

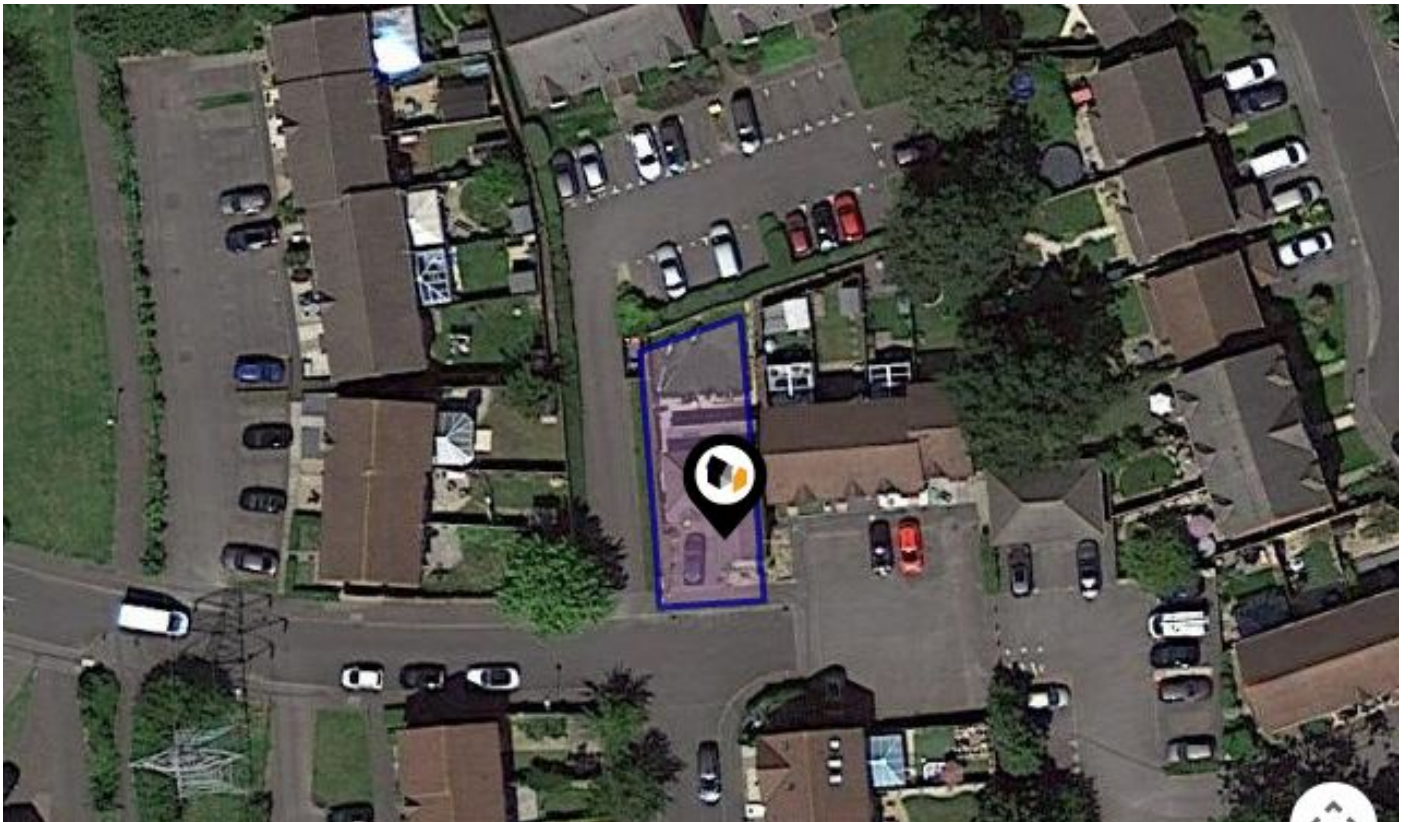


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 08<sup>th</sup> April 2025**



**HOWELL CLOSE, ARBORFIELD, READING, RG2**

**Avocado Property**

07917 157387

neil@avocadoberkshire.co.uk

www.avocadopropertyagents.co.uk



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# Property Overview



## Property

Type:	Detached
Bedrooms:	3
Floor Area:	968 ft <sup>2</sup> / 90 m <sup>2</sup>
Plot Area:	0.05 acres
Year Built :	2001
Council Tax :	Band E
Annual Estimate:	£2,904
Title Number:	BK373727

Tenure: Freehold

## Local Area

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

Estimated Broadband Speeds  
(Standard - Superfast - Ultrafast)

14  
mb/s



1000  
mb/s



Mobile Coverage:  
(based on calls indoors)

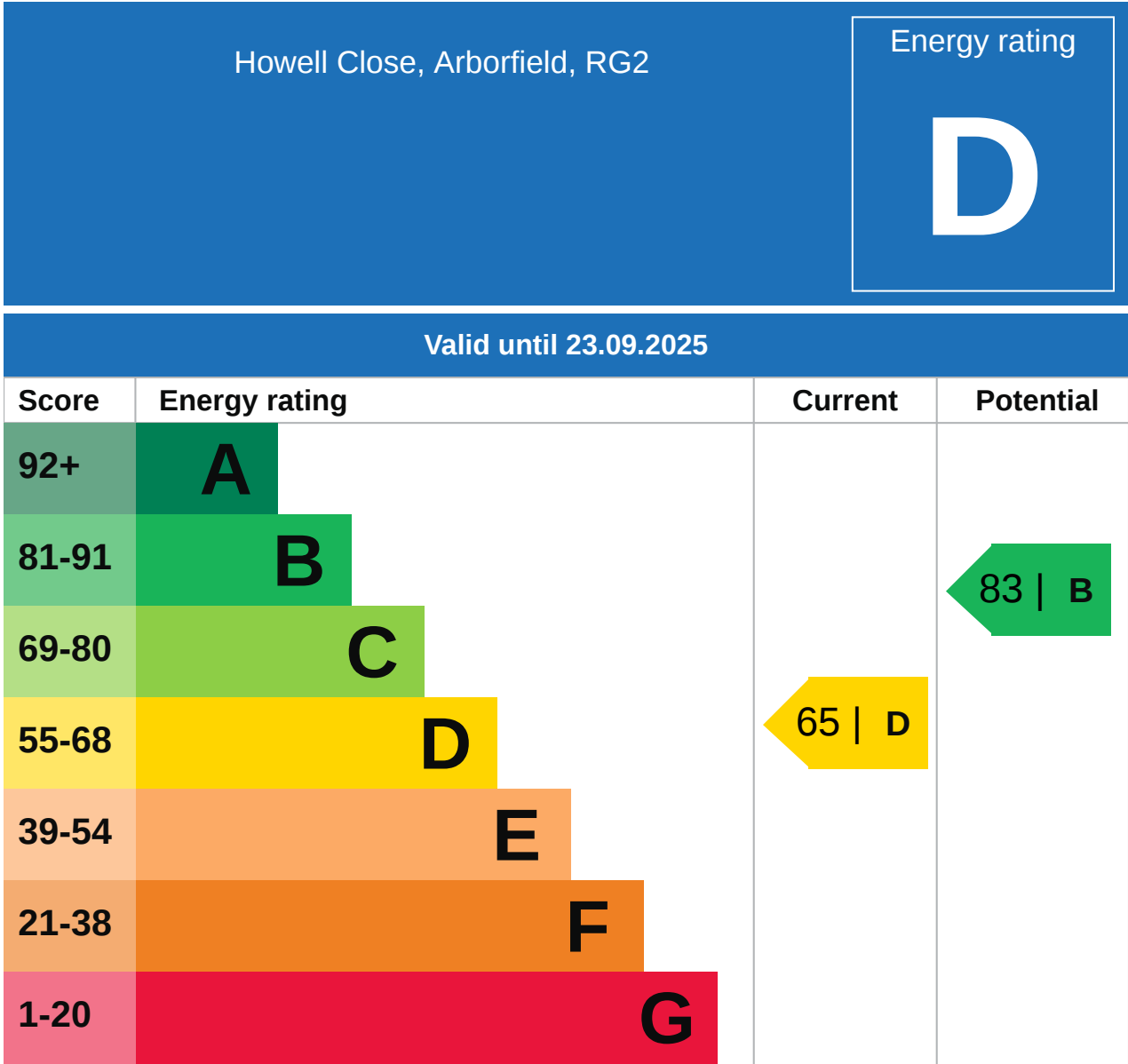


Satellite/Fibre TV Availability:



# Property

## EPC - Certificate



# Property

## EPC - Additional Data



### Additional EPC Data

---

<b>Property Type:</b>	House
<b>Build Form:</b>	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 before 2002
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 300 mm loft insulation
<b>Roof Energy:</b>	Very 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>	Low energy lighting in 45% of fixed outlets
<b>Floors:</b>	Suspended, limited insulation (assumed)
<b>Total Floor Area:</b>	90 m <sup>2</sup>

# Market Sold in Street



## 59, Howell Close, Reading, RG2 9GN

Last Sold Date:	20/01/2025	31/07/2006	22/11/2002	25/01/2001
Last Sold Price:	£385,000	£210,000	£196,000	£175,000

## 49, Howell Close, Reading, RG2 9GN

Last Sold Date:	13/12/2024	09/08/2019	26/07/2005	20/12/2001
Last Sold Price:	£337,500	£261,000	£167,500	£137,000

## 15, Howell Close, Reading, RG2 9GN

Last Sold Date:	30/05/2023	06/02/2019	18/12/2015	17/05/2002
Last Sold Price:	£336,215	£300,000	£297,500	£154,845

## 39, Howell Close, Reading, RG2 9GN

Last Sold Date:	05/04/2023	29/05/2002
Last Sold Price:	£225,000	£147,995

## 27, Howell Close, Reading, RG2 9GN

Last Sold Date:	07/12/2022	12/11/2020	19/08/2020	17/01/2014	15/12/2006	08/12/2003
Last Sold Price:	£250,000	£205,000	£215,000	£165,000	£179,950	£155,500

## 51, Howell Close, Reading, RG2 9GN

Last Sold Date:	30/06/2022	12/04/2019	23/01/2015	01/09/2006	20/12/2001
Last Sold Price:	£340,000	£272,500	£231,000	£178,000	£137,000

## 43, Howell Close, Reading, RG2 9GN

Last Sold Date:	02/06/2022	05/05/2017	10/12/2004	24/06/2002
Last Sold Price:	£242,000	£245,500	£157,500	£149,995

## 5, Howell Close, Reading, RG2 9GN

Last Sold Date:	21/04/2022	02/10/2009	13/05/2004	20/12/2001
Last Sold Price:	£380,000	£220,000	£198,000	£162,500

## 35, Howell Close, Reading, RG2 9GN

Last Sold Date:	08/04/2022	08/02/2017	27/09/2013	13/11/2006	12/12/2003	20/06/2002
Last Sold Price:	£250,000	£250,000	£168,000	£165,000	£159,950	£145,995

## 19, Howell Close, Reading, RG2 9GN

Last Sold Date:	25/06/2021	05/06/2014	17/03/2008	17/05/2002
Last Sold Price:	£319,950	£259,950	£235,000	£156,745

## 23, Howell Close, Reading, RG2 9GN

Last Sold Date:	19/02/2021	15/04/2016	11/04/2013	30/05/2012	29/07/2011	28/04/2006
Last Sold Price:	£195,000	£240,000	£164,000	£166,000	£165,000	£163,500

## 33, Howell Close, Reading, RG2 9GN

Last Sold Date:	22/05/2020	05/01/2017	22/03/2013	14/10/2005	28/06/2002
Last Sold Price:	£235,000	£237,500	£162,500	£165,000	£145,995

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

# Market Sold in Street



55, Howell Close, Reading, RG2 9GN						
Last Sold Date:	06/03/2020	05/03/2013	20/10/2003	25/01/2002		
Last Sold Price:	£361,000	£235,000	£180,500	£175,000		
53, Howell Close, Reading, RG2 9GN						
Last Sold Date:	31/08/2018	06/07/2007	20/12/2001			
Last Sold Price:	£280,000	£197,000	£138,000			
25, Howell Close, Reading, RG2 9GN						
Last Sold Date:	01/12/2017	28/04/2017	30/10/2015	16/02/2007	09/06/2004	10/05/2002
Last Sold Price:	£210,000	£240,000	£237,500	£170,500	£160,000	£138,695
47, Howell Close, Reading, RG2 9GN						
Last Sold Date:	09/02/2017	20/12/2001				
Last Sold Price:	£295,000	£139,000				
45, Howell Close, Reading, RG2 9GN						
Last Sold Date:	22/01/2016	20/12/2001				
Last Sold Price:	£400,000	£199,950				
11, Howell Close, Reading, RG2 9GN						
Last Sold Date:	25/08/2015	21/04/2005	28/06/2002			
Last Sold Price:	£280,000	£199,000	£154,845			
9, Howell Close, Reading, RG2 9GN						
Last Sold Date:	05/08/2015	04/04/2008	06/10/2005	07/06/2002		
Last Sold Price:	£263,000	£220,000	£183,500	£162,995		
1, Howell Close, Reading, RG2 9GN						
Last Sold Date:	01/06/2015	29/02/2008	27/05/2005	14/12/2001		
Last Sold Price:	£273,000	£219,950	£189,950	£147,500		
21, Howell Close, Reading, RG2 9GN						
Last Sold Date:	05/05/2015	22/06/2007	21/11/2003	14/06/2002		
Last Sold Price:	£210,000	£177,000	£157,000	£133,845		
7, Howell Close, Reading, RG2 9GN						
Last Sold Date:	03/06/2014	05/04/2002				
Last Sold Price:	£250,000	£164,995				
57, Howell Close, Reading, RG2 9GN						
Last Sold Date:	19/05/2006	28/02/2002				
Last Sold Price:	£205,000	£169,950				
37, Howell Close, Reading, RG2 9GN						
Last Sold Date:	25/11/2005	28/06/2002				
Last Sold Price:	£160,000	£140,595				

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

# Market Sold in Street



## 31, Howell Close, Reading, RG2 9GN

Last Sold Date:	23/09/2004	21/06/2002
Last Sold Price:	£160,000	£149,995

## 41, Howell Close, Reading, RG2 9GN

Last Sold Date:	28/06/2002
Last Sold Price:	£149,995

## 17, Howell Close, Reading, RG2 9GN

Last Sold Date:	24/05/2002
Last Sold Price:	£162,995

## 3, Howell Close, Reading, RG2 9GN

Last Sold Date:	21/12/2001
Last Sold Price:	£147,500

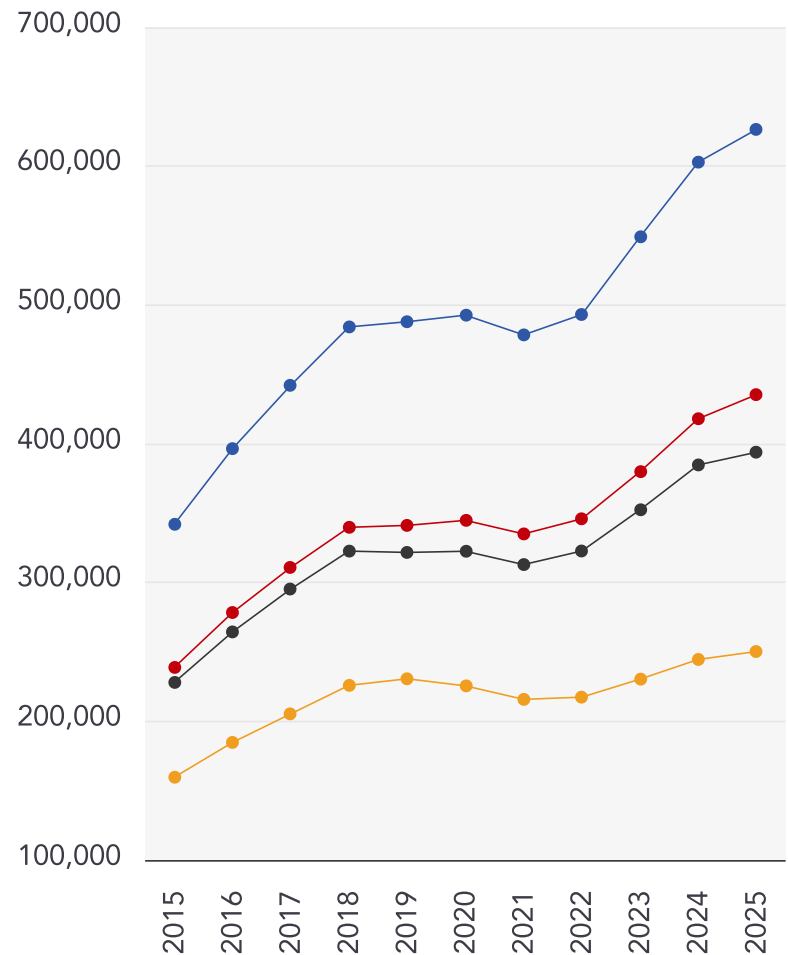
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# 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%**

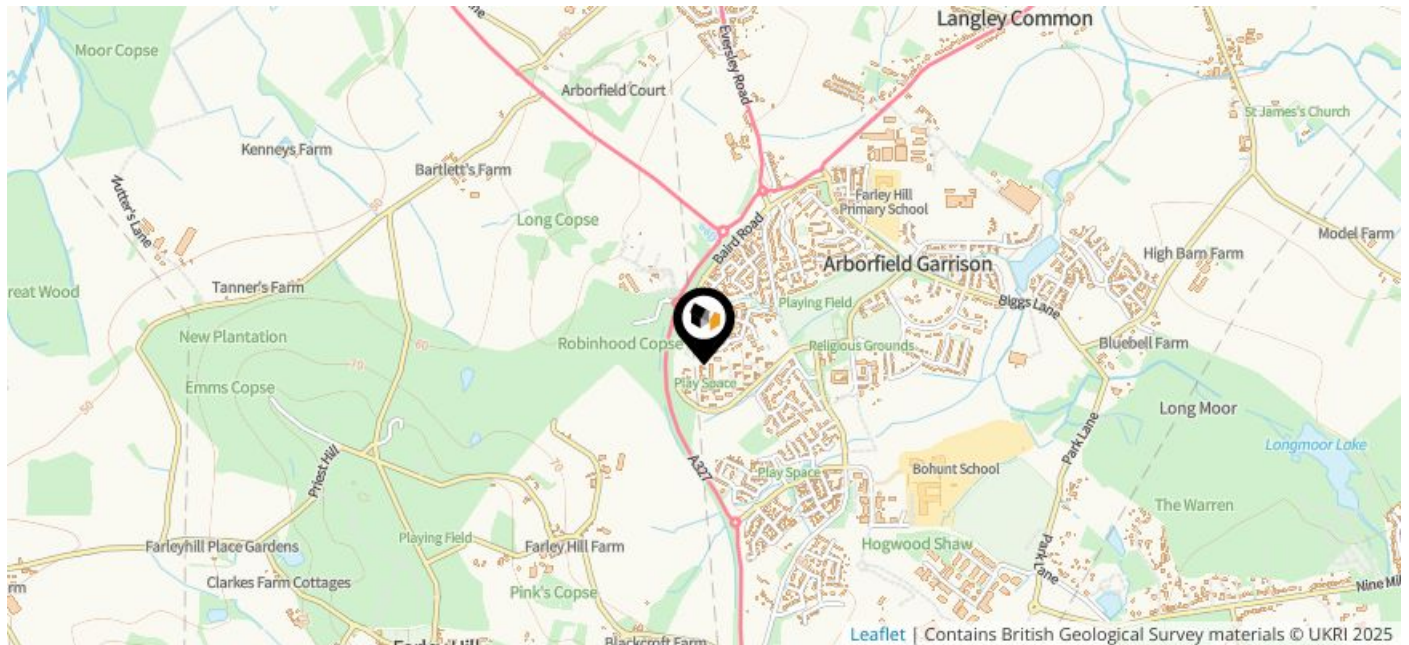


# Maps

## 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.

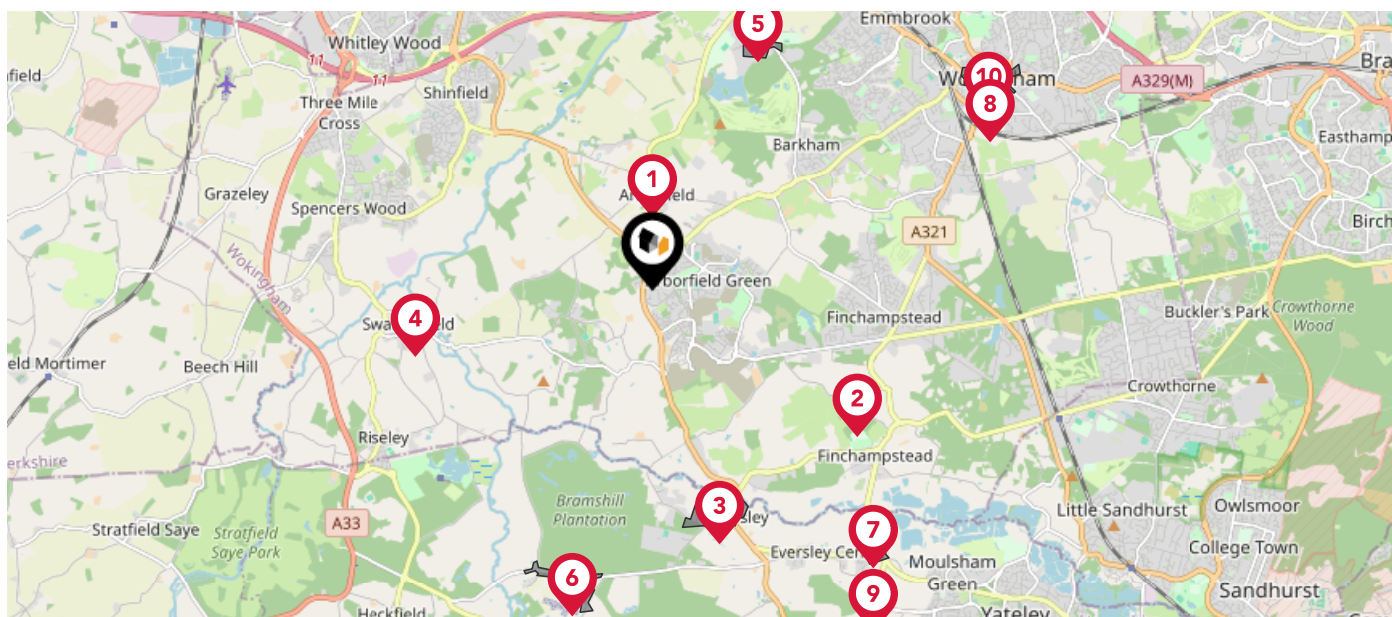
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

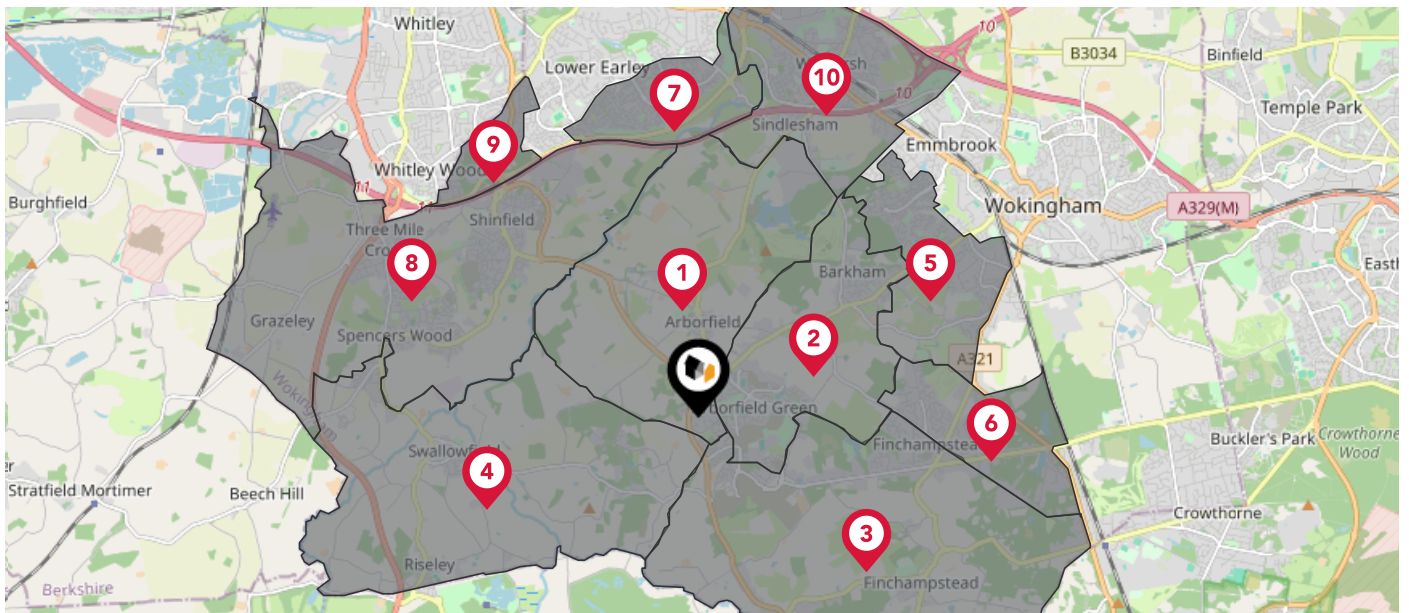
- 1 Arborfield Cross
- 2 Finchampstead Church
- 3 Eversley Street
- 4 Swallowfield
- 5 Sindlesham
- 6 Bramshill
- 7 Eversley Cross
- 8 Langborough Road
- 9 Up Green
- 10 Wokingham Town Centre

# 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



Arborfield Ward



Barkham Ward



Finchampstead South Ward



Swallowfield Ward



Evendons Ward



Finchampstead North Ward



Hawkedon Ward



Shinfield South Ward



Shinfield North Ward



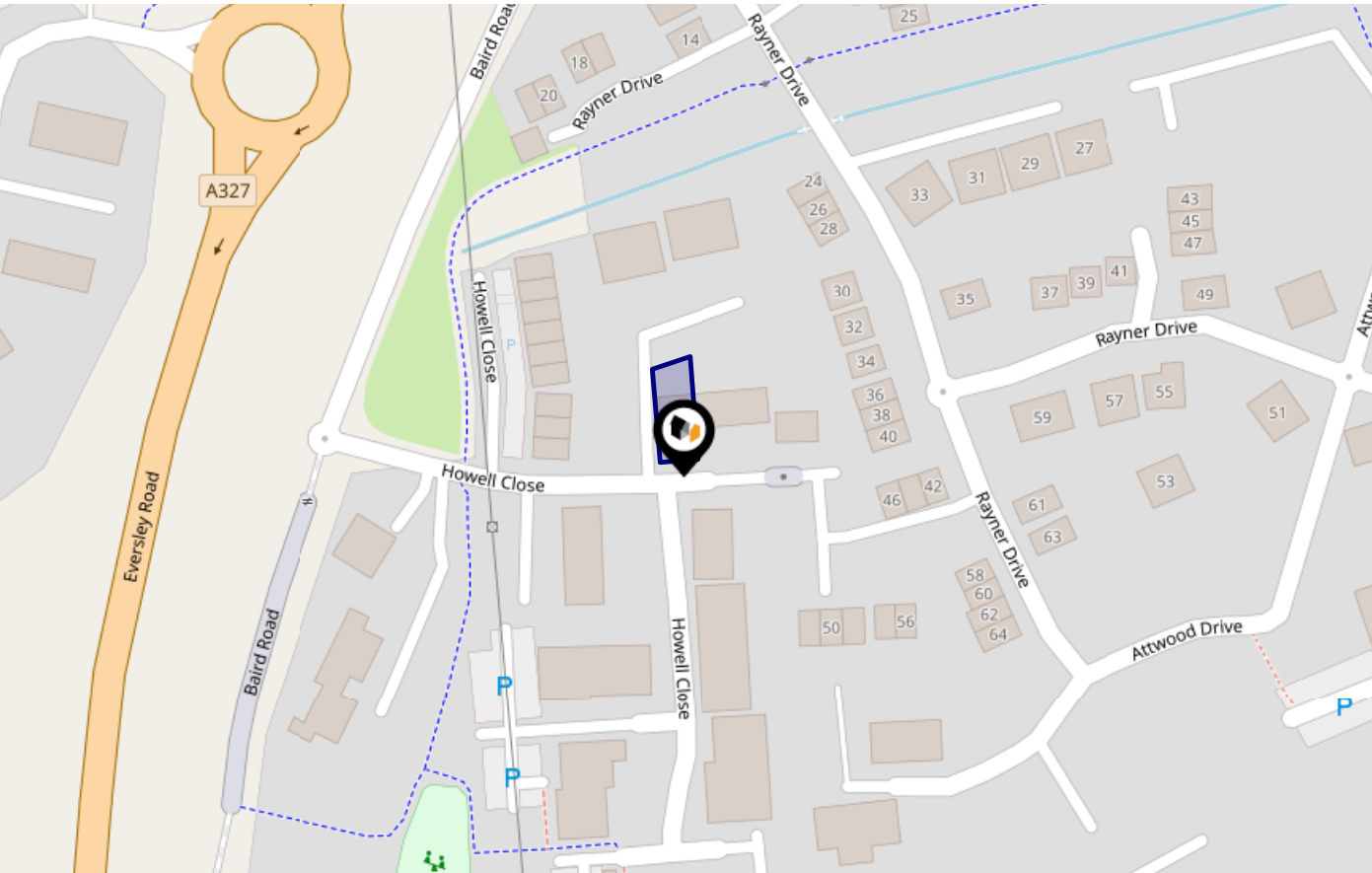
Winnersh Ward

# 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.

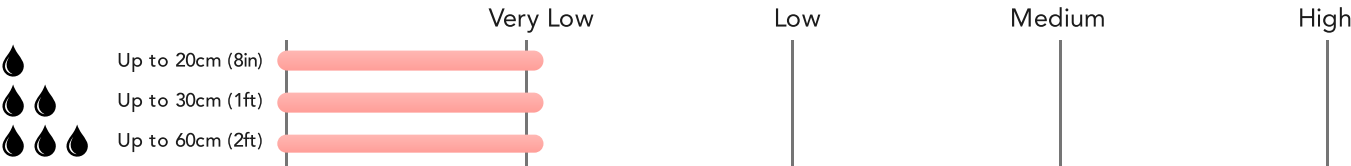


**Risk Rating: Very low**

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:



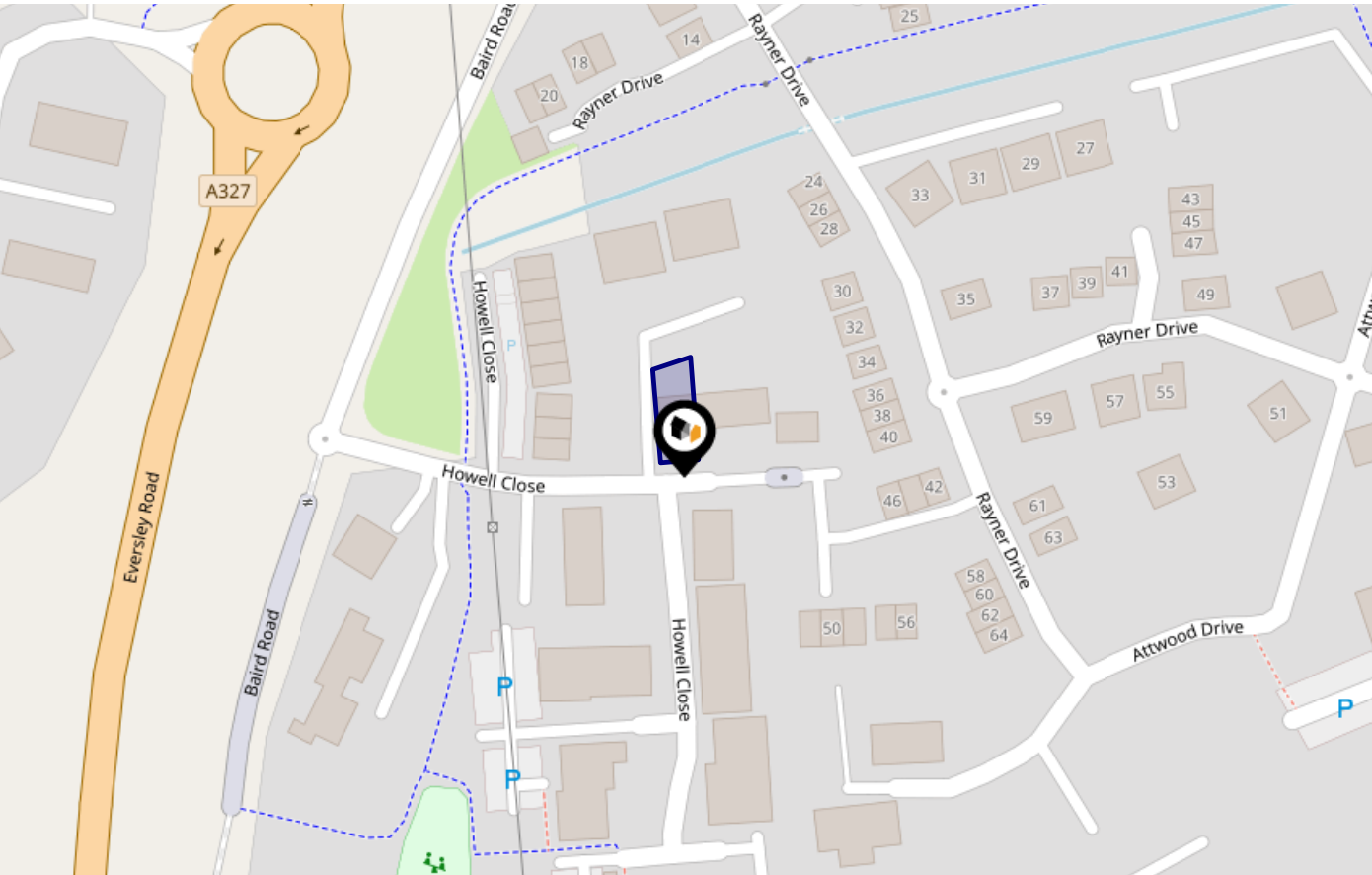


# Flood Risk

## 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.

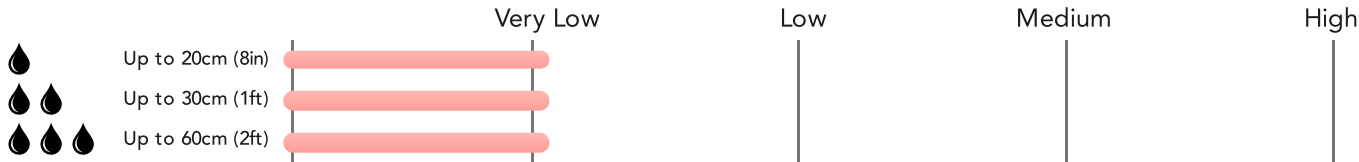


Risk Rating: Very low

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- 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:

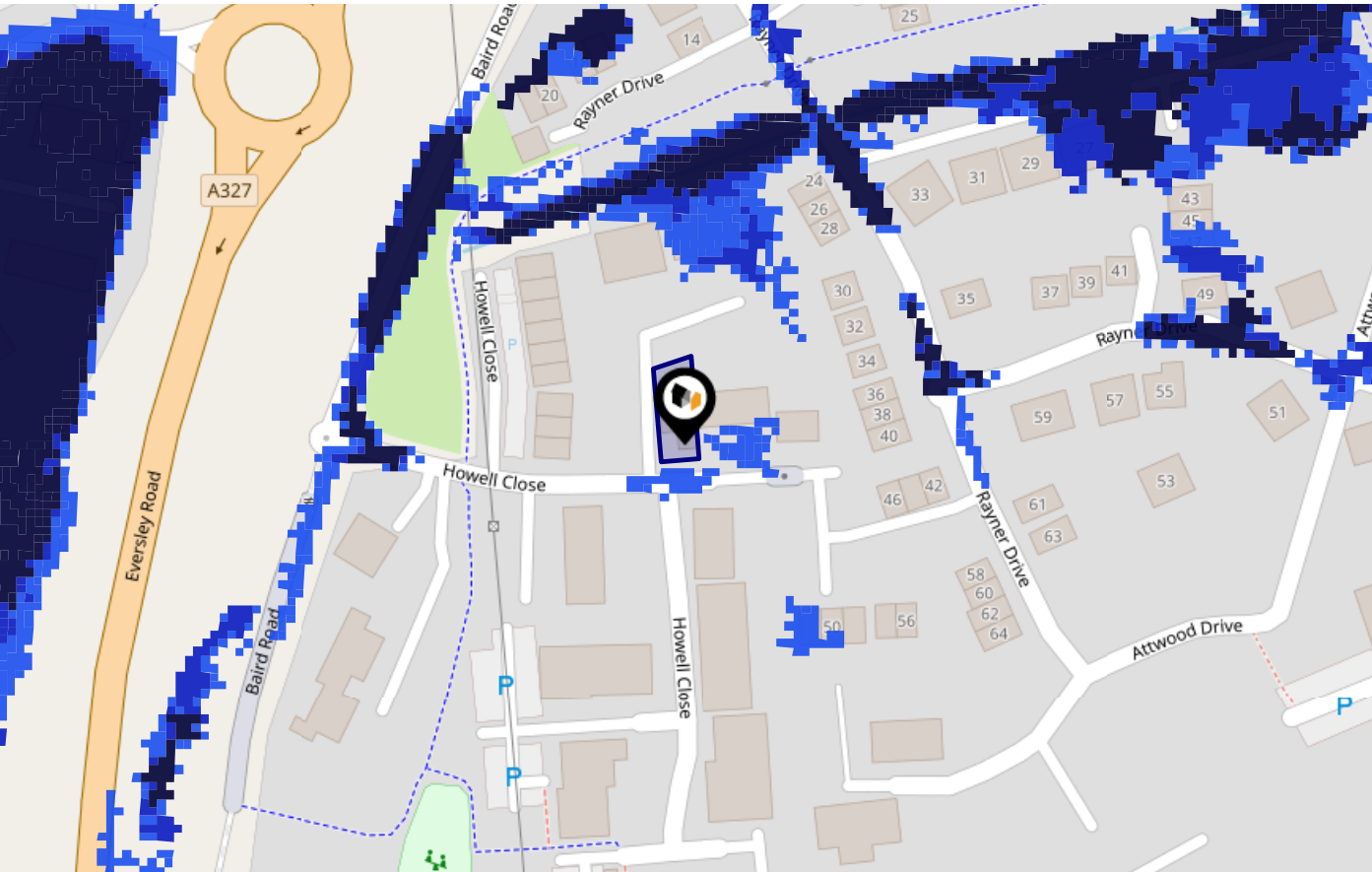


# Flood Risk

## 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.

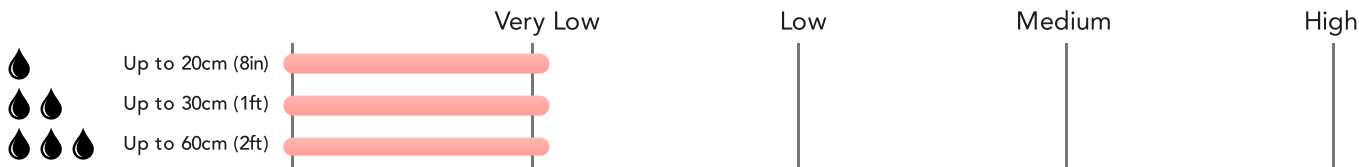


Risk Rating: Very low

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:

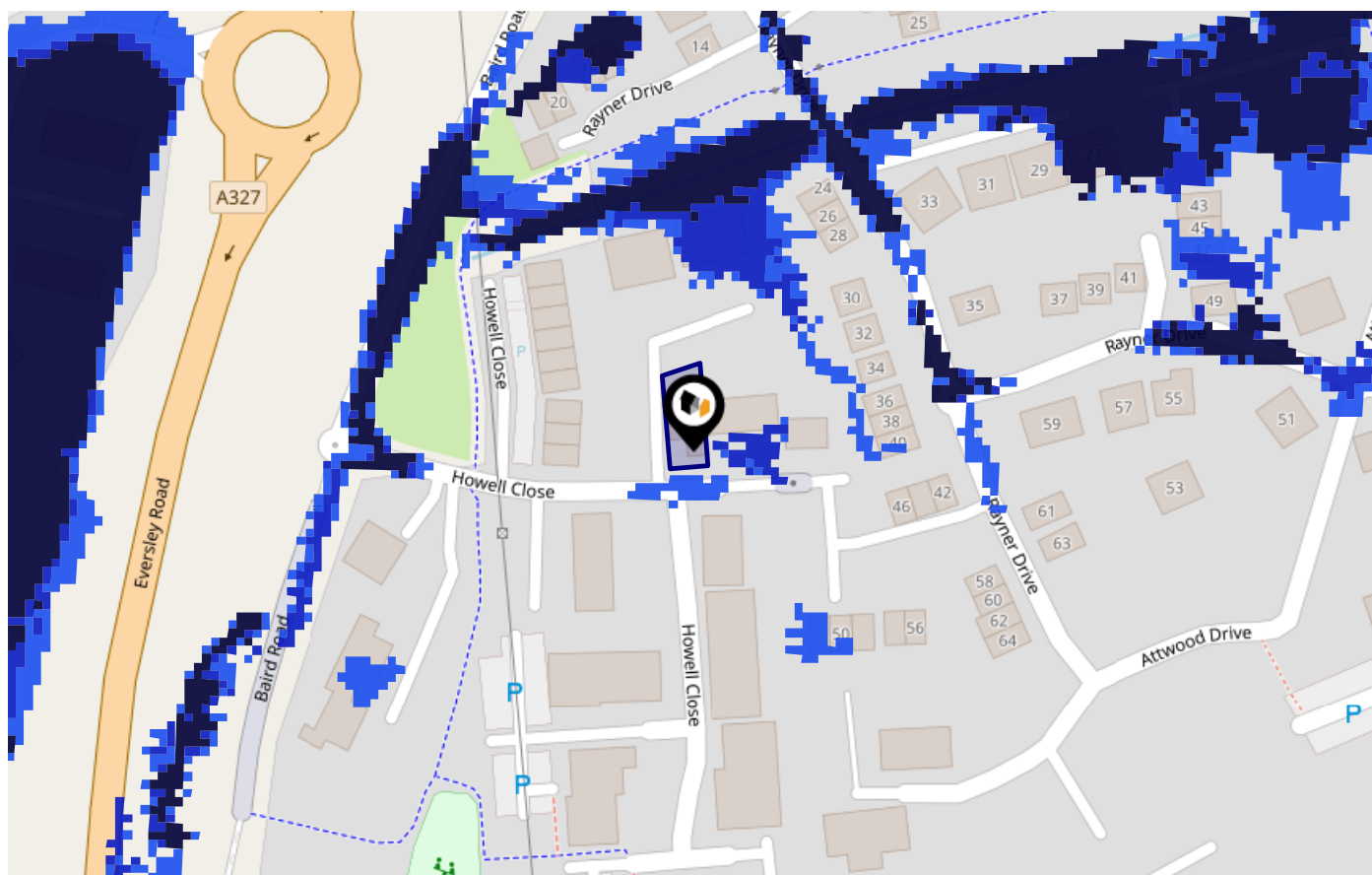


# Flood Risk

## 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:

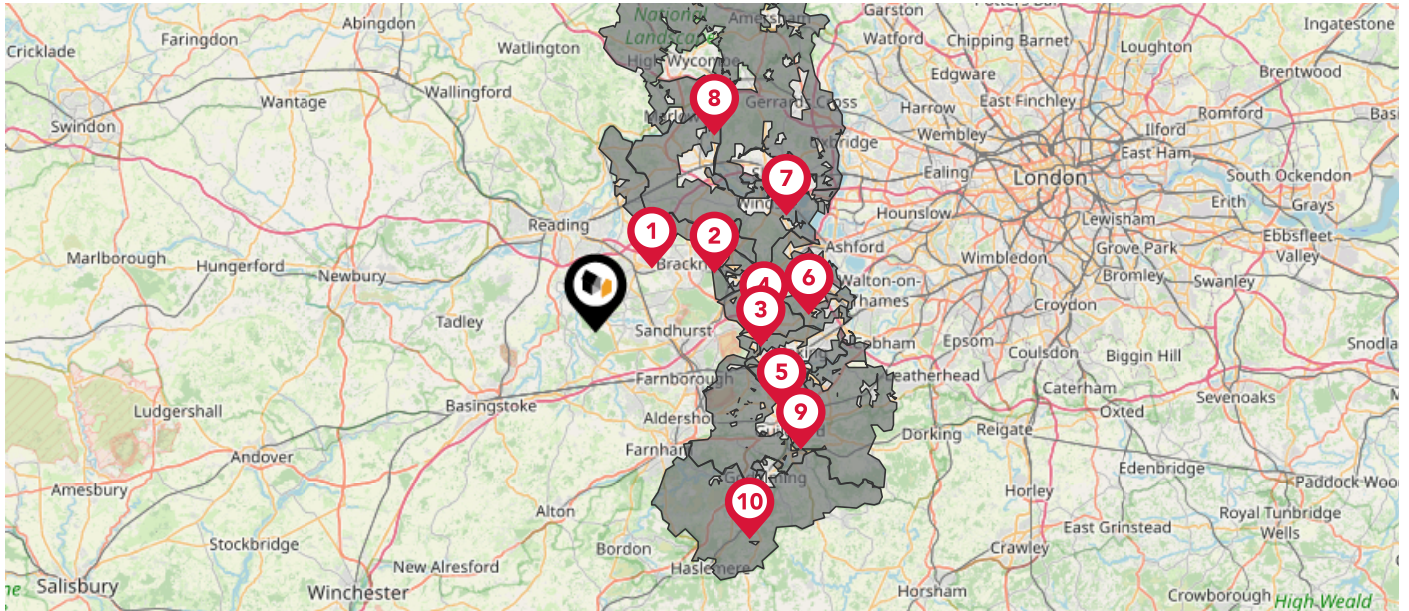


# Maps

## Green Belt



This map displays nearby areas that have been designated as Green Belt...



### Nearby Green Belt Land

- 1 London Green Belt - Wokingham
- 2 London Green Belt - Bracknell Forest
- 3 London Green Belt - Surrey Heath
- 4 London Green Belt - Windsor and Maidenhead
- 5 London Green Belt - Woking
- 6 London Green Belt - Runnymede
- 7 London Green Belt - Slough
- 8 London Green Belt - Buckinghamshire
- 9 London Green Belt - Guildford
- 10 London Green Belt - Waverley

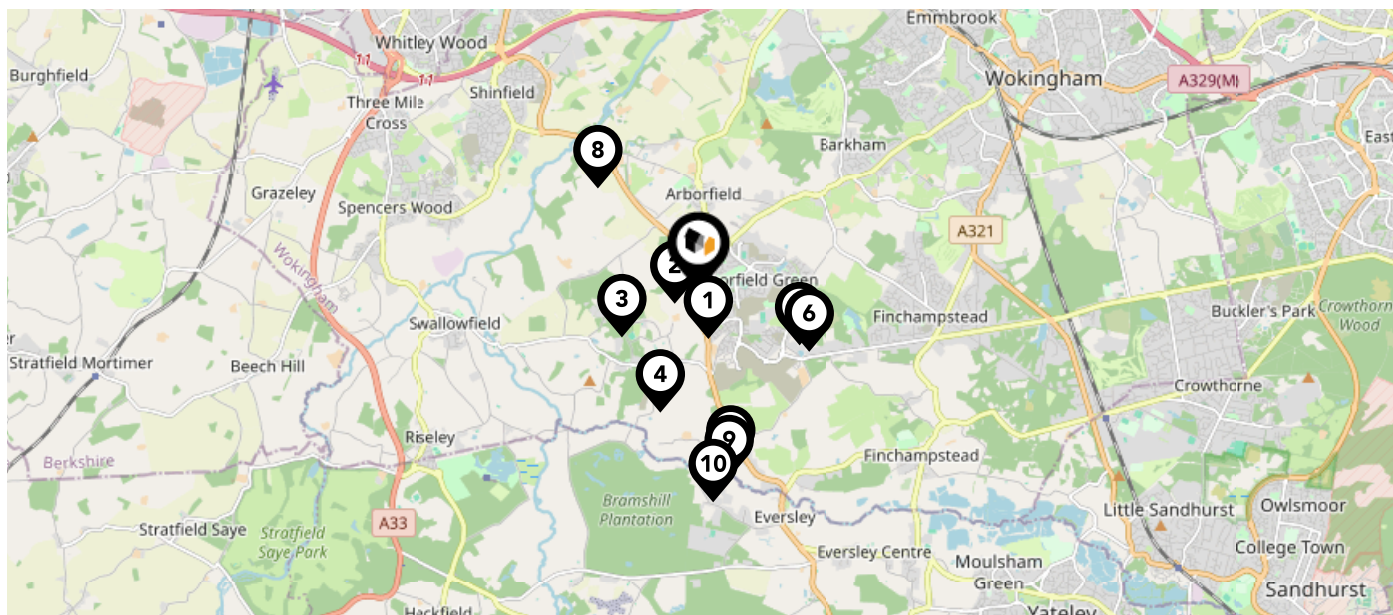


# Maps

## 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

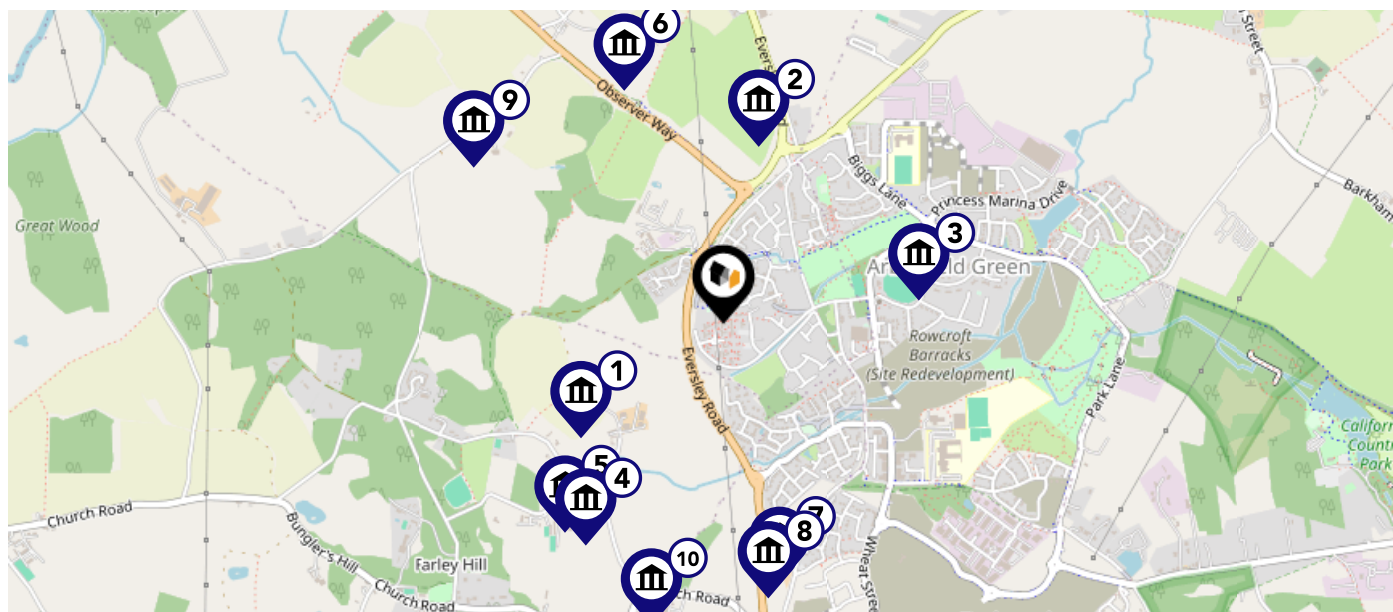
1	Whitehall Brickworks-Arborfield	Historic Landfill	
2	The Piggery-Arborfield	Historic Landfill	
3	Hephaistos School-Farley Hill	Historic Landfill	
4	Jouldings Lane-Farley Hill	Historic Landfill	
5	Moor Farm-Finchampstead	Historic Landfill	
6	Coleshill Farm-Finchampstead	Historic Landfill	
7	Bullaways Farm-New Mill Road, Eversley, Hook, Hampshire	Historic Landfill	
8	Milkingbarn Lane-Arborfield	Historic Landfill	
9	Piggery Mill Lane-Eversley	Historic Landfill	
10	New Mill Road-Farley Hill	Historic Landfill	











# Maps

## Listed Buildings

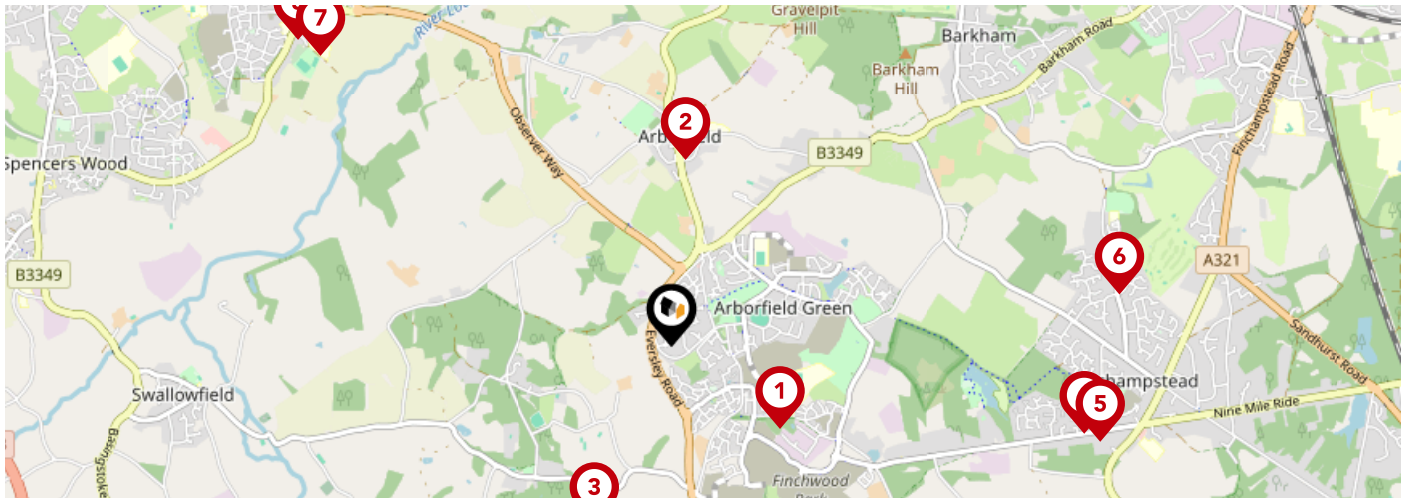


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



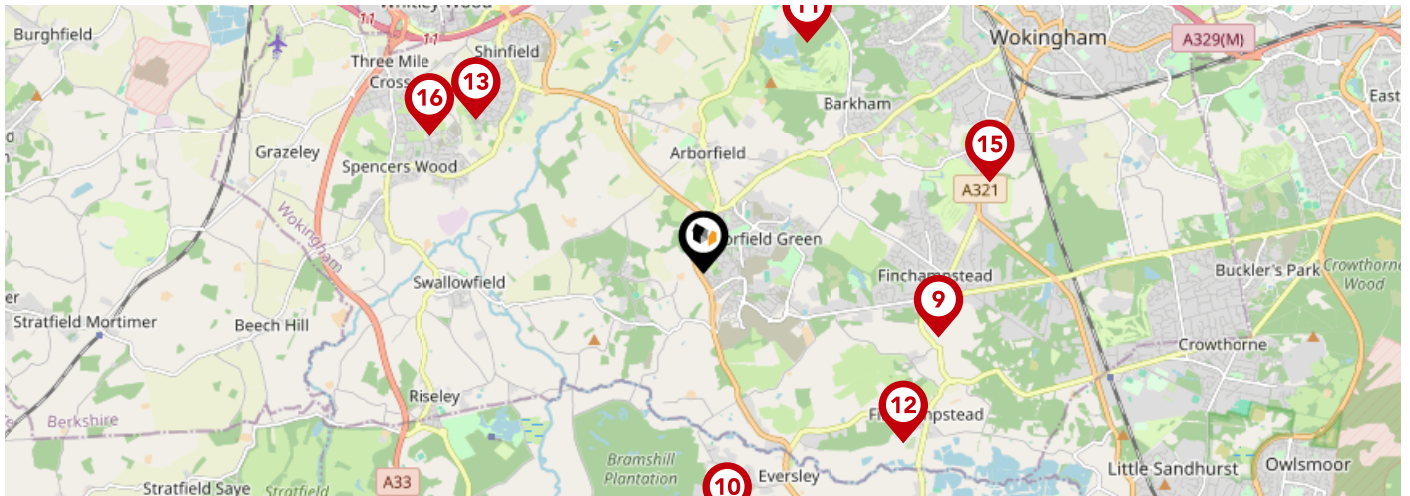
Listed Buildings in the local district		Grade	Distance
	1319131 - Cattle Shelter Adjacent To Old Parsons Cottage, 430 Metres Off Church Lane And To The North East	Grade II	0.4 miles
	1312999 - Ducks Nest Farmhouse	Grade II	0.4 miles
	1419613 - Moat House	Grade II	0.5 miles
	1319168 - Farley Hill Farmhouse	Grade II	0.6 miles
	1118060 - Vine Cottage	Grade II	0.6 miles
	1118123 - Arborfield Court	Grade II	0.6 miles
	1319144 - Westwood Cottage	Grade II	0.6 miles
	1135796 - Westwood Farmhouse	Grade II	0.6 miles
	1319119 - Bartlett's Farmhouse	Grade II	0.7 miles
	1118059 - Barn At Hall's Farm Kennels 5 Metres To North	Grade II	0.7 miles

# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Bohunt School Wokingham</b> Ofsted Rating: Good   Pupils: 1236   Distance:0.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>The Coombes Church of England Primary School</b> Ofsted Rating: Requires improvement   Pupils: 377   Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Farley Hill Primary School</b> Ofsted Rating: Good   Pupils: 302   Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Gorse Ride Junior School</b> Ofsted Rating: Good   Pupils: 198   Distance:1.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Gorse Ride Infants' School</b> Ofsted Rating: Good   Pupils: 108   Distance:2.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Waverley Preparatory School &amp; Day Nursery</b> Ofsted Rating: Not Rated   Pupils: 259   Distance:2.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Shinfield St Mary's CofE Junior School</b> Ofsted Rating: Good   Pupils: 358   Distance:2.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Shinfield Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 307   Distance:2.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools

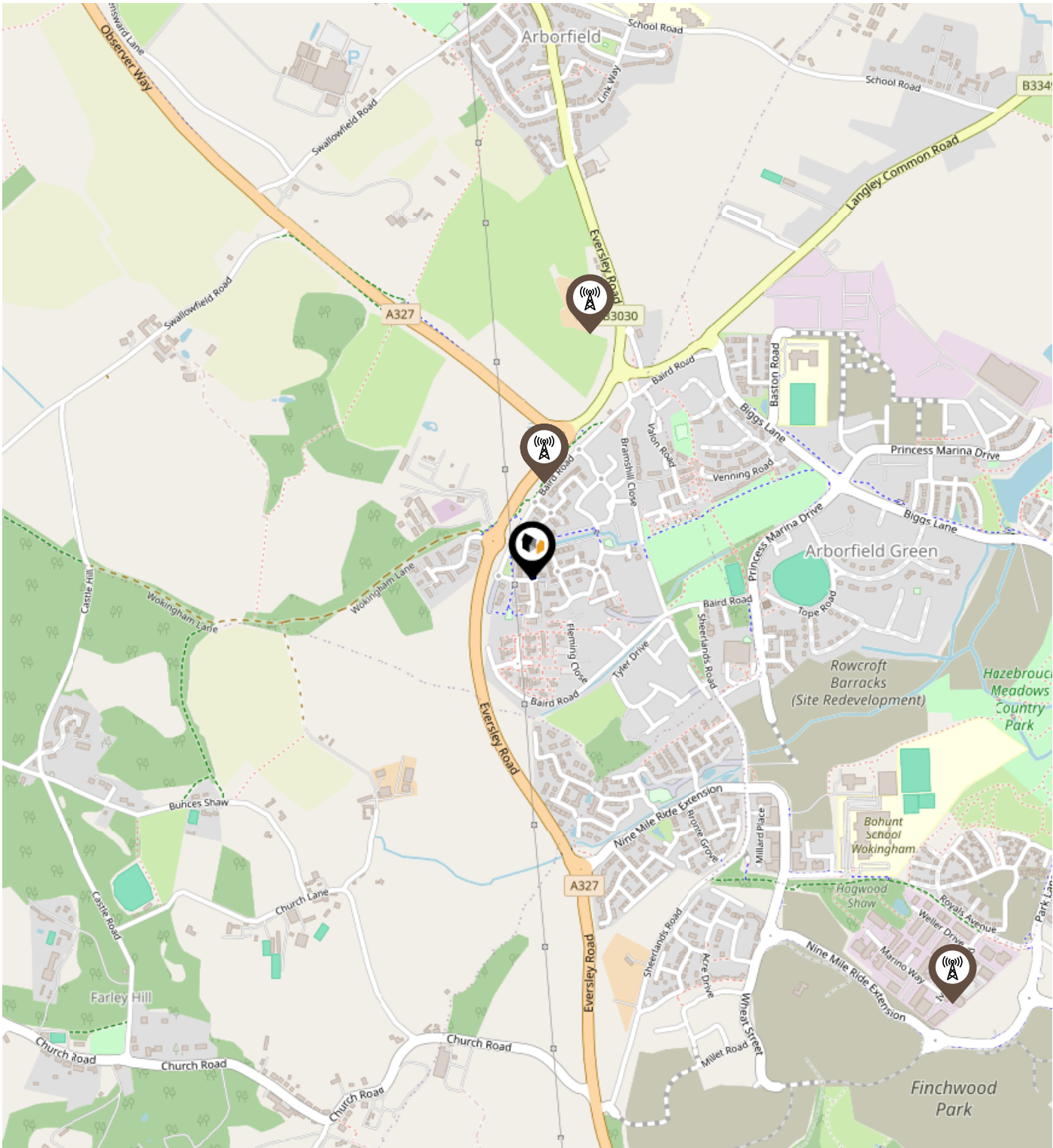


		Nursery	Primary	Secondary	College	Private
	<b>Nine Mile Ride Primary School</b> Ofsted Rating: Good   Pupils: 372   Distance:2.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Neot's School</b> Ofsted Rating: Not Rated   Pupils: 317   Distance:2.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Reddam House Berkshire</b> Ofsted Rating: Not Rated   Pupils: 790   Distance:2.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Finchampstead CofE VA Primary School</b> Ofsted Rating: Good   Pupils: 101   Distance:2.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Alder Grove Church of England Primary School</b> Ofsted Rating: Good   Pupils: 290   Distance:2.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bearwood Primary School</b> Ofsted Rating: Good   Pupils: 292   Distance:2.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Evendons Primary School</b> Ofsted Rating: Outstanding   Pupils: 401   Distance:2.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Oakbank</b> Ofsted Rating: Requires improvement   Pupils: 522   Distance:2.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



# Local Area

## Masts & Pylons



### Key:

- Power Pylons
- Communication Masts

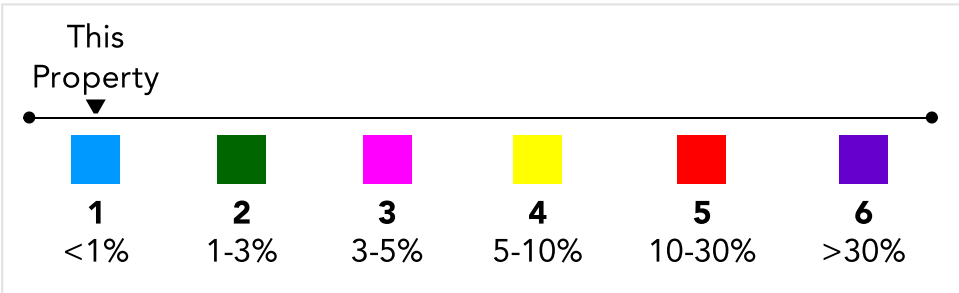
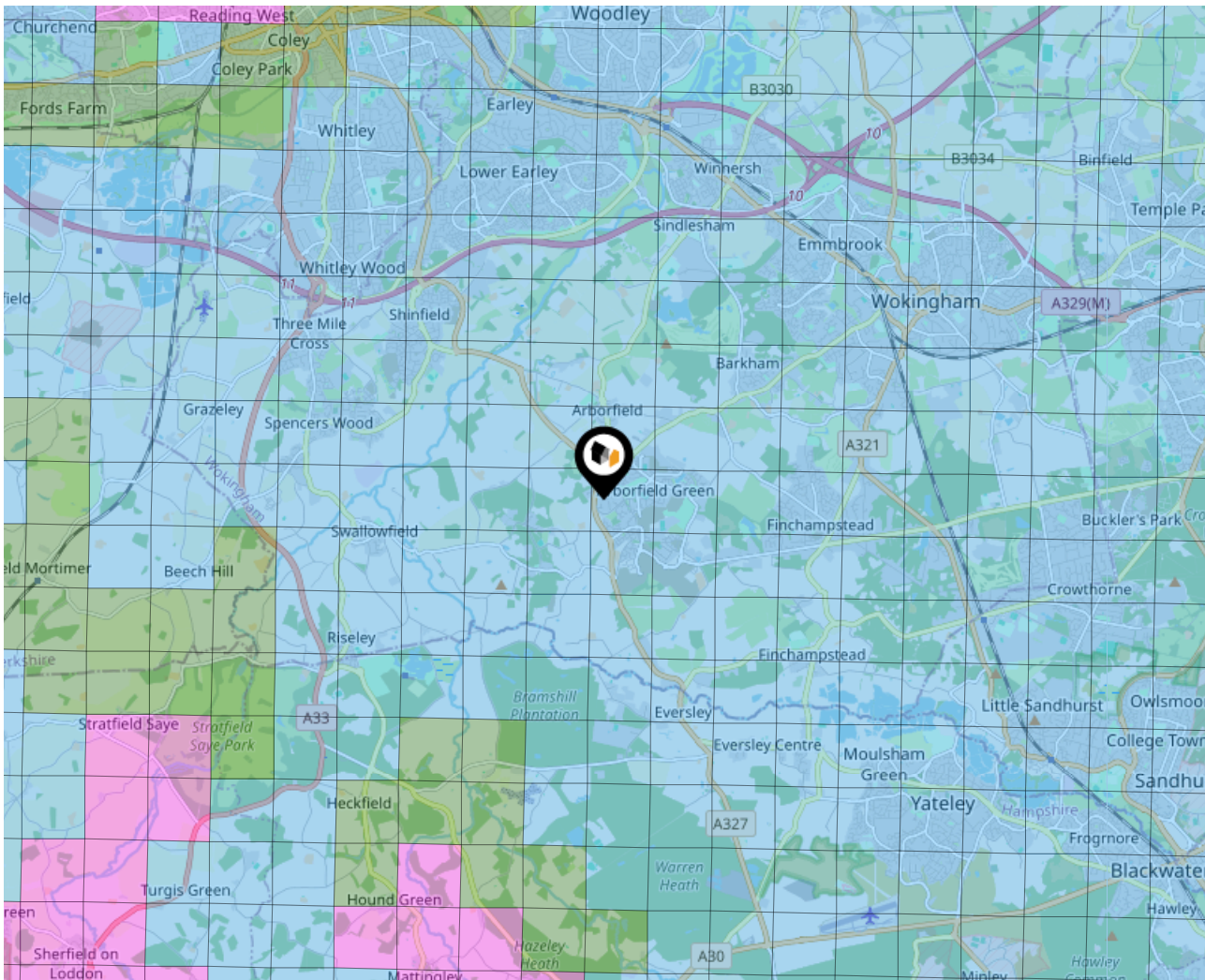
# Environment

## Radon Gas



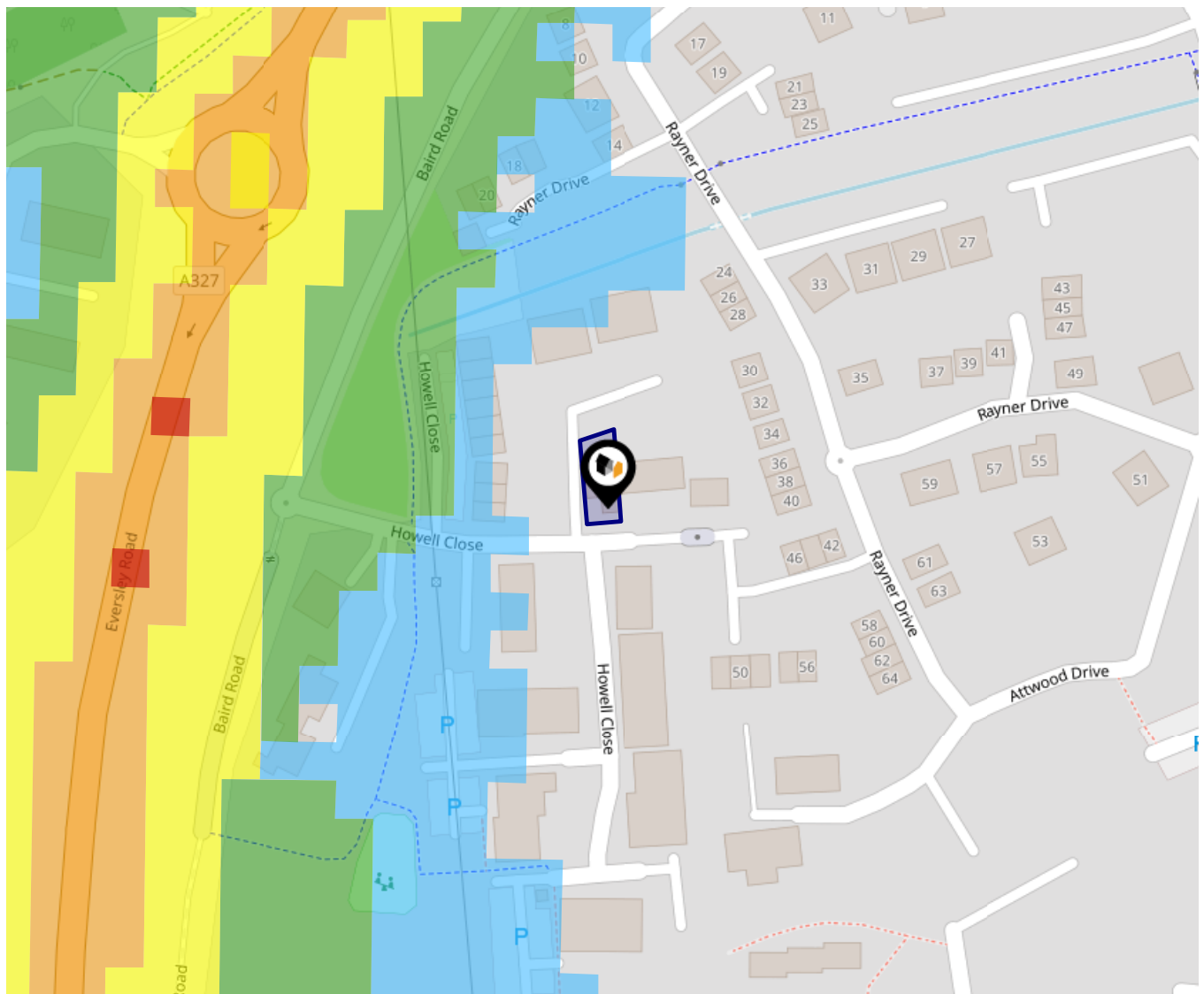
### What is Radon?

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/m<sup>3</sup>).



# Local Area

## Road Noise



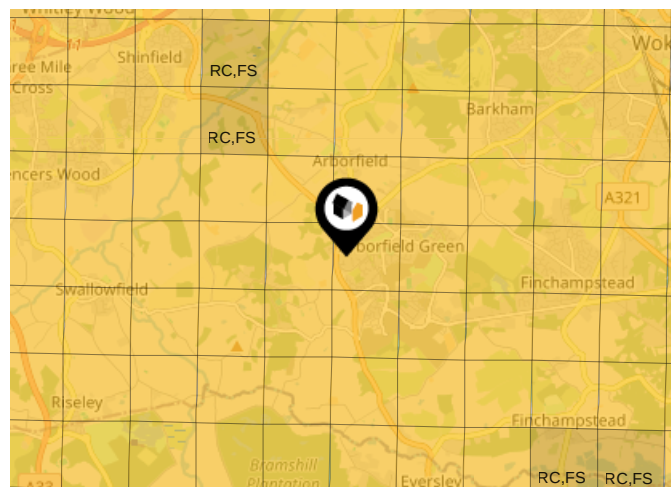
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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

<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	CLAY TO SILT
<b>Parent Material Grain:</b>	ARGILLACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY		



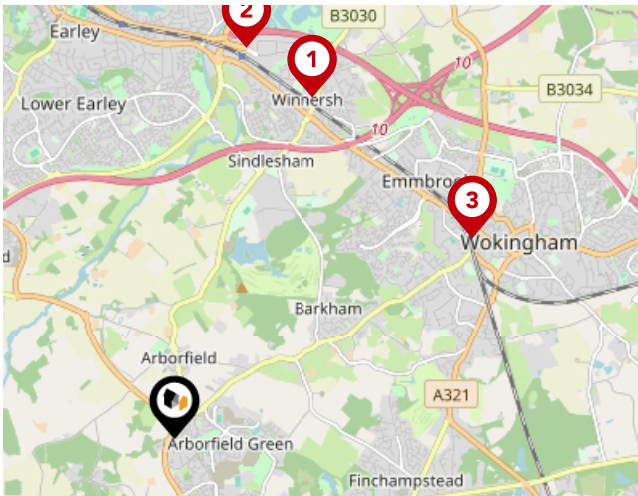
### Primary Classifications (Most Common Clay Types)

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



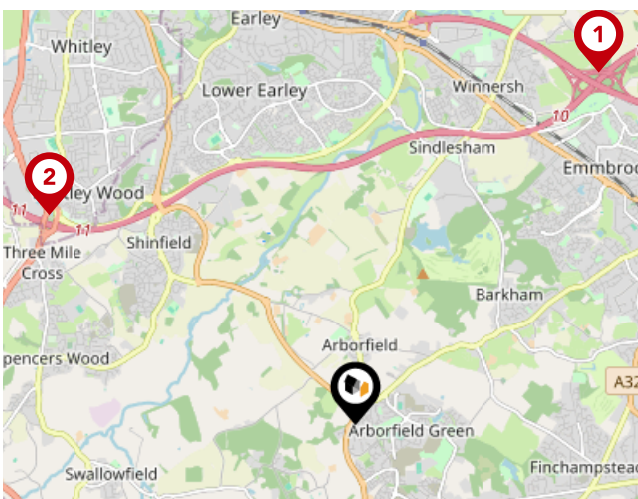
# Area

## Transport (National)



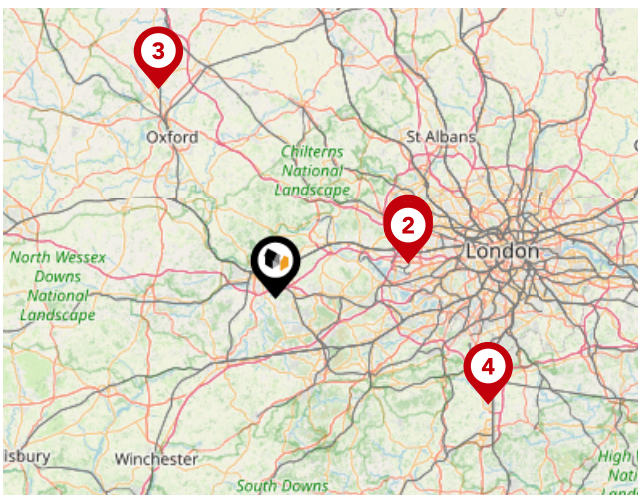
### National Rail Stations

Pin	Name	Distance
1	Winnersh Rail Station	3.41 miles
2	Winnersh Triangle Rail Station	3.68 miles
3	Wokingham Rail Station	3.33 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J10	3.96 miles
2	M4 J11	3.43 miles
3	M3 J5	8.17 miles
4	M3 J4A	7.36 miles
5	M3 J4	7.96 miles

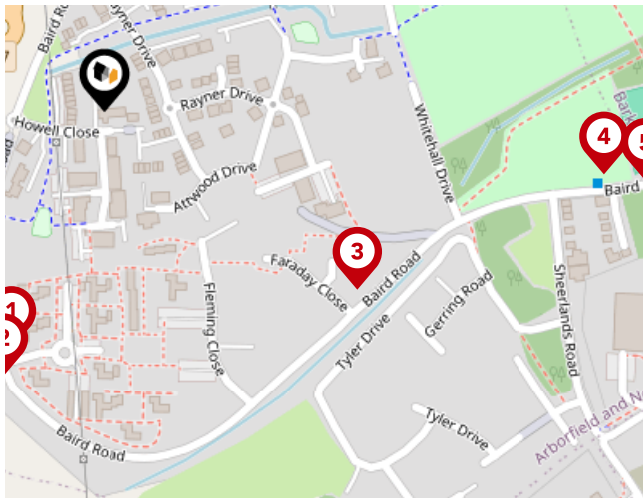


### Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	20.53 miles
2	Heathrow Airport Terminal 4	20.46 miles
3	Kidlington	35.48 miles
4	Gatwick Airport	35.18 miles

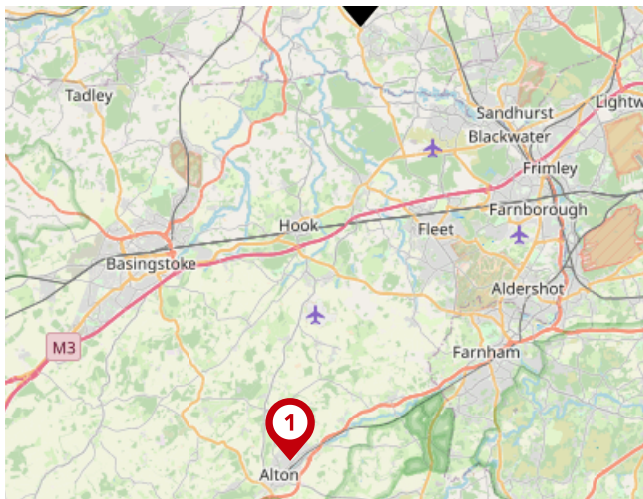
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Kelvin Close	0.15 miles
2	Kelvin Close	0.16 miles
3	Faraday Close	0.18 miles
4	Sheerlands Road	0.29 miles
5	Sheerlands Road	0.32 miles



### Local Connections

Pin	Name	Distance
1	Alton (Mid-Hants Railway)	16.28 miles

# 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



## 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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