

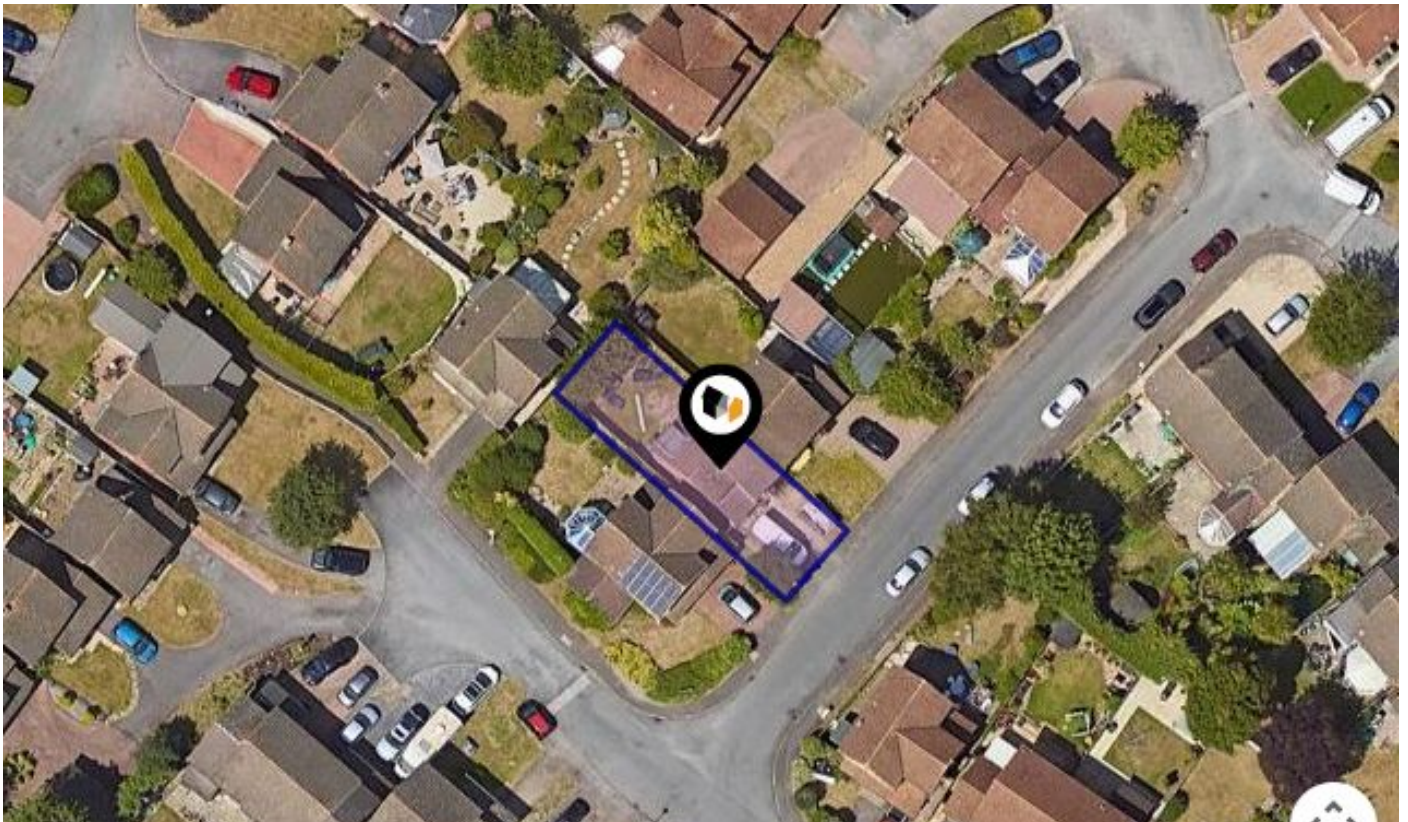


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 24th April 2025



MERRIFIELD CLOSE, LOWER EARLEY, READING, RG6

Avocado Property

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Property Overview



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Plot Area:	0.05 acres		
Council Tax :	Band E		
Annual Estimate:	£2,904		
Title Number:	BK216620		

Local Area

Local Authority:	Wokingham	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	5 mb/s	54 mb/s	1000 mb/s
• Surface Water	Medium			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		

Market Sold in Street



17, Merrifield Close, Reading, RG6 4BN				
Last Sold Date:	19/07/2024	05/08/2004		
Last Sold Price:	£590,000	£275,000		
4, Merrifield Close, Reading, RG6 4BN				
Last Sold Date:	23/08/2023	21/10/2011		
Last Sold Price:	£490,000	£275,000		
21, Merrifield Close, Reading, RG6 4BN				
Last Sold Date:	29/11/2021	26/01/2007		
Last Sold Price:	£580,000	£305,000		
25, Merrifield Close, Reading, RG6 4BN				
Last Sold Date:	03/06/2021	28/03/2008	17/11/1995	
Last Sold Price:	£385,000	£289,950	£79,750	
11, Merrifield Close, Reading, RG6 4BN				
Last Sold Date:	08/02/2021			
Last Sold Price:	£410,000			
10, Merrifield Close, Reading, RG6 4BN				
Last Sold Date:	03/05/2019	26/08/2011	24/10/2001	12/10/1996
Last Sold Price:	£500,000	£250,000	£199,950	£84,000
5, Merrifield Close, Reading, RG6 4BN				
Last Sold Date:	25/03/2019	06/10/1995		
Last Sold Price:	£415,000	£107,000		
8, Merrifield Close, Reading, RG6 4BN				
Last Sold Date:	11/01/2019	15/05/2015	03/05/1996	
Last Sold Price:	£460,000	£417,000	£108,000	
26, Merrifield Close, Reading, RG6 4BN				
Last Sold Date:	03/08/2018	14/04/2010		
Last Sold Price:	£400,000	£220,000		
20, Merrifield Close, Reading, RG6 4BN				
Last Sold Date:	22/07/2013	29/03/2001	04/04/1997	
Last Sold Price:	£322,000	£202,500	£114,000	
16, Merrifield Close, Reading, RG6 4BN				
Last Sold Date:	14/02/2006	16/07/1999		
Last Sold Price:	£380,000	£159,950		
2, Merrifield Close, Reading, RG6 4BN				
Last Sold Date:	24/09/2004	28/08/2001	01/07/1997	
Last Sold Price:	£215,000	£162,500	£109,950	

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

Market Sold in Street



7, Merrifield Close, Reading, RG6 4BN

Last Sold Date: 10/03/2004
Last Sold Price: £221,500

3, Merrifield Close, Reading, RG6 4BN

Last Sold Date: 27/09/2002
Last Sold Price: £166,000

24, Merrifield Close, Reading, RG6 4BN

Last Sold Date: 30/03/2000
Last Sold Price: £154,950

15, Merrifield Close, Reading, RG6 4BN

Last Sold Date:	05/07/1999	13/09/1996
Last Sold Price:	£145,700	£99,000

14, Merrifield Close, Reading, RG6 4BN

Last Sold Date: 18/01/1999
Last Sold Price: £122,000

6, Merrifield Close, Reading, RG6 4BN

Last Sold Date: 12/09/1997
Last Sold Price: £121,950

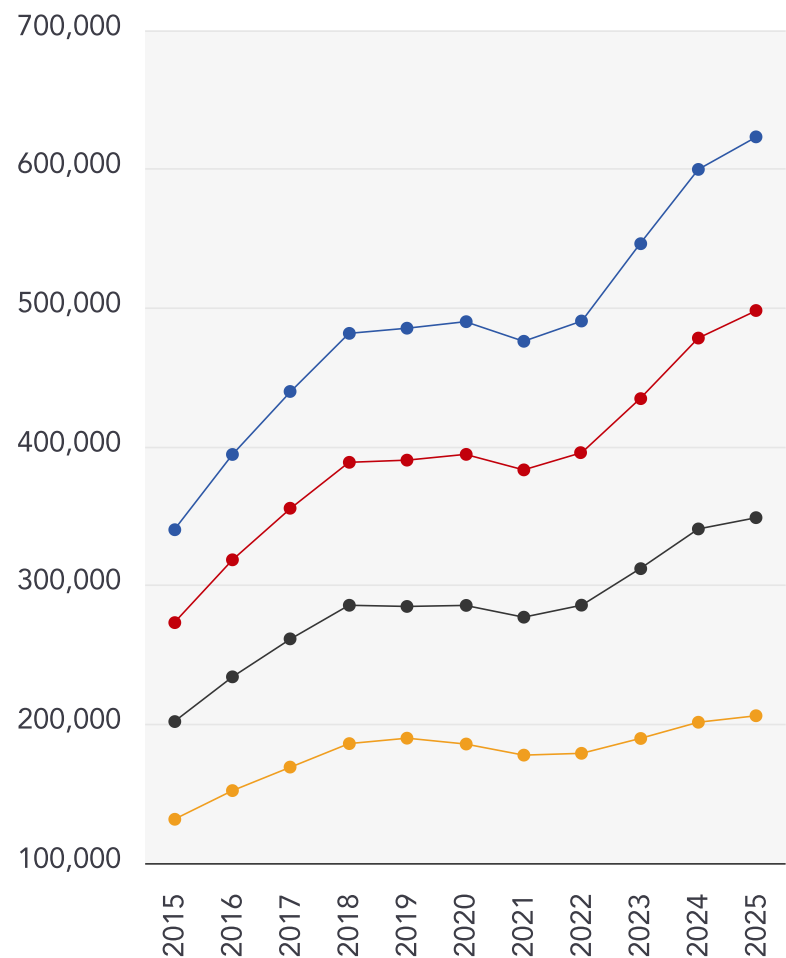
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in RG6



Detached

+83.21%

Semi-Detached

+82.31%

Terraced

+72.76%

Flat

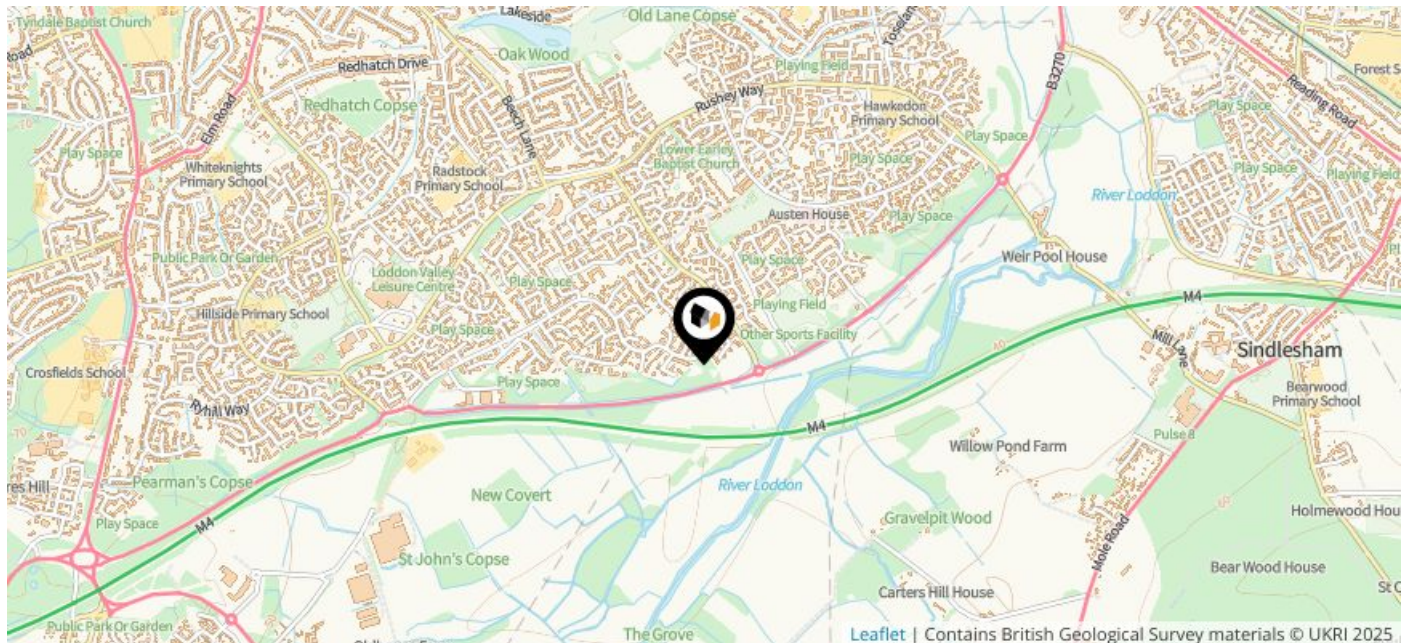
+56.72%

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.

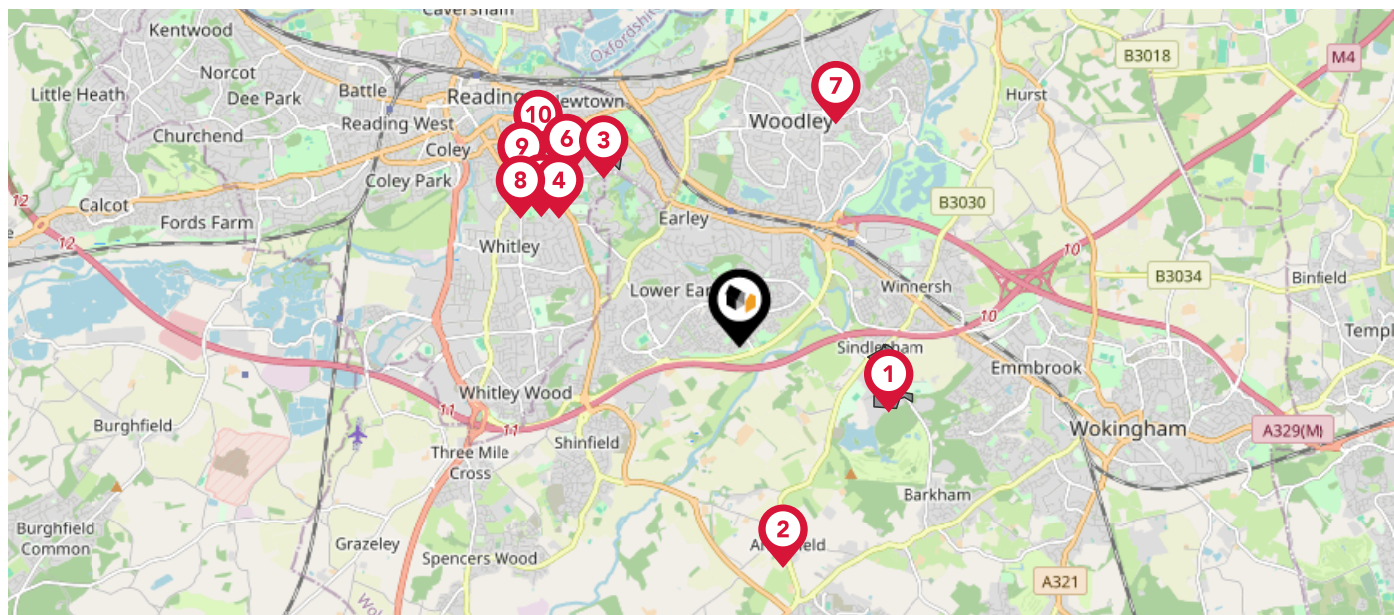
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

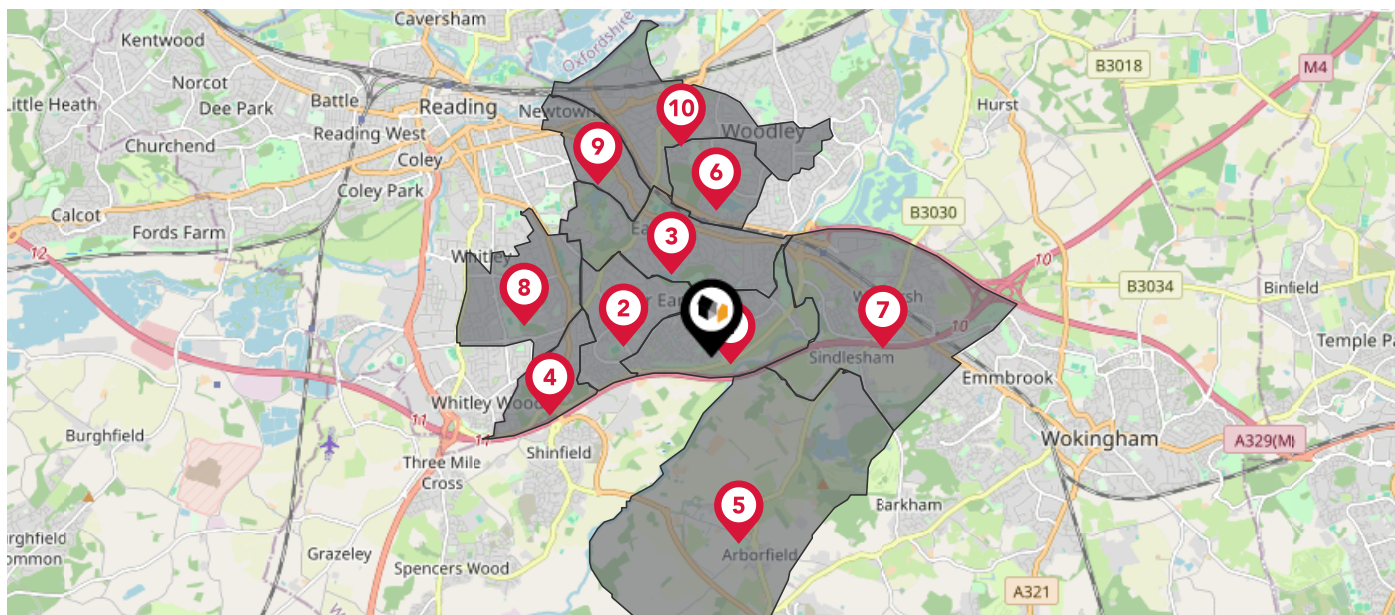
- 1 Sindlesham
- 2 Arborfield Cross
- 3 South Park
- 4 Redlands
- 5 The Mount
- 6 Alexandra Road
- 7 Woodley Green
- 8 Christchurch
- 9 Kendrick Road
- 10 Eldon Square

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



Hawkedon Ward



Hillside Ward



Maiden Erlegh Ward



Shinfield North Ward



Arborfield Ward



South Lake Ward



Winnersh Ward



Church Ward



Park Ward



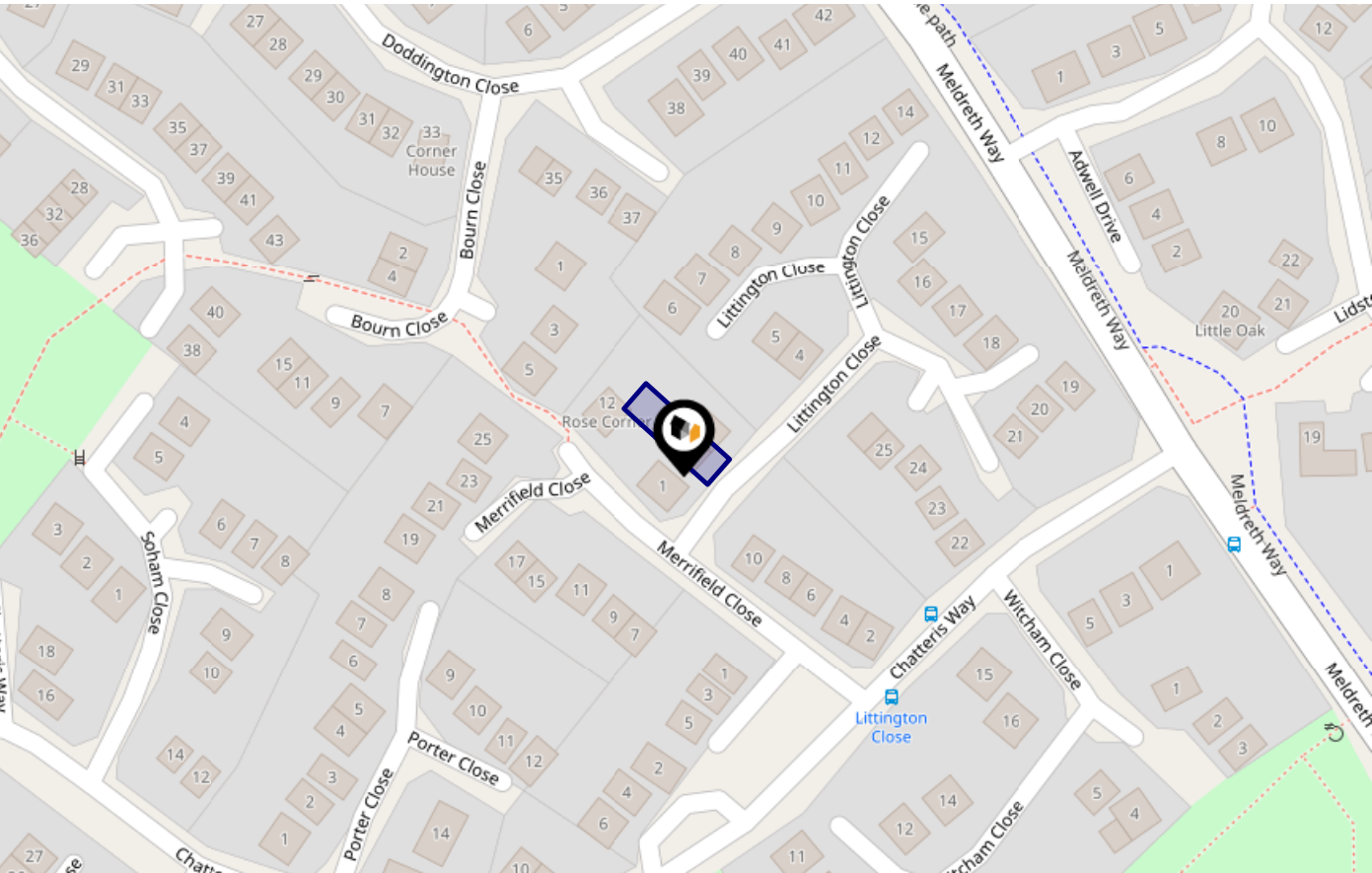
Bulmershe and Whitegates Ward

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.

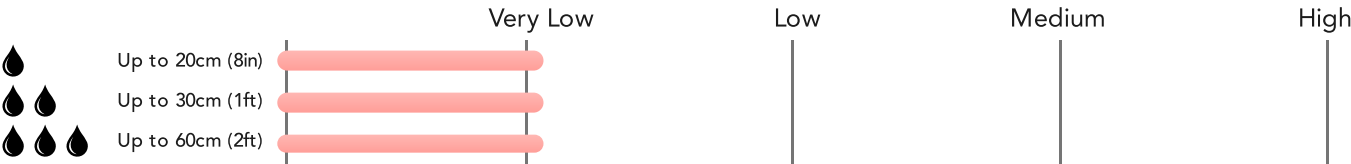


Risk Rating: Very low

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:

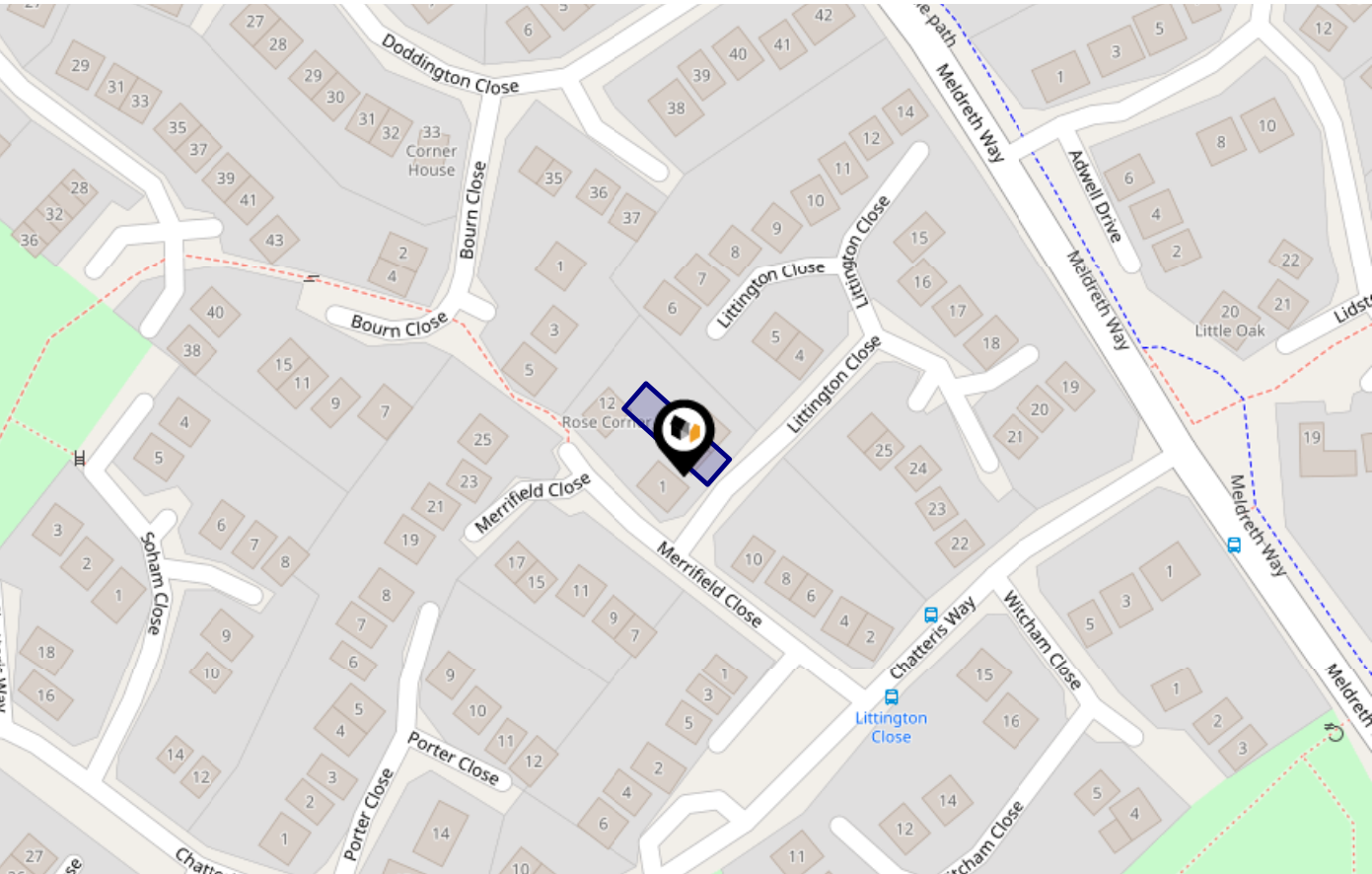


Flood Risk

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.

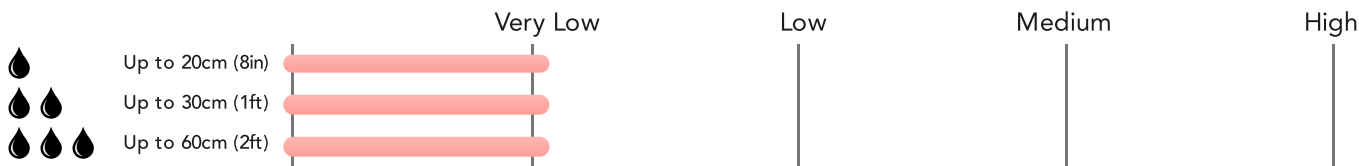


Risk Rating: Very low

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:

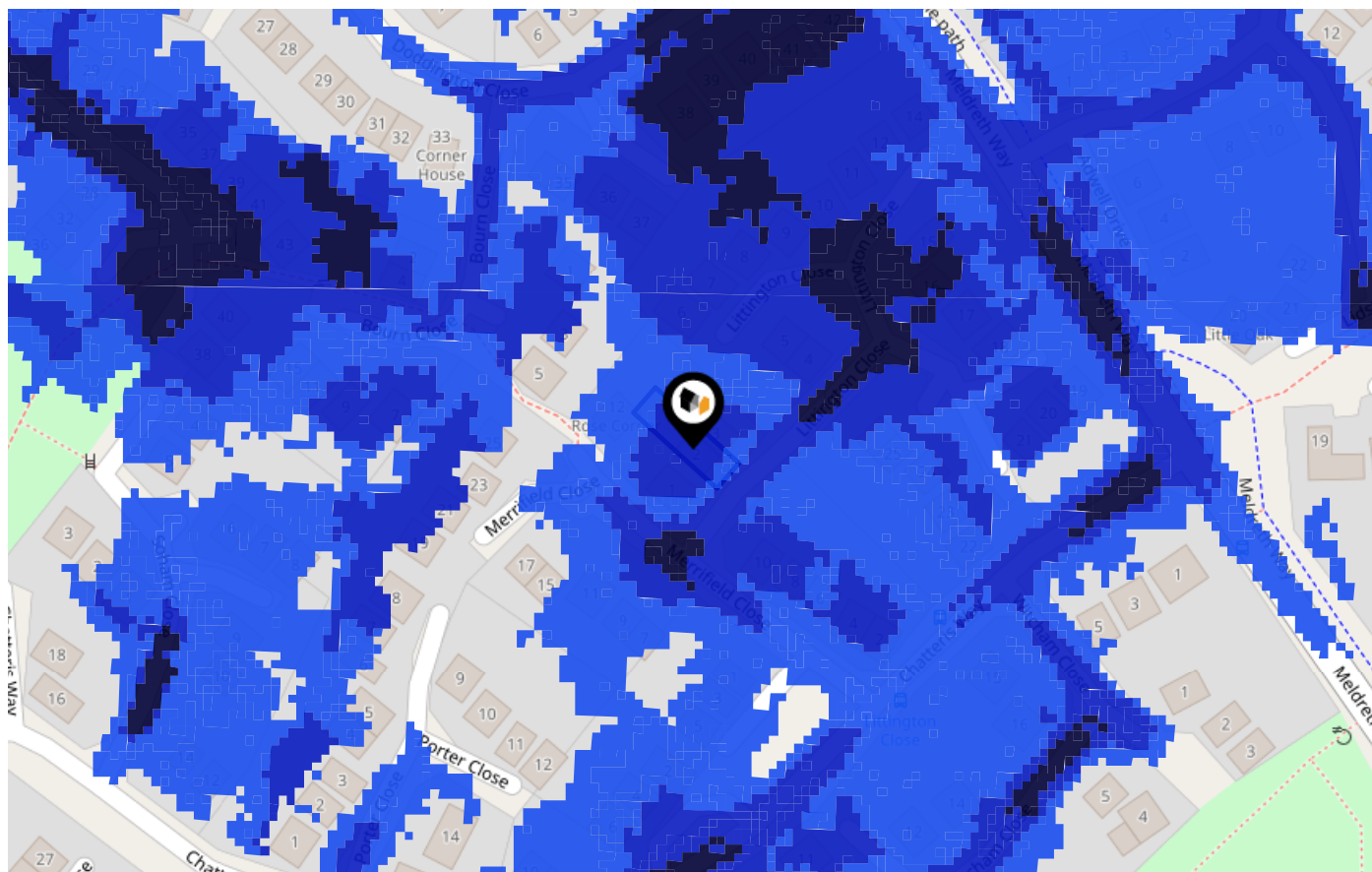


Flood Risk

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: Medium

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:

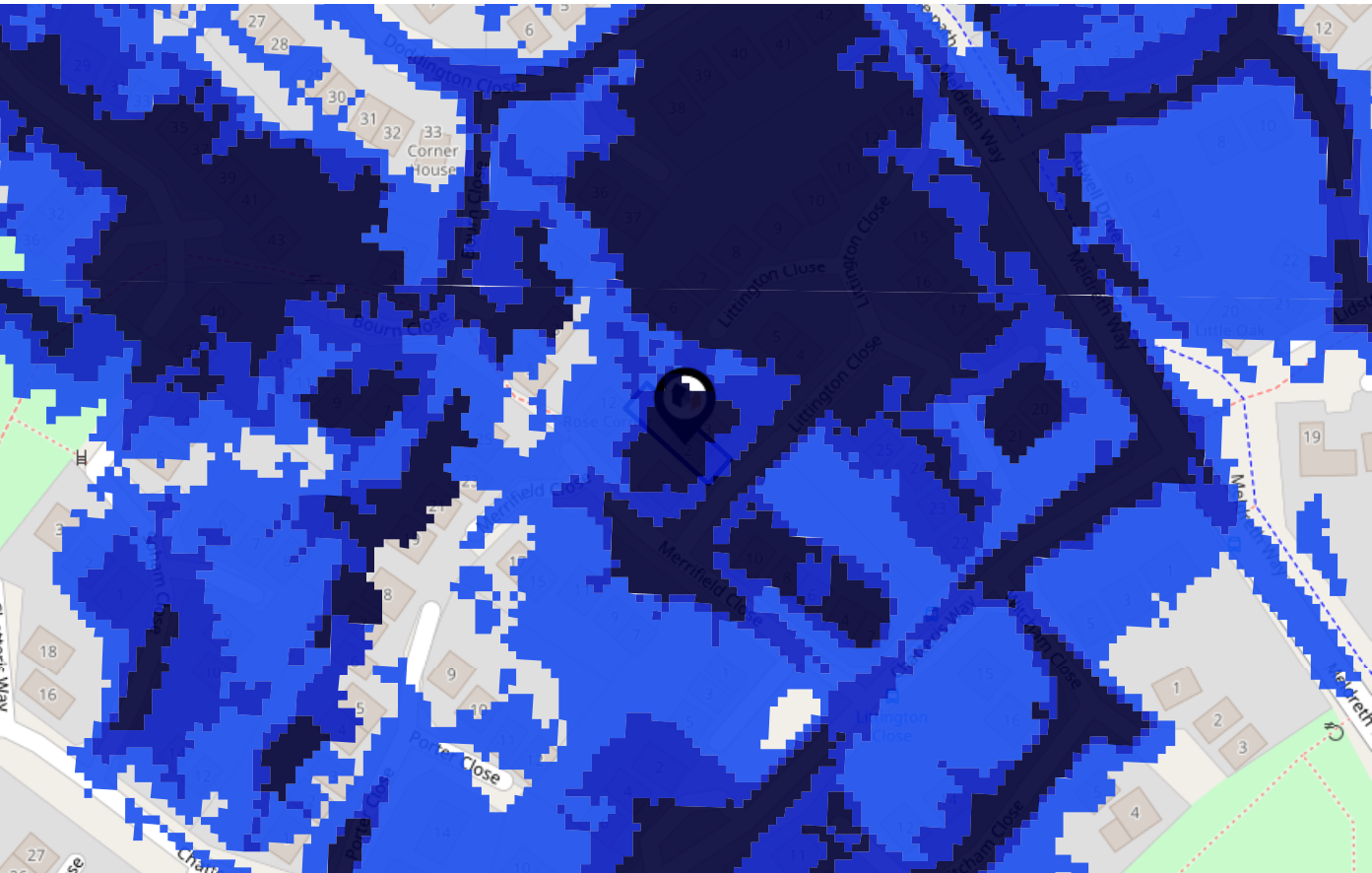


Flood Risk

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.

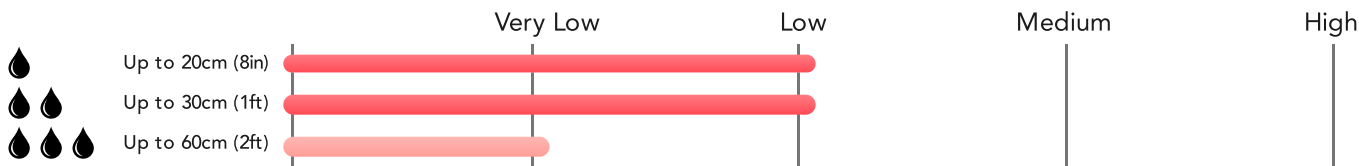


Risk Rating: High

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:

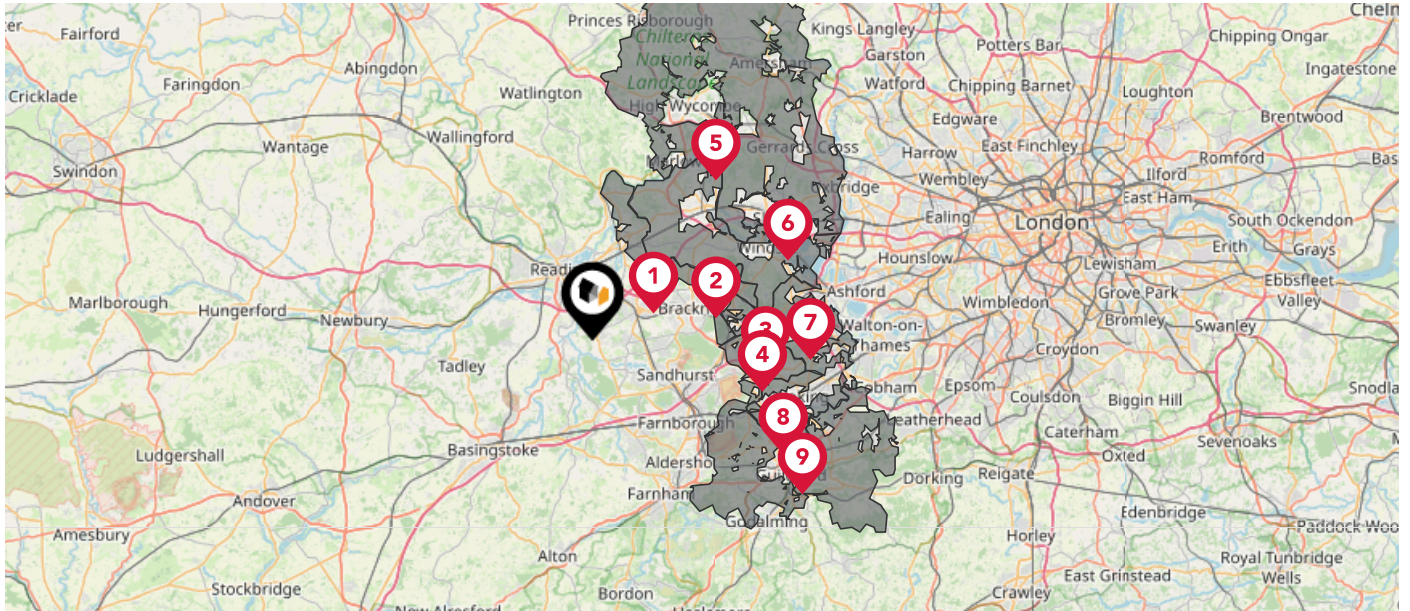


Maps

Green Belt



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



Nearby Green Belt Land

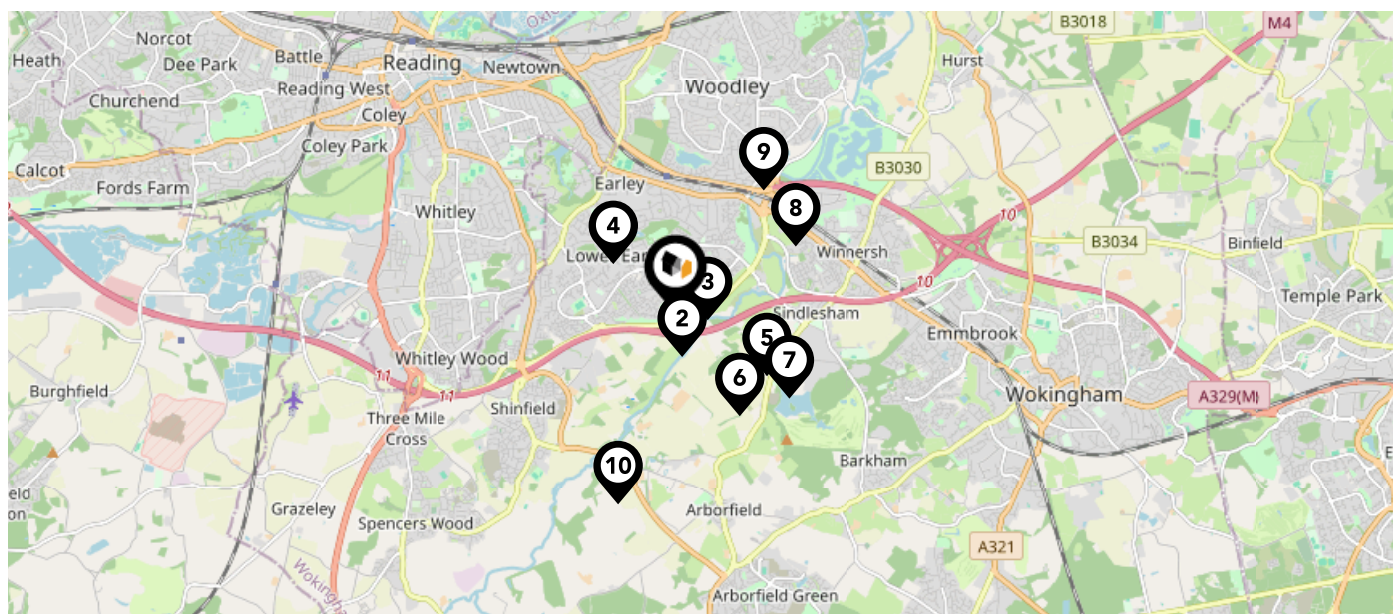
- 1 London Green Belt - Wokingham
- 2 London Green Belt - Bracknell Forest
- 3 London Green Belt - Windsor and Maidenhead
- 4 London Green Belt - Surrey Heath
- 5 London Green Belt - Buckinghamshire
- 6 London Green Belt - Slough
- 7 London Green Belt - Runnymede
- 8 London Green Belt - Woking
- 9 London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

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

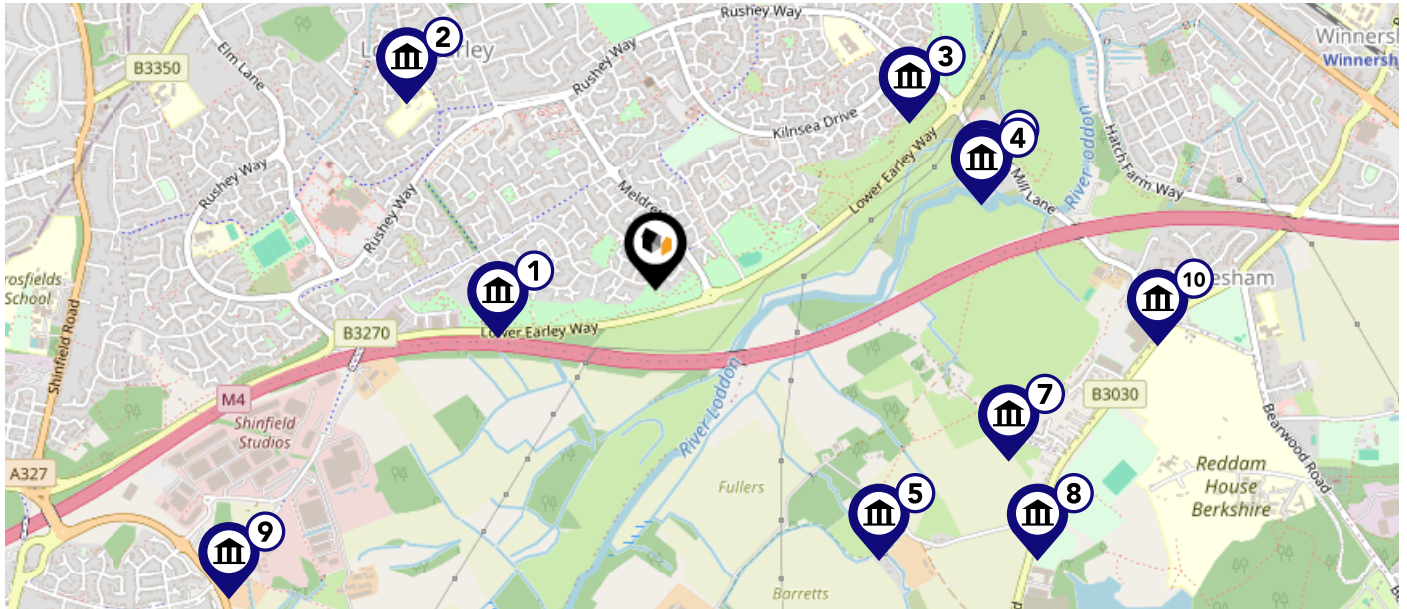
1	Reading University-Earley	Historic Landfill	
2	Lower Earley Way-Reading, Berkshire	Historic Landfill	
3	Sewage Works-Lower Earley	Historic Landfill	
4	Bovis Homes-Earley, Buckinghamshire	Historic Landfill	
5	Gipsy Lane-Sindlesham	Historic Landfill	
6	Park Farm-Carters Hill	Historic Landfill	
7	Bearwood College No.1-Sindlesham	Historic Landfill	
8	Reading Road-Winnersh	Historic Landfill	
9	Loddon Bridge Road-Earley	Historic Landfill	
10	Milkingbarn Lane-Arborfield	Historic Landfill	

Maps

Listed Buildings

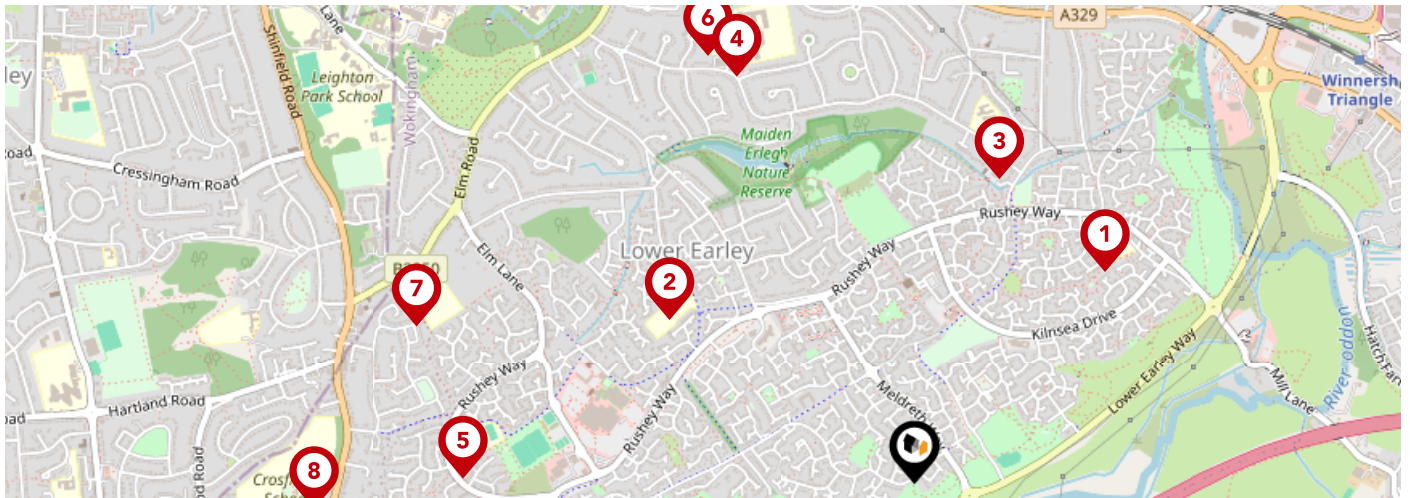


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



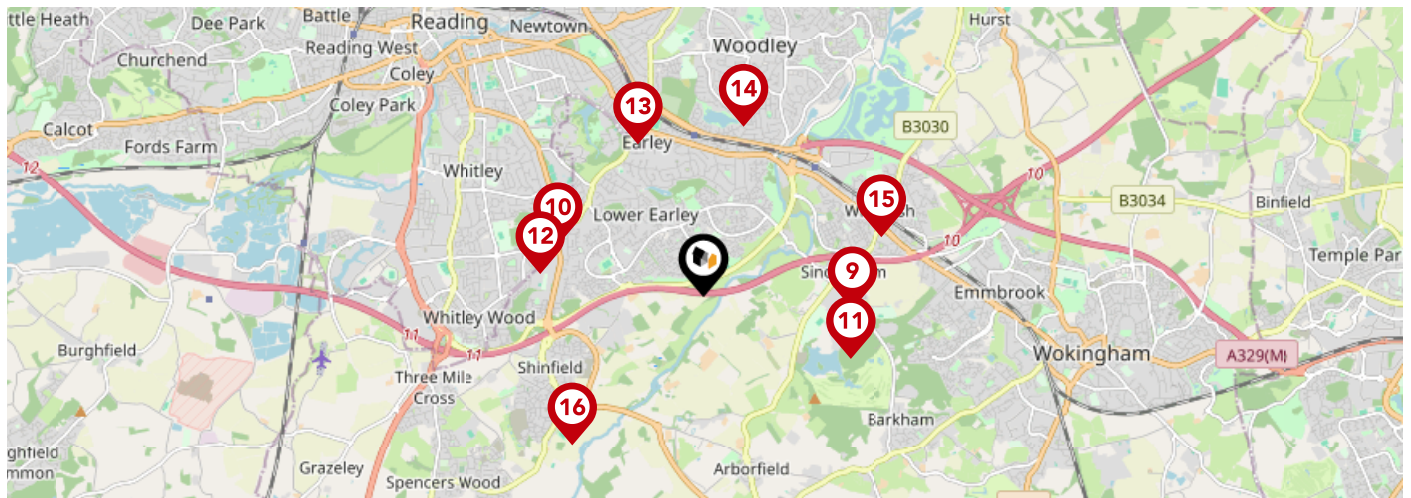
Listed Buildings in the local district		Grade	Distance
	1319121 - Rushy Mead	Grade II	0.4 miles
	1136320 - Radstock Cottage	Grade II	0.7 miles
	1136295 - Sindlesham Farmhouse	Grade II	0.7 miles
	1118107 - Bridge At Sindlesham Mill	Grade II	0.8 miles
	1319098 - Carter's Hill House	Grade II	0.8 miles
	1136288 - Sindlesham Mill	Grade II	0.8 miles
	1319149 - Oak Cottage	Grade II	0.9 miles
	1118163 - Park Lodge	Grade II	1.1 miles
	1136129 - Barn Adjoining Cutbush	Grade II	1.2 miles
	1136256 - Berkshire Masonic Centre	Grade II	1.2 miles









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Hawkedon Primary School Ofsted Rating: Good Pupils:0 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Radstock Primary School Ofsted Rating: Good Pupils: 395 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Loddon Primary School Ofsted Rating: Good Pupils: 557 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Maiden Erlegh School Ofsted Rating: Outstanding Pupils: 1837 Distance:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Hillside Primary School Ofsted Rating: Good Pupils: 457 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Aldryngton Primary School Ofsted Rating: Outstanding Pupils: 315 Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Whiteknights Primary School Ofsted Rating: Good Pupils: 457 Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Crosfields School Ofsted Rating: Not Rated Pupils: 777 Distance:1.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

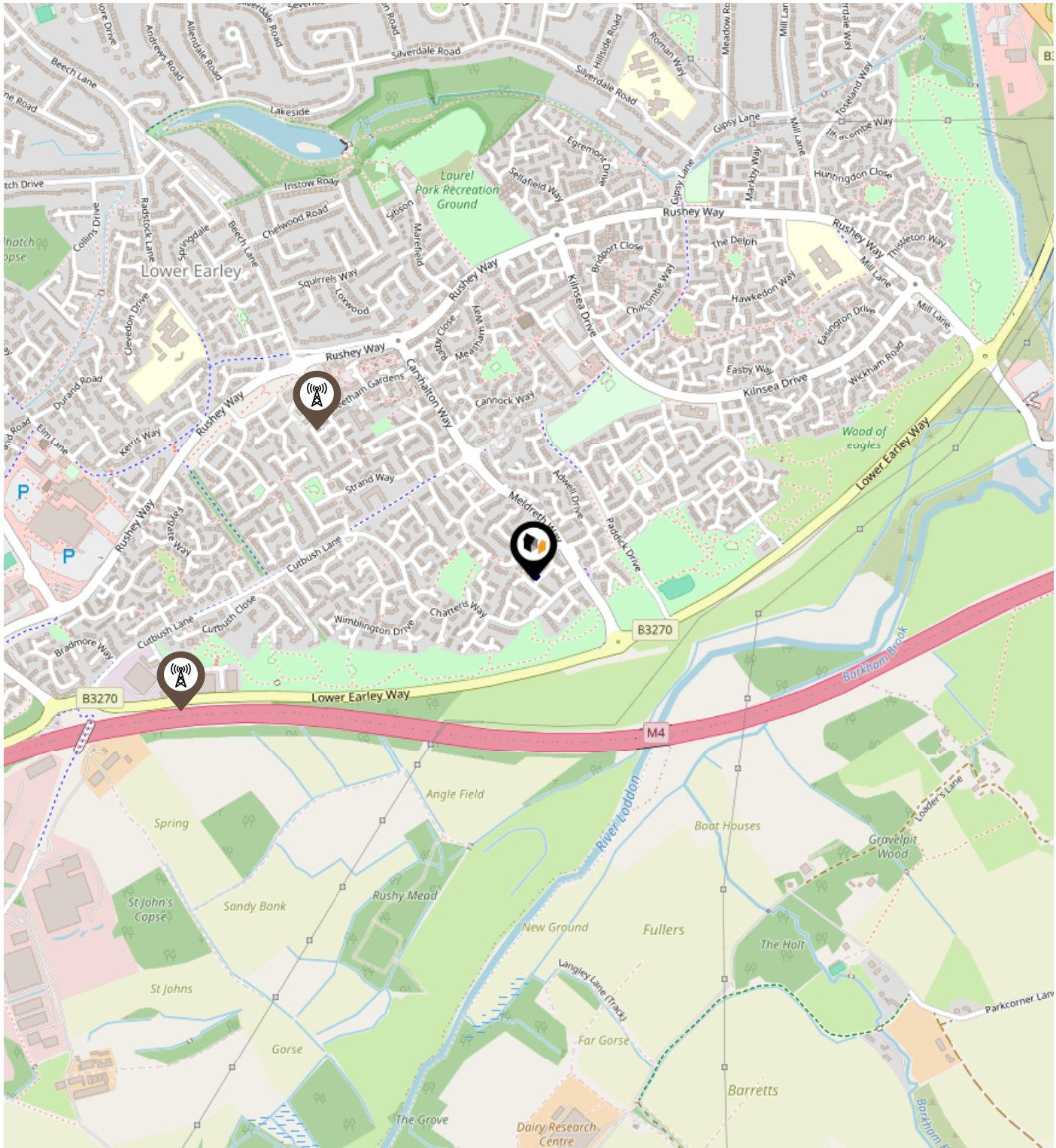
Area Schools



		Nursery	Primary	Secondary	College	Private
	Bearwood Primary School Ofsted Rating: Good Pupils: 292 Distance: 1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Leighton Park School Ofsted Rating: Not Rated Pupils: 537 Distance: 1.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Reddam House Berkshire Ofsted Rating: Not Rated Pupils: 790 Distance: 1.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Ridgeway Primary School Ofsted Rating: Good Pupils: 410 Distance: 1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Earley St Peter's Church of England Primary School Ofsted Rating: Good Pupils: 483 Distance: 1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	South Lake Primary School Ofsted Rating: Outstanding Pupils: 0 Distance: 1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Forest School Ofsted Rating: Good Pupils: 791 Distance: 1.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Shinfield St Mary's CofE Junior School Ofsted Rating: Good Pupils: 358 Distance: 1.84	<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

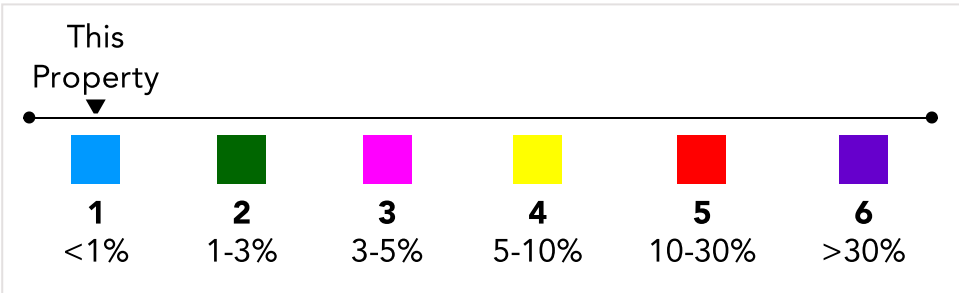
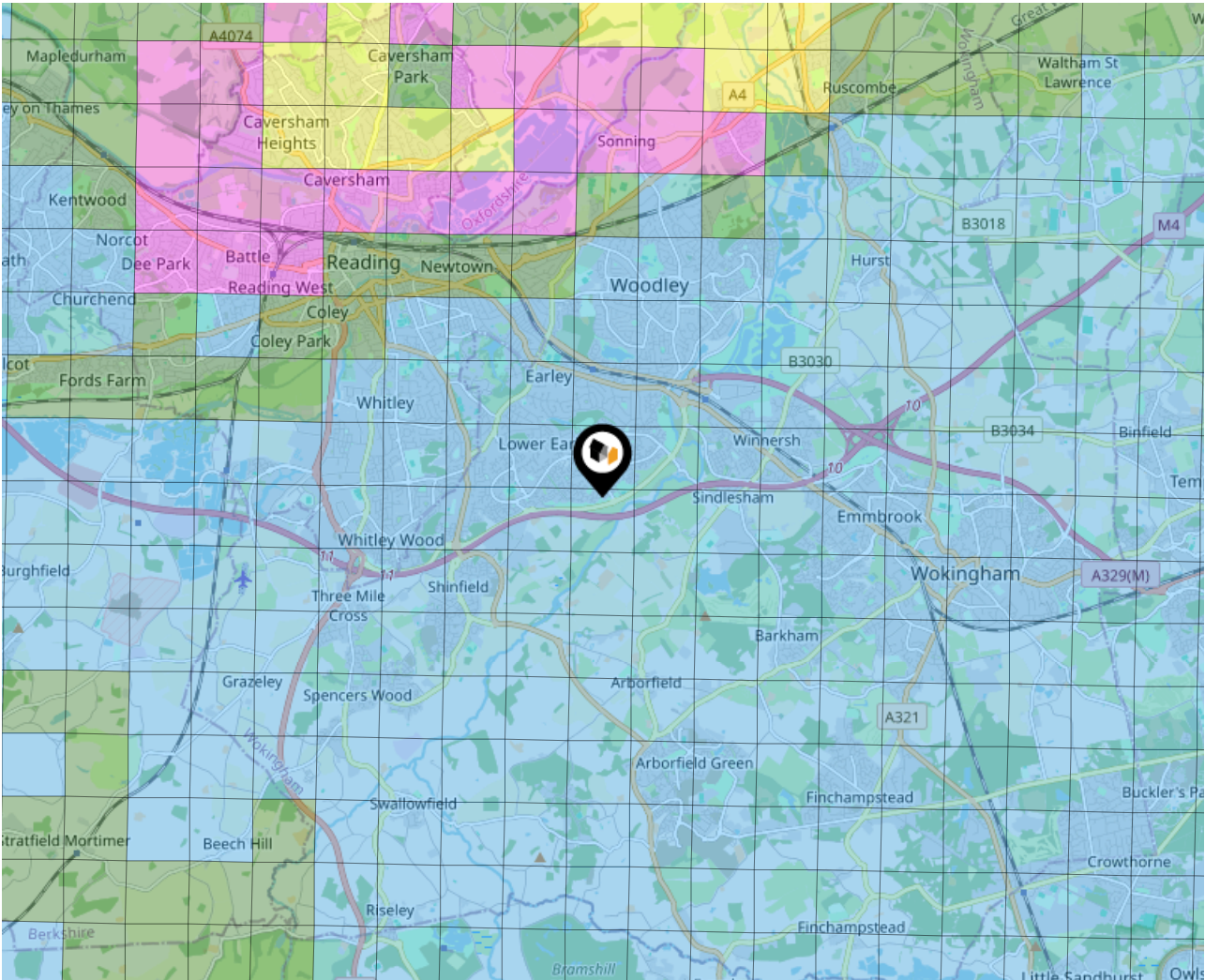
Environment

Radon Gas



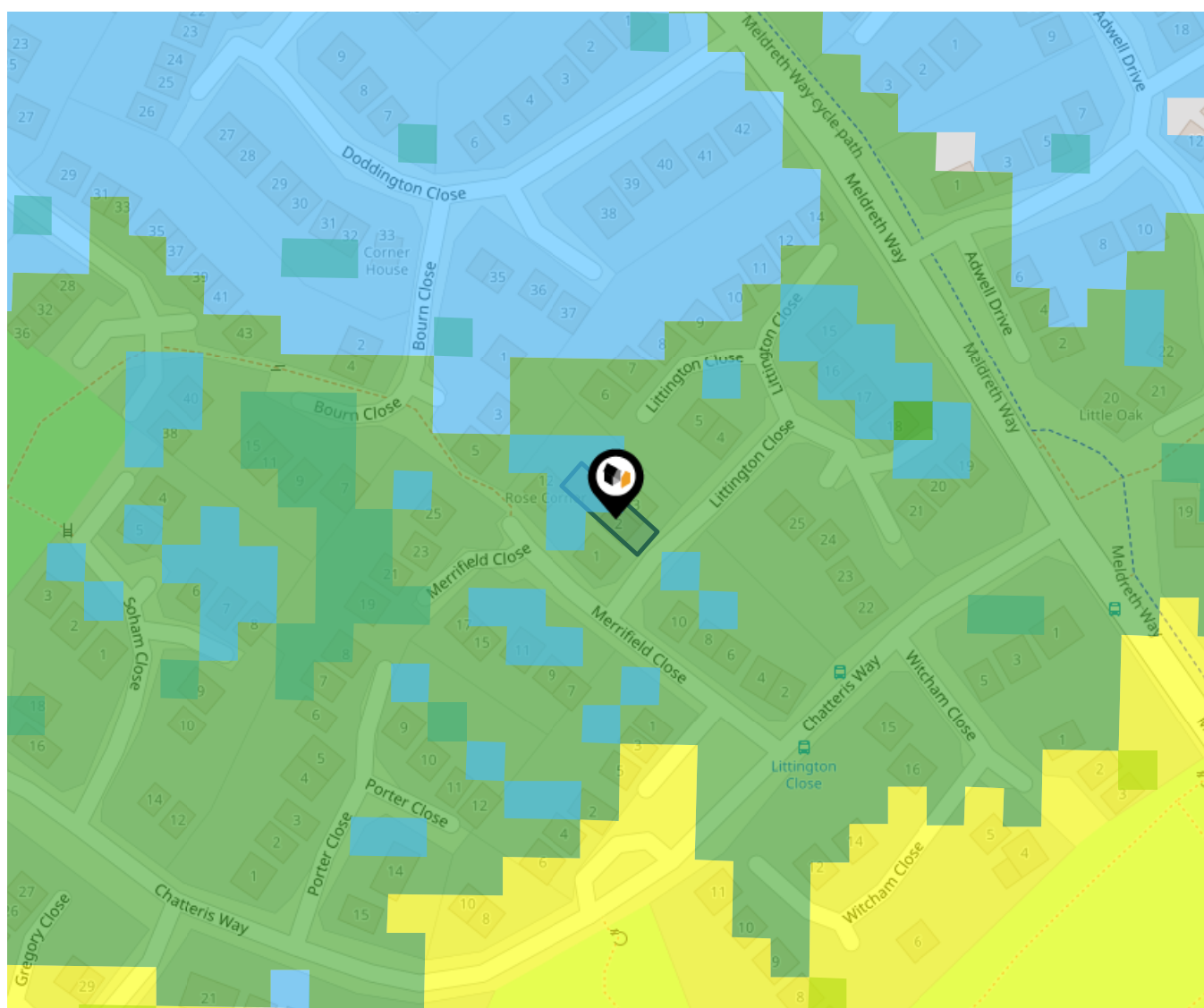
What is Radon?

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).



Local Area

Road Noise



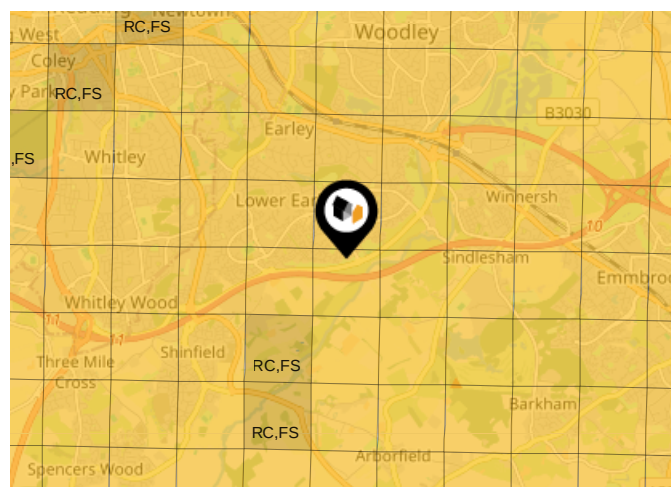
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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

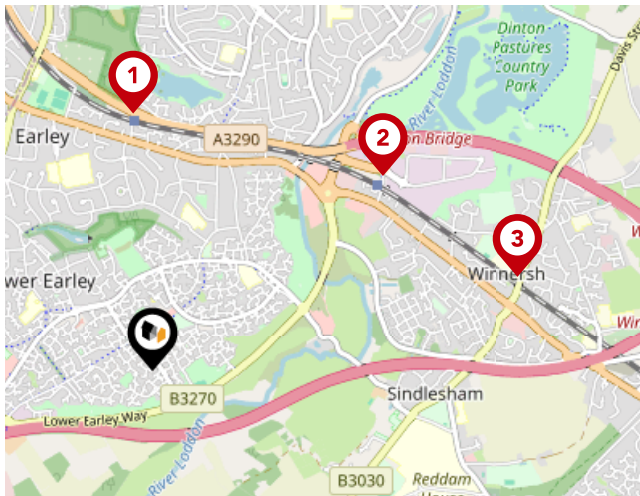


Primary Classifications (Most Common Clay Types)

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

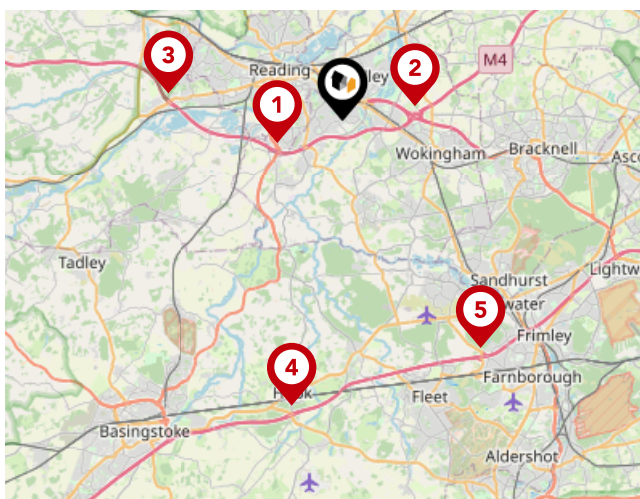
Area

Transport (National)



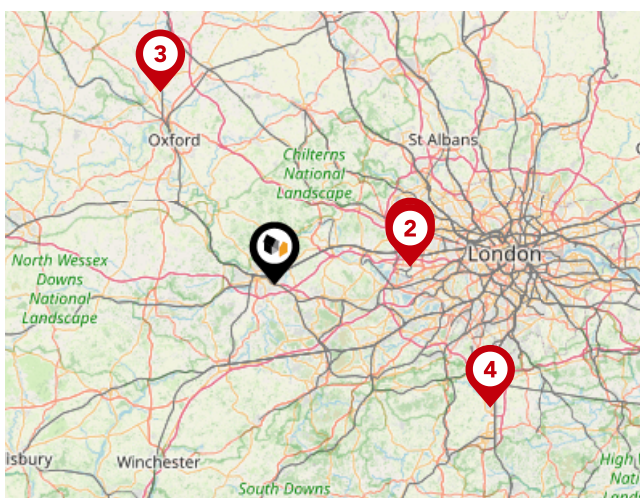
National Rail Stations

Pin	Name	Distance
	Earley Rail Station	1.19 miles
	Winnersh Triangle Rail Station	1.4 miles
	Winnersh Rail Station	1.74 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M4 J11	2.55 miles
	M4 J10	2.7 miles
	M4 J12	6.53 miles
	M3 J5	10.72 miles
	M3 J4A	9.82 miles

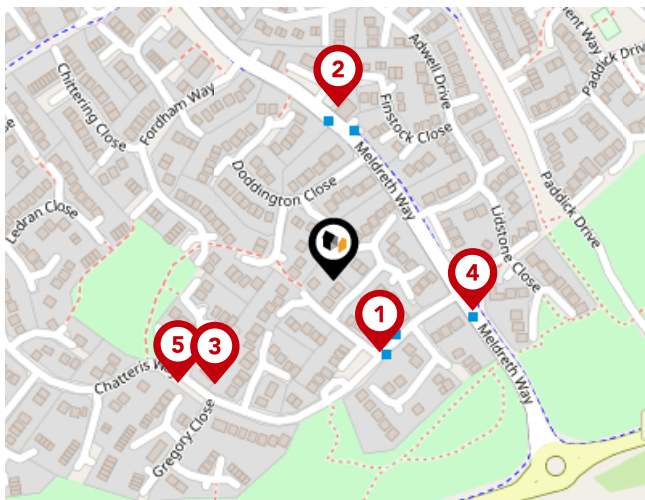


Airports/Helipads

Pin	Name	Distance
	Heathrow Airport	20.26 miles
	Heathrow Airport Terminal 4	20.33 miles
	Kidlington	32.93 miles
	Gatwick Airport	36.8 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Littington Close	0.05 miles
2	Doddington Close	0.1 miles
3	Chatteris Way - Gregory Close	0.09 miles
4	Meldreth Way	0.08 miles
5	Chatteris Way - Gregory Close	0.11 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.



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Agent Disclaimer



Important - Please Read

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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.

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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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