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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 09<sup>th</sup> October 2025



**CHILCOMBE WAY, LOWER EARLEY, READING, RG6**

**Avocado Property**

07917 157387

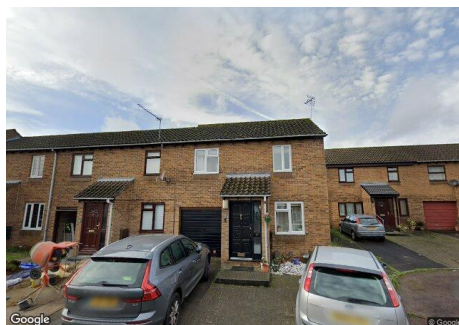
neil@avocadoberkshire.co.uk

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# Property Overview



## Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,054 ft <sup>2</sup> / 98 m <sup>2</sup>		
Plot Area:	0.05 acres		
Year Built :	1983-1990		
Council Tax :	Band D		
Annual Estimate:	£2,376		
Title Number:	BK224685		

## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>2</b>	<b>69</b>	<b>1800</b>
mb/s	mb/s	mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Property EPC - Certificate



Chilcombe Way, Lower Earley, RG6

Energy rating

D

Valid until 10.03.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		

# Property

## EPC - Additional Data



### Additional EPC Data

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<b>Property Type:</b>	House
<b>Build Form:</b>	End-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	3
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 73% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	98 m <sup>2</sup>

# Market Sold in Street



47, Chilcombe Way, Reading, RG6 3DA				
Last Sold Date:	09/05/2025	19/06/2007	17/04/2003	26/11/1999
Last Sold Price:	£388,500	£245,000	£177,000	£109,950
12, Chilcombe Way, Reading, RG6 3DA				
Last Sold Date:	24/03/2025	11/02/2005		
Last Sold Price:	£367,000	£190,000		
17, Chilcombe Way, Reading, RG6 3DA				
Last Sold Date:	17/01/2025			
Last Sold Price:	£428,000			
55, Chilcombe Way, Reading, RG6 3DA				
Last Sold Date:	11/06/2021			
Last Sold Price:	£300,000			
48, Chilcombe Way, Reading, RG6 3DA				
Last Sold Date:	07/04/2021			
Last Sold Price:	£361,000			
51a, Chilcombe Way, Reading, RG6 3DA				
Last Sold Date:	26/03/2021	31/07/1998		
Last Sold Price:	£393,500	£109,000		
33, Chilcombe Way, Reading, RG6 3DA				
Last Sold Date:	03/03/2021	29/09/2011	16/08/2007	17/04/1998
Last Sold Price:	£260,000	£187,100	£214,950	£80,950
24, Chilcombe Way, Reading, RG6 3DA				
Last Sold Date:	01/03/2021			
Last Sold Price:	£290,000			
56, Chilcombe Way, Reading, RG6 3DA				
Last Sold Date:	04/11/2020			
Last Sold Price:	£284,000			
4, Chilcombe Way, Reading, RG6 3DA				
Last Sold Date:	07/02/2020	16/11/2001	30/06/1999	
Last Sold Price:	£253,000	£134,950	£87,000	
45, Chilcombe Way, Reading, RG6 3DA				
Last Sold Date:	14/06/2019	05/09/2003	31/08/2000	26/11/1999
Last Sold Price:	£302,000	£159,000	£127,950	£103,000
10, Chilcombe Way, Reading, RG6 3DA				
Last Sold Date:	26/04/2019	29/08/2014	04/06/1998	
Last Sold Price:	£305,000	£262,000	£108,000	

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

# Market Sold in Street



40, Chilcombe Way, Reading, RG6 3DA				
Last Sold Date:	01/03/2019	19/10/2012	07/10/2005	
Last Sold Price:	£358,000	£245,000	£200,000	
58, Chilcombe Way, Reading, RG6 3DA				
Last Sold Date:	25/01/2019	06/09/2007	13/10/2000	30/01/1998
Last Sold Price:	£356,000	£247,000	£148,000	£96,000
51, Chilcombe Way, Reading, RG6 3DA				
Last Sold Date:	14/12/2018	18/08/2006	21/01/2000	
Last Sold Price:	£297,000	£190,000	£104,000	
41, Chilcombe Way, Reading, RG6 3DA				
Last Sold Date:	23/06/2017	30/05/2012	30/06/2005	
Last Sold Price:	£372,500	£240,000	£200,500	
37, Chilcombe Way, Reading, RG6 3DA				
Last Sold Date:	01/08/2016	14/06/2004	05/07/2002	05/11/1999
Last Sold Price:	£435,000	£224,000	£195,000	£135,000
32, Chilcombe Way, Reading, RG6 3DA				
Last Sold Date:	31/03/2016	13/06/2002	26/03/1999	
Last Sold Price:	£250,000	£147,995	£85,950	
29, Chilcombe Way, Reading, RG6 3DA				
Last Sold Date:	25/11/2015	12/01/2004	30/01/1998	
Last Sold Price:	£270,000	£152,500	£79,950	
36, Chilcombe Way, Reading, RG6 3DA				
Last Sold Date:	31/03/2015			
Last Sold Price:	£318,500			
2, Chilcombe Way, Reading, RG6 3DA				
Last Sold Date:	26/02/2015	20/06/2011	23/02/2007	21/10/2003
Last Sold Price:	£250,000	£195,000	£203,000	£162,000
39, Chilcombe Way, Reading, RG6 3DA				
Last Sold Date:	20/11/2014	13/01/2012	29/11/2000	
Last Sold Price:	£295,000	£220,000	£135,000	
26, Chilcombe Way, Reading, RG6 3DA				
Last Sold Date:	23/10/2014	28/04/2000		
Last Sold Price:	£250,000	£117,950		
30, Chilcombe Way, Reading, RG6 3DA				
Last Sold Date:	16/07/2014	21/03/2003	28/09/2001	
Last Sold Price:	£232,000	£158,000	£134,950	

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



# Market Sold in Street



5, Chilcombe Way, Reading, RG6 3DA						
Last Sold Date:	10/02/2014	12/08/2011	07/07/2006	25/07/2003	07/09/2001	04/06/1999
Last Sold Price:	£220,000	£193,000	£182,500	£168,000	£134,000	£92,000
14, Chilcombe Way, Reading, RG6 3DA						
Last Sold Date:	30/08/2013	04/10/2002				
Last Sold Price:	£249,950	£180,000				
59, Chilcombe Way, Reading, RG6 3DA						
Last Sold Date:	10/04/2013	14/07/2000				
Last Sold Price:	£225,000	£144,000				
15, Chilcombe Way, Reading, RG6 3DA						
Last Sold Date:	19/12/2011	27/09/2004	25/02/2000			
Last Sold Price:	£227,000	£215,000	£145,000			
20, Chilcombe Way, Reading, RG6 3DA						
Last Sold Date:	04/03/2011	12/02/2004				
Last Sold Price:	£226,000	£180,000				
9, Chilcombe Way, Reading, RG6 3DA						
Last Sold Date:	28/01/2011					
Last Sold Price:	£220,950					
34, Chilcombe Way, Reading, RG6 3DA						
Last Sold Date:	02/08/2007	20/04/2000				
Last Sold Price:	£205,000	£118,000				
16, Chilcombe Way, Reading, RG6 3DA						
Last Sold Date:	15/02/2007	14/05/2003				
Last Sold Price:	£225,000	£198,950				
50, Chilcombe Way, Reading, RG6 3DA						
Last Sold Date:	31/10/2005					
Last Sold Price:	£180,000					
44, Chilcombe Way, Reading, RG6 3DA						
Last Sold Date:	21/04/2005	31/08/2000				
Last Sold Price:	£190,000	£136,500				
1, Chilcombe Way, Reading, RG6 3DA						
Last Sold Date:	25/08/2004					
Last Sold Price:	£209,950					
21, Chilcombe Way, Reading, RG6 3DA						
Last Sold Date:	09/01/2004					
Last Sold Price:	£189,950					

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

# Market Sold in Street



## 7, Chilcombe Way, Reading, RG6 3DA

Last Sold Date:	28/10/2003	28/06/1999
Last Sold Price:	£175,000	£113,250

## 3, Chilcombe Way, Reading, RG6 3DA

Last Sold Date:	31/03/2003
Last Sold Price:	£187,000

## 31, Chilcombe Way, Reading, RG6 3DA

Last Sold Date:	11/10/2002	01/03/1999
Last Sold Price:	£161,000	£85,950

## 42, Chilcombe Way, Reading, RG6 3DA

Last Sold Date:	19/07/2002	11/09/1998
Last Sold Price:	£154,000	£97,500

## 18, Chilcombe Way, Reading, RG6 3DA

Last Sold Date:	05/09/2001	21/08/2000
Last Sold Price:	£147,000	£137,000

## 27, Chilcombe Way, Reading, RG6 3DA

Last Sold Date:	01/09/1999
Last Sold Price:	£91,000

## 28, Chilcombe Way, Reading, RG6 3DA

Last Sold Date:	01/09/1998
Last Sold Price:	£86,000

## 23, Chilcombe Way, Reading, RG6 3DA

Last Sold Date:	31/03/1998
Last Sold Price:	£84,500

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

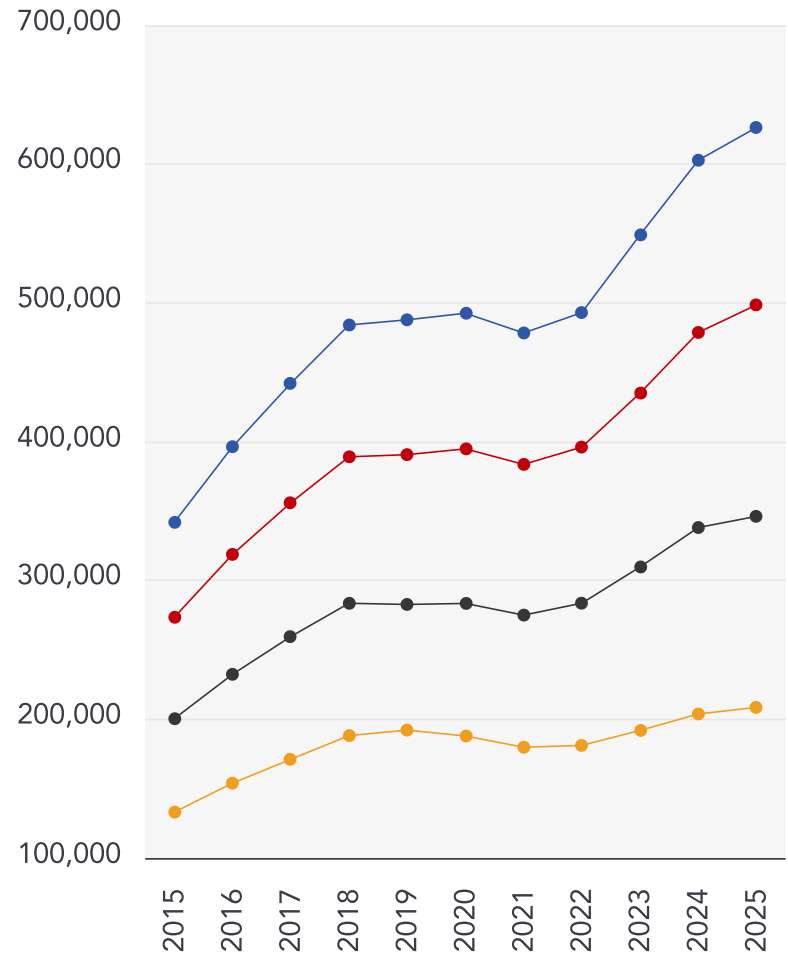


# Market

## House Price Statistics



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

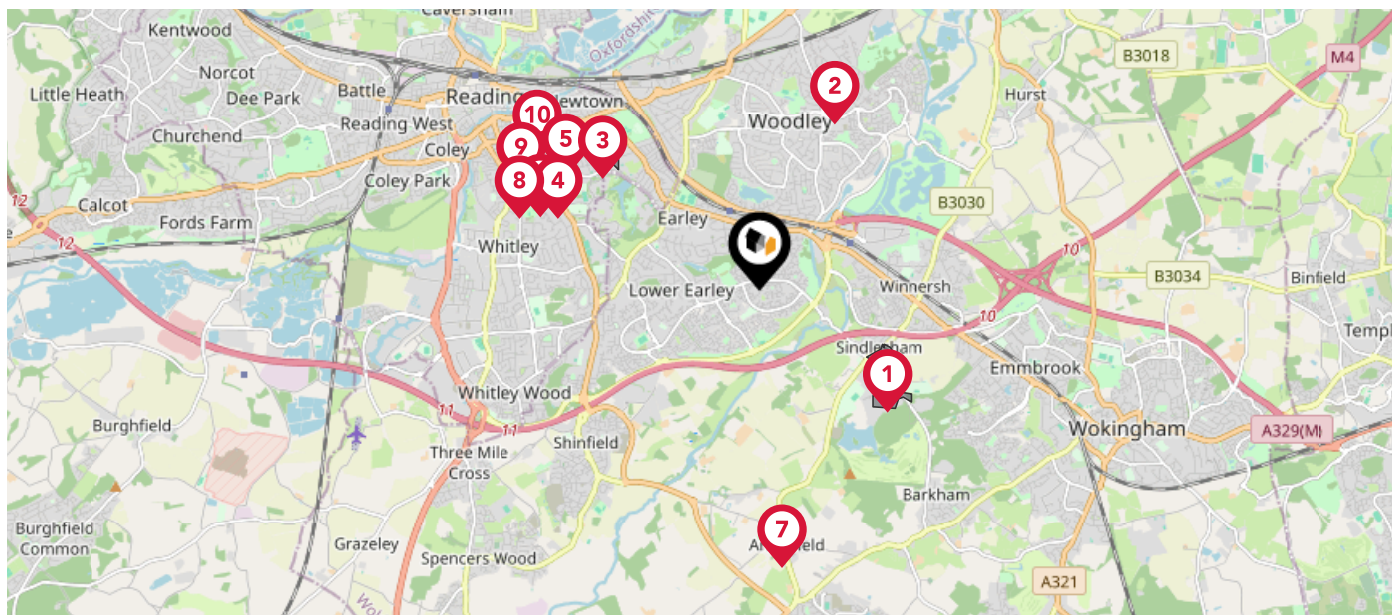
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Woodley Green



South Park



Redlands



Alexandra Road



The Mount



Arborfield Cross



Christchurch



Kendrick Road



Eldon Square

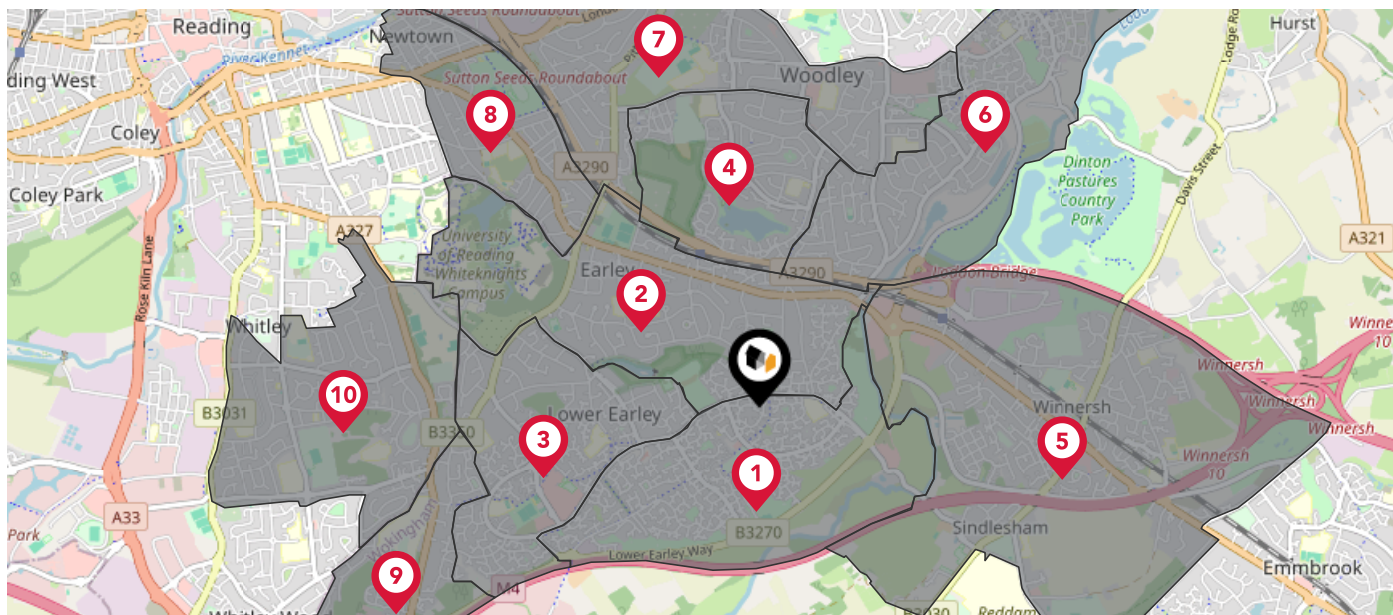


# Maps

## 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



Maiden Erlegh Ward



Hillside Ward



South Lake Ward



Winnersh Ward



Loddon Ward



Bulmershe and Whitegates Ward



Park Ward



Shinfield North Ward



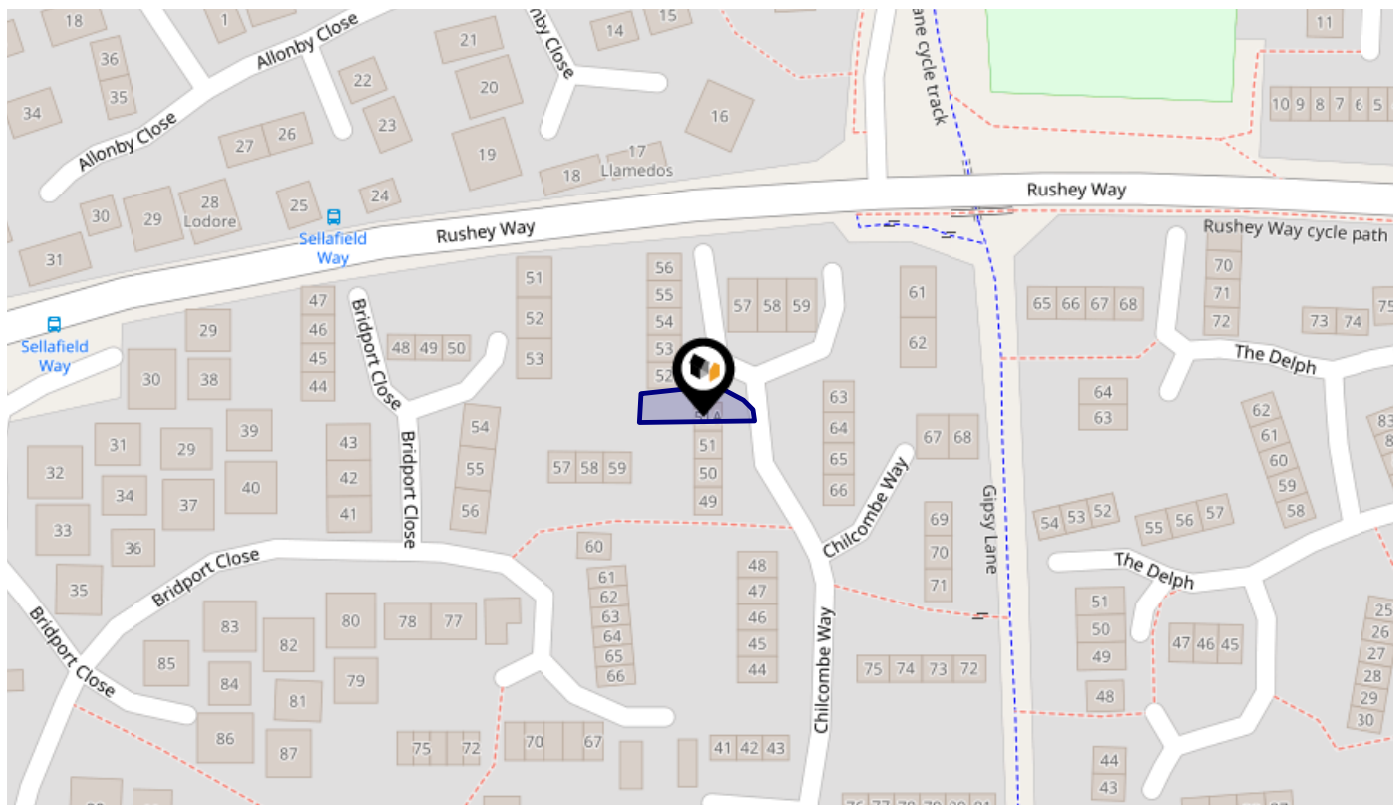
Church Ward

# 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:

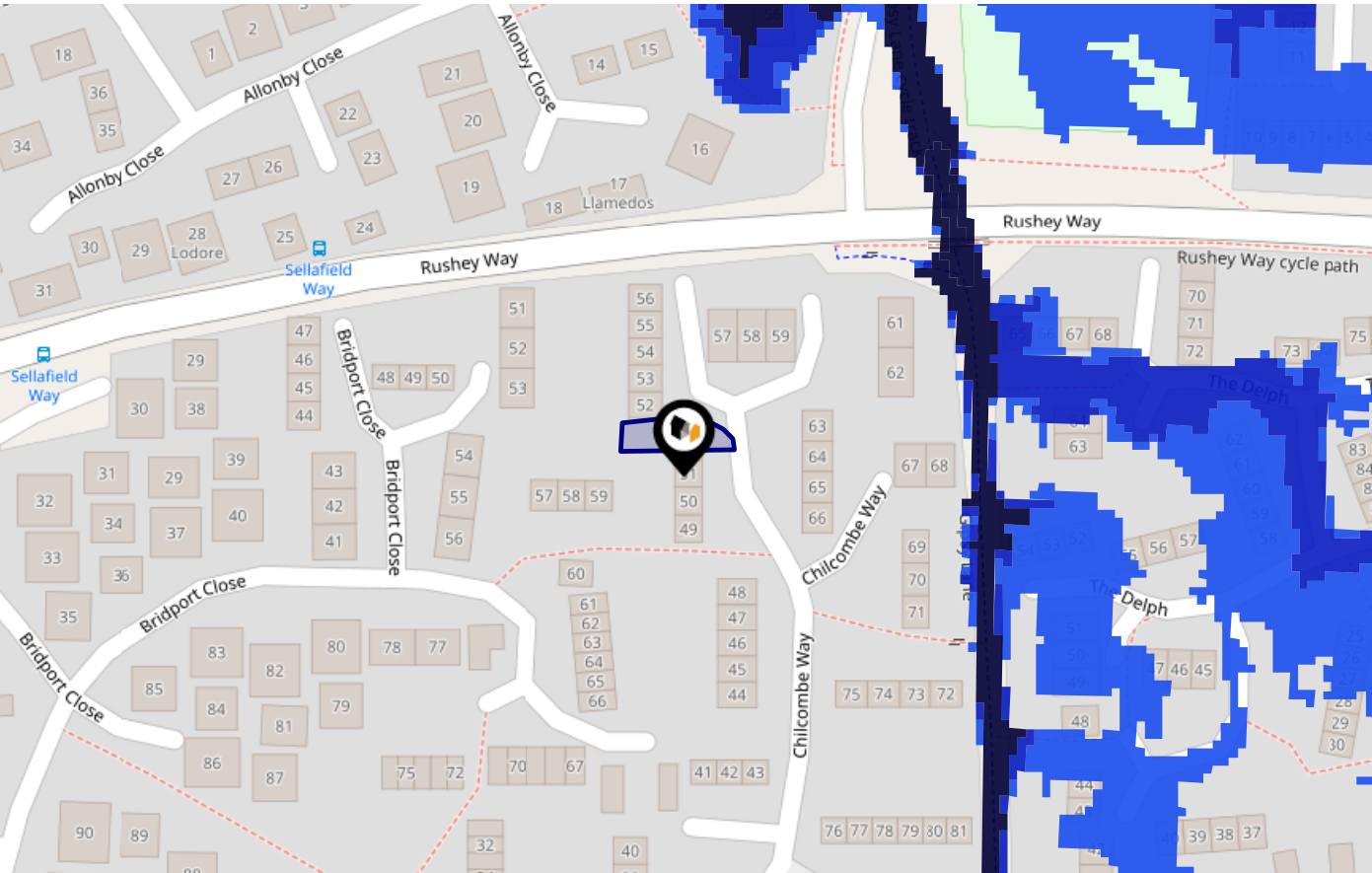
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

# 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.

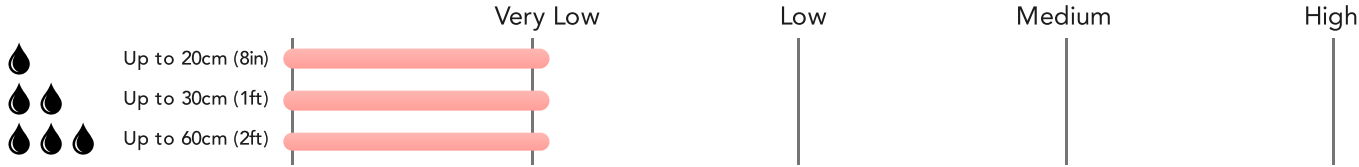


**Risk Rating: Very low**

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:

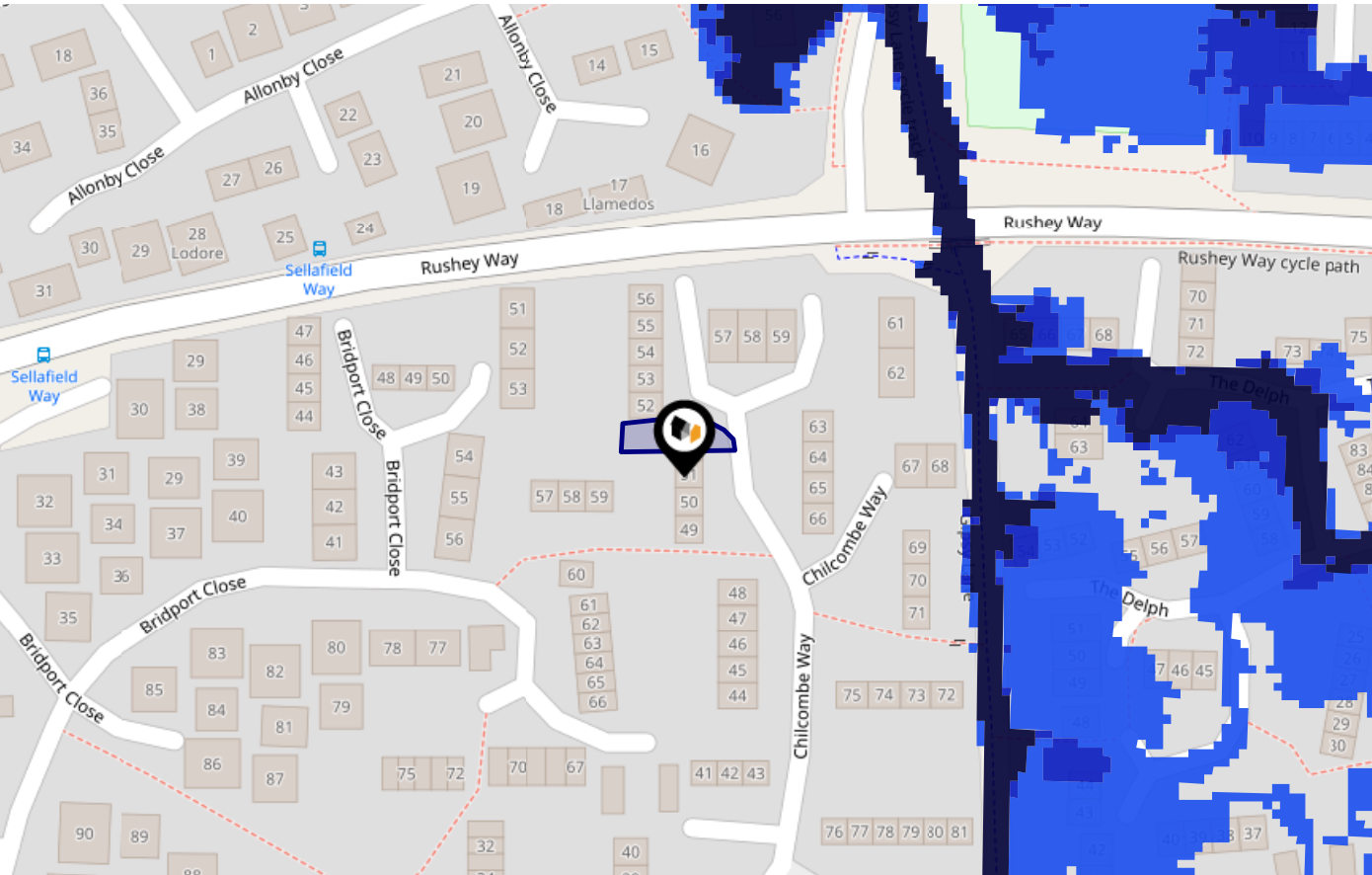


# Flood Risk

## 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

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:



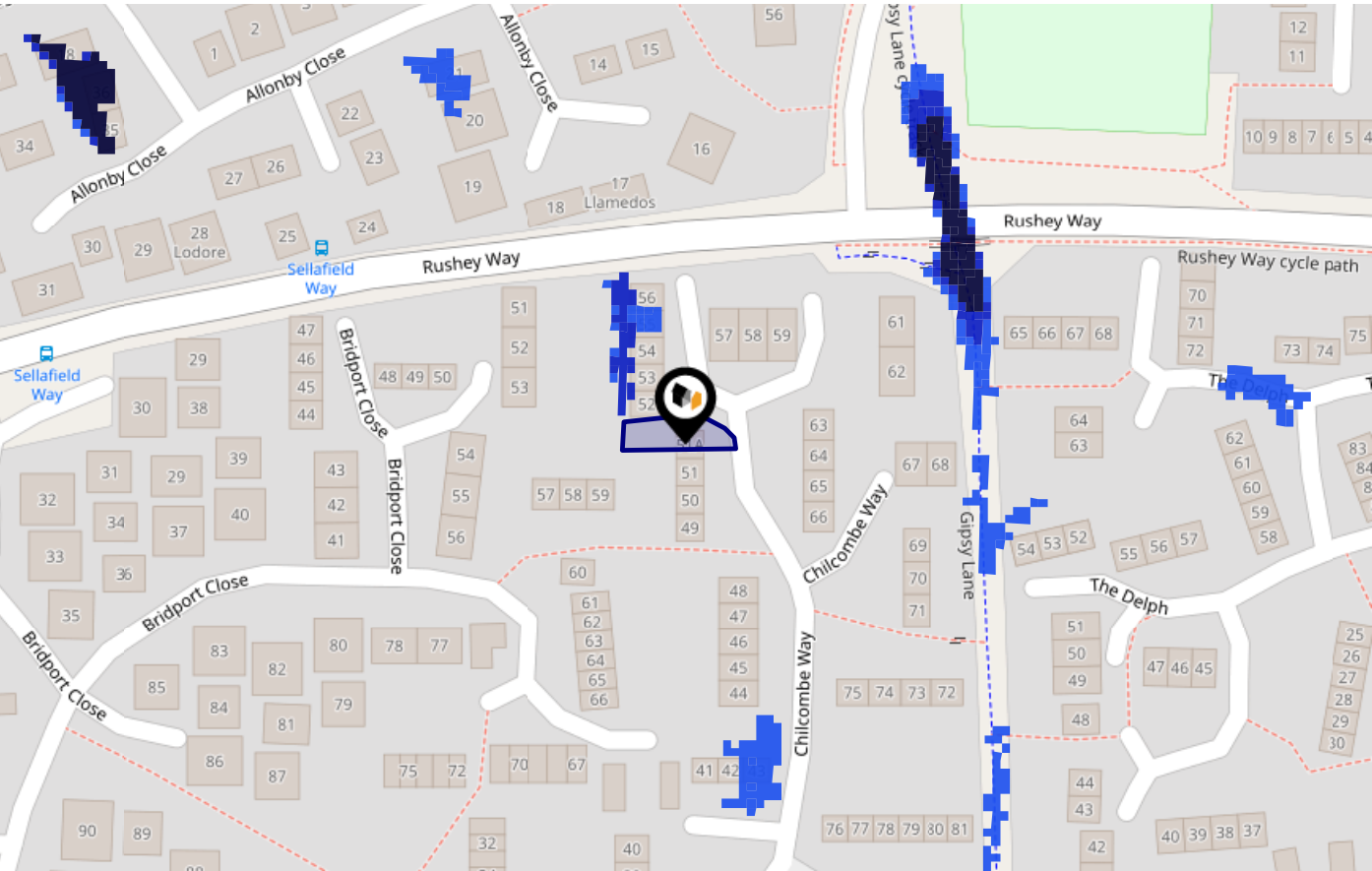


# Flood Risk

## Surface Water - 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.

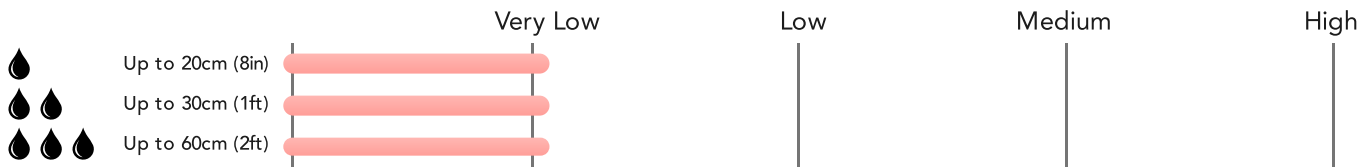


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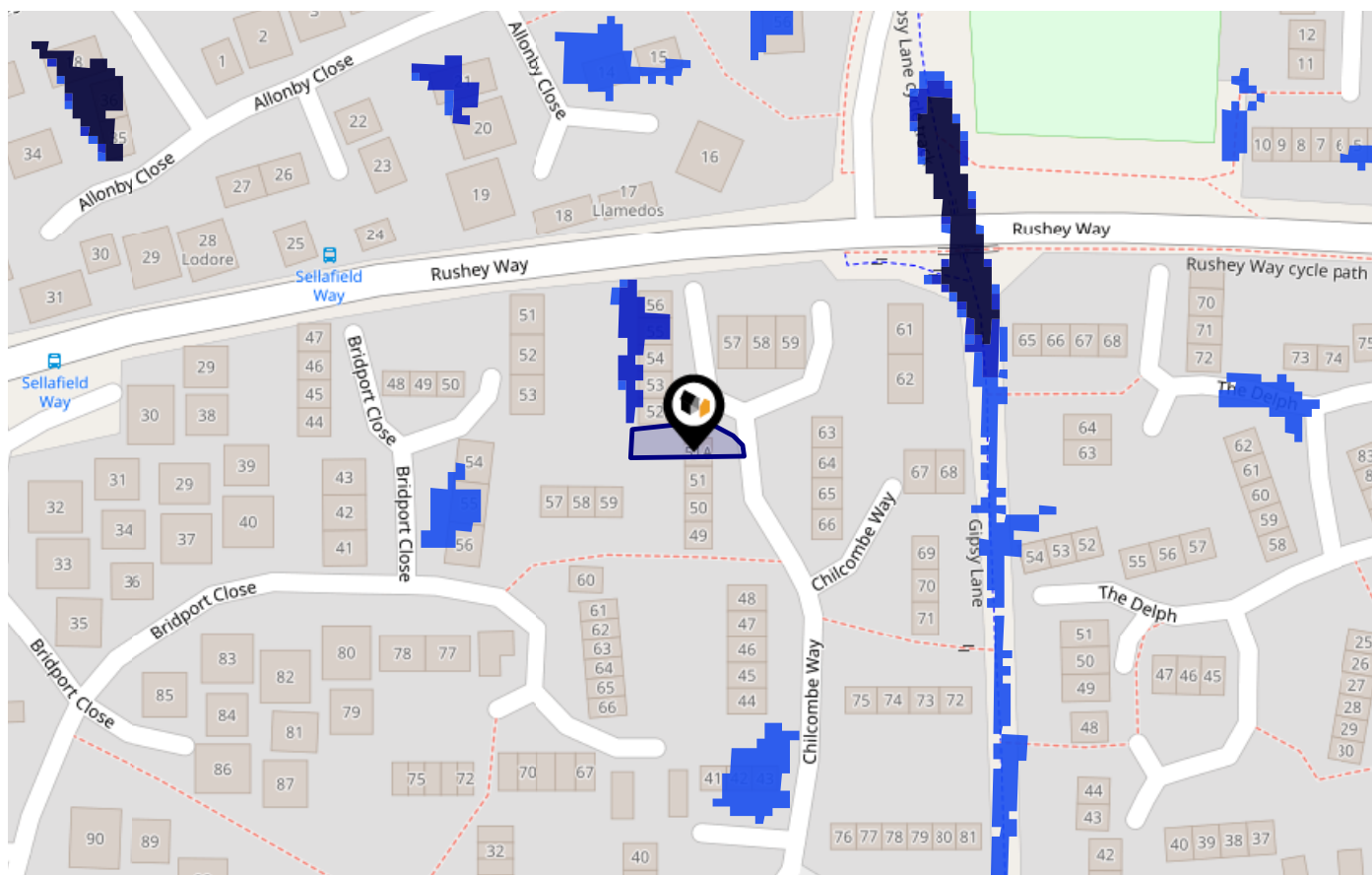


# Flood Risk

## Surface Water - Climate Change



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

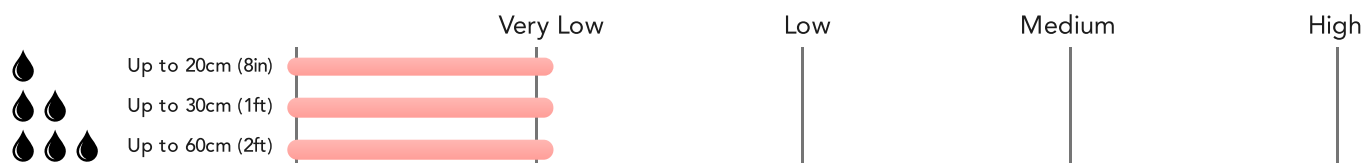


**Risk Rating: Very low**

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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Chance of flooding to the following depths at this property:

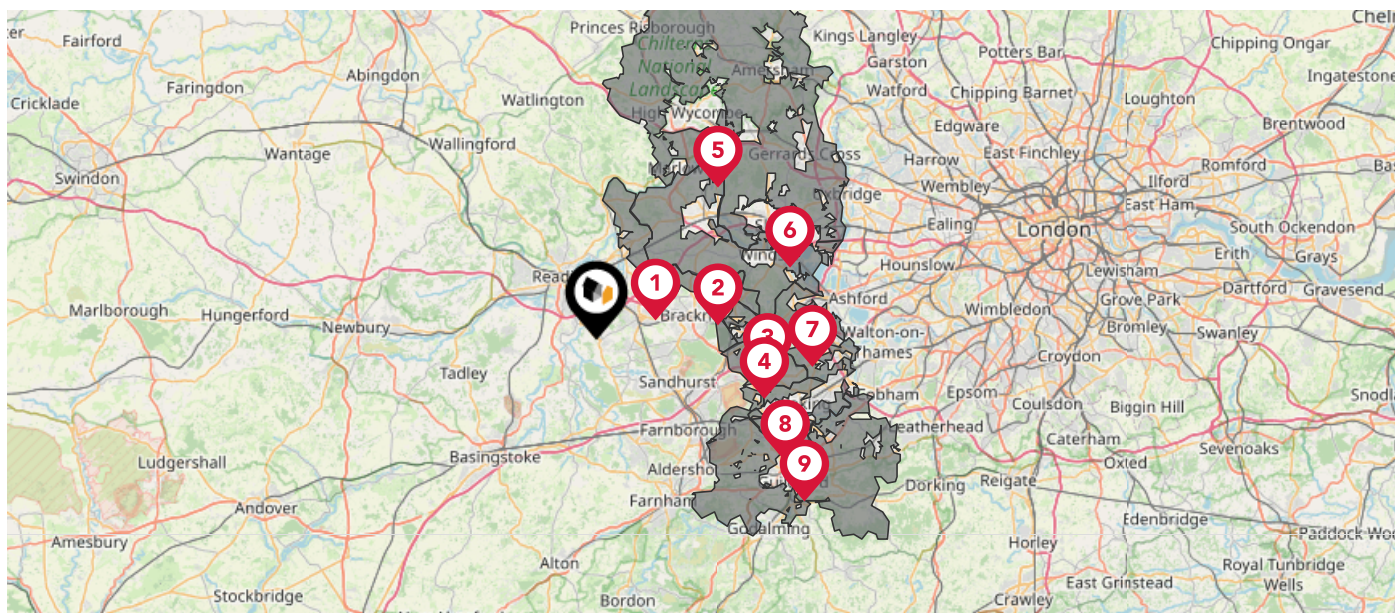


# Maps










## Green Belt



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



### Nearby Green Belt Land

-  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 - Woking
-  London Green Belt - Guildford

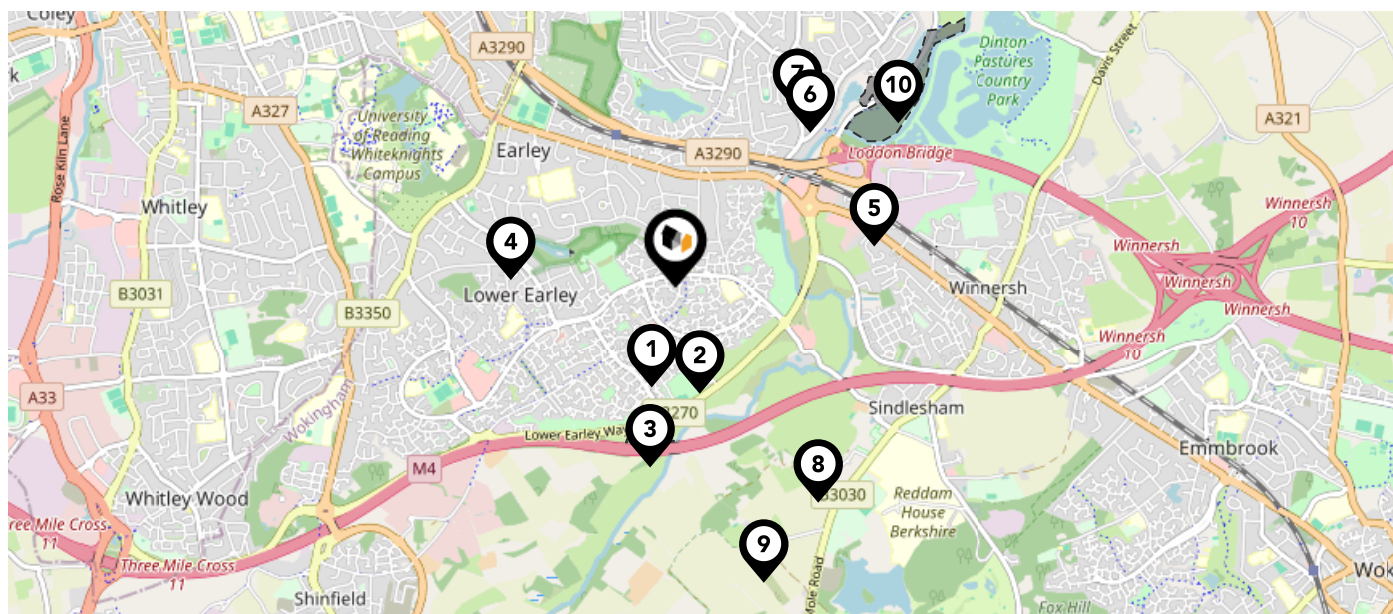


# Maps

## 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

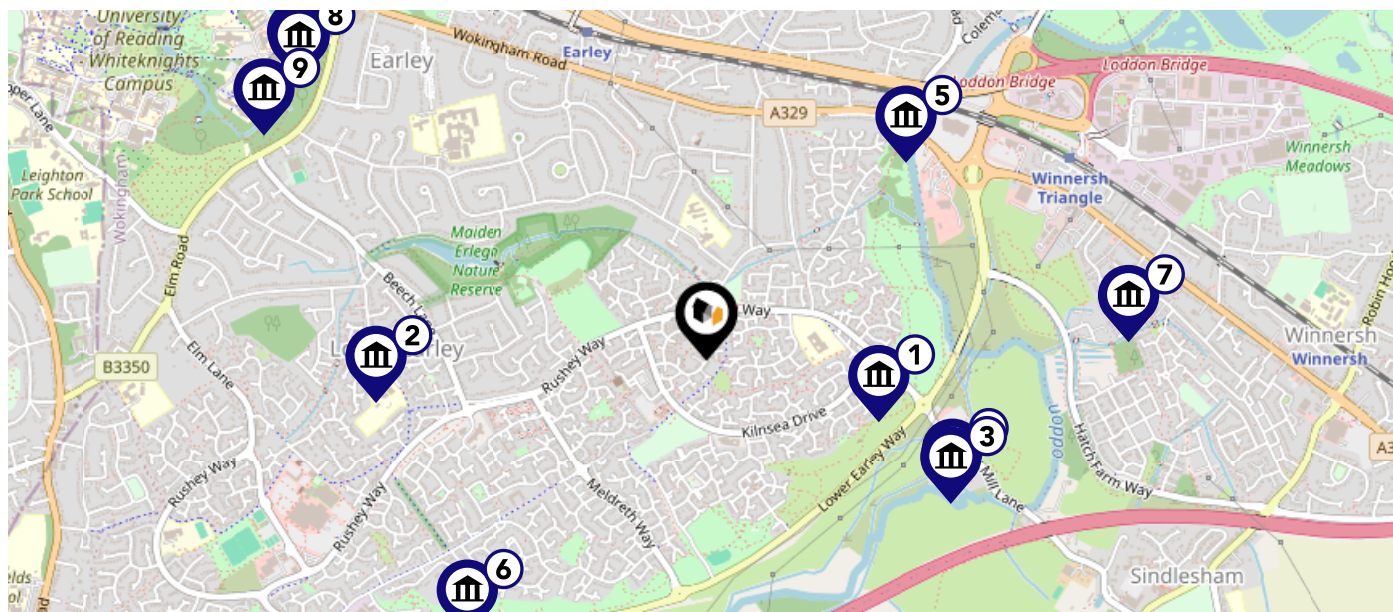
	Reading University-Earley	Historic Landfill	
	Sewage Works-Lower Earley	Historic Landfill	
	Lower Earley Way-Reading, Berkshire	Historic Landfill	
	Bovis Homes-Earley, Buckinghamshire	Historic Landfill	
	Reading Road-Winnersh	Historic Landfill	
	Loddon Bridge Road-Earley	Historic Landfill	
	Loddon Bridge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

# Maps

## Listed Buildings

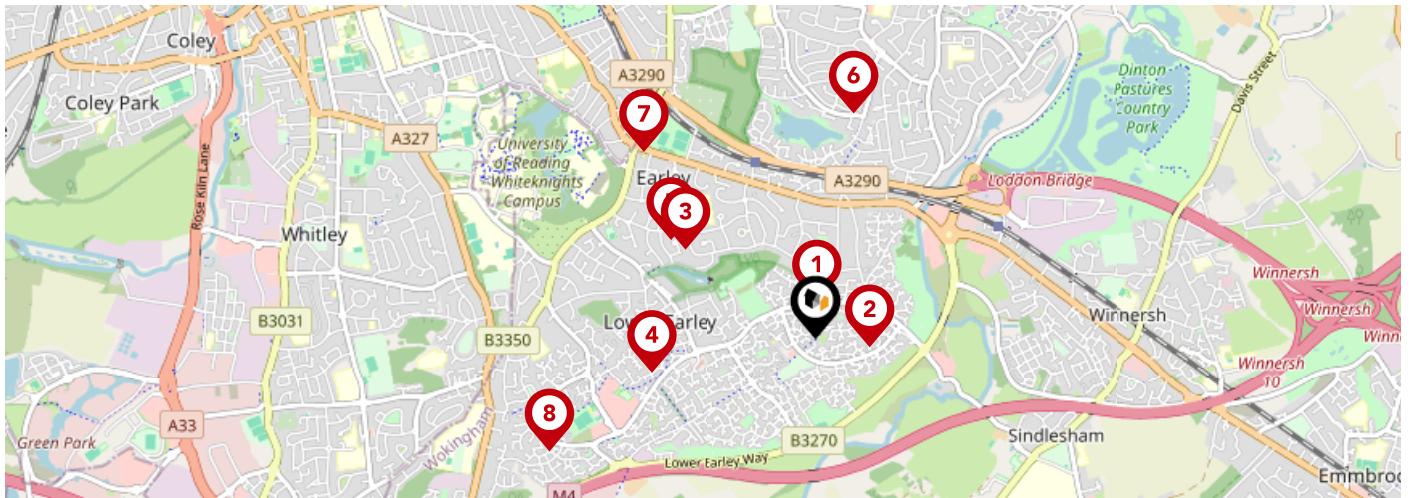


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1136295 - Sindleshams Farmhouse	Grade II	0.4 miles
	1136320 - Radstock Cottage	Grade II	0.7 miles
	1118107 - Bridge At Sindleshams Mill	Grade II	0.7 miles
	1136288 - Sindleshams Mill	Grade II	0.7 miles
	1136284 - The George Inn	Grade II	0.7 miles
	1319121 - Rushy Mead	Grade II	0.8 miles
	1136200 - White Cottage	Grade II	1.0 miles
	1118128 - South Lodge	Grade II	1.1 miles
	1393194 - Reading War Room ('the Citadel'), University Of Reading	Grade II	1.1 miles
	1136059 - North Lodge	Grade II	1.1 miles

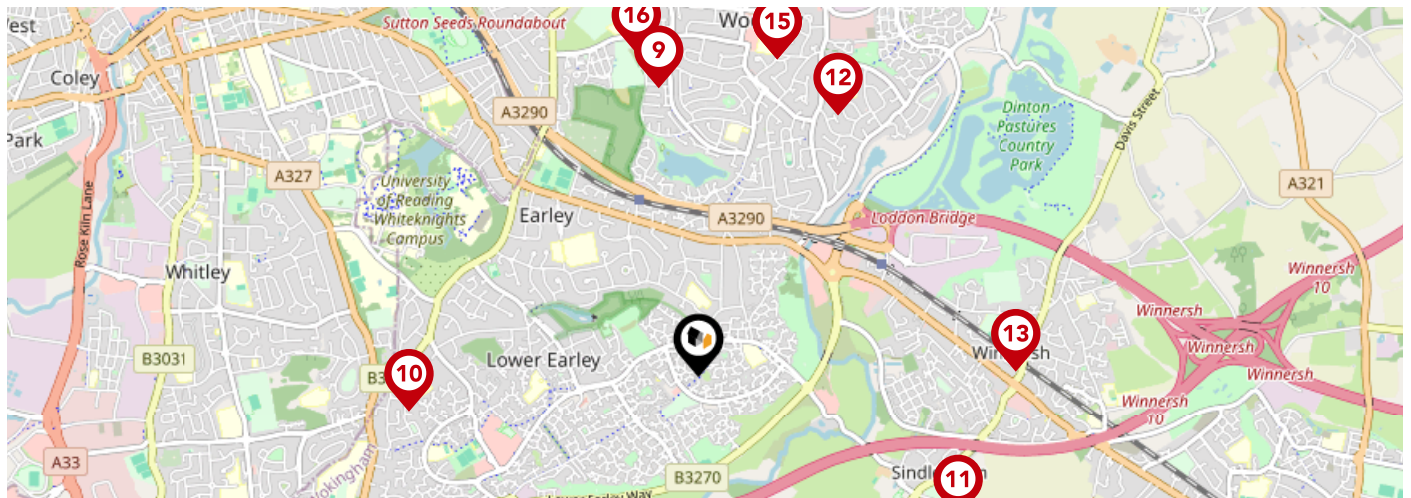
# Area Schools











		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Loddon Primary School</b> Ofsted Rating: Good   Pupils: 557   Distance:0.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Hawkedon Primary School</b> Ofsted Rating: Good   Pupils:0   Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Maiden Erlegh School</b> Ofsted Rating: Outstanding   Pupils: 1837   Distance:0.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Radstock Primary School</b> Ofsted Rating: Good   Pupils: 395   Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Aldrynton Primary School</b> Ofsted Rating: Outstanding   Pupils: 315   Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>South Lake Primary School</b> Ofsted Rating: Outstanding   Pupils:0   Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Earley St Peter's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 483   Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Hillside Primary School</b> Ofsted Rating: Good   Pupils: 457   Distance:1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



# Area Schools

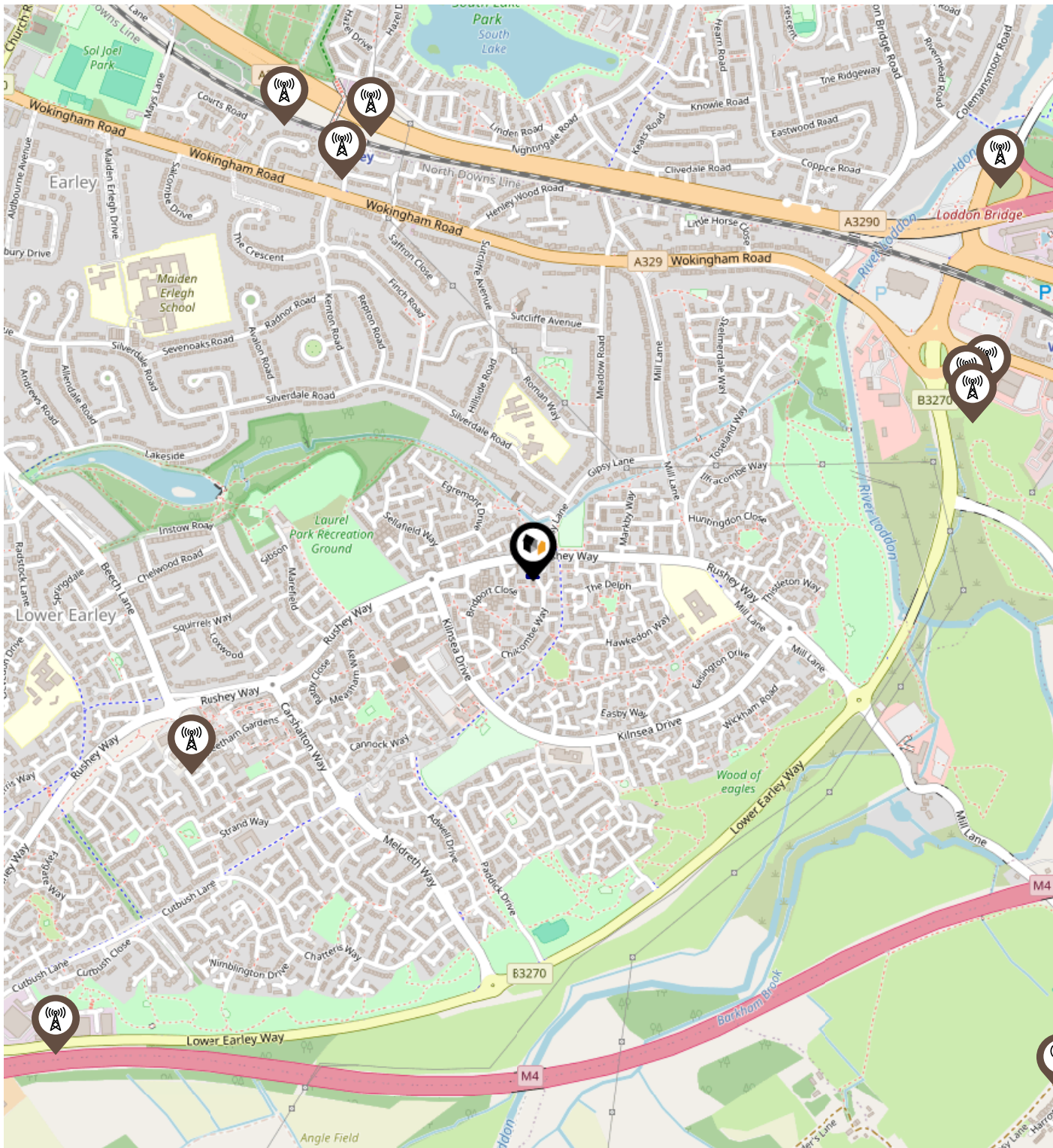


		Nursery	Primary	Secondary	College	Private
	<b>Highwood Primary School</b> Ofsted Rating: Good   Pupils: 466   Distance: 1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Whiteknights Primary School</b> Ofsted Rating: Good   Pupils: 457   Distance: 1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bearwood Primary School</b> Ofsted Rating: Good   Pupils: 292   Distance: 1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Rivermead Primary School</b> Ofsted Rating: Good   Pupils: 425   Distance: 1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Forest School</b> Ofsted Rating: Good   Pupils: 791   Distance: 1.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Ambleside Centre</b> Ofsted Rating: Outstanding   Pupils: 118   Distance: 1.51	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Beechwood Primary School</b> Ofsted Rating: Requires improvement   Pupils: 327   Distance: 1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Addington School</b> Ofsted Rating: Outstanding   Pupils: 289   Distance: 1.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



# Local Area

## Masts & Pylons



### Key:

- Power Pylons
- Communication Masts

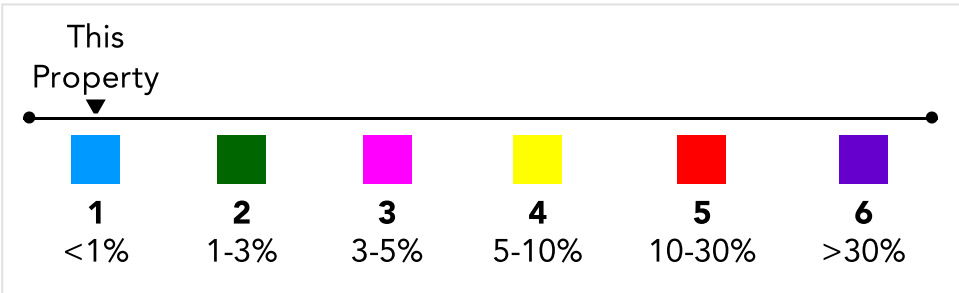
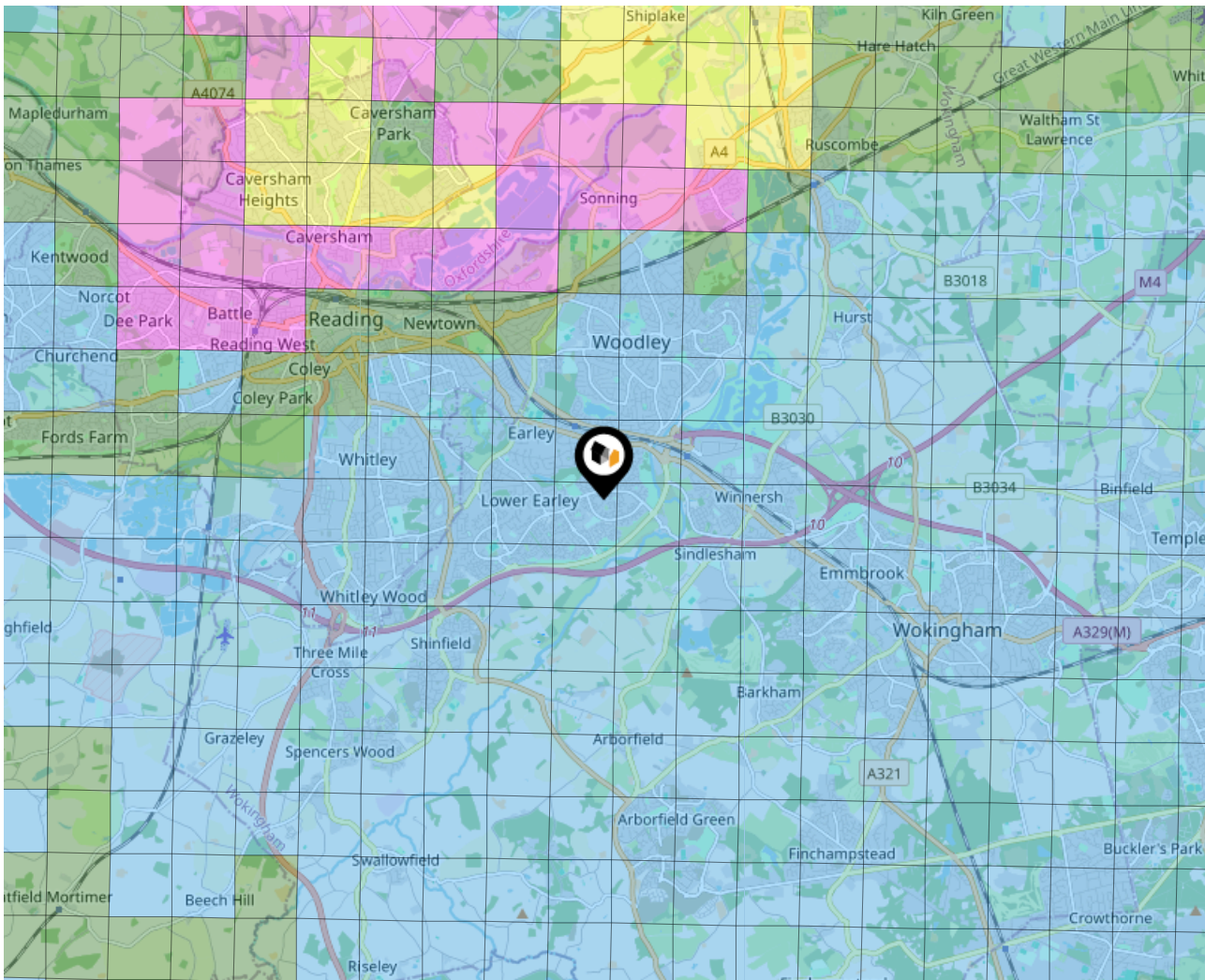
# Environment

## Radon Gas



### What is Radon?

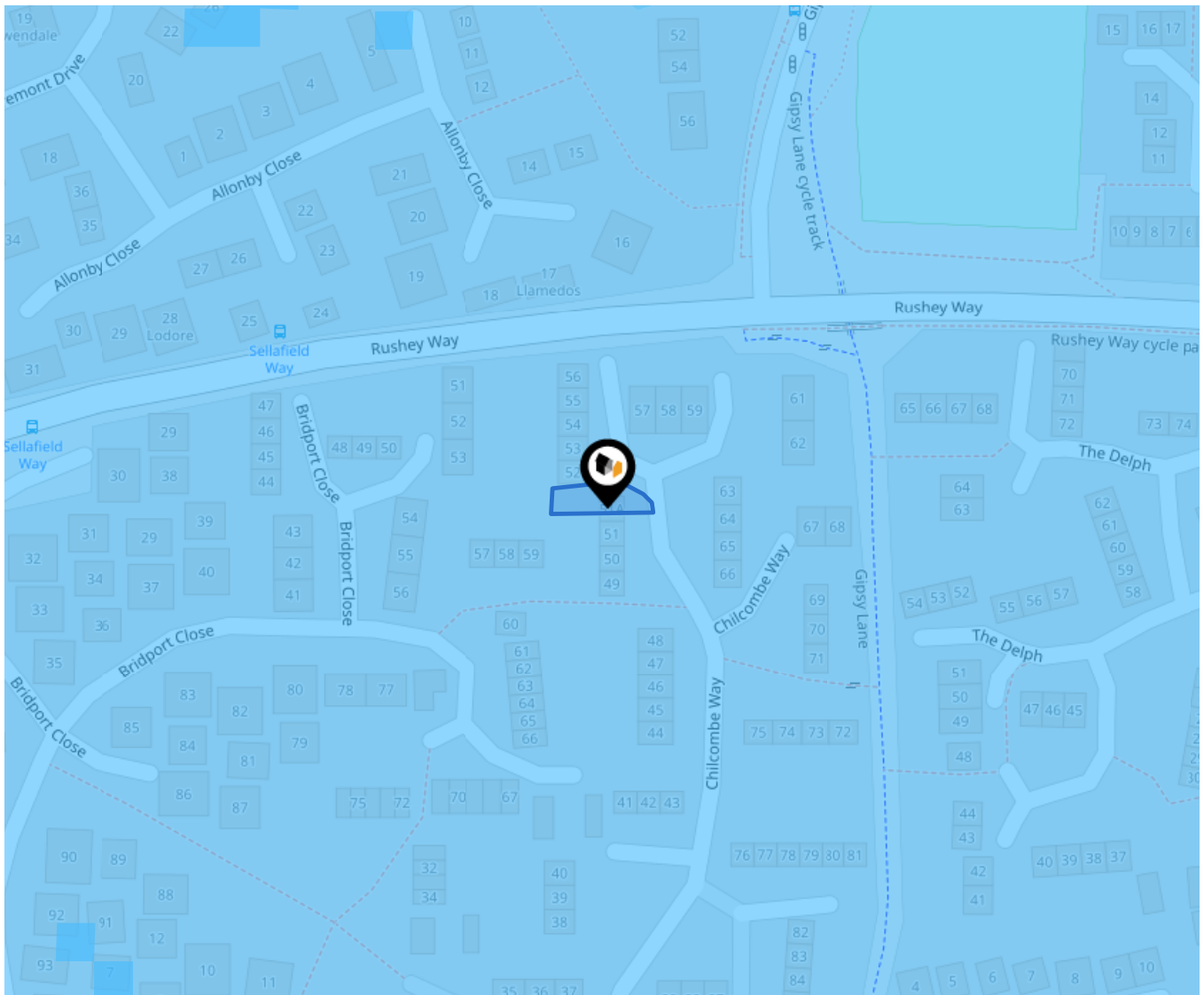
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m<sup>3</sup>).





# Local Area

## Road Noise



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

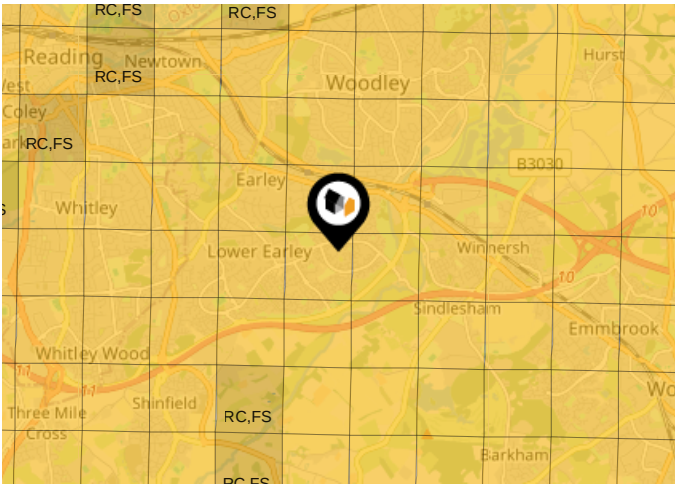
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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



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

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

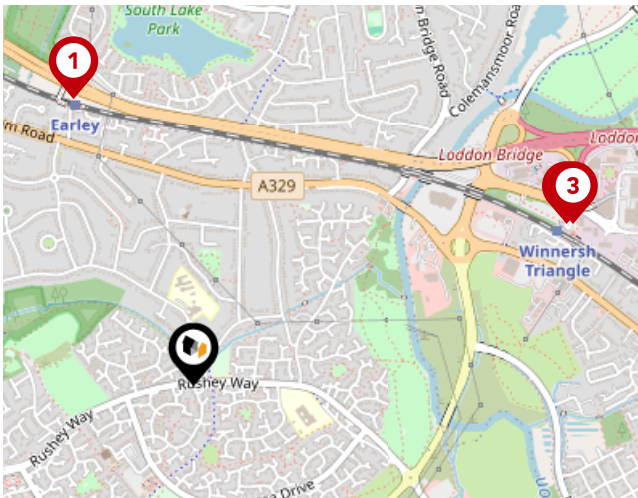


### Primary Classifications (Most Common Clay Types)

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

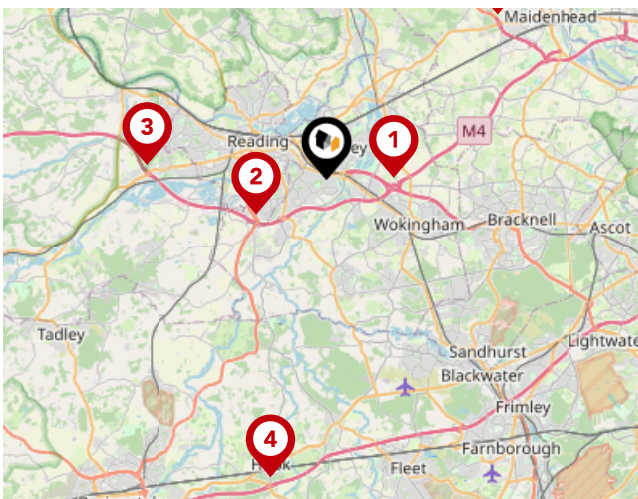
# Area

## Transport (National)



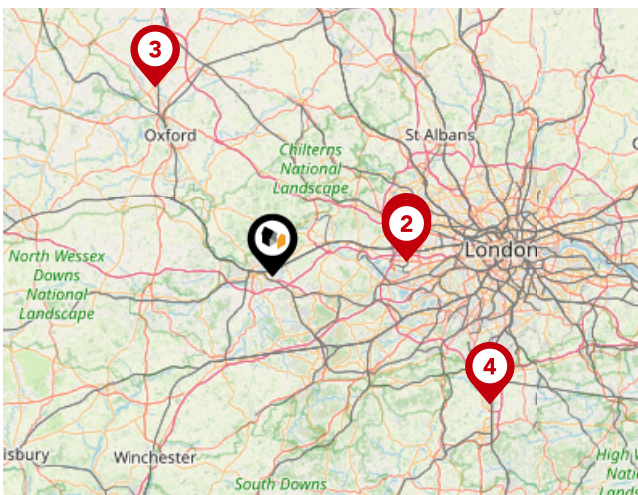
### National Rail Stations

Pin	Name	Distance
1	Earley Rail Station	0.72 miles
2	Winnersh Triangle Rail Station	0.94 miles
3	Winnersh Triangle Rail Station	0.95 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J10	2.46 miles
2	M4 J11	2.92 miles
3	M4 J12	6.66 miles
4	M3 J5	11.28 miles
5	A404(M) J9	8.76 miles



### Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	19.98 miles
2	Heathrow Airport Terminal 4	20.08 miles
3	Kidlington	32.68 miles
4	Gatwick Airport	37.51 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Brookside Close	0.08 miles
2	Sellafeld Way	0.06 miles
3	Gipsy Lane	0.15 miles
4	Sellafeld Way	0.1 miles
5	Chilcombe Way	0.15 miles

# Avocado Property

## About Us



### Avocado Property

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We are proud to be different, we want to create a legacy as the business that positively disrupted the industry and challenged the estate agent status quo.

Our clients all get direct access to business partners who live locally and are part of their local community. We work with local businesses to help promote their companies free of charge and we give back to teachers, nurses and armed forces servicemen/women.

We are passionate about changing the industry, passionate about helping people move on to the next chapter in their lives and passionate about property.



# Avocado Property

## Testimonials



### Testimonial 1



I've been good friends with Dan and Neil for over a decade, so first I just want to say they're genuinely good, trustworthy, and hard-working guys.  
When I decided to sell my house I was only ever going to ask them... and they didn't disappoint.  
The house was only 'live' for about an hour before it was taken down because it had so much interest. The following weekend they did a block afternoon of viewings and got 6 offers - I accepted an offer over asking

### Testimonial 2



I have never known such an excellent service. I have experienced other Estate agents but this is gold star. I have now told 3 other friends to only use Dan and Neil at Avacado. They are supportive, kind, professional and modern day super heroes. Marvel will be on the lookout for them soon!

### Testimonial 3



Can't recommend these two genuine gentlemen enough. From the start they have been professional and personable and provided timely updates and check ins, no question or task is too big or small and they have taken all the stress of selling our house out of our hands. Would recommend to anyone and everyone.



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# Agent Disclaimer



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## Important - Please Read

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These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Avocado Property or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Avocado Property and therefore no warranties can be given as to their good working order.

# Avocado Property

## Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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