

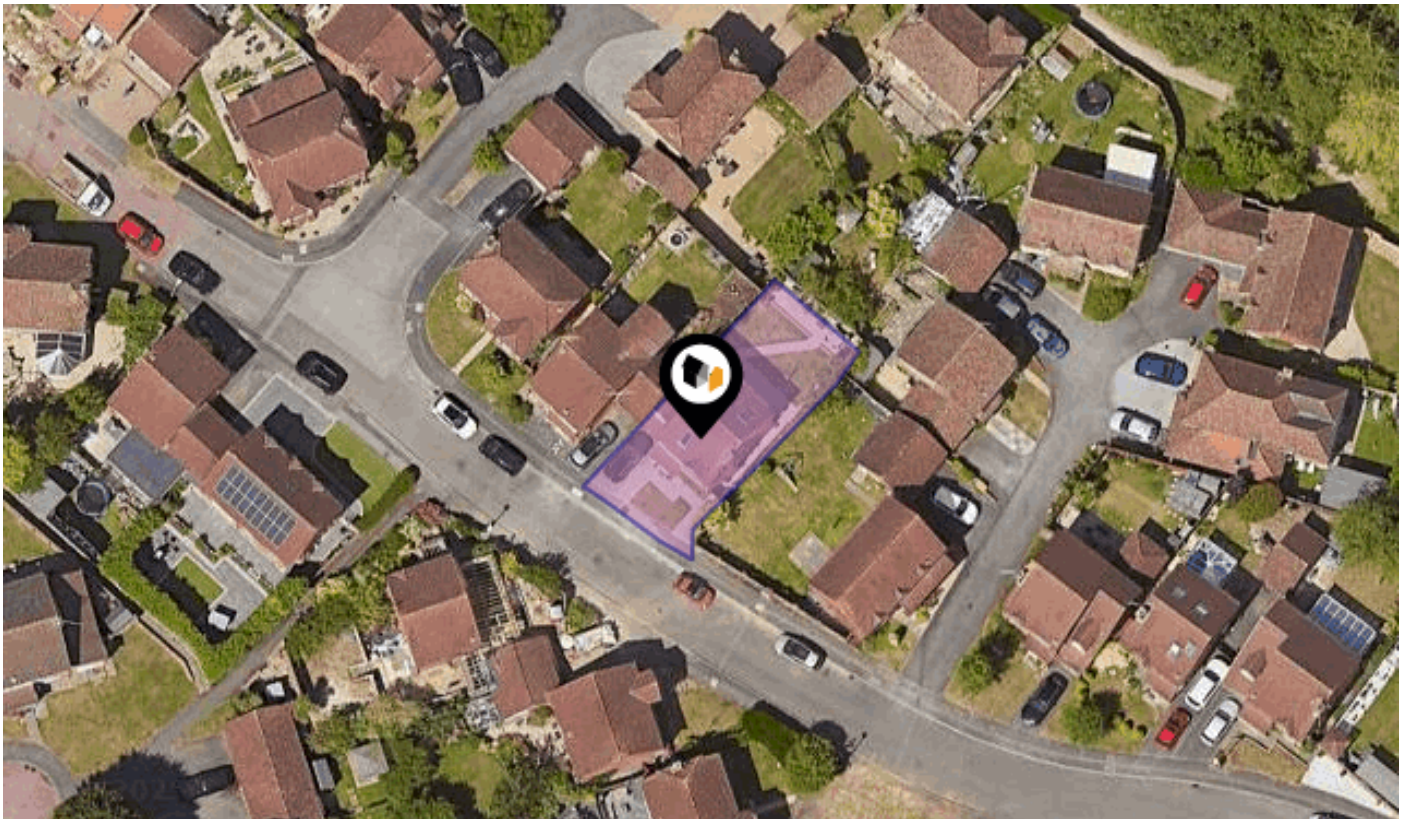


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Sunday 07th September 2025



EGREMONT DRIVE, LOWER EARLEY, READING, RG6

Avocado Property

07917 157387

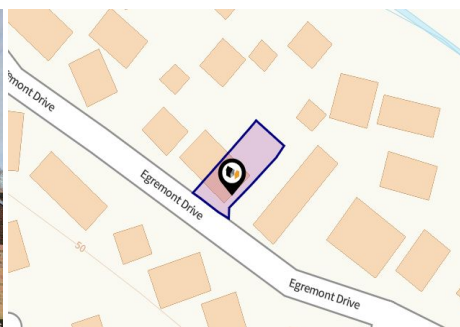
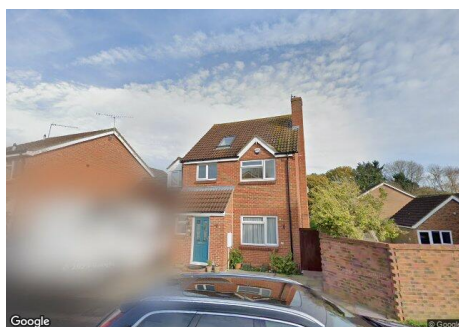
neil@avocadoberkshire.co.uk

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Property Overview



Property

Type:	Semi-Detached
Bedrooms:	5
Floor Area:	1,388 ft ² / 129 m ²
Plot Area:	0.06 acres
Council Tax :	Band E
Annual Estimate:	£2,904
Title Number:	BK248486

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)

3 mb/s	78 mb/s	1800 mb/s

Mobile Coverage:
(based on calls indoors)

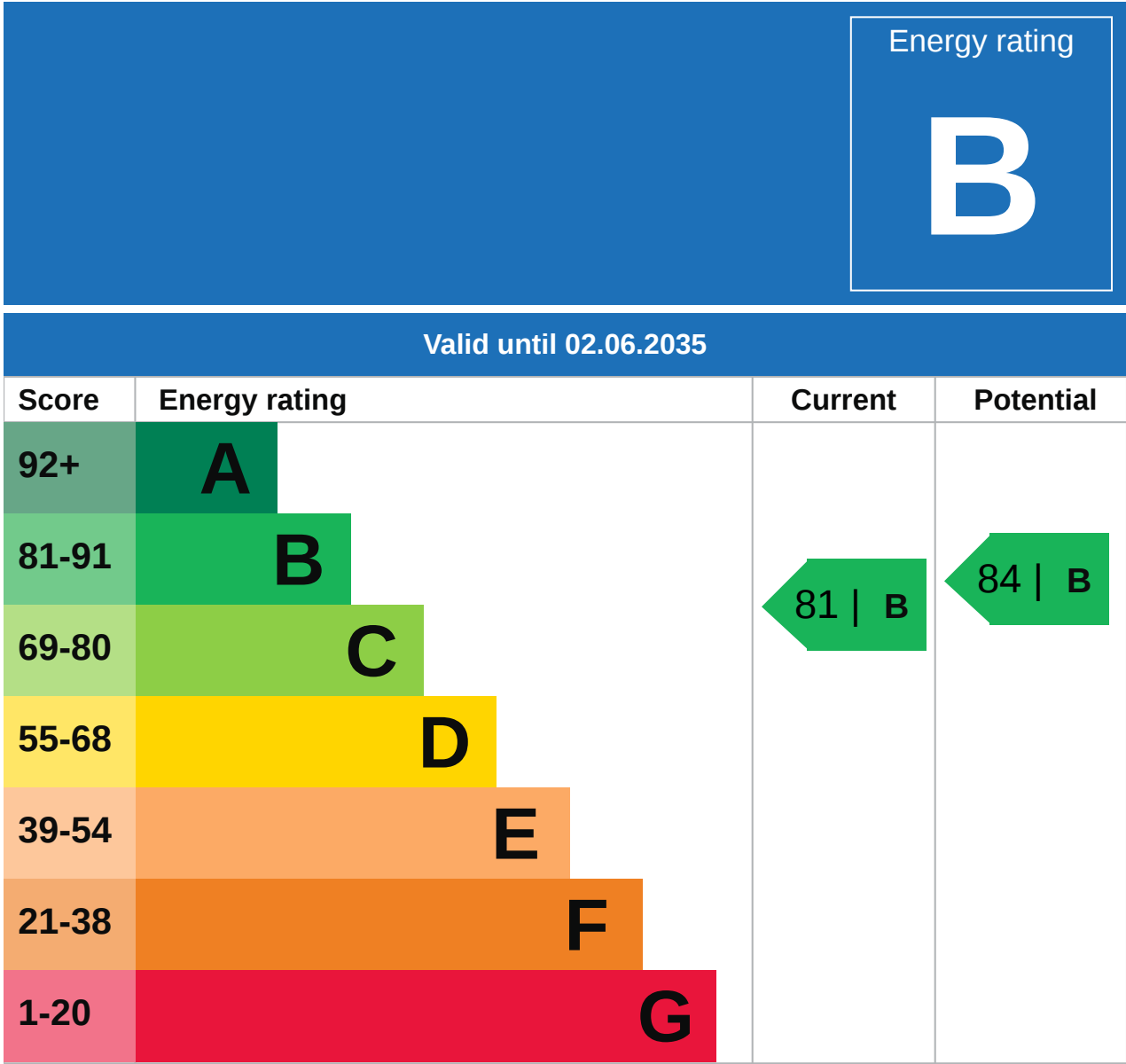


Satellite/Fibre TV Availability:



Property

EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	Detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Cavity wall, as built, insulated (assumed)
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Pitched, 150 mm loft insulation
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:	From main system
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	129 m ²

Market Sold in Street



68, Egremont Drive, Reading, RG6 3BS					
Last Sold Date:	30/06/2025	18/10/2019	26/02/2014	19/12/2012	28/06/1996
Last Sold Price:	£550,000	£415,000	£320,000	£290,000	£85,000
17, Egremont Drive, Reading, RG6 3BS					
Last Sold Date:	25/03/2025	16/06/2009	12/04/2001	11/12/1998	
Last Sold Price:	£367,500	£190,000	£138,000	£98,000	
3, Egremont Drive, Reading, RG6 3BS					
Last Sold Date:	04/11/2024	30/06/2023	23/05/2012		
Last Sold Price:	£390,000	£350,000	£212,500		
45, Egremont Drive, Reading, RG6 3BS					
Last Sold Date:	13/09/2024	16/05/1997			
Last Sold Price:	£525,000	£102,500			
48, Egremont Drive, Reading, RG6 3BS					
Last Sold Date:	17/05/2024	23/05/2014			
Last Sold Price:	£650,000	£415,500			
76, Egremont Drive, Reading, RG6 3BS					
Last Sold Date:	20/01/2023	03/11/1995			
Last Sold Price:	£558,000	£100,500			
10, Egremont Drive, Reading, RG6 3BS					
Last Sold Date:	30/11/2022				
Last Sold Price:	£400,000				
7, Egremont Drive, Reading, RG6 3BS					
Last Sold Date:	23/09/2022	01/10/2012			
Last Sold Price:	£375,000	£200,000			
25, Egremont Drive, Reading, RG6 3BS					
Last Sold Date:	13/07/2022	30/04/1997			
Last Sold Price:	£455,000	£101,000			
46, Egremont Drive, Reading, RG6 3BS					
Last Sold Date:	28/06/2021	21/07/2016	30/05/2002		
Last Sold Price:	£430,000	£425,000	£187,000		
4, Egremont Drive, Reading, RG6 3BS					
Last Sold Date:	17/05/2021	10/09/2010			
Last Sold Price:	£340,000	£205,000			
61, Egremont Drive, Reading, RG6 3BS					
Last Sold Date:	12/02/2021				
Last Sold Price:	£444,950				

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

Market Sold in Street



47, Egremont Drive, Reading, RG6 3BS					
Last Sold Date:	26/08/2020				
Last Sold Price:	£500,000				
8, Egremont Drive, Reading, RG6 3BS					
Last Sold Date:	02/03/2020				
Last Sold Price:	£325,000				
86, Egremont Drive, Reading, RG6 3BS					
Last Sold Date:	12/09/2019	21/09/2001			
Last Sold Price:	£520,000	£235,500			
27, Egremont Drive, Reading, RG6 3BS					
Last Sold Date:	28/06/2019	01/08/2005	22/06/2001	21/10/1999	24/11/1995
Last Sold Price:	£425,000	£240,000	£179,000	£145,000	£89,500
15, Egremont Drive, Reading, RG6 3BS					
Last Sold Date:	26/04/2019	12/02/2010			
Last Sold Price:	£364,000	£202,000			
64, Egremont Drive, Reading, RG6 3BS					
Last Sold Date:	26/10/2018				
Last Sold Price:	£500,000				
35, Egremont Drive, Reading, RG6 3BS					
Last Sold Date:	15/10/2018				
Last Sold Price:	£405,000				
31, Egremont Drive, Reading, RG6 3BS					
Last Sold Date:	09/04/2018				
Last Sold Price:	£565,000				
57, Egremont Drive, Reading, RG6 3BS					
Last Sold Date:	14/03/2018	31/08/2005	29/08/2003	24/11/1995	
Last Sold Price:	£425,000	£249,950	£227,500	£90,000	
16, Egremont Drive, Reading, RG6 3BS					
Last Sold Date:	03/04/2017				
Last Sold Price:	£315,000				
53, Egremont Drive, Reading, RG6 3BS					
Last Sold Date:	04/10/2016				
Last Sold Price:	£375,000				
32, Egremont Drive, Reading, RG6 3BS					
Last Sold Date:	04/12/2015				
Last Sold Price:	£430,000				

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

Market Sold in Street



54, Egremont Drive, Reading, RG6 3BS				
Last Sold Date:	23/09/2015			
Last Sold Price:	£426,500			
24, Egremont Drive, Reading, RG6 3BS				
Last Sold Date:	17/08/2015	28/11/1997		
Last Sold Price:	£465,000	£150,000		
52, Egremont Drive, Reading, RG6 3BS				
Last Sold Date:	29/06/2015			
Last Sold Price:	£410,000			
65, Egremont Drive, Reading, RG6 3BS				
Last Sold Date:	30/04/2015			
Last Sold Price:	£468,000			
70, Egremont Drive, Reading, RG6 3BS				
Last Sold Date:	29/04/2014	19/05/2005		
Last Sold Price:	£400,000	£295,000		
14, Egremont Drive, Reading, RG6 3BS				
Last Sold Date:	01/08/2012	28/03/2002		
Last Sold Price:	£227,000	£155,000		
11, Egremont Drive, Reading, RG6 3BS				
Last Sold Date:	07/11/2011	11/11/2005		
Last Sold Price:	£215,000	£207,500		
84, Egremont Drive, Reading, RG6 3BS				
Last Sold Date:	27/07/2011	20/02/2003	04/05/2001	15/12/1997
Last Sold Price:	£320,000	£244,950	£189,950	£121,000
33, Egremont Drive, Reading, RG6 3BS				
Last Sold Date:	21/01/2011	27/08/2004		
Last Sold Price:	£326,000	£315,000		
19, Egremont Drive, Reading, RG6 3BS				
Last Sold Date:	20/08/2010			
Last Sold Price:	£205,000			
44, Egremont Drive, Reading, RG6 3BS				
Last Sold Date:	10/12/2009	10/06/2005		
Last Sold Price:	£355,000	£345,000		
22, Egremont Drive, Reading, RG6 3BS				
Last Sold Date:	02/12/2005	22/12/2000		
Last Sold Price:	£285,000	£188,500		

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

Market Sold in Street



69, Egremont Drive, Reading, RG6 3BS			
Last Sold Date:	15/07/2004	22/11/2000	
Last Sold Price:	£359,950	£190,000	
40, Egremont Drive, Reading, RG6 3BS			
Last Sold Date:	22/08/2003	26/05/2000	07/11/1997
Last Sold Price:	£247,000	£199,950	£135,000
71, Egremont Drive, Reading, RG6 3BS			
Last Sold Date:	25/07/2003	16/05/1997	
Last Sold Price:	£228,000	£99,000	
59, Egremont Drive, Reading, RG6 3BS			
Last Sold Date:	30/04/2003		
Last Sold Price:	£267,000		
50, Egremont Drive, Reading, RG6 3BS			
Last Sold Date:	12/07/2002	19/12/1997	
Last Sold Price:	£237,000	£135,950	
38, Egremont Drive, Reading, RG6 3BS			
Last Sold Date:	19/02/2002	23/12/1997	
Last Sold Price:	£32,868	£127,000	
20, Egremont Drive, Reading, RG6 3BS			
Last Sold Date:	26/10/2001		
Last Sold Price:	£209,950		
1, Egremont Drive, Reading, RG6 3BS			
Last Sold Date:	19/07/2000	30/08/1995	
Last Sold Price:	£167,500	£89,500	
43, Egremont Drive, Reading, RG6 3BS			
Last Sold Date:	17/12/1999		
Last Sold Price:	£149,000		
6, Egremont Drive, Reading, RG6 3BS			
Last Sold Date:	24/09/1999		
Last Sold Price:	£104,950		
63, Egremont Drive, Reading, RG6 3BS			
Last Sold Date:	10/08/1999		
Last Sold Price:	£139,000		
29, Egremont Drive, Reading, RG6 3BS			
Last Sold Date:	04/05/1999		
Last Sold Price:	£162,500		

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

Market Sold in Street



60, Egremont Drive, Reading, RG6 3BS

Last Sold Date: 21/12/1998
Last Sold Price: £165,000

58, Egremont Drive, Reading, RG6 3BS

Last Sold Date:	24/07/1998	01/11/1996	15/12/1995
Last Sold Price:	£174,950	£125,500	£125,500

39, Egremont Drive, Reading, RG6 3BS

Last Sold Date: 20/02/1998
Last Sold Price: £179,950

66, Egremont Drive, Reading, RG6 3BS

Last Sold Date: 15/08/1997
Last Sold Price: £123,500

5, Egremont Drive, Reading, RG6 3BS

Last Sold Date: 07/02/1997
Last Sold Price: £87,500

88, Egremont Drive, Reading, RG6 3BS

Last Sold Date: 03/04/1996
Last Sold Price: £129,000

73, Egremont Drive, Reading, RG6 3BS

Last Sold Date: 01/03/1996
Last Sold Price: £105,000

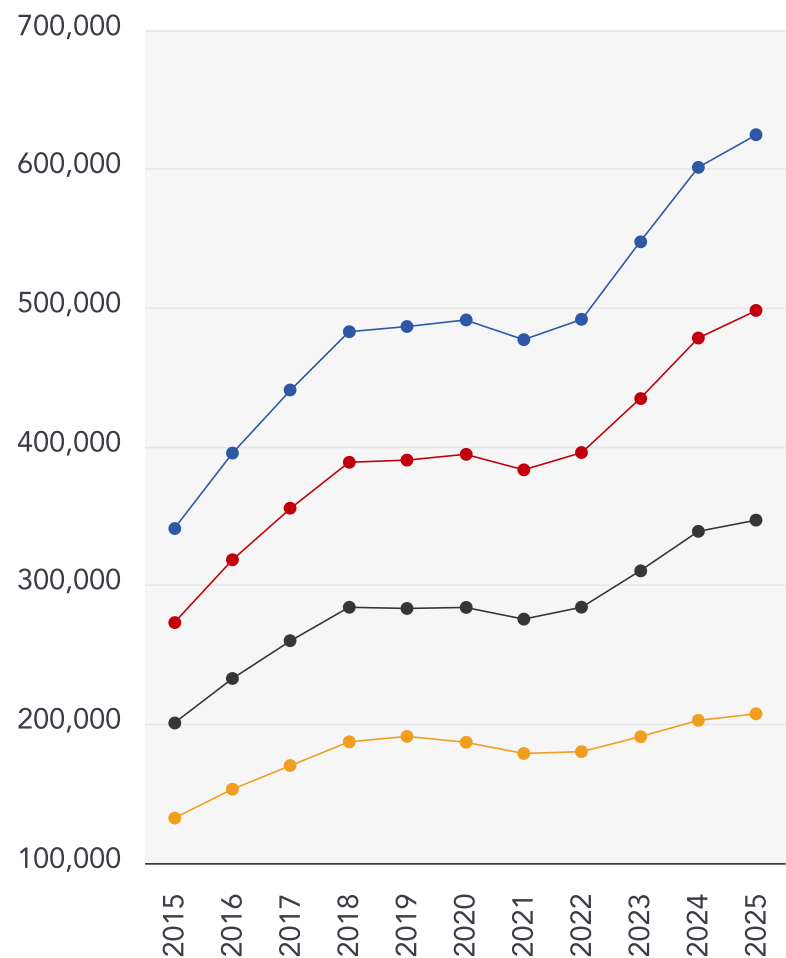
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

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

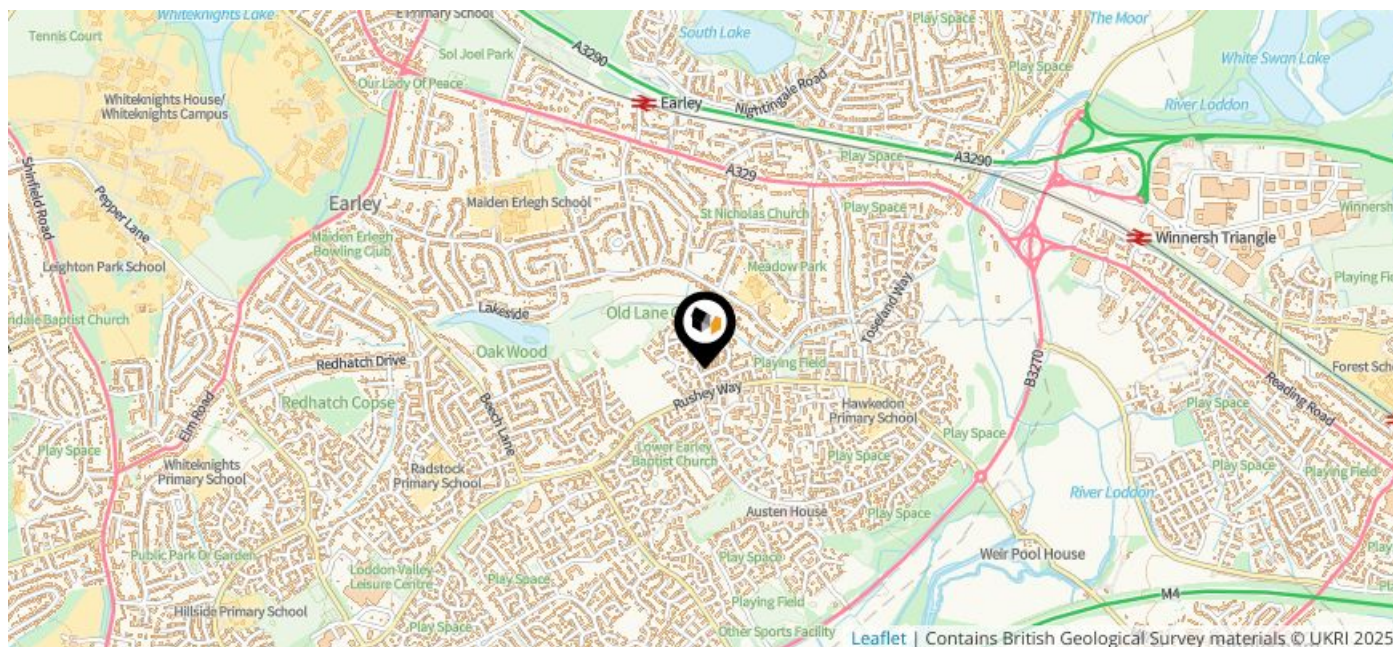
+56.72%

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.

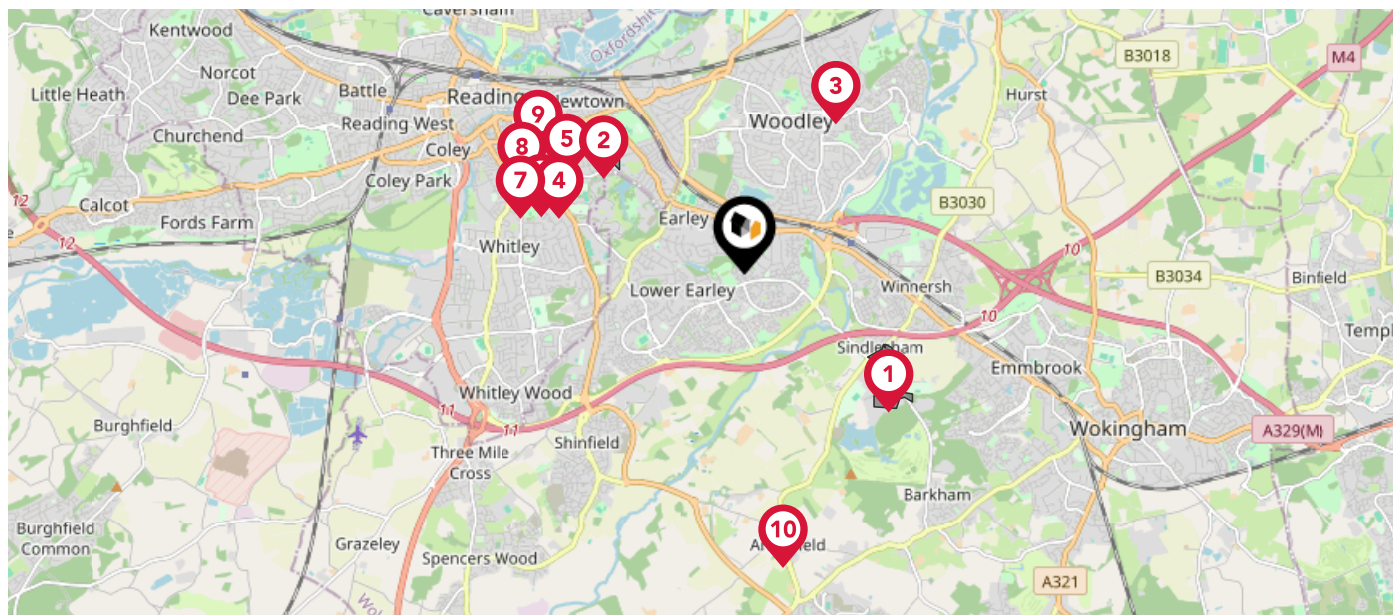
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

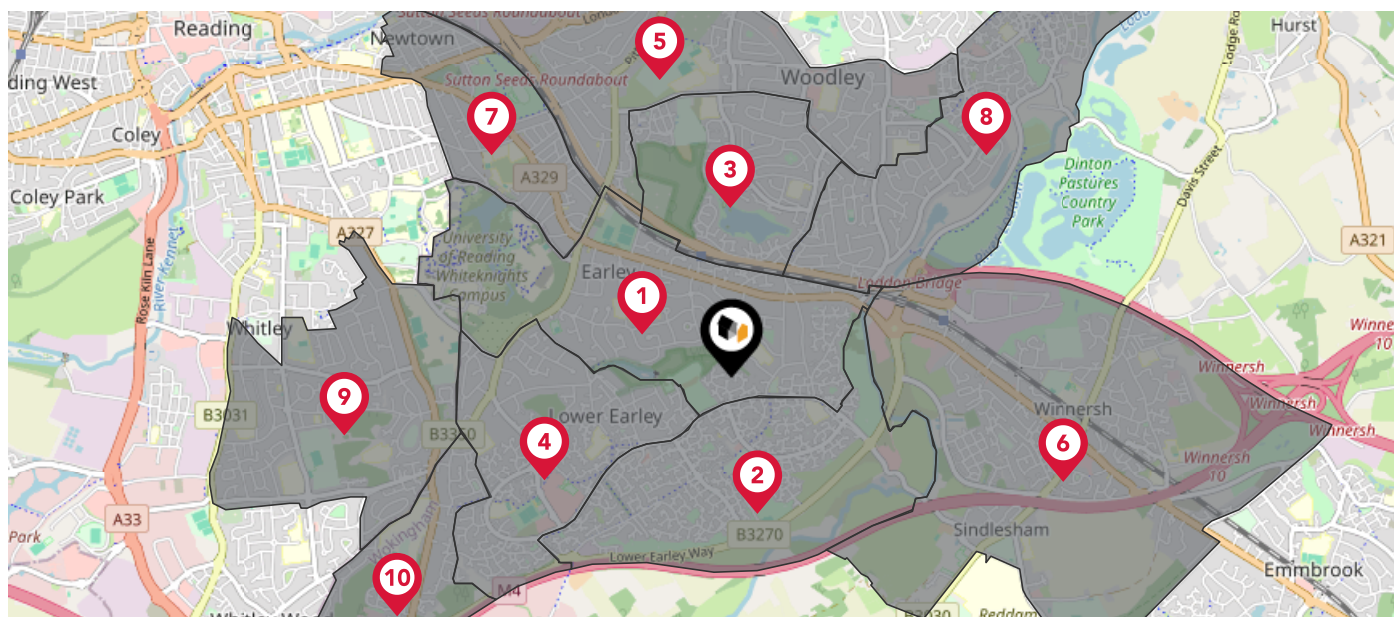
-  1 Sindlesham
-  2 South Park
-  3 Woodley Green
-  4 Redlands
-  5 Alexandra Road
-  6 The Mount
-  7 Christchurch
-  8 Kendrick Road
-  9 Eldon Square
-  10 Arborfield Cross

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

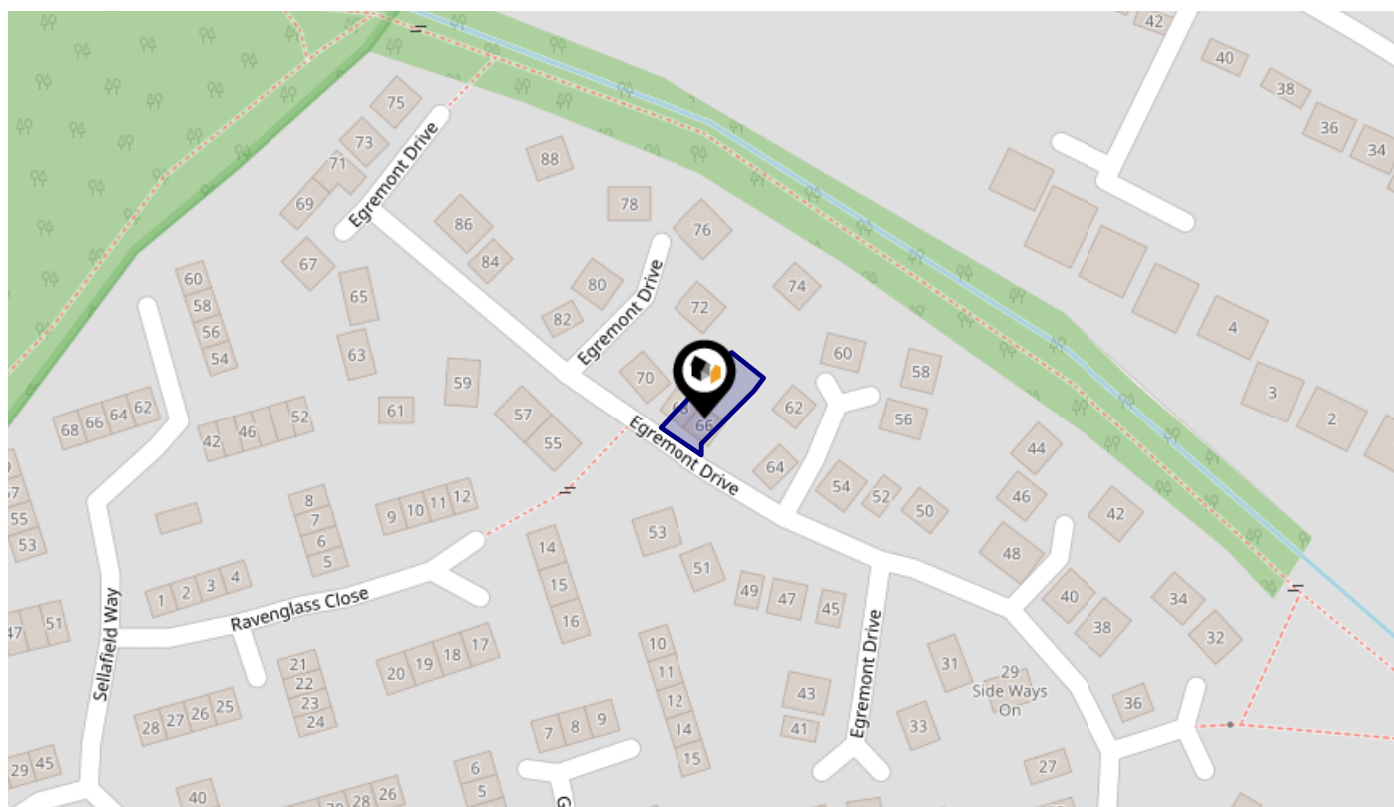
-  Maiden Erlegh Ward
-  Hawkedon Ward
-  South Lake Ward
-  Hillside Ward
-  Bulmershe and Whitegates Ward
-  Winnersh Ward
-  Park Ward
-  Loddon Ward
-  Church Ward
-  Shinfield North Ward

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:

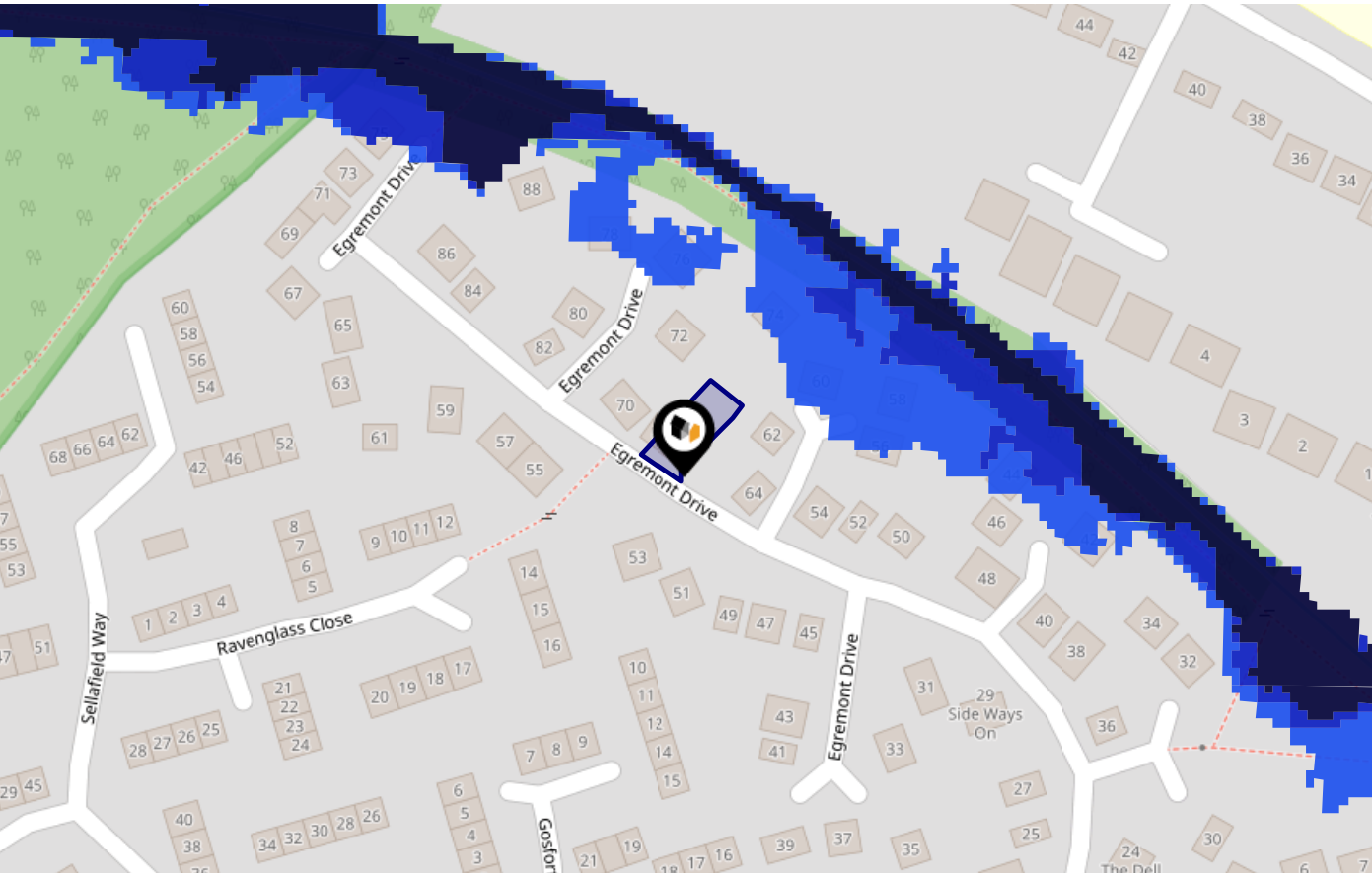
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

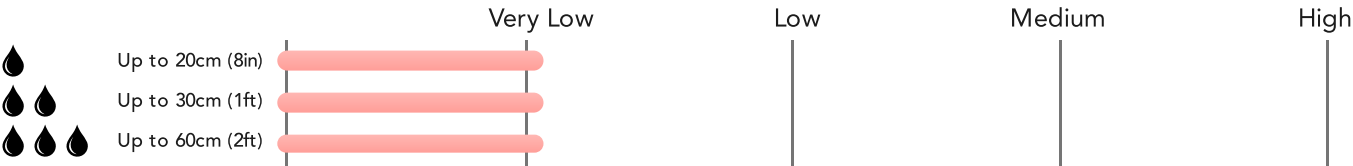


Risk Rating: Very low

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 (0.1%) 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:

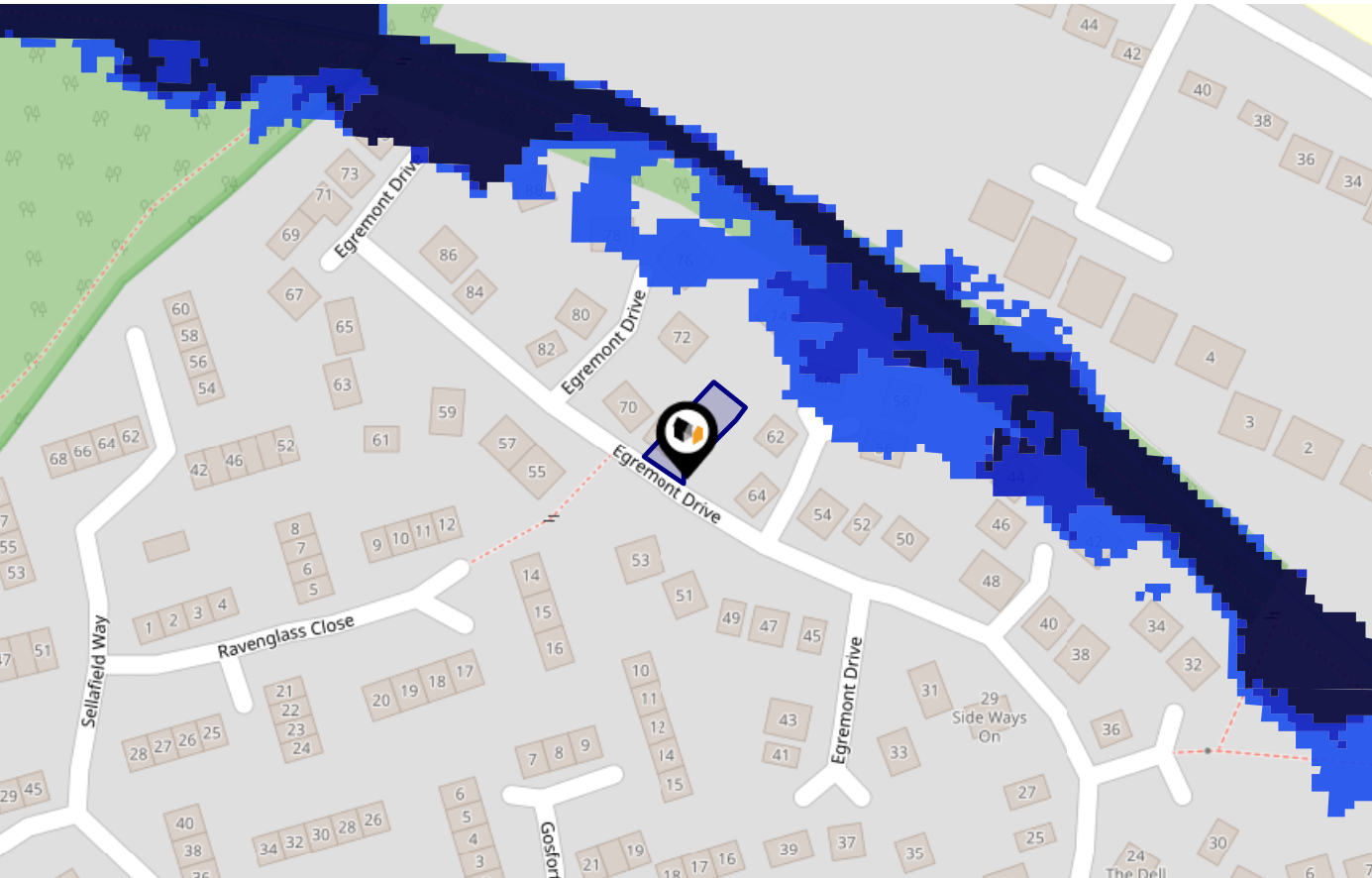


Flood Risk

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.

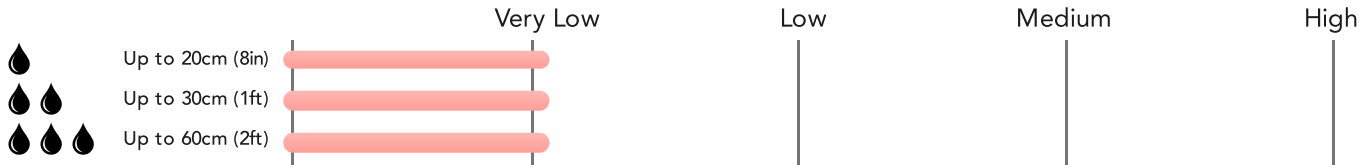


Risk Rating: Very low

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- 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:

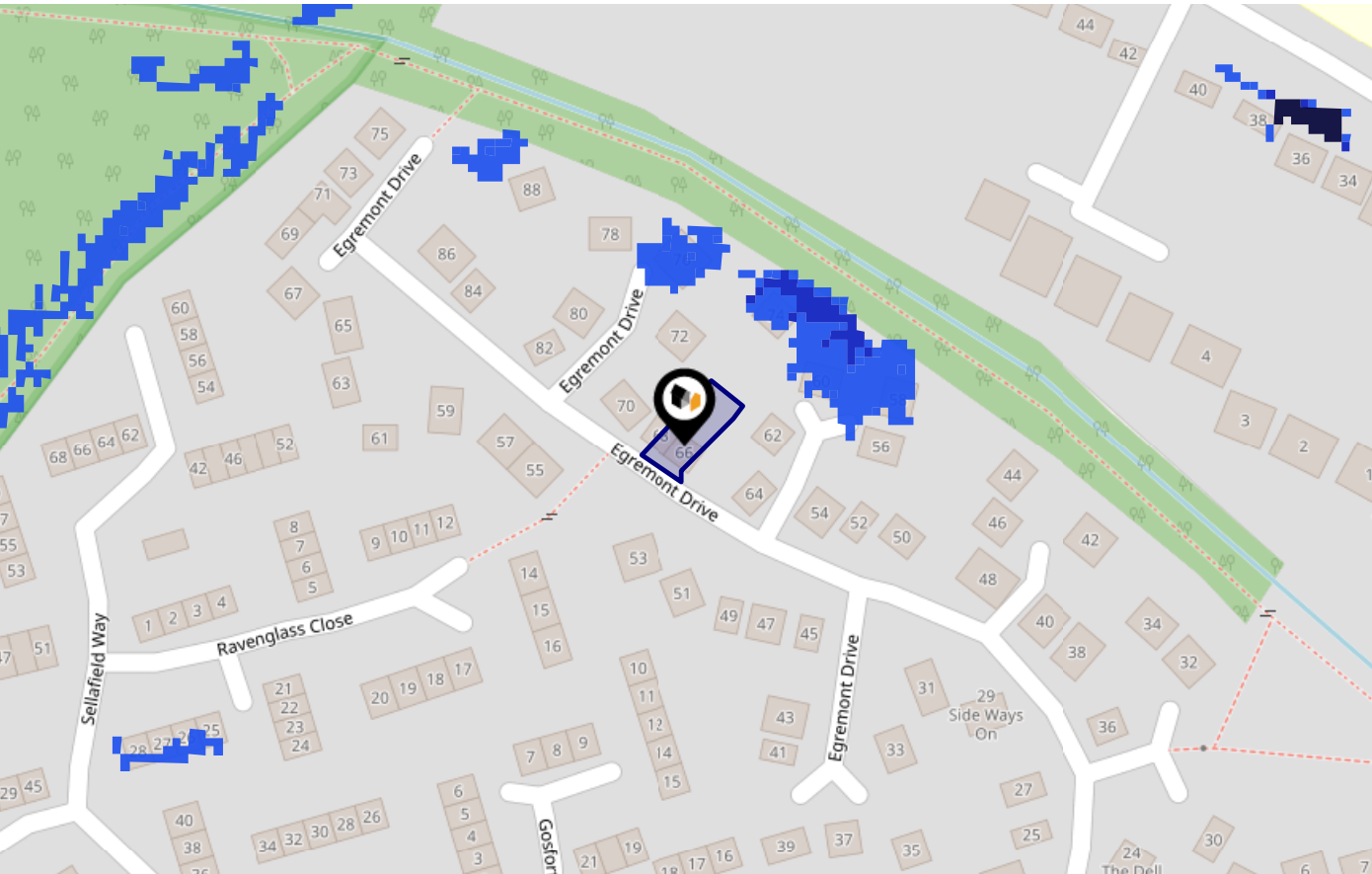


Flood Risk

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.

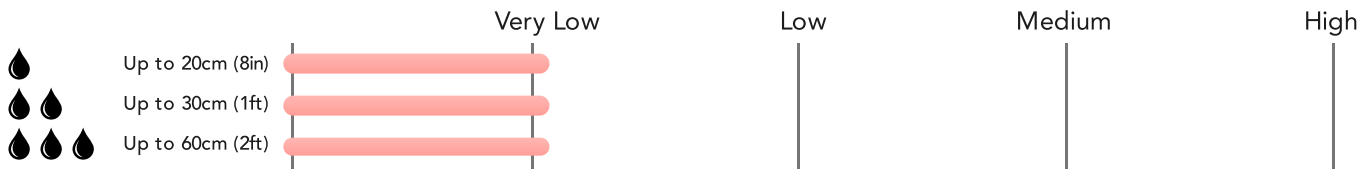


Risk Rating: Very low

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:

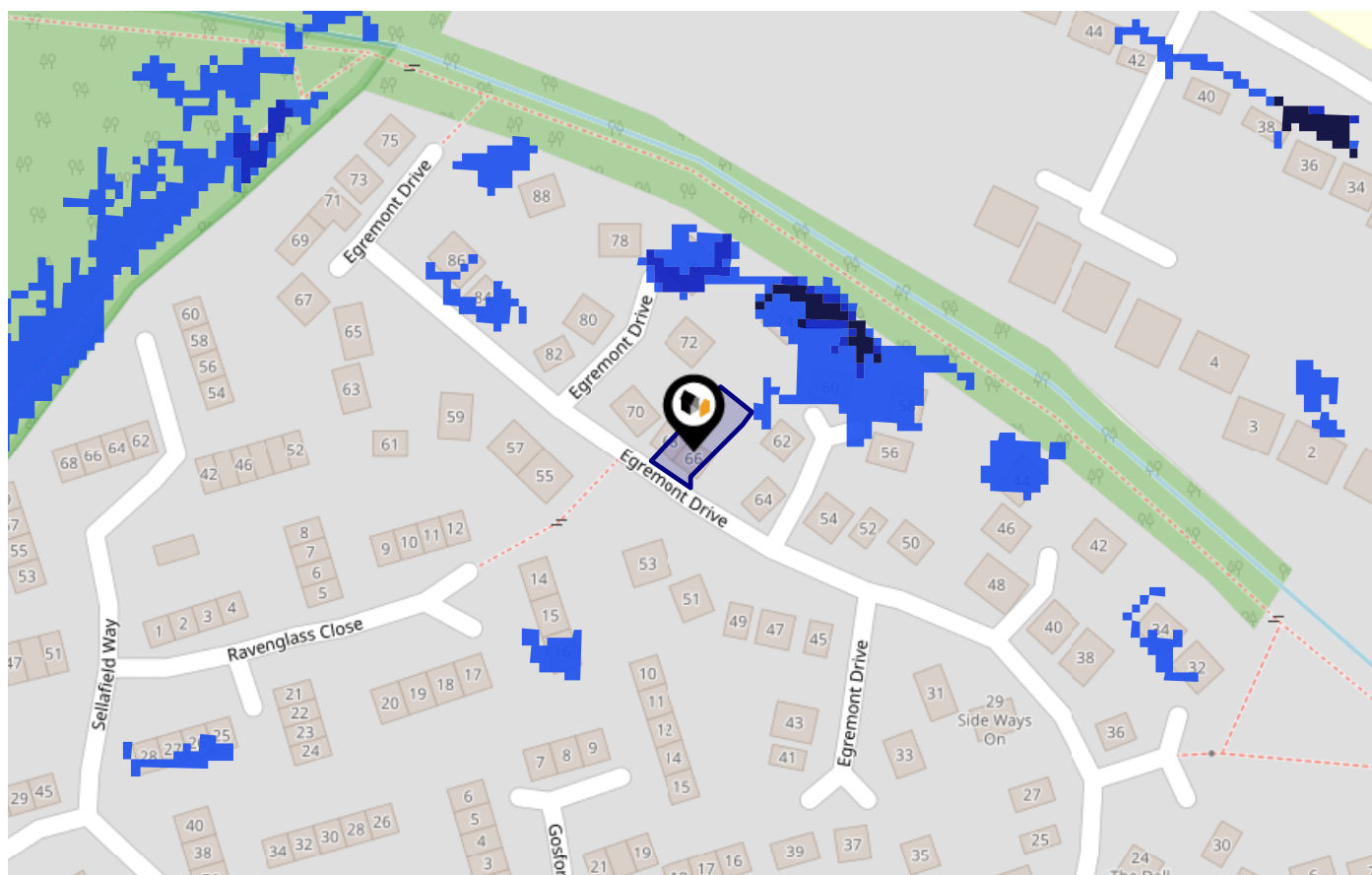


Flood Risk

Surface Water - 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.

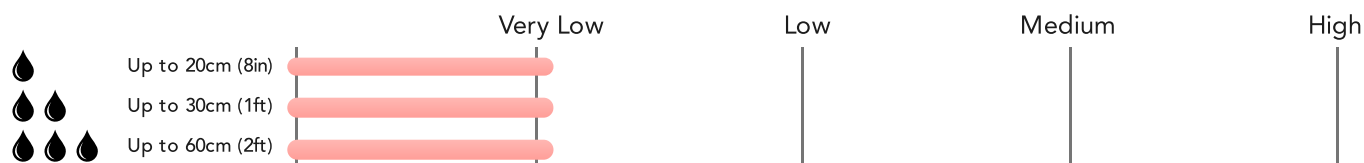


Risk Rating: Very low

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:



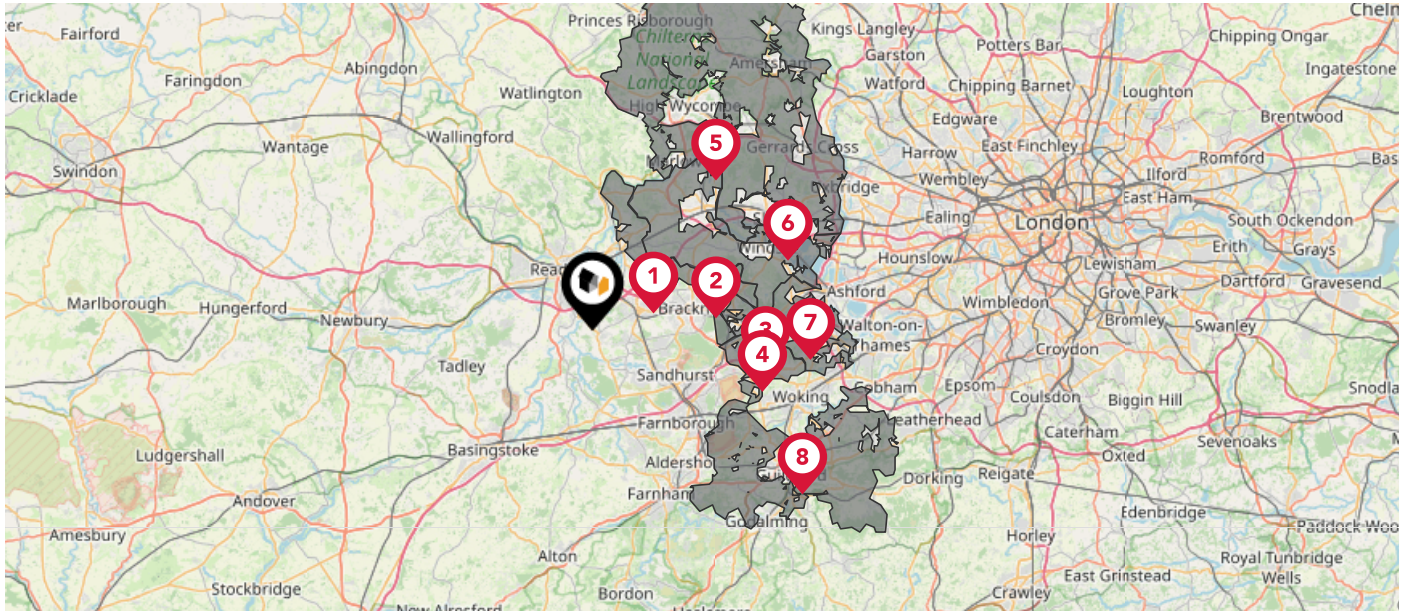
KFB - Key Facts For Buyers

Maps









Green Belt



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



Nearby Green Belt Land

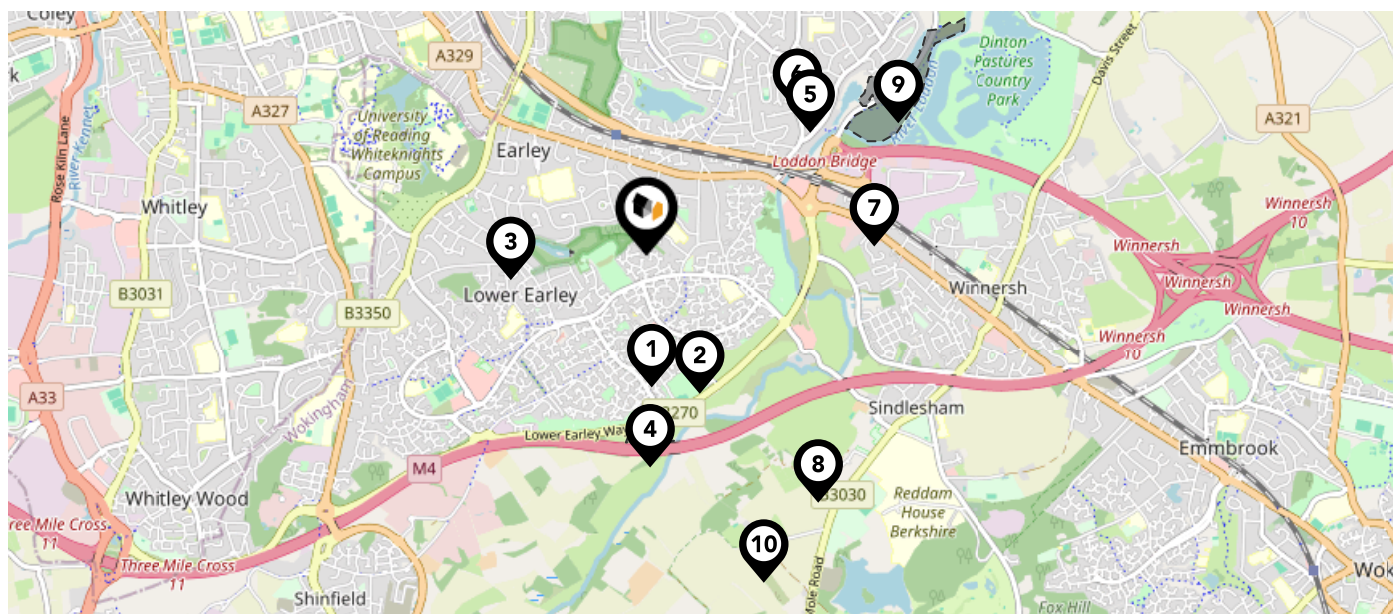
-  London Green Belt - Wokingham
-  London Green Belt - Bracknell Forest
-  London Green Belt - Windsor and Maidenhead
-  London Green Belt - Surrey Heath
-  London Green Belt - Buckinghamshire
-  London Green Belt - Slough
-  London Green Belt - Runnymede
-  London Green Belt - Guildford

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

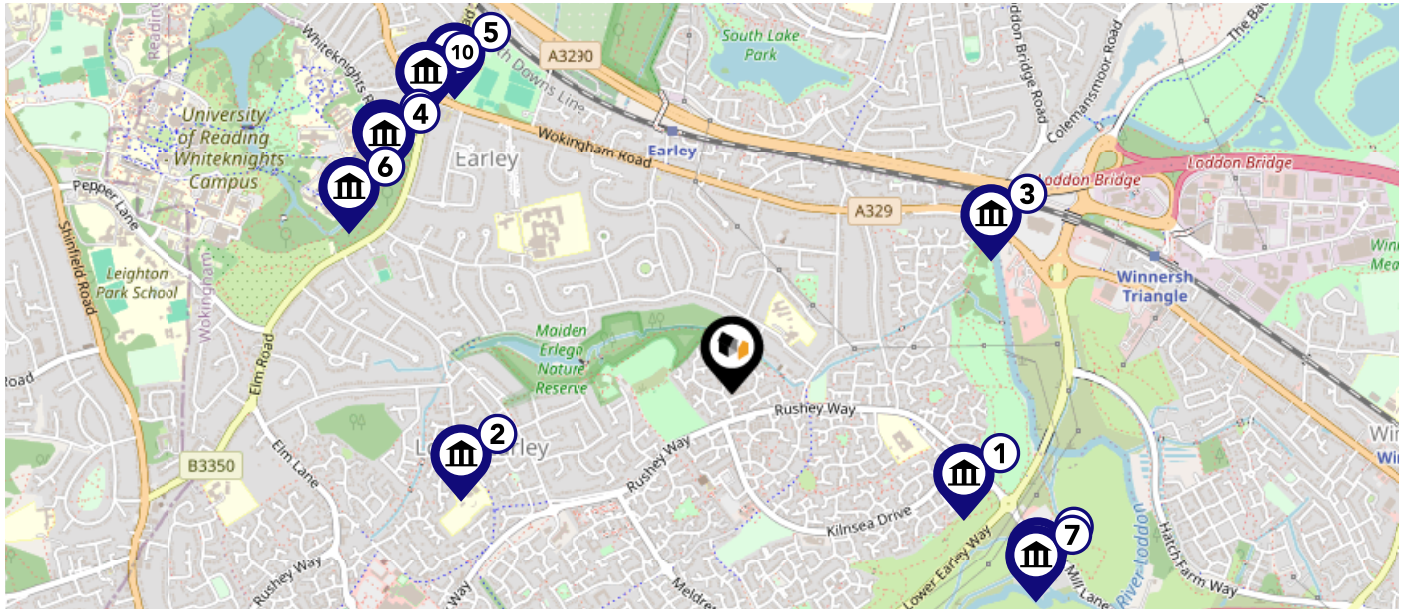
	Reading University-Earley	Historic Landfill	
	Sewage Works-Lower Earley	Historic Landfill	
	Bovis Homes-Earley, Buckinghamshire	Historic Landfill	
	Lower Earley Way-Reading, Berkshire	Historic Landfill	
	Loddon Bridge Road-Earley	Historic Landfill	
	Loddon Bridge Road-Earley	Historic Landfill	
	Reading Road-Winnersh	Historic Landfill	
	Gipsy Lane-Sindlesham	Historic Landfill	
	Mortimers Meadow-Winnersh	Historic Landfill	
	Park Farm-Carters Hill	Historic Landfill	











Maps

Listed Buildings

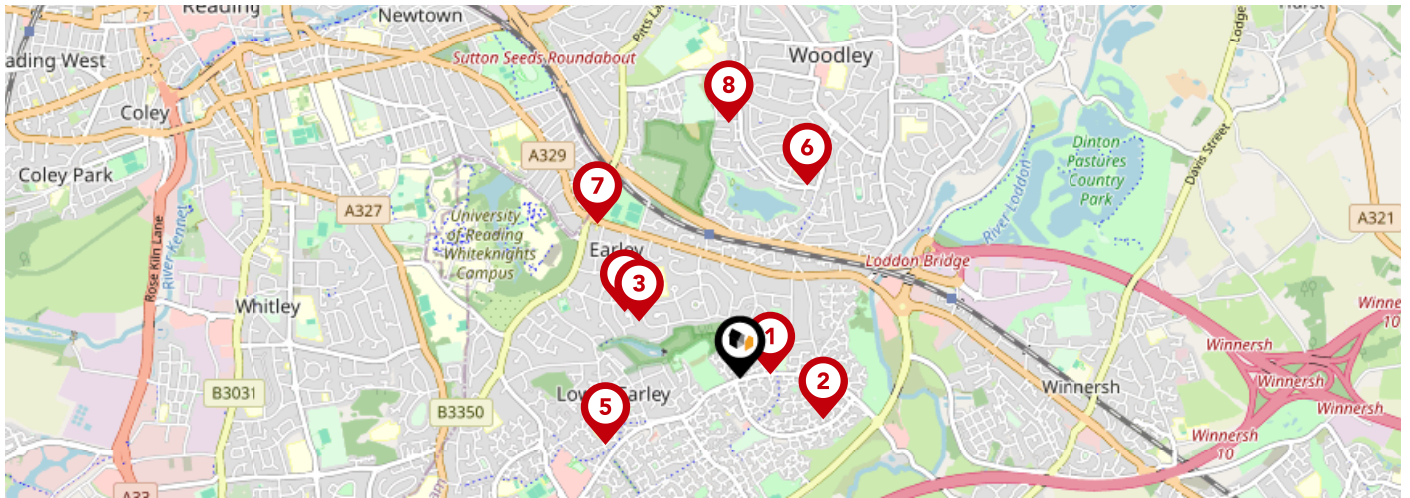


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



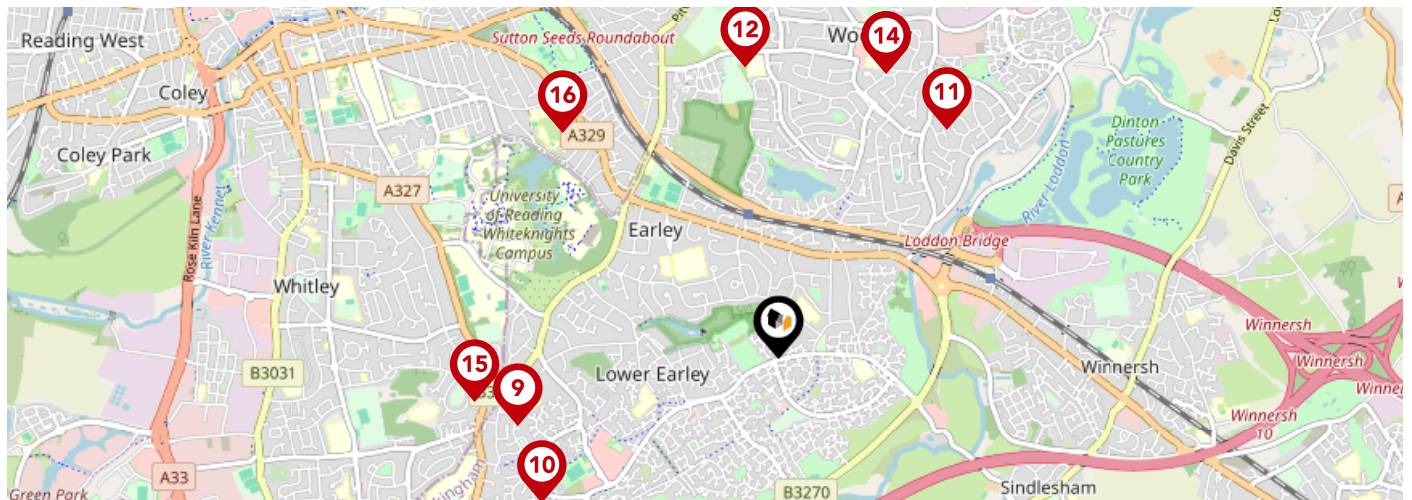
Listed Buildings in the local district	Grade	Distance
 1136295 - Sindlesham Farmhouse	Grade II	0.6 miles
 1136320 - Radstock Cottage	Grade II	0.7 miles
 1136284 - The George Inn	Grade II	0.7 miles
 1118128 - South Lodge	Grade II	0.9 miles
 1118126 - Church Of St Peter	Grade II	0.9 miles
 1393194 - Reading War Room ('the Citadel'), University Of Reading	Grade II	0.9 miles
 1118107 - Bridge At Sindlesham Mill	Grade II	0.9 miles
 1136288 - Sindlesham Mill	Grade II	0.9 miles
 1136059 - North Lodge	Grade II	0.9 miles
 1303525 - 25, Church Road	Grade II	0.9 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Loddon Primary School Ofsted Rating: Good Pupils: 557 Distance:0.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Hawkedon Primary School Ofsted Rating: Good Pupils:0 Distance:0.43	<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:0.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Aldrynton Primary School Ofsted Rating: Outstanding Pupils: 315 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Radstock Primary School Ofsted Rating: Good Pupils: 395 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	South Lake Primary School Ofsted Rating: Outstanding Pupils:0 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Earley St Peter's Church of England Primary School Ofsted Rating: Good Pupils: 483 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Highwood Primary School Ofsted Rating: Good Pupils: 466 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

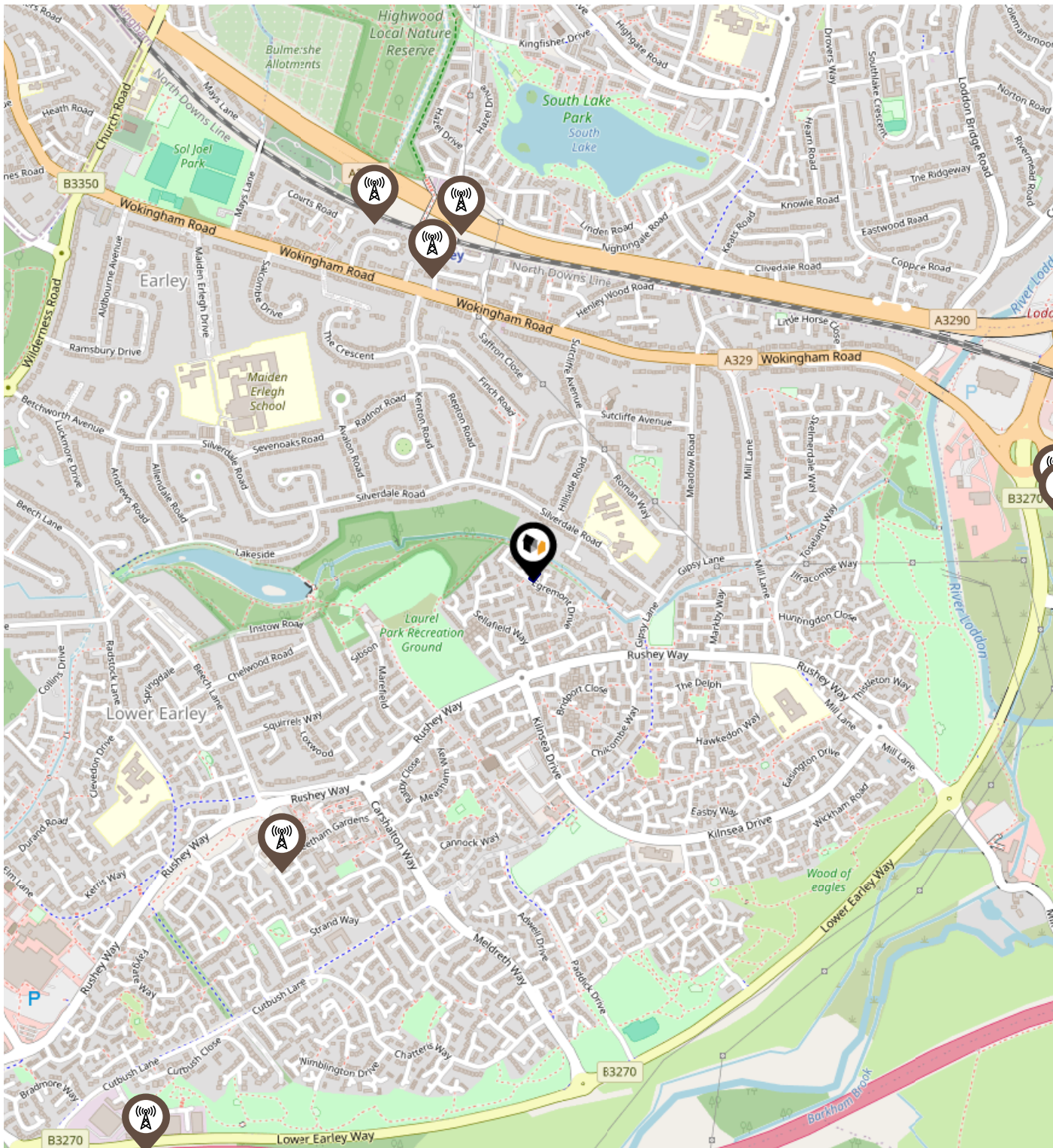
Area Schools



		Nursery	Primary	Secondary	College	Private
	Whiteknights Primary School Ofsted Rating: Good Pupils: 457 Distance: 1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hillside Primary School Ofsted Rating: Good Pupils: 457 Distance: 1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rivermead Primary School Ofsted Rating: Good Pupils: 425 Distance: 1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Addington School Ofsted Rating: Outstanding Pupils: 289 Distance: 1.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Ambleside Centre Ofsted Rating: Outstanding Pupils: 118 Distance: 1.41	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Beechwood Primary School Ofsted Rating: Requires improvement Pupils: 327 Distance: 1.41	<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: 1.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Alfred Sutton Primary School Ofsted Rating: Good Pupils: 683 Distance: 1.44	<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

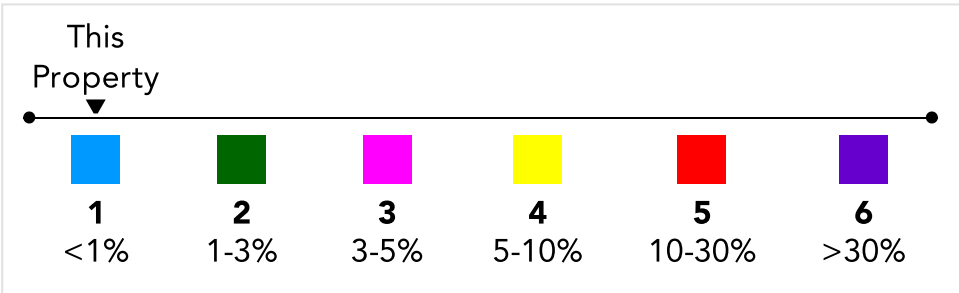
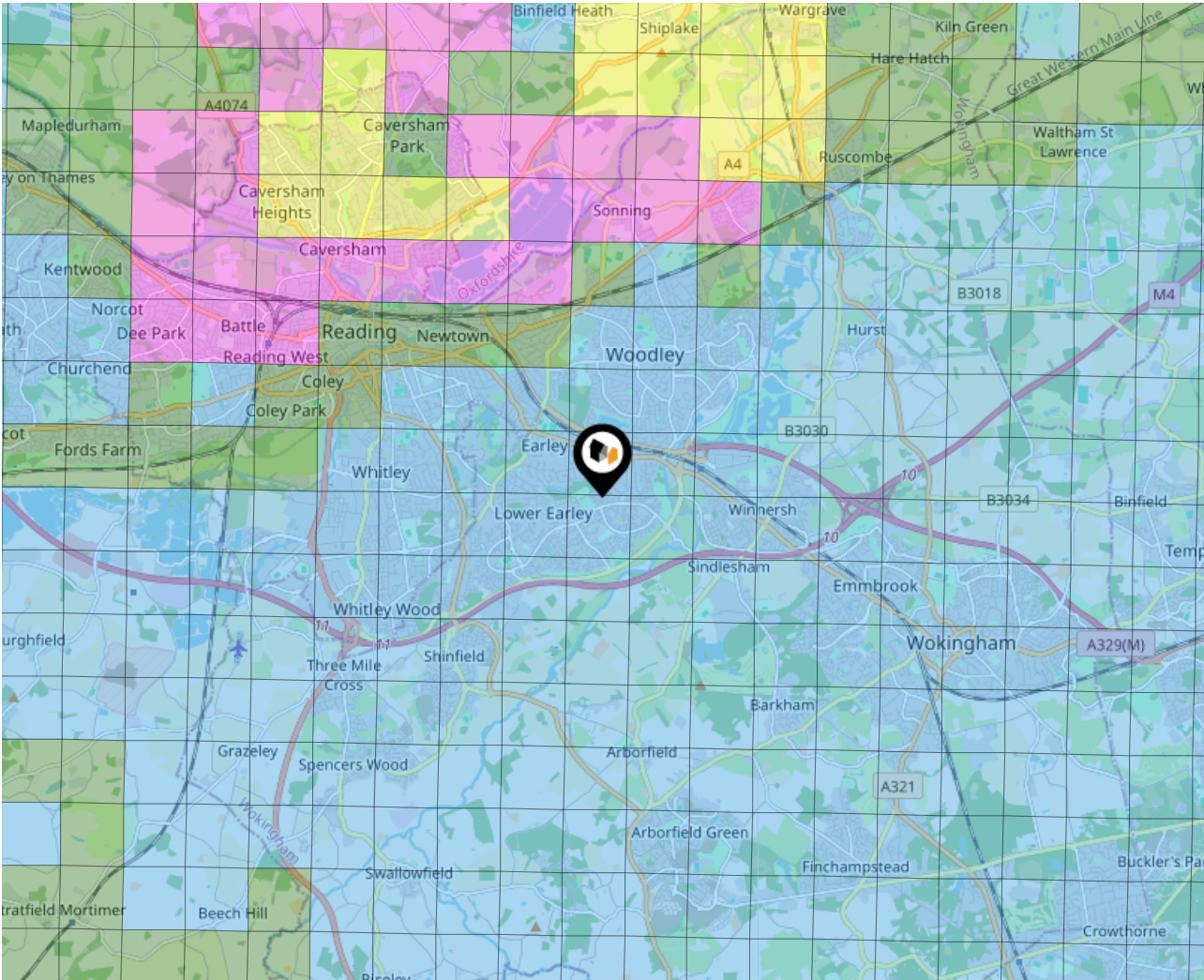
Environment

Radon Gas

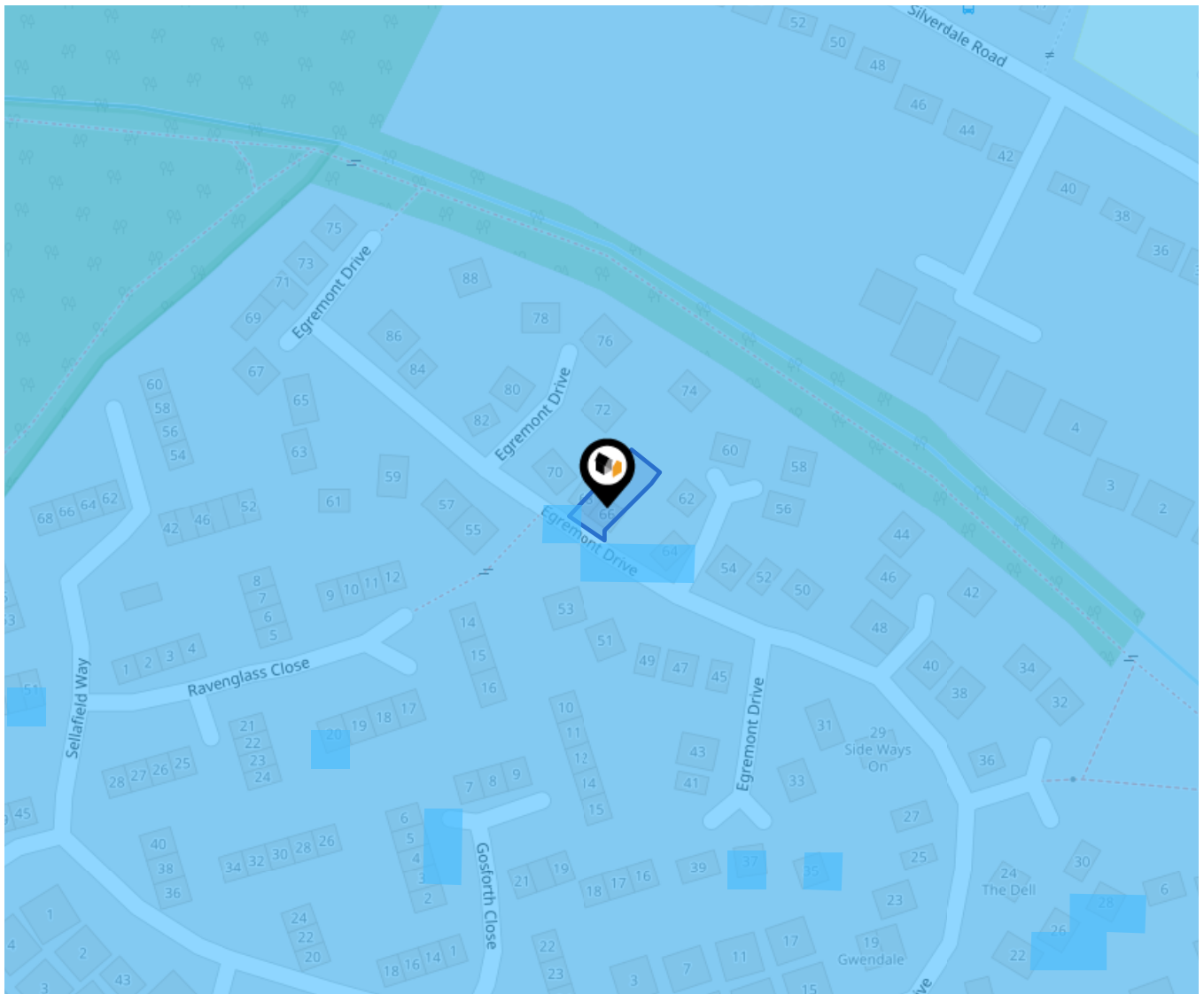


What is Radon?

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



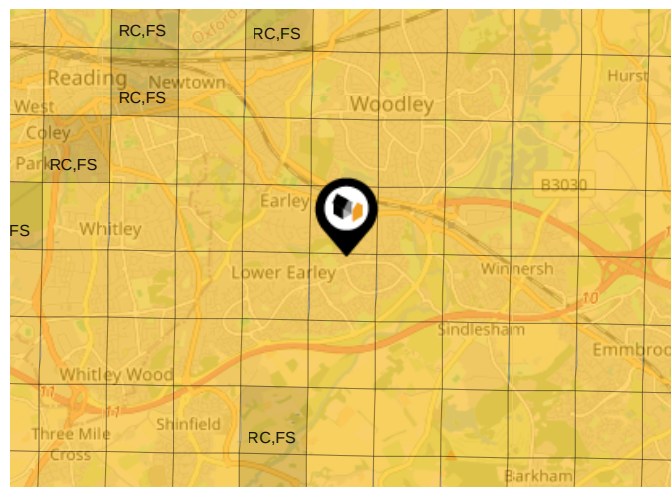
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

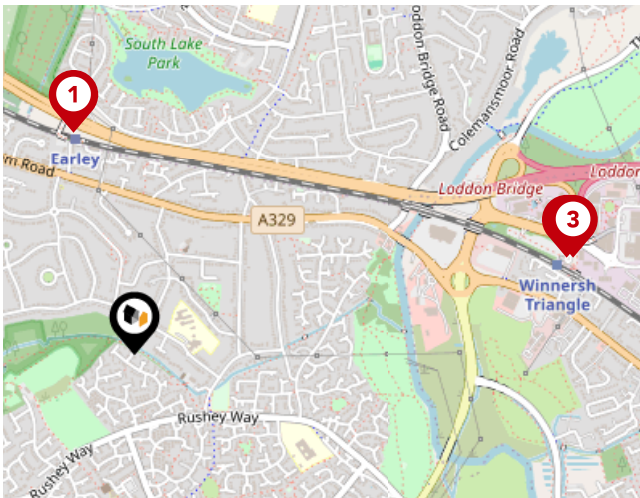


Primary Classifications (Most Common Clay Types)

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

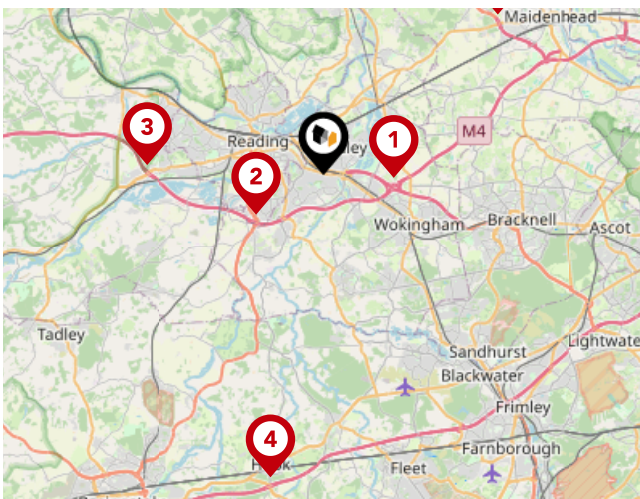
Area

Transport (National)



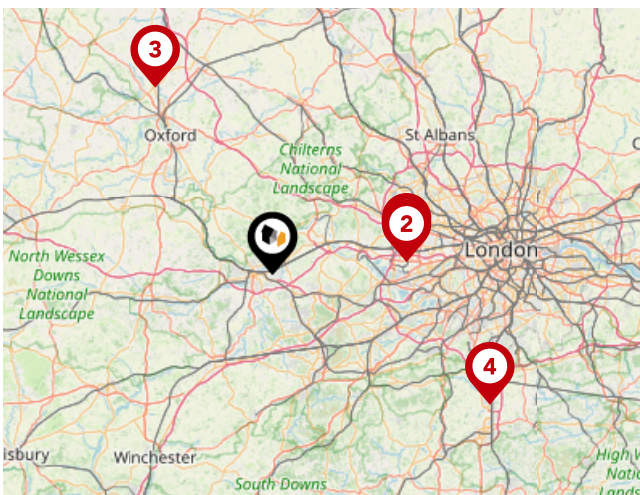
National Rail Stations

Pin	Name	Distance
	Earley Rail Station	0.53 miles
	Winnersh Triangle Rail Station	1.03 miles
	Winnersh Triangle Rail Station	1.04 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M4 J10	2.6 miles
	M4 J11	2.87 miles
	M4 J12	6.51 miles
	M3 J5	11.4 miles
	A404(M) J9	8.75 miles

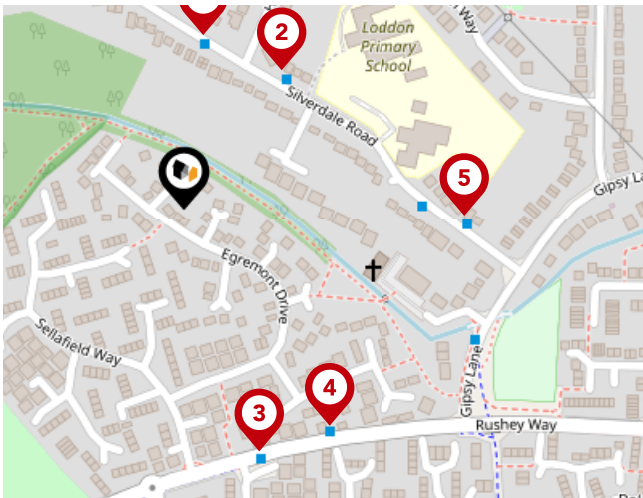


Airports/Helipads

Pin	Name	Distance
	Heathrow Airport	20.1 miles
	Heathrow Airport Terminal 4	20.2 miles
	Kidlington	32.48 miles
	Gatwick Airport	37.71 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Hillside Road	0.1 miles
2	Hillside Road	0.1 miles
3	Sellafeld Way	0.15 miles
4	Sellafeld Way	0.15 miles
5	Gipsy Lane	0.16 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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