

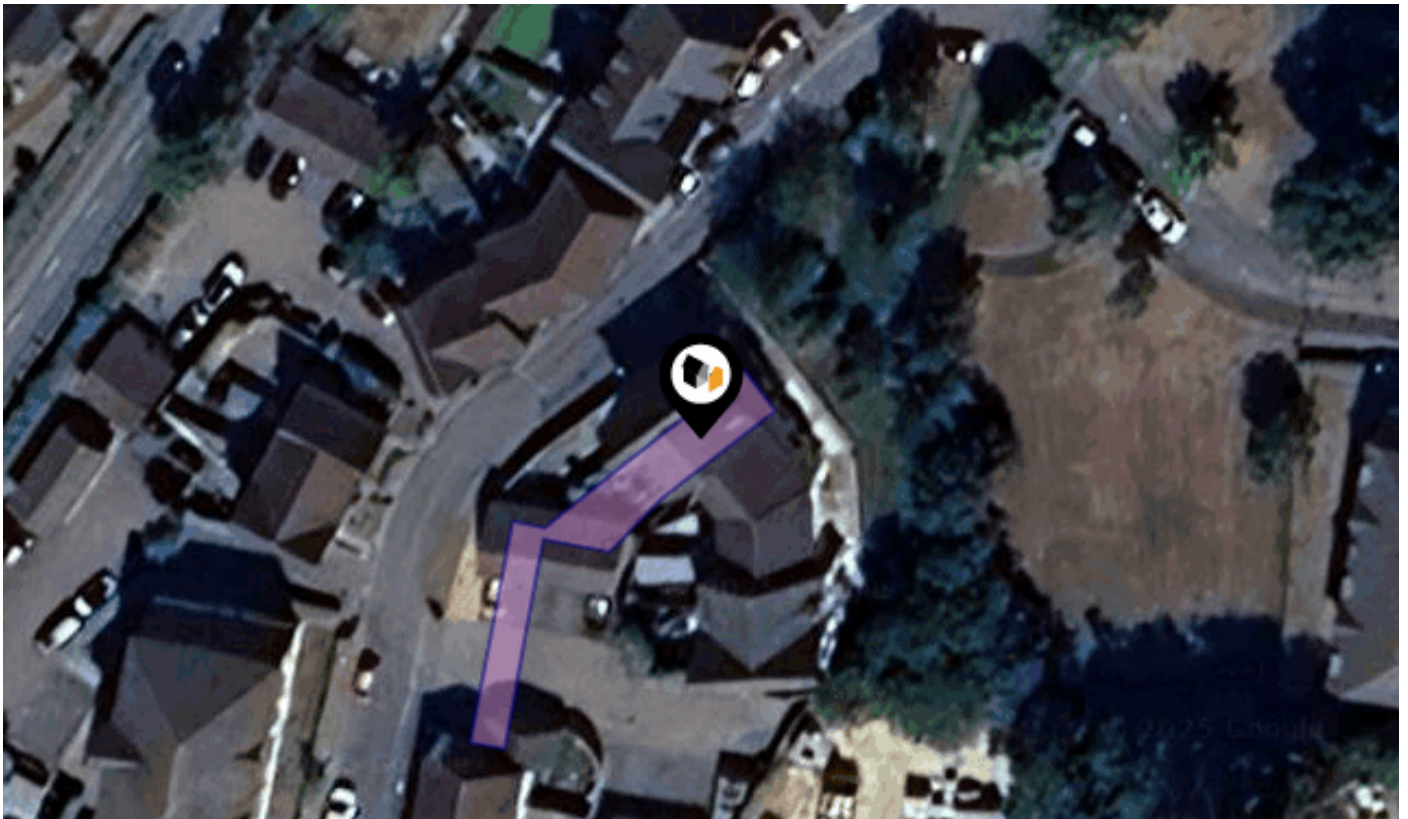


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 22nd October 2025



BEATTY RISE, SPENCERS WOOD, READING, RG7

Avocado Property

07917 157387

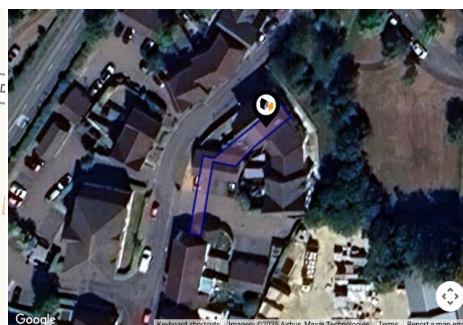
neil@avocadoberkshire.co.uk

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Property Overview



Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,184 ft ² / 110 m ²		
Plot Area:	0.04 acres		
Year Built :	2007		
Council Tax :	Band E		
Annual Estimate:	£2,904		
Title Number:	BK419606		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)

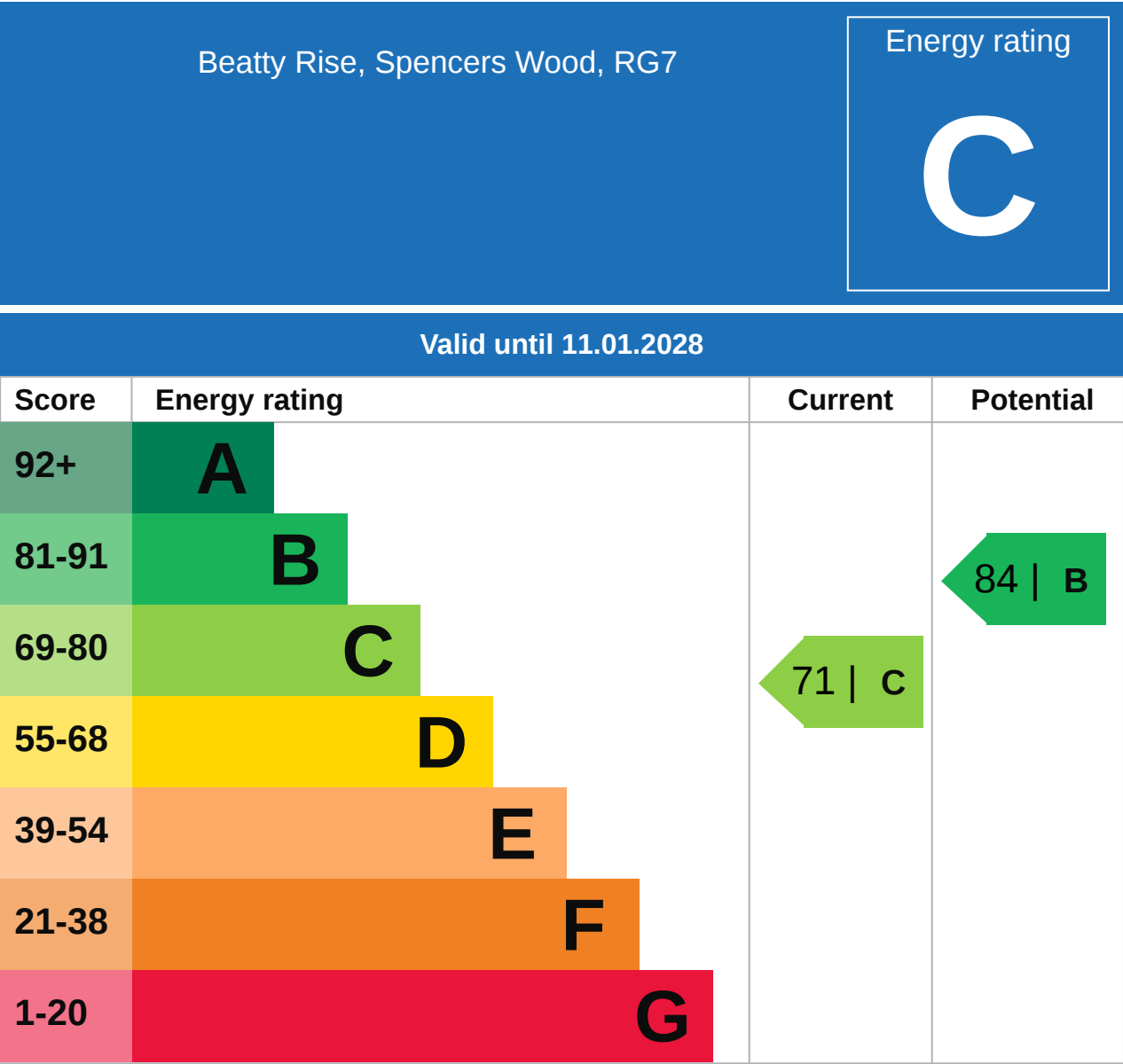


Satellite/Fibre TV Availability:



Property

EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Roof room(s), insulated (assumed)
Roof Energy:	Good
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:	No low energy lighting
Floors:	Solid, insulated (assumed)
Total Floor Area:	110 m ²

Market Sold in Street



35, Beatty Rise, Reading, RG7 1FQ				
Last Sold Date:	13/06/2025	07/11/2012		
Last Sold Price:	£195,000	£135,000		
52, Beatty Rise, Reading, RG7 1FQ				
Last Sold Date:	28/03/2025	30/06/2008		
Last Sold Price:	£540,000	£499,950		
34, Beatty Rise, Reading, RG7 1FQ				
Last Sold Date:	07/10/2024	16/11/2015	05/07/2013	
Last Sold Price:	£188,500	£178,000	£133,000	
58, Beatty Rise, Reading, RG7 1FQ				
Last Sold Date:	17/05/2024	19/03/2021	24/09/2012	21/12/2006
Last Sold Price:	£491,000	£395,000	£303,000	£325,000
41, Beatty Rise, Reading, RG7 1FQ				
Last Sold Date:	11/04/2024			
Last Sold Price:	£183,500			
1, Beatty Rise, Reading, RG7 1FQ				
Last Sold Date:	18/08/2023	29/01/2015	29/06/2007	
Last Sold Price:	£425,000	£334,000	£309,950	
69, Beatty Rise, Reading, RG7 1FQ				
Last Sold Date:	27/01/2023	29/06/2007		
Last Sold Price:	£400,000	£264,950		
3, Beatty Rise, Reading, RG7 1FQ				
Last Sold Date:	05/12/2022	08/01/2016	27/09/2013	23/08/2011
Last Sold Price:	£380,000	£300,000	£249,000	£245,000
68, Beatty Rise, Reading, RG7 1FQ				
Last Sold Date:	19/08/2022	06/06/2014	12/11/2007	
Last Sold Price:	£420,000	£310,000	£309,950	
66, Beatty Rise, Reading, RG7 1FQ				
Last Sold Date:	01/07/2022	28/06/2007		
Last Sold Price:	£341,331	£227,950		
25, Beatty Rise, Reading, RG7 1FQ				
Last Sold Date:	28/04/2022	29/05/2015	25/04/2013	
Last Sold Price:	£124,500	£132,000	£108,000	
27, Beatty Rise, Reading, RG7 1FQ				
Last Sold Date:	01/10/2021			
Last Sold Price:	£207,000			

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

Market Sold in Street



28, Beatty Rise, Reading, RG7 1FQ				
Last Sold Date:	29/06/2021			
Last Sold Price:	£210,000			
57, Beatty Rise, Reading, RG7 1FQ				
Last Sold Date:	01/06/2021	16/11/2012	03/10/2008	05/10/2007
Last Sold Price:	£400,000	£308,000	£325,000	£329,950
46, Beatty Rise, Reading, RG7 1FQ				
Last Sold Date:	20/05/2021	27/04/2018	06/06/2013	
Last Sold Price:	£310,000	£285,000	£230,000	
26, Beatty Rise, Reading, RG7 1FQ				
Last Sold Date:	15/04/2021	26/05/2016		
Last Sold Price:	£206,000	£249,000		
29, Beatty Rise, Reading, RG7 1FQ				
Last Sold Date:	17/07/2020			
Last Sold Price:	£202,500			
45, Beatty Rise, Reading, RG7 1FQ				
Last Sold Date:	03/07/2020	25/02/2013	25/10/2010	
Last Sold Price:	£312,000	£235,000	£220,000	
56, Beatty Rise, Reading, RG7 1FQ				
Last Sold Date:	06/03/2020	29/04/2016	01/08/2012	11/06/2007
Last Sold Price:	£417,500	£440,000	£330,000	£369,950
33, Beatty Rise, Reading, RG7 1FQ				
Last Sold Date:	12/12/2019			
Last Sold Price:	£170,000			
6, Beatty Rise, Reading, RG7 1FQ				
Last Sold Date:	09/12/2019	29/06/2007		
Last Sold Price:	£360,000	£309,950		
49, Beatty Rise, Reading, RG7 1FQ				
Last Sold Date:	07/10/2019	11/03/2011		
Last Sold Price:	£440,000	£342,000		
65, Beatty Rise, Reading, RG7 1FQ				
Last Sold Date:	24/07/2019	31/07/2018	05/11/2014	21/09/2007
Last Sold Price:	£415,000	£475,000	£425,000	£369,950
24, Beatty Rise, Reading, RG7 1FQ				
Last Sold Date:	30/01/2019	02/09/2015		
Last Sold Price:	£115,000	£110,000		

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

Market Sold in Street



43, Beatty Rise, Reading, RG7 1FQ			
Last Sold Date:	06/12/2018	05/06/2015	
Last Sold Price:	£305,000	£263,000	
31, Beatty Rise, Reading, RG7 1FQ			
Last Sold Date:	16/11/2018	28/05/2014	
Last Sold Price:	£175,000	£136,000	
47, Beatty Rise, Reading, RG7 1FQ			
Last Sold Date:	14/11/2018		
Last Sold Price:	£320,000		
7, Beatty Rise, Reading, RG7 1FQ			
Last Sold Date:	14/09/2018	22/09/2015	22/12/2006
Last Sold Price:	£280,000	£280,000	£216,950
63, Beatty Rise, Reading, RG7 1FQ			
Last Sold Date:	20/07/2018		
Last Sold Price:	£527,500		
2, Beatty Rise, Reading, RG7 1FQ			
Last Sold Date:	19/07/2018	22/10/2007	
Last Sold Price:	£369,000	£299,950	
19, Beatty Rise, Reading, RG7 1FQ			
Last Sold Date:	02/02/2018	10/03/2008	
Last Sold Price:	£117,500	£100,000	
67, Beatty Rise, Reading, RG7 1FQ			
Last Sold Date:	28/07/2017	02/05/2014	29/06/2007
Last Sold Price:	£392,500	£316,950	£309,950
40, Beatty Rise, Reading, RG7 1FQ			
Last Sold Date:	12/04/2017		
Last Sold Price:	£120,000		
20, Beatty Rise, Reading, RG7 1FQ			
Last Sold Date:	15/12/2016		
Last Sold Price:	£243,000		
50, Beatty Rise, Reading, RG7 1FQ			
Last Sold Date:	15/04/2016		
Last Sold Price:	£525,000		
44, Beatty Rise, Reading, RG7 1FQ			
Last Sold Date:	30/07/2014		
Last Sold Price:	£250,000		

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

Market Sold in Street



53, Beatty Rise, Reading, RG7 1FQ		
Last Sold Date:	23/07/2014	
Last Sold Price:	£335,000	
62, Beatty Rise, Reading, RG7 1FQ		
Last Sold Date:	17/04/2014	23/05/2008
Last Sold Price:	£531,000	£473,650
5, Beatty Rise, Reading, RG7 1FQ		
Last Sold Date:	04/04/2014	15/10/2007
Last Sold Price:	£295,000	£299,950
4, Beatty Rise, Reading, RG7 1FQ		
Last Sold Date:	04/04/2014	30/04/2010
Last Sold Price:	£265,000	£248,000
32, Beatty Rise, Reading, RG7 1FQ		
Last Sold Date:	26/10/2013	
Last Sold Price:	£69,000	
55, Beatty Rise, Reading, RG7 1FQ		
Last Sold Date:	01/07/2013	15/12/2006
Last Sold Price:	£340,000	£369,950
48, Beatty Rise, Reading, RG7 1FQ		
Last Sold Date:	03/06/2011	
Last Sold Price:	£249,950	
64, Beatty Rise, Reading, RG7 1FQ		
Last Sold Date:	29/06/2010	04/09/2007
Last Sold Price:	£440,000	£484,950
61, Beatty Rise, Reading, RG7 1FQ		
Last Sold Date:	19/05/2008	
Last Sold Price:	£499,950	
21, Beatty Rise, Reading, RG7 1FQ		
Last Sold Date:	12/02/2008	
Last Sold Price:	£100,000	
60, Beatty Rise, Reading, RG7 1FQ		
Last Sold Date:	23/04/2007	
Last Sold Price:	£469,950	
59, Beatty Rise, Reading, RG7 1FQ		
Last Sold Date:	29/12/2006	
Last Sold Price:	£236,000	

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

Market Sold in Street



8, Beatty Rise, Reading, RG7 1FQ

Last Sold Date:	19/12/2006
Last Sold Price:	£205,000

54, Beatty Rise, Reading, RG7 1FQ

Last Sold Date:	18/12/2006
Last Sold Price:	£329,950

9, Beatty Rise, Reading, RG7 1FQ

Last Sold Date:	12/12/2006
Last Sold Price:	£216,950

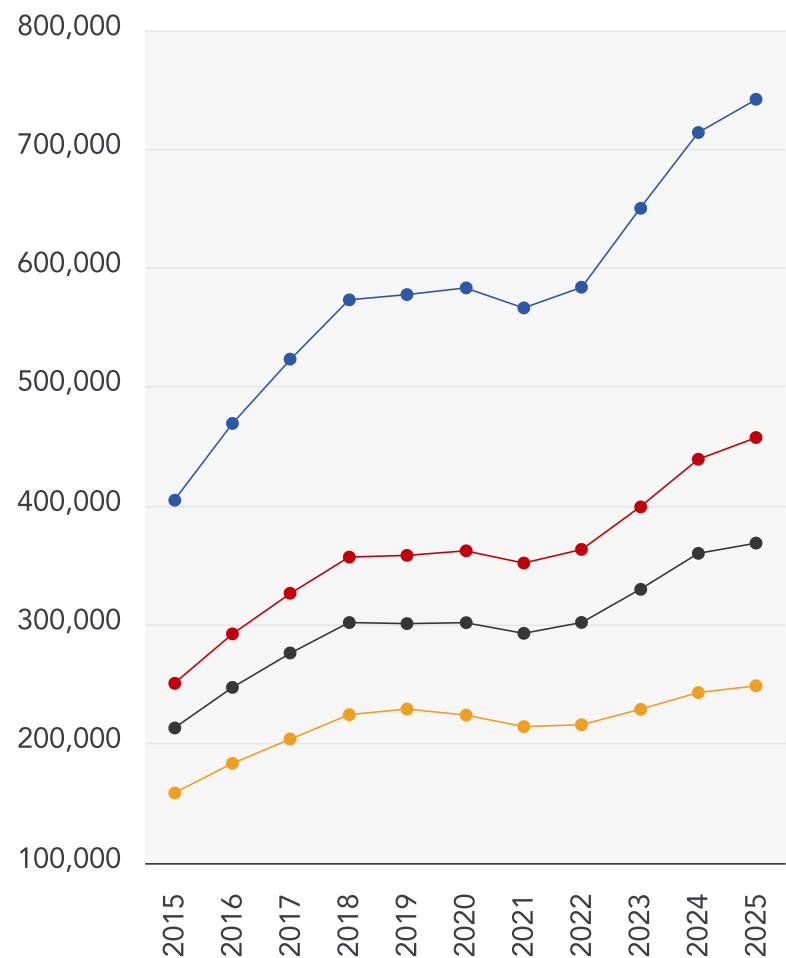
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in RG7



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.

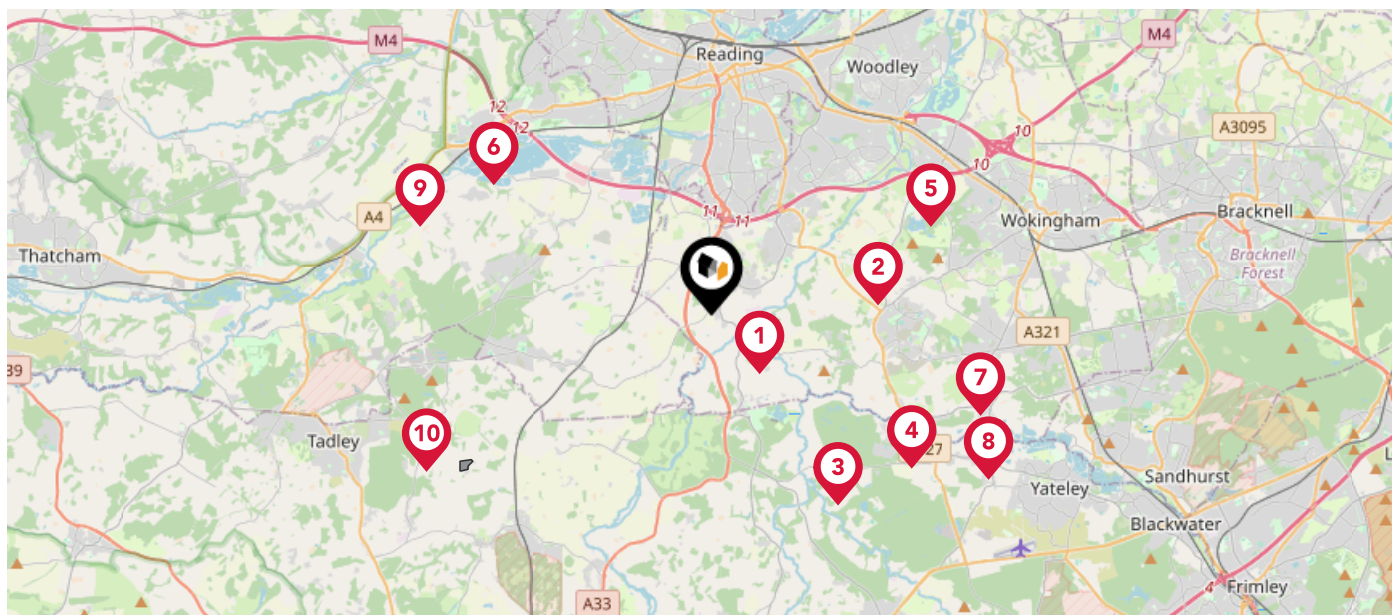
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Swallowfield



Arborfield Cross



Bramshill



Eversley Street



Sindlesham



Sheffield Bridge



Finchampstead Church



Eversley Cross



Tyle Mill



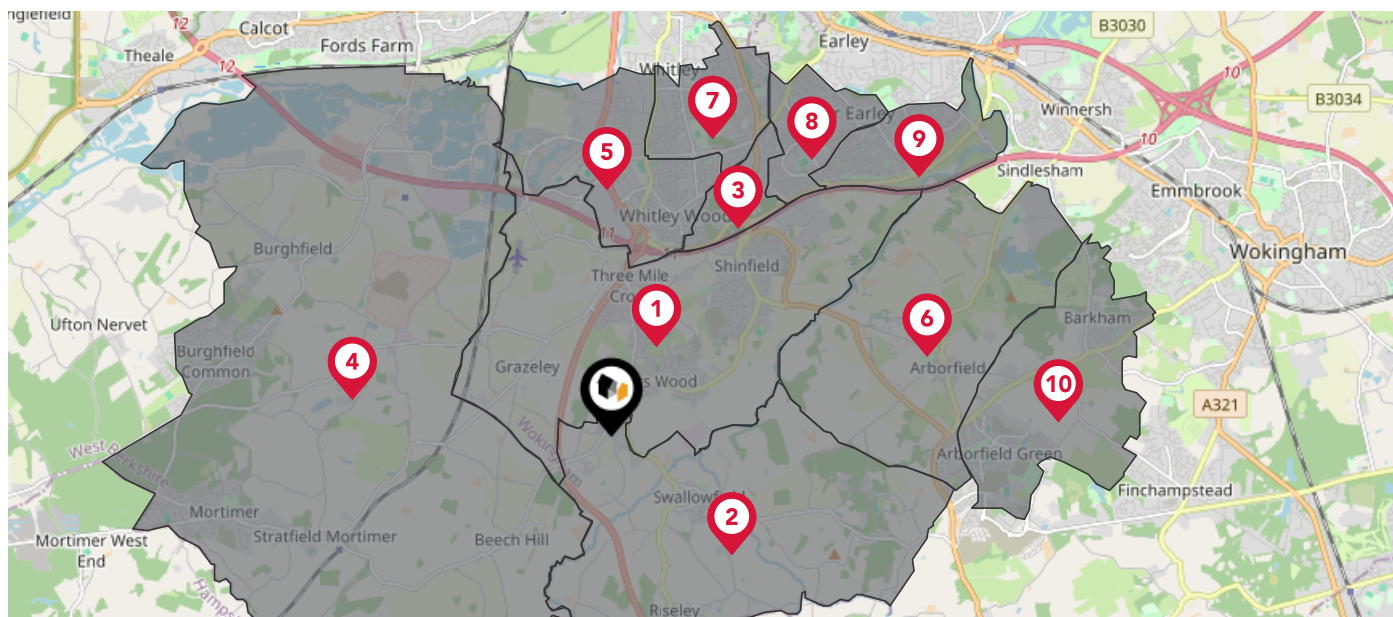
Silchester

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

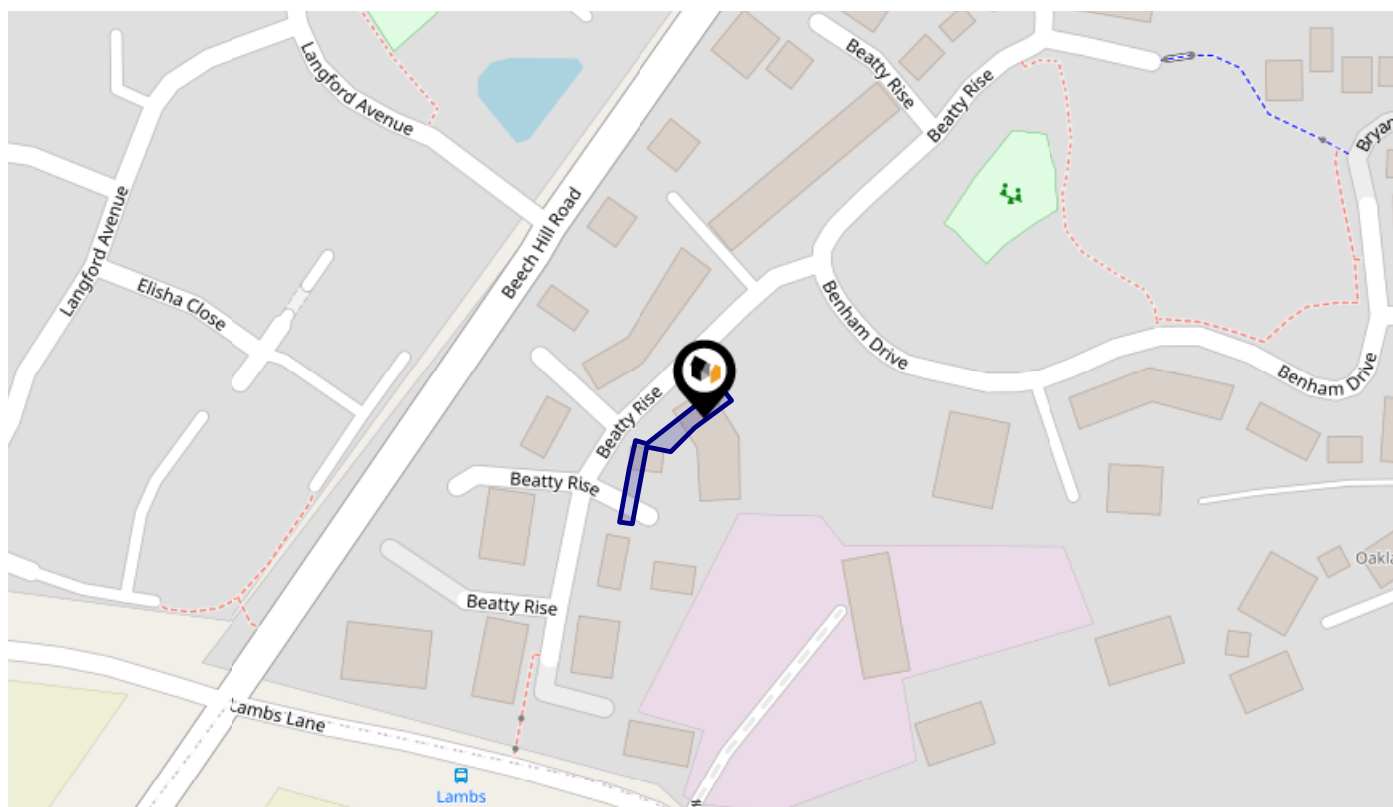
-  Shinfield South Ward
-  Swallowfield Ward
-  Shinfield North Ward
-  Burghfield & Mortimer Ward
-  Whitley Ward
-  Arborfield Ward
-  Church Ward
-  Hillside Ward
-  Hawkedon Ward
-  Barkham Ward

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:

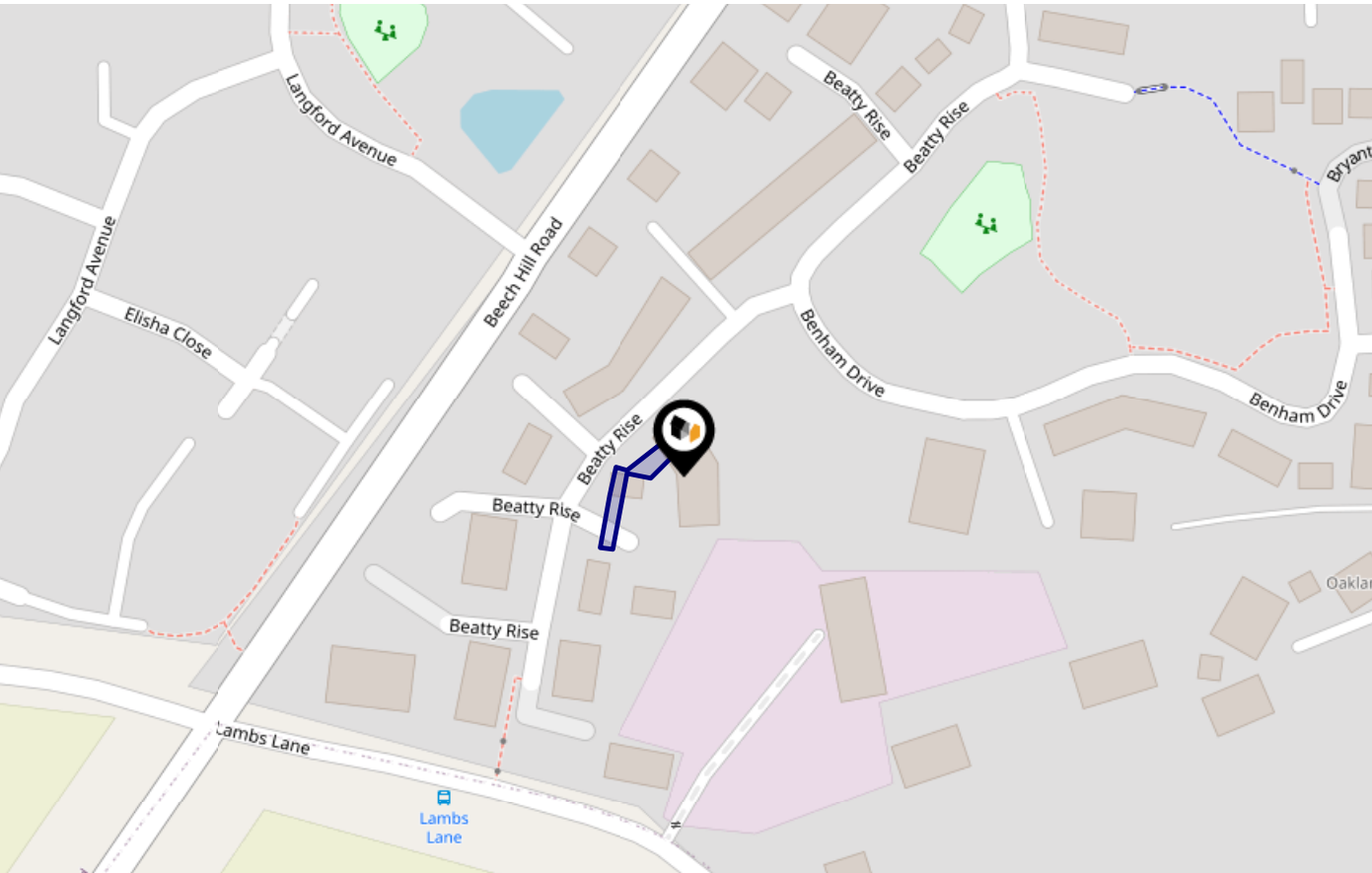
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

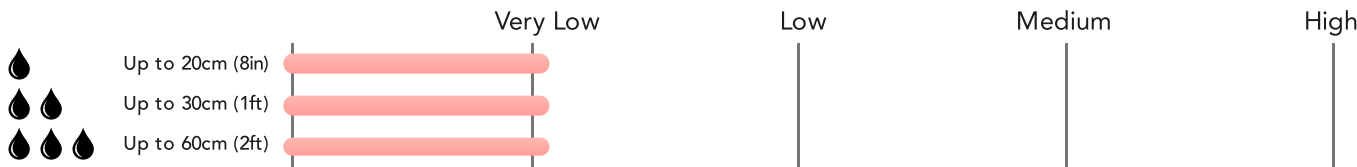


Risk Rating: Very low

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:

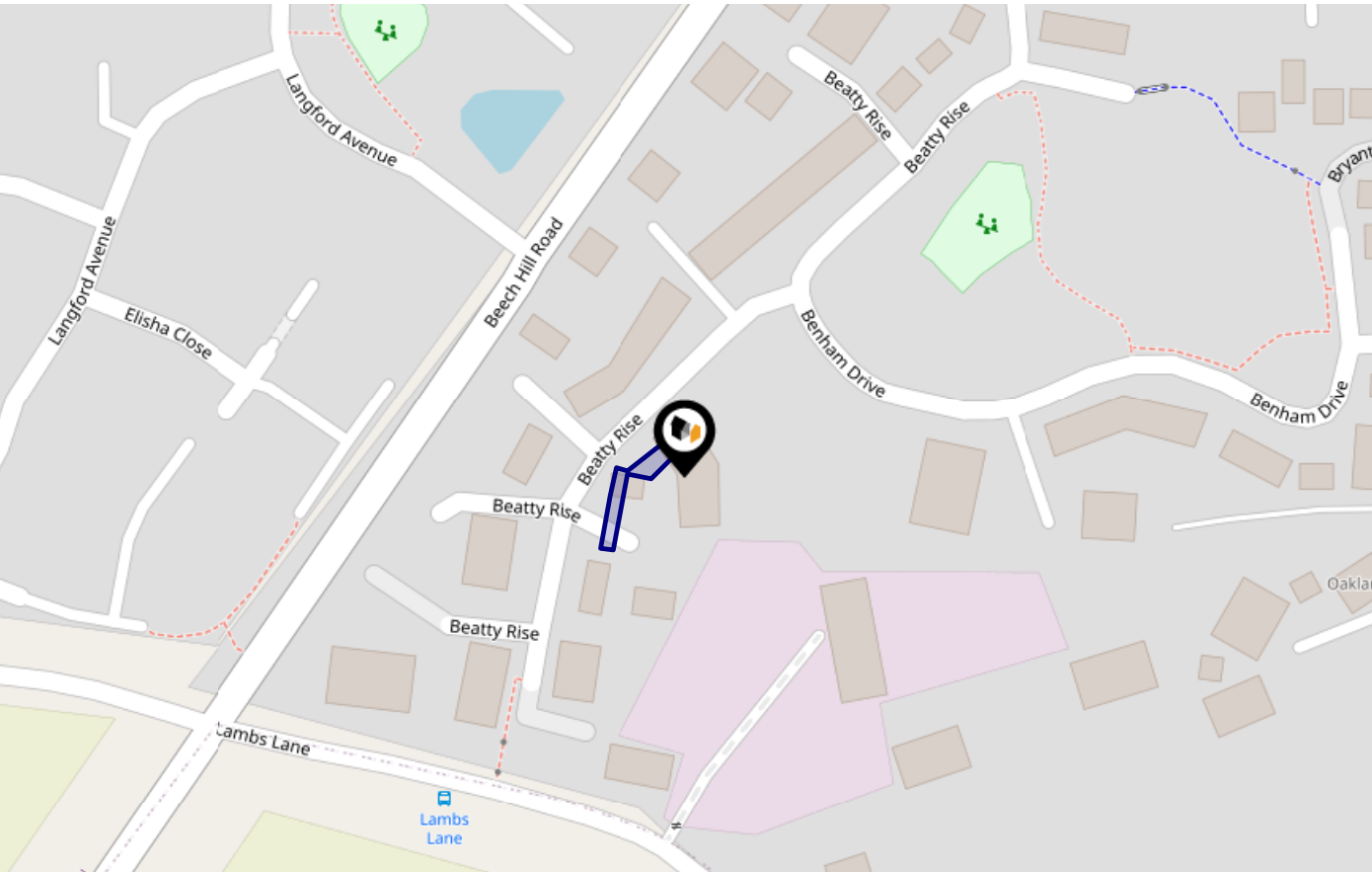


Flood Risk

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.

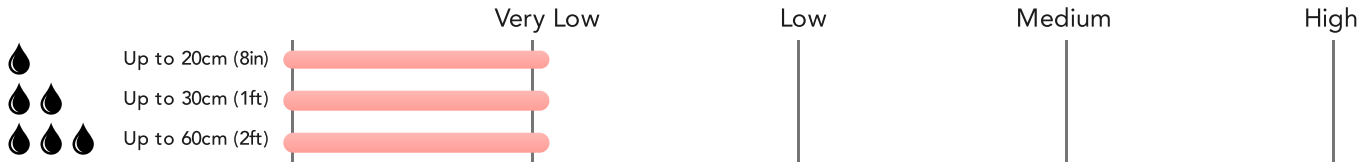


Risk Rating: Very low

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- 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:

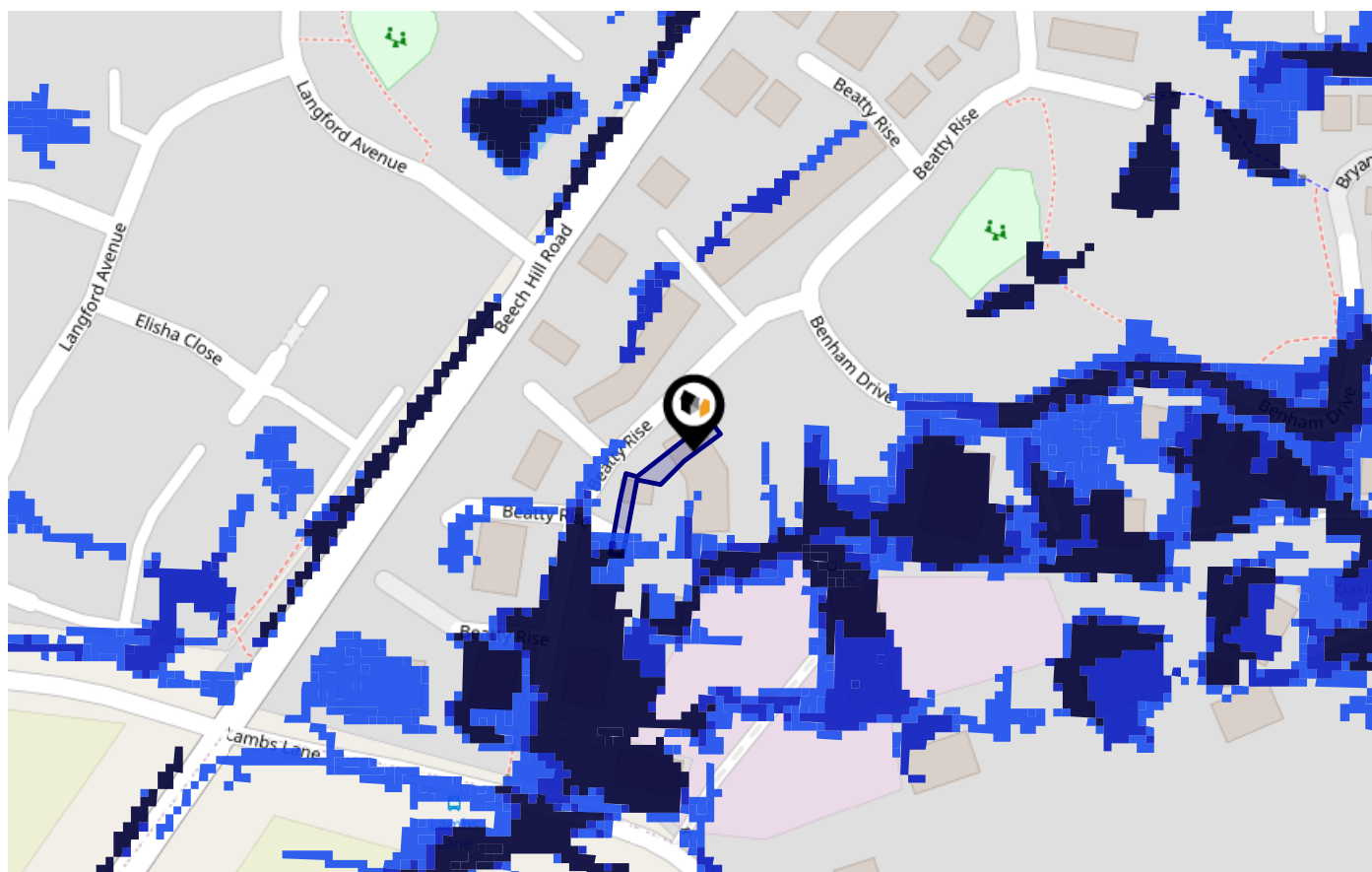


Flood Risk

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.

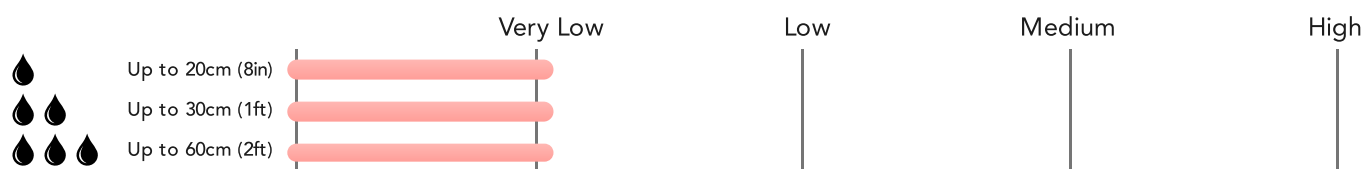


Risk Rating: Very low

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.
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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:

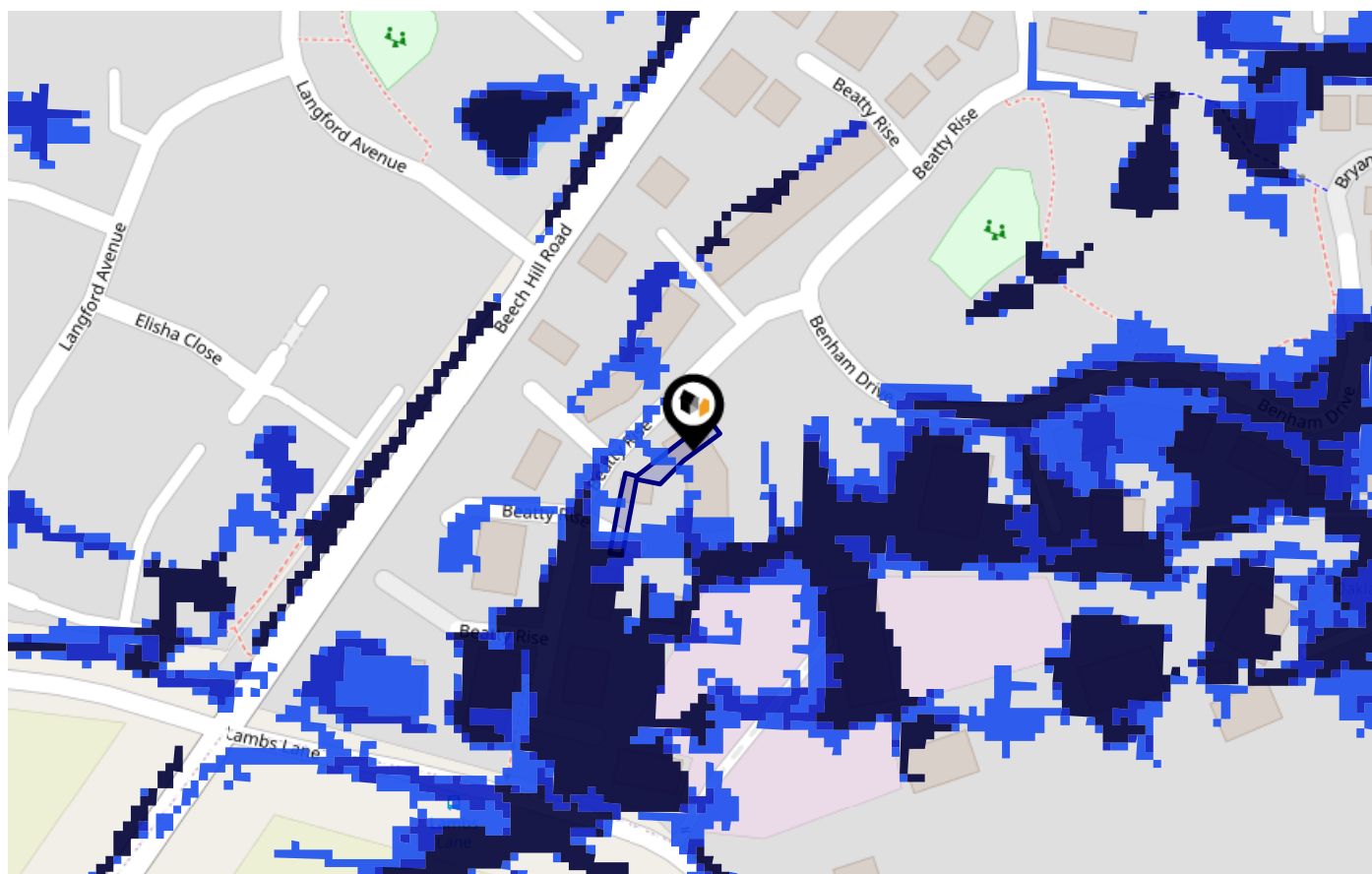


Flood Risk

Surface Water - 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.

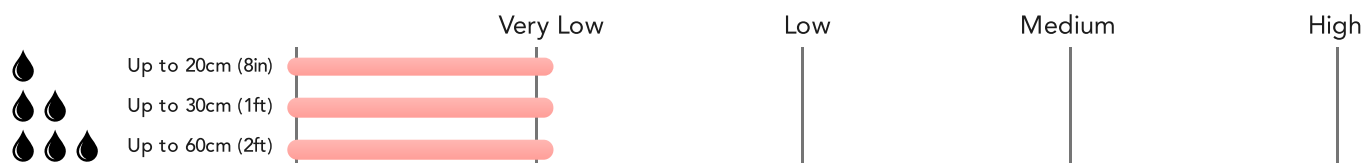


Risk Rating: Very low

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.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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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:

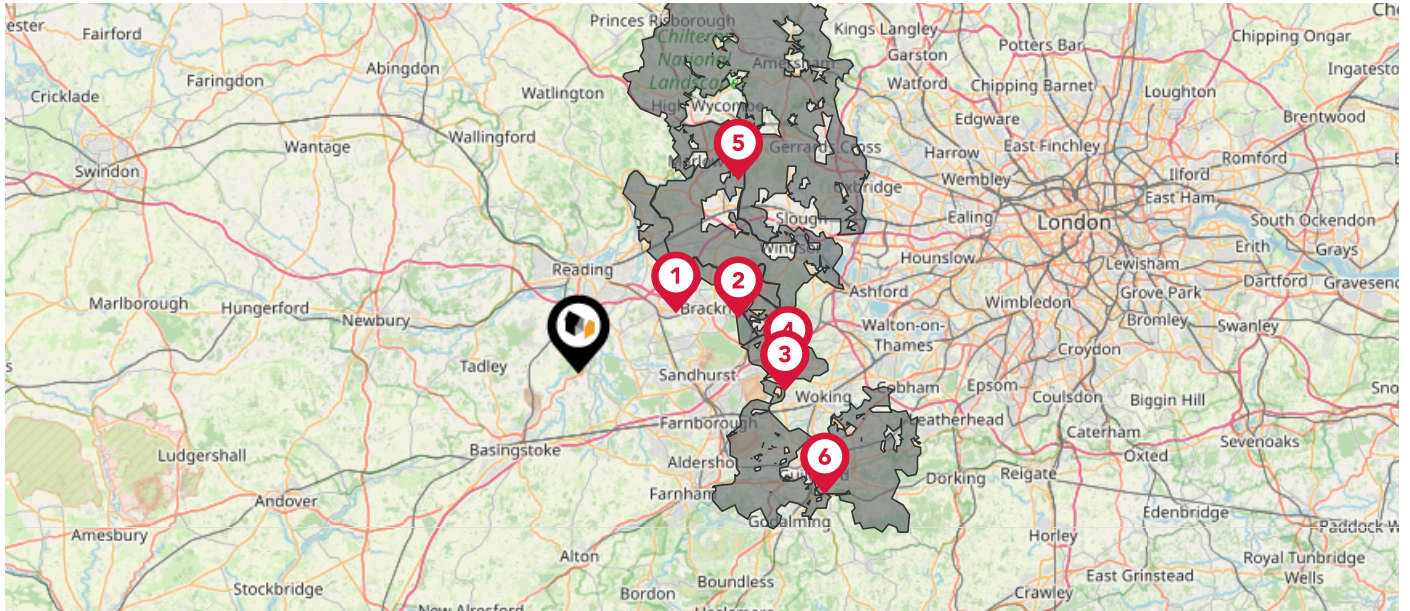


Maps

Green Belt



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



Nearby Green Belt Land

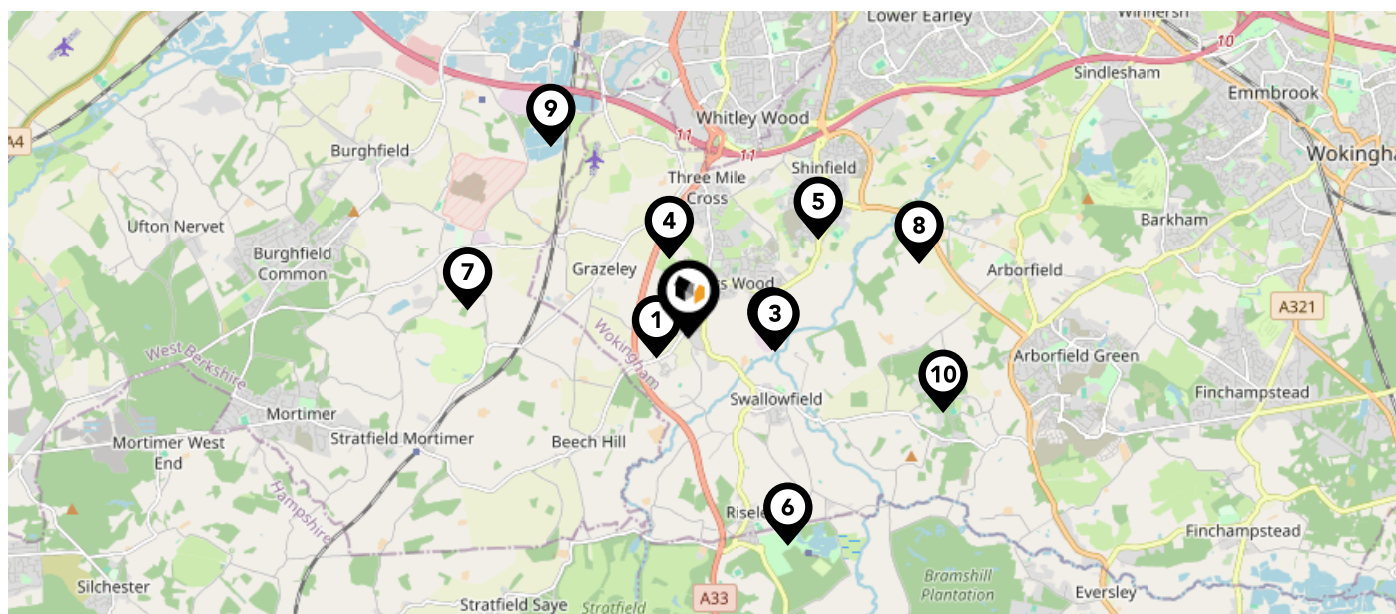
-  London Green Belt - Wokingham
-  London Green Belt - Bracknell Forest
-  London Green Belt - Surrey Heath
-  London Green Belt - Windsor and Maidenhead
-  London Green Belt - Buckinghamshire
-  London Green Belt - Guildford

Maps

Landfill Sites



This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

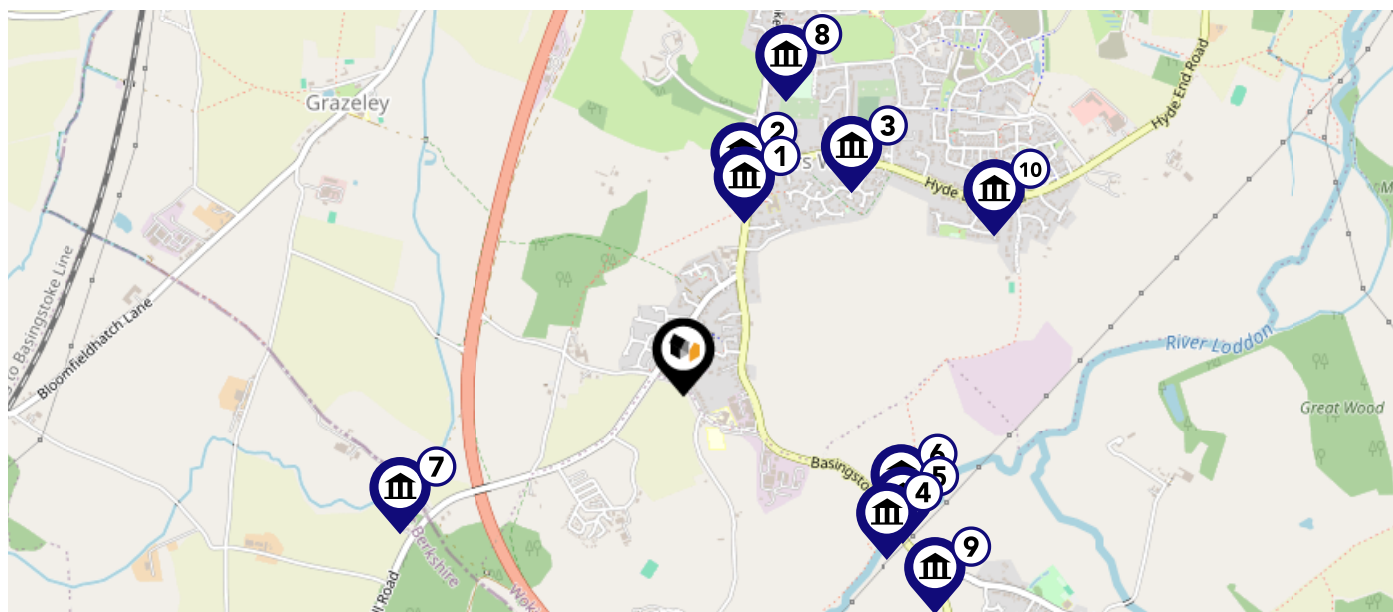
1	Whitehouse Farm-Spencers Wood, Wokingham, Buckinghamshire	Historic Landfill	
2	Sussex Way-Spencers Wood	Historic Landfill	
3	Sussex Way-Spencers Wood	Historic Landfill	
4	Grazeley Road-Three Mile Cross, Buckinghamshire	Historic Landfill	
5	Land at School Green, Shinfield-Whitley Wood, Reading	Historic Landfill	
6	Kereba-Riseley	Historic Landfill	
7	Pitchkettle Farm-Grazeley, Berkshire	Historic Landfill	
8	Milkingbarn Lane-Arborfield	Historic Landfill	
9	Moores Farm-Pingewood, Berkshire	Historic Landfill	
10	Hephaistos School-Farley 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...



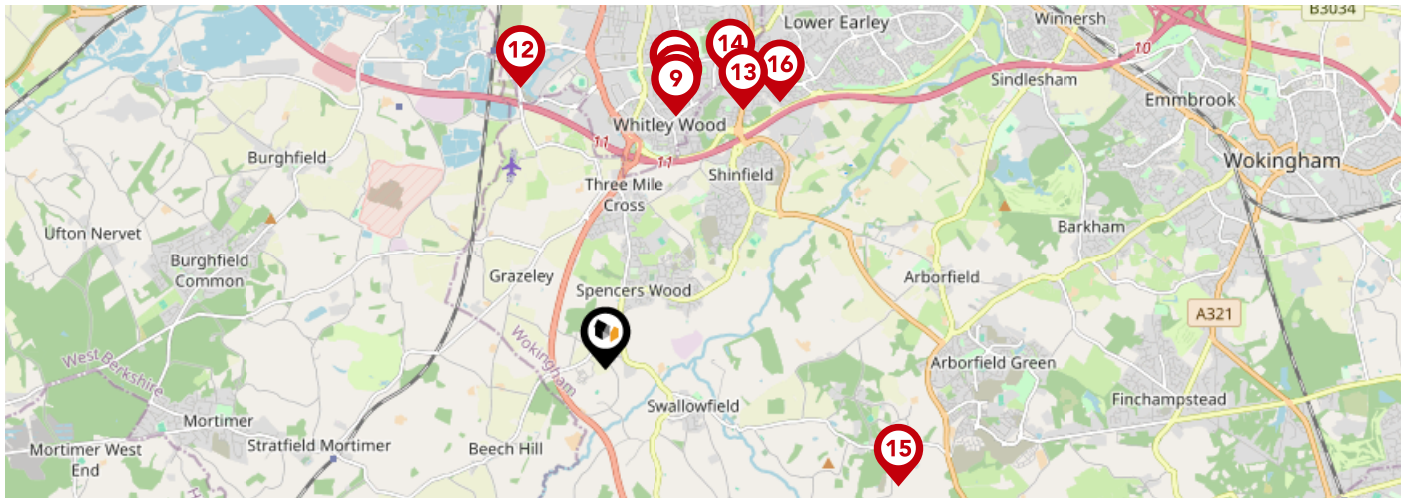
Listed Buildings in the local district		Grade	Distance
	1246235 - Milestone At Spencers Wood	Grade II	0.4 miles
	1312952 - Library The School House	Grade II	0.5 miles
	1118137 - The Homestead	Grade II	0.6 miles
	1389116 - Milestone North North West Of Sheep Bridge	Grade II	0.6 miles
	1313105 - Sheepbridge Court	Grade II	0.6 miles
	1135822 - Barn Approximately 80 Metres North Of Sheepbridge Court	Grade II	0.6 miles
	1392492 - Woodcote Cottages	Grade II	0.7 miles
	1312936 - Cottage In Garden Of No 9 (walnut Tree Cottage) Approximately 20 Metres North	Grade II	0.7 miles
	1135834 - Girdlers	Grade II	0.8 miles
	1312950 - Fullbrooks	Grade II	0.8 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Lambs Lane Primary School Ofsted Rating: Good Pupils: 202 Distance:0.12	☐	☒	☐	☐	☐
2	Grazeley Parochial Church of England Aided Primary School Ofsted Rating: Requires improvement Pupils: 203 Distance:0.96	☐	☒	☐	☐	☐
3	Oakbank Ofsted Rating: Requires improvement Pupils: 522 Distance:1.16	☐	☐	☒	☐	☐
4	The Vine Christian School Ofsted Rating: Good Pupils: 28 Distance:1.24	☐	☐	☒	☐	☐
5	Alder Grove Church of England Primary School Ofsted Rating: Good Pupils: 290 Distance:1.52	☐	☒	☐	☐	☐
6	Shinfield Infant and Nursery School Ofsted Rating: Good Pupils: 307 Distance:1.78	☐	☒	☐	☐	☐
7	Shinfield St Mary's CofE Junior School Ofsted Rating: Good Pupils: 358 Distance:1.82	☐	☒	☐	☐	☐
8	Geoffrey Field Infant School Ofsted Rating: Outstanding Pupils: 313 Distance:2.44	☐	☒	☐	☐	☐

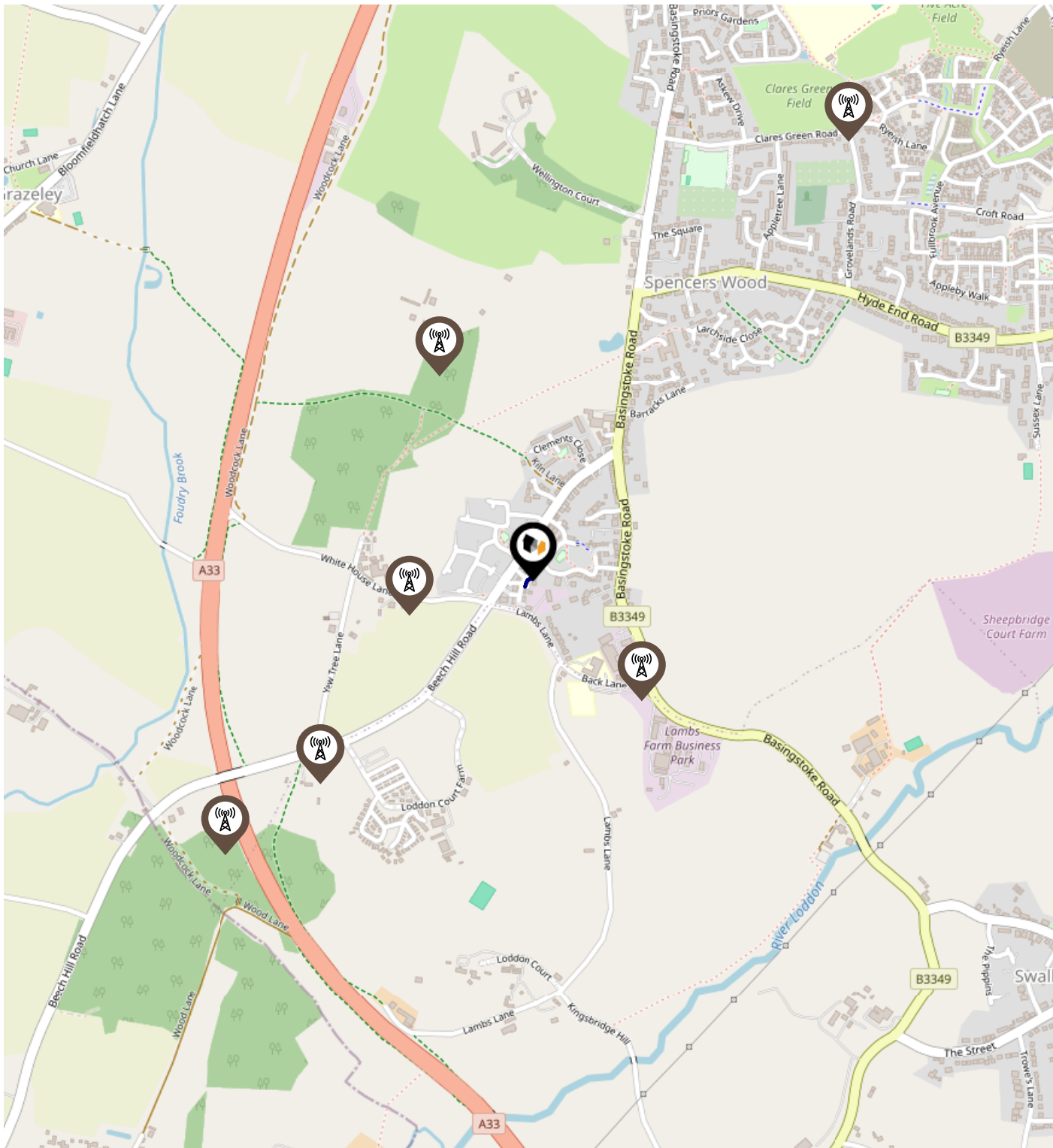
Area Schools



		Nursery	Primary	Secondary	College	Private
9	Geoffrey Field Junior School Ofsted Rating: Good Pupils: 354 Distance:2.44	☐	☒	☐	☐	☐
10	Christ The King Catholic Primary School Ofsted Rating: Good Pupils: 327 Distance:2.52	☐	☒	☐	☐	☐
11	John Madejski Academy Ofsted Rating: Serious Weaknesses Pupils: 871 Distance:2.64	☐	☐	☒	☐	☐
12	Green Park Village Primary Academy Ofsted Rating: Good Pupils: 155 Distance:2.72	☐	☒	☐	☐	☐
13	Crosfields School Ofsted Rating: Not Rated Pupils: 777 Distance:2.73	☐	☐	☒	☐	☐
14	The Ridgeway Primary School Ofsted Rating: Good Pupils: 410 Distance:2.92	☐	☒	☐	☐	☐
15	Farley Hill Primary School Ofsted Rating: Good Pupils: 302 Distance:2.92	☐	☒	☐	☐	☐
16	Hillside Primary School Ofsted Rating: Good Pupils: 457 Distance:2.96	☐	☒	☐	☐	☐

Local Area

Masts & Pylons



Key:

- Power Pylons
- Communication Masts

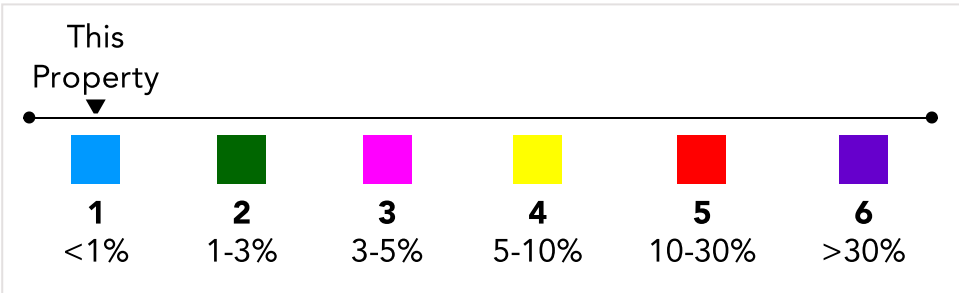
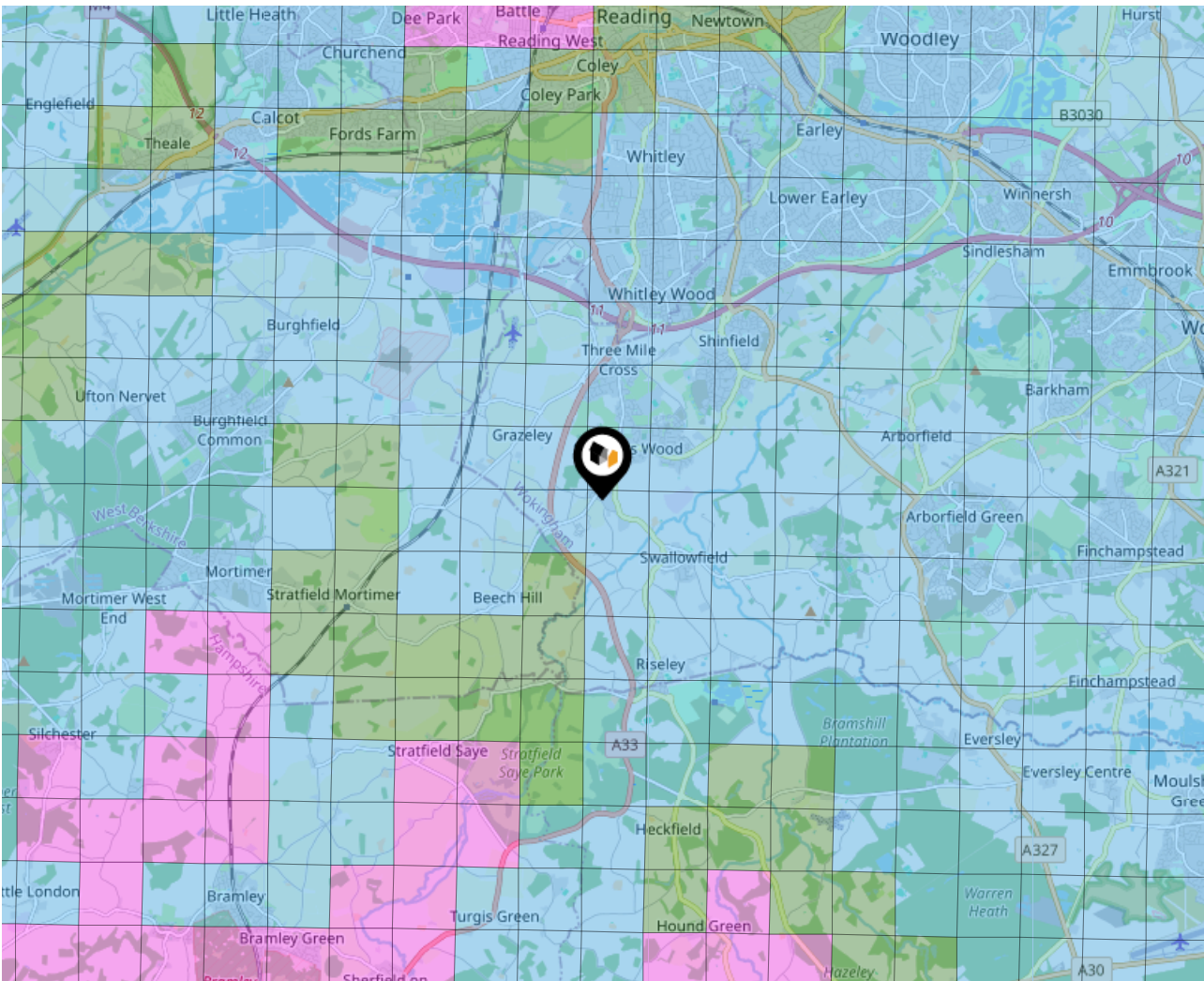
Environment

Radon Gas



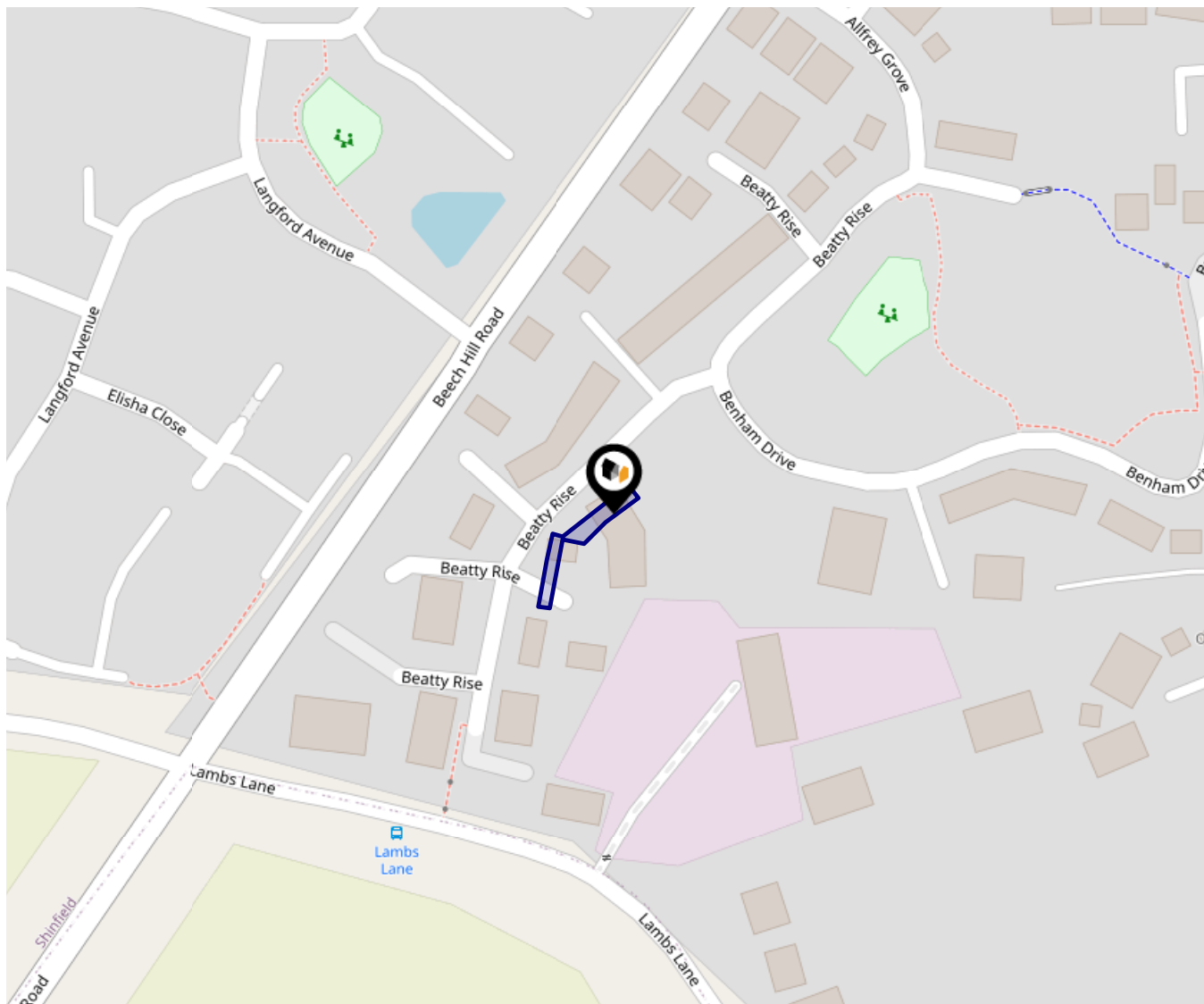
What is Radon?

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



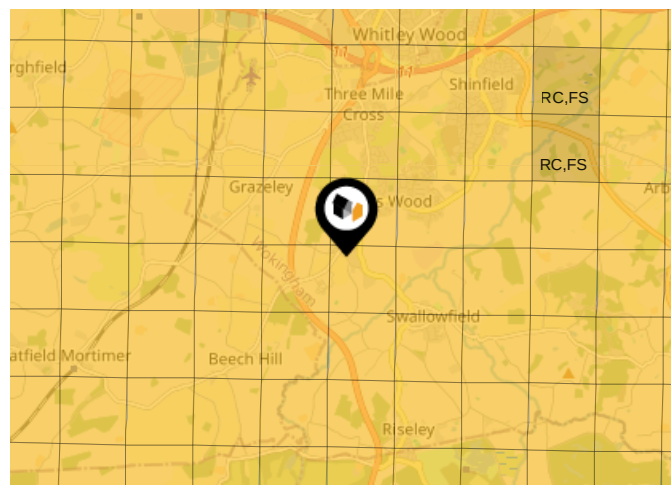
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

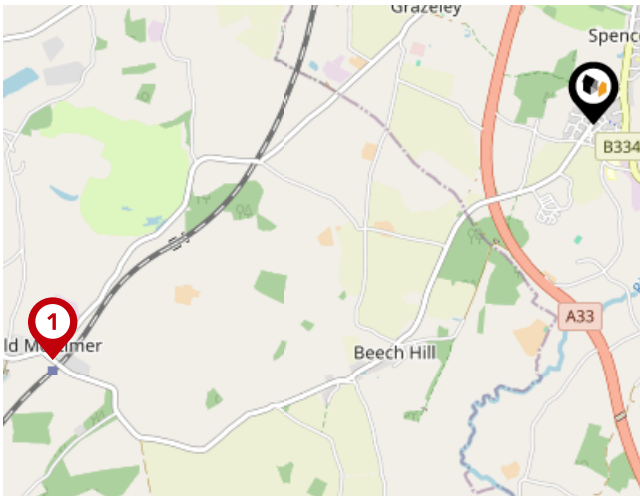


Primary Classifications (Most Common Clay Types)

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

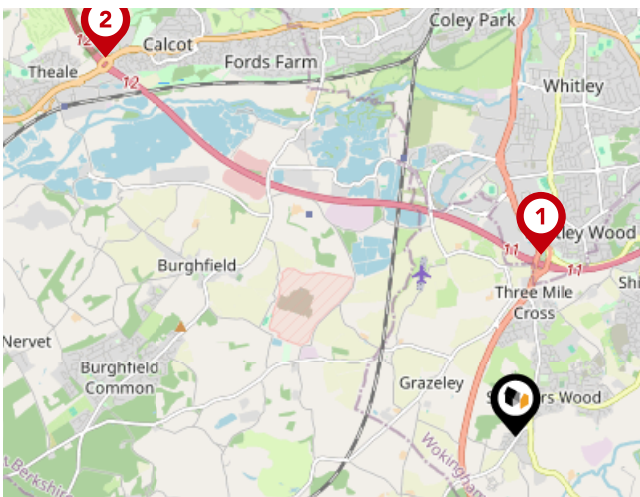
Area

Transport (National)



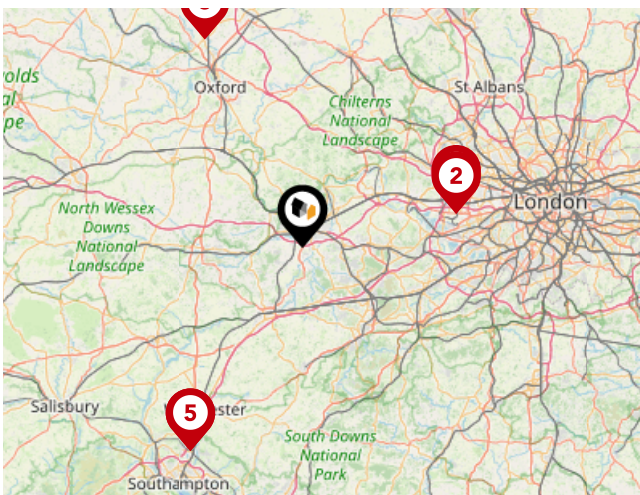
National Rail Stations

Pin	Name	Distance
1	Mortimer Rail Station	2.74 miles
2	Reading West Rail Station	4.48 miles
3	Earley Rail Station	4.48 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J11	1.71 miles
2	M4 J12	5.17 miles
3	M3 J5	8.11 miles
4	M4 J10	6.11 miles
5	M3 J6	9.67 miles

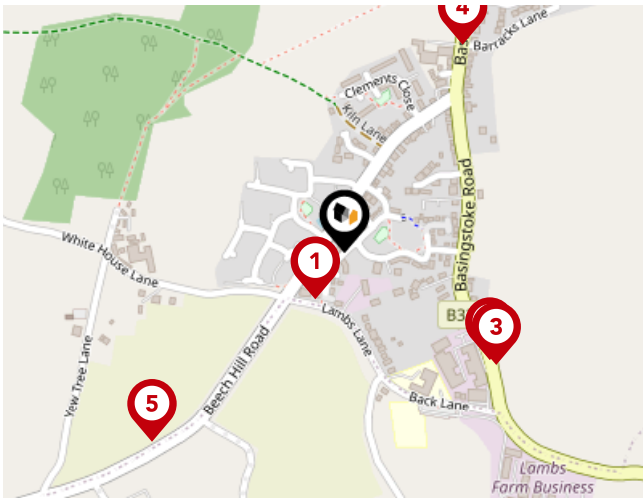


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	23.4 miles
2	Heathrow Airport Terminal 4	23.39 miles
3	Kidlington	33.97 miles
4	North Stoneham	34.53 miles
5	Southampton Airport	34.53 miles

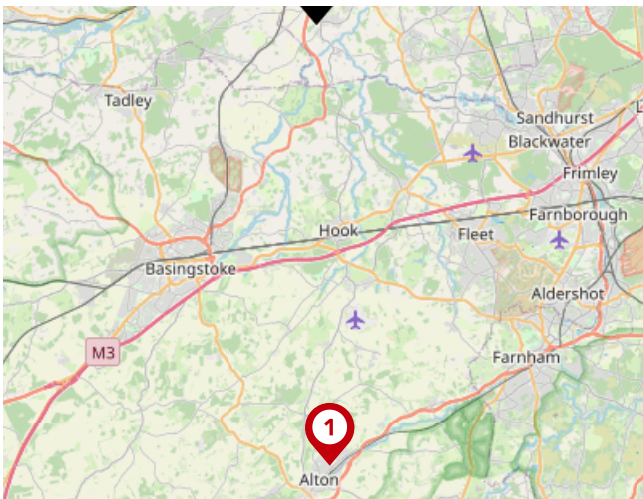
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Lambs Lane	0.06 miles
2	Back Lane	0.21 miles
3	Back Lane	0.22 miles
4	Post Office	0.28 miles
5	Beech Hill Road	0.31 miles



Local Connections

Pin	Name	Distance
1	Alton (Mid-Hants Railway)	16.33 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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They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

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Avocado Property

Data Quality

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



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