

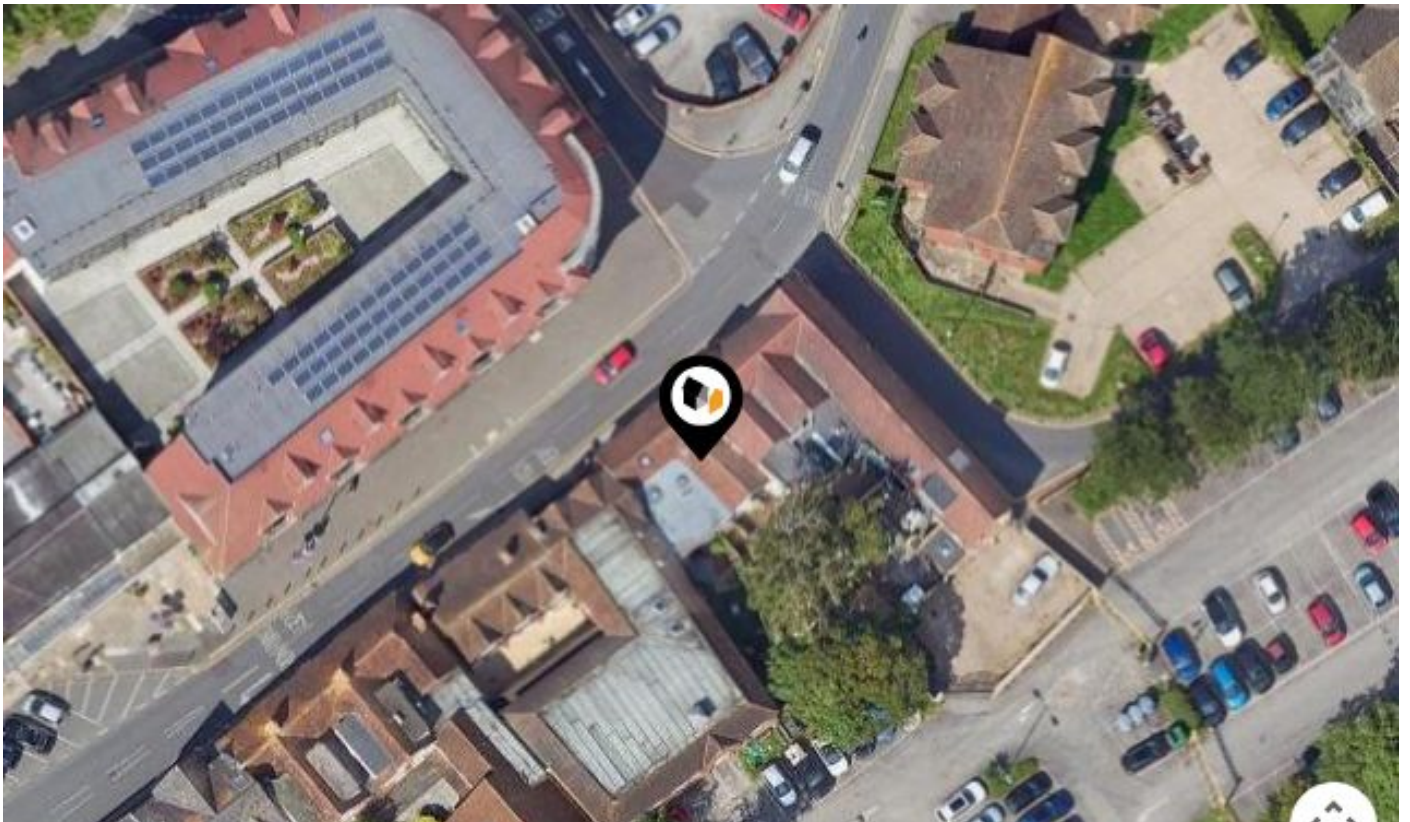


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 17th September 2025



63, PEACH STREET, WOKINGHAM, RG40

Avocado Property

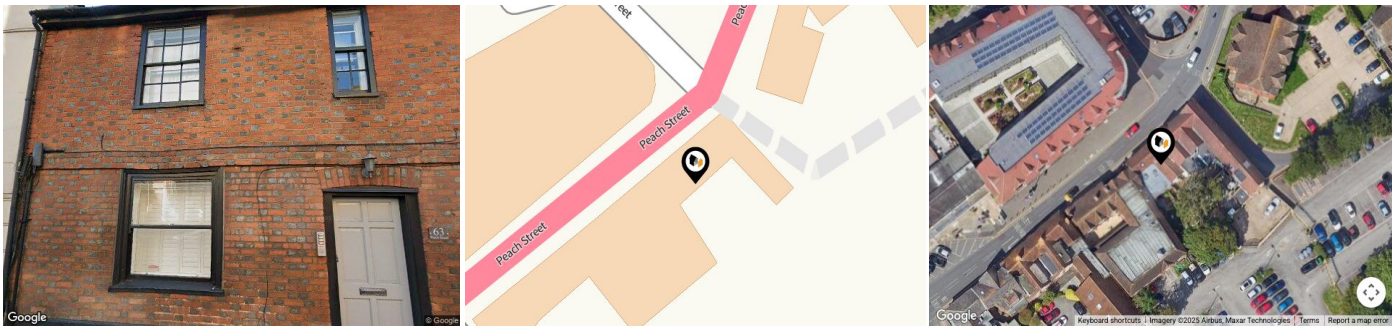
jack@avocadopropertyagents.co.uk

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Property Overview



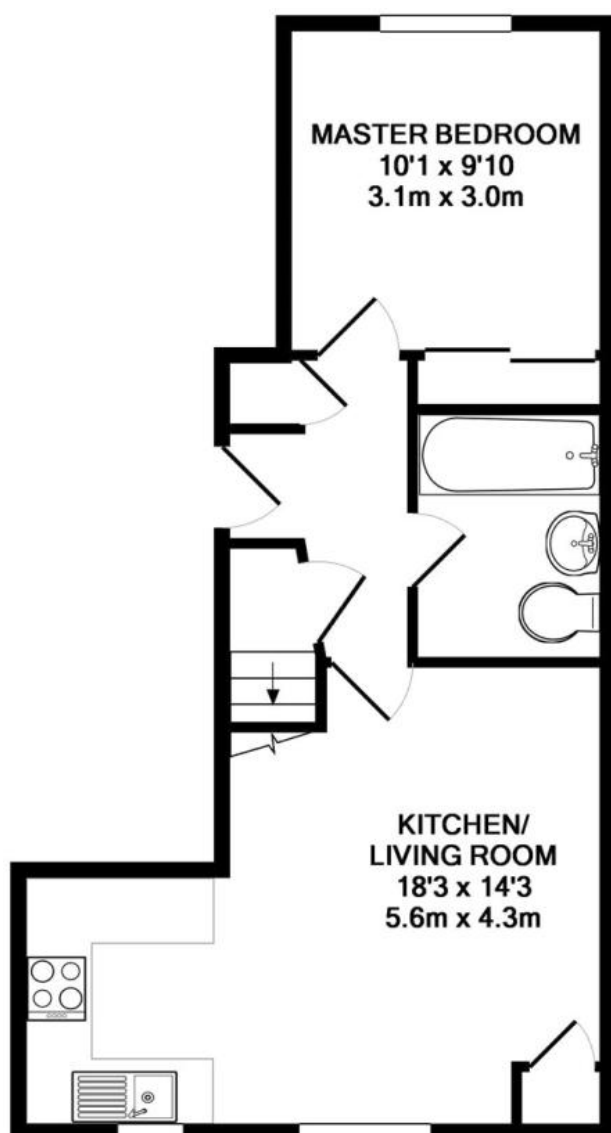
Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	624 ft ² / 58 m ²
Year Built :	2015
Council Tax :	Band C
Annual Estimate:	£2,112

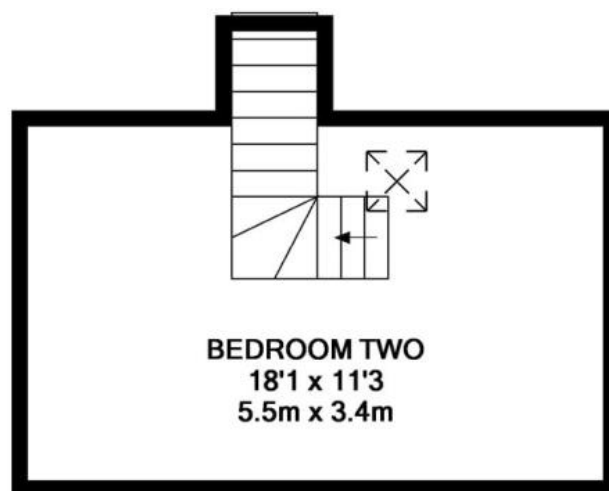
Local Area

Local Authority:	Wokingham	Estimated Broadband Speeds
Conservation Area:	Wokingham Town Centre	(Standard - Superfast - Ultrafast)
Flood Risk:		
● Rivers & Seas	Very low	18 mb/s
● Surface Water	Very low	- mb/s
Mobile Coverage:		Satellite/Fibre TV Availability:
(based on calls indoors)		
O ₂	EE	BT
3	O	sky
		Virgin media

63, PEACH STREET, WOKINGHAM, RG40



1ST FLOOR
APPROX. FLOOR
AREA 423 SQ.FT.
(39.3 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 210 SQ.FT.
(19.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 633 SQ.FT. (58.8 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2015

Property
EPC - Certificate



63 Peach Street, WOKINGHAM, RG40

Energy rating

C

Valid until 15.09.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 c	73 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

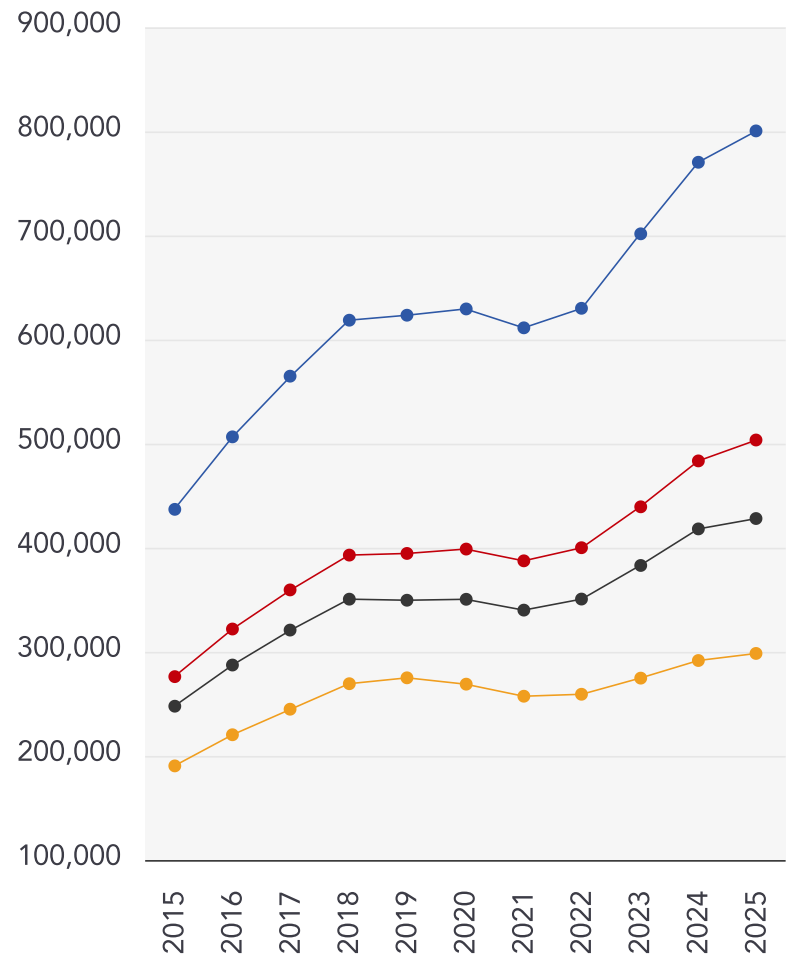
Property Type:	Top-floor flat
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, insulated (assumed)
Roof Energy:	Average
Window:	Multiple glazing throughout
Window Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Good lighting efficiency
Lighting Energy:	Good
Floors:	(another dwelling below)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	58 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in RG40



Detached

+83.21%

Semi-Detached

+82.31%

Terraced

+72.76%

Flat

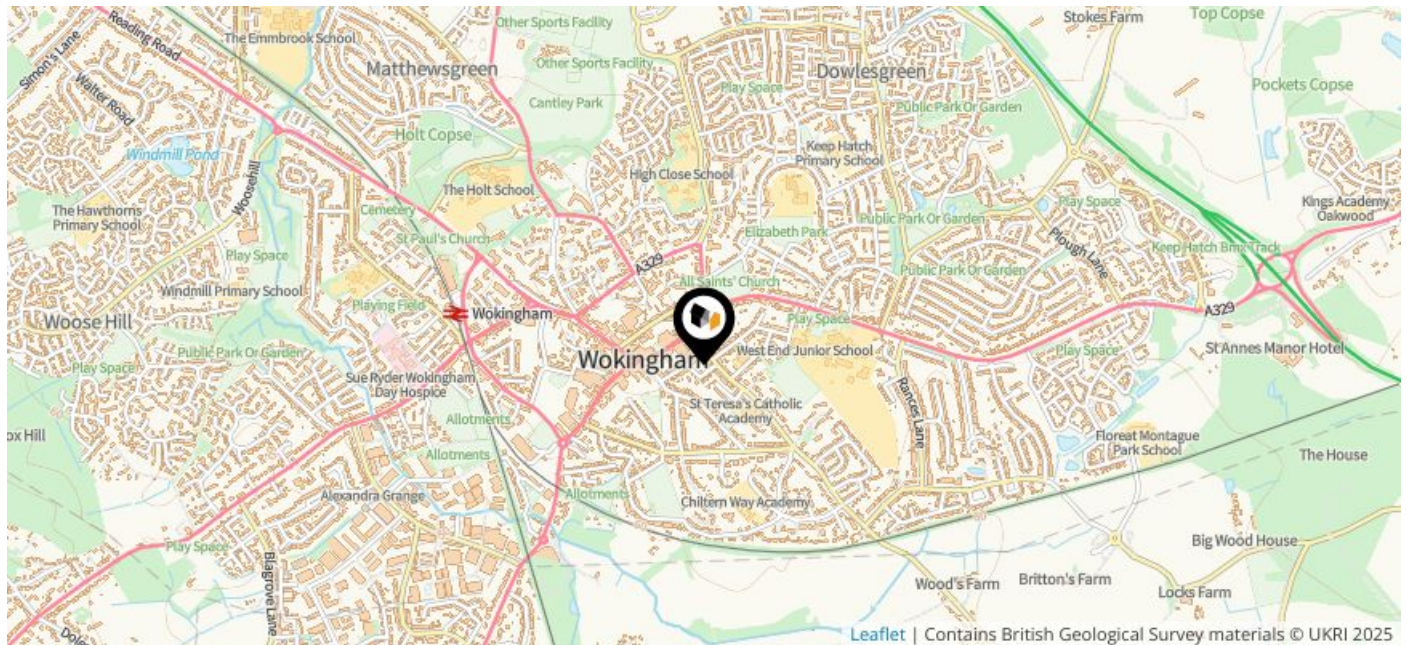
+56.72%

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.

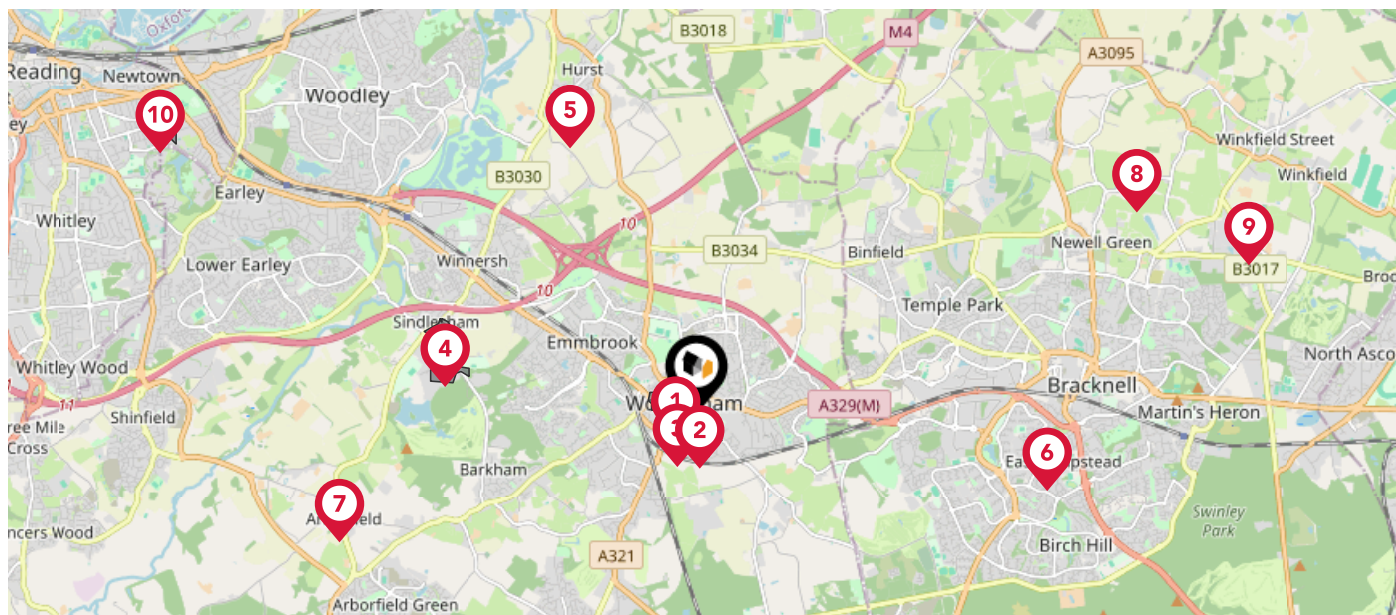
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

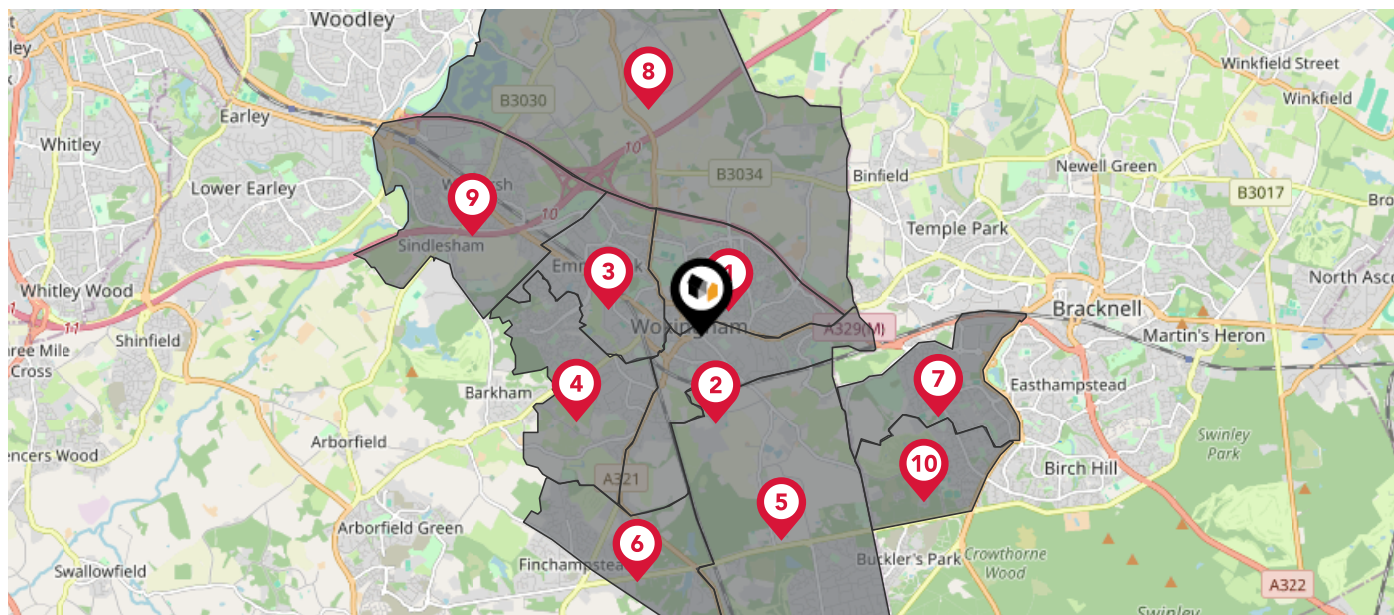
- 1 Wokingham Town Centre
- 2 Murdoch Road
- 3 Langborough Road
- 4 Sindlesham
- 5 Hurst
- 6 Easthampstead
- 7 Arborfield Cross
- 8 Warfield
- 9 Winkfield Row
- 10 South Park

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



Norreys Ward



Wescott Ward



Emmbrook Ward



Evendons Ward



Wokingham Without Ward



Finchampstead North Ward



Great Hollands North Ward



Hurst Ward



Winnersh Ward



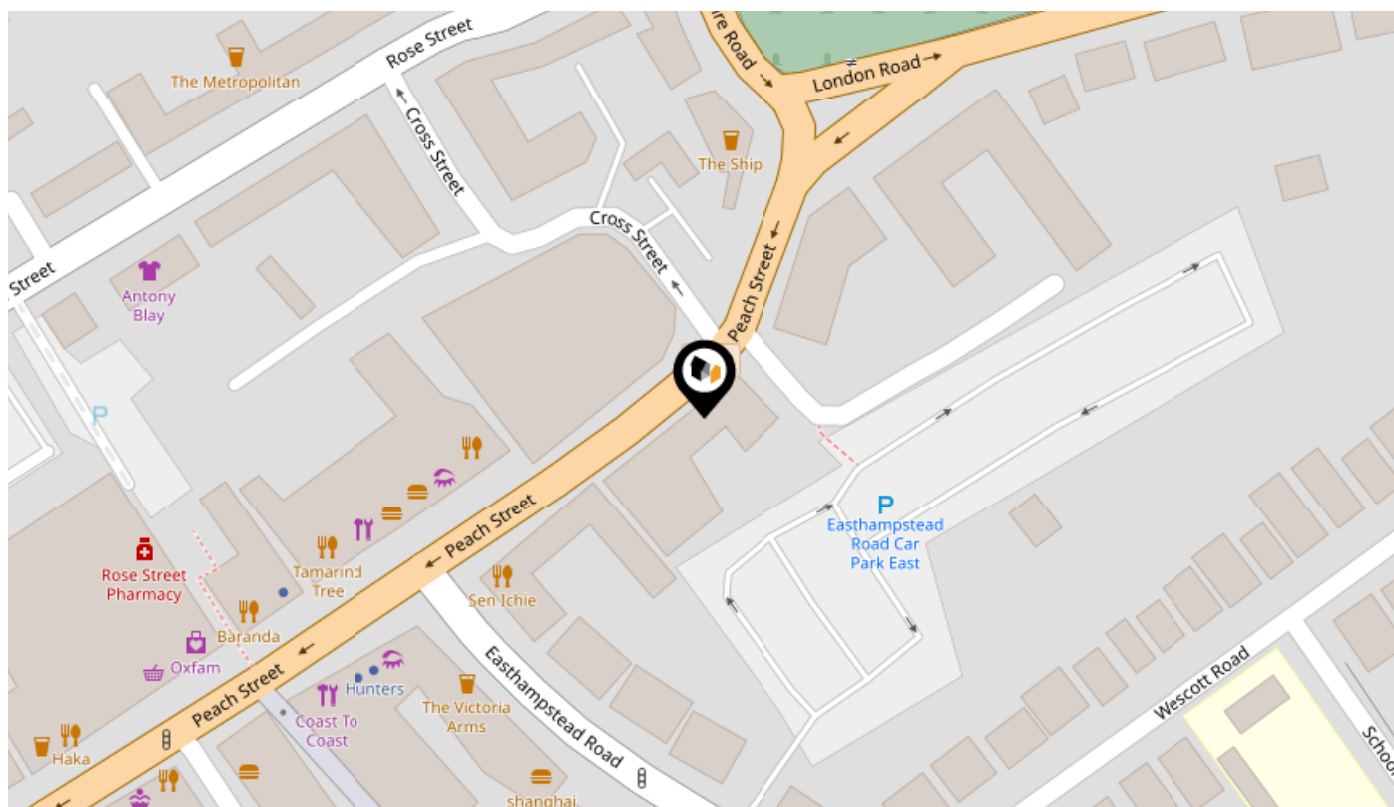
Great Hollands South Ward

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:

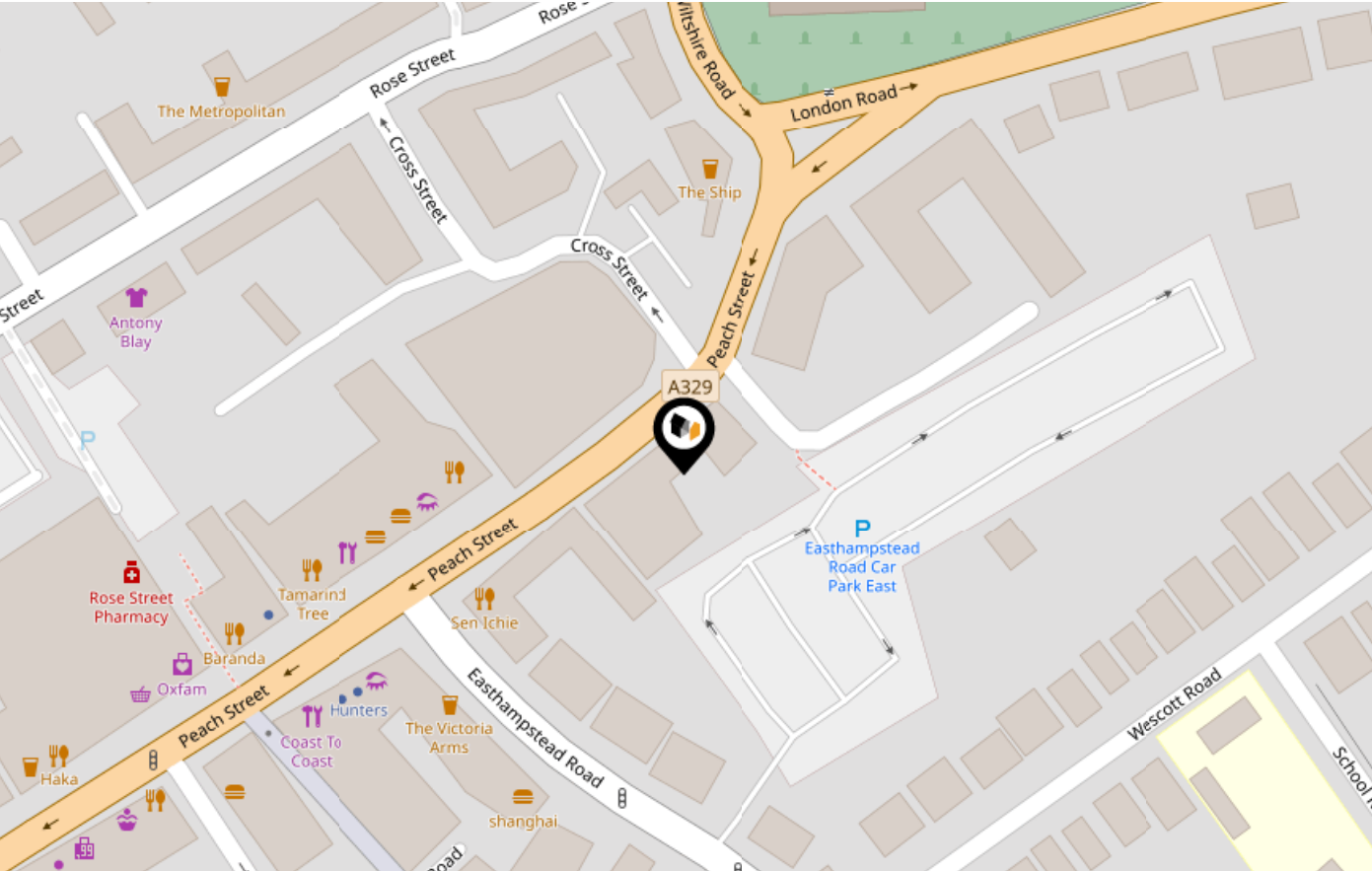
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

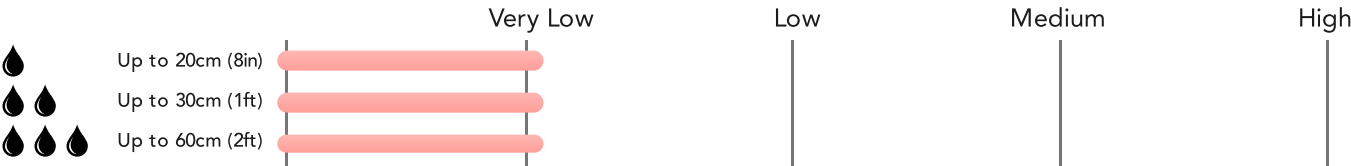


Risk Rating: Very low

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:

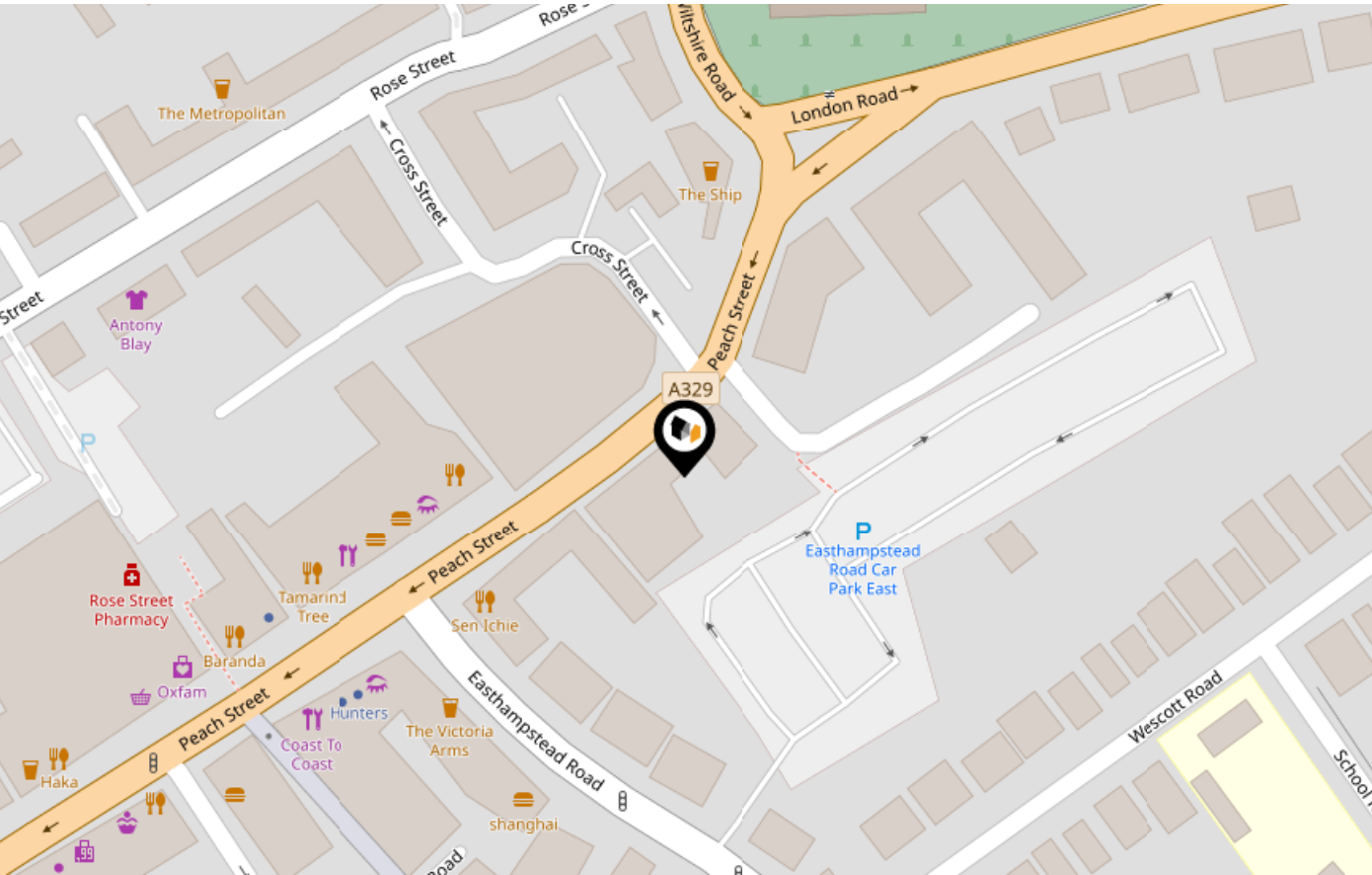


Flood Risk

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.

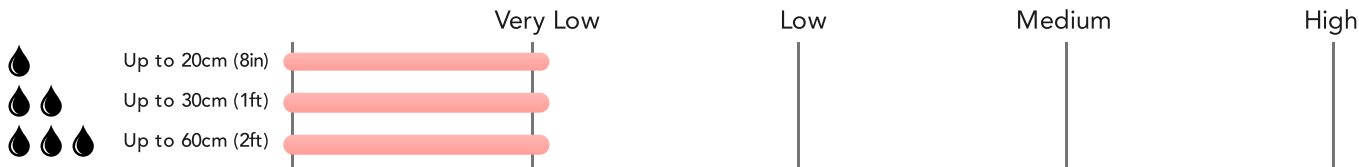


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Chance of flooding to the following depths at this property:

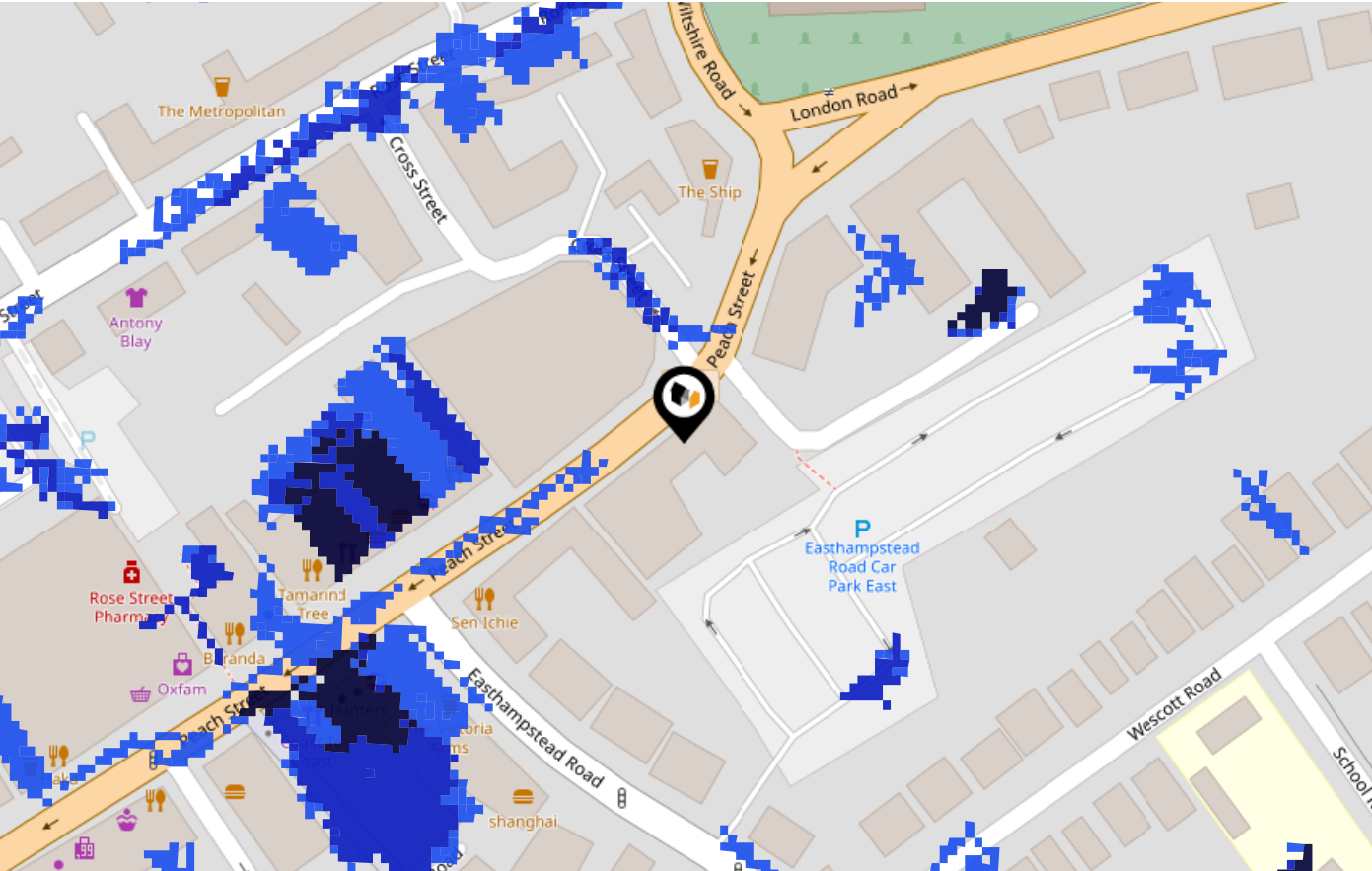


Flood Risk

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.

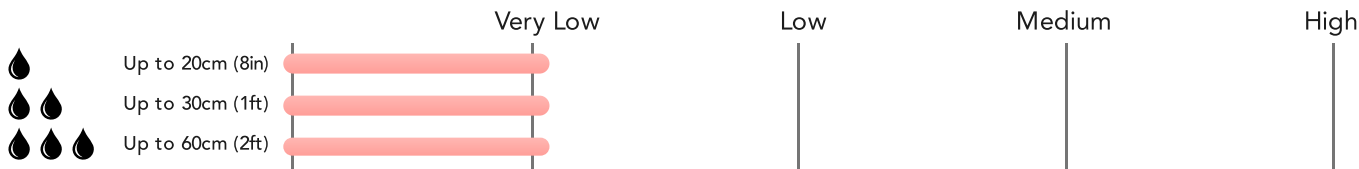


Risk Rating: Very low

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

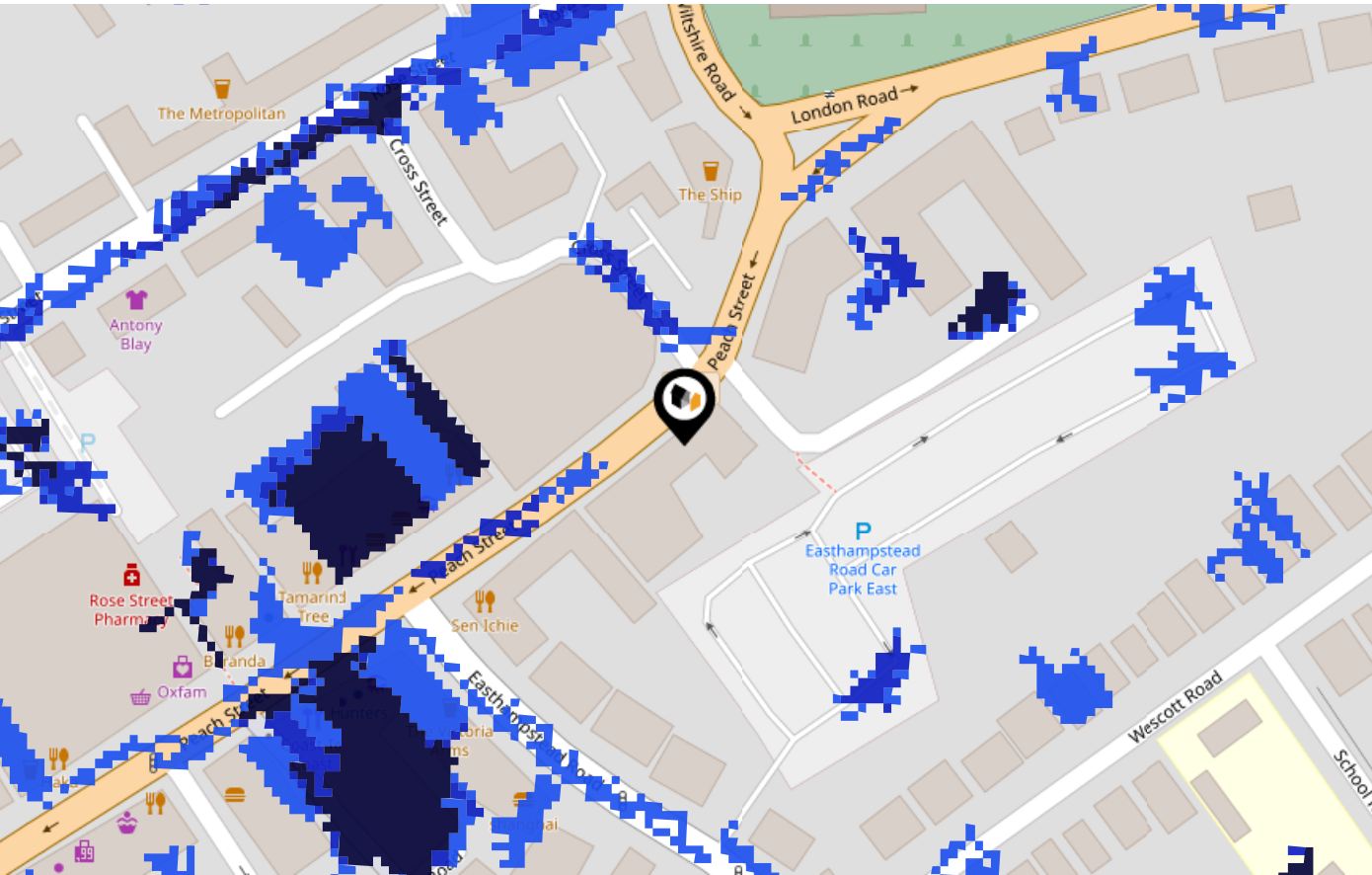


Flood Risk

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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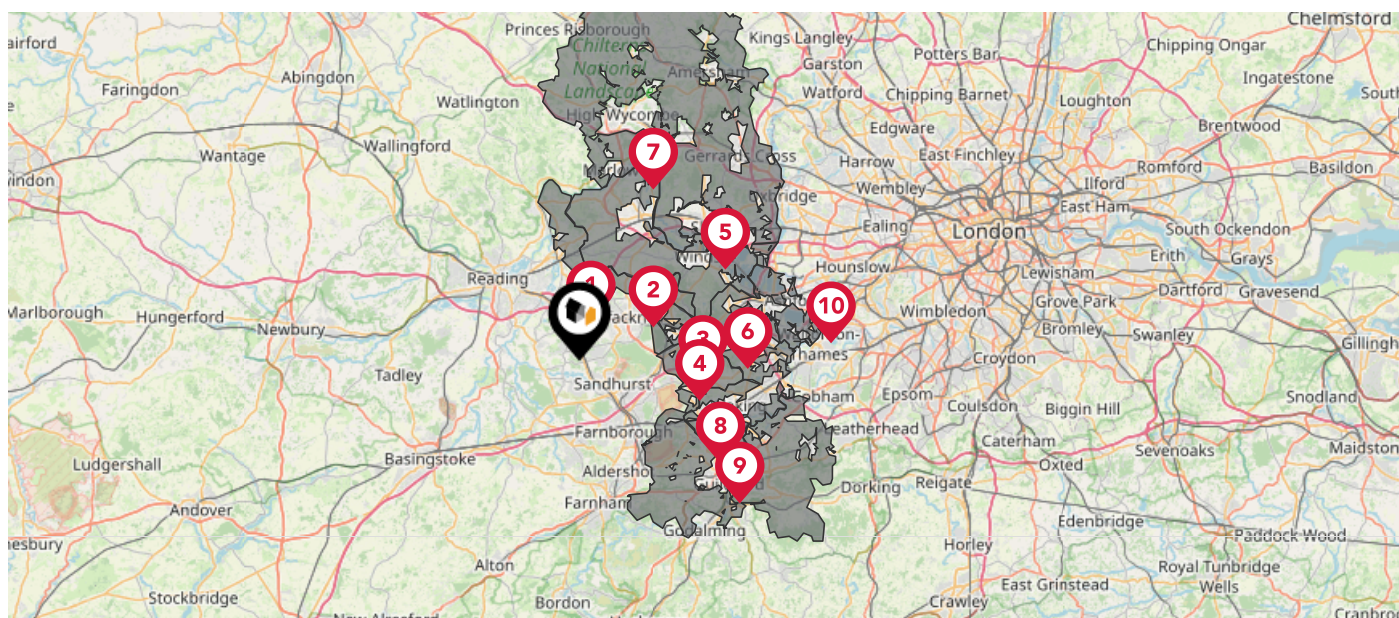


Maps

Green Belt



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



Nearby Green Belt Land

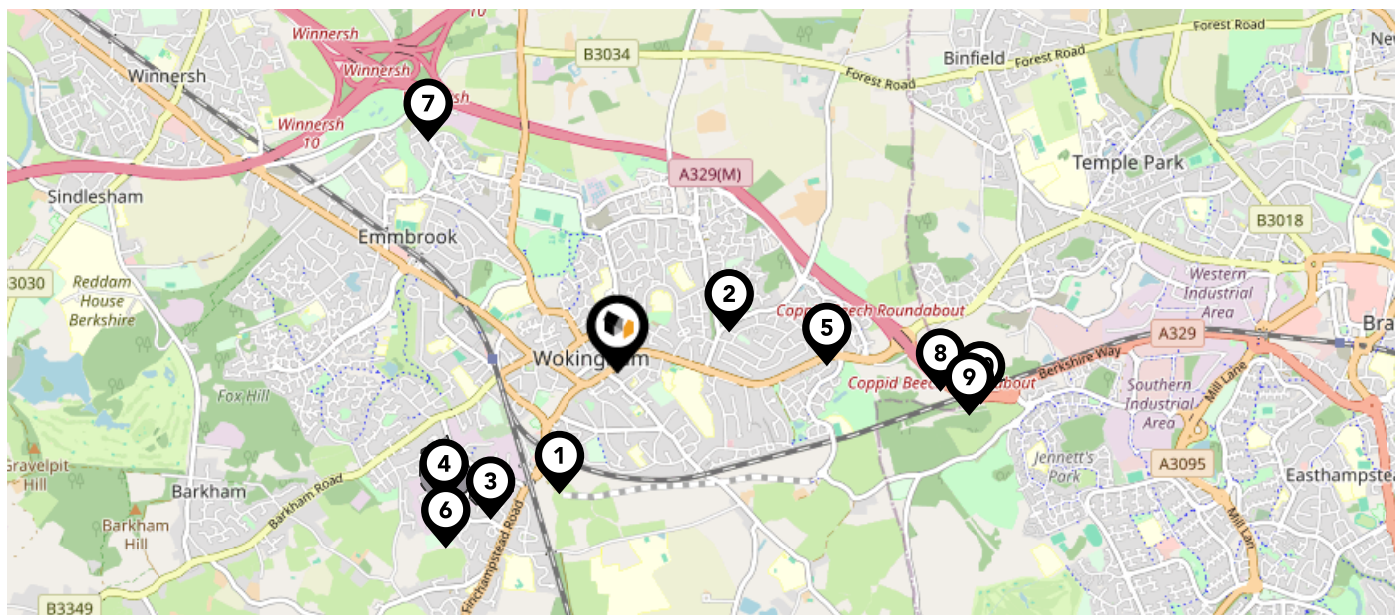
- 1 London Green Belt - Wokingham
- 2 London Green Belt - Bracknell Forest
- 3 London Green Belt - Windsor and Maidenhead
- 4 London Green Belt - Surrey Heath
- 5 London Green Belt - Slough
- 6 London Green Belt - Runnymede
- 7 London Green Belt - Buckinghamshire
- 8 London Green Belt - Woking
- 9 London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

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

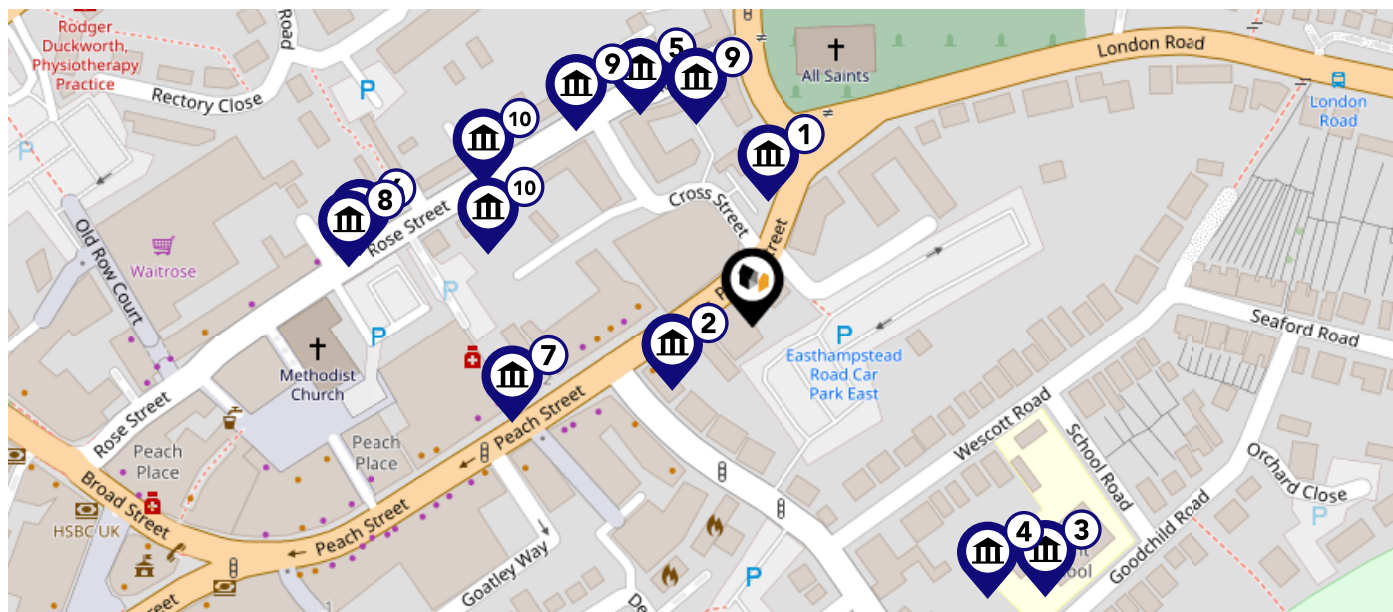
	Finchampstead Road-Wokingham	Historic Landfill	
	Keepatch Farm-Dowlesgreen, Wokingham	Historic Landfill	
	Mulberry Park-Wokingham	Historic Landfill	
	Molly Millars Lane-Wokingham	Historic Landfill	
	Plough Lane-Wokingham	Historic Landfill	
	Blue Pool-Wokingham	Historic Landfill	
	Stevemar Metals, Forest Road-Wokingham	Historic Landfill	
	Sandlea Farm-Amen Corner	Historic Landfill	
	Buckhurst Piggeries-Amen Corner	Historic Landfill	
	Buckhurst Moors-Amen Corner	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
	1118026 - The Ship Inn	Grade II	0.0 miles
	1303438 - The Overhangs	Grade II	0.0 miles
	1119793 - Westcott Infant School	Grade II	0.1 miles
	1119794 - The Annexe At Westcott Infant School	Grade II	0.1 miles
	1117998 - 86, Rose Street	Grade II	0.1 miles
	1319154 - 36 And 38, Rose Street	Grade II	0.1 miles
	1118025 - 48 And 50, Peach Street	Grade II	0.1 miles
	1118034 - 34, Rose Street	Grade II	0.1 miles
	1118005 - Rose Cottage	Grade II	0.1 miles
	1155492 - 60, Rose Street	Grade II	0.1 miles
	1118037 - 78, Rose Street	Grade II	0.1 miles
	1118001 - 31 And 31a, Rose Street	Grade II	0.1 miles

KFB -

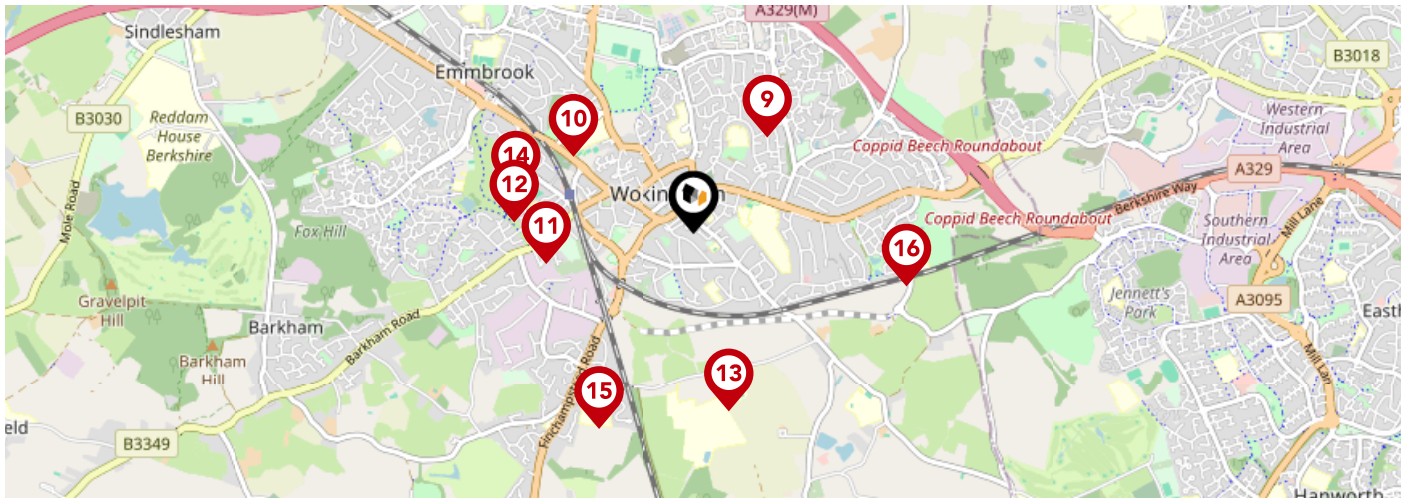
Key Facts For Buyers









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Wescott Infant School Ofsted Rating: Good Pupils: 143 Distance:0.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Westende Junior School Ofsted Rating: Good Pupils: 236 Distance:0.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Teresa's Catholic Academy Ofsted Rating: Good Pupils: 341 Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Crispin's School Ofsted Rating: Good Pupils: 1455 Distance:0.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	High Close School Ofsted Rating: Good Pupils: 85 Distance:0.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Chiltern Way Academy Wokingham Ofsted Rating: Outstanding Pupils: 56 Distance:0.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	All Saints Church of England Primary School Ofsted Rating: Good Pupils: 234 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Keep Hatch Primary School Ofsted Rating: Good Pupils: 440 Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

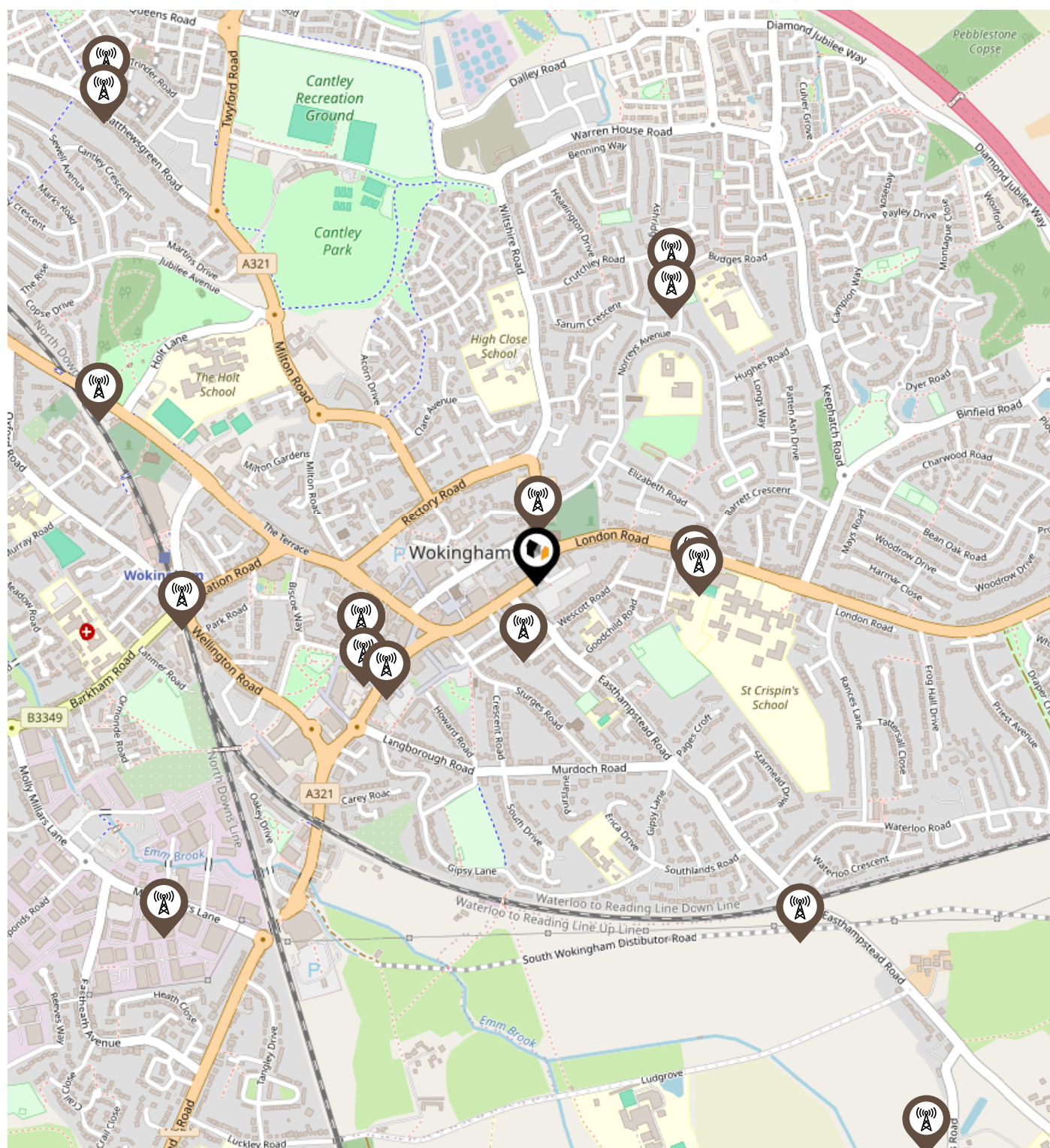
Area Schools



		Nursery	Primary	Secondary	College	Private
	Foundry College Ofsted Rating: Good Pupils: 15 Distance:0.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Holt School Ofsted Rating: Outstanding Pupils: 1417 Distance:0.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	CAMHS Phoenix School Ofsted Rating: Outstanding Pupils:0 Distance:0.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Walter Infant School Ofsted Rating: Outstanding Pupils: 298 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ludgrove School Trust Limited Ofsted Rating: Not Rated Pupils: 183 Distance:0.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Paul's CofE Junior School Ofsted Rating: Good Pupils: 382 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Luckley House School Ofsted Rating: Not Rated Pupils: 373 Distance:1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Floreat Montague Park Primary School Ofsted Rating: Good Pupils: 463 Distance:1.01	<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

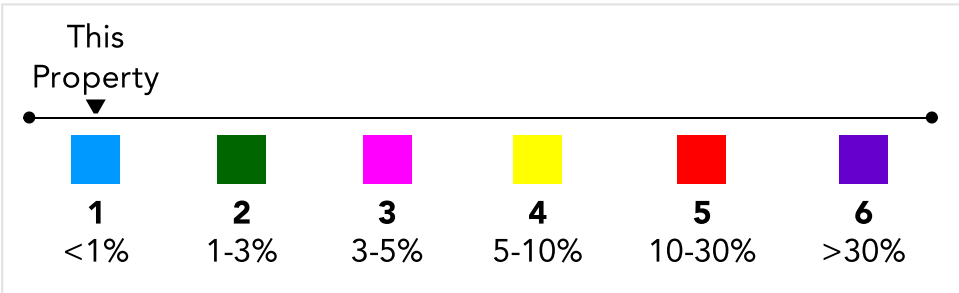
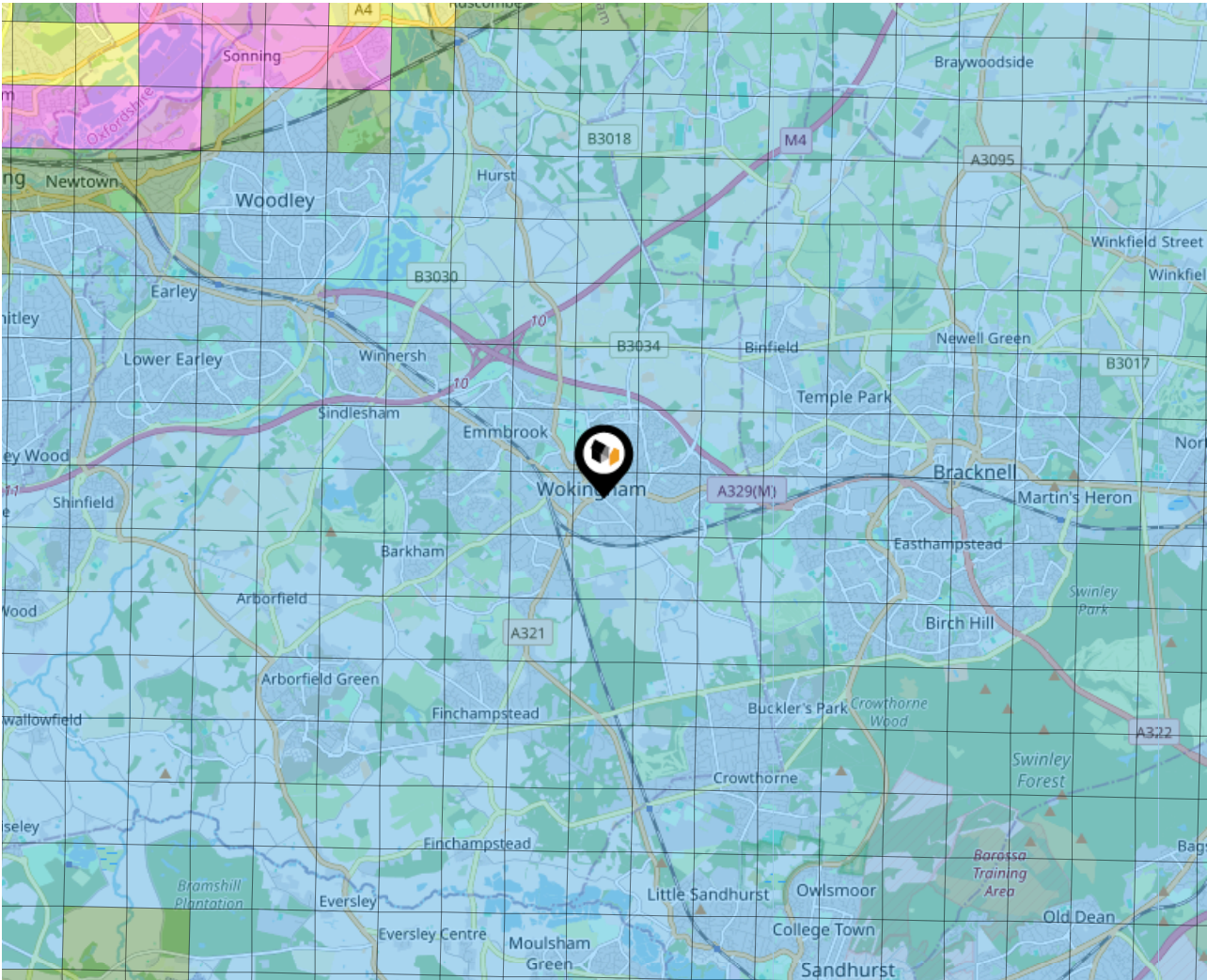
Environment

Radon Gas



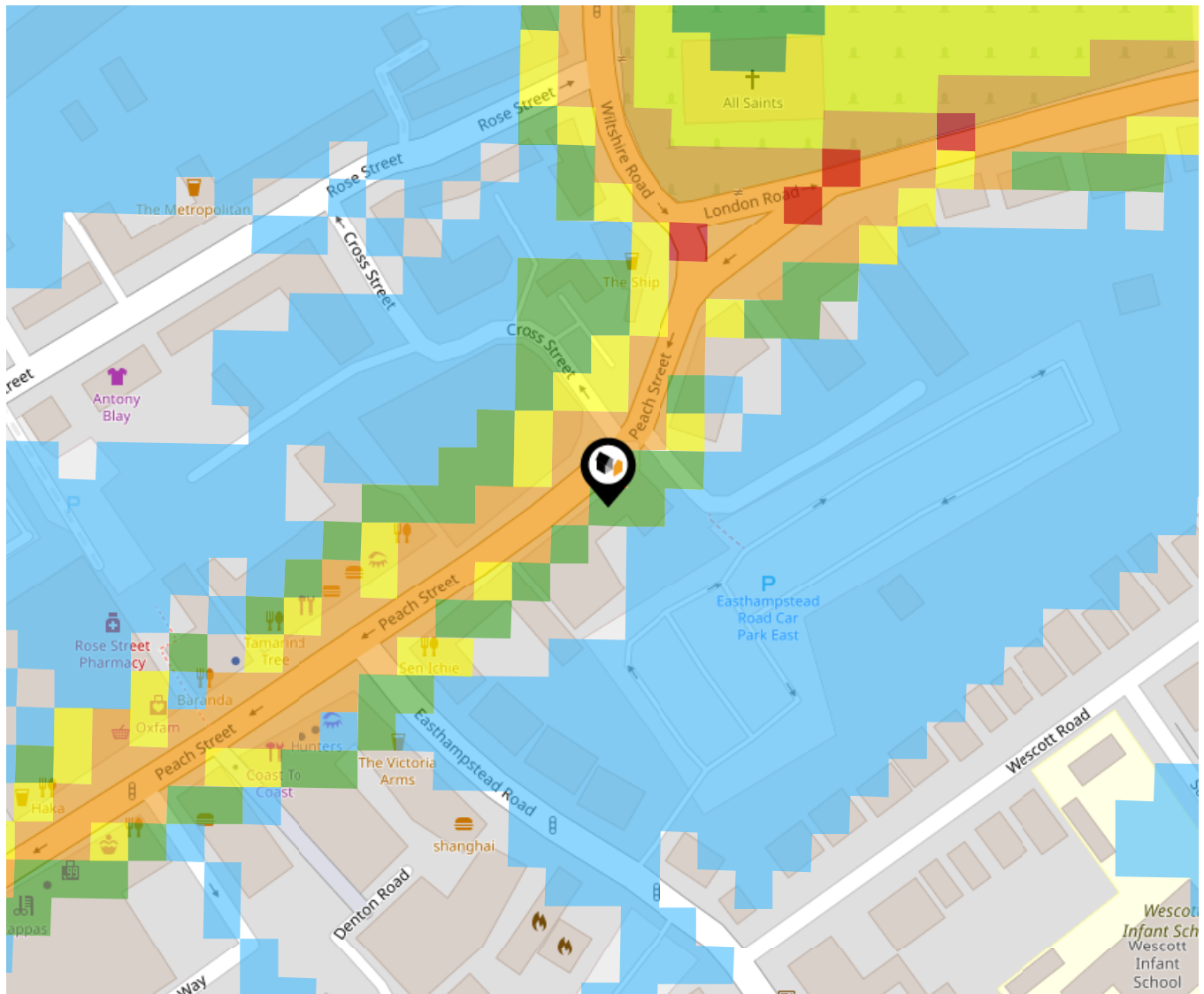
What is Radon?

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



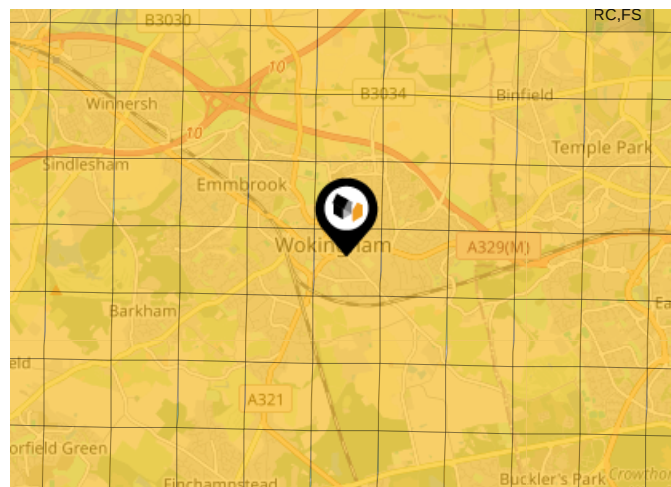
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

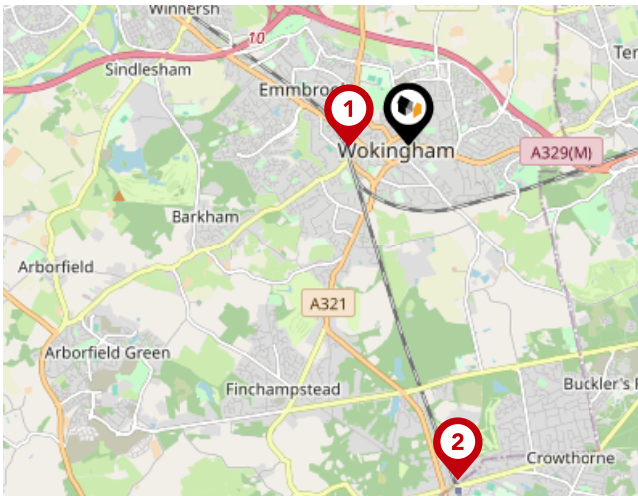


Primary Classifications (Most Common Clay Types)

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

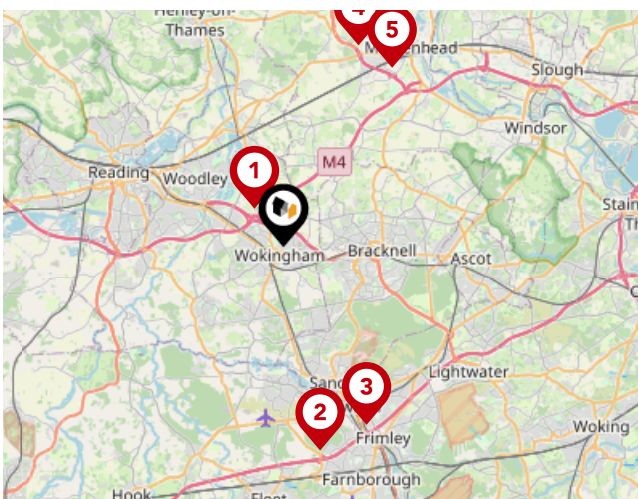
Area

Transport (National)



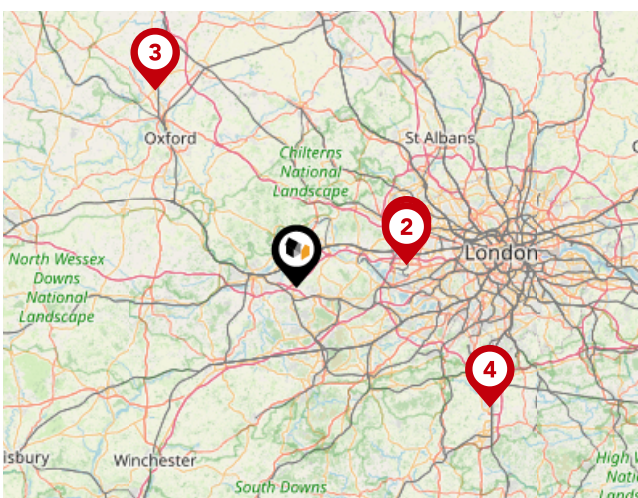
National Rail Stations

Pin	Name	Distance
1	Wokingham Rail Station	0.55 miles
2	Crowthorne Rail Station	3.12 miles
3	Winnersh Rail Station	2.41 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J10	1.75 miles
2	M3 J4A	7.67 miles
3	M3 J4	7.29 miles
4	A404(M) J9	7.94 miles
5	A404(M) J9A	7.77 miles



Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	16.82 miles
2	Heathrow Airport Terminal 4	16.8 miles
3	Kidlington	35.77 miles
4	Gatwick Airport	33.78 miles

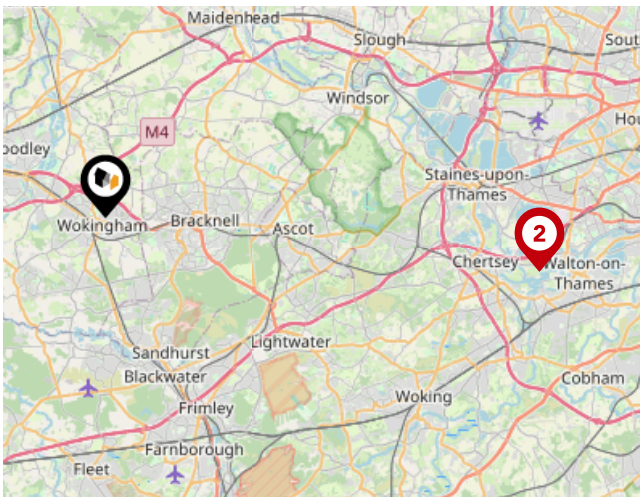
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Osborne Road	0.14 miles
2	Seaford Road	0.18 miles
3	Seaford Road	0.22 miles
4	Harding Place	0.25 miles
5	Broad Street	0.23 miles



Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	16.2 miles
2	Weybridge Ferry Landing	16.23 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

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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