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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 24th February 2025



KINGFISHER GROVE, THREE MILE CROSS, READING, RG7

Avocado Property

07917 157387

neil@avocadoberkshire.co.uk

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Property Overview



Property

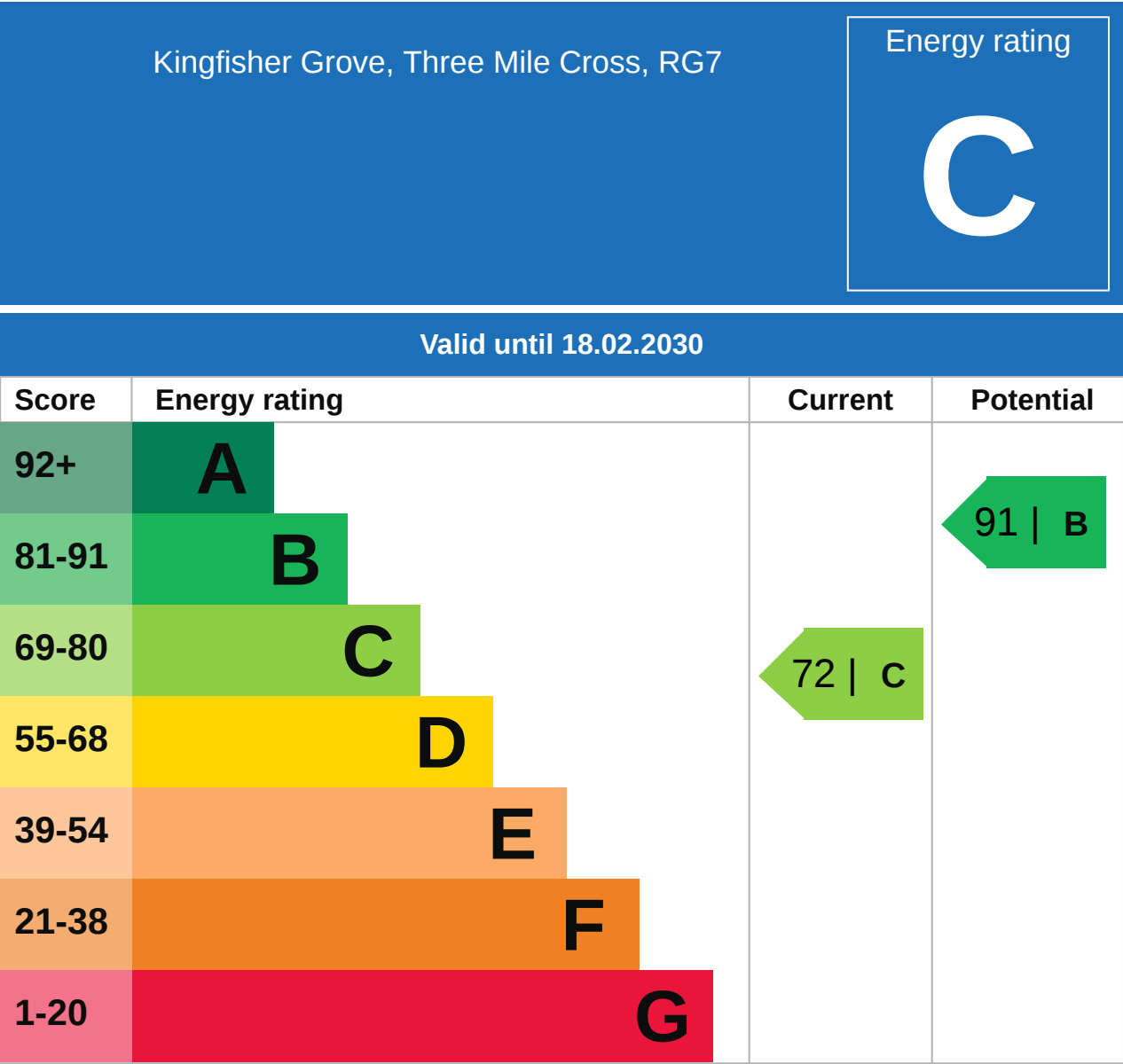
Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	635 ft ² / 59 m ²		
Plot Area:	0.03 acres		
Year Built :	2003		
Council Tax :	Band C		
Annual Estimate:	£2,011		
Title Number:	BK385140		

Local Area

Local Authority:	Wokingham	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No	14 mb/s	50 mb/s	- mb/s
Flood Risk:				
• Rivers & Seas	No Risk			
• Surface Water	Very Low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		

Property

EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

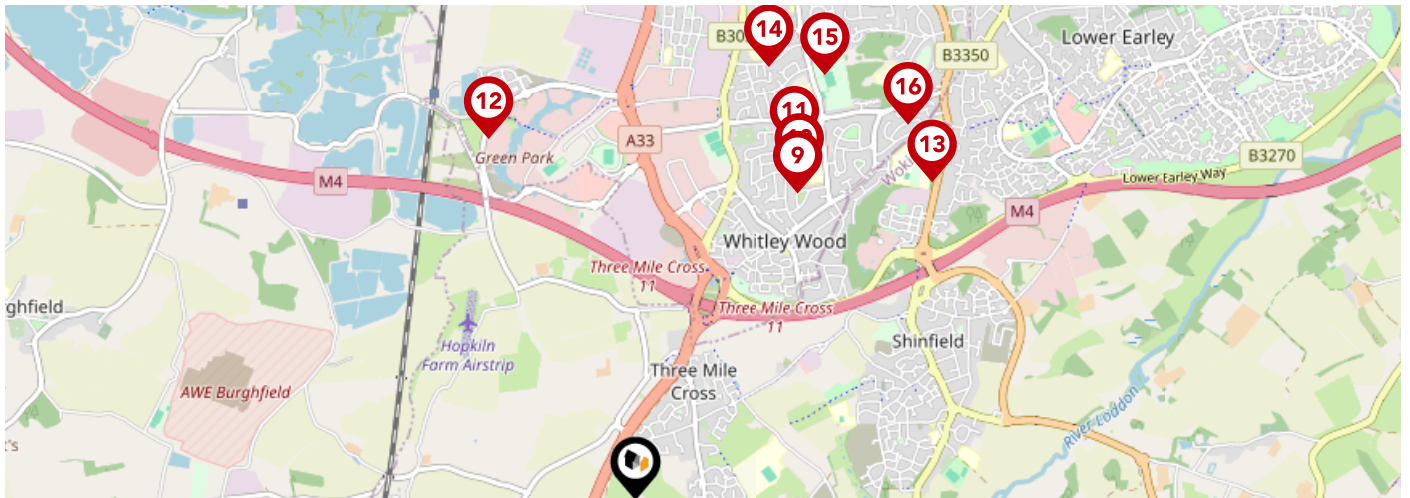
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 47% of fixed outlets
Floors:	Suspended, insulated (assumed)
Total Floor Area:	59 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	The Vine Christian School Ofsted Rating: Good Pupils: 28 Distance:0.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Oakbank Ofsted Rating: Requires improvement Pupils: 522 Distance:0.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Grazeley Parochial Church of England Aided Primary School Ofsted Rating: Requires improvement Pupils: 203 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Lambs Lane Primary School Ofsted Rating: Good Pupils: 202 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Alder Grove Church of England Primary School Ofsted Rating: Good Pupils: 290 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Shinfield Infant and Nursery School Ofsted Rating: Good Pupils: 307 Distance:1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Shinfield St Mary's CofE Junior School Ofsted Rating: Good Pupils: 358 Distance:1.55	<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:1.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

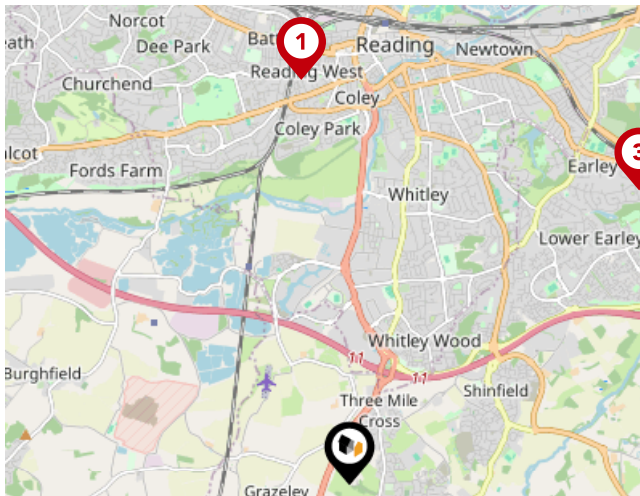
Area Schools



		Nursery	Primary	Secondary	College	Private
9	Geoffrey Field Junior School Ofsted Rating: Good Pupils: 354 Distance:1.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Christ The King Catholic Primary School Ofsted Rating: Good Pupils: 327 Distance:1.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	John Madejski Academy Ofsted Rating: Serious Weaknesses Pupils: 871 Distance:1.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Green Park Village Primary Academy Ofsted Rating: Good Pupils: 155 Distance:1.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Crosfields School Ofsted Rating: Not Rated Pupils: 777 Distance:2.01	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Whitley Park Primary and Nursery School Ofsted Rating: Good Pupils: 571 Distance:2.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Blagdon Nursery School Ofsted Rating: Outstanding Pupils: 152 Distance:2.14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	The Ridgeway Primary School Ofsted Rating: Good Pupils: 410 Distance:2.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

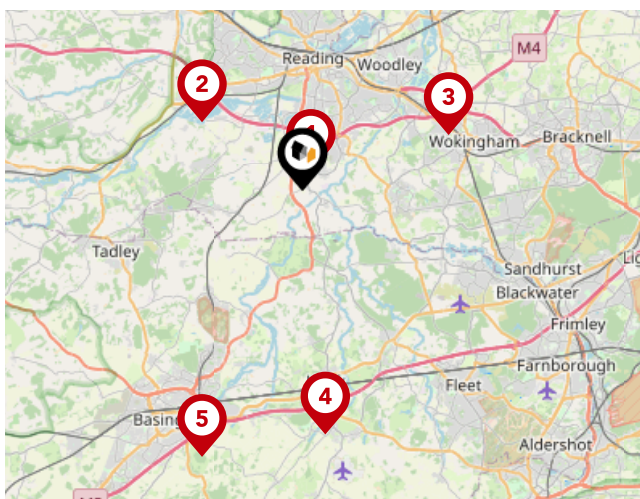
Area

Transport (National)



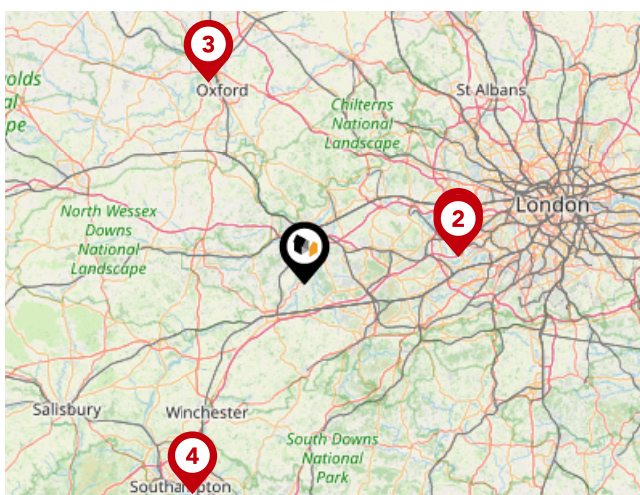
National Rail Stations

Pin	Name	Distance
1	Reading West Rail Station	3.77 miles
2	Mortimer Rail Station	3.16 miles
3	Earley Rail Station	3.81 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J11	0.82 miles
2	M4 J12	4.5 miles
3	M4 J10	5.79 miles
4	M3 J5	9.06 miles
5	M3 J6	10.51 miles

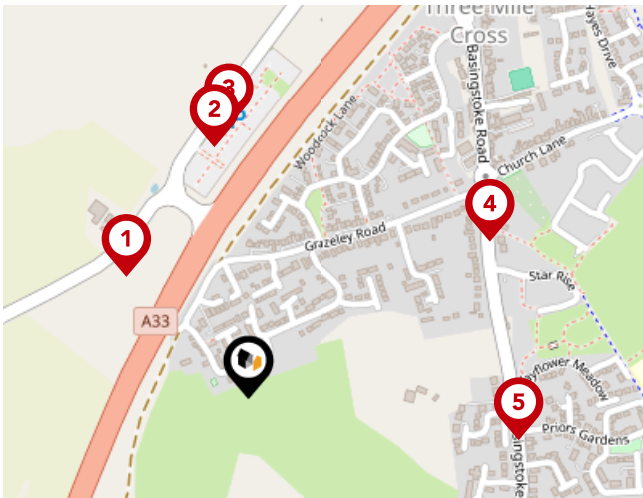


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	23.27 miles
2	Heathrow Airport Terminal 4	23.29 miles
3	Kidlington	32.98 miles
4	Southampton Airport	35.31 miles

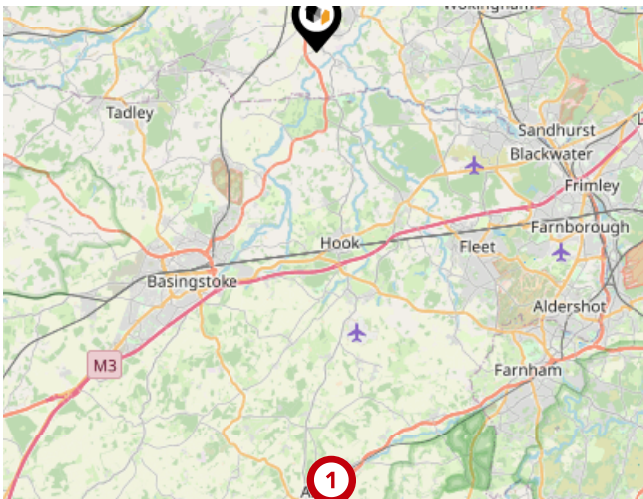
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Mereoak Lane 3	0.2 miles
2	Mereoak Lane	0.29 miles
3	Mereoak Lane - Park & Ride	0.31 miles
4	Three Mile Cross Post Office	0.33 miles
5	Sevenoaks Drive	0.32 miles



Local Connections

Pin	Name	Distance
1	Alton (Mid-Hants Railway)	17.27 miles

Market Sold in Street



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39, Kingfisher Grove, Reading, RG7 1RA						Terraced House
Last Sold Date:	13/12/2024					
Last Sold Price:	£360,000					
30, Kingfisher Grove, Reading, RG7 1RA						Detached House
Last Sold Date:	06/08/2024	26/10/2018	10/07/2015	25/08/2006	28/05/2004	
Last Sold Price:	£541,000	£490,000	£425,000	£323,000	£333,750	
15, Kingfisher Grove, Reading, RG7 1RA						Terraced House
Last Sold Date:	27/11/2023	18/12/2018	16/01/2006	29/08/2003		
Last Sold Price:	£592,000	£465,000	£368,000	£410,000		
23, Kingfisher Grove, Reading, RG7 1RA						Terraced House
Last Sold Date:	28/07/2023	07/11/2018	31/07/2018	31/05/2012	23/11/2007	07/11/2003
Last Sold Price:	£410,000	£365,000	£380,000	£250,000	£289,950	£249,995
25, Kingfisher Grove, Reading, RG7 1RA						Terraced House
Last Sold Date:	07/07/2023	13/01/2017	23/09/2004	27/02/2004		
Last Sold Price:	£450,000	£410,000	£250,000	£229,680		
31, Kingfisher Grove, Reading, RG7 1RA						Terraced House
Last Sold Date:	30/06/2022	06/03/2014	04/12/2009	04/12/2009		
Last Sold Price:	£325,000	£231,250	£113,750	£175,000		
14, Kingfisher Grove, Reading, RG7 1RA						Semi-detached House
Last Sold Date:	03/02/2022	22/05/2015	15/08/2003			
Last Sold Price:	£400,000	£357,500	£282,500			
5, Kingfisher Grove, Reading, RG7 1RA						Terraced House
Last Sold Date:	28/01/2022	05/01/2007				
Last Sold Price:	£295,000	£207,000				
12, Kingfisher Grove, Reading, RG7 1RA						Terraced House
Last Sold Date:	18/10/2021					
Last Sold Price:	£285,000					
21, Kingfisher Grove, Reading, RG7 1RA						Terraced House
Last Sold Date:	14/05/2021	17/05/2013	17/06/2005	27/02/2004		
Last Sold Price:	£397,000	£272,000	£250,000	£238,380		
16, Kingfisher Grove, Reading, RG7 1RA						Semi-detached House
Last Sold Date:	31/03/2021	21/08/2015	30/04/2004			
Last Sold Price:	£388,000	£362,000	£285,000			
36, Kingfisher Grove, Reading, RG7 1RA						Terraced House
Last Sold Date:	09/02/2021	05/08/2019	22/03/2016	16/06/2011	29/08/2003	
Last Sold Price:	£332,500	£325,000	£315,000	£182,500	£210,000	

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

Market Sold in Street



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property

35, Kingfisher Grove, Reading, RG7 1RA						Terraced House	
Last Sold Date:		05/02/2021					
Last Sold Price:		£320,000					
22, Kingfisher Grove, Reading, RG7 1RA						Terraced House	
Last Sold Date:		20/08/2020	31/05/2017	15/03/2013	05/07/2006	29/08/2003	
Last Sold Price:		£285,000	£305,000	£192,000	£189,000	£177,000	
29, Kingfisher Grove, Reading, RG7 1RA						Terraced House	
Last Sold Date:		31/01/2020					
Last Sold Price:		£279,000					
26, Kingfisher Grove, Reading, RG7 1RA						Terraced House	
Last Sold Date:		20/06/2018	25/05/2018	11/03/2014	12/12/2008	27/06/2008	16/03/2007
Last Sold Price:		£275,000	£213,000	£220,000	£162,500	£195,000	£212,500
24, Kingfisher Grove, Reading, RG7 1RA						Terraced House	
Last Sold Date:		01/05/2018	25/04/2013	07/08/2006	03/10/2003		
Last Sold Price:		£280,000	£180,000	£190,000	£177,000		
6, Kingfisher Grove, Reading, RG7 1RA						Detached House	
Last Sold Date:		17/08/2017					
Last Sold Price:		£390,000					
2, Kingfisher Grove, Reading, RG7 1RA						Detached House	
Last Sold Date:		16/12/2016	31/10/2016	18/05/2007			
Last Sold Price:		£465,000	£520,000	£375,000			
10, Kingfisher Grove, Reading, RG7 1RA						Terraced House	
Last Sold Date:		27/11/2015	03/09/2004	17/04/2003			
Last Sold Price:		£259,000	£180,000	£168,000			
17, Kingfisher Grove, Reading, RG7 1RA						Detached House	
Last Sold Date:		09/06/2015					
Last Sold Price:		£380,000					
19, Kingfisher Grove, Reading, RG7 1RA						Detached House	
Last Sold Date:		01/05/2015	11/06/2004				
Last Sold Price:		£530,000	£400,000				
4, Kingfisher Grove, Reading, RG7 1RA						Detached House	
Last Sold Date:		12/08/2014	28/02/2003				
Last Sold Price:		£340,000	£275,000				
38, Kingfisher Grove, Reading, RG7 1RA						Terraced House	
Last Sold Date:		06/06/2014	09/12/2005	05/09/2003			
Last Sold Price:		£222,000	£179,000	£177,000			

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Market Sold in Street



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34, Kingfisher Grove, Reading, RG7 1RA					Semi-detached House
Last Sold Date:	14/09/2012	27/02/2004			
Last Sold Price:	£280,000	£282,500			
20, Kingfisher Grove, Reading, RG7 1RA					Terraced House
Last Sold Date:	19/12/2011	23/11/2005	04/08/2003		
Last Sold Price:	£245,000	£237,500	£225,000		
40, Kingfisher Grove, Reading, RG7 1RA					Terraced House
Last Sold Date:	25/06/2010	27/04/2007	21/05/2004	29/08/2003	
Last Sold Price:	£240,000	£242,000	£221,500	£213,000	
18, Kingfisher Grove, Reading, RG7 1RA					Detached House
Last Sold Date:	05/10/2007	07/11/2003			
Last Sold Price:	£385,000	£365,000			
9, Kingfisher Grove, Reading, RG7 1RA					Detached House
Last Sold Date:	08/08/2007				
Last Sold Price:	£350,000				
3, Kingfisher Grove, Reading, RG7 1RA					Terraced House
Last Sold Date:	30/03/2007				
Last Sold Price:	£217,000				
1, Kingfisher Grove, Reading, RG7 1RA					Detached House
Last Sold Date:	08/12/2006	24/10/2003			
Last Sold Price:	£277,000	£260,000			
11, Kingfisher Grove, Reading, RG7 1RA					Terraced House
Last Sold Date:	04/08/2006	08/08/2003			
Last Sold Price:	£245,000	£244,000			
8, Kingfisher Grove, Reading, RG7 1RA					Terraced House
Last Sold Date:	15/05/2006	28/02/2003			
Last Sold Price:	£191,000	£179,950			
32, Kingfisher Grove, Reading, RG7 1RA					Semi-detached House
Last Sold Date:	11/04/2006	22/12/2003			
Last Sold Price:	£280,000	£290,000			
33, Kingfisher Grove, Reading, RG7 1RA					Terraced House
Last Sold Date:	05/02/2004				
Last Sold Price:	£100,000				
28, Kingfisher Grove, Reading, RG7 1RA					Detached House
Last Sold Date:	09/01/2004				
Last Sold Price:	£332,500				

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

Market Sold in Street



37, Kingfisher Grove, Reading, RG7 1RA

Terraced House

Last Sold Date:	21/11/2003
Last Sold Price:	£165,000

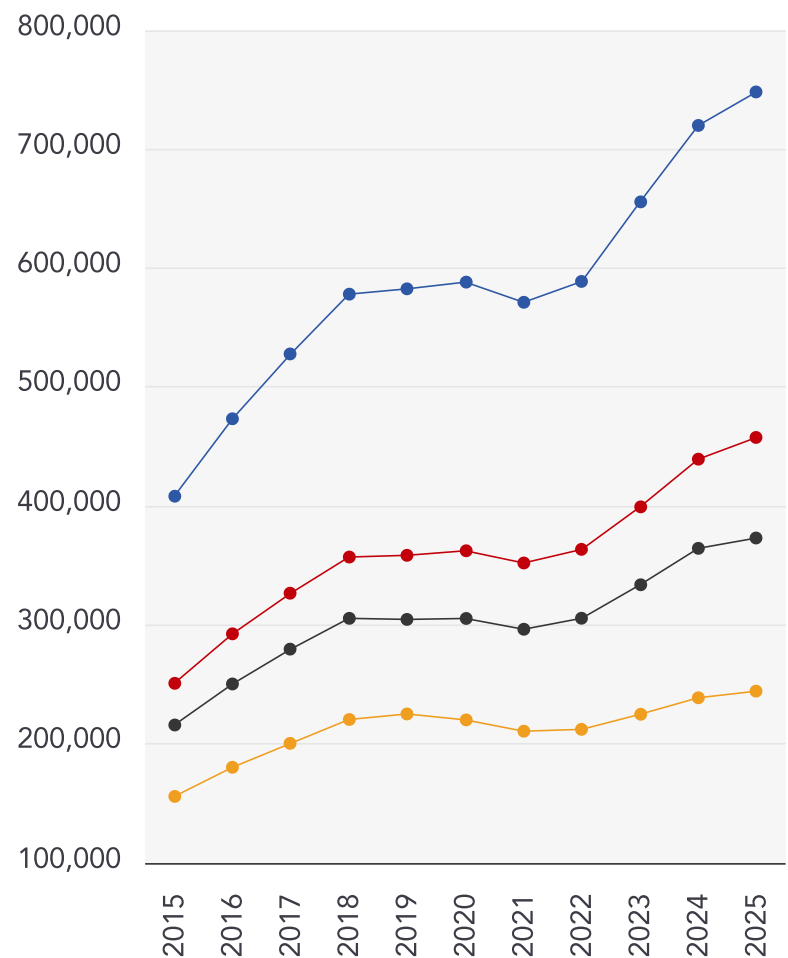
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Market

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

07917 157387

neil@avocadoberkshire.co.uk

www.avocadopropertyagents.co.uk

