

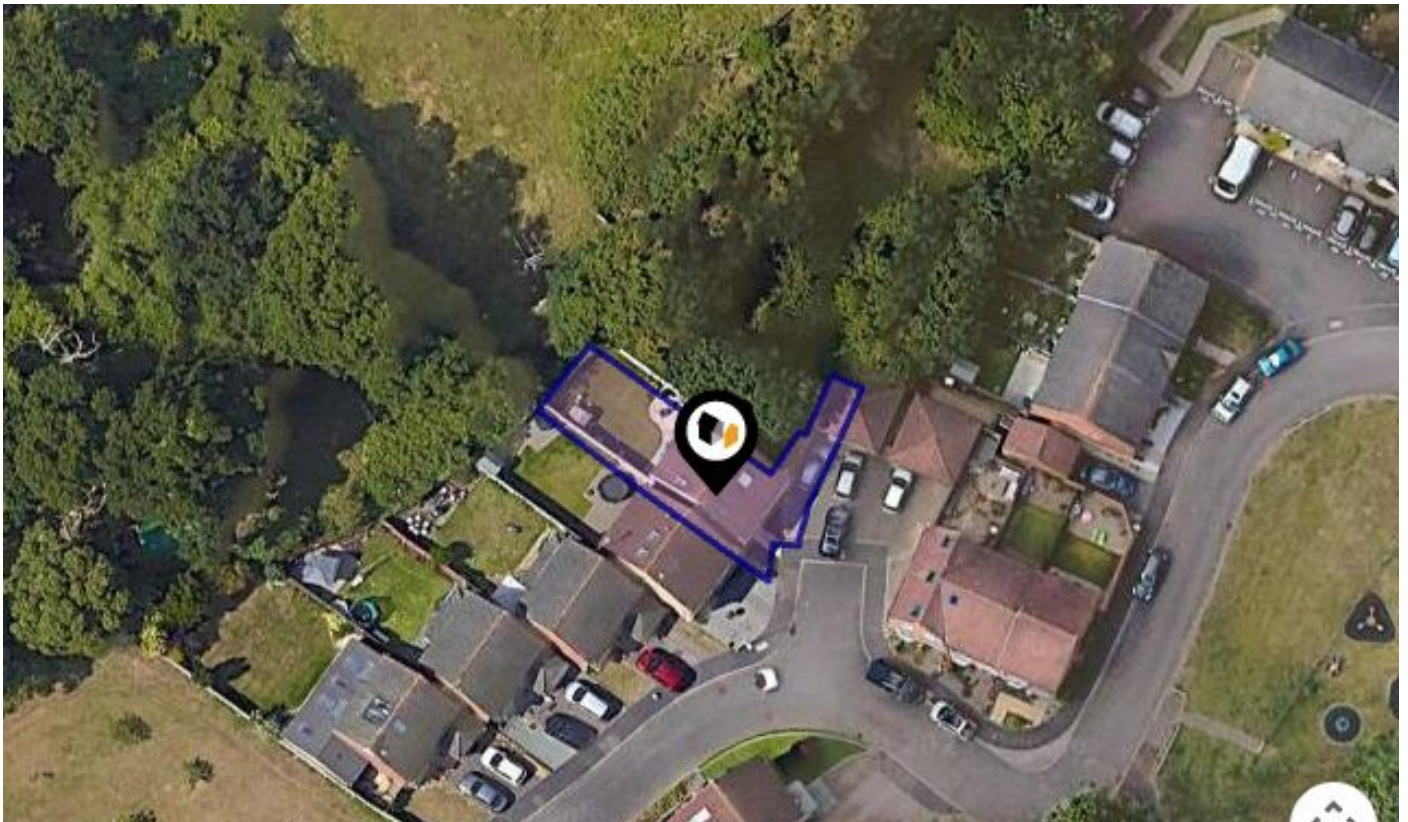


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 06<sup>th</sup> March 2025



**DEARDON WAY, SHINFIELD, READING, RG2**

**Avocado Property**

07917 157387

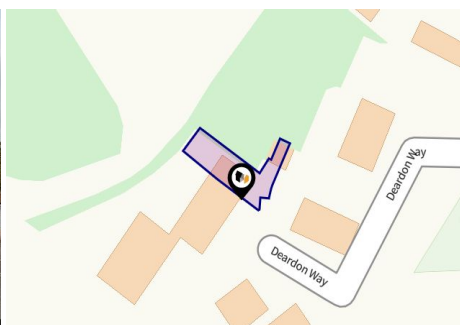
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# Property Overview



## Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	5		
Floor Area:	1,496 ft <sup>2</sup> / 139 m <sup>2</sup>		
Plot Area:	0.05 acres		
Year Built :	2004		
Council Tax :	Band E		
Annual Estimate:	£2,766		
Title Number:	BK390519		

## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>6</b>	<b>53</b>	<b>10000</b>
mb/s	mb/s	mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Planning History

## This Address

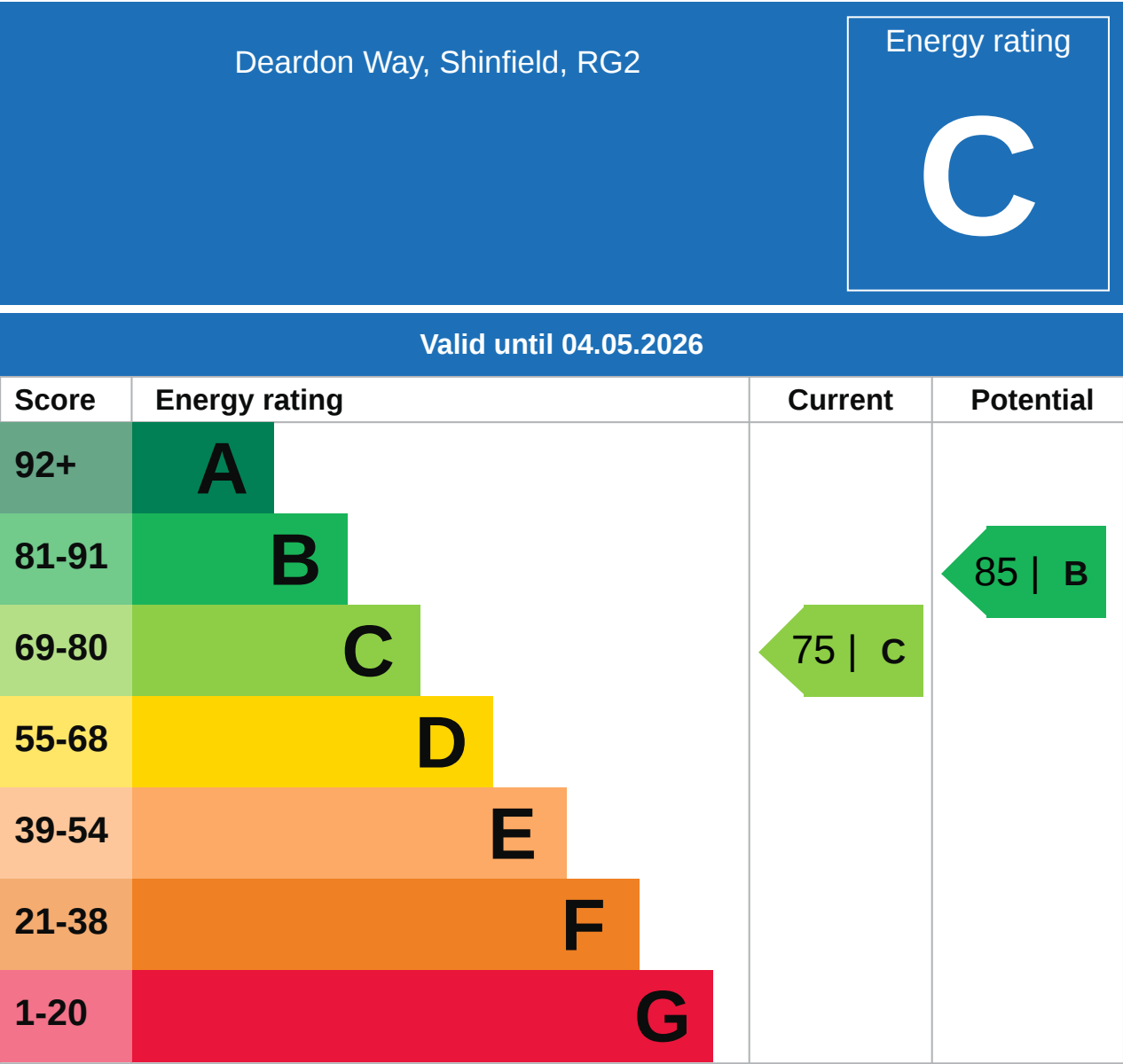


Planning records for: *Deardon Way, Shinfield, Reading, RG2*

Reference - 112595	
Decision:	Approve
Date:	16th November 2011
Description:	Proposed variation of condition 5 of planning consent F/2002/6400 to allow insertion of velux windows in front and rear slopes of roof of dwelling to enable conversion of loft

# Property

## EPC - Certificate



# Property

## EPC - Additional Data



### Additional EPC Data

---

<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, insulated (assumed)
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	No low energy lighting
<b>Floors:</b>	Solid, insulated (assumed)
<b>Total Floor Area:</b>	139 m <sup>2</sup>

# Market Sold in Street



23, Deardon Way, Reading, RG2 9HF					Detached House
Last Sold Date:	14/02/2024	30/07/2004			
Last Sold Price:	£675,000	£474,999			
66, Deardon Way, Reading, RG2 9HF					Terraced House
Last Sold Date:	20/07/2023	07/08/2017	27/07/2017	28/05/2004	
Last Sold Price:	£410,000	£320,000	£350,000	£86,400	
36, Deardon Way, Reading, RG2 9HF					Semi-detached House
Last Sold Date:	17/06/2023	22/12/2003			
Last Sold Price:	£430,000	£274,999			
90, Deardon Way, Reading, RG2 9HF					Terraced House
Last Sold Date:	21/06/2021	03/08/2016	14/11/2003		
Last Sold Price:	£370,000	£350,000	£220,765		
42, Deardon Way, Reading, RG2 9HF					Terraced House
Last Sold Date:	07/05/2021	18/04/2011	27/04/2004		
Last Sold Price:	£375,000	£278,000	£259,349		
32, Deardon Way, Reading, RG2 9HF					Semi-detached House
Last Sold Date:	28/04/2021	20/10/2010	23/04/2004		
Last Sold Price:	£372,000	£285,000	£256,499		
34, Deardon Way, Reading, RG2 9HF					Terraced House
Last Sold Date:	08/12/2020	22/11/2013	25/03/2011	03/10/2005	30/01/2004
Last Sold Price:	£380,000	£287,500	£270,000	£245,000	£269,999
92, Deardon Way, Reading, RG2 9HF					Terraced House
Last Sold Date:	15/10/2020	22/09/2006	14/11/2003		
Last Sold Price:	£325,000	£224,950	£220,995		
40, Deardon Way, Reading, RG2 9HF					Semi-detached House
Last Sold Date:	31/03/2020	07/04/2004			
Last Sold Price:	£385,000	£272,999			
88, Deardon Way, Reading, RG2 9HF					Terraced House
Last Sold Date:	12/10/2018	05/07/2007			
Last Sold Price:	£332,000	£108,750			
38, Deardon Way, Reading, RG2 9HF					Terraced House
Last Sold Date:	19/07/2018	14/09/2006	26/03/2004		
Last Sold Price:	£385,000	£274,000	£276,999		
58, Deardon Way, Reading, RG2 9HF					Terraced House
Last Sold Date:	31/05/2018	23/05/2014	02/03/2007	12/12/2003	
Last Sold Price:	£350,000	£282,250	£241,000	£218,995	

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

# Market Sold in Street



27, Deardon Way, Reading, RG2 9HF					Detached House
Last Sold Date:	22/09/2017	12/05/2015	15/12/2006	19/05/2005	
Last Sold Price:	£680,000	£605,000	£512,000	£284,999	
94, Deardon Way, Reading, RG2 9HF					Terraced House
Last Sold Date:	23/05/2017	03/09/2007	31/08/2007	14/11/2003	
Last Sold Price:	£360,000	£249,950	£239,500	£222,995	
96, Deardon Way, Reading, RG2 9HF					Detached House
Last Sold Date:	12/08/2016	12/05/2006	23/04/2004		
Last Sold Price:	£510,000	£269,950	£281,295		
41, Deardon Way, Reading, RG2 9HF					Detached House
Last Sold Date:	31/03/2016	15/07/2005	30/09/2003		
Last Sold Price:	£470,000	£296,000	£299,995		
50, Deardon Way, Reading, RG2 9HF					Detached House
Last Sold Date:	30/03/2016	15/05/2009	25/07/2005	19/12/2003	
Last Sold Price:	£645,000	£467,000	£465,000	£499,995	
102, Deardon Way, Reading, RG2 9HF					Detached House
Last Sold Date:	19/01/2016	05/04/2012			
Last Sold Price:	£406,000	£288,000			
31, Deardon Way, Reading, RG2 9HF					Detached House
Last Sold Date:	02/06/2015	31/01/2005			
Last Sold Price:	£650,000	£499,950			
33, Deardon Way, Reading, RG2 9HF					Detached House
Last Sold Date:	17/04/2013	29/10/2004			
Last Sold Price:	£539,000	£534,999			
44, Deardon Way, Reading, RG2 9HF					Terraced House
Last Sold Date:	01/03/2013	25/05/2007	31/03/2004		
Last Sold Price:	£285,000	£387,000	£272,999		
60, Deardon Way, Reading, RG2 9HF					Terraced House
Last Sold Date:	17/12/2012	04/05/2007	12/12/2003		
Last Sold Price:	£248,000	£245,000	£218,995		
25, Deardon Way, Reading, RG2 9HF					Detached House
Last Sold Date:	22/02/2010				
Last Sold Price:	£435,000				
28, Deardon Way, Reading, RG2 9HF					Detached House
Last Sold Date:	10/06/2009	16/12/2005	30/01/2004		
Last Sold Price:	£236,000	£249,950	£276,999		

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



# Market Sold in Street



<b>64, Deardon Way, Reading, RG2 9HF</b>			Terraced House
Last Sold Date:	19/10/2007	16/08/2004	
Last Sold Price:	£106,000	£87,400	
<b>62, Deardon Way, Reading, RG2 9HF</b>			Terraced House
Last Sold Date:	18/07/2007	12/12/2003	
Last Sold Price:	£246,000	£220,995	
<b>46, Deardon Way, Reading, RG2 9HF</b>			Terraced House
Last Sold Date:	22/08/2006	29/03/2004	
Last Sold Price:	£277,500	£276,999	
<b>100, Deardon Way, Reading, RG2 9HF</b>			Detached House
Last Sold Date:	28/07/2006	30/01/2004	
Last Sold Price:	£279,950	£285,000	
<b>35, Deardon Way, Reading, RG2 9HF</b>			Detached House
Last Sold Date:	20/06/2005		
Last Sold Price:	£484,950		
<b>29, Deardon Way, Reading, RG2 9HF</b>			Detached House
Last Sold Date:	15/06/2005		
Last Sold Price:	£484,950		
<b>37, Deardon Way, Reading, RG2 9HF</b>			Detached House
Last Sold Date:	11/02/2005		
Last Sold Price:	£500,000		
<b>39, Deardon Way, Reading, RG2 9HF</b>			Detached House
Last Sold Date:	29/10/2004		
Last Sold Price:	£515,000		
<b>68, Deardon Way, Reading, RG2 9HF</b>			Semi-detached House
Last Sold Date:	30/09/2004		
Last Sold Price:	£97,650		
<b>84, Deardon Way, Reading, RG2 9HF</b>			Terraced House
Last Sold Date:	23/07/2004		
Last Sold Price:	£87,000		
<b>86, Deardon Way, Reading, RG2 9HF</b>			Terraced House
Last Sold Date:	23/07/2004		
Last Sold Price:	£214,500		
<b>48, Deardon Way, Reading, RG2 9HF</b>			Detached House
Last Sold Date:	28/06/2004		
Last Sold Price:	£421,950		

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



# Market Sold in Street



<b>52, Deardon Way, Reading, RG2 9HF</b>	Detached House
Last Sold Date: 23/06/2004	
Last Sold Price: £424,860	
<b>54, Deardon Way, Reading, RG2 9HF</b>	Detached House
Last Sold Date: 18/05/2004	
Last Sold Price: £266,750	
<b>98, Deardon Way, Reading, RG2 9HF</b>	Terraced House
Last Sold Date: 31/03/2004	
Last Sold Price: £120,695	
<b>30, Deardon Way, Reading, RG2 9HF</b>	Semi-detached House
Last Sold Date: 30/01/2004	
Last Sold Price: £269,999	
<b>56, Deardon Way, Reading, RG2 9HF</b>	Terraced House
Last Sold Date: 12/10/2003	
Last Sold Price: £207,735	

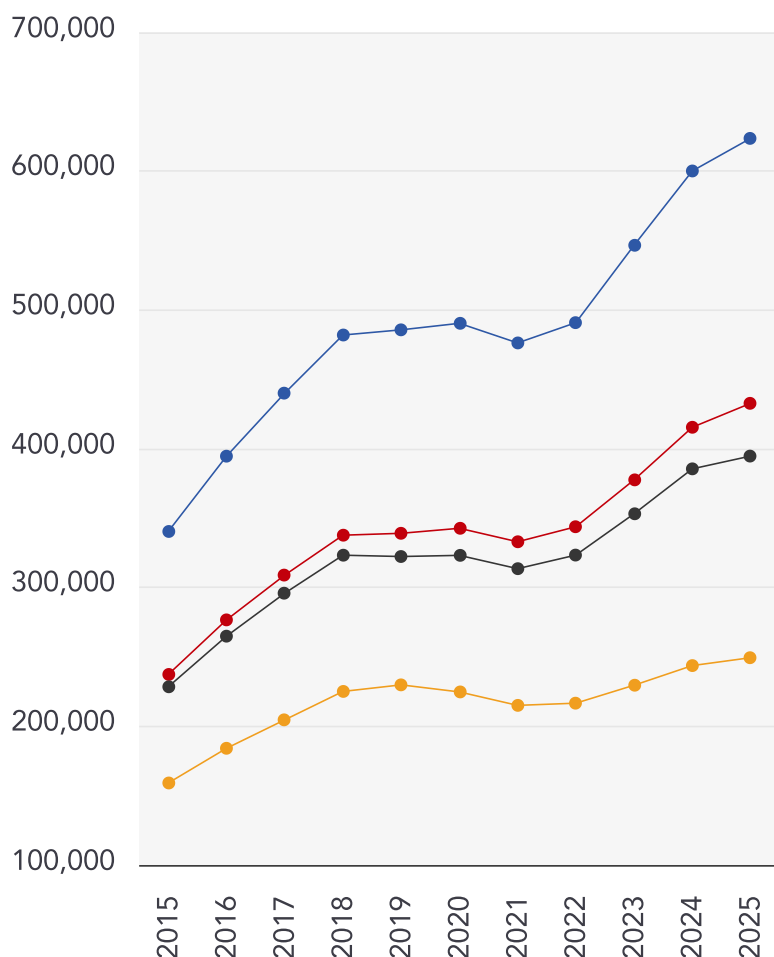
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in RG2



Detached

**+83.21%**

Semi-Detached

**+82.31%**

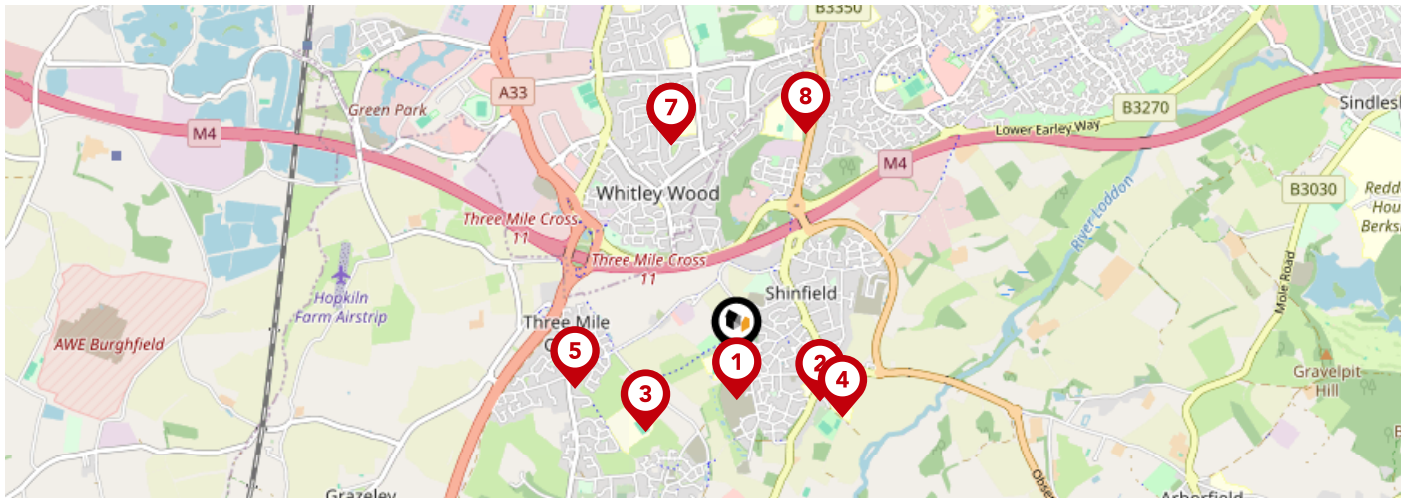
Terraced

**+72.76%**

Flat

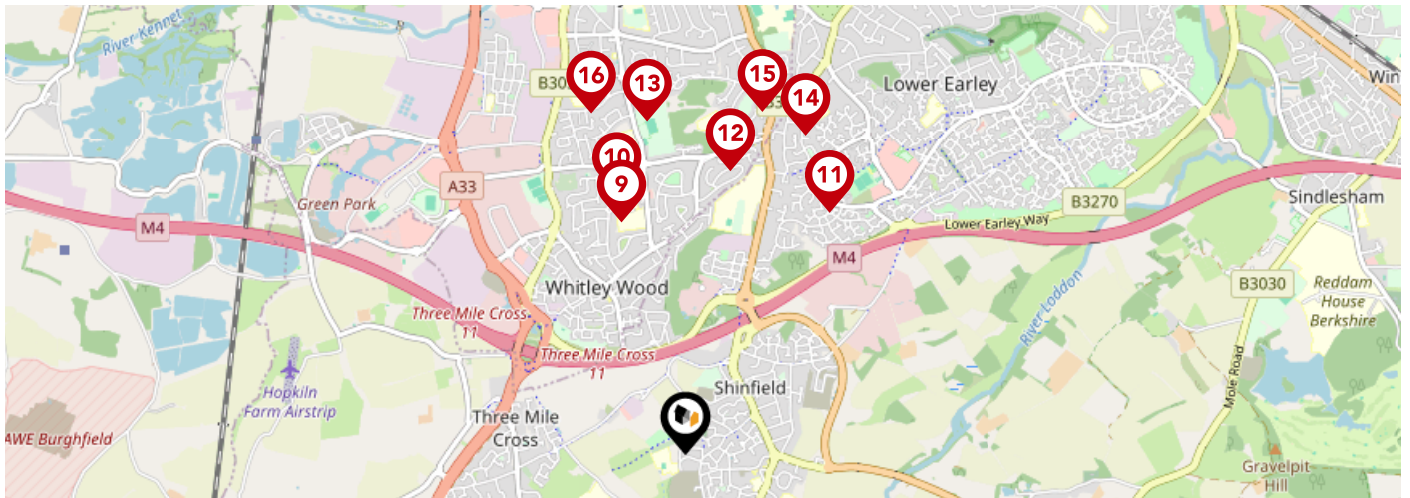
**+56.72%**

# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Alder Grove Church of England Primary School</b> Ofsted Rating: Good   Pupils: 290   Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Shinfield Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 307   Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Oakbank</b> 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"/>
<b>4</b>	<b>Shinfield St Mary's CofE Junior School</b> Ofsted Rating: Good   Pupils: 358   Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>The Vine Christian School</b> Ofsted Rating: Good   Pupils: 28   Distance:0.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Geoffrey Field Infant School</b> Ofsted Rating: Outstanding   Pupils: 313   Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Geoffrey Field Junior School</b> Ofsted Rating: Good   Pupils: 354   Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Crosfields School</b> Ofsted Rating: Not Rated   Pupils: 777   Distance:1.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Christ The King Catholic Primary School</b> Ofsted Rating: Good   Pupils: 327   Distance: 1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>John Madejski Academy</b> Ofsted Rating: Serious Weaknesses   Pupils: 871   Distance: 1.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hillside Primary School</b> Ofsted Rating: Good   Pupils: 457   Distance: 1.3	<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: 1.33	<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: 1.55	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Whiteknights Primary School</b> Ofsted Rating: Good   Pupils: 457   Distance: 1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Leighton Park School</b> Ofsted Rating: Not Rated   Pupils: 537   Distance: 1.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Whitley Park Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 571   Distance: 1.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

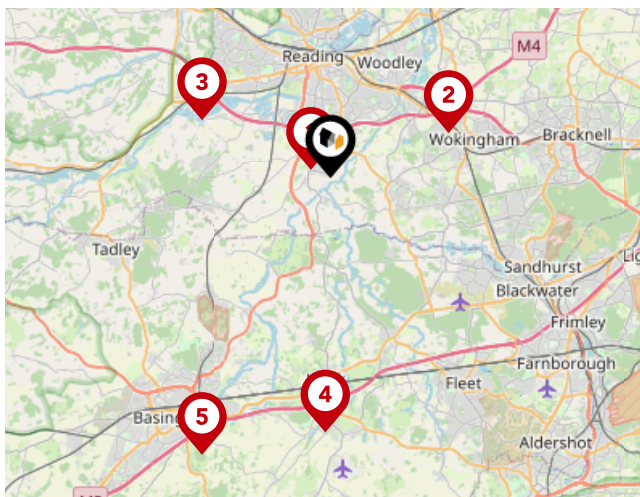
# Area

## Transport (National)



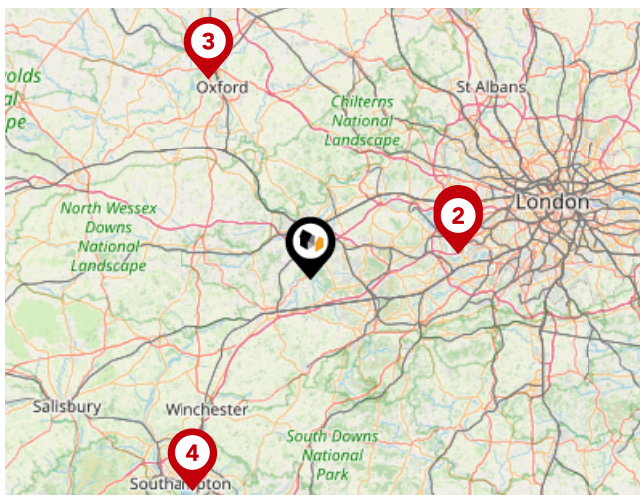
### National Rail Stations

Pin	Name	Distance
1	Earley Rail Station	2.81 miles
2	Reading Rail Station	3.59 miles
3	Winnersh Triangle Rail Station	3.42 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J11	0.79 miles
2	M4 J10	4.66 miles
3	M4 J12	5.21 miles
4	M3 J5	9.44 miles
5	M3 J6	11.31 miles



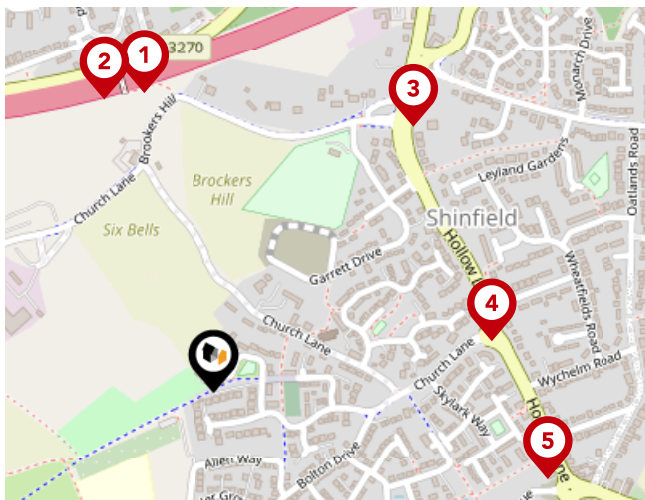
### Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	22.15 miles
2	Heathrow Airport Terminal 4	22.18 miles
3	Kidlington	33.07 miles
4	Southampton Airport	36.18 miles



# Area

## Transport (Local)



### Bus Stops/Stations

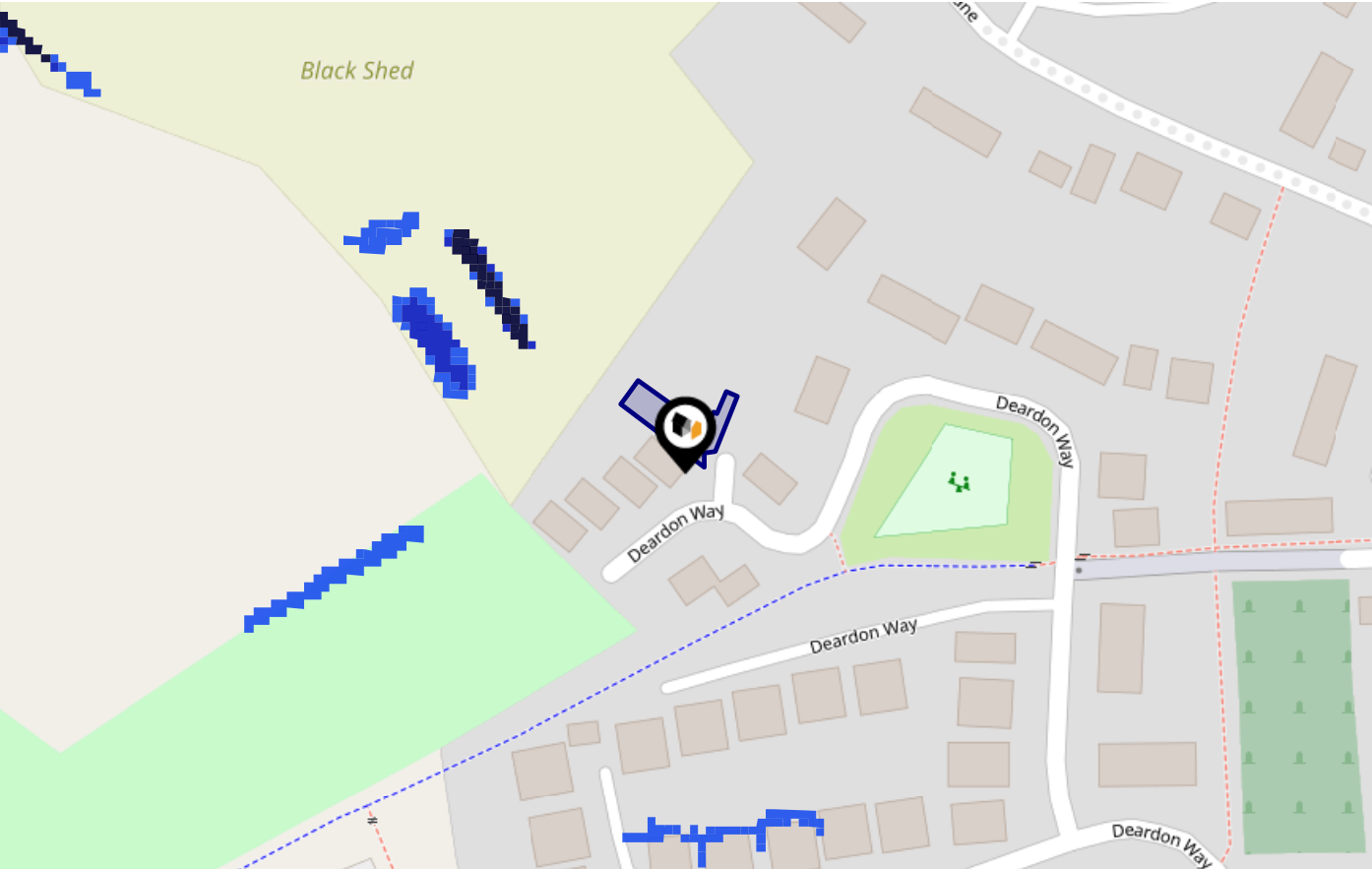
Pin	Name	Distance
1	Motorway Footbridge	0.36 miles
2	Motorway Footbridge	0.36 miles
3	Brookers Hill	0.39 miles
4	Church Lane	0.33 miles
5	School Green	0.4 miles

# 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.

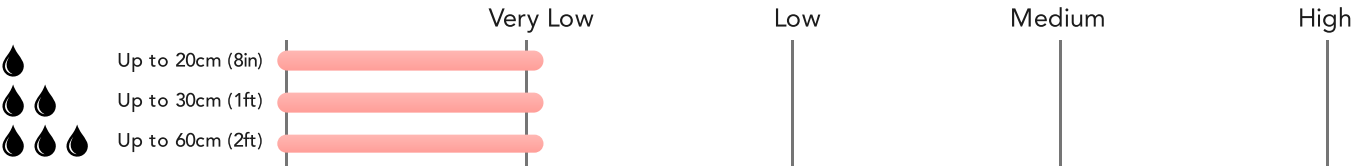


Risk Rating: Very low

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:



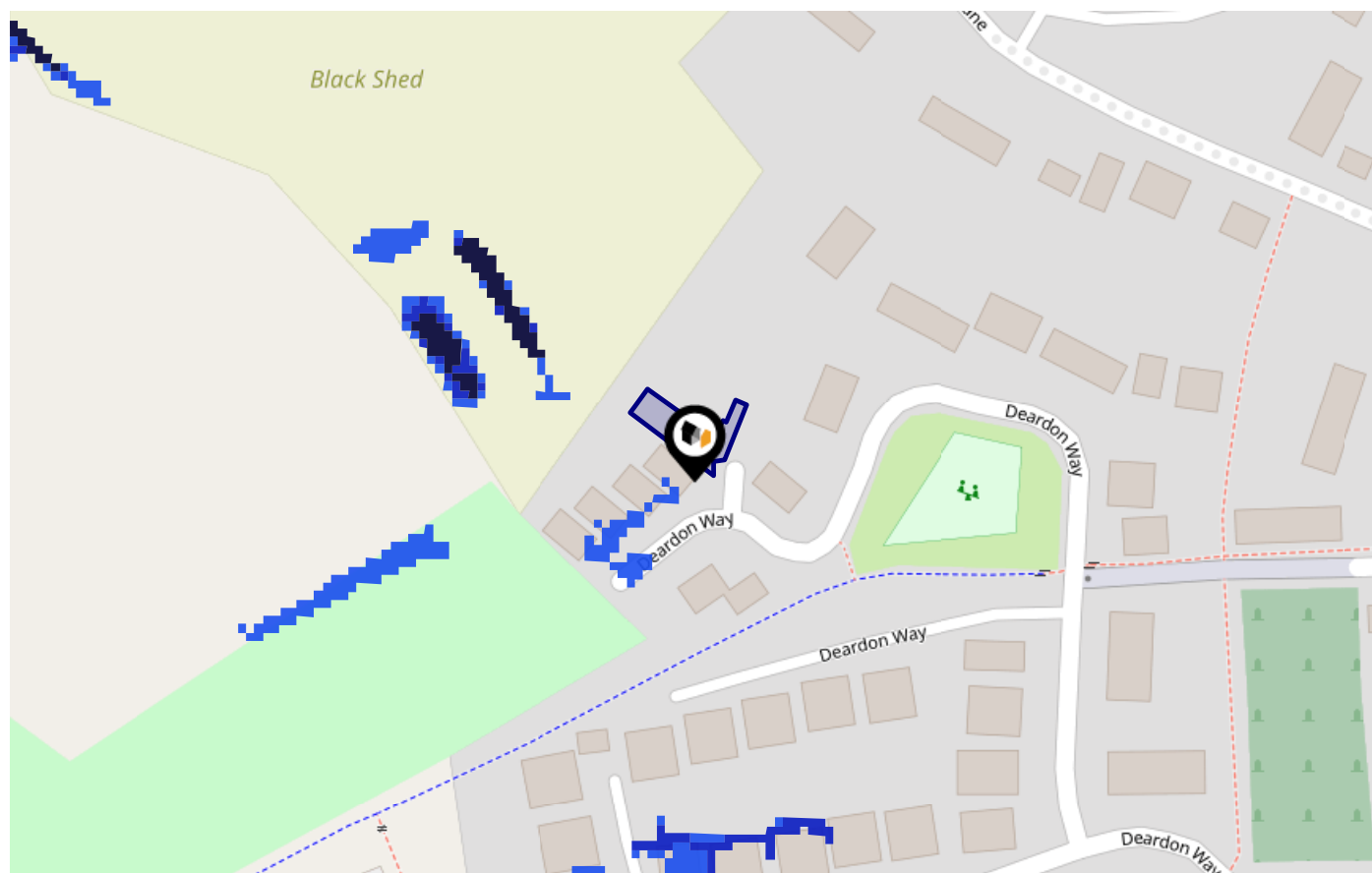


# Flood Risk

## 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.
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Chance of flooding to the following depths at this property:

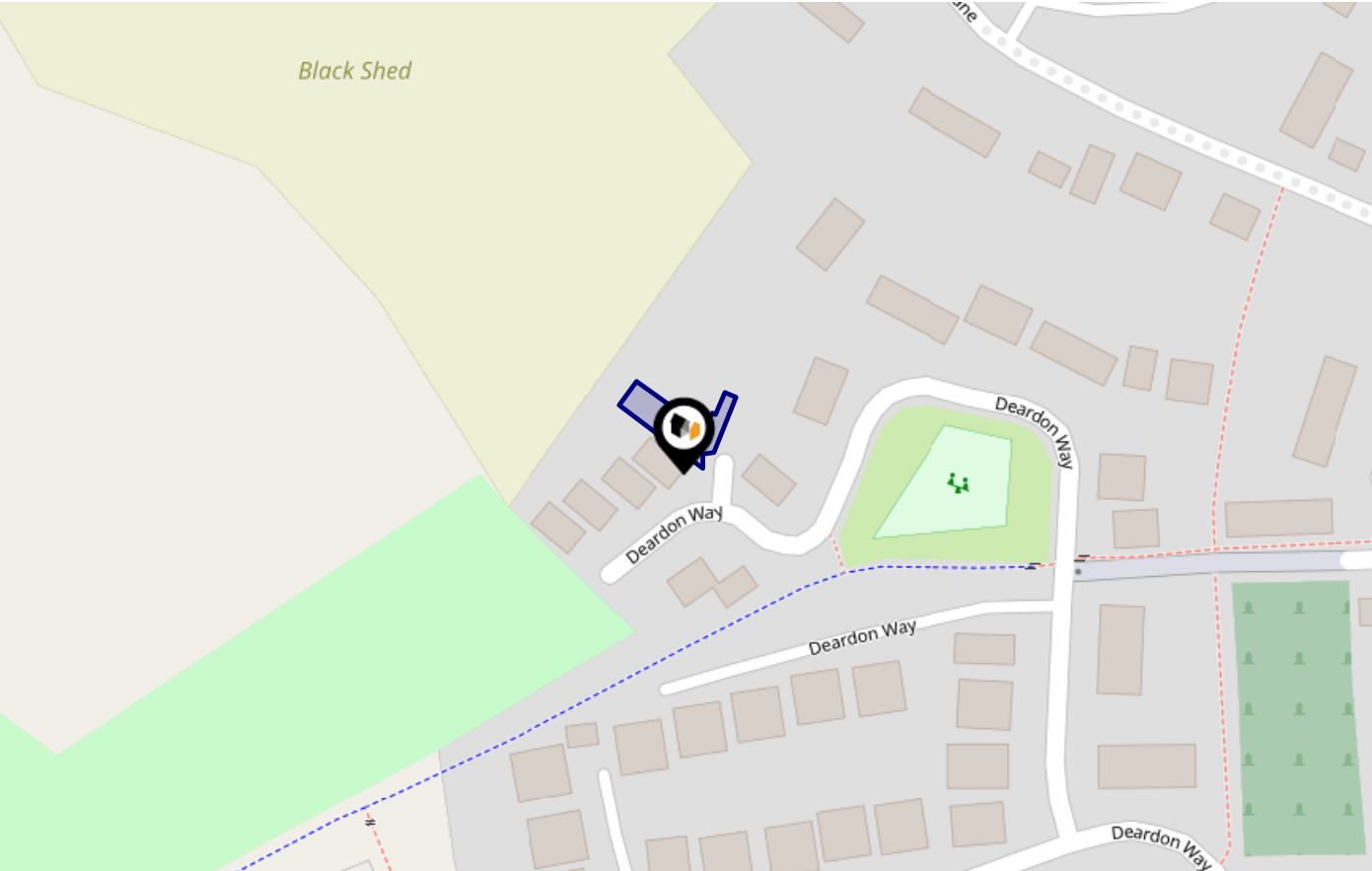


# Flood Risk

## 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.

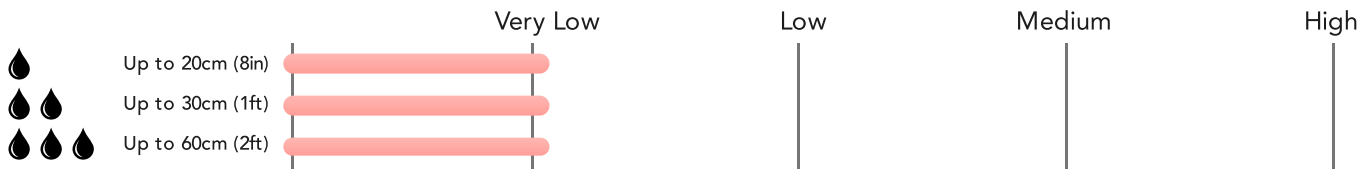


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

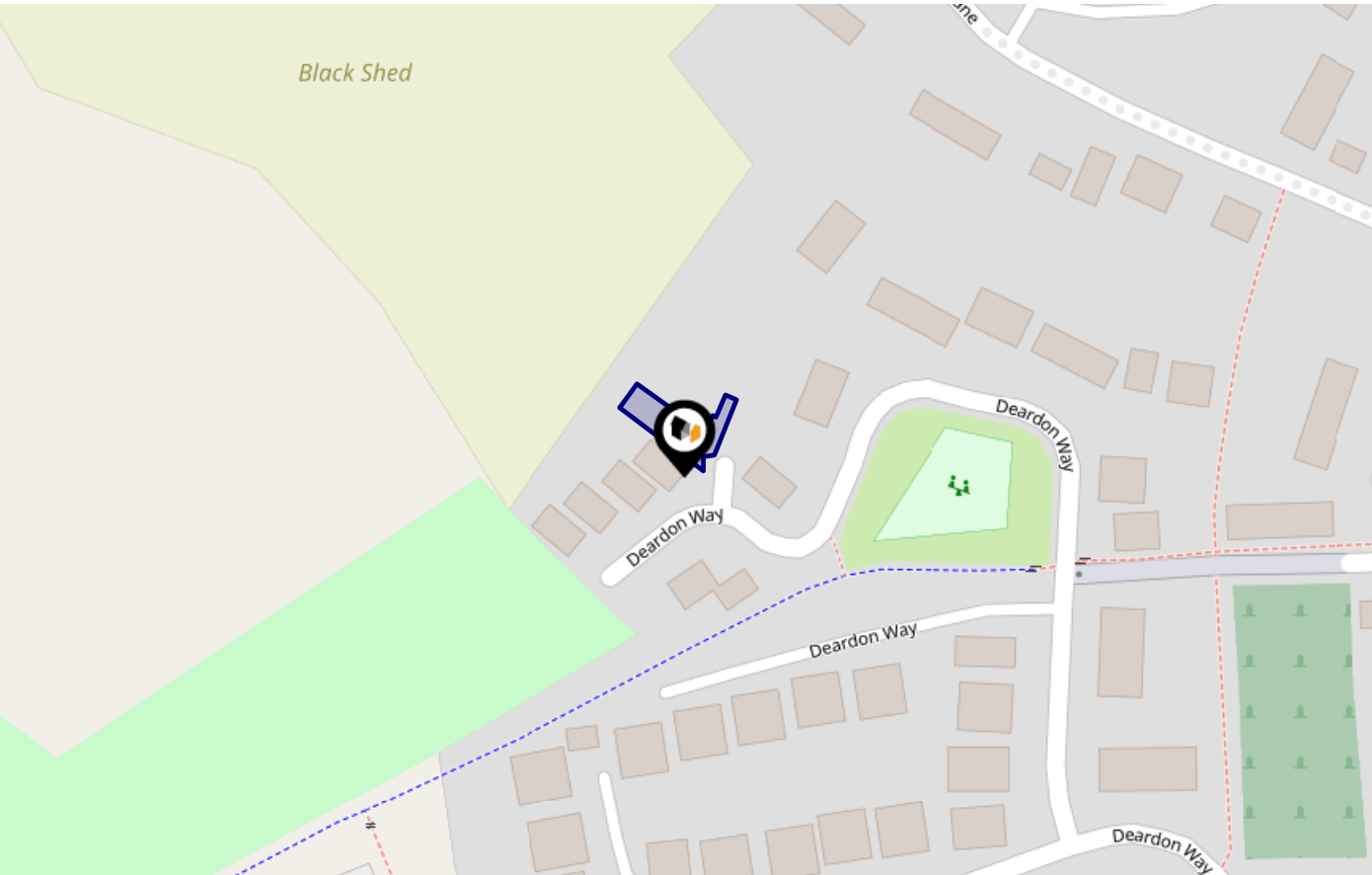


# Flood Risk

## Rivers & Seas - Climate Change



This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. 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.

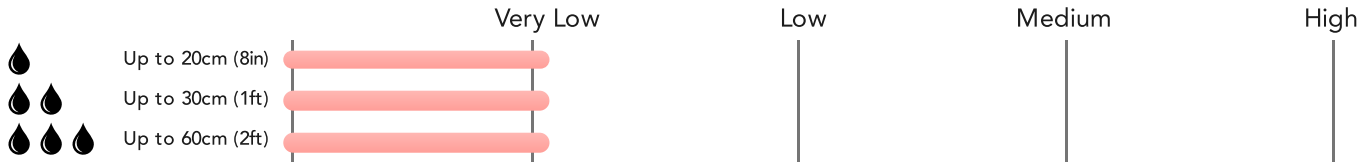


Risk Rating: Very low

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.
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Chance of flooding to the following depths at this property:

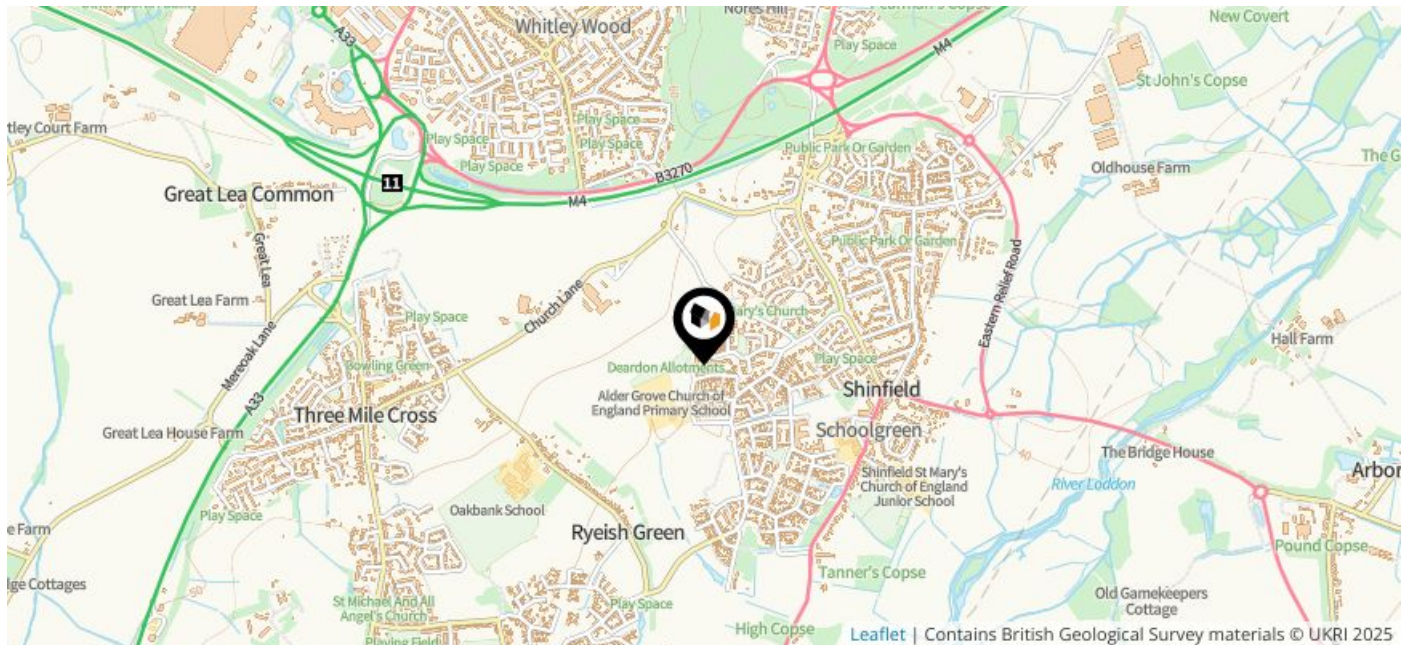


# Maps

## 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.

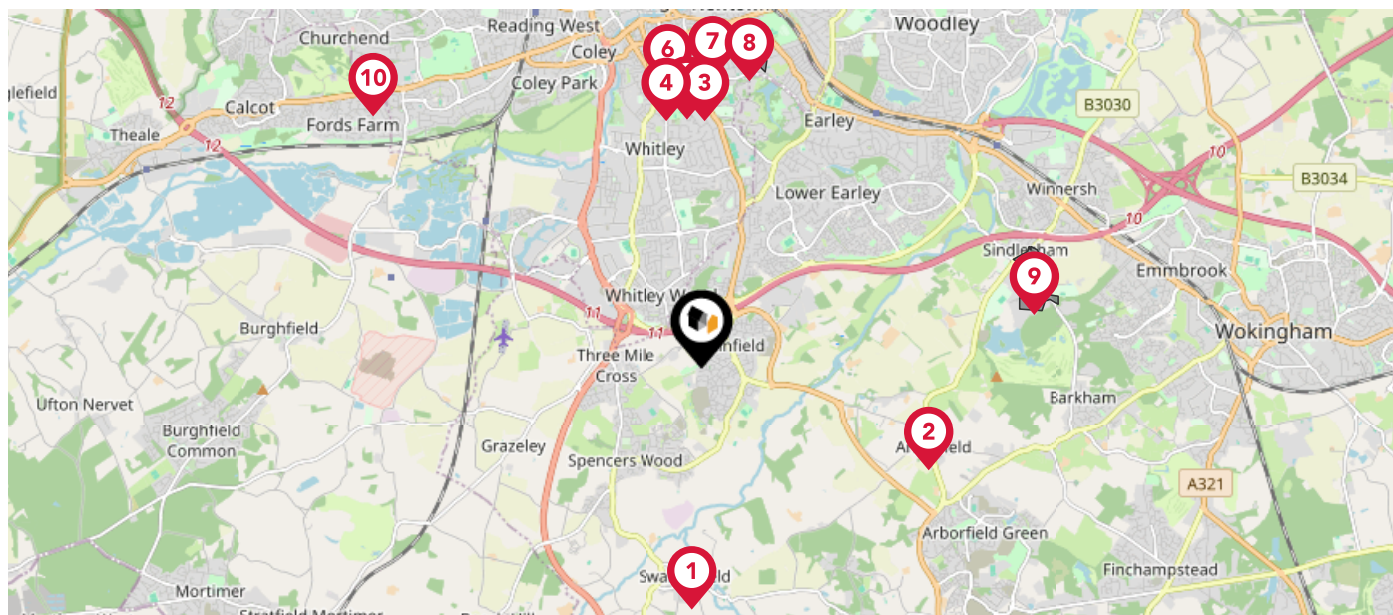
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear 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 Swallowfield
- 2 Arborfield Cross
- 3 Redlands
- 4 Christchurch
- 5 The Mount
- 6 Kendrick Road
- 7 Alexandra Road
- 8 South Park
- 9 Sindlesham
- 10 Horncastle

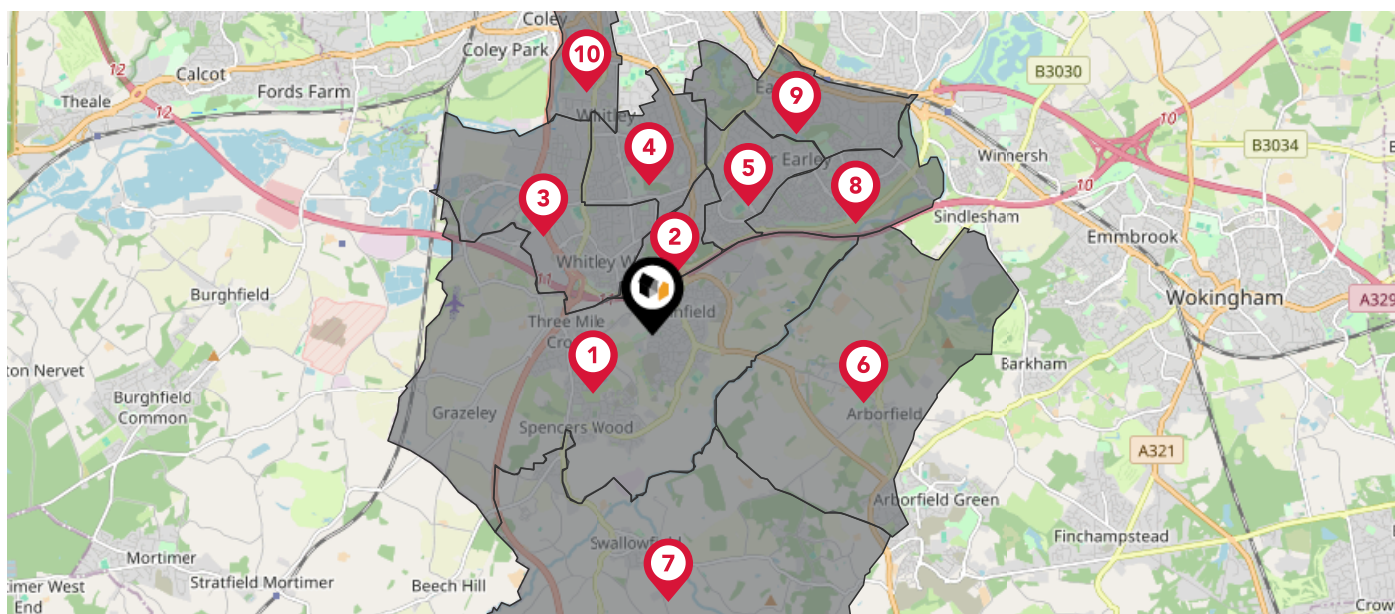


# Maps

## 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



Shinfield South Ward



Shinfield North Ward



Whitley Ward



Church Ward



Hillside Ward



Arborfield Ward



Swallowfield Ward



Hawkedon Ward



Maiden Erlegh Ward



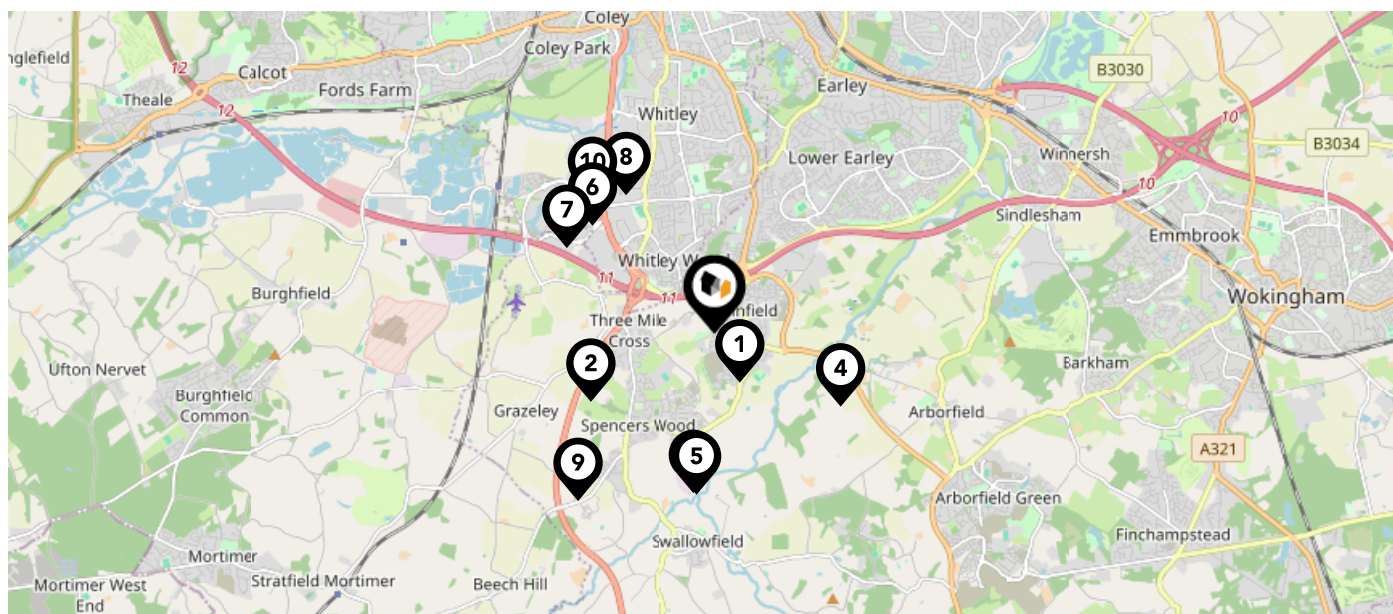
Katesgrove Ward

# 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

1	Land at School Green, Shinfield-Whitley Wood, Reading	Historic Landfill	
2	Grazeley Road-Three Mile Cross, Buckinghamshire	Historic Landfill	
3	Sussex Way-Spencers Wood	Historic Landfill	
4	Milkingbarn Lane-Arborfield	Historic Landfill	
5	Sussex Way-Spencers Wood	Historic Landfill	
6	Smallmead Tip-Smallmead Road, Reading, Berkshire	Historic Landfill	
7	EA/EPR/XP3199EZ/A001 - Reading Football Club	Active Landfill	
8	Manor Farm-Reading, Berkshire	Historic Landfill	
9	Whitehouse Farm-Spencers Wood, Wokingham, Buckinghamshire	Historic Landfill	
10	Smallmead Stadium-Reading, Berkshire	Historic Landfill	



# 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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## Important - Please Read

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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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Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

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