

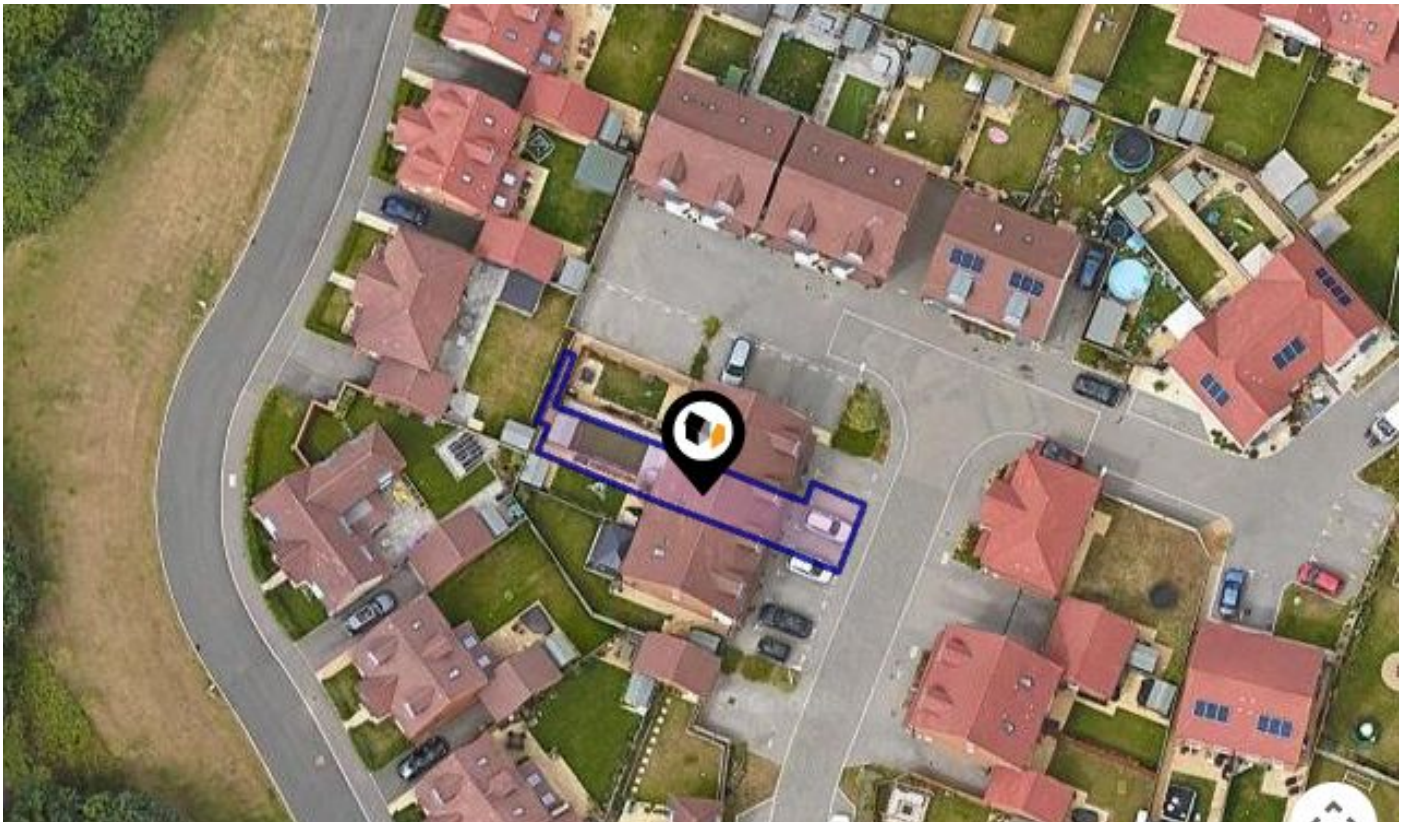


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 12th March 2025



HAWTHORN CRESCENT, WOODLEY, READING, RG5

Avocado Property

07917 157387

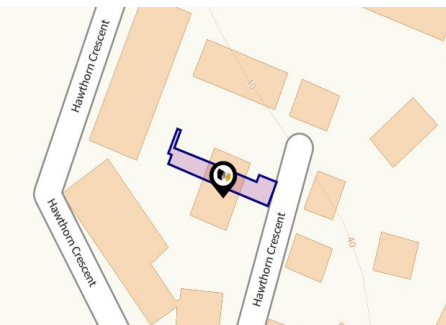
neil@avocadoberkshire.co.uk

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Property Overview



Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,087 ft ² / 101 m ²		
Plot Area:	0.03 acres		
Year Built :	2019		
Council Tax :	Band E		
Annual Estimate:	£2,766		
Title Number:	BK506445		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

13	53	1800
mb/s	mb/s	mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property

EPC - Certificate



Hawthorn Crescent, Woodley, RG5

Energy rating

B

Valid until 13.10.2029

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
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 0.27 W/m ² K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.16 W/m ² 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
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.15 W/m ² K
Total Floor Area:	101 m ²

Market Sold in Street



1, Hawthorn Crescent, Reading, RG5 4FH			Semi-detached House
Last Sold Date:	27/07/2023	13/07/2020	
Last Sold Price:	£540,000	£432,000	
34, Hawthorn Crescent, Reading, RG5 4FH			Detached House
Last Sold Date:	23/06/2023	03/08/2020	
Last Sold Price:	£700,000	£609,000	
8, Hawthorn Crescent, Reading, RG5 4FH			Detached House
Last Sold Date:	09/06/2022	10/12/2019	
Last Sold Price:	£725,000	£590,000	
7, Hawthorn Crescent, Reading, RG5 4FH			Detached House
Last Sold Date:	20/09/2021	17/01/2020	
Last Sold Price:	£680,000	£580,000	
37, Hawthorn Crescent, Reading, RG5 4FH			Detached House
Last Sold Date:	25/11/2020		
Last Sold Price:	£600,000		
31, Hawthorn Crescent, Reading, RG5 4FH			Detached House
Last Sold Date:	13/11/2020		
Last Sold Price:	£600,000		
35, Hawthorn Crescent, Reading, RG5 4FH			Detached House
Last Sold Date:	28/08/2020		
Last Sold Price:	£600,000		
36, Hawthorn Crescent, Reading, RG5 4FH			Detached House
Last Sold Date:	13/08/2020		
Last Sold Price:	£600,000		
33, Hawthorn Crescent, Reading, RG5 4FH			Detached House
Last Sold Date:	29/07/2020		
Last Sold Price:	£507,500		
4, Hawthorn Crescent, Reading, RG5 4FH			Semi-detached House
Last Sold Date:	24/07/2020		
Last Sold Price:	£457,000		
3, Hawthorn Crescent, Reading, RG5 4FH			Semi-detached House
Last Sold Date:	22/07/2020		
Last Sold Price:	£444,000		
2, Hawthorn Crescent, Reading, RG5 4FH			Semi-detached House
Last Sold Date:	22/07/2020		
Last Sold Price:	£445,000		

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

Market Sold in Street



32, Hawthorn Crescent, Reading, RG5 4FH	Detached House
Last Sold Date: 16/07/2020	
Last Sold Price: £590,000	
30, Hawthorn Crescent, Reading, RG5 4FH	Detached House
Last Sold Date: 13/07/2020	
Last Sold Price: £600,000	
5, Hawthorn Crescent, Reading, RG5 4FH	Detached House
Last Sold Date: 03/07/2020	
Last Sold Price: £630,000	
22, Hawthorn Crescent, Reading, RG5 4FH	Semi-detached House
Last Sold Date: 17/06/2020	
Last Sold Price: £430,000	
21, Hawthorn Crescent, Reading, RG5 4FH	Semi-detached House
Last Sold Date: 08/06/2020	
Last Sold Price: £431,000	
24, Hawthorn Crescent, Reading, RG5 4FH	Semi-detached House
Last Sold Date: 27/03/2020	
Last Sold Price: £430,000	
29, Hawthorn Crescent, Reading, RG5 4FH	Detached House
Last Sold Date: 27/03/2020	
Last Sold Price: £590,000	
23, Hawthorn Crescent, Reading, RG5 4FH	Semi-detached House
Last Sold Date: 27/03/2020	
Last Sold Price: £417,000	
11, Hawthorn Crescent, Reading, RG5 4FH	Semi-detached House
Last Sold Date: 10/01/2020	
Last Sold Price: £410,000	
28, Hawthorn Crescent, Reading, RG5 4FH	Terraced House
Last Sold Date: 20/12/2019	
Last Sold Price: £400,000	
6, Hawthorn Crescent, Reading, RG5 4FH	Detached House
Last Sold Date: 19/12/2019	
Last Sold Price: £590,000	
12, Hawthorn Crescent, Reading, RG5 4FH	Detached House
Last Sold Date: 19/12/2019	
Last Sold Price: £510,000	

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

Market Sold in Street



27, Hawthorn Crescent, Reading, RG5 4FH	Terraced House
Last Sold Date: 16/12/2019	
Last Sold Price: £382,000	
10, Hawthorn Crescent, Reading, RG5 4FH	Semi-detached House
Last Sold Date: 13/12/2019	
Last Sold Price: £405,000	
25, Hawthorn Crescent, Reading, RG5 4FH	Terraced House
Last Sold Date: 06/12/2019	
Last Sold Price: £399,950	
9, Hawthorn Crescent, Reading, RG5 4FH	Detached House
Last Sold Date: 06/12/2019	
Last Sold Price: £525,000	
26, Hawthorn Crescent, Reading, RG5 4FH	Terraced House
Last Sold Date: 06/12/2019	
Last Sold Price: £397,450	

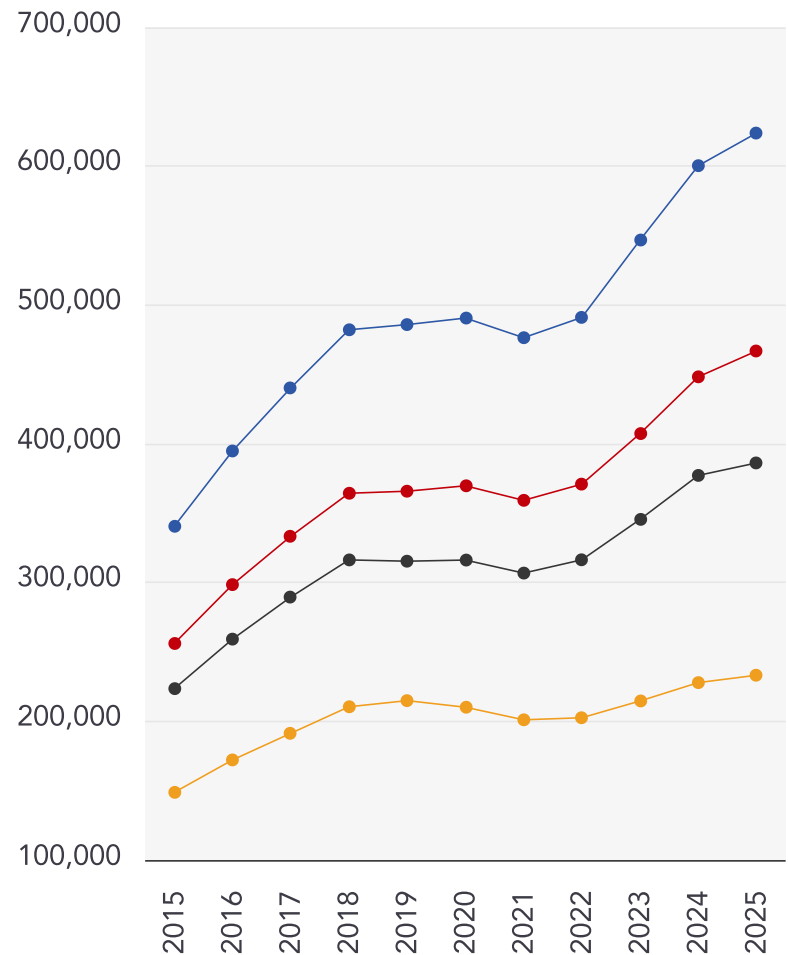
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in RG5



Detached

+83.21%

Semi-Detached

+82.31%

Terraced

+72.76%

Flat

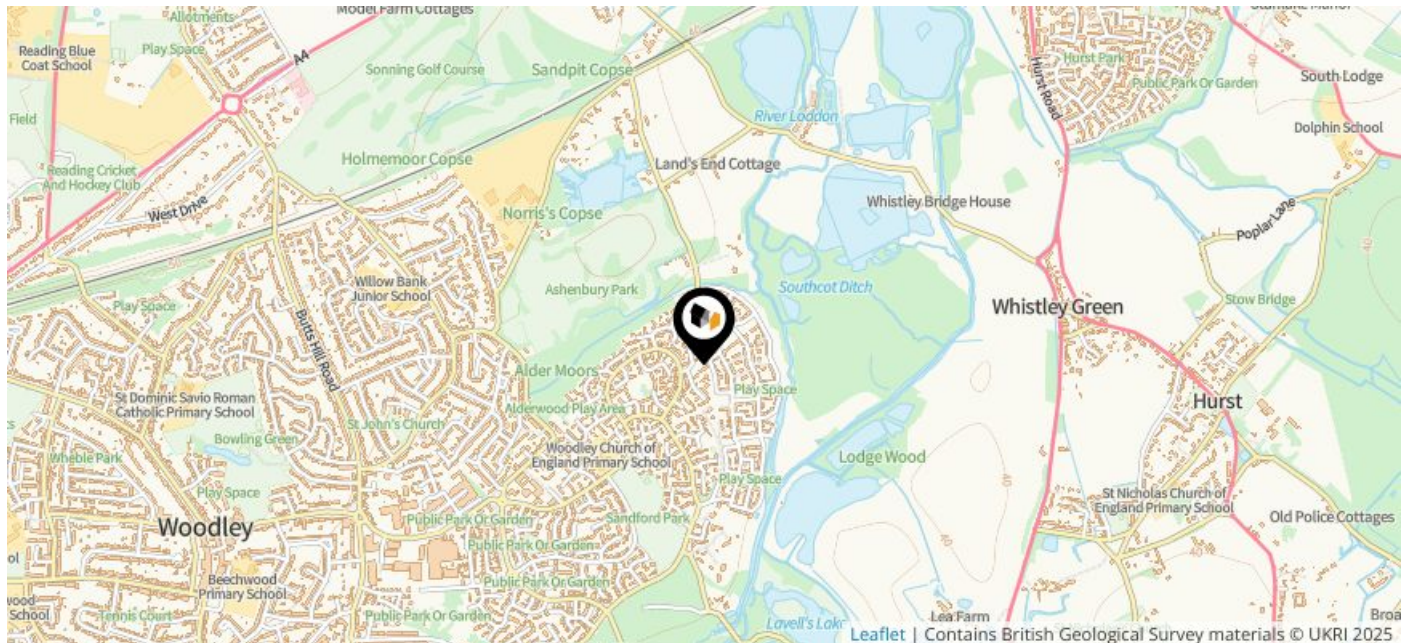
+56.72%

Maps

Coal Mining



This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✗ Adit
- ✗ Gutter Pit
- ✗ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

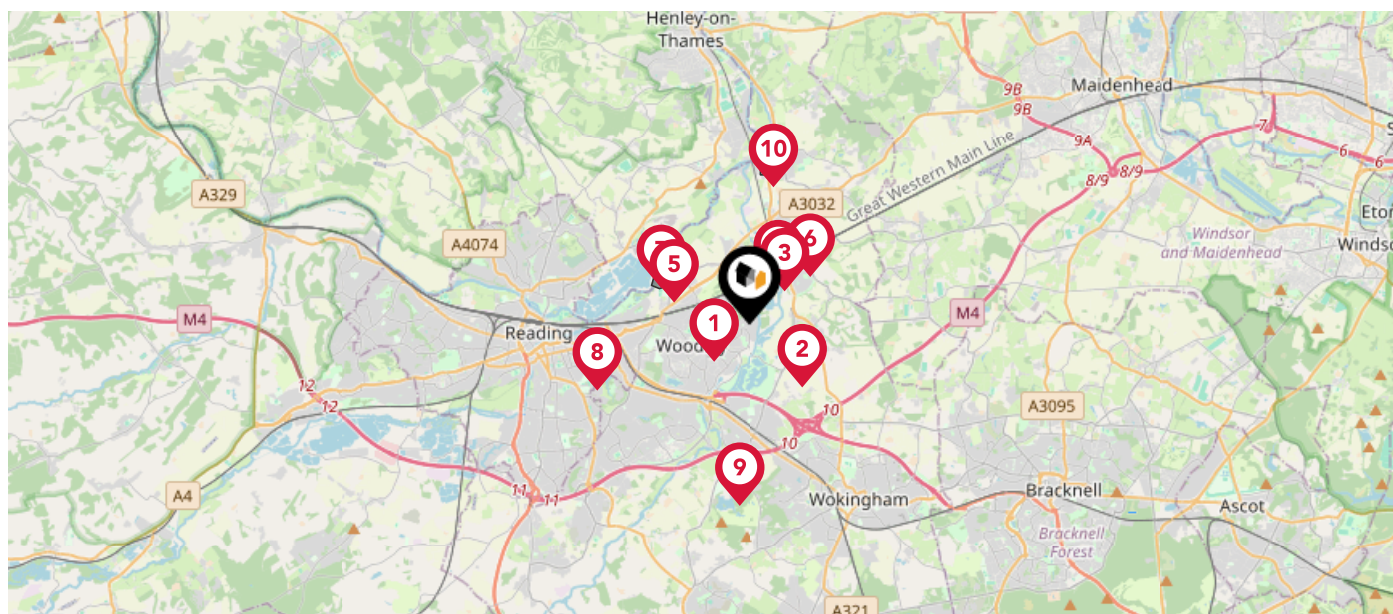
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Conservation Areas



This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

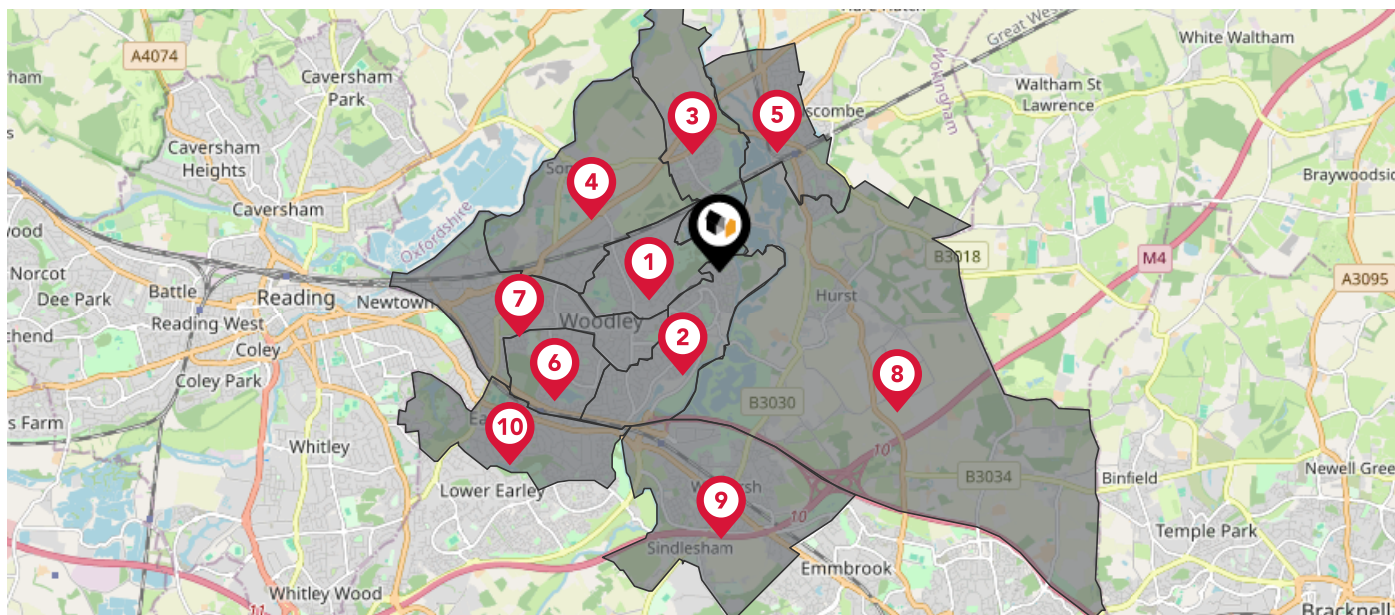
- | | |
|----|-----------------|
| 1 | Woodley Green |
| 2 | Hurst |
| 3 | Twyford Station |
| 4 | Twyford |
| 5 | Sonning |
| 6 | Ruscombe |
| 7 | Sonning Eye |
| 8 | South Park |
| 9 | Sindlesham |
| 10 | Wargrave |

Maps

Council Wards



The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards



Coronation Ward



Loddon Ward



Charvil Ward



Sonning Ward



Twyford Ward



South Lake Ward



Bulmershe and Whitegates Ward



Hurst Ward



Winnersh Ward



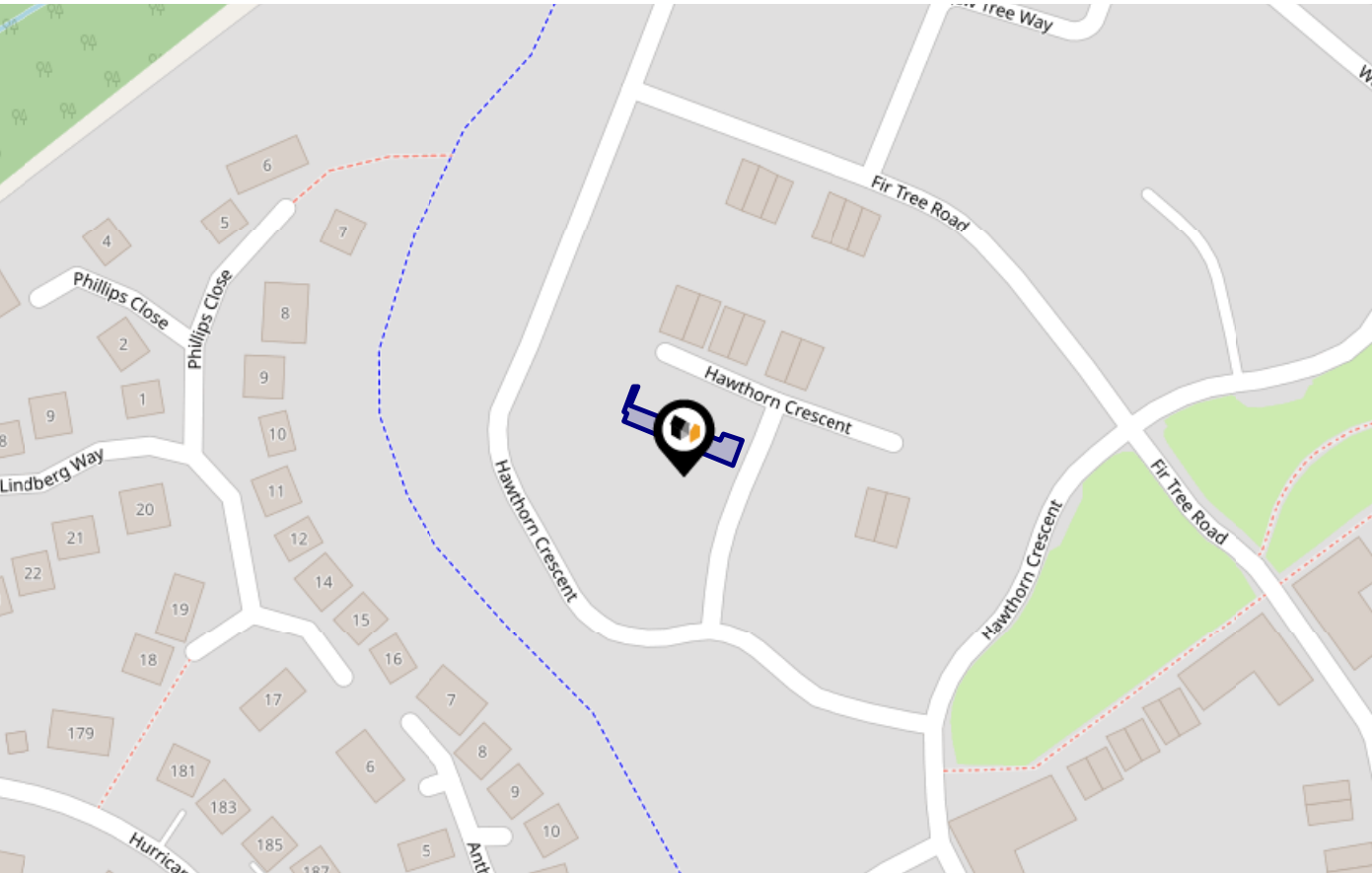
Maiden Erlegh Ward

Flood Risk

Rivers & Seas - Flood Risk



This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

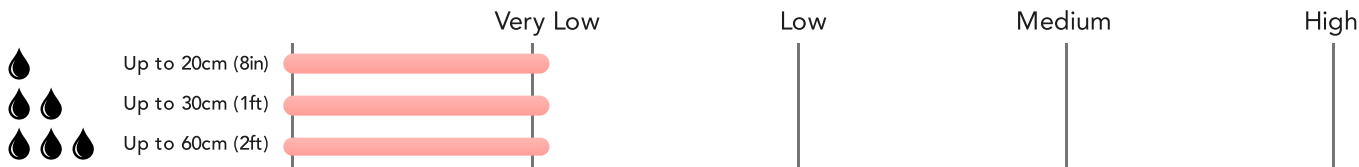


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:





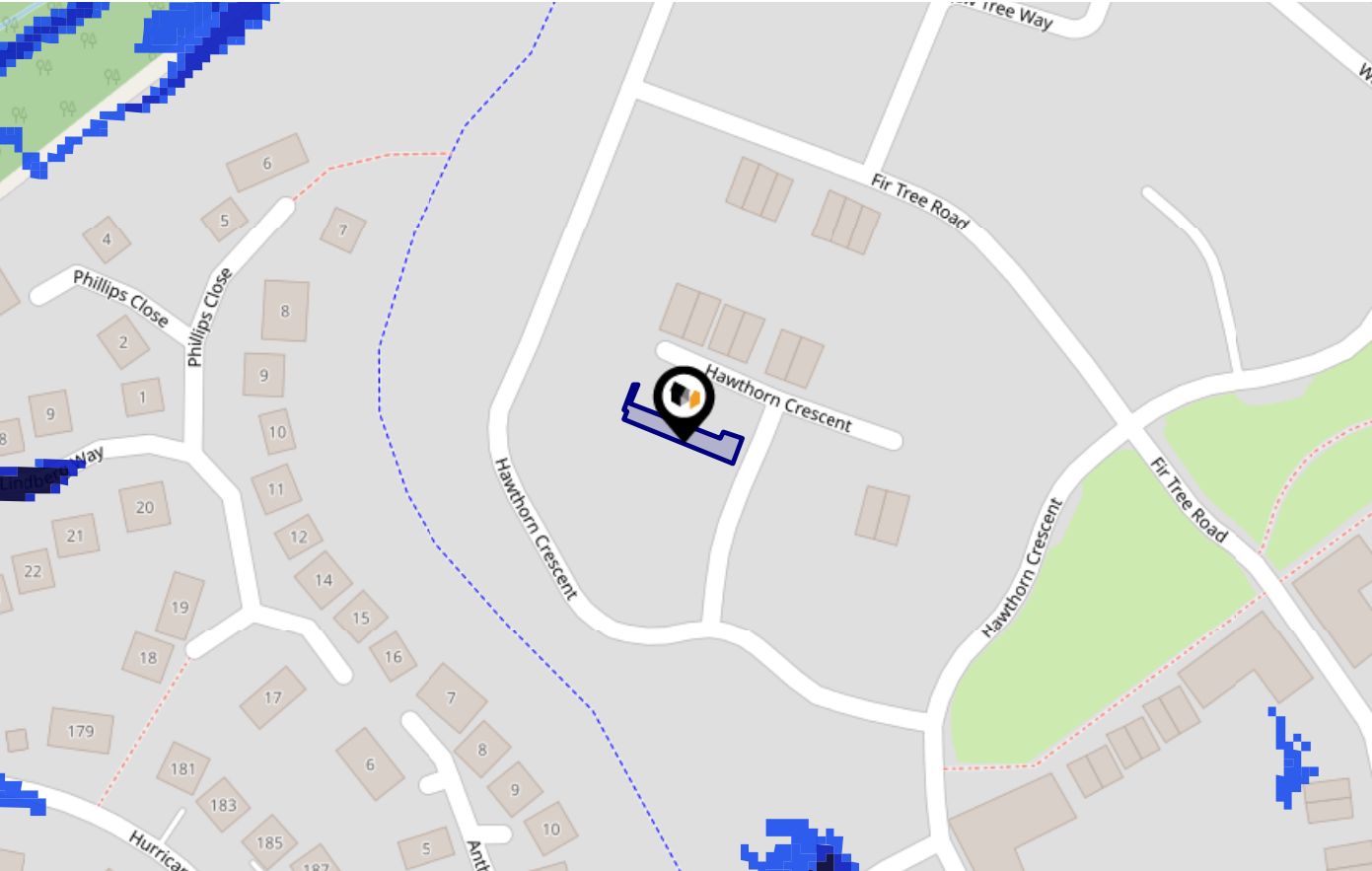
Powered by **aprift** 

Flood Risk

Surface Water - Flood Risk



This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

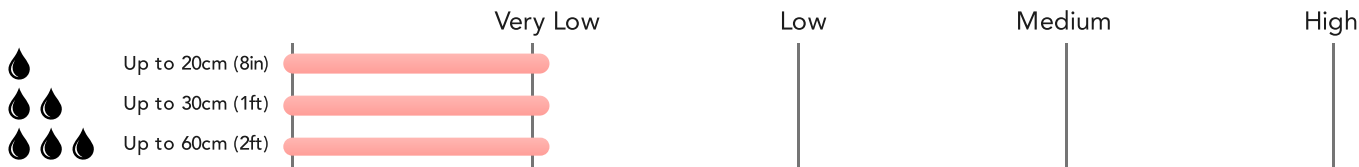


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:

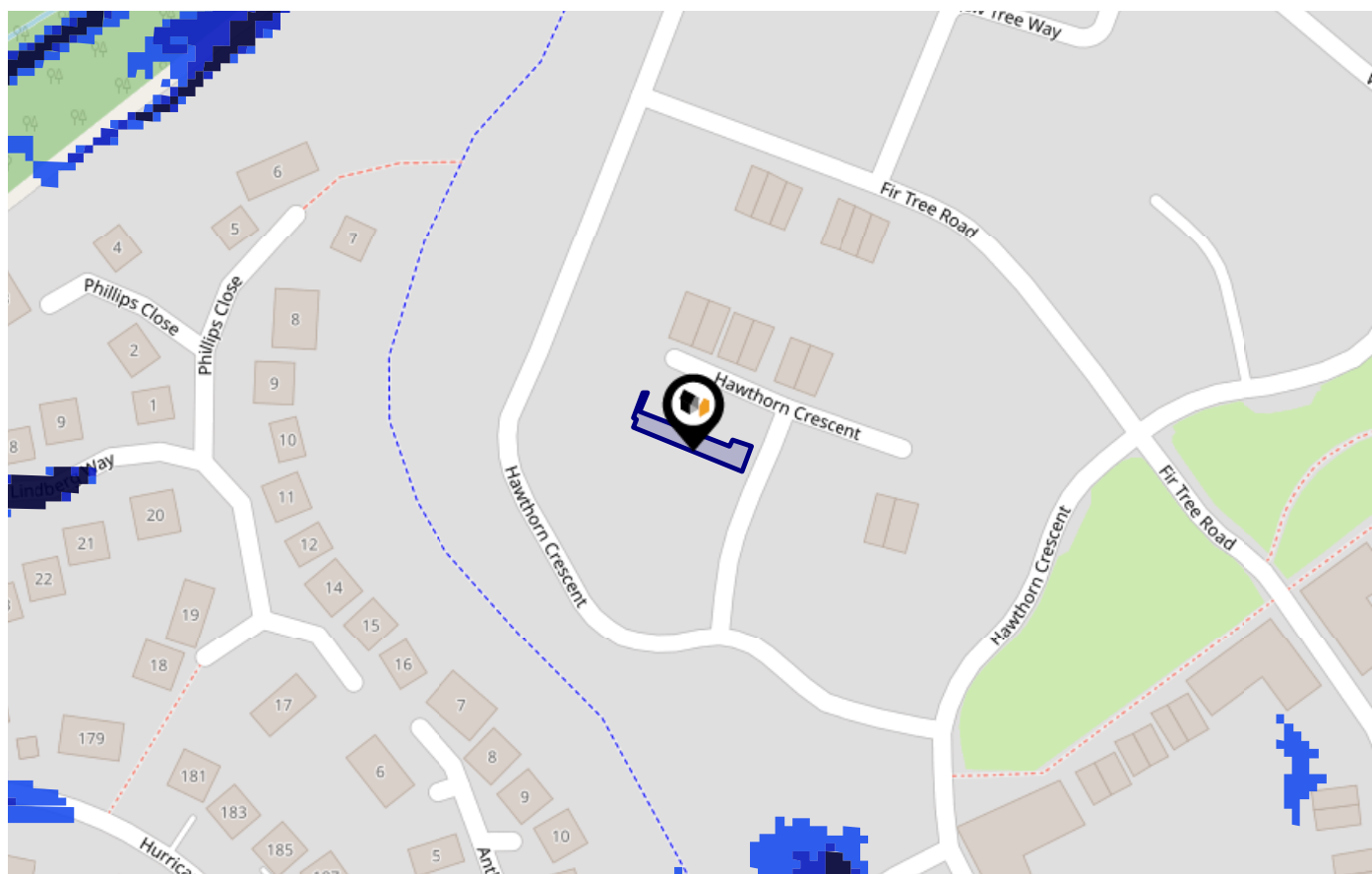


Flood Risk

Surface Water - Climate Change



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

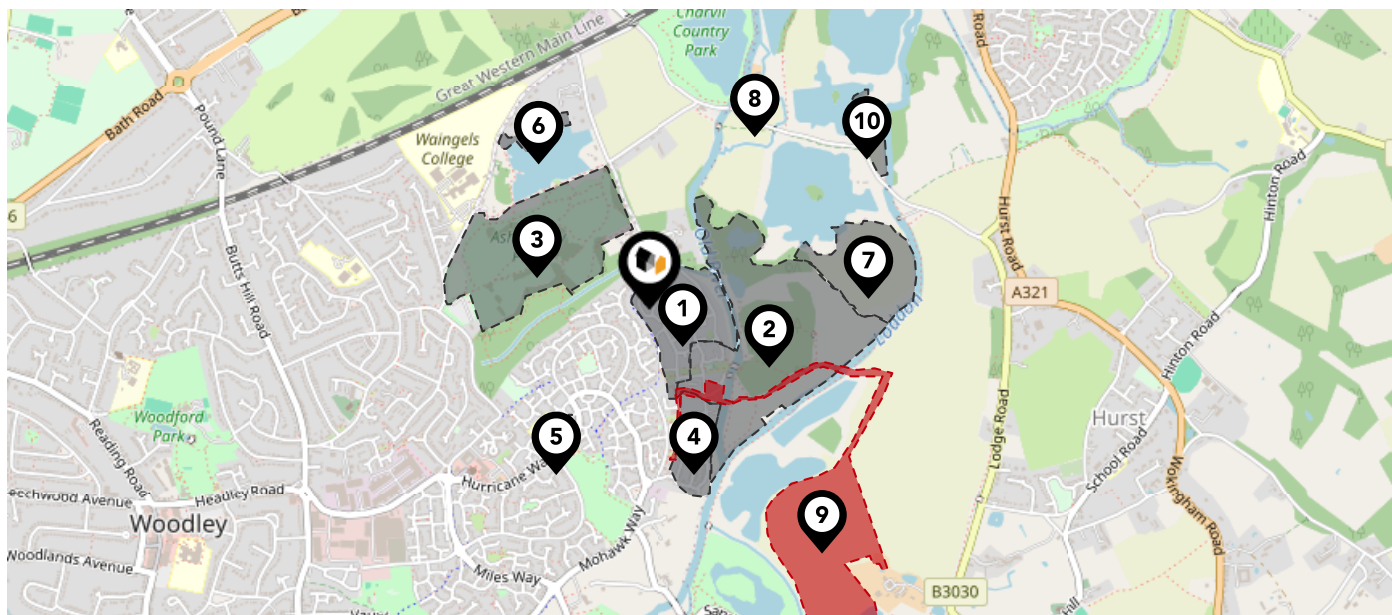


Maps

Landfill Sites



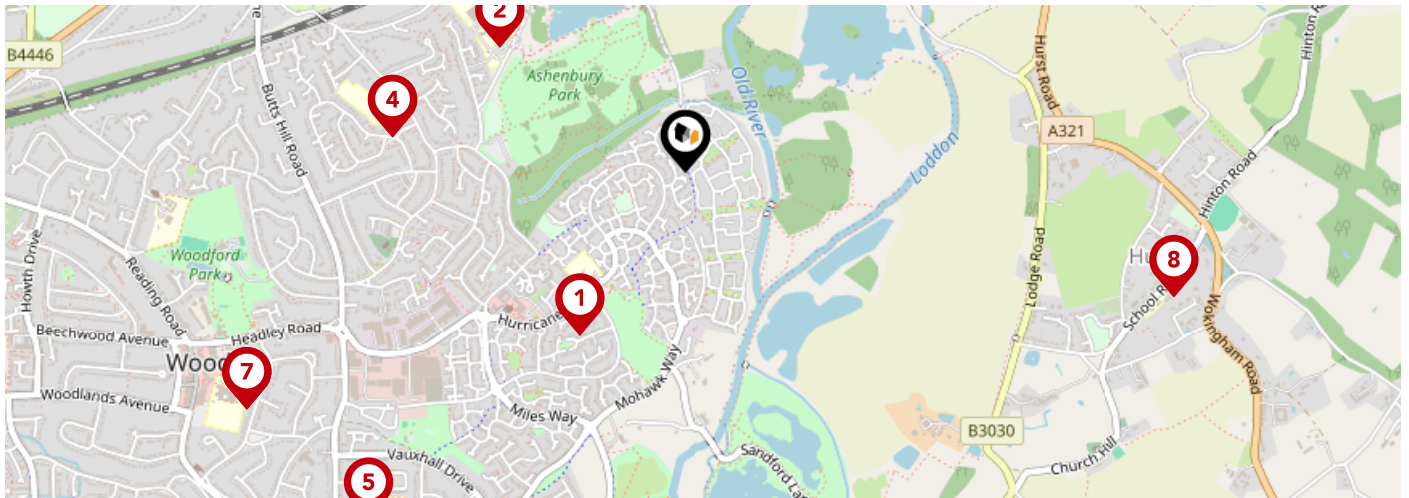
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

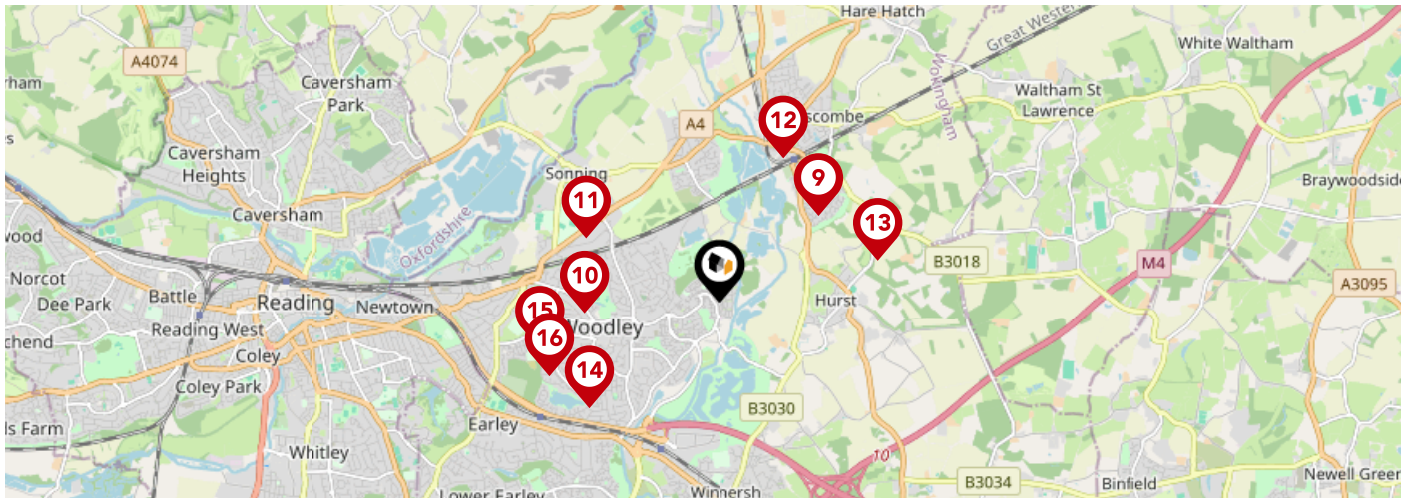
	Sandford Farm-Woodley	Historic Landfill
	Sandford Farm No.2-Woodley	Historic Landfill
	Ashenbury Park-Tippings Lane, Woodley	Historic Landfill
	Sandford Farm-Woodley	Historic Landfill
	Airfield Woodley-Hurricane Way, Woodley, Reading	Historic Landfill
	Tippings Lane-Woodley	Historic Landfill
	Whistley Mill Stage 1-Hurst, Near Twyford	Historic Landfill
	The Ford-Lands End, Twyford, Berkshire	Historic Landfill
	No name provided by source	Active Landfill
	Whistley Mill Stage 2-Hurst, Near Twyford	Historic Landfill









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Woodley CofE Primary School Ofsted Rating: Good Pupils: 312 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Waingels Ofsted Rating: Good Pupils: 1419 Distance:0.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Willow Bank Junior School Ofsted Rating: Good Pupils: 239 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Willow Bank Infant School Ofsted Rating: Good Pupils: 157 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Rivermead Primary School Ofsted Rating: Good Pupils: 425 Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Ambleside Centre Ofsted Rating: Outstanding Pupils: 118 Distance:1.15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Beechwood Primary School Ofsted Rating: Requires improvement Pupils: 327 Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Nicholas Church of England Primary, Hurst Ofsted Rating: Good Pupils: 139 Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

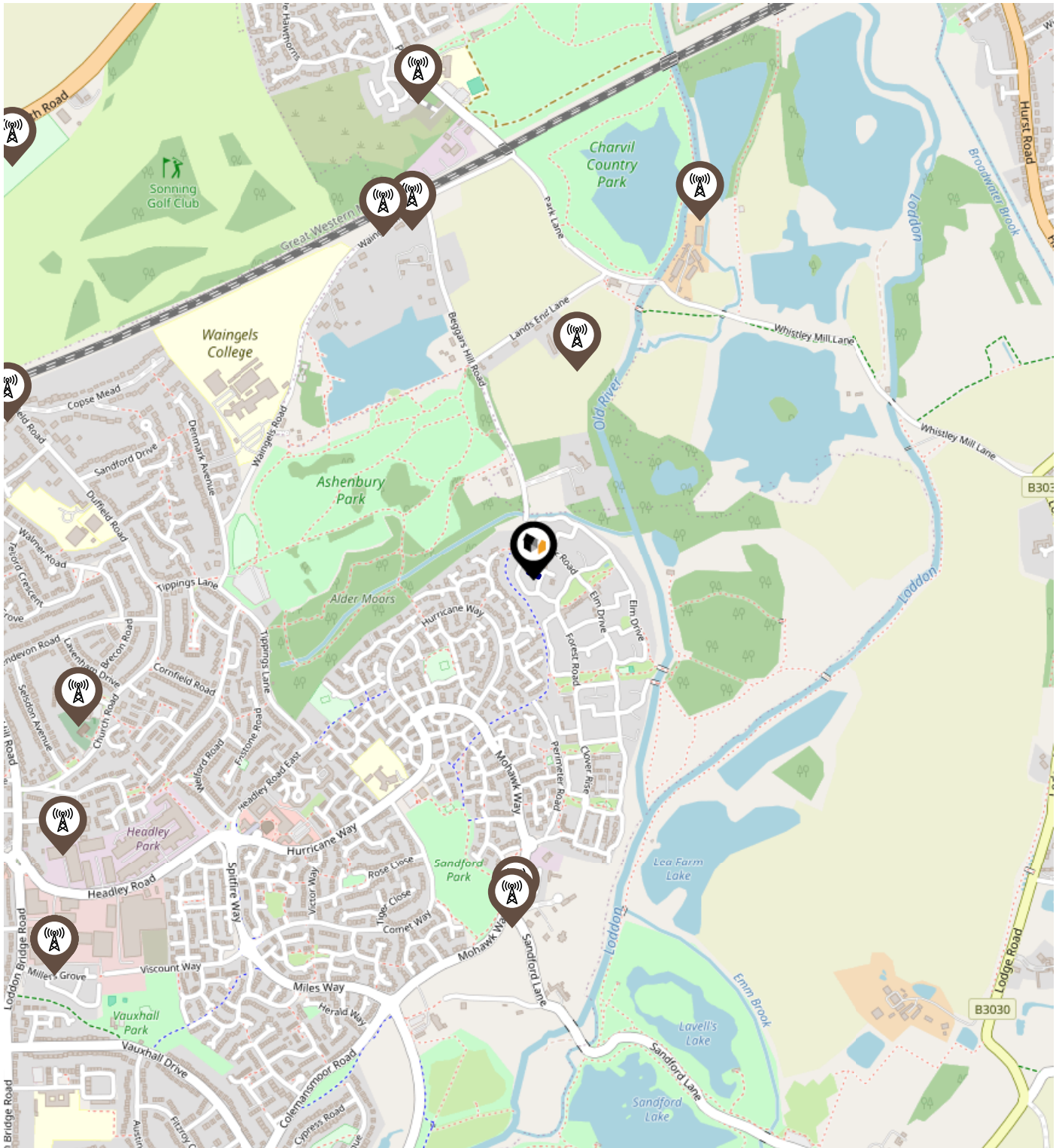
Area Schools



		Nursery	Primary	Secondary	College	Private
	The Colleton Primary School Ofsted Rating: Good Pupils: 284 Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Dominic Savio Catholic Primary School Ofsted Rating: Outstanding Pupils: 419 Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sonning Church of England Primary School Ofsted Rating: Good Pupils: 210 Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Polehampton Church of England Infant School Ofsted Rating: Good Pupils: 176 Distance:1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Dolphin School Ofsted Rating: Not Rated Pupils: 225 Distance:1.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	South Lake Primary School Ofsted Rating: Outstanding Pupils:0 Distance:1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Bulmershe School Ofsted Rating: Good Pupils:0 Distance:1.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Highwood Primary School Ofsted Rating: Good Pupils: 466 Distance:1.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons



Key:

- Power Pylons
- Communication Masts

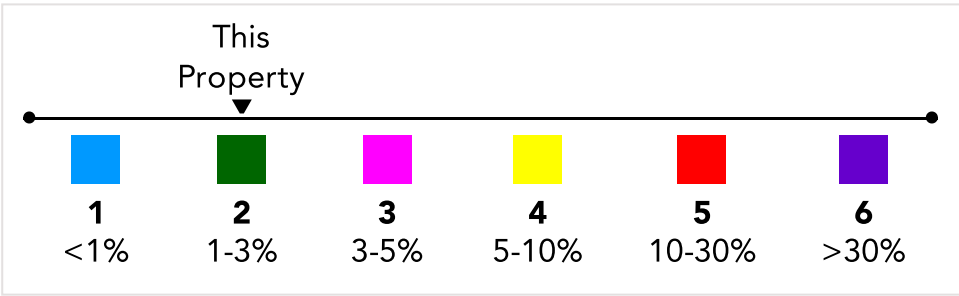
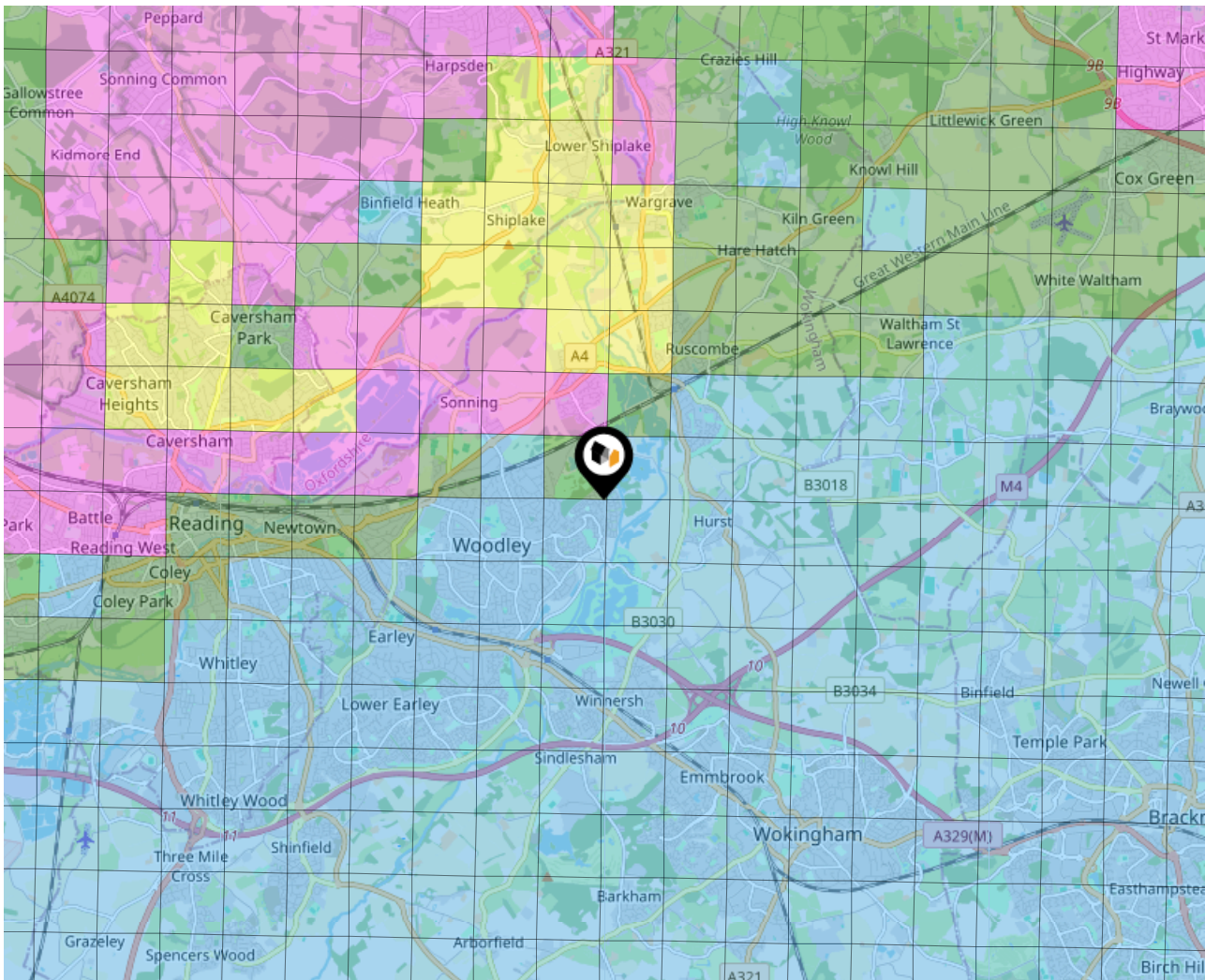
Environment

Radon Gas



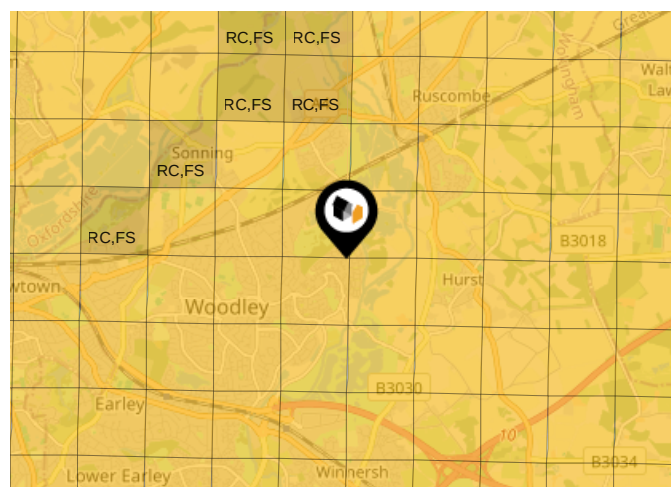
What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		

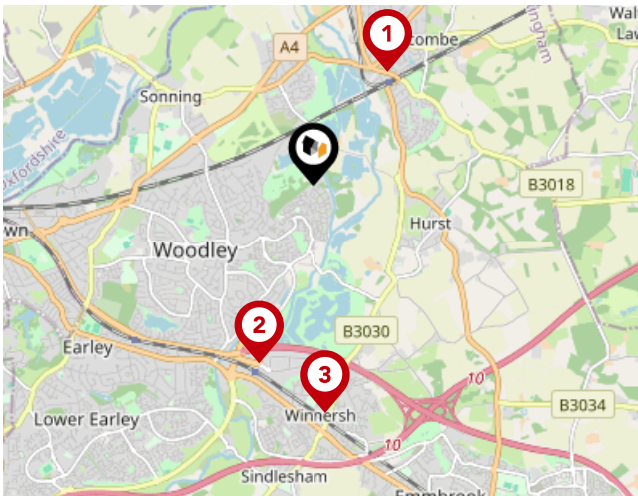


Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

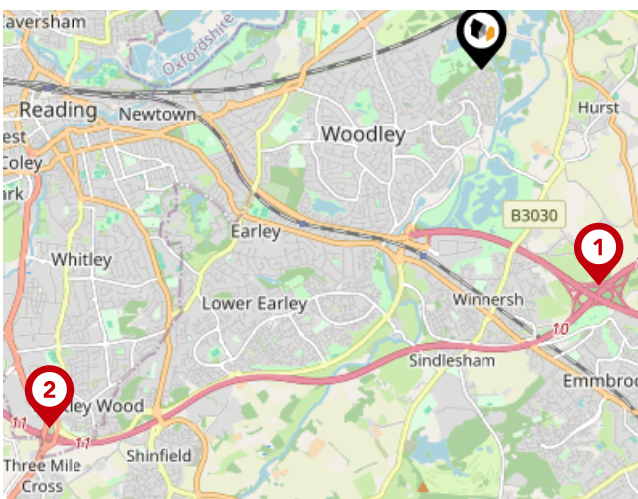
Area

Transport (National)



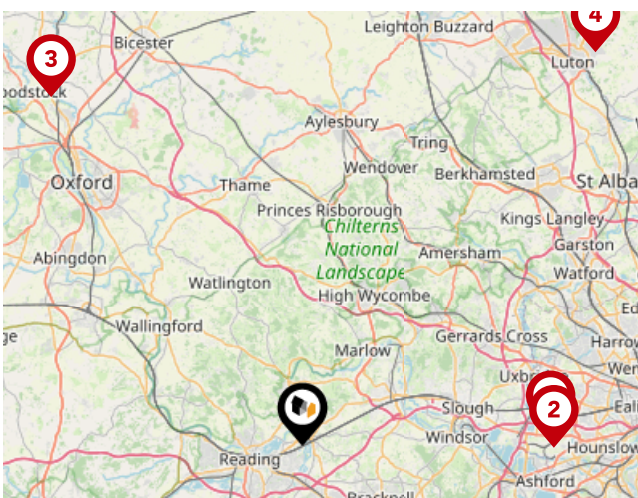
National Rail Stations

Pin	Name	Distance
1	Twyford Rail Station	1.26 miles
2	Winnersh Triangle Rail Station	1.71 miles
3	Winnersh Rail Station	2.1 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J10	2.27 miles
2	M4 J11	5.19 miles
3	A404(M) J9	6.39 miles
4	A404(M) J9A	6.98 miles
5	M4 J8	7.61 miles

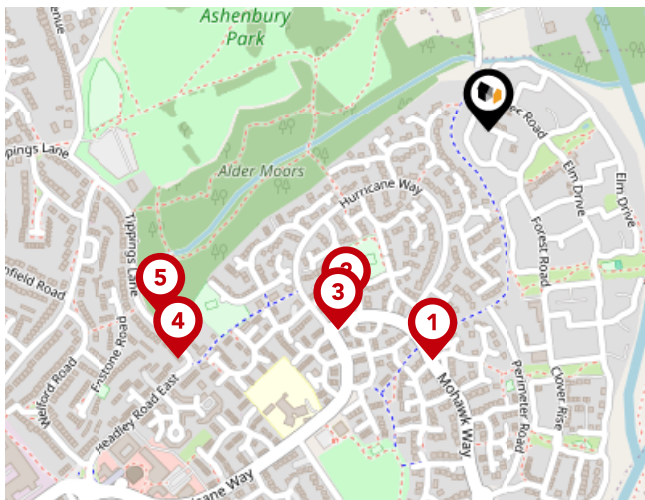


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	18.4 miles
2	Heathrow Airport Terminal 4	18.6 miles
3	Kidlington	31.66 miles
4	Luton Airport	36.17 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Sunderland Close	0.27 miles
2	Harvard Close	0.26 miles
3	Harvard Close	0.29 miles
4	Headley Close	0.44 miles
5	Oakdale Walk	0.43 miles

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.



/avocadopropertyberkshire



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Agent Disclaimer



Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Avocado Property or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Avocado Property and therefore no warranties can be given as to their good working order.

Avocado Property

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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