

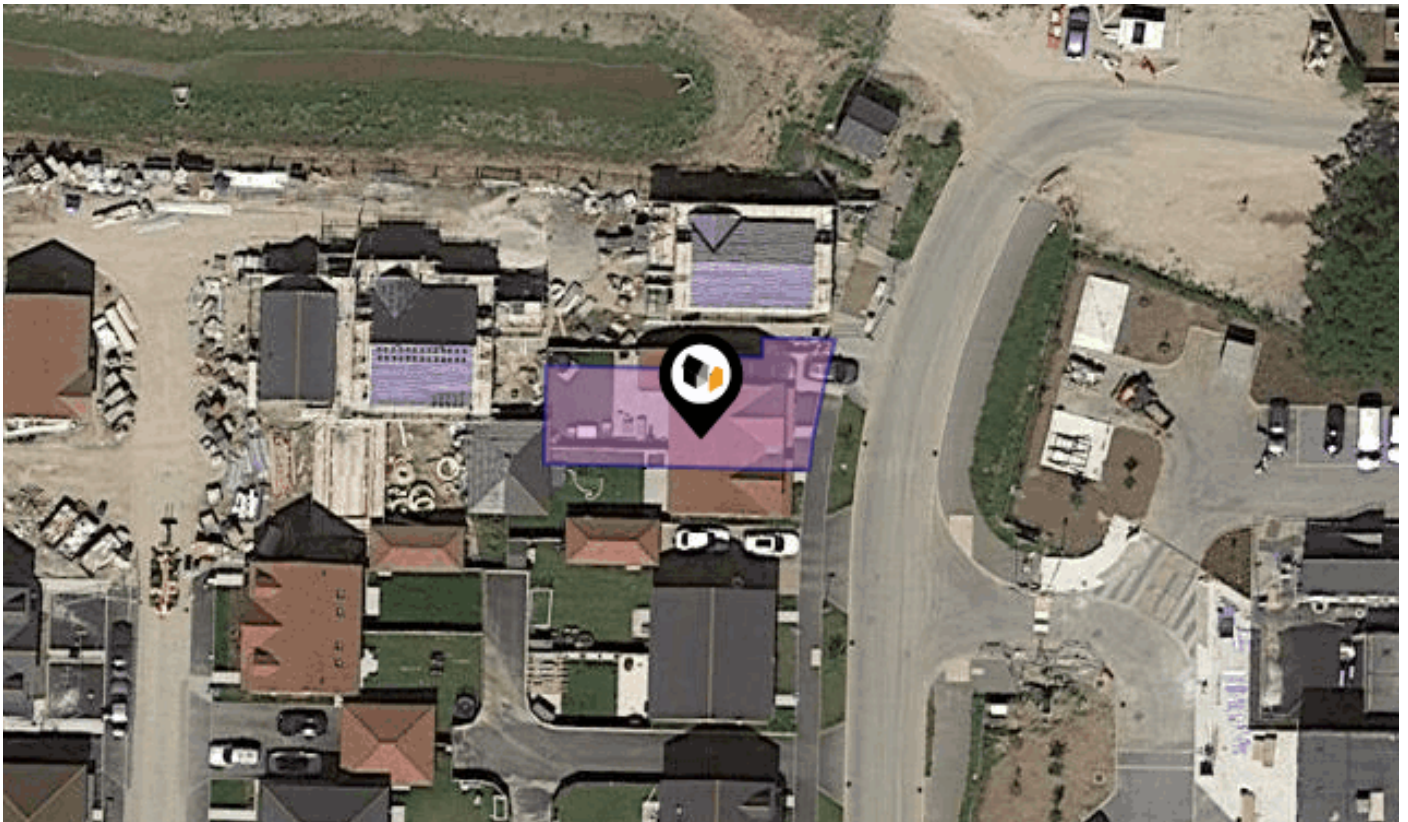


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 26th February 2025



BASTON ROAD, ARBORFIELD GREEN, READING, RG2

Avocado Property

07917 157387

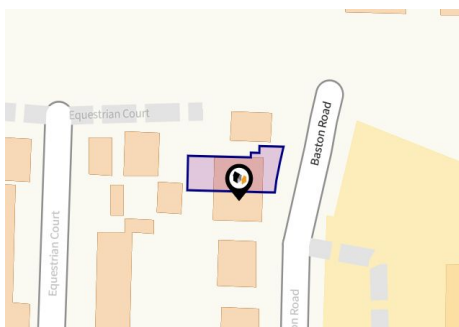
neil@avocadoberkshire.co.uk

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Property Overview



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,356 ft ² / 126 m ²		
Plot Area:	0.05 acres		
Year Built :	2020		
Council Tax :	Band D		
Annual Estimate:	£2,263		
Title Number:	BK510109		

Local Area

Local Authority:	Wokingham
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

12 mb/s **1800** mb/s



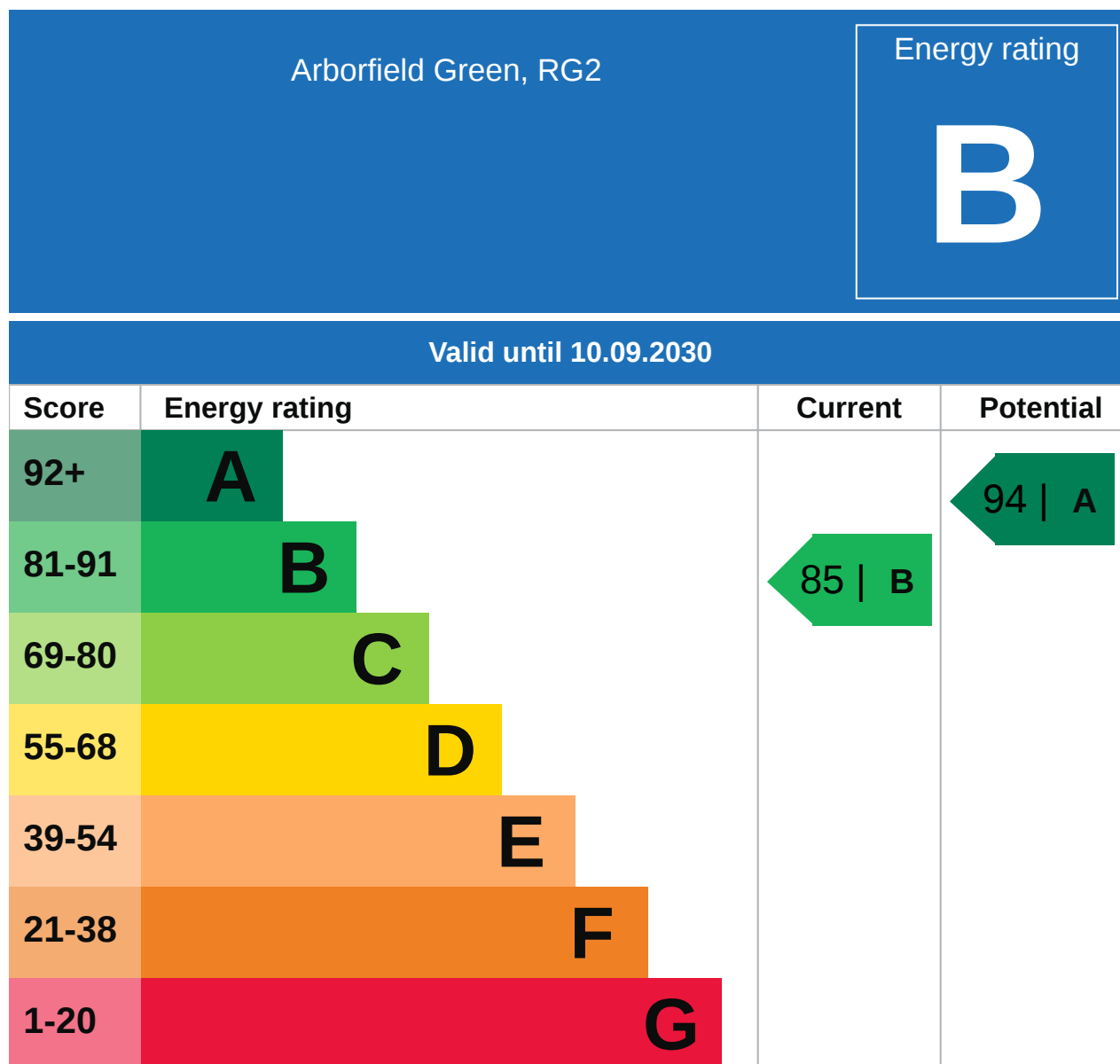
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Property

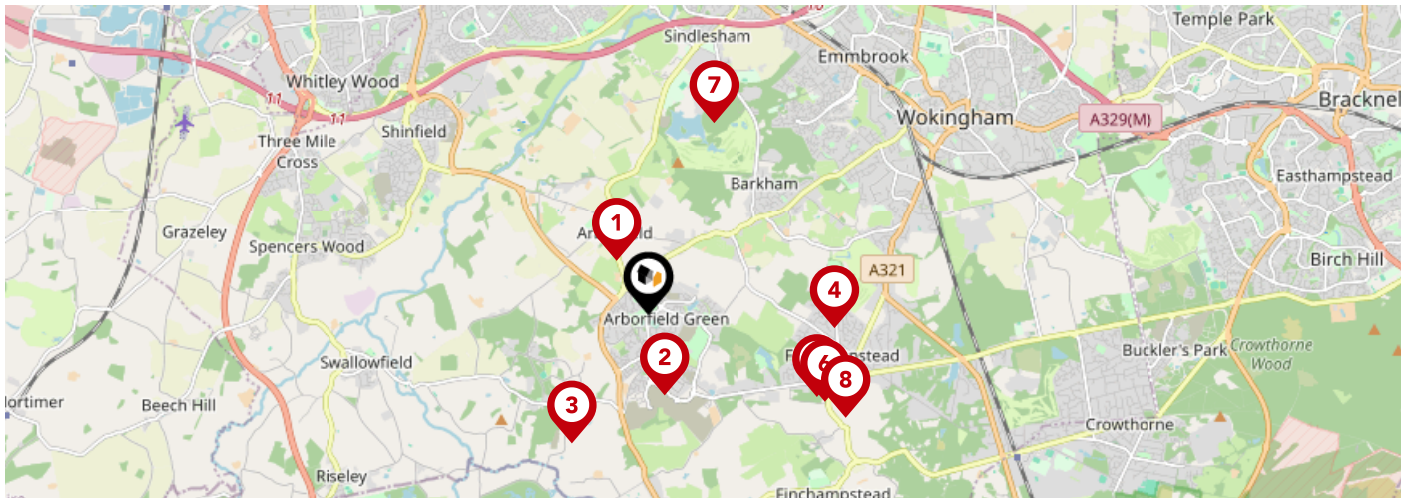
EPC - Additional Data



Additional EPC Data

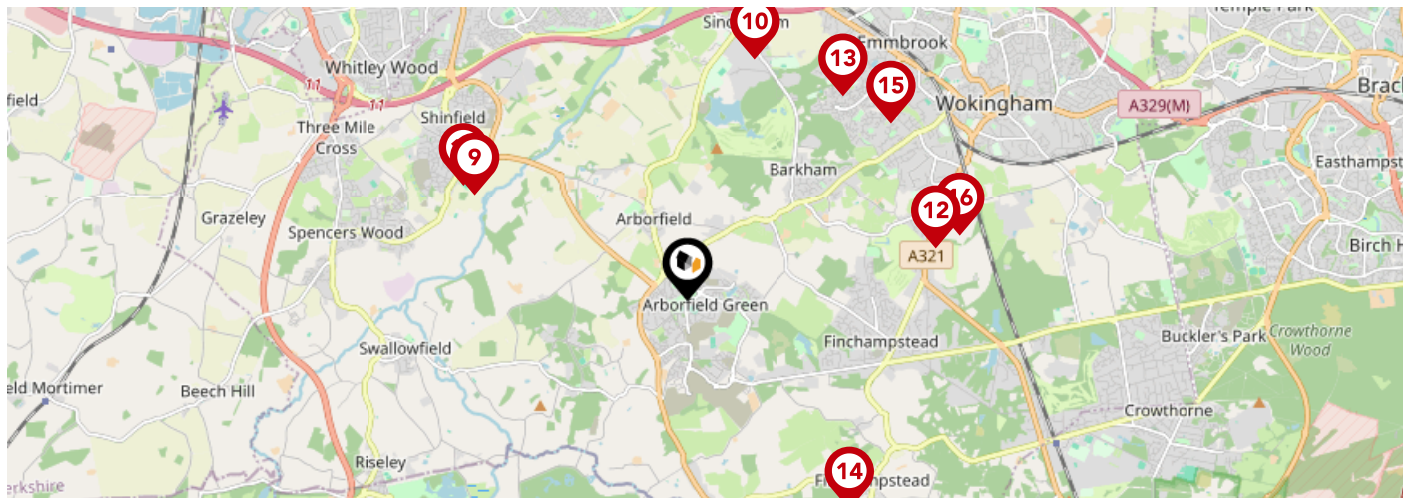
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.23 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:	126 m ²









Area Schools



		Nursery	Primary	Secondary	College	Private
1	The Coombes Church of England Primary School Ofsted Rating: Requires improvement Pupils: 377 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Bohunt School Wokingham Ofsted Rating: Good Pupils: 1236 Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Farley Hill Primary School Ofsted Rating: Good Pupils: 302 Distance:1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Waverley Preparatory School & Day Nursery Ofsted Rating: Not Rated Pupils: 259 Distance:1.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Gorse Ride Junior School Ofsted Rating: Good Pupils: 198 Distance:1.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Gorse Ride Infants' School Ofsted Rating: Good Pupils: 108 Distance:1.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Reddam House Berkshire Ofsted Rating: Not Rated Pupils: 790 Distance:1.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Nine Mile Ride Primary School Ofsted Rating: Good Pupils: 372 Distance:2.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

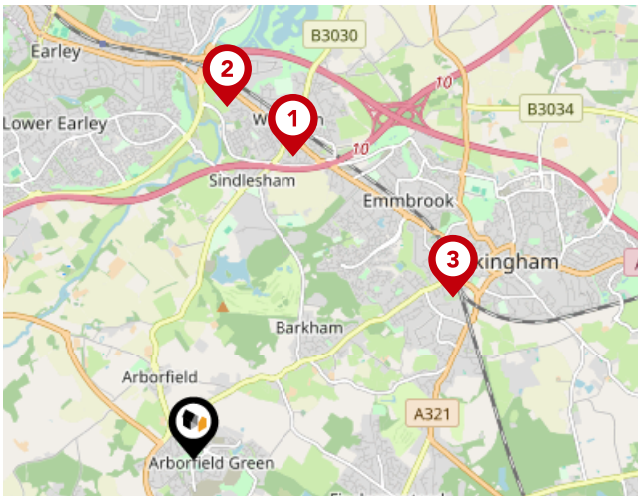
Area Schools



		Nursery	Primary	Secondary	College	Private
	Shinfield St Mary's CofE Junior School Ofsted Rating: Good Pupils: 358 Distance:2.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bearwood Primary School Ofsted Rating: Good Pupils: 292 Distance:2.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Shinfield Infant and Nursery School Ofsted Rating: Good Pupils: 307 Distance:2.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Evendons Primary School Ofsted Rating: Outstanding Pupils: 401 Distance:2.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Hawthorns Primary School Ofsted Rating: Good Pupils: 436 Distance:2.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Finchampstead CofE VA Primary School Ofsted Rating: Good Pupils: 101 Distance:2.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Windmill Primary School Ofsted Rating: Good Pupils: 206 Distance:2.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Luckley House School Ofsted Rating: Not Rated Pupils: 373 Distance:2.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area

Transport (National)



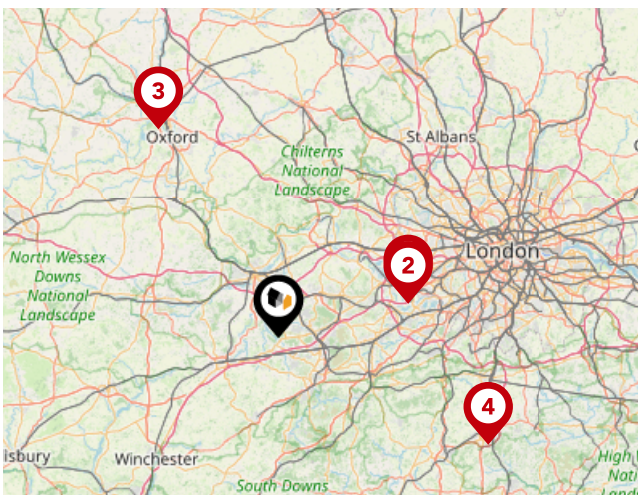
National Rail Stations

Pin	Name	Distance
1	Winnersh Rail Station	2.95 miles
2	Winnersh Triangle Rail Station	3.28 miles
3	Wokingham Rail Station	2.83 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J10	3.47 miles
2	M4 J11	3.56 miles
3	M3 J4A	7.42 miles
4	M3 J5	8.62 miles
5	M3 J4	7.9 miles

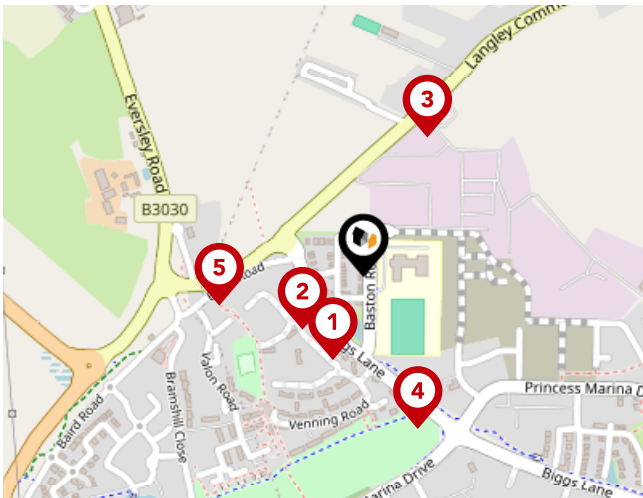


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	20.07 miles
2	Heathrow Airport Terminal 4	20.02 miles
3	Kidlington	35.35 miles
4	Gatwick Airport	35.02 miles

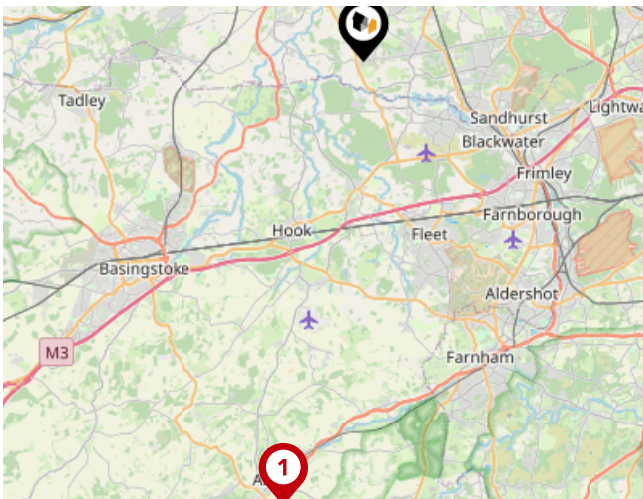
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Hill Road	0.1 miles
2	Hill Road	0.09 miles
3	Langley Common	0.18 miles
4	Biggs Lane	0.19 miles
5	Rickman Close	0.17 miles



Local Connections

Pin	Name	Distance
1	Alton (Mid-Hants Railway)	16.7 miles

Market Sold in Street



1, Baston Road, Reading, RG2 9ZW	Semi-detached House
Last Sold Date: 20/12/2023	18/12/2020
Last Sold Price: £500,000	£494,000
23, Baston Road, Reading, RG2 9ZW	Detached House
Last Sold Date: 17/12/2021	
Last Sold Price: £620,000	
11, Baston Road, Reading, RG2 9ZW	Semi-detached House
Last Sold Date: 18/12/2020	31/10/2018
Last Sold Price: £485,000	£8,425,000
19, Baston Road, Reading, RG2 9ZW	Semi-detached House
Last Sold Date: 04/12/2020	
Last Sold Price: £495,000	
17, Baston Road, Reading, RG2 9ZW	Semi-detached House
Last Sold Date: 27/11/2020	
Last Sold Price: £430,000	
5, Baston Road, Reading, RG2 9ZW	Semi-detached House
Last Sold Date: 19/11/2020	
Last Sold Price: £432,000	
9, Baston Road, Reading, RG2 9ZW	Semi-detached House
Last Sold Date: 26/10/2020	
Last Sold Price: £492,500	
3, Baston Road, Reading, RG2 9ZW	Semi-detached House
Last Sold Date: 09/10/2020	
Last Sold Price: £495,000	
21, Baston Road, Reading, RG2 9ZW	Semi-detached House
Last Sold Date: 01/10/2020	
Last Sold Price: £479,000	
15, Baston Road, Reading, RG2 9ZW	Semi-detached House
Last Sold Date: 28/08/2020	
Last Sold Price: £435,000	
7, Baston Road, Reading, RG2 9ZW	Semi-detached House
Last Sold Date: 24/08/2020	
Last Sold Price: £435,000	

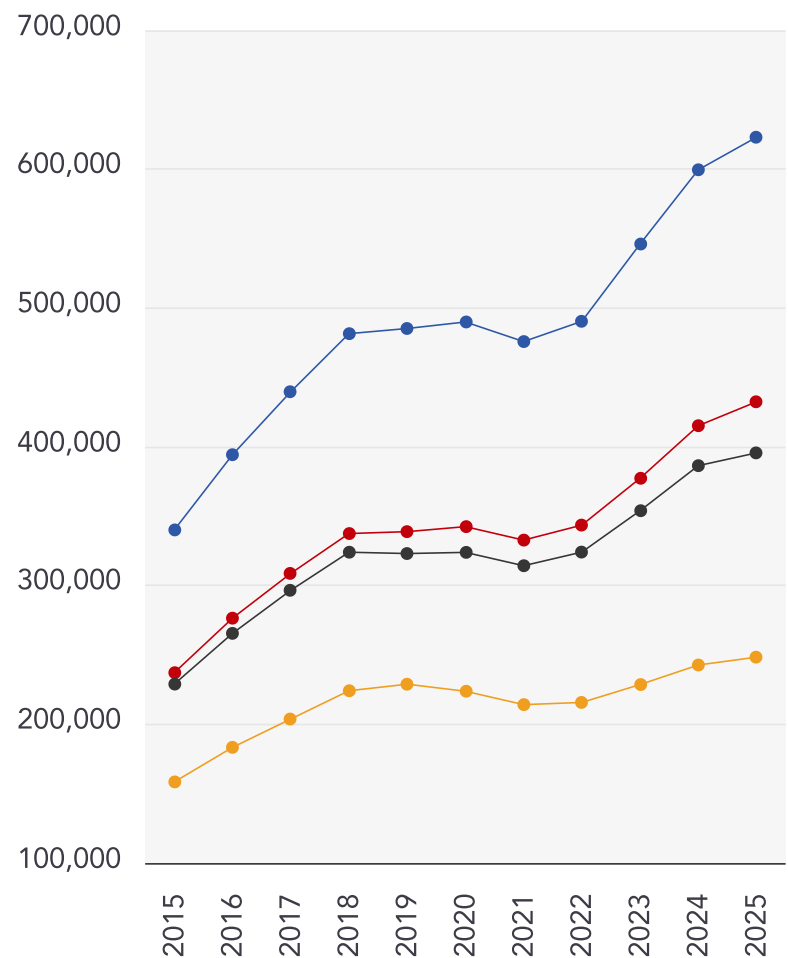
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

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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