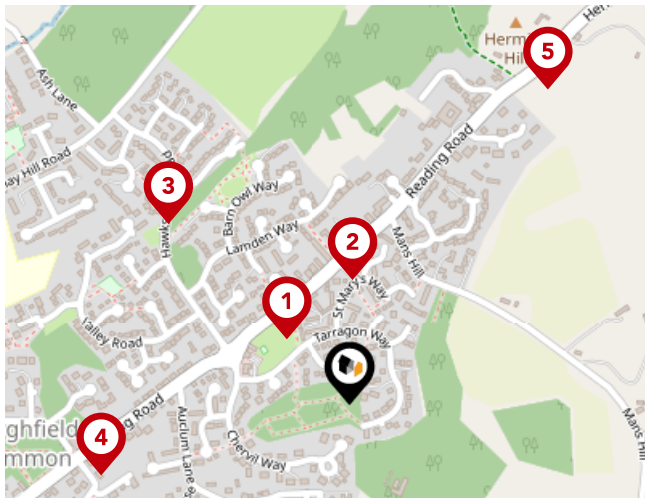


Airports/Helipads

Pin	Name	Distance
1	Kidlington	31.95 miles
2	Southampton Airport	33.73 miles
3	Heathrow Airport	26.44 miles
4	Heathrow Airport Terminal 4	26.48 miles

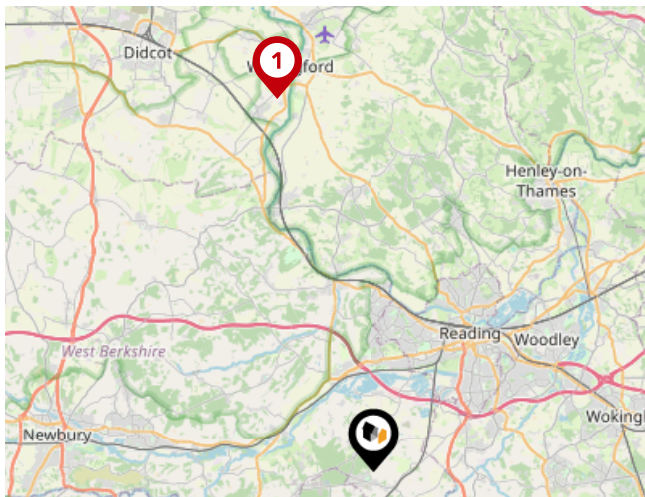
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Holmdene	0.11 miles
2	Mans Hill	0.14 miles
3	Coltsfoot Close	0.3 miles
4	Blands Court	0.3 miles
5	Highwoods Lodge	0.43 miles



Local Connections

Pin	Name	Distance
1	Wallingford (Cholsey & Wallingford Railway)	14.24 miles

Avocado Property

About Us



Avocado Property

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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.

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Avocado Property

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