

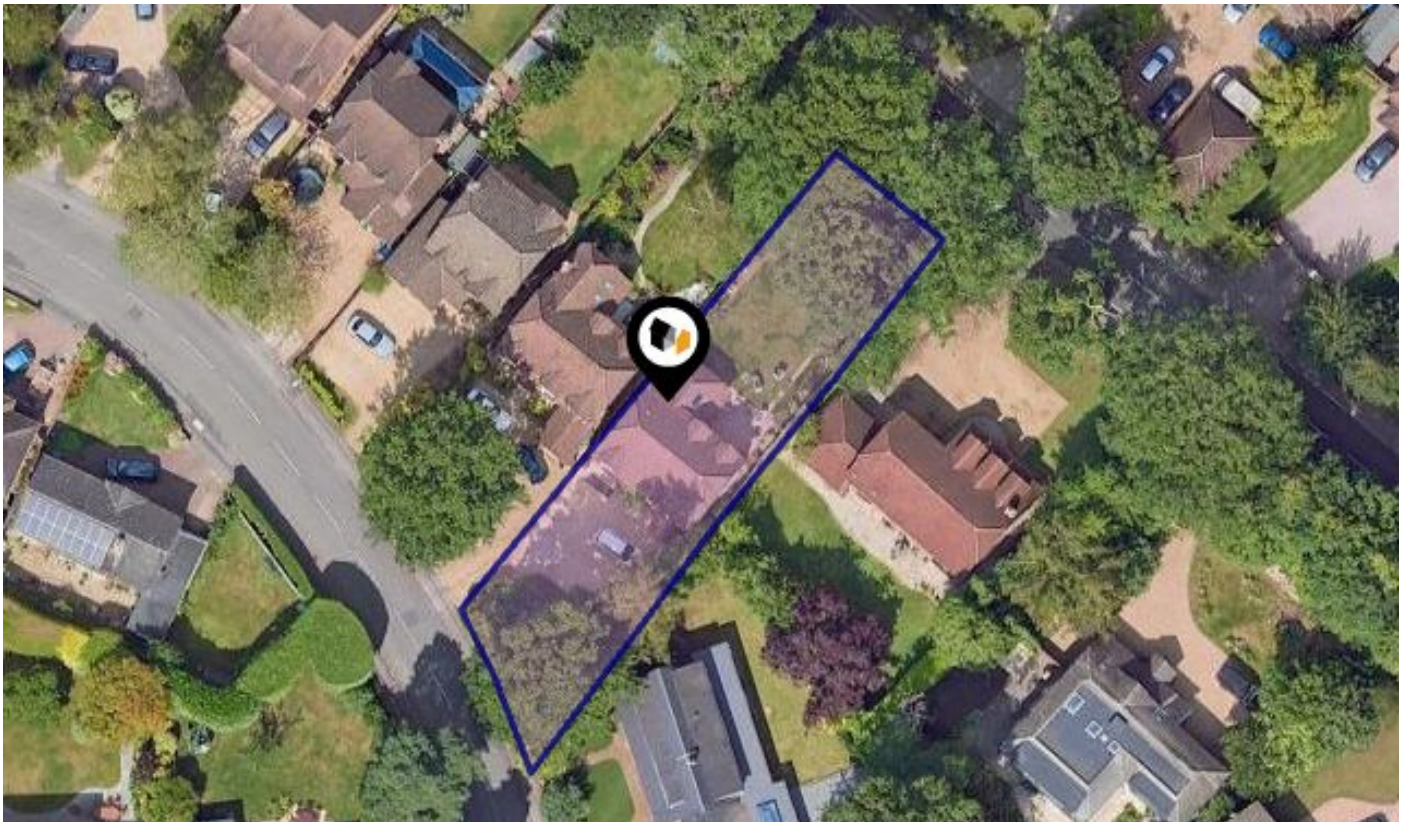


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 28<sup>th</sup> January 2025**



**KILN RIDE, FINCHAMPSTEAD, WOKINGHAM, RG40**

**Avocado Property**

07917 157387

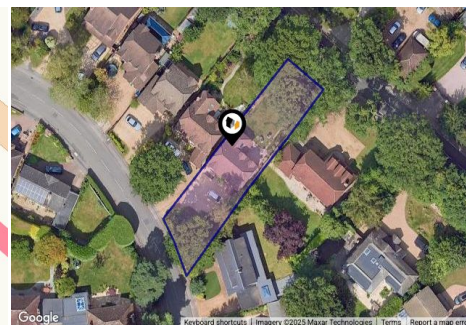
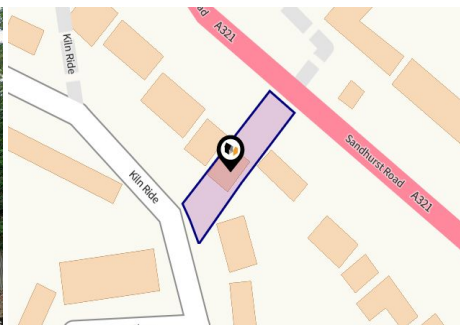
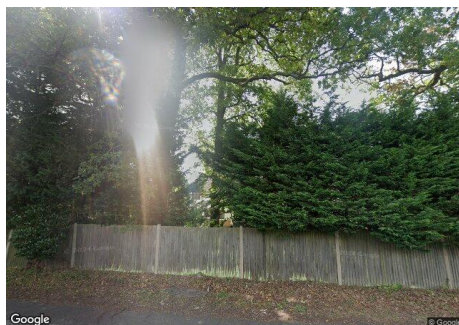
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# Property Overview



## Property

Type:	Detached
Bedrooms:	4
Plot Area:	0.16 acres
Year Built :	1995
Council Tax :	Band F
Annual Estimate:	£3,269
Title Number:	BK284421

Tenure: Freehold

## Local Area

Local Authority:	Wokingham
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Low

Estimated Broadband Speeds  
(Standard - Superfast - Ultrafast)

9	1000
mb/s	mb/s

Mobile Coverage:  
(based on calls indoors)



Satellite/Fibre TV Availability:



# Planning History

## This Address

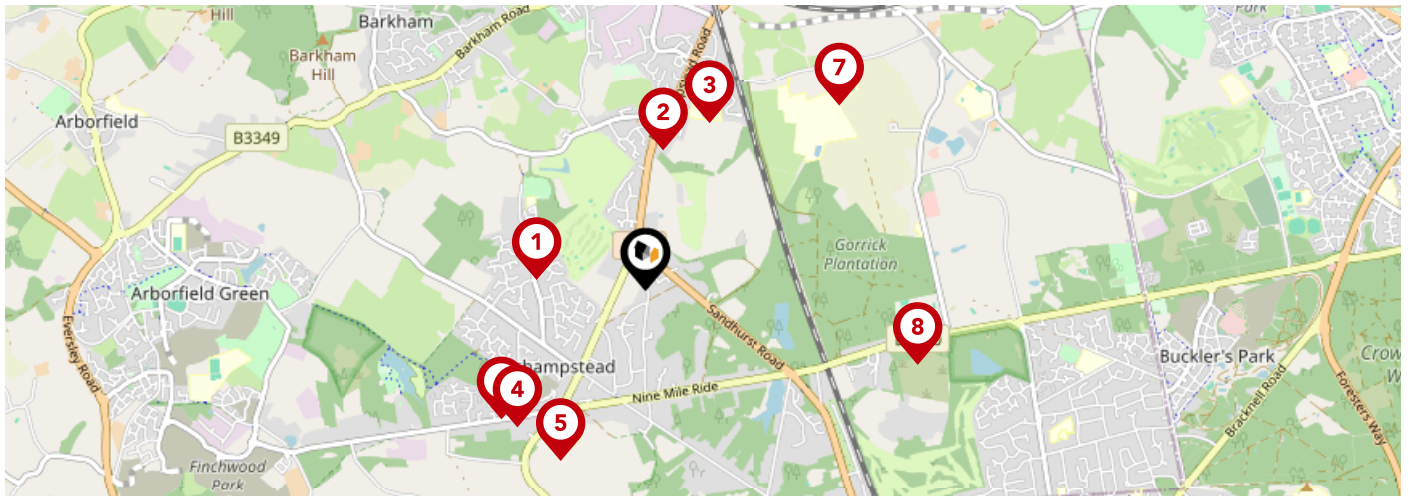


Planning records for: *Kiln Ride, Finchampstead, Wokingham, RG40*

Reference - 232282	
Decision:	Determination Made
Date:	19th September 2023
Description:	Householder application for the proposed erection of part two storey part first floor rear extension, single storey front extension, plus alteration to existing fenestration and conversion of existing garage.

Reference - 221643	
Decision:	Determination Made
Date:	27th May 2022
Description:	Householder application for the proposed single storey front extension. Conversion of existing garage to create habitable accommodation. Single storey rear extension. First Floor rear extension to include 1no. Juliet balcony plus changes to fenestration.

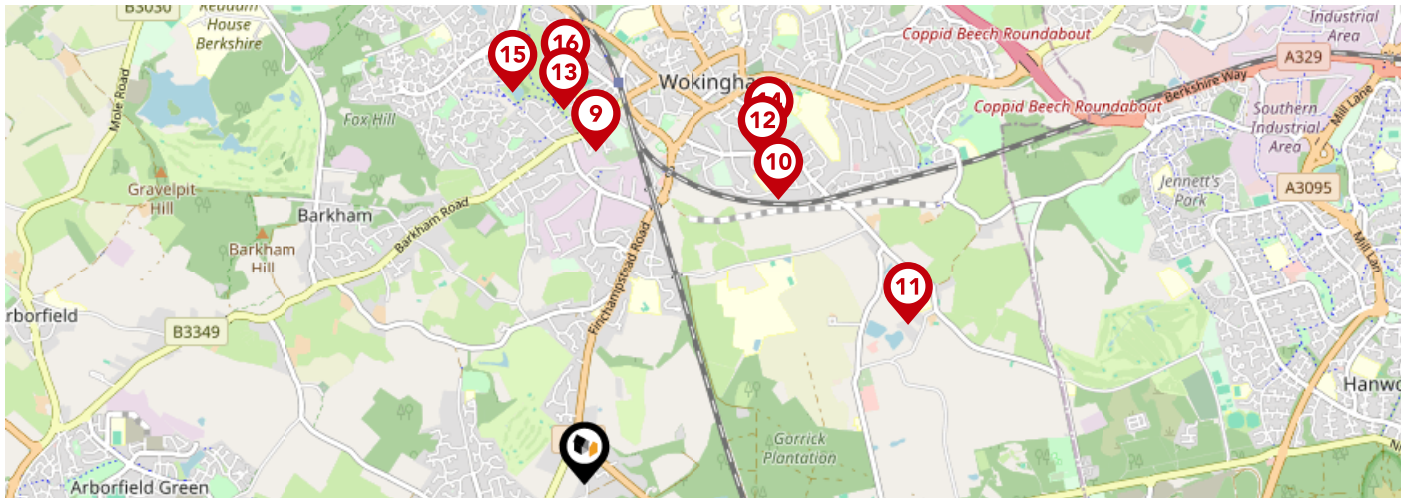
# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Waverley Preparatory School &amp; Day Nursery</b> Ofsted Rating: Not Rated   Pupils: 259   Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Evendons Primary School</b> Ofsted Rating: Outstanding   Pupils: 401   Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Luckley House School</b> Ofsted Rating: Not Rated   Pupils: 373   Distance:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Gorse Ride Infants' School</b> Ofsted Rating: Good   Pupils: 108   Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Nine Mile Ride Primary School</b> Ofsted Rating: Good   Pupils: 372   Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Gorse Ride Junior School</b> Ofsted Rating: Good   Pupils: 198   Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Ludgrove School Trust Limited</b> Ofsted Rating: Not Rated   Pupils: 183   Distance:1.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Saint Sebastians Church of England Primary School</b> Ofsted Rating: Good   Pupils: 119   Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



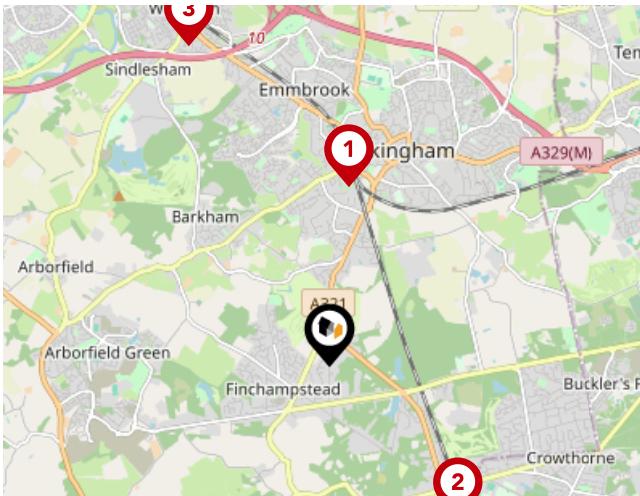
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>CAMHS Phoenix School</b> Ofsted Rating: Outstanding   Pupils:0   Distance:1.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Chiltern Way Academy Wokingham</b> Ofsted Rating: Outstanding   Pupils: 56   Distance:1.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Holme Grange School</b> Ofsted Rating: Not Rated   Pupils: 793   Distance:1.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Teresa's Catholic Academy</b> Ofsted Rating: Good   Pupils: 341   Distance:1.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Walter Infant School</b> Ofsted Rating: Outstanding   Pupils: 298   Distance:1.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Wescott Infant School</b> Ofsted Rating: Good   Pupils: 143   Distance:1.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Windmill Primary School</b> Ofsted Rating: Good   Pupils: 206   Distance:1.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Paul's CofE Junior School</b> Ofsted Rating: Good   Pupils: 382   Distance:1.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

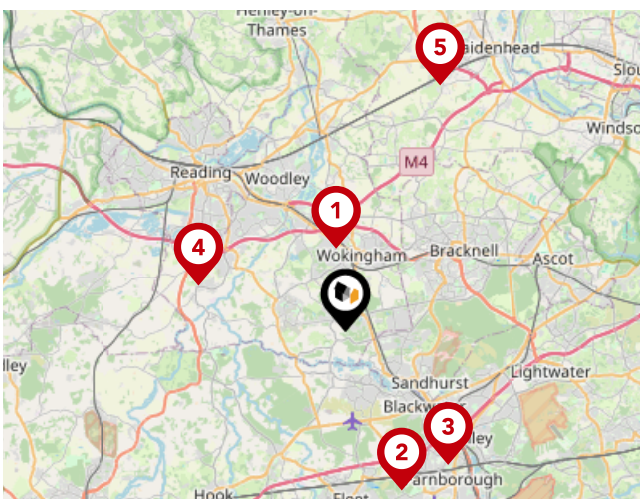
# Area

## Transport (National)



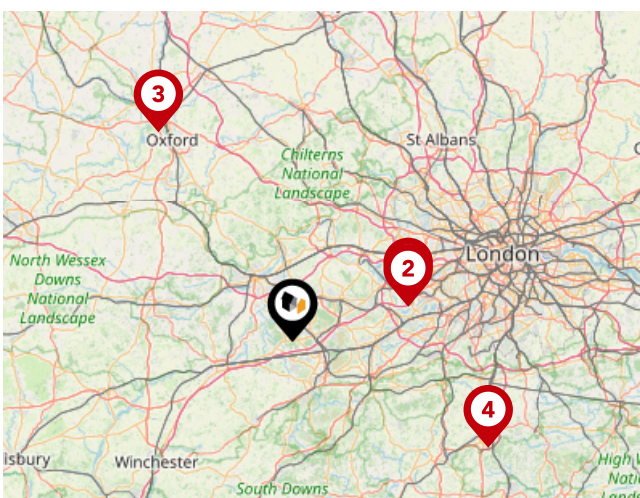
### National Rail Stations

Pin	Name	Distance
	Wokingham Rail Station	1.68 miles
	Crowthorne Rail Station	1.84 miles
	Winnersh Rail Station	3.24 miles



### Trunk Roads/Motorways

Pin	Name	Distance
	M4 J10	3.09 miles
	M3 J4A	6.23 miles
	M3 J4	6.23 miles
	M4 J11	5.69 miles
	A404(M) J9	9.77 miles

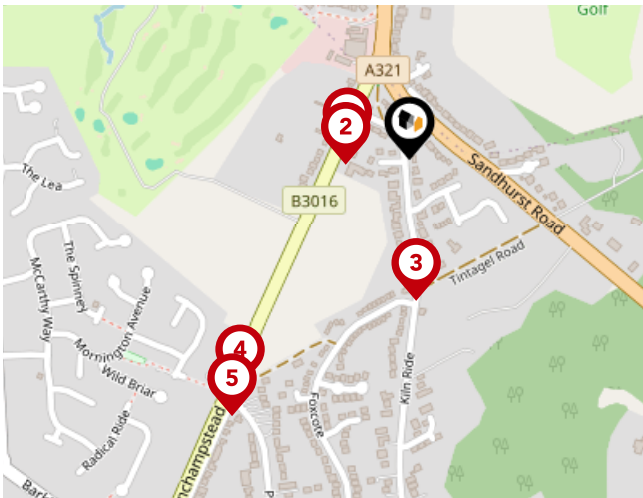


### Airports/Helipads

Pin	Name	Distance
	Heathrow Airport	18.02 miles
	Heathrow Airport Terminal 4	17.93 miles
	Kidlington	36.65 miles
	Gatwick Airport	32.97 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Handpost Corner	0.07 miles
2	Handpost Corner	0.08 miles
3	Tintangel Road	0.16 miles
4	Pine Drive	0.33 miles
5	Pine Drive	0.36 miles

# Market Sold in Street



5, Kiln Ride, Wokingham, RG40 3JN					Detached House
Last Sold Date:	14/08/2023	29/09/2021	11/12/2007	24/11/1999	
Last Sold Price:	£855,500	£765,000	£416,800	£261,000	
Knowle, Kiln Ride, Wokingham, RG40 3JN					Detached House
Last Sold Date:	31/05/2016	21/04/2006	18/12/1998		
Last Sold Price:	£564,000	£350,000	£232,500		
Kiln Copse, Kiln Ride, Wokingham, RG40 3JN					Detached House
Last Sold Date:	11/11/2015				
Last Sold Price:	£500,000				
1, Kiln Ride, Wokingham, RG40 3JN					Detached House
Last Sold Date:	20/12/2013				
Last Sold Price:	£400,000				
Roseberry, Kiln Ride, Wokingham, RG40 3JN					Detached House
Last Sold Date:	27/10/2006	25/08/1995			
Last Sold Price:	£388,000	£175,000			
The Brambles, Kiln Ride, Wokingham, RG40 3JN					Detached House
Last Sold Date:	16/10/2006	10/12/1999			
Last Sold Price:	£385,000	£228,000			
3a, Kiln Ride, Wokingham, RG40 3JN					Detached House
Last Sold Date:	13/07/2006				
Last Sold Price:	£325,000				
Woodlands, Kiln Ride, Wokingham, RG40 3JN					Detached House
Last Sold Date:	23/05/1997				
Last Sold Price:	£195,000				

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

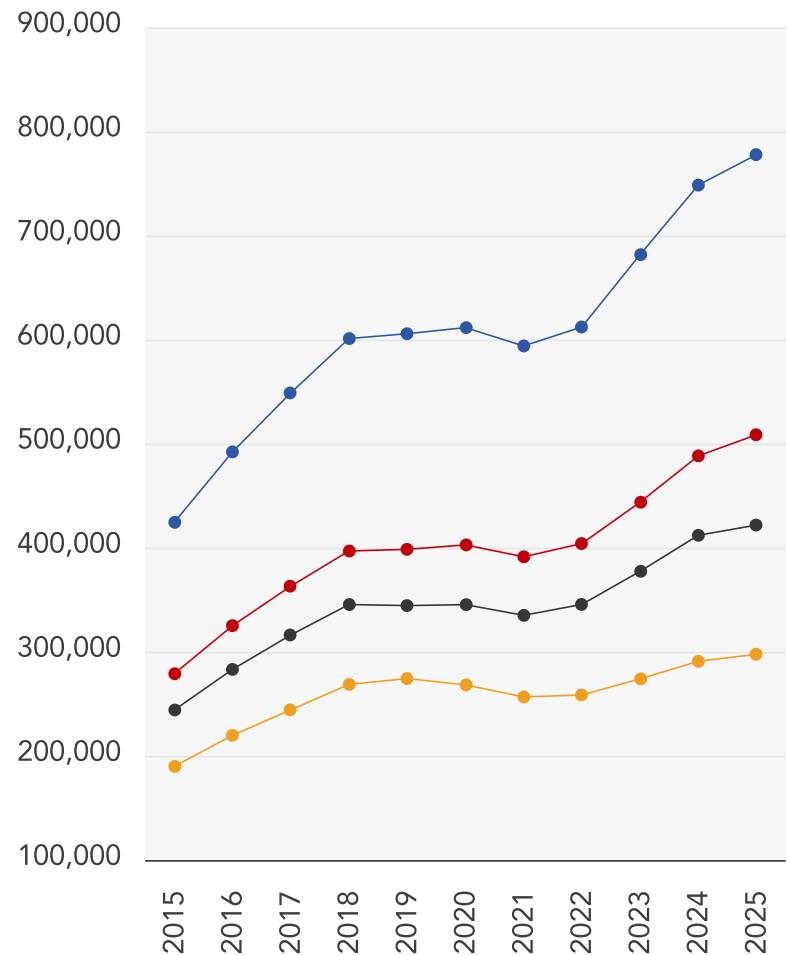


# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in RG40



Detached

**+83.21%**

Semi-Detached

**+82.31%**

Terraced

**+72.76%**

Flat

**+56.72%**

# Avocado Property

## About Us



### Avocado Property

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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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## Important - Please Read

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# Avocado Property

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