

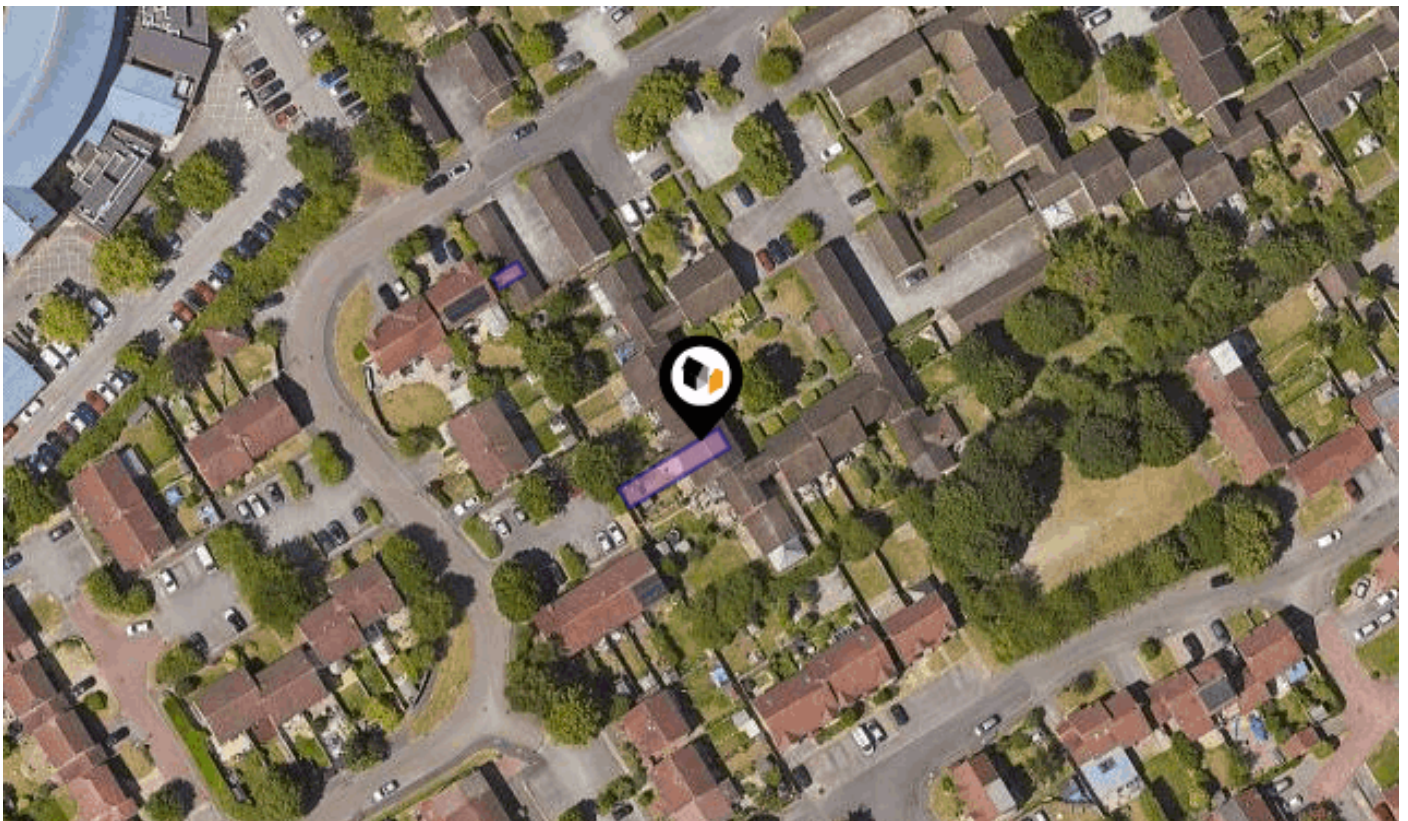


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 21st May 2025



FLEETHAM GARDENS, LOWER EARLEY, READING, RG6

Avocado Property

07917 157387

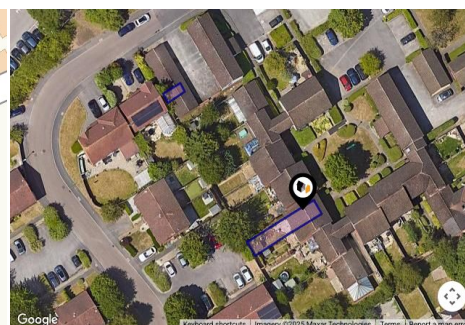
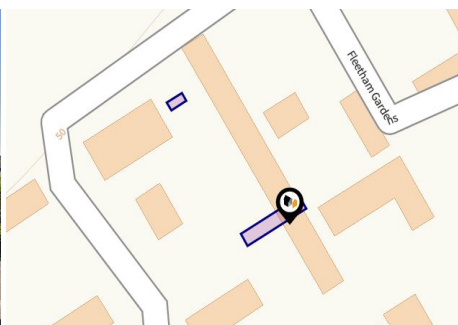
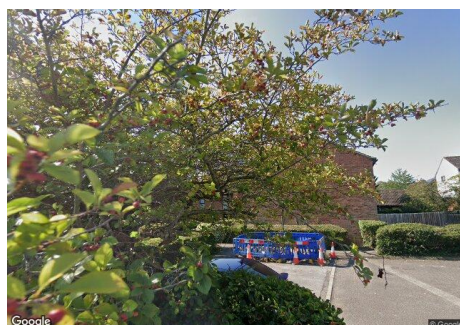
neil@avocadoberkshire.co.uk

www.avocadopropertyagents.co.uk



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Property Overview



Property

Type:	Terraced
Bedrooms:	2
Floor Area:	656 ft ² / 61 m ²
Plot Area:	0.02 acres
Year Built :	1983-1990
Council Tax :	Band C
Annual Estimate:	£2,112
Title Number:	BK224980

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

25	69	1800
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

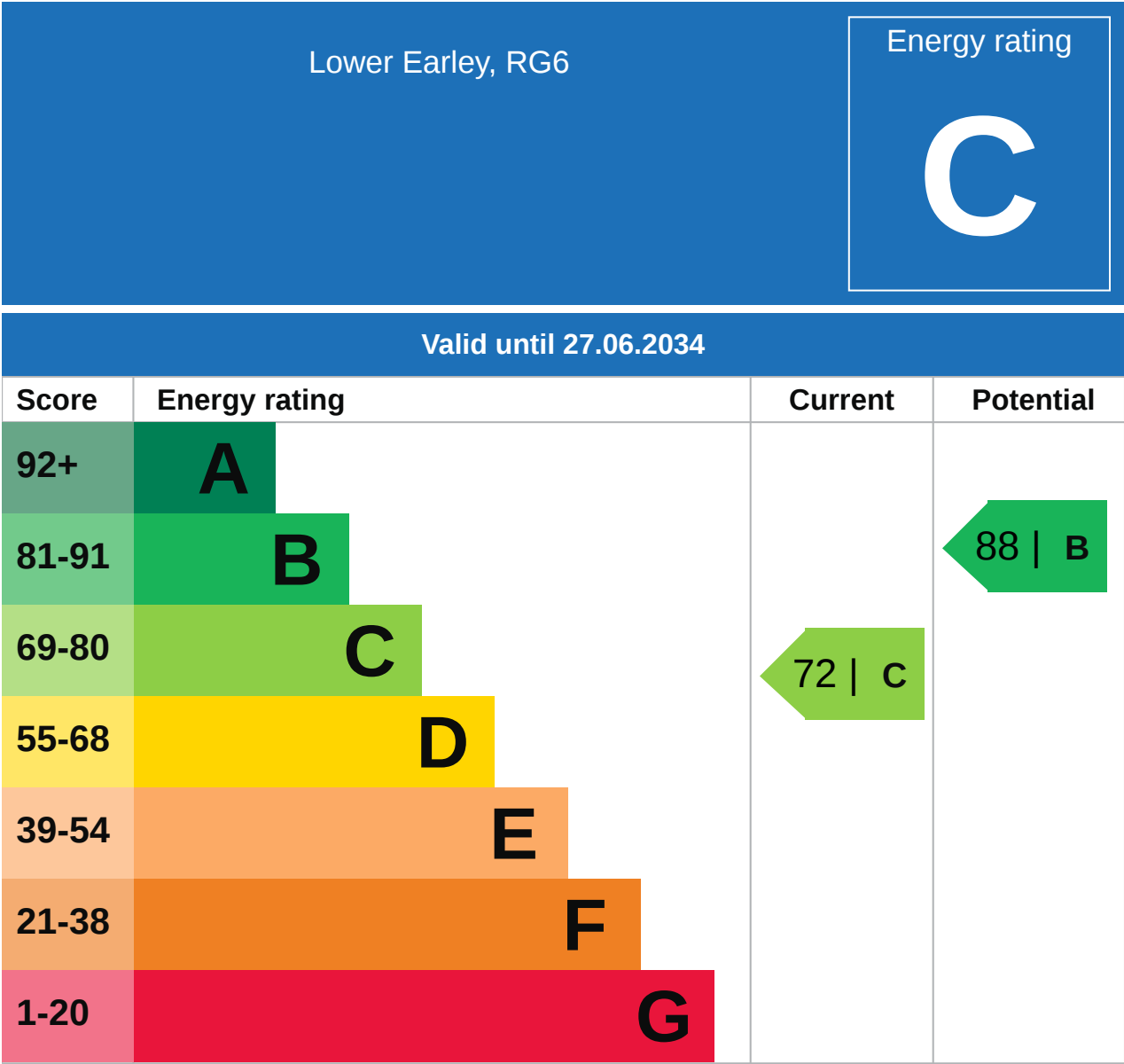


Satellite/Fibre TV Availability:



Property

EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	61 m ²

Market Sold in Street



145, Fleetham Gardens, Reading, RG6 4BZ				
Last Sold Date:	24/01/2025	31/05/2019		
Last Sold Price:	£270,000	£210,000		
151, Fleetham Gardens, Reading, RG6 4BZ				
Last Sold Date:	26/06/2024	16/04/2018	28/04/2008	19/10/2001
Last Sold Price:	£225,000	£230,000	£175,000	£104,950
1, Fleetham Gardens, Reading, RG6 4BZ				
Last Sold Date:	21/06/2024	25/04/2013	07/08/2009	18/07/2002
Last Sold Price:	£195,250	£147,000	£138,000	£117,500
123, Fleetham Gardens, Reading, RG6 4BZ				
Last Sold Date:	23/02/2024	22/04/2014		
Last Sold Price:	£325,000	£207,000		
149, Fleetham Gardens, Reading, RG6 4BZ				
Last Sold Date:	09/11/2023	16/07/2009		
Last Sold Price:	£370,000	£182,500		
67, Fleetham Gardens, Reading, RG6 4BZ				
Last Sold Date:	23/10/2023			
Last Sold Price:	£254,000			
81, Fleetham Gardens, Reading, RG6 4BZ				
Last Sold Date:	20/12/2022	14/10/2011		
Last Sold Price:	£175,500	£116,000		
71, Fleetham Gardens, Reading, RG6 4BZ				
Last Sold Date:	09/09/2022			
Last Sold Price:	£358,100			
15, Fleetham Gardens, Reading, RG6 4BZ				
Last Sold Date:	05/07/2022	02/03/2007		
Last Sold Price:	£237,000	£147,000		
75, Fleetham Gardens, Reading, RG6 4BZ				
Last Sold Date:	01/06/2022	28/07/2017	09/08/2013	
Last Sold Price:	£215,000	£200,000	£137,500	
51, Fleetham Gardens, Reading, RG6 4BZ				
Last Sold Date:	13/05/2022	09/10/2006	15/08/2001	
Last Sold Price:	£300,000	£173,000	£129,950	
19, Fleetham Gardens, Reading, RG6 4BZ				
Last Sold Date:	27/09/2021	06/06/2001		
Last Sold Price:	£275,000	£114,000		

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

Market Sold in Street



57, Fleetham Gardens, Reading, RG6 4BZ

Last Sold Date:	31/08/2021	17/07/2018	26/11/2004
Last Sold Price:	£375,000	£368,000	£206,000

5, Fleetham Gardens, Reading, RG6 4BZ

Last Sold Date:	09/07/2021
Last Sold Price:	£180,000

21, Fleetham Gardens, Reading, RG6 4BZ

Last Sold Date:	25/06/2021	30/05/2008
Last Sold Price:	£280,000	£200,000

107, Fleetham Gardens, Reading, RG6 4BZ

Last Sold Date:	12/02/2021	22/06/2007
Last Sold Price:	£186,000	£148,000

115, Fleetham Gardens, Reading, RG6 4BZ

Last Sold Date:	13/12/2019	18/02/2011	06/05/2005
Last Sold Price:	£215,000	£153,000	£135,000

121, Fleetham Gardens, Reading, RG6 4BZ

Last Sold Date:	25/10/2019
Last Sold Price:	£255,000

59, Fleetham Gardens, Reading, RG6 4BZ

Last Sold Date:	29/07/2019	02/09/2015
Last Sold Price:	£282,500	£275,000

9, Fleetham Gardens, Reading, RG6 4BZ

Last Sold Date:	28/02/2019	09/01/2012	30/06/2009	26/04/2002
Last Sold Price:	£223,000	£155,000	£140,000	£114,950

43, Fleetham Gardens, Reading, RG6 4BZ

Last Sold Date:	10/08/2018
Last Sold Price:	£225,000

65, Fleetham Gardens, Reading, RG6 4BZ

Last Sold Date:	26/03/2018	19/01/2010	10/09/2001
Last Sold Price:	£280,000	£180,000	£127,000

111, Fleetham Gardens, Reading, RG6 4BZ

Last Sold Date:	25/09/2017	06/12/2010	02/05/2002
Last Sold Price:	£255,000	£144,000	£112,950

89, Fleetham Gardens, Reading, RG6 4BZ

Last Sold Date:	27/03/2017	24/02/2006	18/06/2004	04/10/2002
Last Sold Price:	£220,000	£135,000	£133,000	£118,500

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

Market Sold in Street



33, Fleetham Gardens, Reading, RG6 4BZ			
Last Sold Date:	04/06/2015	17/03/2006	17/11/2003
Last Sold Price:	£210,000	£145,000	£128,500
29, Fleetham Gardens, Reading, RG6 4BZ			
Last Sold Date:	28/11/2014	24/02/2005	
Last Sold Price:	£304,000	£190,000	
139, Fleetham Gardens, Reading, RG6 4BZ			
Last Sold Date:	04/04/2014	28/11/2000	
Last Sold Price:	£224,950	£110,000	
99, Fleetham Gardens, Reading, RG6 4BZ			
Last Sold Date:	08/02/2013	09/02/2007	24/08/2001
Last Sold Price:	£144,000	£142,000	£95,950
101, Fleetham Gardens, Reading, RG6 4BZ			
Last Sold Date:	24/09/2012		
Last Sold Price:	£142,000		
119, Fleetham Gardens, Reading, RG6 4BZ			
Last Sold Date:	03/10/2011	16/02/2001	
Last Sold Price:	£182,500	£110,000	
61, Fleetham Gardens, Reading, RG6 4BZ			
Last Sold Date:	09/09/2011		
Last Sold Price:	£175,000		
133, Fleetham Gardens, Reading, RG6 4BZ			
Last Sold Date:	12/08/2011		
Last Sold Price:	£185,000		
103, Fleetham Gardens, Reading, RG6 4BZ			
Last Sold Date:	08/06/2007	25/03/2002	
Last Sold Price:	£179,950	£118,000	
47, Fleetham Gardens, Reading, RG6 4BZ			
Last Sold Date:	06/02/2007		
Last Sold Price:	£203,500		
77, Fleetham Gardens, Reading, RG6 4BZ			
Last Sold Date:	12/01/2007		
Last Sold Price:	£136,000		
49, Fleetham Gardens, Reading, RG6 4BZ			
Last Sold Date:	06/10/2006		
Last Sold Price:	£178,000		

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

Market Sold in Street



69, Fleetham Gardens, Reading, RG6 4BZ

Last Sold Date:	03/08/2006	07/08/2003
Last Sold Price:	£182,000	£148,000

3, Fleetham Gardens, Reading, RG6 4BZ

Last Sold Date:	16/05/2006
Last Sold Price:	£120,250

117, Fleetham Gardens, Reading, RG6 4BZ

Last Sold Date:	16/12/2005
Last Sold Price:	£144,950

31, Fleetham Gardens, Reading, RG6 4BZ

Last Sold Date:	02/11/2005
Last Sold Price:	£149,500

17, Fleetham Gardens, Reading, RG6 4BZ

Last Sold Date:	26/10/2005	18/12/2002	27/06/2001
Last Sold Price:	£143,000	£130,000	£99,950

55, Fleetham Gardens, Reading, RG6 4BZ

Last Sold Date:	28/05/2004
Last Sold Price:	£130,000

79, Fleetham Gardens, Reading, RG6 4BZ

Last Sold Date:	31/03/2004
Last Sold Price:	£130,000

23, Fleetham Gardens, Reading, RG6 4BZ

Last Sold Date:	27/02/2004	30/08/2002
Last Sold Price:	£155,000	£142,450

73, Fleetham Gardens, Reading, RG6 4BZ

Last Sold Date:	13/02/2004
Last Sold Price:	£119,000

91, Fleetham Gardens, Reading, RG6 4BZ

Last Sold Date:	22/12/2003
Last Sold Price:	£110,500

27, Fleetham Gardens, Reading, RG6 4BZ

Last Sold Date:	24/09/2003
Last Sold Price:	£147,000

131, Fleetham Gardens, Reading, RG6 4BZ

Last Sold Date:	28/09/2001
Last Sold Price:	£126,000

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

Market Sold in Street



113, Fleetham Gardens, Reading, RG6 4BZ

Last Sold Date: 27/07/2001
Last Sold Price: £88,000

45, Fleetham Gardens, Reading, RG6 4BZ

Last Sold Date: 25/05/2001
Last Sold Price: £91,500

95, Fleetham Gardens, Reading, RG6 4BZ

Last Sold Date: 06/04/2001
Last Sold Price: £94,000

53, Fleetham Gardens, Reading, RG6 4BZ

Last Sold Date: 02/02/2001
Last Sold Price: £114,000

137, Fleetham Gardens, Reading, RG6 4BZ

Last Sold Date: 29/09/2000
Last Sold Price: £120,500

127, Fleetham Gardens, Reading, RG6 4BZ

Last Sold Date: 23/08/2000
Last Sold Price: £96,500

83, Fleetham Gardens, Reading, RG6 4BZ

Last Sold Date: 21/08/2000
Last Sold Price: £90,000

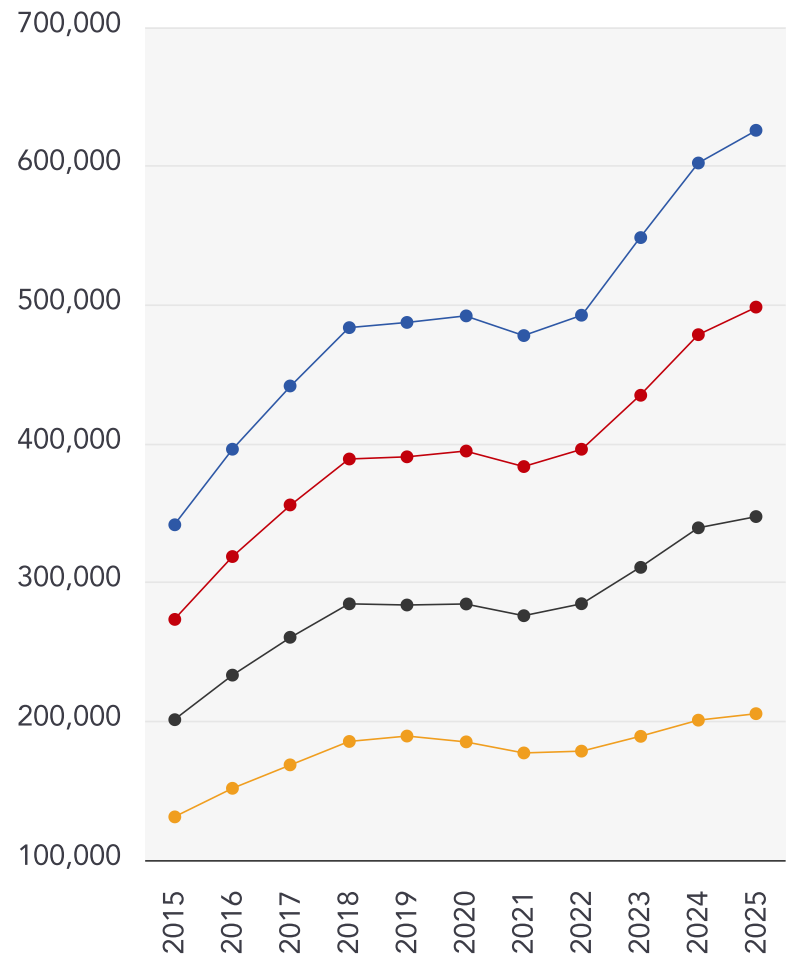
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



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



Detached

+83.21%

Semi-Detached

+82.31%

Terraced

+72.76%

Flat

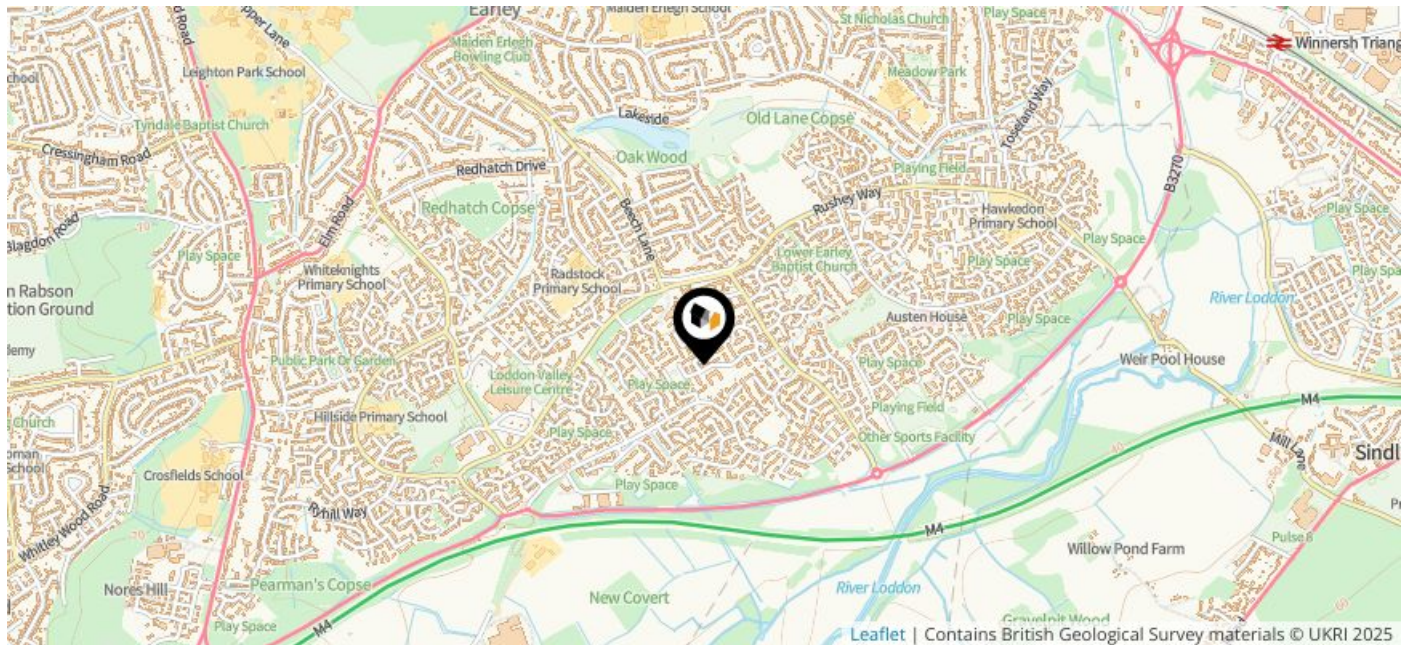
+56.72%

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.

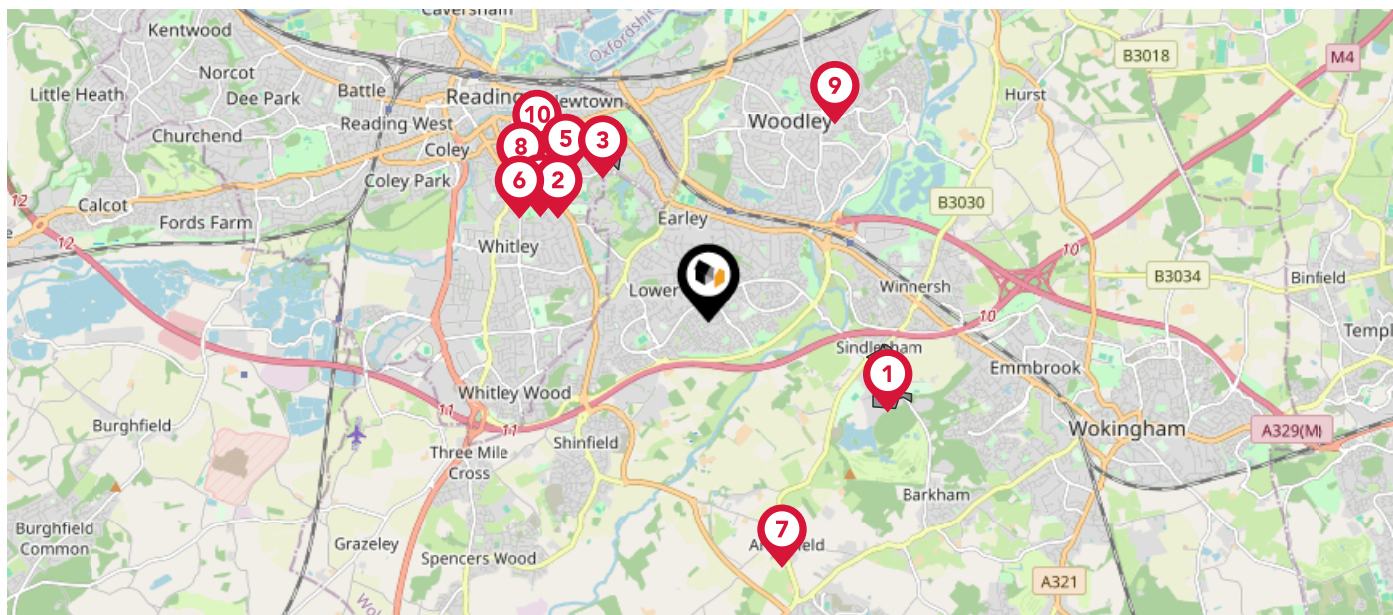
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Sindlesham



Redlands



South Park



The Mount



Alexandra Road



Christchurch



Arborfield Cross



Kendrick Road



Woodley Green



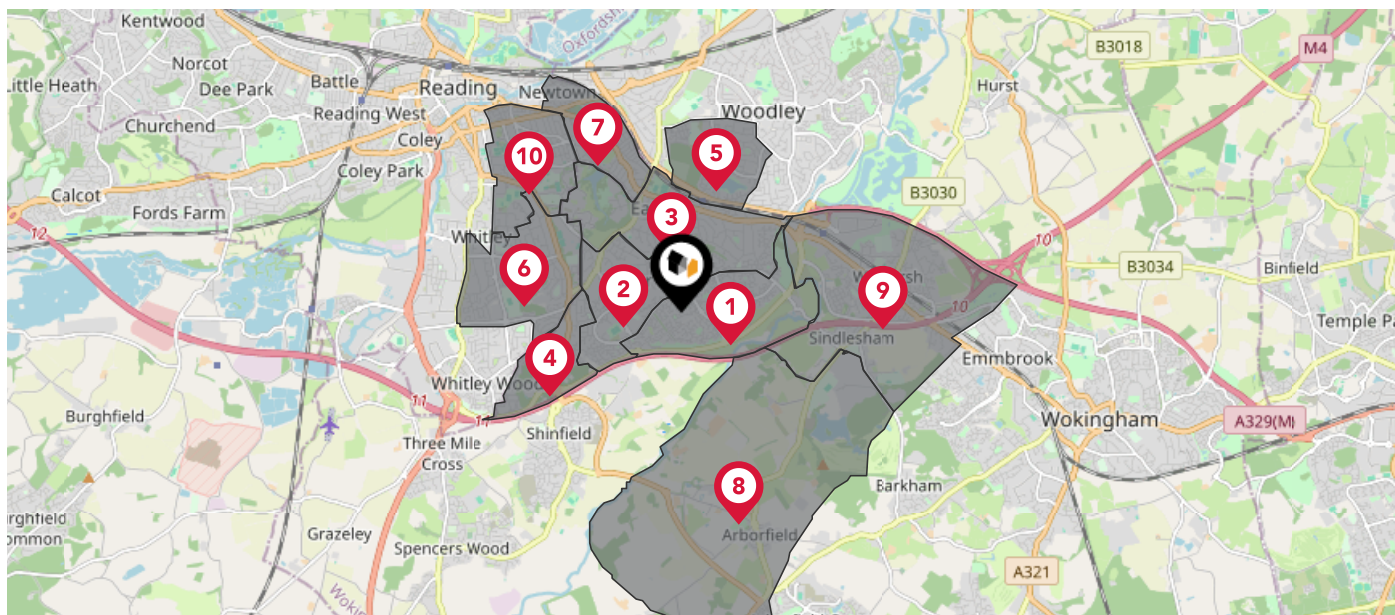
Eldon Square

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



South Lake Ward



Church Ward



Park Ward



Arborfield Ward



Winnersh Ward



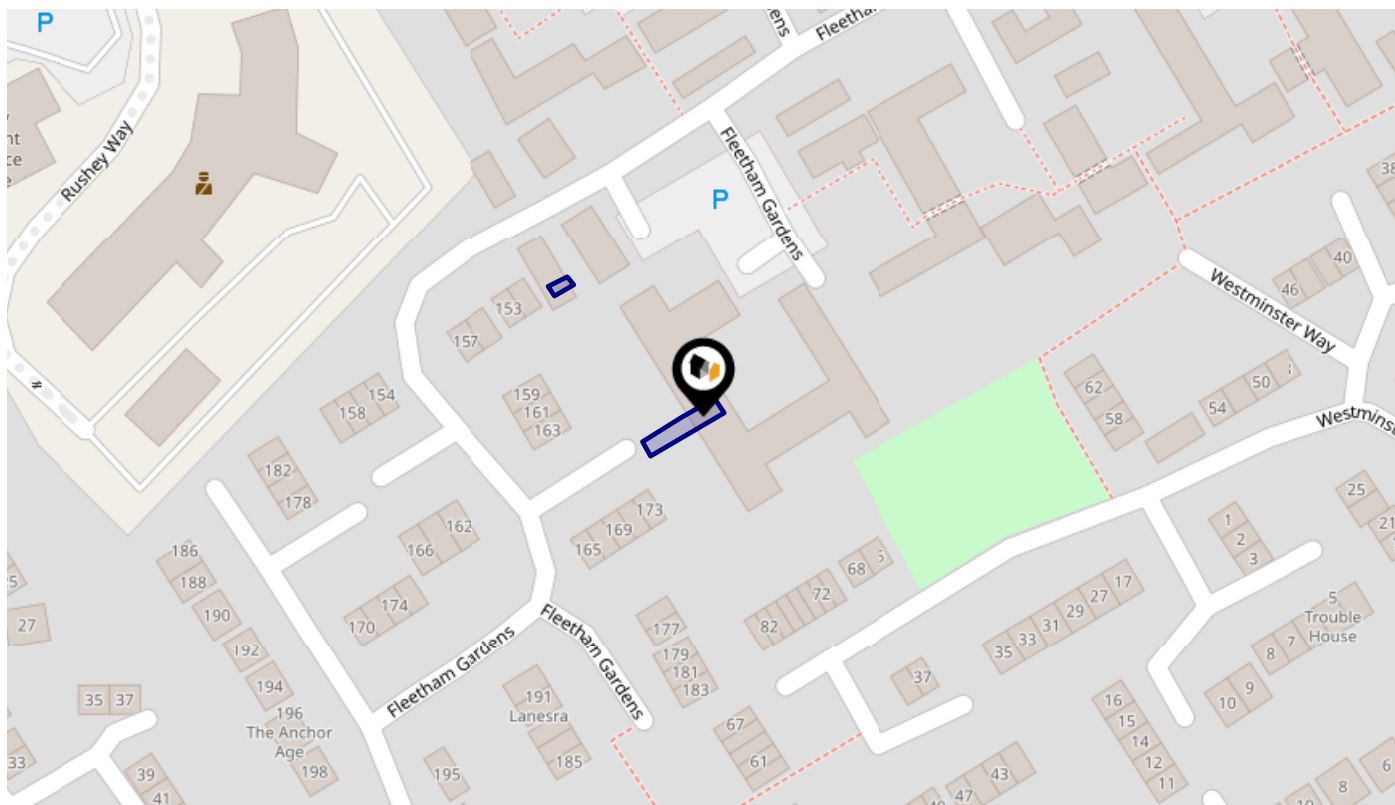
Redlands Ward

Maps

Rail Noise



This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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:

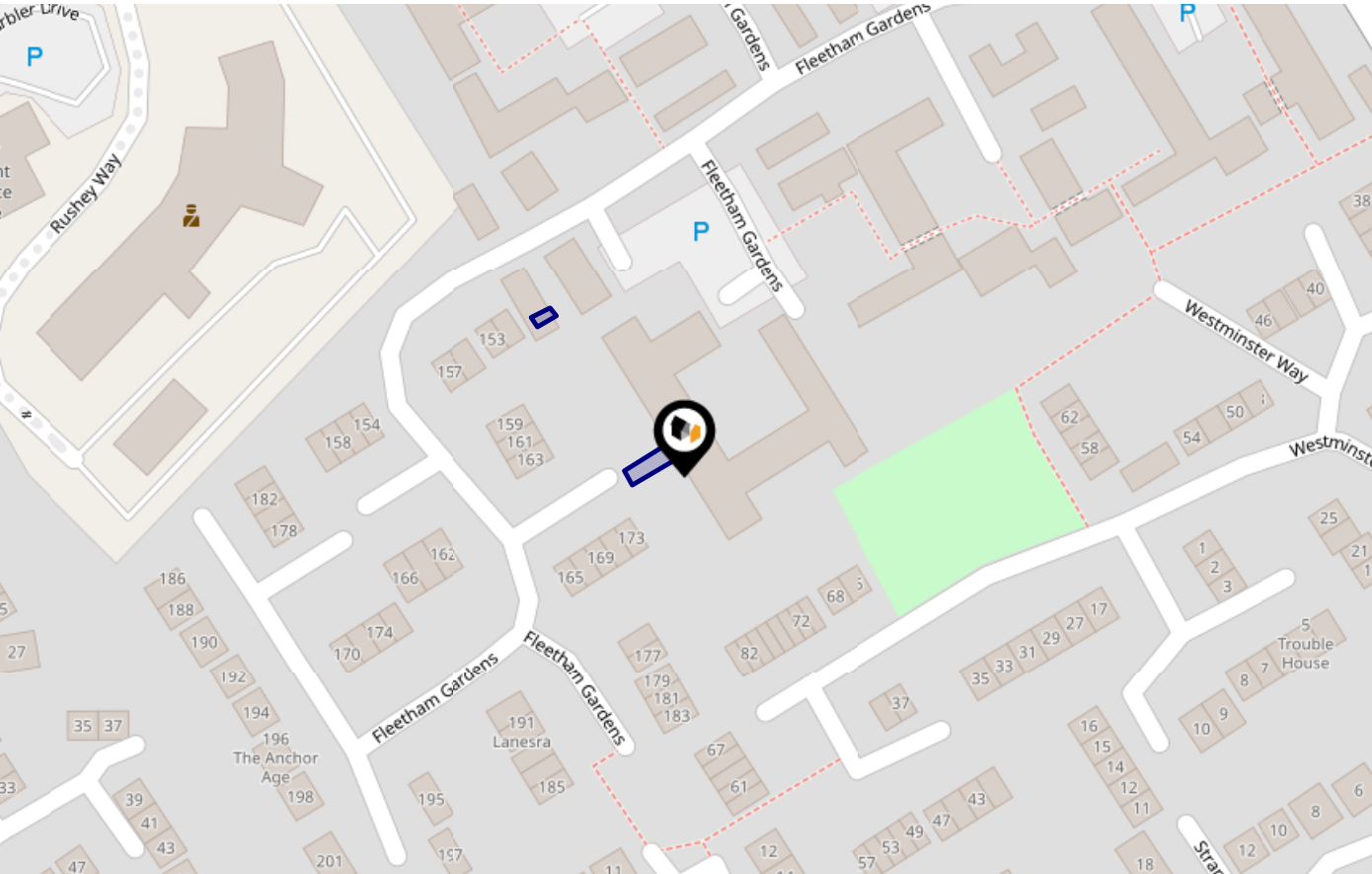
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

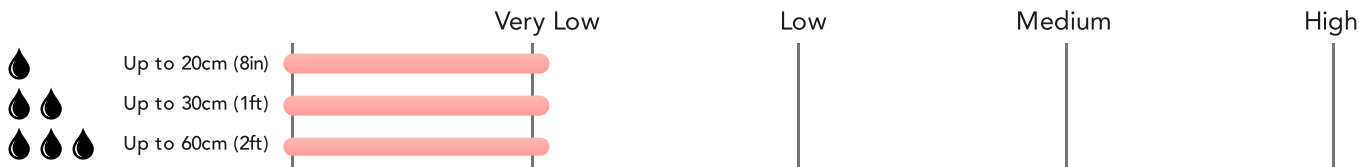


Risk Rating: Very low

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:

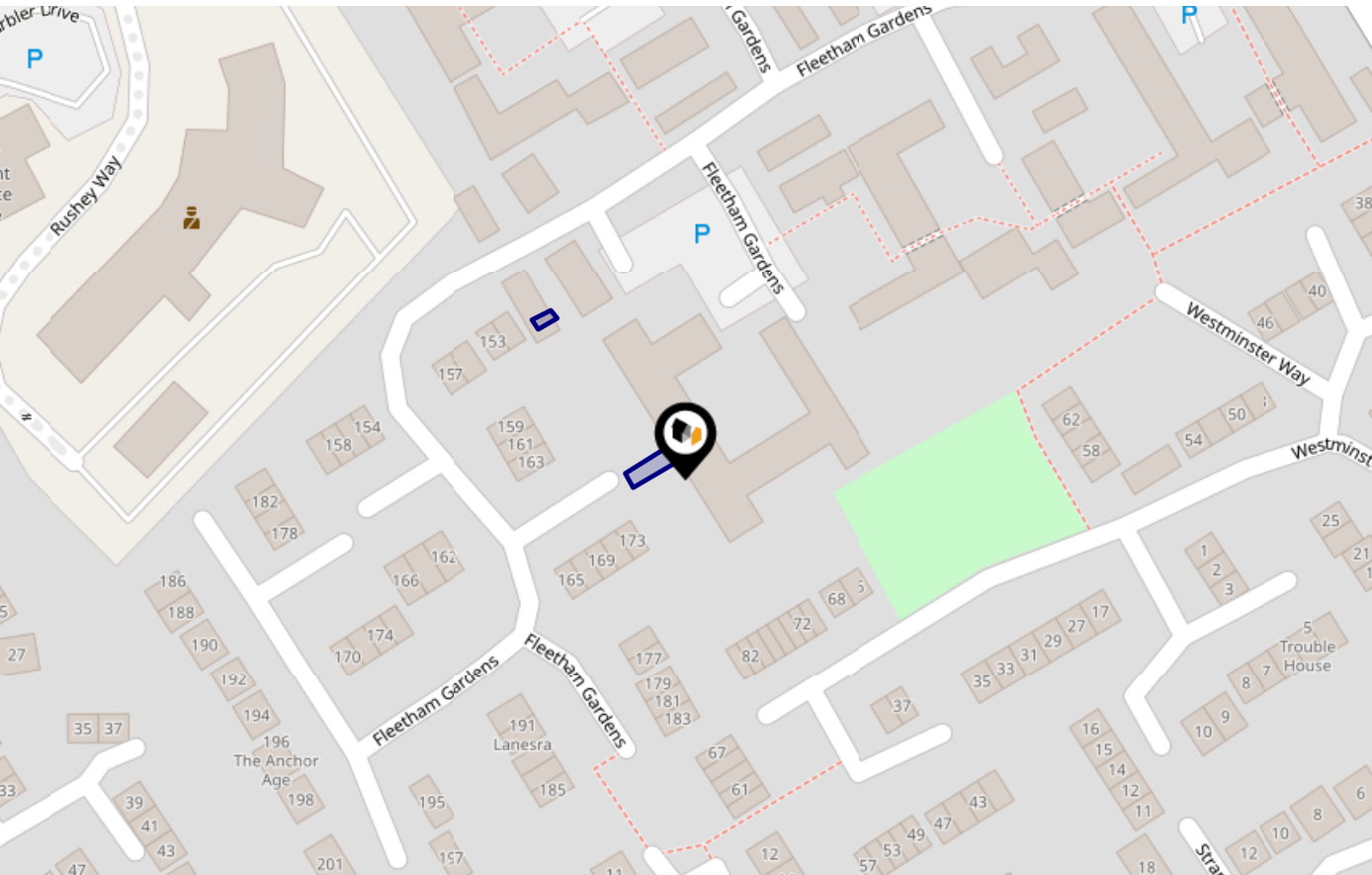


Flood Risk

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.

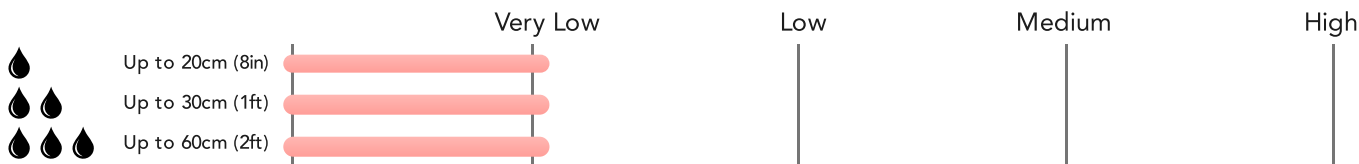


Risk Rating: Very low

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:

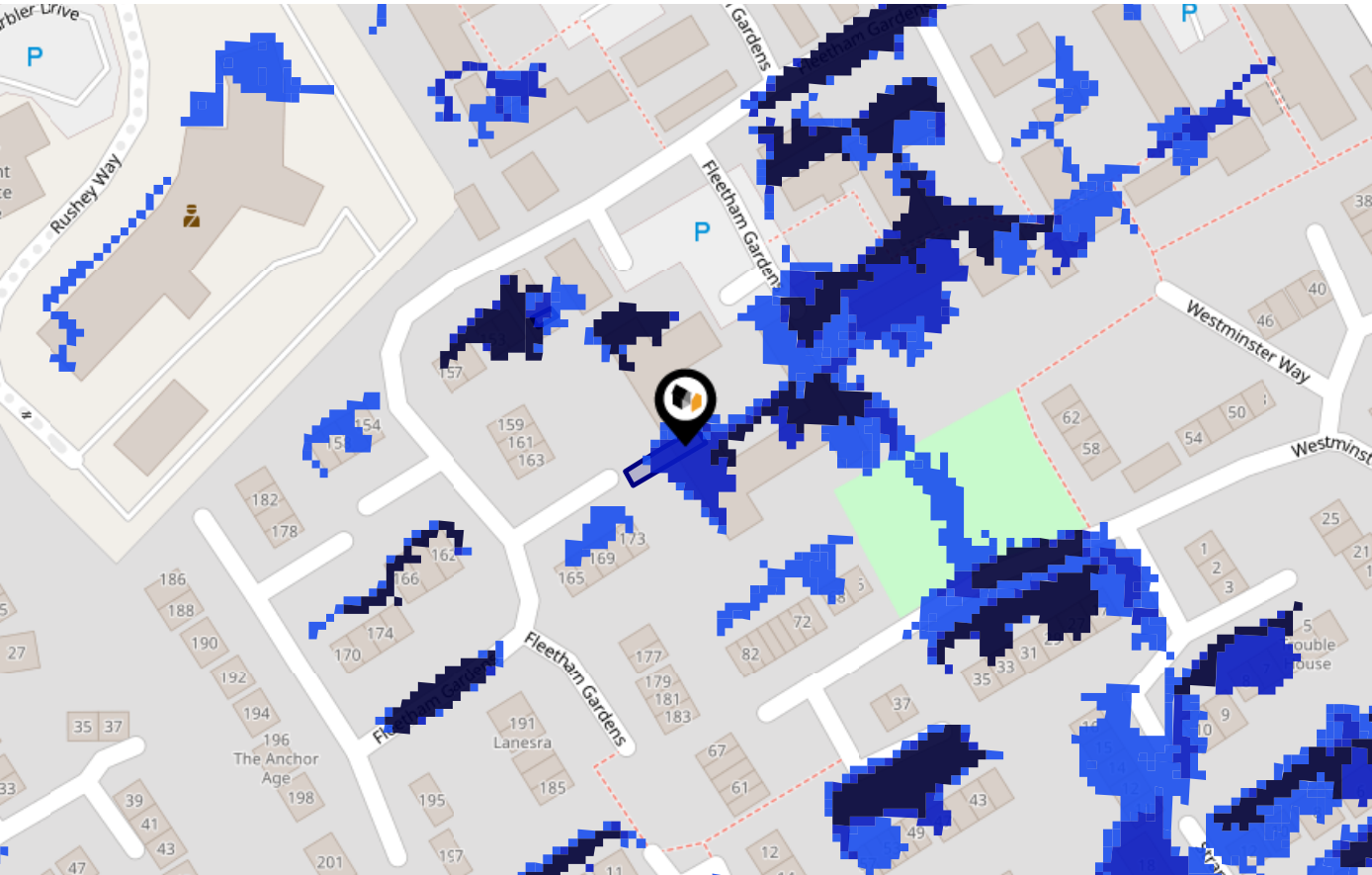


Flood Risk

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:

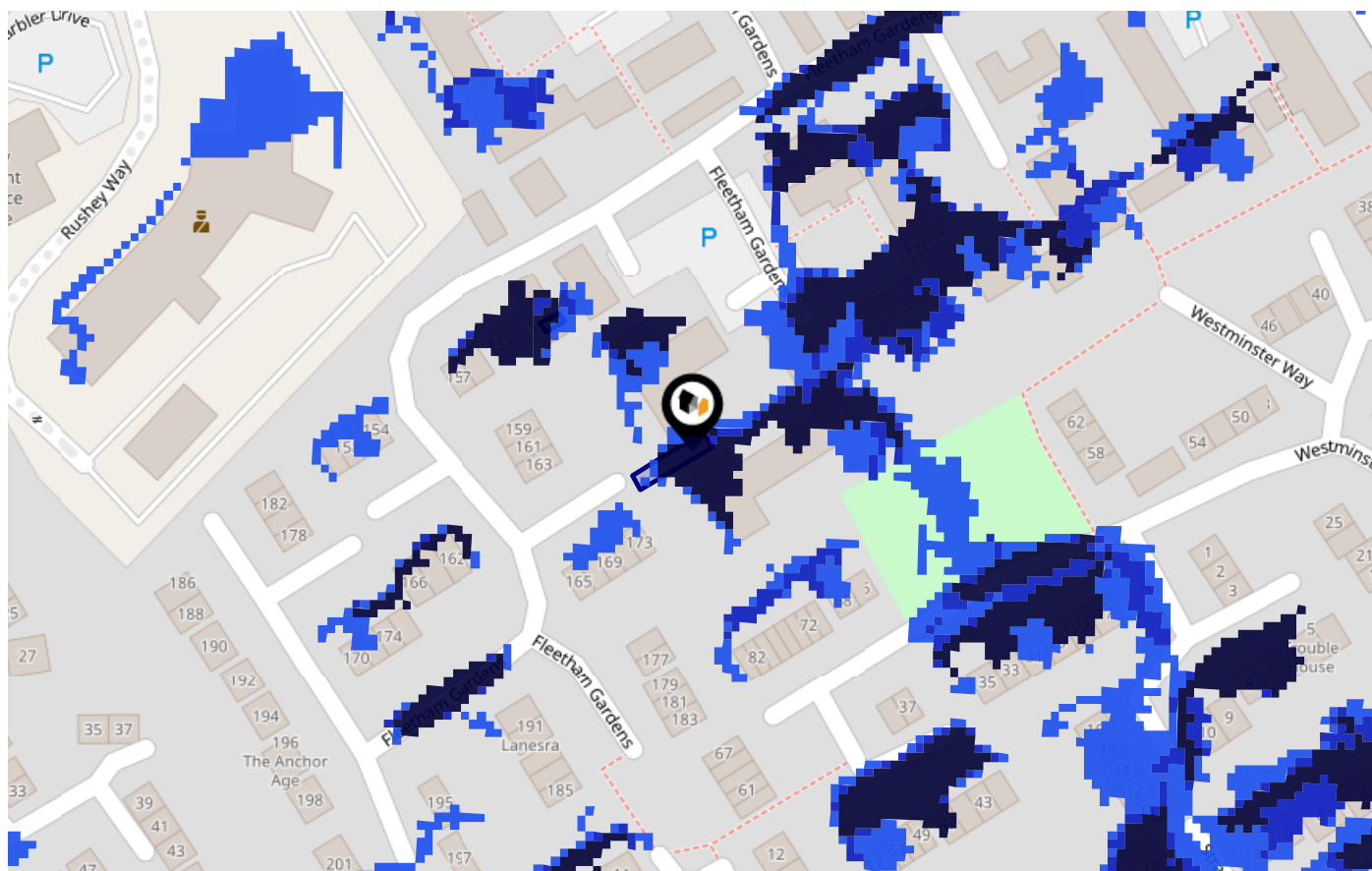


Flood Risk

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:



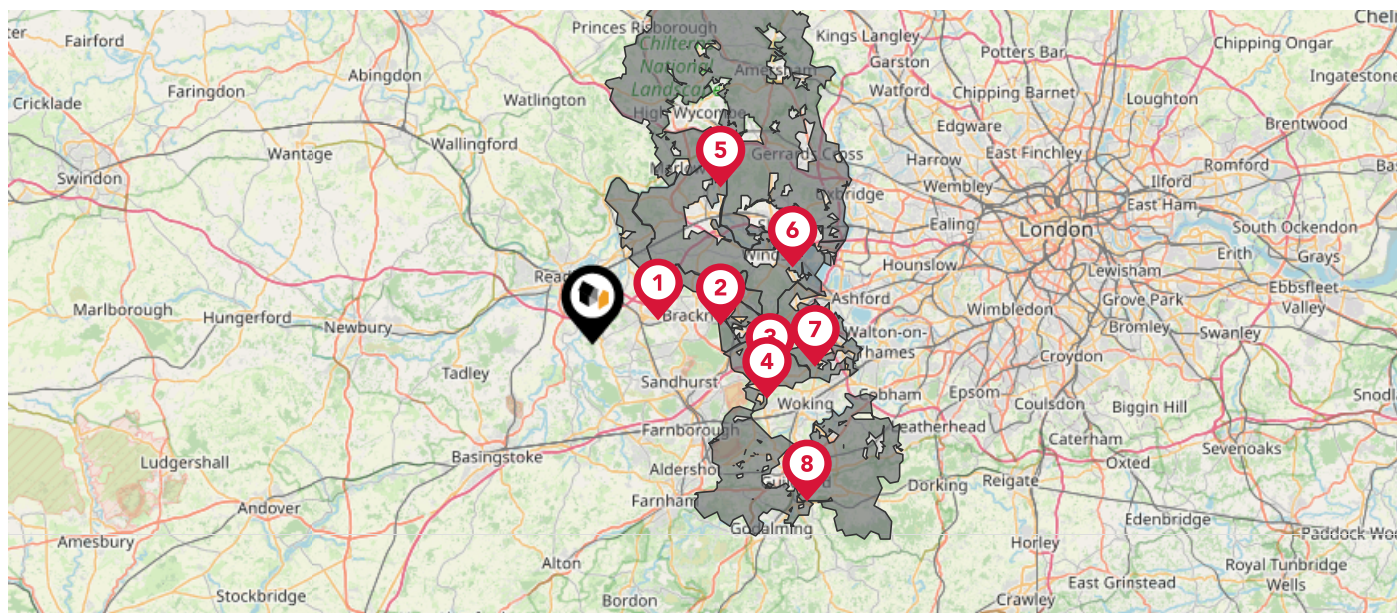
KFB - Key Facts For Buyers

Maps









Green Belt



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



Nearby Green Belt Land

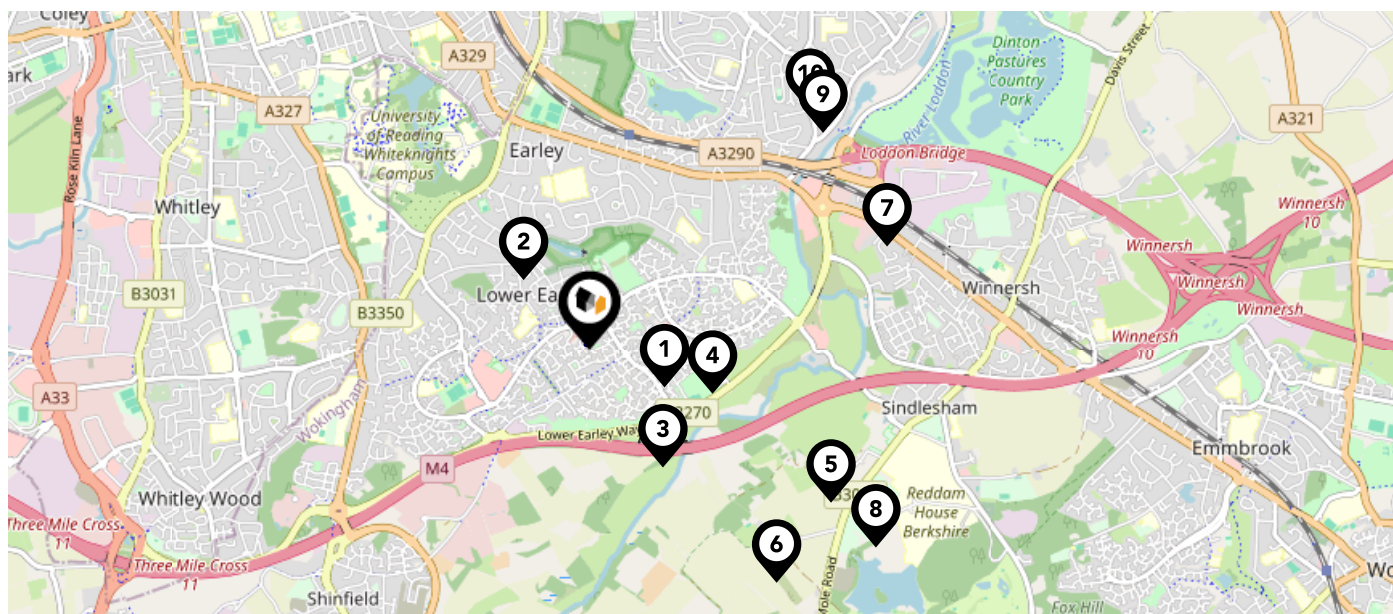
-  London Green Belt - Wokingham
-  London Green Belt - Bracknell Forest
-  London Green Belt - Windsor and Maidenhead
-  London Green Belt - Surrey Heath
-  London Green Belt - Buckinghamshire
-  London Green Belt - Slough
-  London Green Belt - Runnymede
-  London Green Belt - Guildford

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

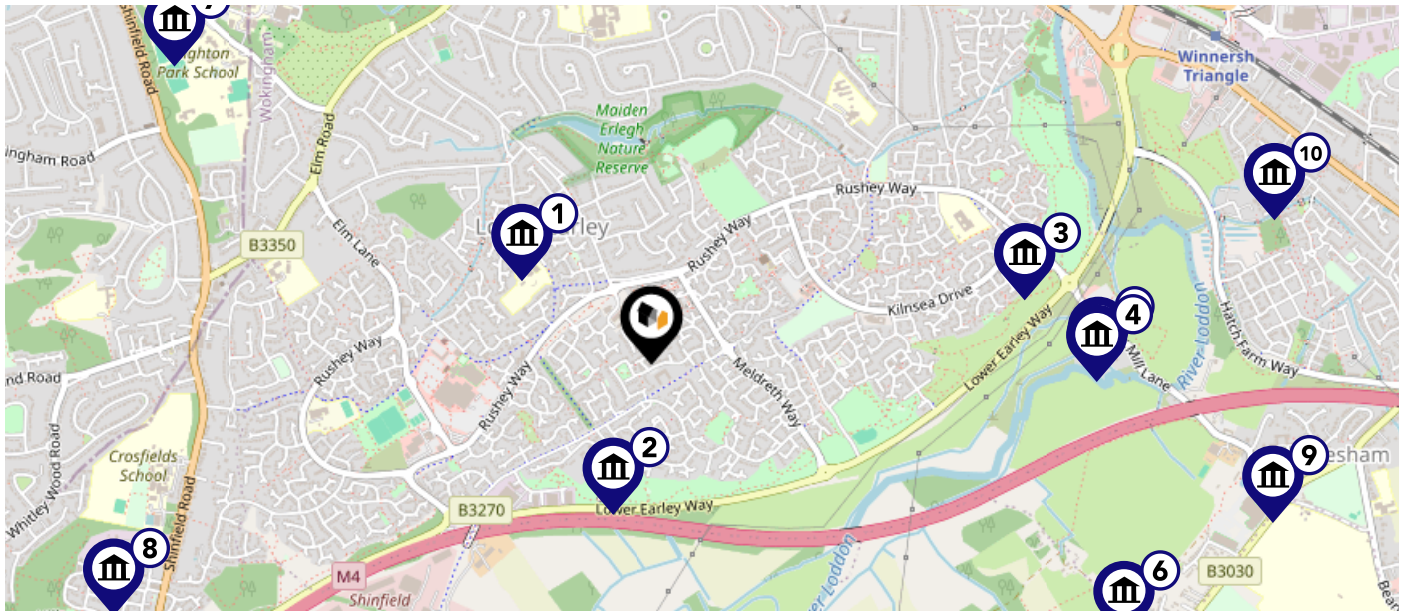
	Reading University-Earley	Historic Landfill	
	Bovis Homes-Earley, Buckinghamshire	Historic Landfill	
	Lower Earley Way-Reading, Berkshire	Historic Landfill	
	Sewage Works-Lower Earley	Historic Landfill	
	Gipsy Lane-Sindlesham	Historic Landfill	
	Park Farm-Carters Hill	Historic Landfill	
	Reading Road-Winnersh	Historic Landfill	
	Bearwood College No.1-Sindlesham	Historic Landfill	
	Loddon Bridge Road-Earley	Historic Landfill	
	Loddon Bridge Road-Earley	Historic Landfill	











Maps

Listed Buildings

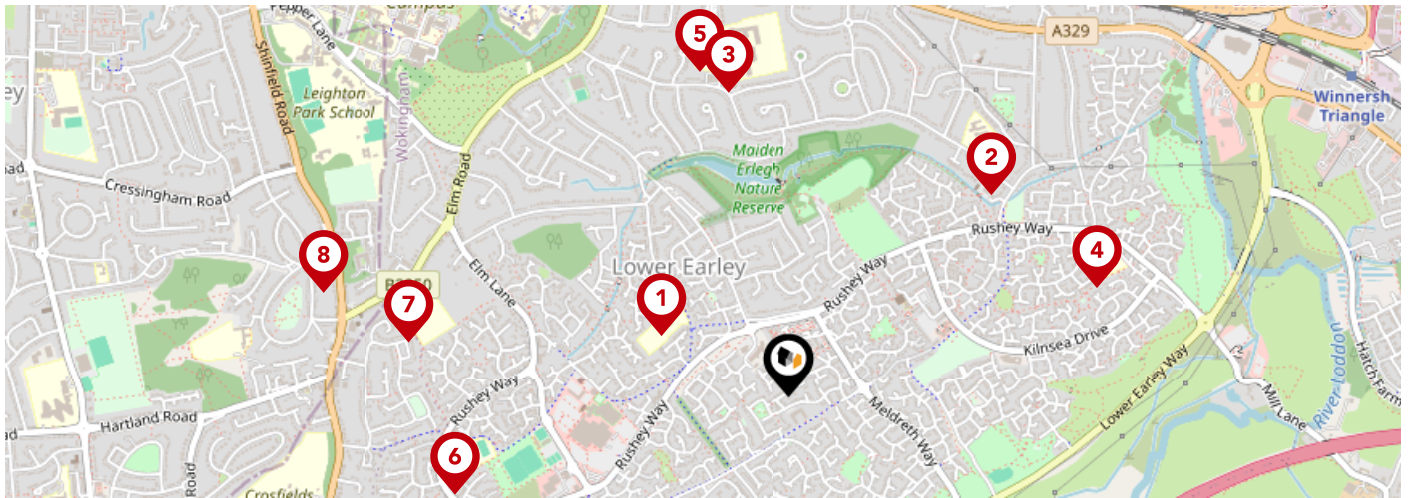


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



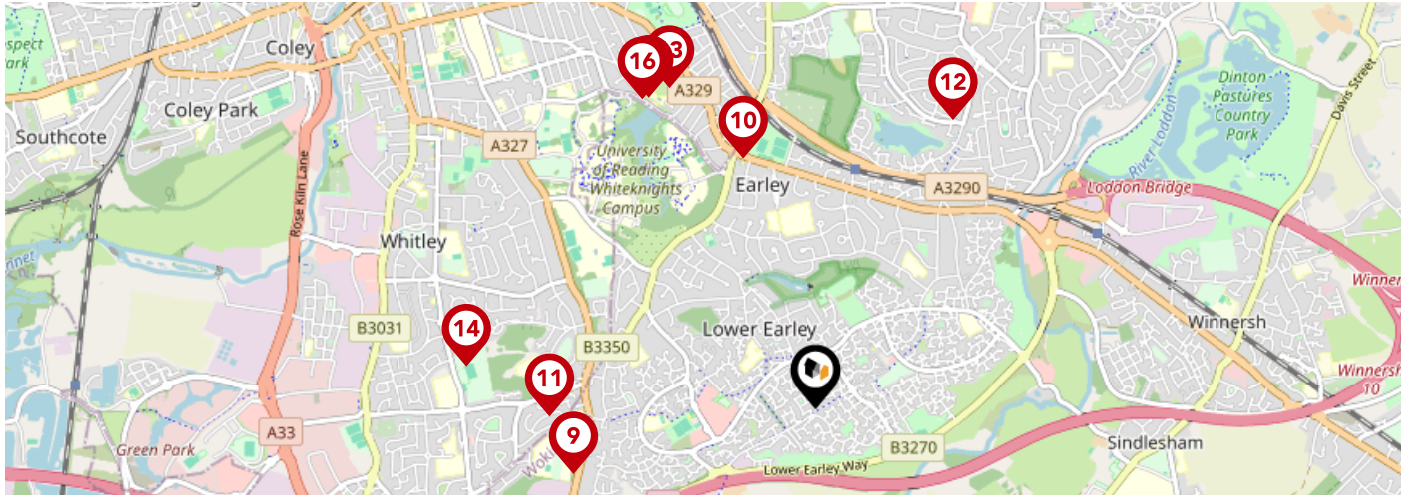
Listed Buildings in the local district	Grade	Distance
 1136320 - Radstock Cottage	Grade II	0.3 miles
 1319121 - Rushy Mead	Grade II	0.3 miles
 1136295 - Sindlesham Farmhouse	Grade II	0.9 miles
 1118107 - Bridge At Sindlesham Mill	Grade II	1.0 miles
 1136288 - Sindlesham Mill	Grade II	1.1 miles
 1319149 - Oak Cottage	Grade II	1.3 miles
 1113577 - School House And Attached Laboratories At Leighton Park School	Grade II	1.3 miles
 1319127 - Lodge To Meteorological Office	Grade II	1.4 miles
 1136256 - Berkshire Masonic Centre	Grade II	1.5 miles
 1136200 - White Cottage	Grade II	1.5 miles









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Radstock Primary School Ofsted Rating: Good Pupils: 395 Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Loddon Primary School Ofsted Rating: Good Pupils: 557 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Maiden Erlegh School Ofsted Rating: Outstanding Pupils: 1837 Distance:0.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Hawkedon Primary School Ofsted Rating: Good Pupils:0 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Aldryngton Primary School Ofsted Rating: Outstanding Pupils: 315 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Hillside Primary School Ofsted Rating: Good Pupils: 457 Distance:0.8	<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:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Leighton Park School Ofsted Rating: Not Rated Pupils: 537 Distance:1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

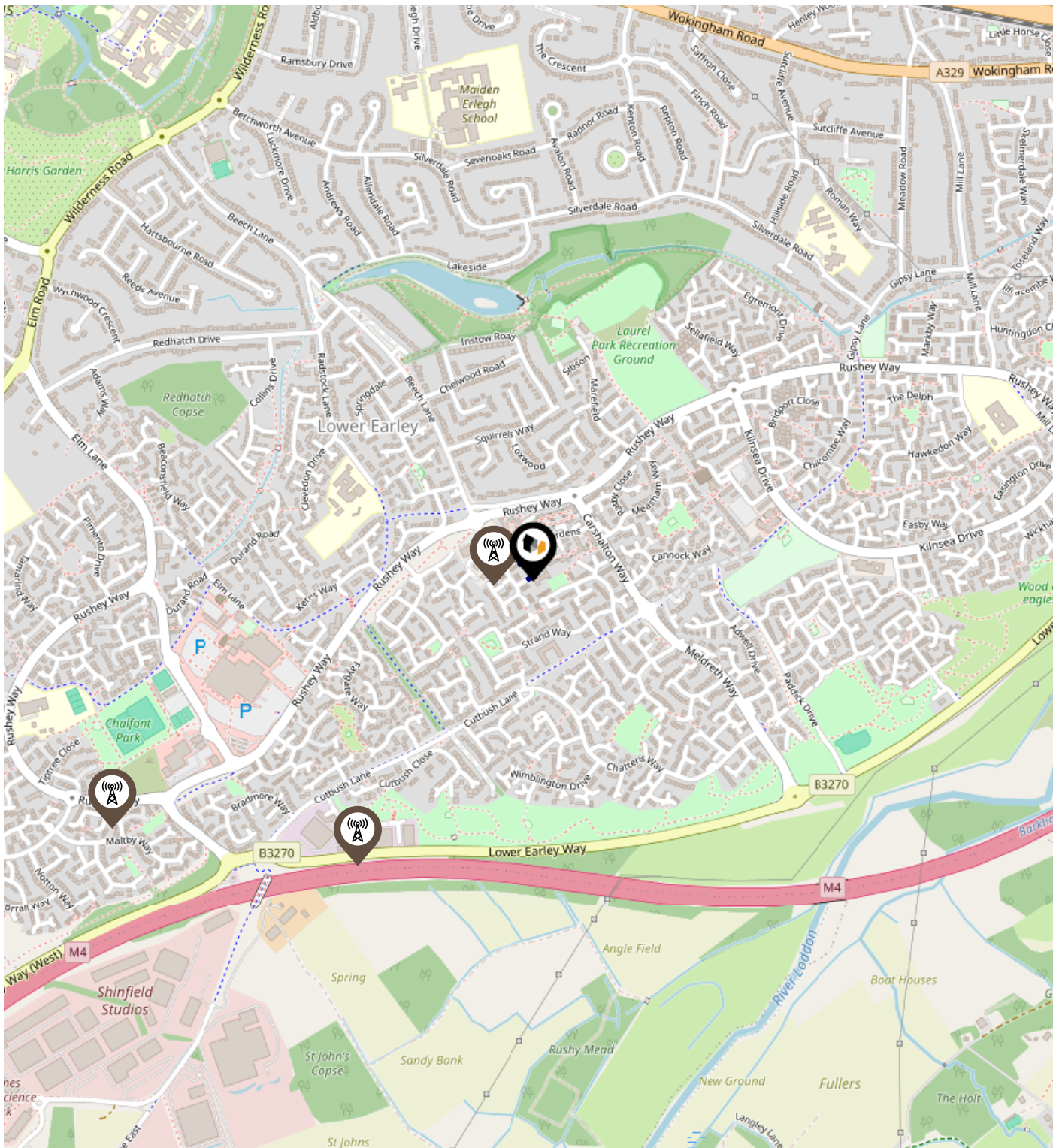
Area Schools



		Nursery	Primary	Secondary	College	Private
	Crosfields School Ofsted Rating: Not Rated Pupils: 777 Distance: 1.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Earley St Peter's Church of England Primary School Ofsted Rating: Good Pupils: 483 Distance: 1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Ridgeway Primary School Ofsted Rating: Good Pupils: 410 Distance: 1.23	<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: 1.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Alfred Sutton Primary School Ofsted Rating: Good Pupils: 683 Distance: 1.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Blagdon Nursery School Ofsted Rating: Outstanding Pupils: 152 Distance: 1.62	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	UTC Reading Ofsted Rating: Serious Weaknesses Pupils: 395 Distance: 1.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Maiden Erlegh School in Reading Ofsted Rating: Good Pupils: 888 Distance: 1.64	<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

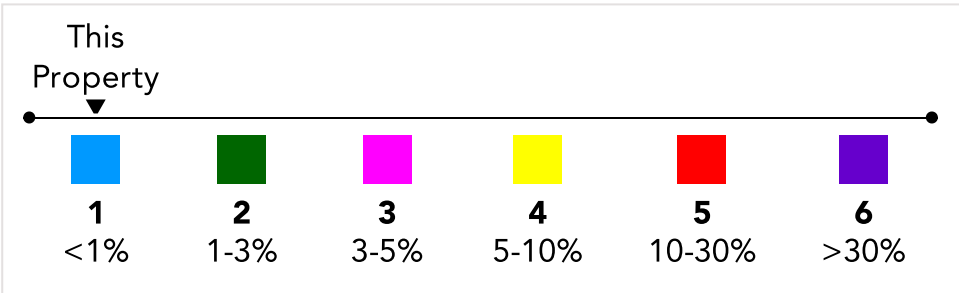
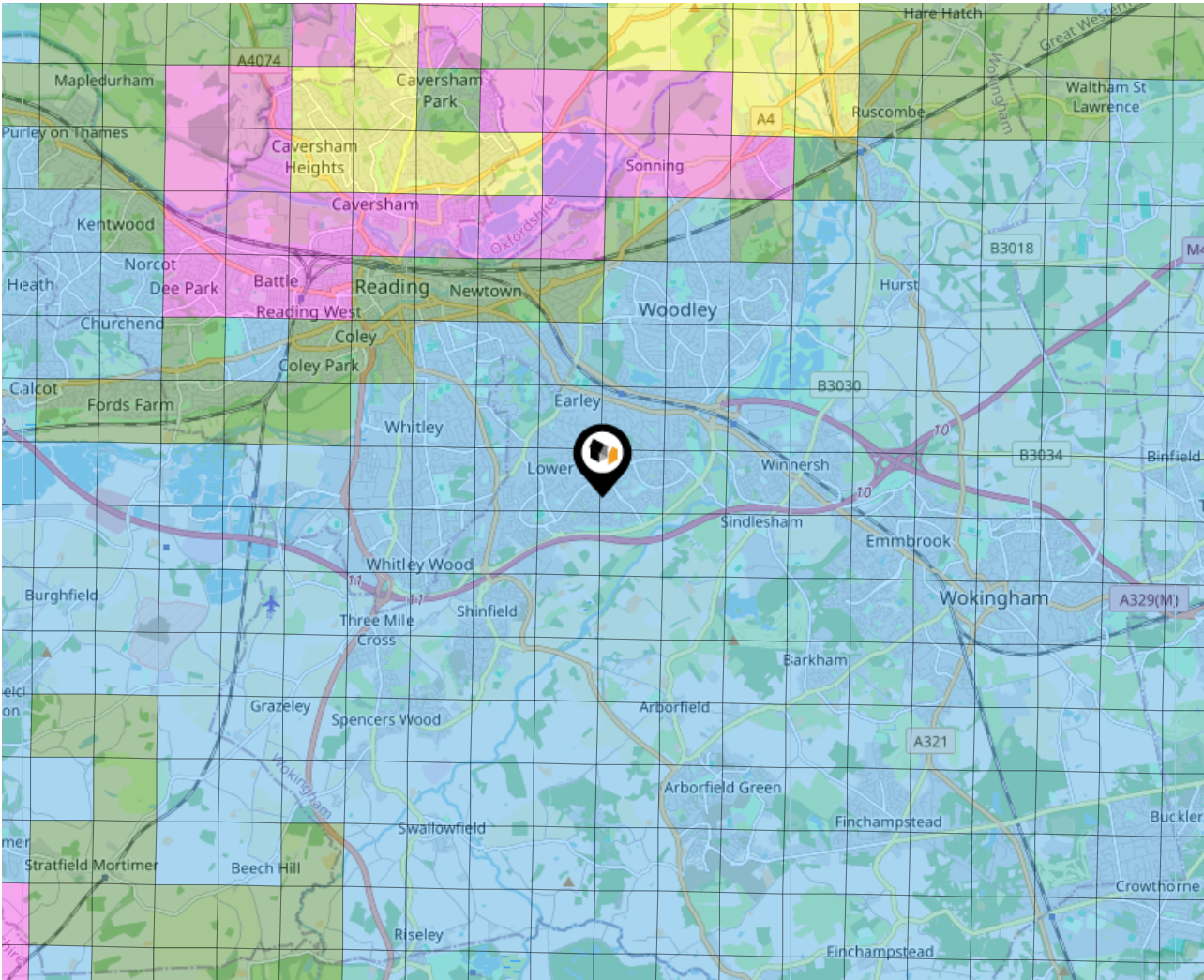
Environment

Radon Gas



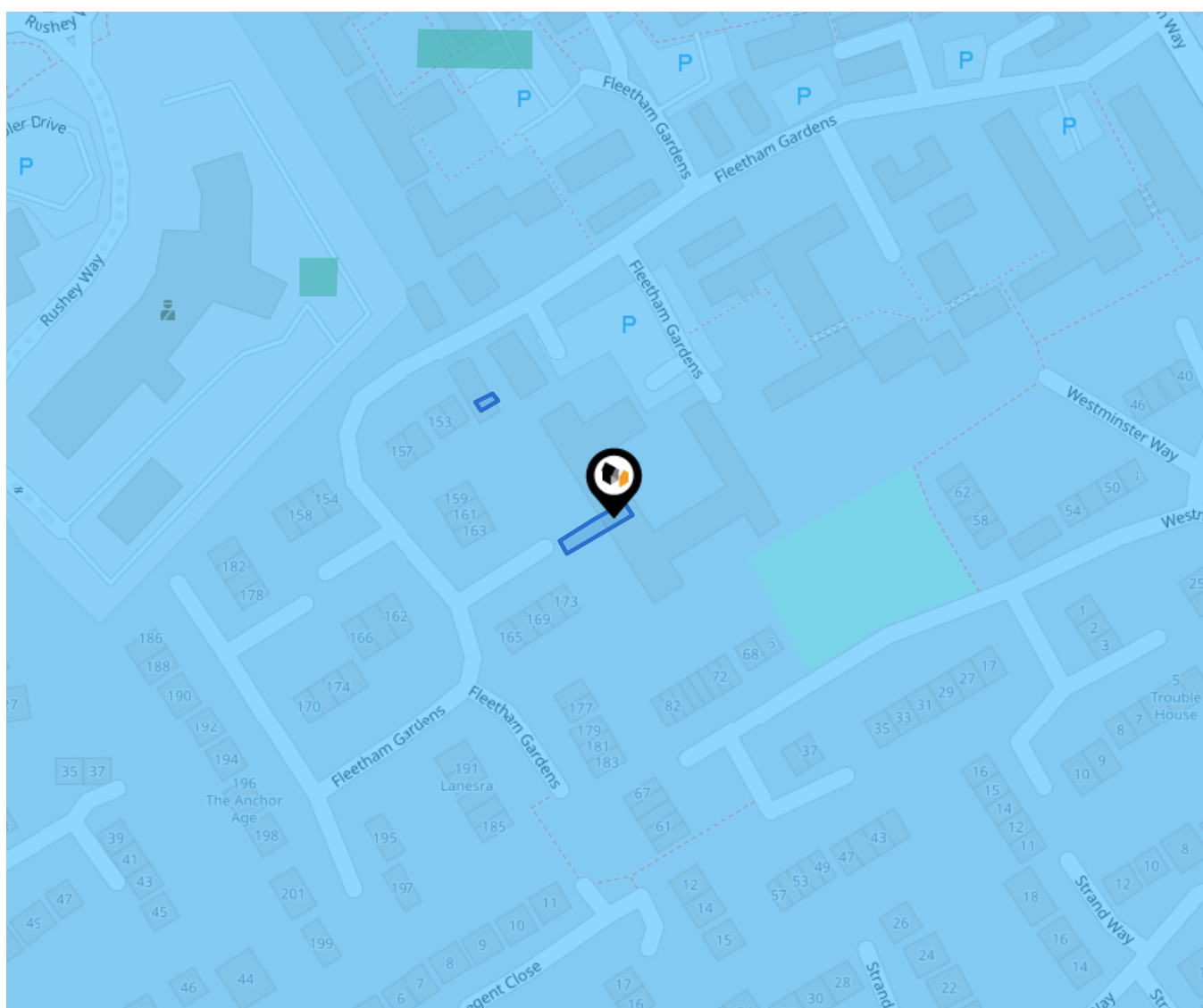
What is Radon?

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/m³).



Local Area

Road Noise



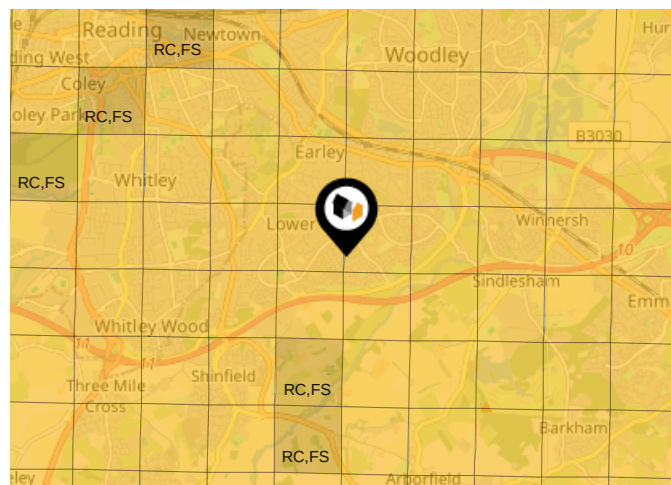
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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:	CLAY TO SILT
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

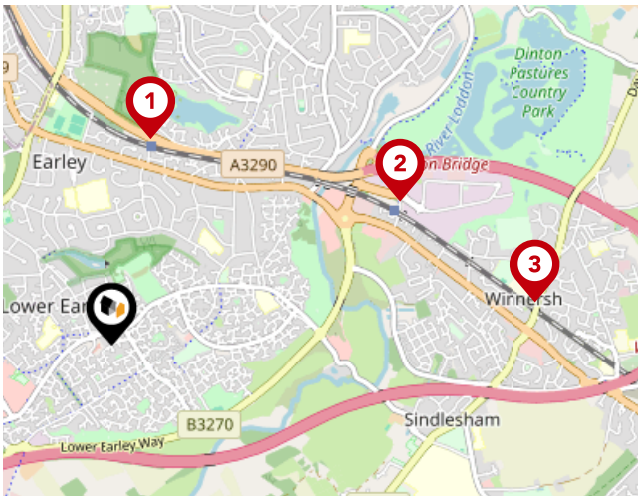


Primary Classifications (Most Common Clay Types)

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

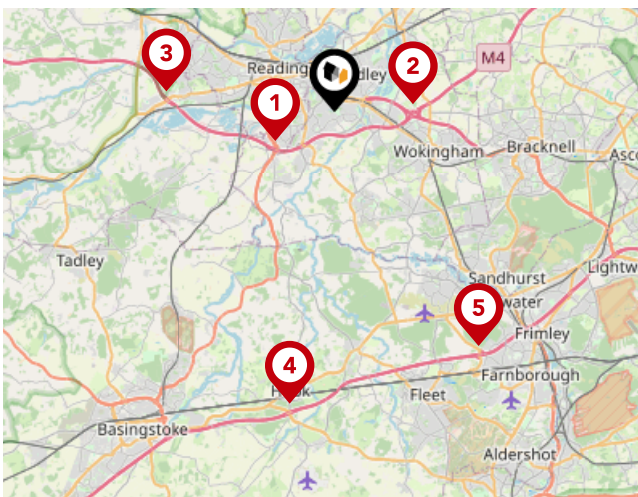
Area

Transport (National)



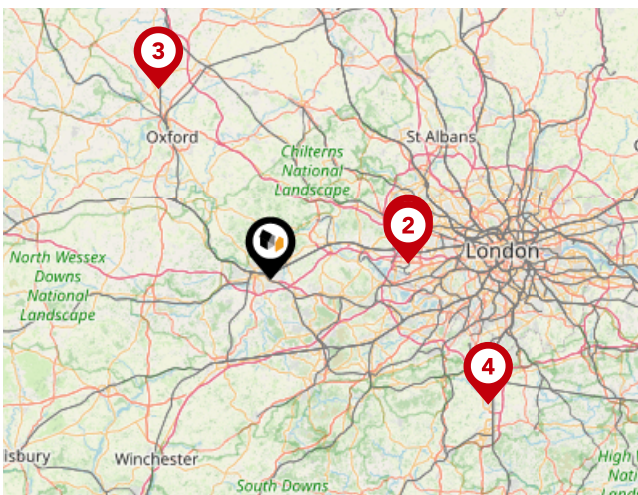
National Rail Stations

Pin	Name	Distance
	Earley Rail Station	0.97 miles
	Winnersh Triangle Rail Station	1.5 miles
	Winnersh Rail Station	1.97 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M4 J11	2.38 miles
	M4 J10	2.94 miles
	M4 J12	6.23 miles
	M3 J5	10.91 miles
	M3 J4A	10.16 miles

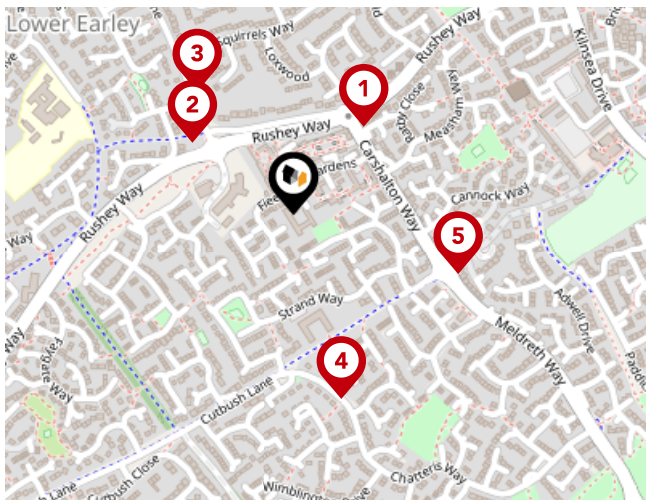


Airports/Helipads

Pin	Name	Distance
	Heathrow Airport	20.49 miles
	Heathrow Airport Terminal 4	20.57 miles
	Kidlington	32.58 miles
	Gatwick Airport	37.15 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Fleetham Gardens	0.13 miles
2	Beech Lane	0.14 miles
3	Thanington Way	0.18 miles
4	Chatteris Way - Firmstone Close	0.22 miles
5	Cutbush Lane	0.2 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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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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