

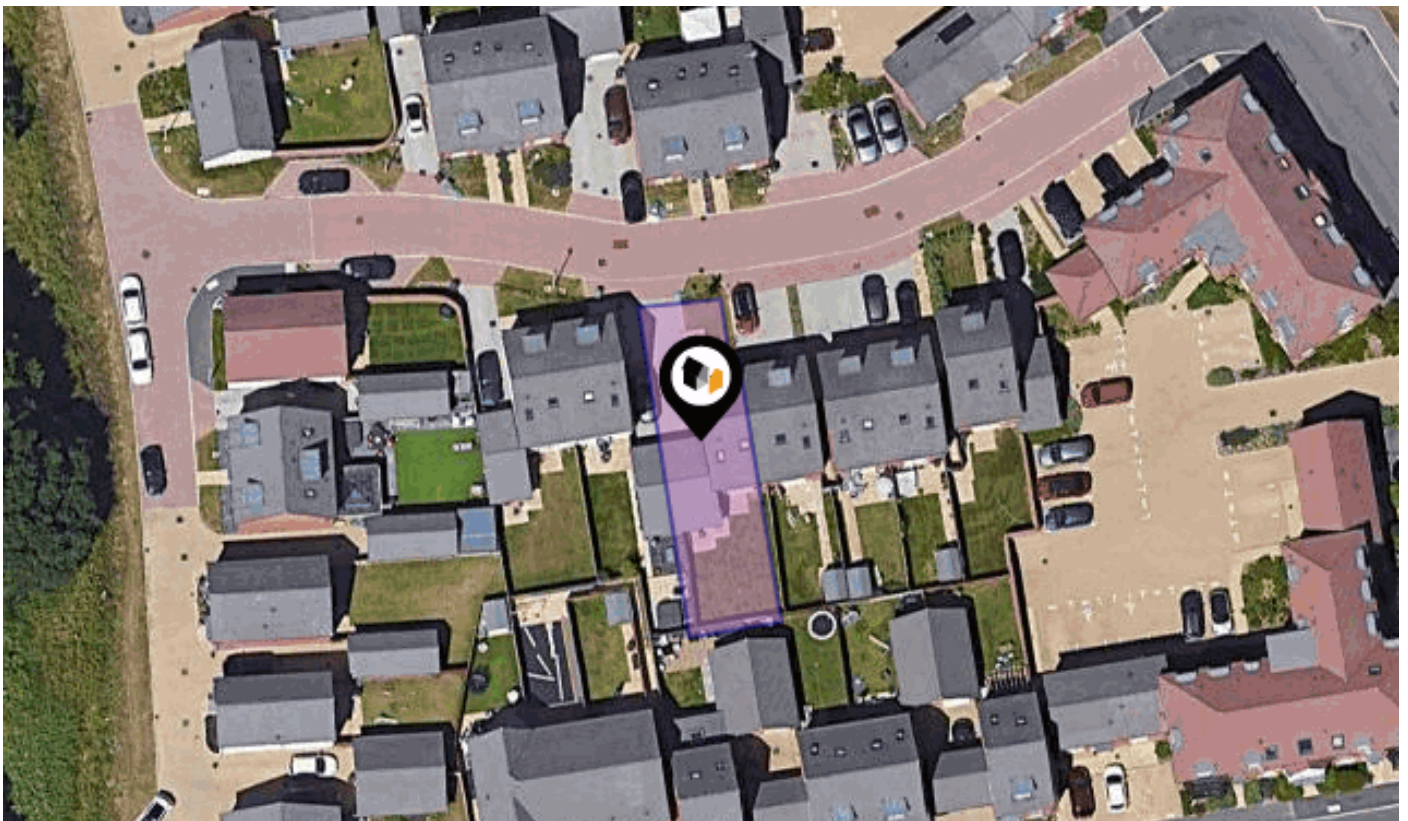


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 21<sup>st</sup> February 2025



**GUERNSEY PLACE, THREE MILE CROSS, READING, RG7**

**Avocado Property**

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# Property Overview



## Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,184 ft <sup>2</sup> / 110 m <sup>2</sup>		
Plot Area:	0.05 acres		
Year Built :	2020		
Council Tax :	Band D		
Annual Estimate:	£2,263		
Title Number:	BK510289		

## Local Area

Local Authority:

Conservation Area:

Flood Risk:

Rivers & Seas

Surface Water

Wokingham

No

No Risk

Low

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

15

80

1000

mb/s

mb/s

mb/s

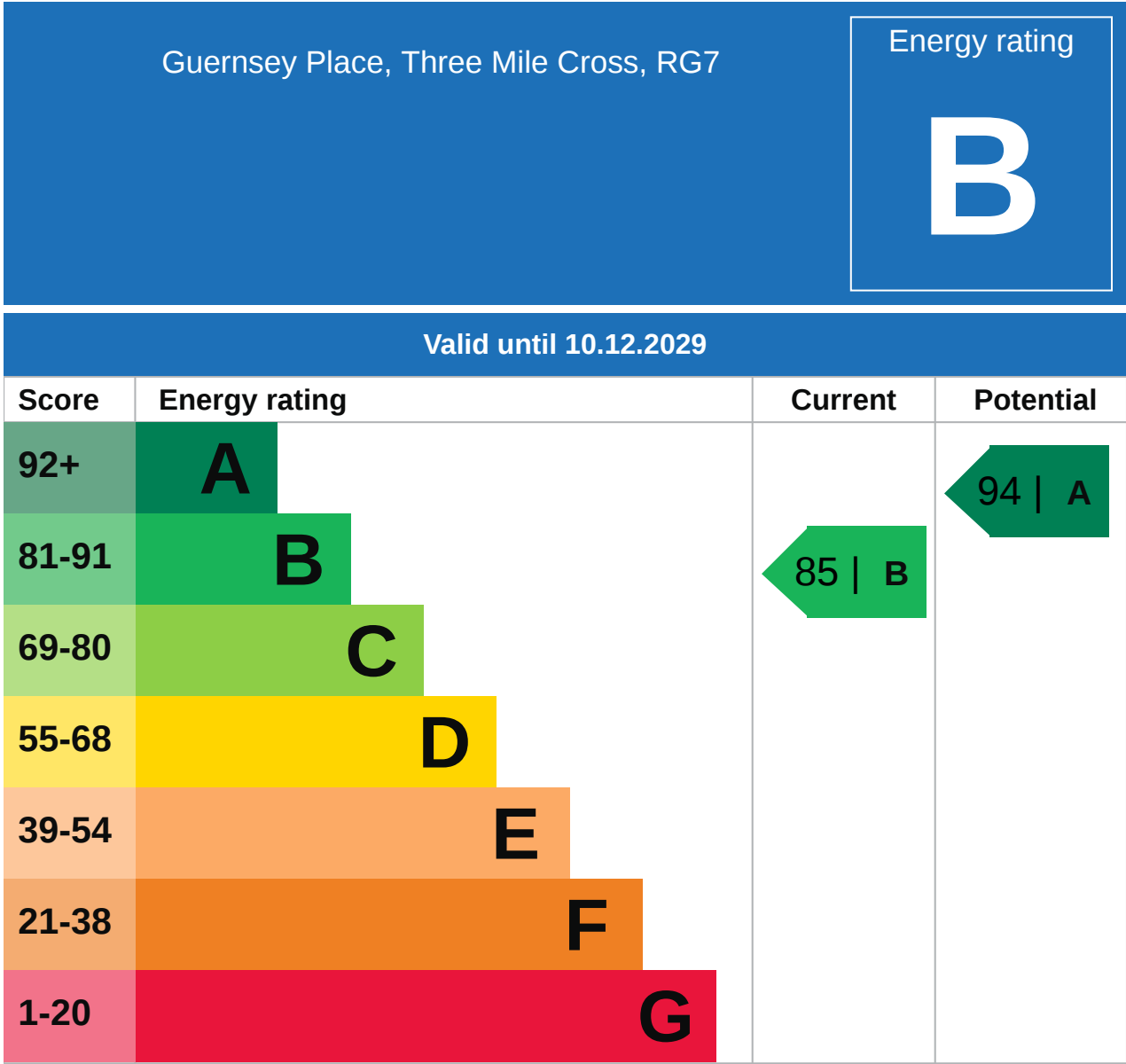
Mobile Coverage:

(based on calls indoors)

Satellite/Fibre TV Availability:

# Property

## EPC - Certificate



# Property

## EPC - Additional Data



### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Mains gas - this is for backwards compatibility only and should not be used
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.25 W/m-Â°K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Average thermal transmittance 0.18 W/m-Â°K
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Time and temperature zone control
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Average thermal transmittance 0.15 W/m-Â°K
<b>Total Floor Area:</b>	110 m <sup>2</sup>

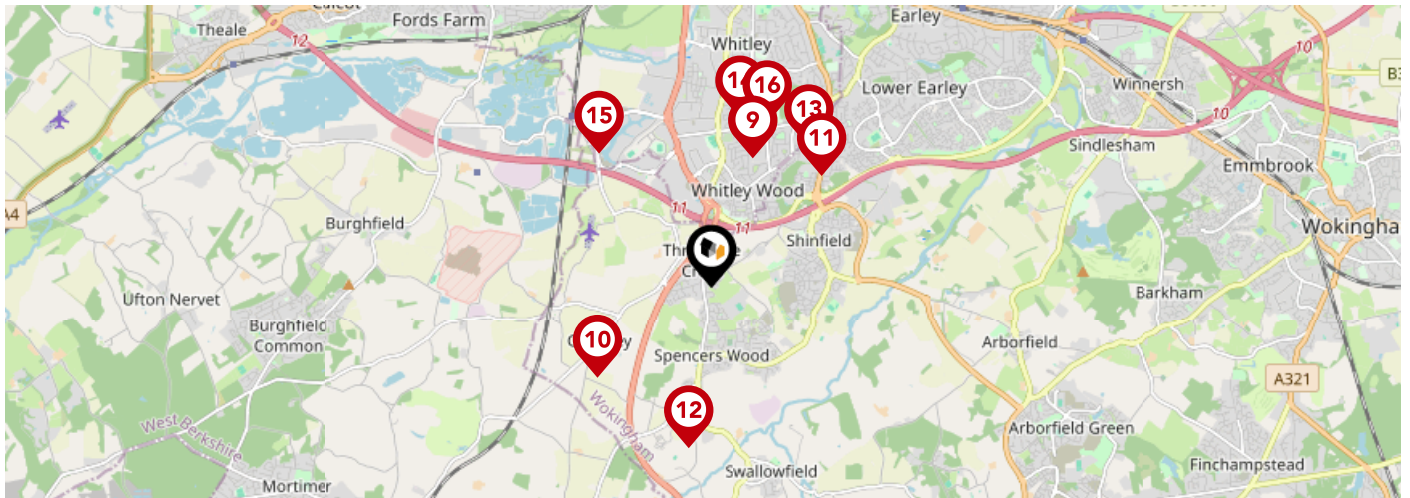
# Area Schools











		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>The Vine Christian School</b> Ofsted Rating: Good   Pupils: 28   Distance:0.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Oakbank</b> Ofsted Rating: Requires improvement   Pupils: 522   Distance:0.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Alder Grove Church of England Primary School</b> Ofsted Rating: Good   Pupils: 290   Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Geoffrey Field Infant School</b> Ofsted Rating: Outstanding   Pupils: 313   Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Geoffrey Field Junior School</b> Ofsted Rating: Good   Pupils: 354   Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Shinfield Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 307   Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Christ The King Catholic Primary School</b> Ofsted Rating: Good   Pupils: 327   Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Shinfield St Mary's CofE Junior School</b> Ofsted Rating: Good   Pupils: 358   Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



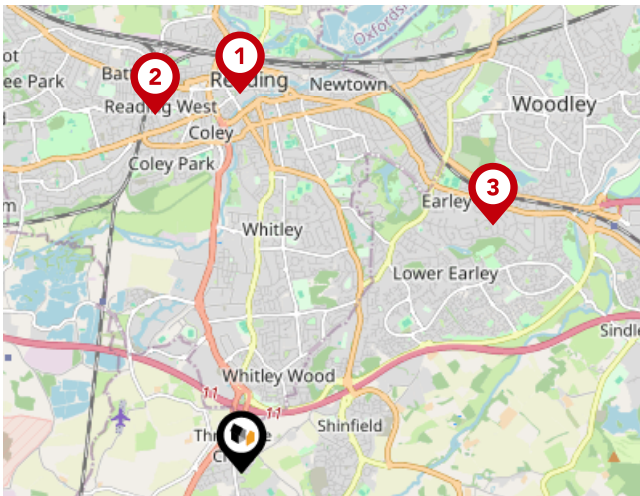
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>John Madejski Academy</b> Ofsted Rating: Serious Weaknesses   Pupils: 871   Distance:1.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Grazeley Parochial Church of England Aided Primary School</b> Ofsted Rating: Requires improvement   Pupils: 203   Distance:1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Crosfields School</b> Ofsted Rating: Not Rated   Pupils: 777   Distance:1.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lambs Lane Primary School</b> Ofsted Rating: Good   Pupils: 202   Distance:1.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Ridgeway Primary School</b> Ofsted Rating: Good   Pupils: 410   Distance:1.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Whitley Park Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 571   Distance:1.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Green Park Village Primary Academy</b> Ofsted Rating: Good   Pupils: 155   Distance:1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Blagdon Nursery School</b> Ofsted Rating: Outstanding   Pupils: 152   Distance:1.61	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

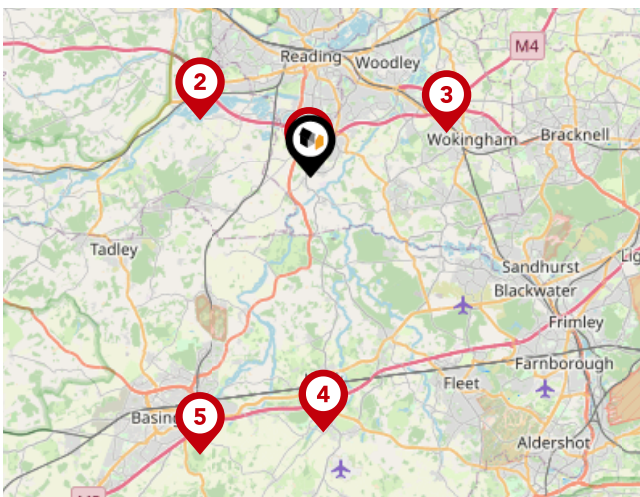
# Area

## Transport (National)



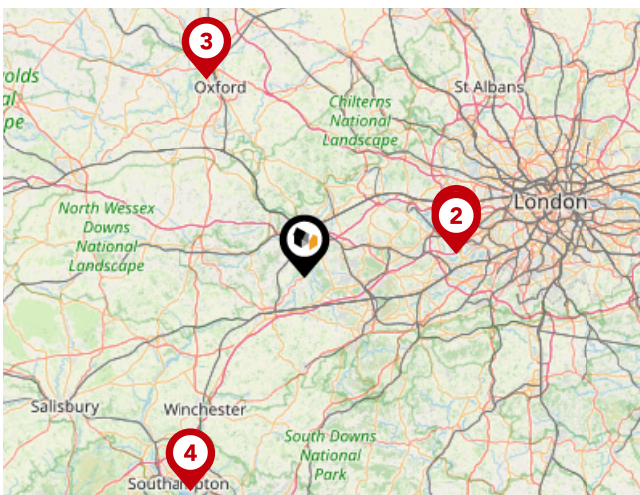
### National Rail Stations

Pin	Name	Distance
	Reading Rail Station	3.51 miles
	Reading West Rail Station	3.41 miles
	Earley Rail Station	3.26 miles



### Trunk Roads/Motorways

Pin	Name	Distance
	M4 J11	0.32 miles
	M4 J12	4.58 miles
	M4 J10	5.32 miles
	M3 J5	9.46 miles
	M3 J6	11.04 miles

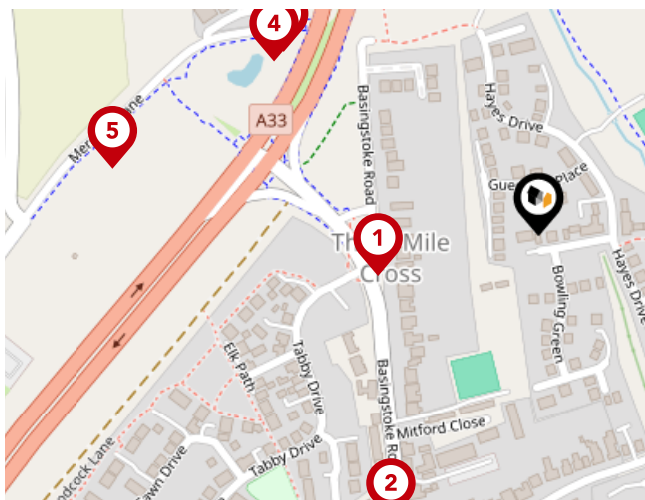


### Airports/Helipads

Pin	Name	Distance
	Heathrow Airport	22.83 miles
	Heathrow Airport Terminal 4	22.87 miles
	Kidlington	32.74 miles
	Southampton Airport	35.85 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Mere oak Lane Turn	0.1 miles
2	Three Mile Cross Post Office	0.19 miles
3	Hartley Court Turn	0.18 miles
4	Hartley Court Turn	0.18 miles
5	Mere oak Lane - Great Lea	0.25 miles



# Market Sold in Street



<b>19, Guernsey Place, Reading, RG7 1FZ</b>	Detached House
Last Sold Date: 20/11/2024	20/08/2020
Last Sold Price: £710,000	£600,000
<b>5, Guernsey Place, Reading, RG7 1FZ</b>	Semi-detached House
Last Sold Date: 31/08/2023	20/03/2020
Last Sold Price: £433,000	£385,000
<b>18, Guernsey Place, Reading, RG7 1FZ</b>	Detached House
Last Sold Date: 08/10/2020	
Last Sold Price: £600,000	
<b>12, Guernsey Place, Reading, RG7 1FZ</b>	Detached House
Last Sold Date: 21/09/2020	
Last Sold Price: £433,500	
<b>14, Guernsey Place, Reading, RG7 1FZ</b>	Detached House
Last Sold Date: 04/09/2020	
Last Sold Price: £590,000	
<b>16, Guernsey Place, Reading, RG7 1FZ</b>	Detached House
Last Sold Date: 27/08/2020	
Last Sold Price: £600,000	
<b>21, Guernsey Place, Reading, RG7 1FZ</b>	Detached House
Last Sold Date: 14/08/2020	
Last Sold Price: £469,000	
<b>27, Guernsey Place, Reading, RG7 1FZ</b>	Semi-detached House
Last Sold Date: 13/08/2020	
Last Sold Price: £399,950	
<b>25, Guernsey Place, Reading, RG7 1FZ</b>	Semi-detached House
Last Sold Date: 13/08/2020	
Last Sold Price: £392,500	
<b>17, Guernsey Place, Reading, RG7 1FZ</b>	Detached House
Last Sold Date: 06/08/2020	
Last Sold Price: £510,000	
<b>23, Guernsey Place, Reading, RG7 1FZ</b>	Detached House
Last Sold Date: 30/07/2020	
Last Sold Price: £420,000	
<b>29, Guernsey Place, Reading, RG7 1FZ</b>	Detached House
Last Sold Date: 23/07/2020	
Last Sold Price: £410,000	

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

# Market Sold in Street



<b>10, Guernsey Place, Reading, RG7 1FZ</b>	Semi-detached House
Last Sold Date: 17/07/2020	
Last Sold Price: £423,000	
<b>8, Guernsey Place, Reading, RG7 1FZ</b>	Semi-detached House
Last Sold Date: 17/07/2020	
Last Sold Price: £425,000	
<b>4, Guernsey Place, Reading, RG7 1FZ</b>	Semi-detached House
Last Sold Date: 16/07/2020	
Last Sold Price: £429,950	
<b>6, Guernsey Place, Reading, RG7 1FZ</b>	Semi-detached House
Last Sold Date: 10/07/2020	
Last Sold Price: £420,000	
<b>15, Guernsey Place, Reading, RG7 1FZ</b>	Semi-detached House
Last Sold Date: 03/07/2020	
Last Sold Price: £400,000	
<b>9, Guernsey Place, Reading, RG7 1FZ</b>	Semi-detached House
Last Sold Date: 22/05/2020	
Last Sold Price: £405,000	
<b>11, Guernsey Place, Reading, RG7 1FZ</b>	Semi-detached House
Last Sold Date: 15/05/2020	
Last Sold Price: £400,000	
<b>1, Guernsey Place, Reading, RG7 1FZ</b>	Detached House
Last Sold Date: 27/03/2020	
Last Sold Price: £435,000	
<b>3, Guernsey Place, Reading, RG7 1FZ</b>	Semi-detached House
Last Sold Date: 20/03/2020	
Last Sold Price: £395,000	
<b>7, Guernsey Place, Reading, RG7 1FZ</b>	Semi-detached House
Last Sold Date: 20/03/2020	
Last Sold Price: £385,000	

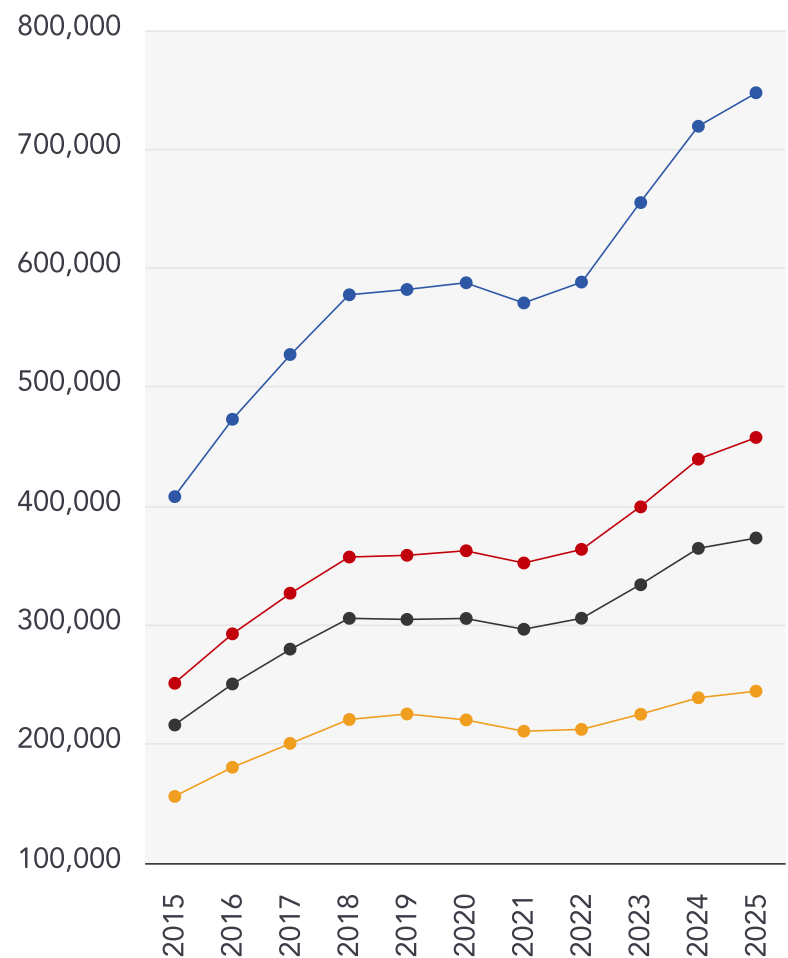
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in RG7



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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# Agent Disclaimer



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# Avocado Property

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