

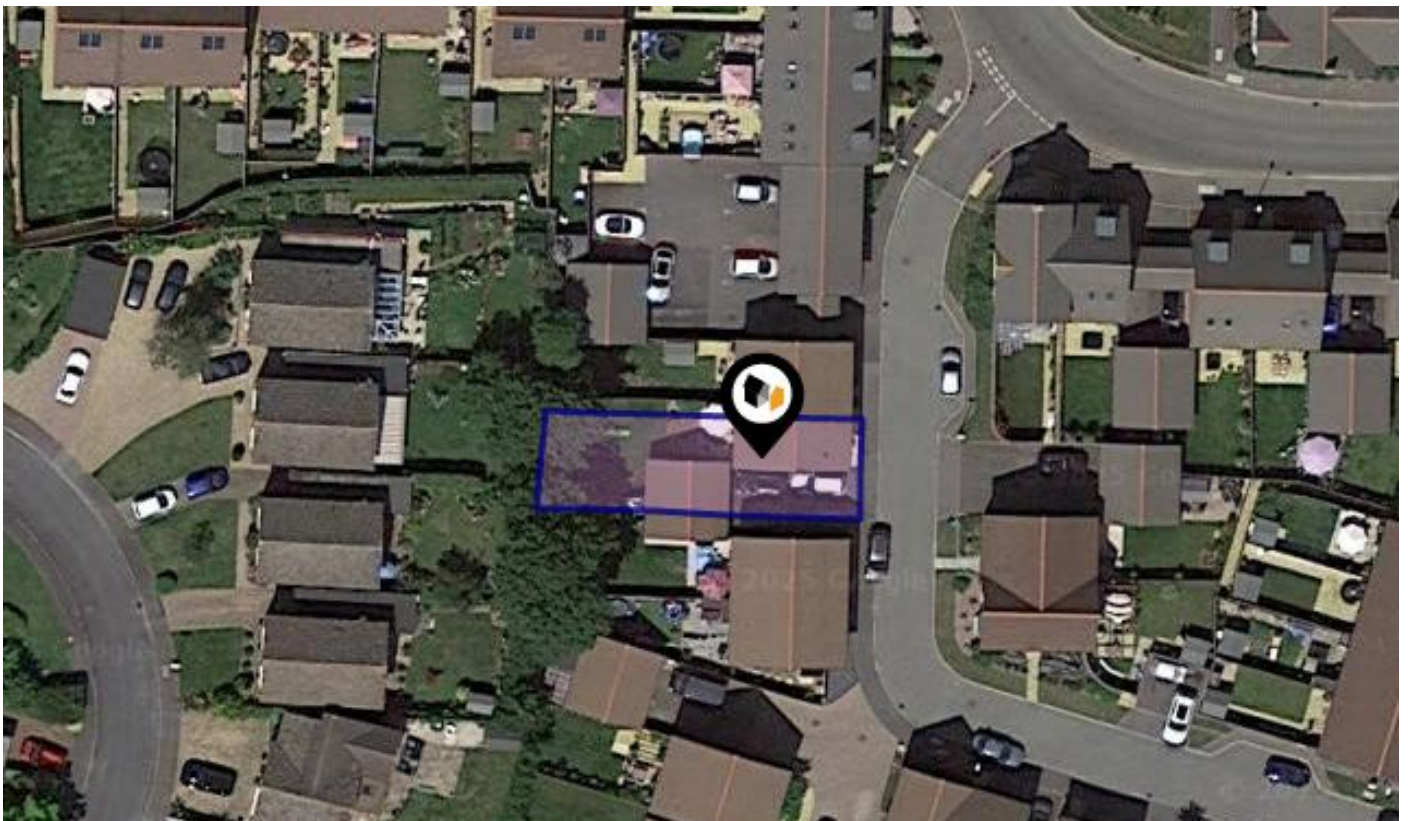


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 30th January 2025



APPLEBY WALK, SPENCERS WOOD, READING, RG7

Avocado Property

07917 157387

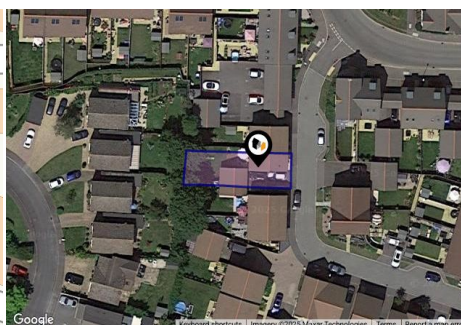
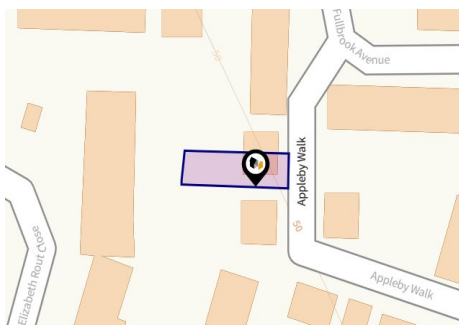
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Property Overview



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	861 ft ² / 80 m ²
Plot Area:	0.06 acres
Year Built :	2018
Council Tax :	Band D
Annual Estimate:	£2,263
Title Number:	BK494025

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

17	80	1000
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

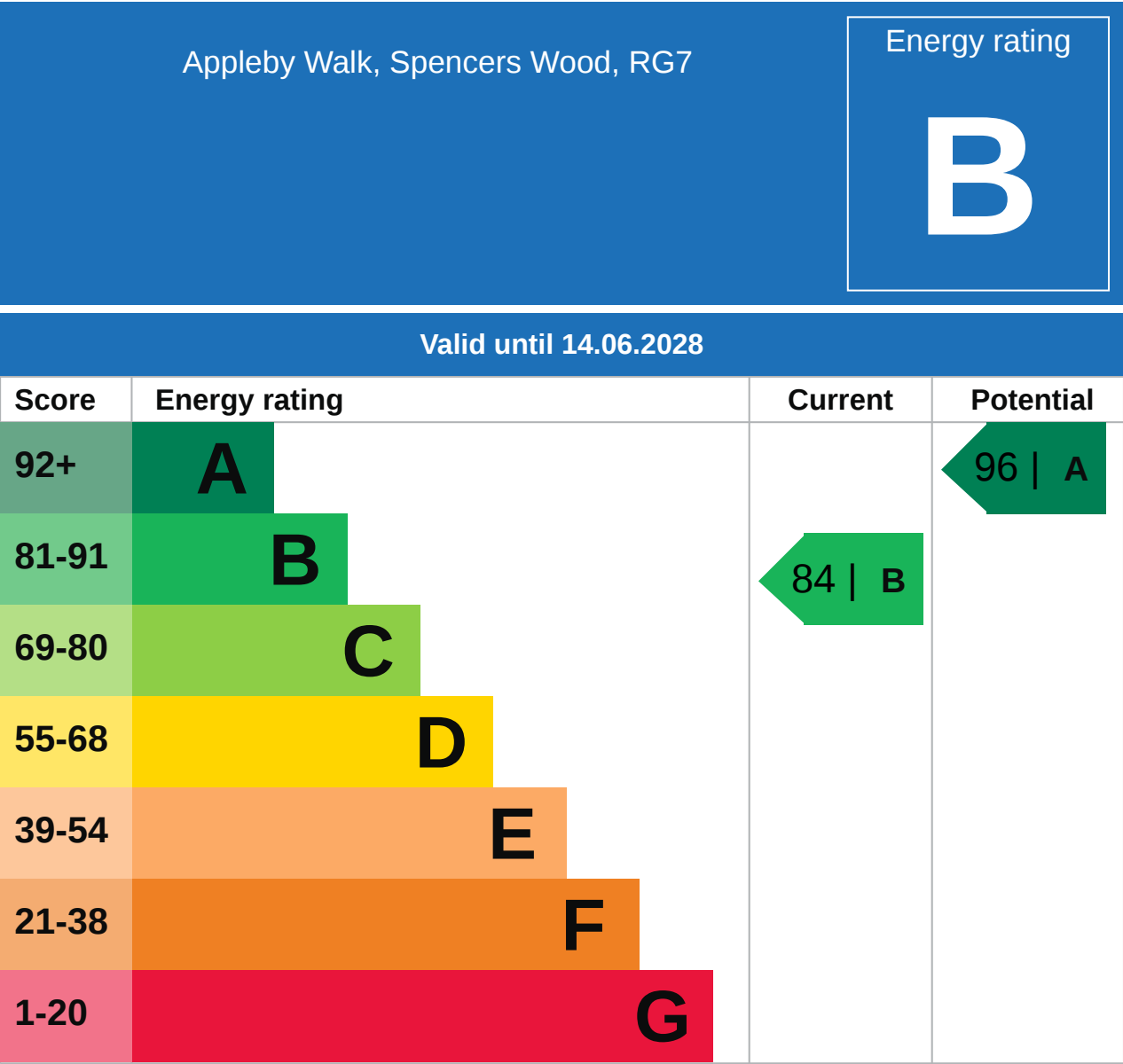


Satellite/Fibre TV Availability:



Property

EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

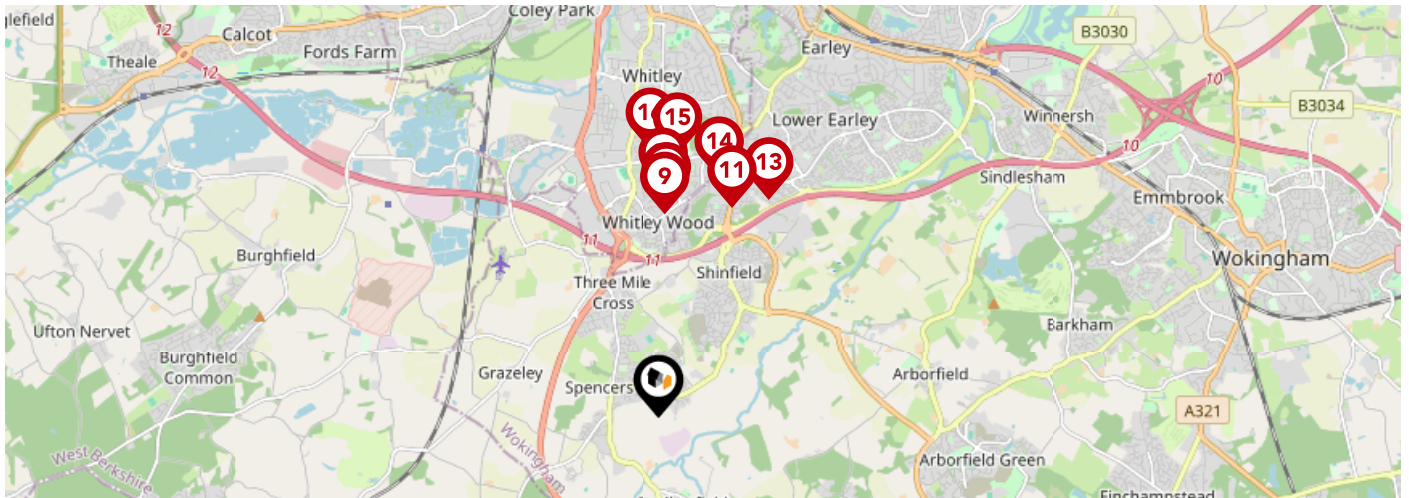
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.25 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/m-Â°K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.15 W/m-Â°K
Total Floor Area:	80 m ²









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Oakbank Ofsted Rating: Requires improvement Pupils: 522 Distance:0.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Alder Grove Church of England Primary School Ofsted Rating: Good Pupils: 290 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Lambs Lane Primary School Ofsted Rating: Good Pupils: 202 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	The Vine Christian School Ofsted Rating: Good Pupils: 28 Distance:0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Shinfield Infant and Nursery School Ofsted Rating: Good Pupils: 307 Distance:1.02	<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:1.05	<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:1.4	<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:1.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

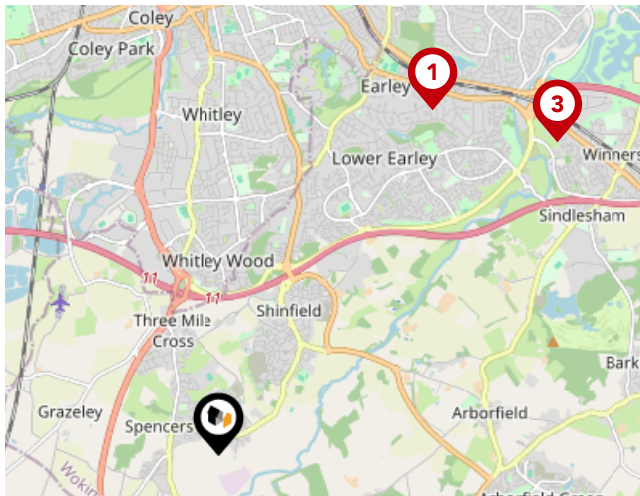
Area Schools



		Nursery	Primary	Secondary	College	Private
	Geoffrey Field Junior School Ofsted Rating: Good Pupils: 354 Distance:1.88	<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:1.97	<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:2.1	<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:2.26	<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:2.44	<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:2.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

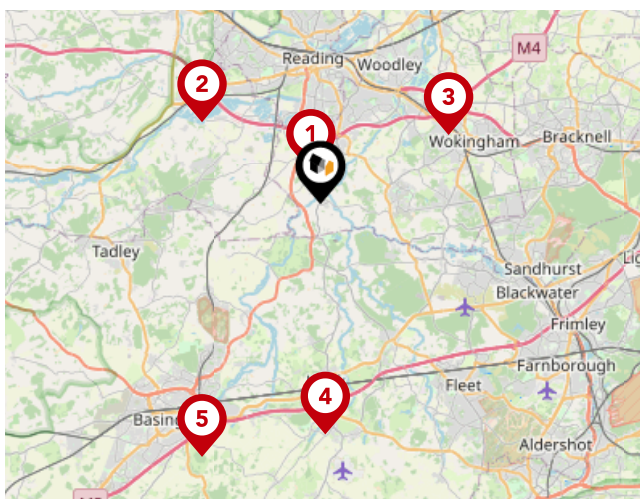
Area

Transport (National)



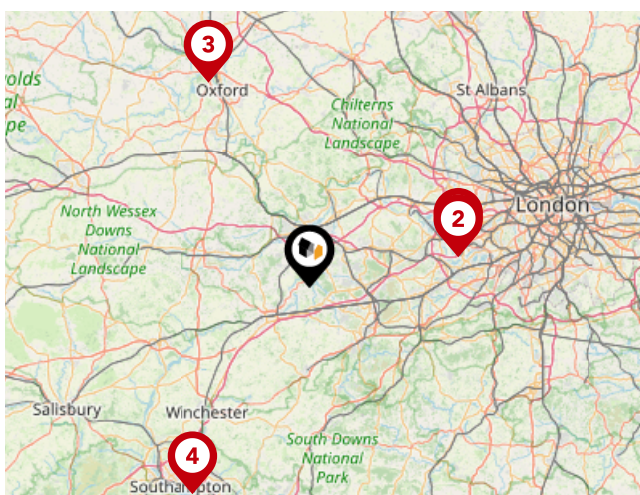
National Rail Stations

Pin	Name	Distance
1	Earley Rail Station	3.76 miles
2	Mortimer Rail Station	3.48 miles
3	Winnersh Triangle Rail Station	4.27 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J11	1.28 miles
2	M4 J12	5.35 miles
3	M4 J10	5.36 miles
4	M3 J5	8.55 miles
5	M3 J6	10.34 miles



Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	22.7 miles
2	Heathrow Airport Terminal 4	22.7 miles
3	Kidlington	33.7 miles
4	Southampton Airport	35.23 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Grovelands Road	0.09 miles
2	Peartree Walk	0.14 miles
3	Bays Crescent	0.26 miles
4	Appletree Lane	0.25 miles
5	Croft Road	0.32 miles

Market Sold in Street



4, Appleby Walk, Reading, RG7 1UZ				Detached House
Last Sold Date:	25/10/2024	22/06/2017		
Last Sold Price:	£660,000	£570,000		
39, Appleby Walk, Reading, RG7 1UZ				Detached House
Last Sold Date:	03/10/2024	15/06/2018		
Last Sold Price:	£525,000	£480,000		
15, Appleby Walk, Reading, RG7 1UZ				Semi-detached House
Last Sold Date:	05/06/2024	30/06/2017		
Last Sold Price:	£380,000	£355,000		
40, Appleby Walk, Reading, RG7 1UZ				Flat-maisonette House
Last Sold Date:	21/12/2023	28/04/2017		
Last Sold Price:	£200,000	£250,000		
23, Appleby Walk, Reading, RG7 1UZ				Semi-detached House
Last Sold Date:	20/12/2023	29/09/2023	16/08/2017	
Last Sold Price:	£425,000	£430,000	£390,000	
18, Appleby Walk, Reading, RG7 1UZ				Terraced House
Last Sold Date:	16/10/2023			
Last Sold Price:	£393,000			
45, Appleby Walk, Reading, RG7 1UZ				Semi-detached House
Last Sold Date:	19/12/2022	26/07/2018		
Last Sold Price:	£450,000	£397,500		
49, Appleby Walk, Reading, RG7 1UZ				Flat-maisonette House
Last Sold Date:	16/12/2022	17/08/2018		
Last Sold Price:	£288,000	£295,000		
26, Appleby Walk, Reading, RG7 1UZ				Semi-detached House
Last Sold Date:	26/08/2022	30/06/2017		
Last Sold Price:	£430,000	£369,550		
21, Appleby Walk, Reading, RG7 1UZ				Semi-detached House
Last Sold Date:	31/05/2022	09/08/2017		
Last Sold Price:	£430,000	£390,000		
33, Appleby Walk, Reading, RG7 1UZ				Semi-detached House
Last Sold Date:	28/01/2022	17/11/2017		
Last Sold Price:	£417,000	£392,500		
3, Appleby Walk, Reading, RG7 1UZ				Detached House
Last Sold Date:	08/09/2021	23/06/2017		
Last Sold Price:	£610,000	£565,000		

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

Market Sold in Street



47, Appleby Walk, Reading, RG7 1UZ				Semi-detached House
Last Sold Date:	25/06/2021	03/09/2018		
Last Sold Price:	£370,000	£379,950		
46, Appleby Walk, Reading, RG7 1UZ				Flat-maisonette House
Last Sold Date:	26/03/2021	21/04/2017		
Last Sold Price:	£240,000	£281,000		
22, Appleby Walk, Reading, RG7 1UZ				Semi-detached House
Last Sold Date:	19/03/2021	24/05/2017		
Last Sold Price:	£325,000	£340,000		
7, Appleby Walk, Reading, RG7 1UZ				Semi-detached House
Last Sold Date:	18/12/2020	30/06/2017		
Last Sold Price:	£405,000	£415,000		
42, Appleby Walk, Reading, RG7 1UZ				Flat-maisonette House
Last Sold Date:	04/12/2020	20/04/2017		
Last Sold Price:	£230,000	£279,000		
52, Appleby Walk, Reading, RG7 1UZ				Flat-maisonette House
Last Sold Date:	24/08/2020	12/04/2017		
Last Sold Price:	£225,000	£284,000		
50, Appleby Walk, Reading, RG7 1UZ				Flat-maisonette House
Last Sold Date:	28/01/2020	28/06/2019	13/04/2017	
Last Sold Price:	£198,500	£235,000	£282,000	
41, Appleby Walk, Reading, RG7 1UZ				Semi-detached House
Last Sold Date:	16/07/2018			
Last Sold Price:	£397,500			
37, Appleby Walk, Reading, RG7 1UZ				Semi-detached House
Last Sold Date:	06/07/2018			
Last Sold Price:	£475,000			
43, Appleby Walk, Reading, RG7 1UZ				Semi-detached House
Last Sold Date:	29/06/2018			
Last Sold Price:	£395,000			
35, Appleby Walk, Reading, RG7 1UZ				Semi-detached House
Last Sold Date:	27/04/2018			
Last Sold Price:	£420,000			
64, Appleby Walk, Reading, RG7 1UZ				Semi-detached House
Last Sold Date:	27/04/2018			
Last Sold Price:	£390,000			

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

Market Sold in Street



62, Appleby Walk, Reading, RG7 1UZ	Semi-detached House
Last Sold Date: 27/04/2018	
Last Sold Price: £420,000	
27, Appleby Walk, Reading, RG7 1UZ	Detached House
Last Sold Date: 11/12/2017	
Last Sold Price: £480,000	
31, Appleby Walk, Reading, RG7 1UZ	Detached House
Last Sold Date: 23/11/2017	
Last Sold Price: £480,000	
29, Appleby Walk, Reading, RG7 1UZ	Detached House
Last Sold Date: 27/10/2017	
Last Sold Price: £575,000	
25, Appleby Walk, Reading, RG7 1UZ	Detached House
Last Sold Date: 04/10/2017	
Last Sold Price: £495,000	
48, Appleby Walk, Reading, RG7 1UZ	other House
Last Sold Date: 31/08/2017 21/04/2017	
Last Sold Price: £36,225 £279,000	
54, Appleby Walk, Reading, RG7 1UZ	Terraced House
Last Sold Date: 24/08/2017	
Last Sold Price: £345,000	
60, Appleby Walk, Reading, RG7 1UZ	Terraced House
Last Sold Date: 24/08/2017	
Last Sold Price: £345,000	
56, Appleby Walk, Reading, RG7 1UZ	Terraced House
Last Sold Date: 22/08/2017	
Last Sold Price: £345,000	
58, Appleby Walk, Reading, RG7 1UZ	Terraced House
Last Sold Date: 22/08/2017	
Last Sold Price: £345,000	
19, Appleby Walk, Reading, RG7 1UZ	Semi-detached House
Last Sold Date: 28/07/2017	
Last Sold Price: £385,000	
17, Appleby Walk, Reading, RG7 1UZ	Semi-detached House
Last Sold Date: 26/07/2017	
Last Sold Price: £380,000	

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

Market Sold in Street



30, Appleby Walk, Reading, RG7 1UZ	Detached House
Last Sold Date: 24/07/2017	
Last Sold Price: £385,000	
2, Appleby Walk, Reading, RG7 1UZ	Detached House
Last Sold Date: 07/07/2017	
Last Sold Price: £560,000	
11, Appleby Walk, Reading, RG7 1UZ	Semi-detached House
Last Sold Date: 30/06/2017	
Last Sold Price: £360,000	
9, Appleby Walk, Reading, RG7 1UZ	Detached House
Last Sold Date: 30/06/2017	
Last Sold Price: £420,000	
28, Appleby Walk, Reading, RG7 1UZ	Semi-detached House
Last Sold Date: 28/06/2017	
Last Sold Price: £400,000	
5, Appleby Walk, Reading, RG7 1UZ	Semi-detached House
Last Sold Date: 28/06/2017	
Last Sold Price: £400,000	
1, Appleby Walk, Reading, RG7 1UZ	Detached House
Last Sold Date: 23/06/2017	
Last Sold Price: £485,000	
24, Appleby Walk, Reading, RG7 1UZ	Detached House
Last Sold Date: 22/06/2017	
Last Sold Price: £425,000	
6, Appleby Walk, Reading, RG7 1UZ	Detached House
Last Sold Date: 16/06/2017	
Last Sold Price: £555,000	
20, Appleby Walk, Reading, RG7 1UZ	Semi-detached House
Last Sold Date: 23/05/2017	
Last Sold Price: £340,000	
44, Appleby Walk, Reading, RG7 1UZ	Flat-maisonette House
Last Sold Date: 12/04/2017	
Last Sold Price: £279,000	

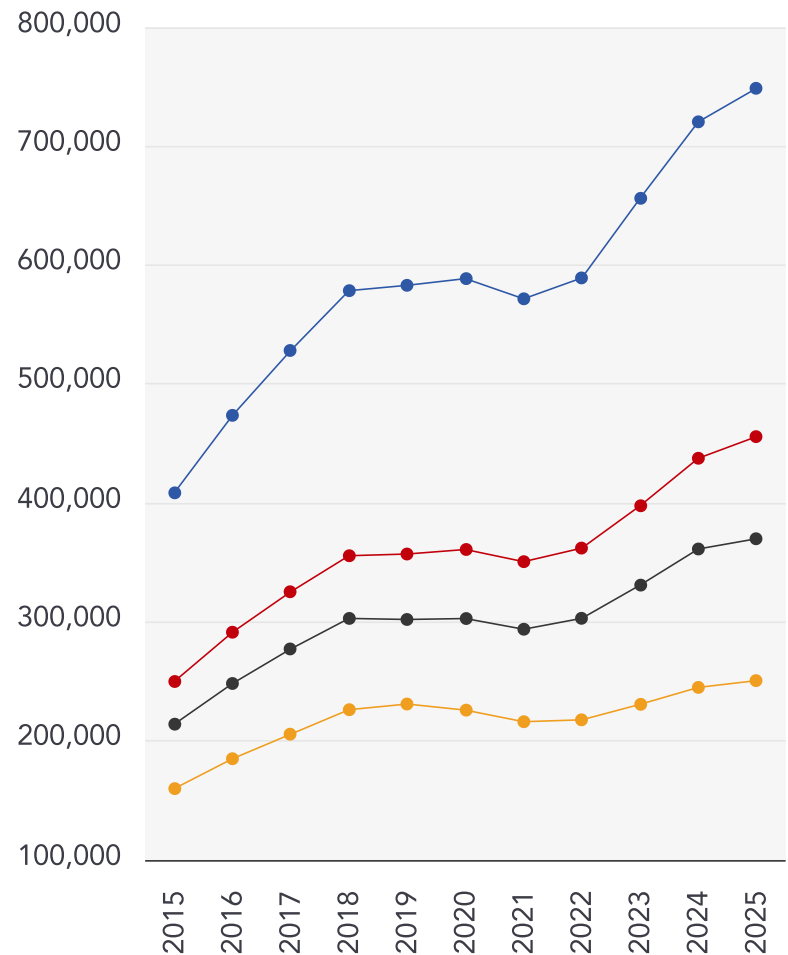
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Market

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

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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