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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 11th February 2025



HOWELL, SHINFIELD, READING, RG2

Avocado Property

07917 157387

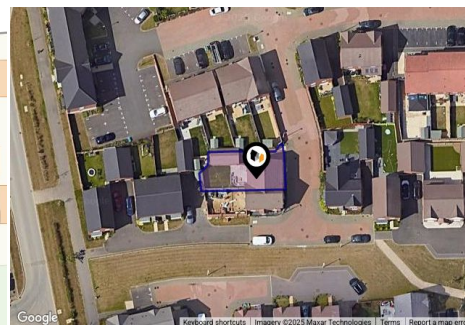
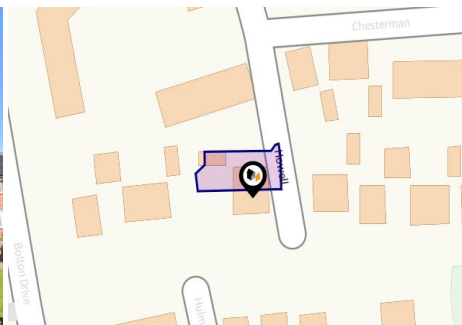
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Property Overview



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	968 ft ² / 90 m ²
Plot Area:	0.05 acres
Year Built :	2019
Council Tax :	Band D
Annual Estimate:	£2,263
Title Number:	BK504170

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)

26
mb/s



1000
mb/s



Mobile Coverage:
(based on calls indoors)

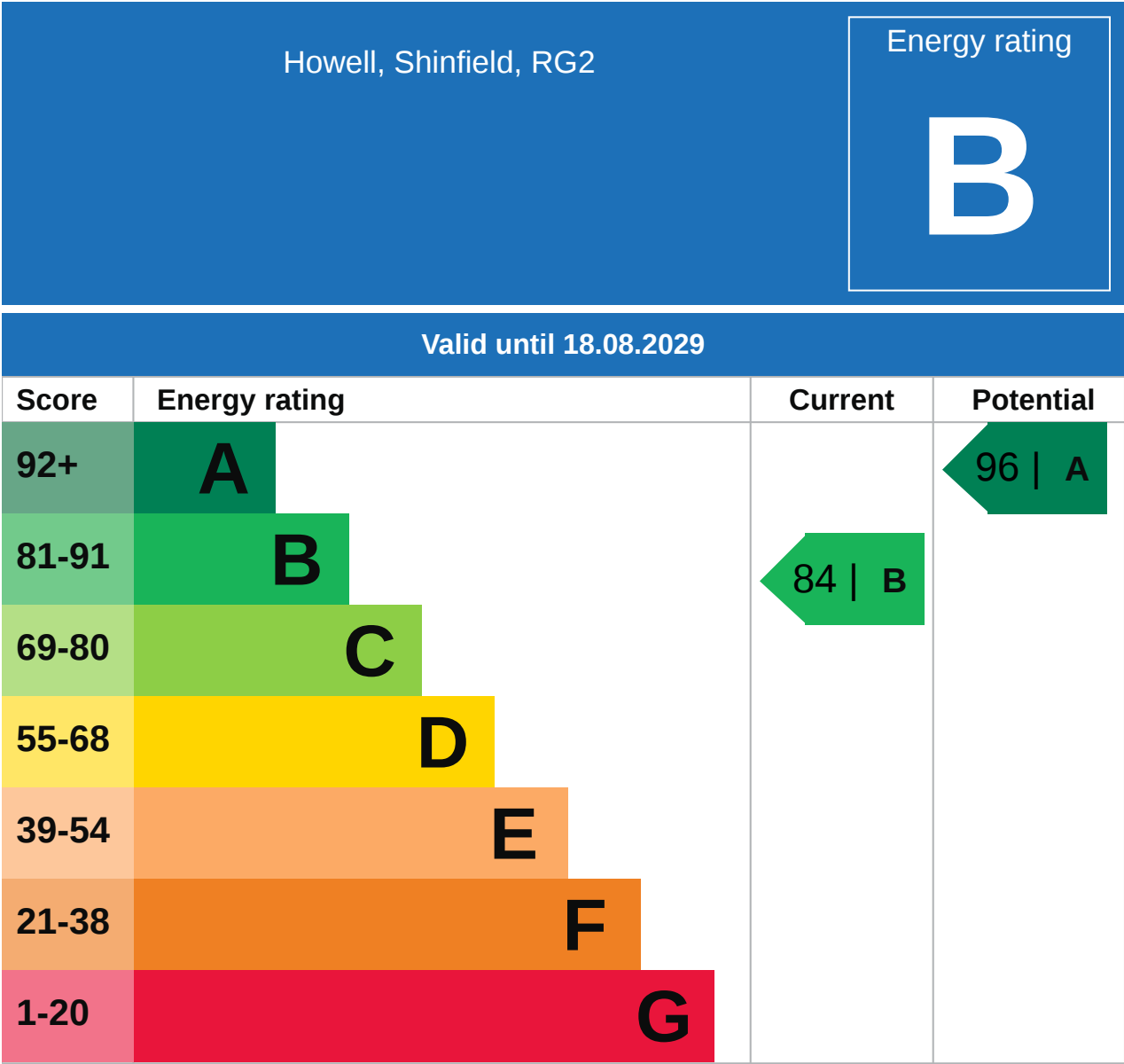


Satellite/Fibre TV Availability:



Property

EPC - Certificate



Property

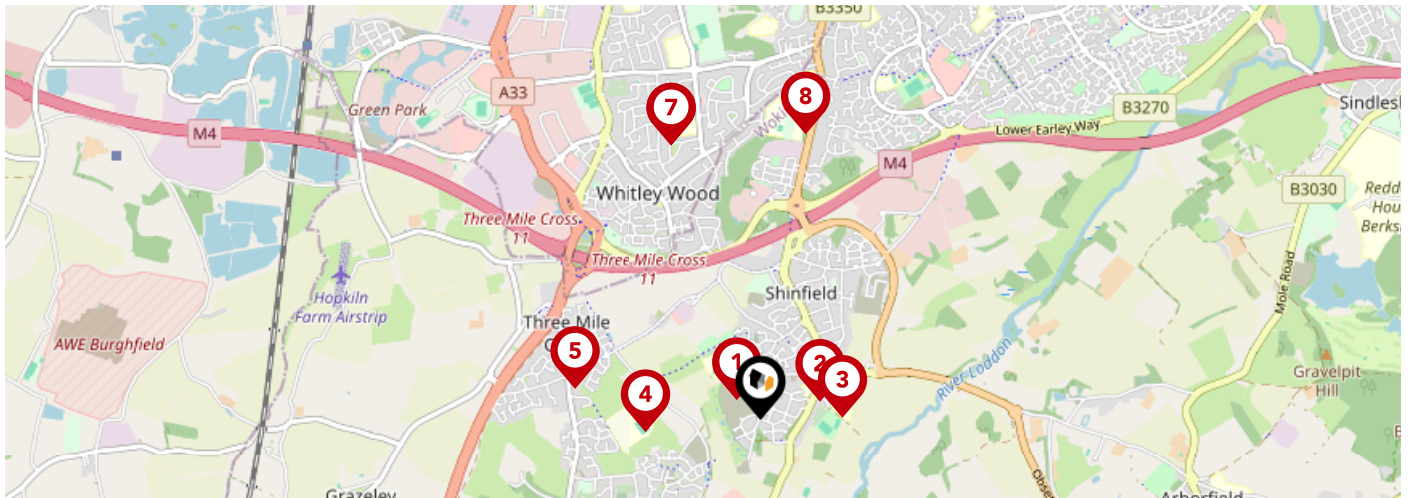
EPC - Additional Data



Additional EPC Data

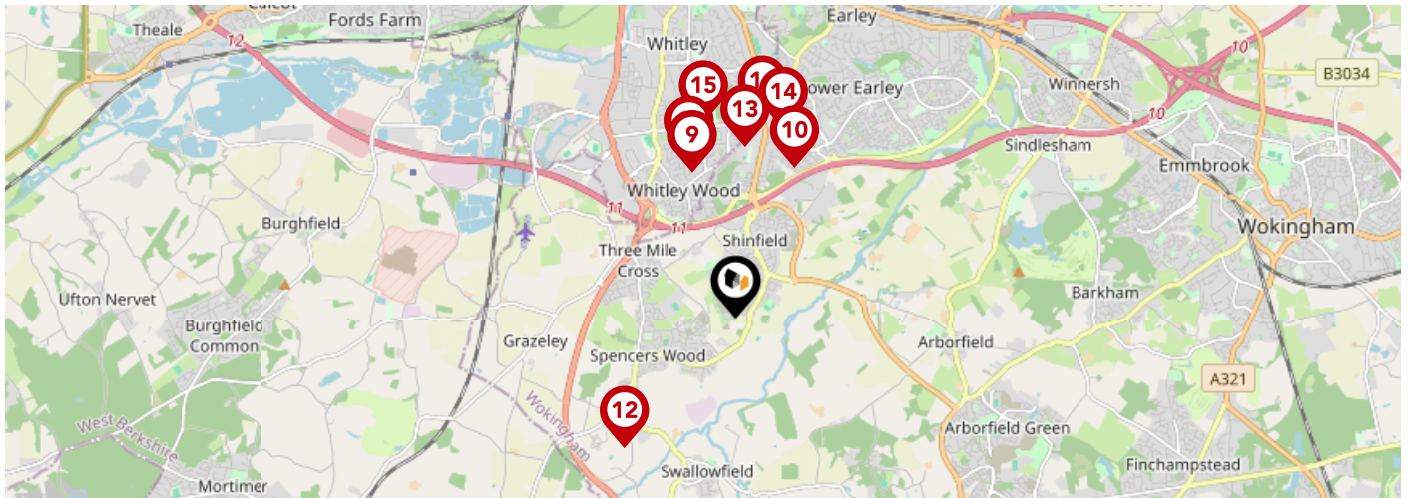
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.21 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.17 W/m-Â°K
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system, flue gas heat recovery
Hot Water Energy Efficiency:	Very Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.12 W/m-Â°K
Total Floor Area:	90 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Alder Grove Church of England Primary School Ofsted Rating: Good Pupils: 290 Distance:0.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Shinfield Infant and Nursery School Ofsted Rating: Good Pupils: 307 Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Shinfield St Mary's CofE Junior School Ofsted Rating: Good Pupils: 358 Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	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"/>
5	The Vine Christian School Ofsted Rating: Good Pupils: 28 Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Geoffrey Field Infant School Ofsted Rating: Outstanding Pupils: 313 Distance:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Geoffrey Field Junior School Ofsted Rating: Good Pupils: 354 Distance:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Crosfields School Ofsted Rating: Not Rated Pupils: 777 Distance:1.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

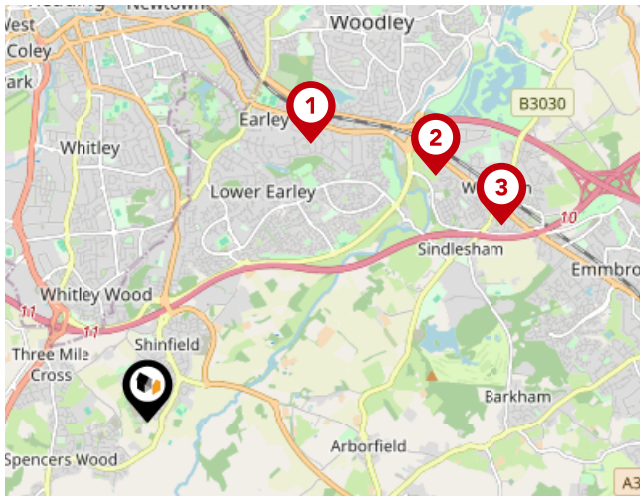
Area Schools



		Nursery	Primary	Secondary	College	Private
	Christ The King Catholic Primary School Ofsted Rating: Good Pupils: 327 Distance:1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hillside Primary School Ofsted Rating: Good Pupils: 457 Distance:1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	John Madejski Academy Ofsted Rating: Serious Weaknesses Pupils: 871 Distance:1.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lambs Lane Primary School Ofsted Rating: Good Pupils: 202 Distance:1.58	<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:1.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whiteknights Primary School Ofsted Rating: Good Pupils: 457 Distance:1.8	<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:1.83	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Leighton Park School Ofsted Rating: Not Rated Pupils: 537 Distance:1.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

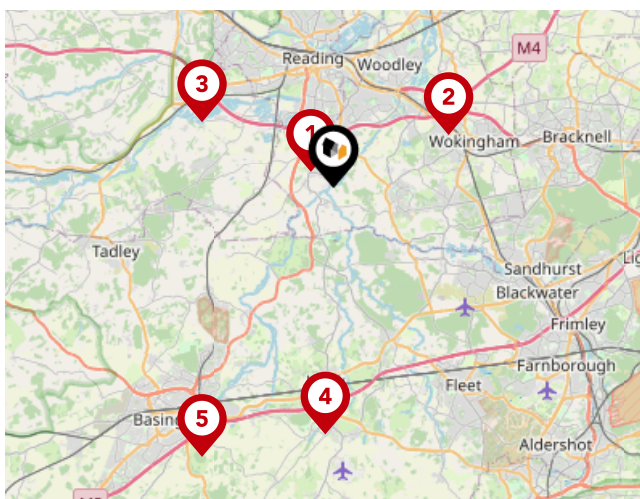
Area

Transport (National)



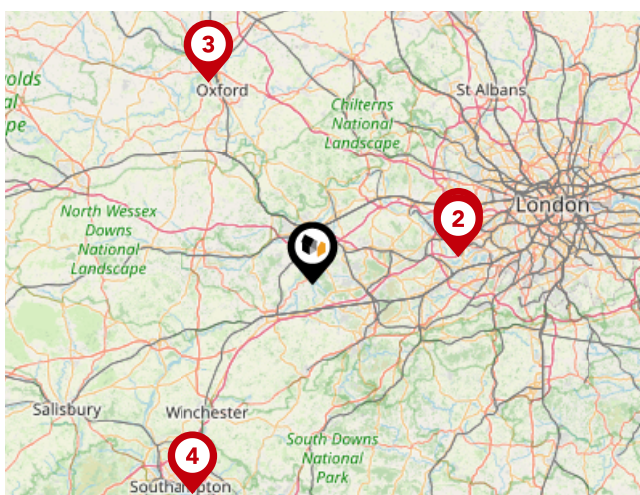
National Rail Stations

Pin	Name	Distance
	Earley Rail Station	2.98 miles
	Winnersh Triangle Rail Station	3.51 miles
	Winnersh Rail Station	3.75 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M4 J11	1.03 miles
	M4 J10	4.66 miles
	M4 J12	5.43 miles
	M3 J5	9.18 miles
	M3 J6	11.11 miles

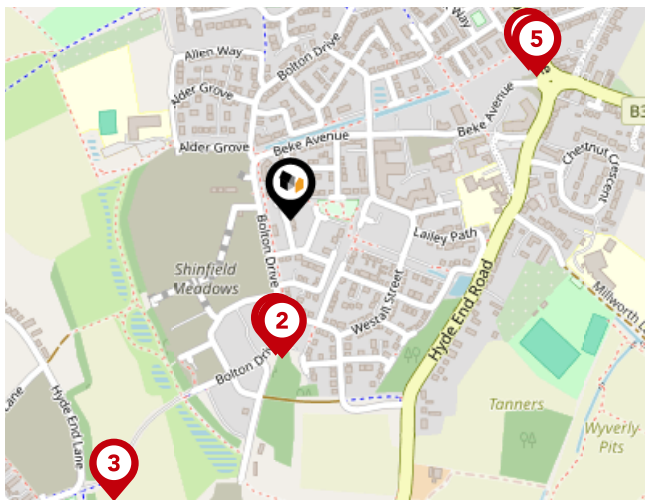


Airports/Helipads

Pin	Name	Distance
	Heathrow Airport	22.1 miles
	Heathrow Airport Terminal 4	22.12 miles
	Kidlington	33.36 miles
	Southampton Airport	36 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Lawrence Place	0.16 miles
2	Lawrence Place	0.16 miles
3	Fullbrook Avenue	0.38 miles
4	School Green	0.33 miles
5	School Green	0.33 miles

Market Sold in Street



12, Howell, Reading, RG2 9UX			Semi-detached House
Last Sold Date:	23/08/2024	28/06/2019	
Last Sold Price:	£450,000	£390,000	
14, Howell, Reading, RG2 9UX			Semi-detached House
Last Sold Date:	26/09/2019		
Last Sold Price:	£410,000		
10, Howell, Reading, RG2 9UX			Semi-detached House
Last Sold Date:	30/08/2019		
Last Sold Price:	£390,000		
6, Howell, Reading, RG2 9UX			Semi-detached House
Last Sold Date:	28/06/2019		
Last Sold Price:	£390,000		
8, Howell, Reading, RG2 9UX			Semi-detached House
Last Sold Date:	28/06/2019		
Last Sold Price:	£390,000		
1, Howell, Reading, RG2 9UX			Detached House
Last Sold Date:	05/06/2019		
Last Sold Price:	£558,500		
2, Howell, Reading, RG2 9UX			Detached House
Last Sold Date:	31/05/2019		
Last Sold Price:	£558,500		
3, Howell, Reading, RG2 9UX			Semi-detached House
Last Sold Date:	31/05/2019		
Last Sold Price:	£400,000		
4, Howell, Reading, RG2 9UX			Detached House
Last Sold Date:	31/05/2019		
Last Sold Price:	£480,000		

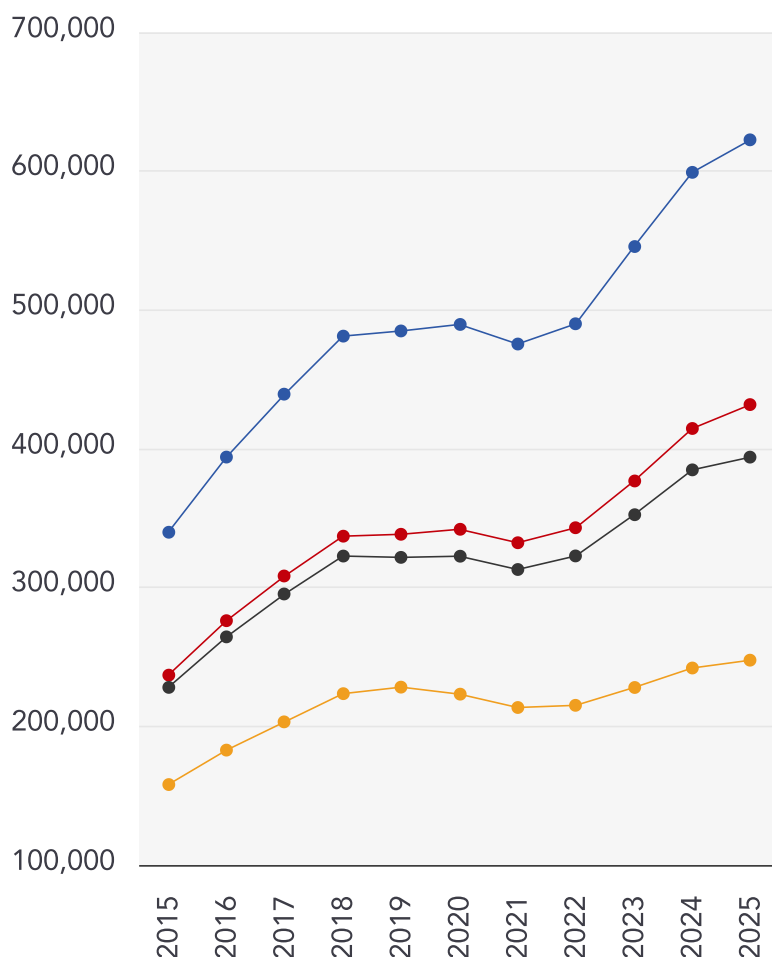
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



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

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