

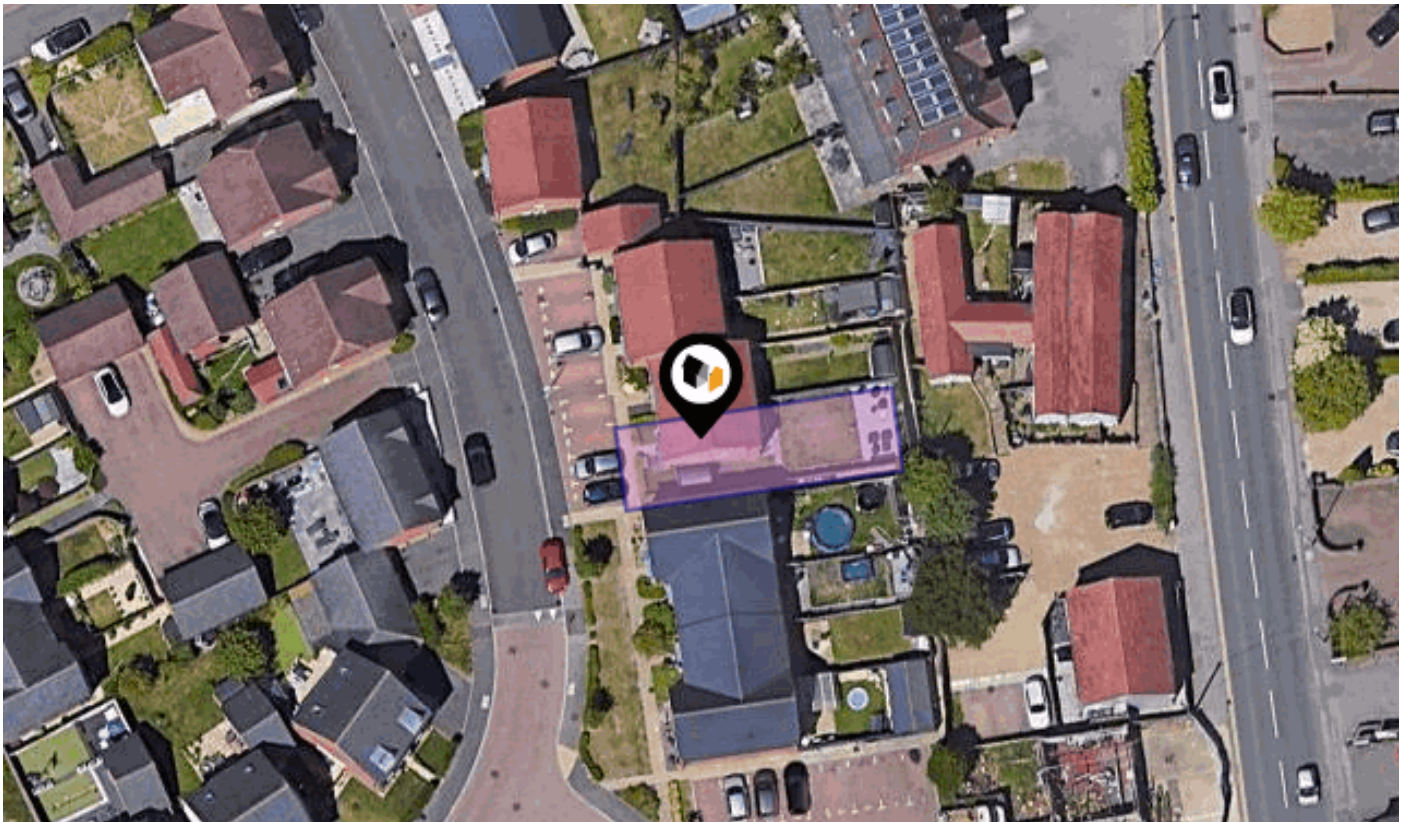


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 03rd July 2025



TABBY DRIVE, THREE MILE CROSS, READING, RG7

Avocado Property

07917 157387

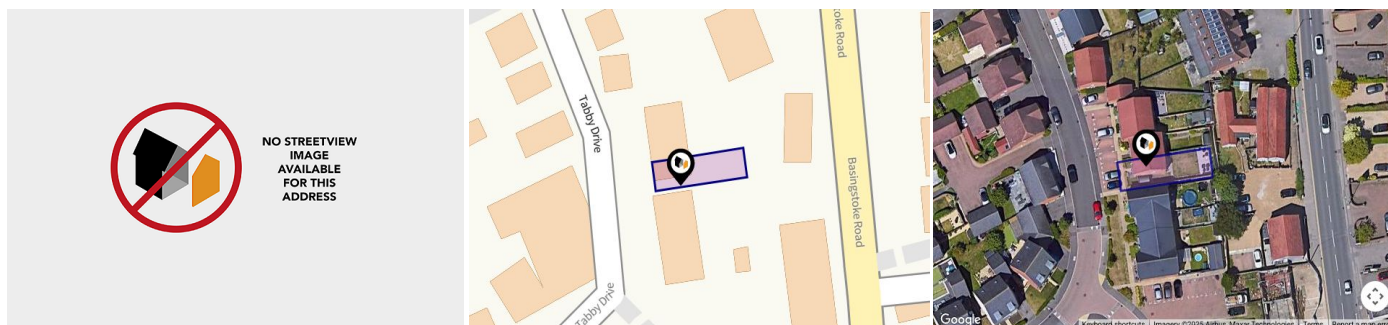
neil@avacadoberkshire.co.uk

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Property Overview



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	667 ft ² / 62 m ²		
Plot Area:	0.04 acres		
Year Built :	2014		
Council Tax :	Band C		
Annual Estimate:	£2,112		
Title Number:	BK462971		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 **1800**
mb/s mb/s



Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Market Sold in Street



26, Tabby Drive, Reading, RG7 1WP		
Last Sold Date:	03/06/2024	26/02/2021
Last Sold Price:	£360,000	£275,000
10, Tabby Drive, Reading, RG7 1WP		
Last Sold Date:	19/04/2024	07/08/2020
Last Sold Price:	£676,000	£584,500
62, Tabby Drive, Reading, RG7 1WP		
Last Sold Date:	19/01/2024	17/10/2018
Last Sold Price:	£365,000	£312,000
20, Tabby Drive, Reading, RG7 1WP		
Last Sold Date:	28/02/2022	01/10/2014
Last Sold Price:	£425,000	£300,000
22, Tabby Drive, Reading, RG7 1WP		
Last Sold Date:	18/11/2021	01/10/2014
Last Sold Price:	£407,500	£337,950
76, Tabby Drive, Reading, RG7 1WP		
Last Sold Date:	05/11/2021	
Last Sold Price:	£710,000	
2, Tabby Drive, Reading, RG7 1WP		
Last Sold Date:	20/10/2021	26/09/2013
Last Sold Price:	£475,000	£369,950
64, Tabby Drive, Reading, RG7 1WP		
Last Sold Date:	27/05/2021	27/06/2014
Last Sold Price:	£430,000	£424,950
12, Tabby Drive, Reading, RG7 1WP		
Last Sold Date:	25/02/2021	29/05/2015
Last Sold Price:	£580,000	£475,000
56, Tabby Drive, Reading, RG7 1WP		
Last Sold Date:	02/10/2020	27/06/2014
Last Sold Price:	£302,000	£264,950
4, Tabby Drive, Reading, RG7 1WP		
Last Sold Date:	25/09/2020	
Last Sold Price:	£353,000	
68, Tabby Drive, Reading, RG7 1WP		
Last Sold Date:	08/08/2019	02/10/2014
Last Sold Price:	£445,000	£404,950

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

Market Sold in Street



28, Tabby Drive, Reading, RG7 1WP	
Last Sold Date:	03/03/2017
Last Sold Price:	£315,000
72, Tabby Drive, Reading, RG7 1WP	
Last Sold Date:	19/12/2014
Last Sold Price:	£400,000
14, Tabby Drive, Reading, RG7 1WP	
Last Sold Date:	31/10/2014
Last Sold Price:	£479,950
16, Tabby Drive, Reading, RG7 1WP	
Last Sold Date:	24/10/2014
Last Sold Price:	£314,950
18, Tabby Drive, Reading, RG7 1WP	
Last Sold Date:	17/10/2014
Last Sold Price:	£314,950
70, Tabby Drive, Reading, RG7 1WP	
Last Sold Date:	26/09/2014
Last Sold Price:	£470,000
74, Tabby Drive, Reading, RG7 1WP	
Last Sold Date:	26/09/2014
Last Sold Price:	£394,950
58, Tabby Drive, Reading, RG7 1WP	
Last Sold Date:	27/06/2014
Last Sold Price:	£261,950
66, Tabby Drive, Reading, RG7 1WP	
Last Sold Date:	27/06/2014
Last Sold Price:	£399,950
8, Tabby Drive, Reading, RG7 1WP	
Last Sold Date:	30/05/2014
Last Sold Price:	£464,950
30, Tabby Drive, Reading, RG7 1WP	
Last Sold Date:	25/11/2013
Last Sold Price:	£234,950

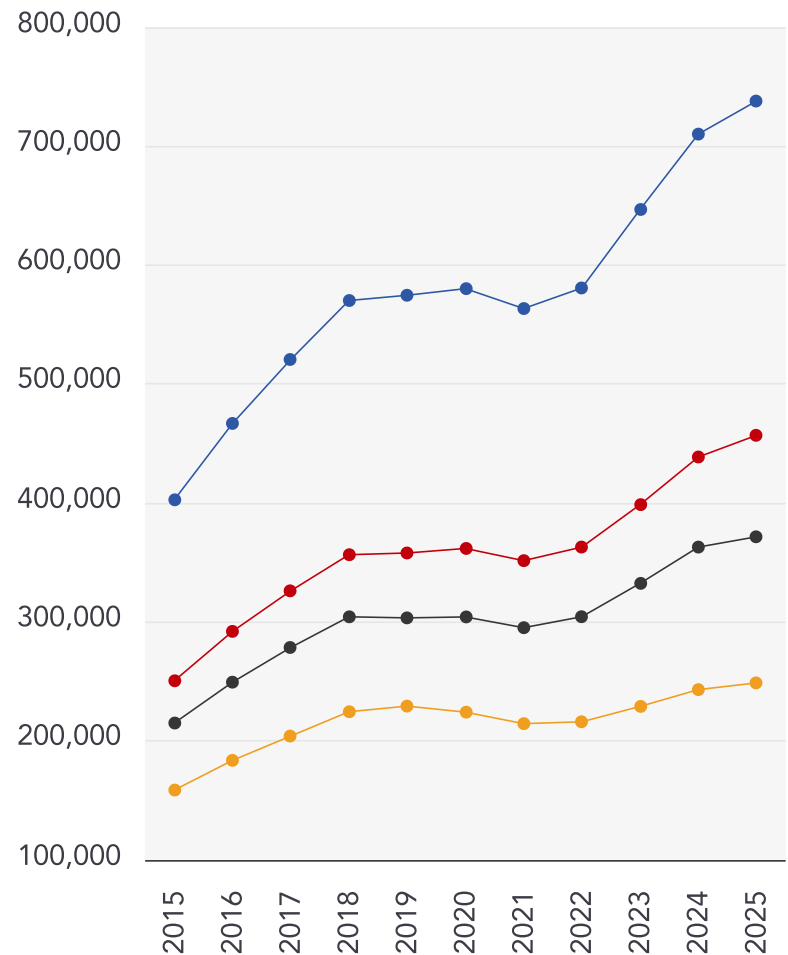
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

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

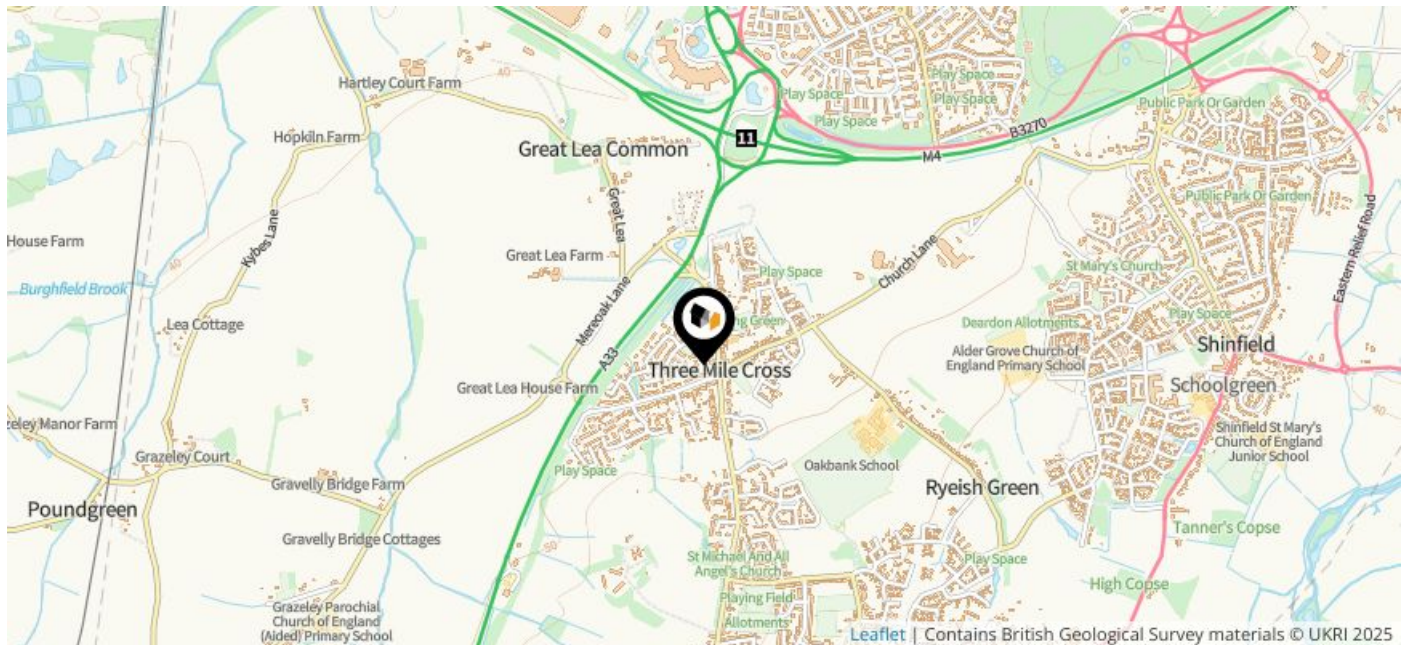
+56.72%

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.

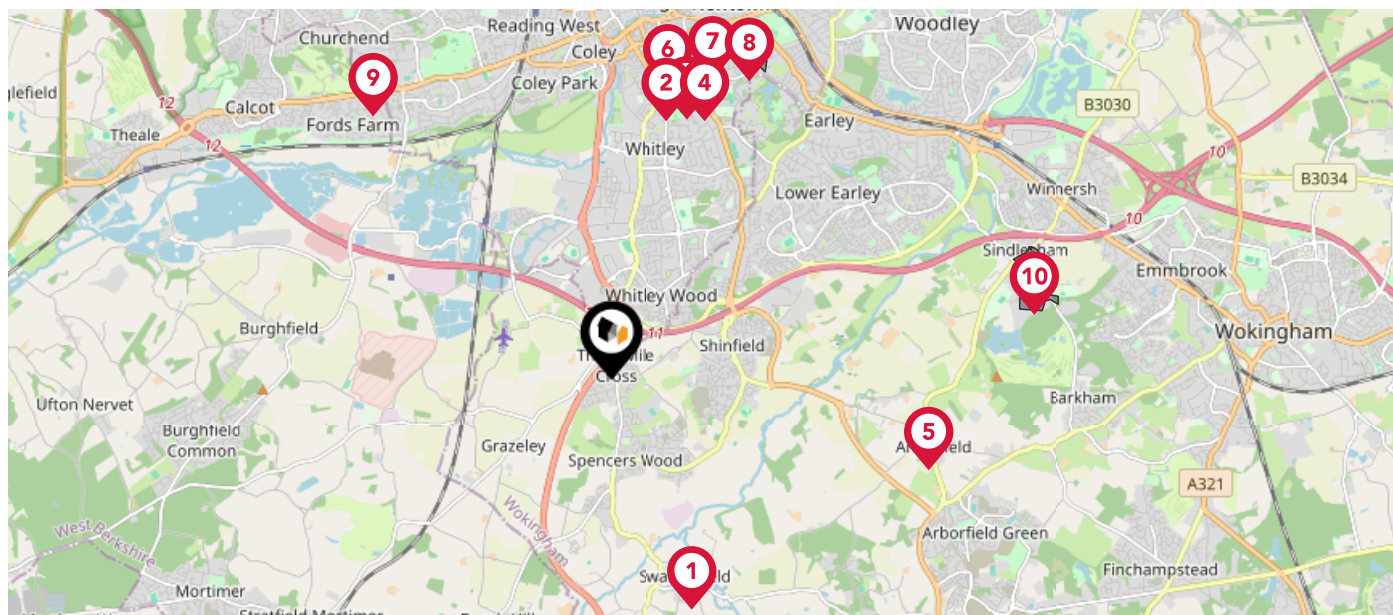
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

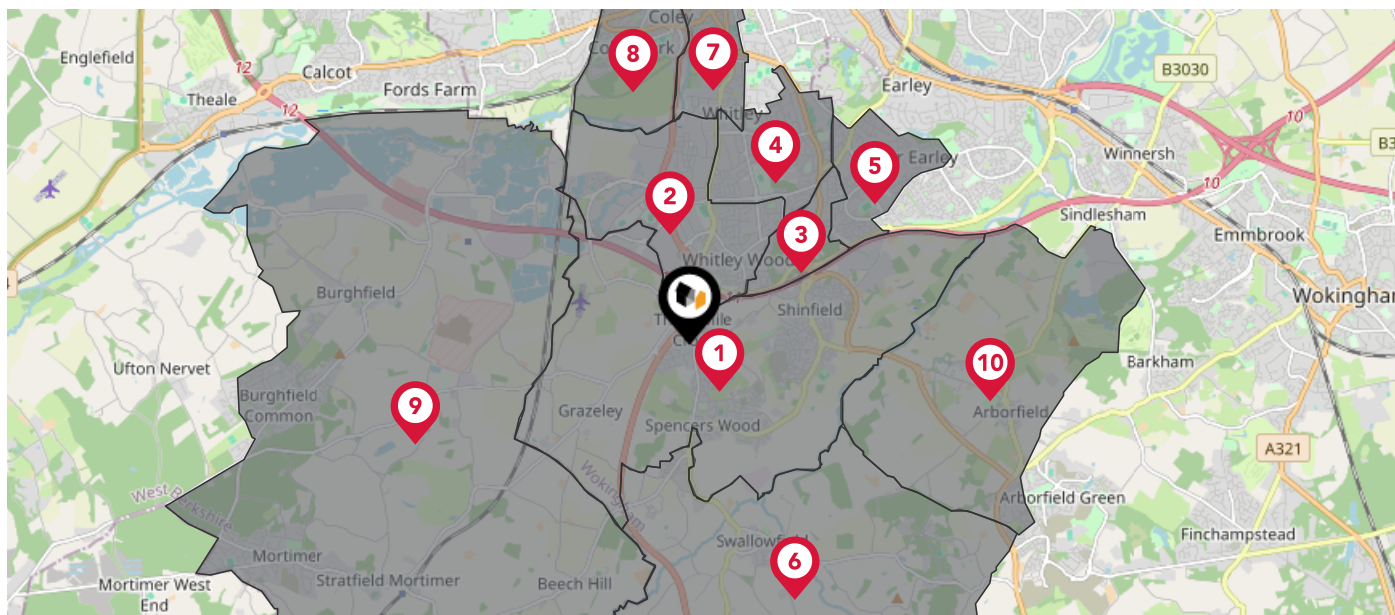
- 1 Swallowfield
- 2 Christchurch
- 3 The Mount
- 4 Redlands
- 5 Arborfield Cross
- 6 Kendrick Road
- 7 Alexandra Road
- 8 South Park
- 9 Horncastle
- 10 Sindlesham

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



Whitley Ward



Shinfield North Ward



Church Ward



Hillside Ward



Swallowfield Ward



Katesgrove Ward



Coley Ward



Burghfield & Mortimer Ward



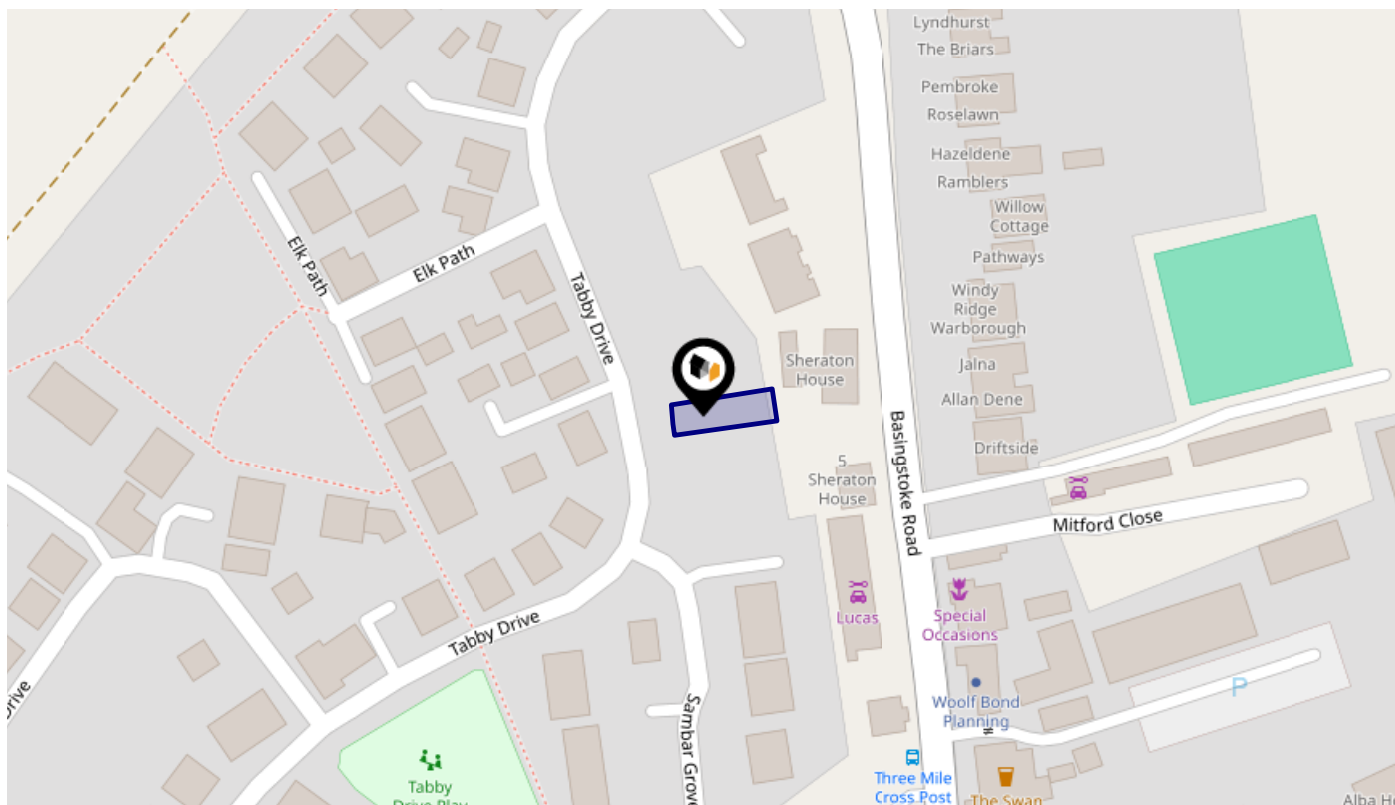
Arborfield Ward

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:

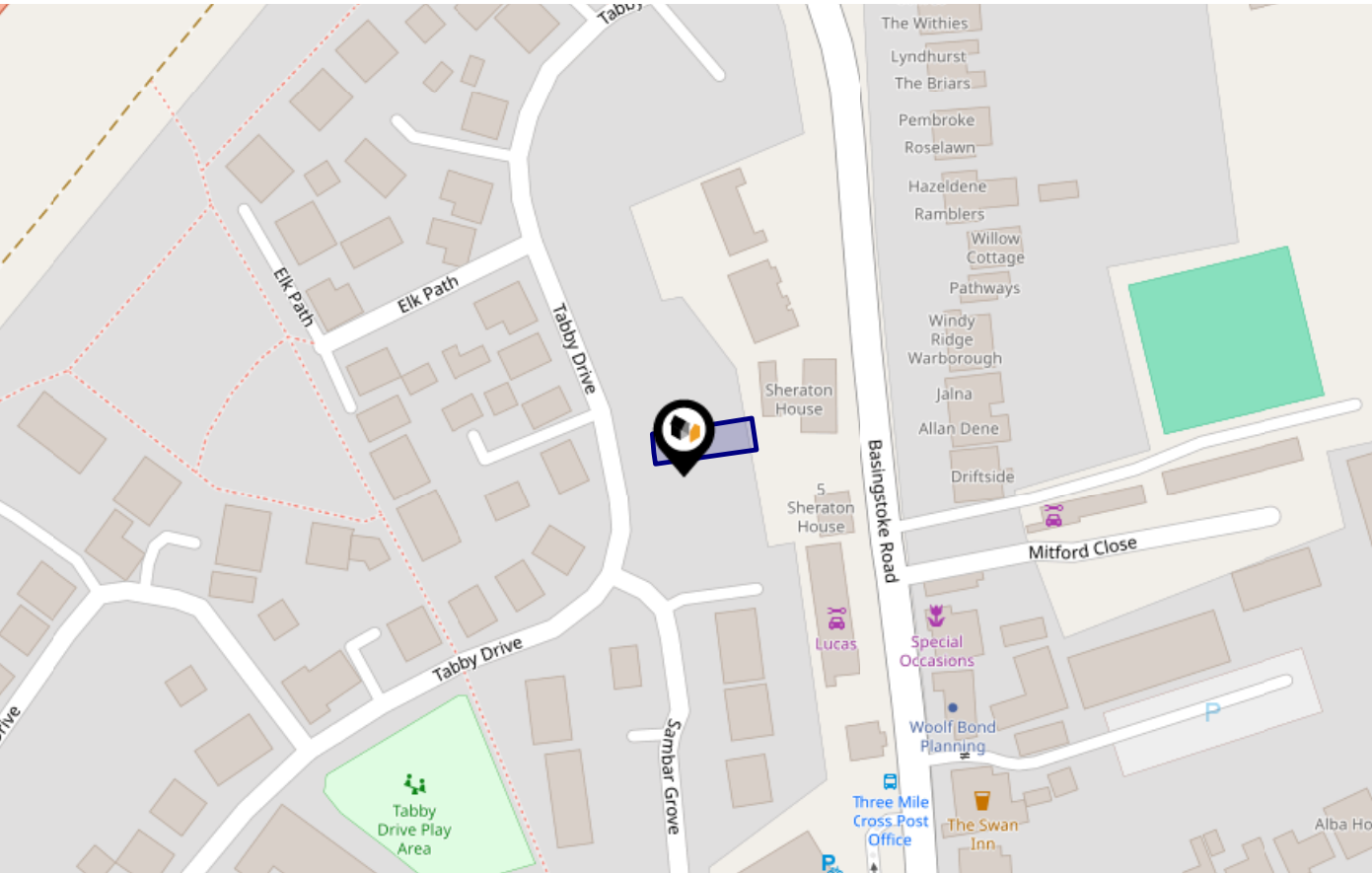
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

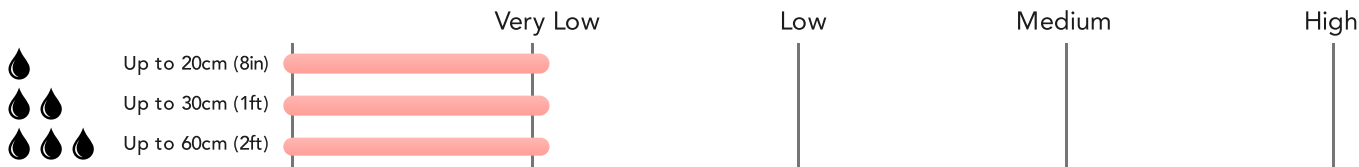


Risk Rating: Very low

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:

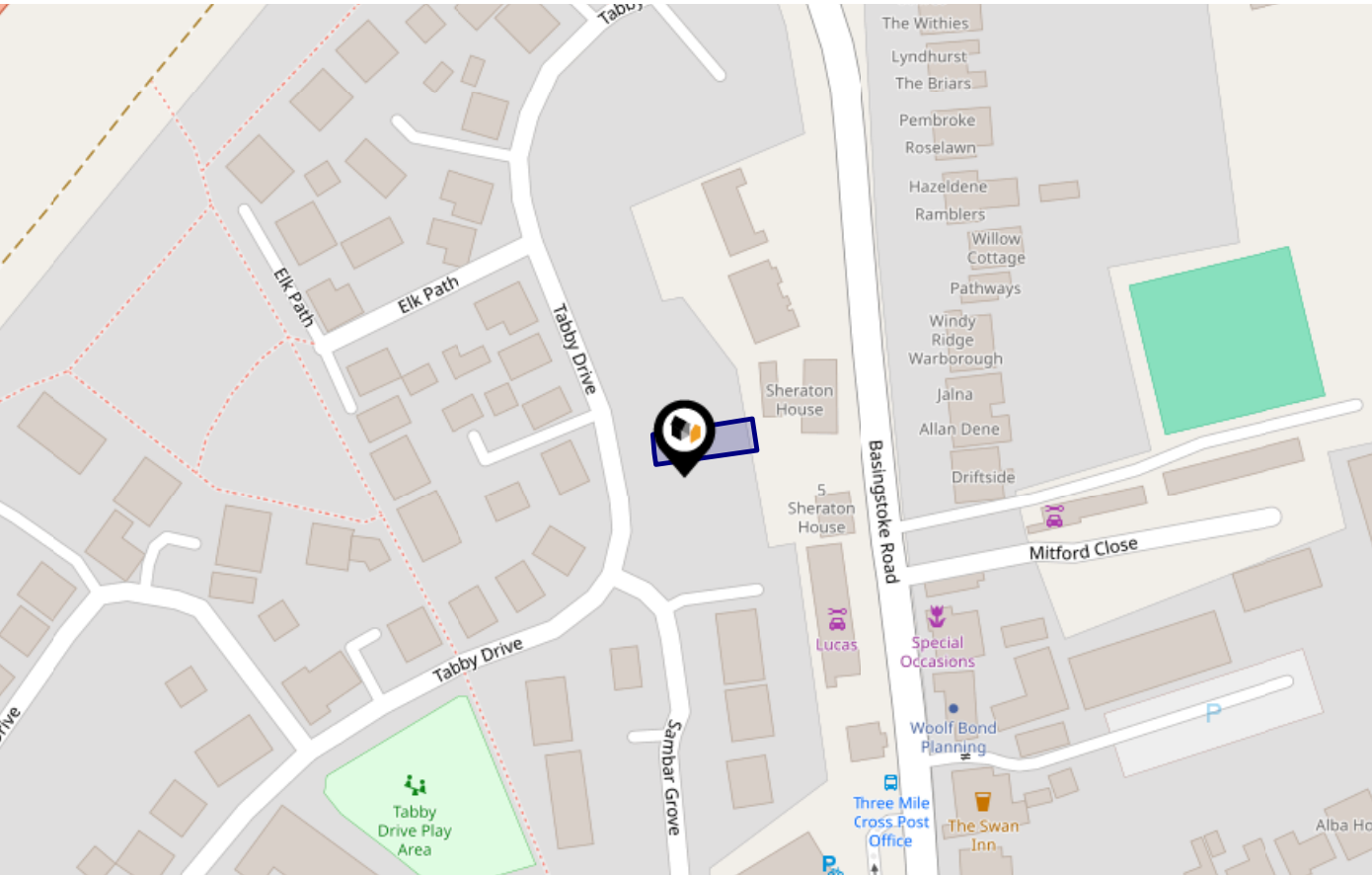


Flood Risk

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.

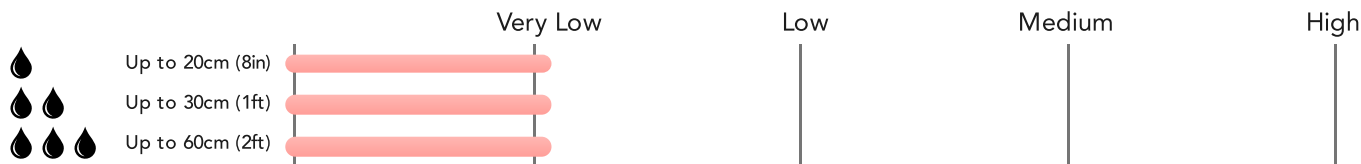


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

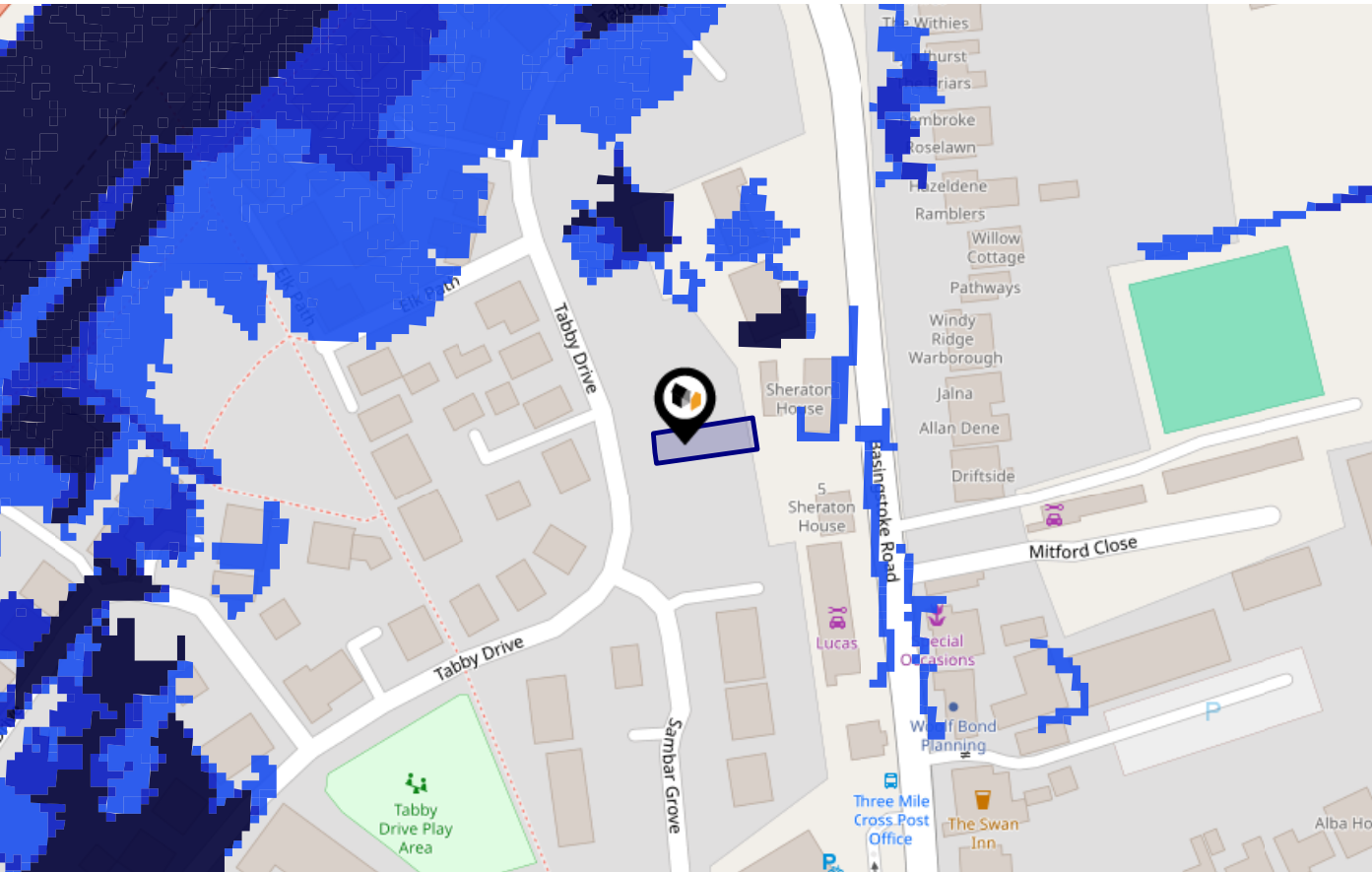


Flood Risk

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.

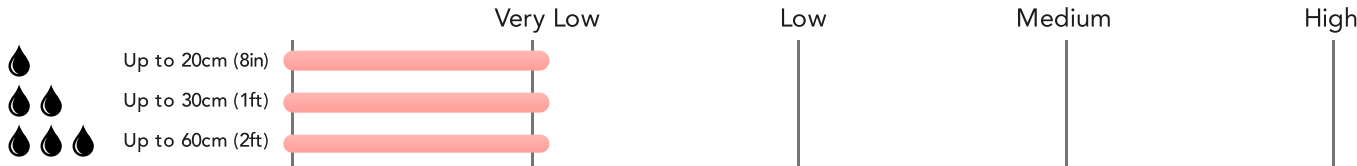


Risk Rating: Very low

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

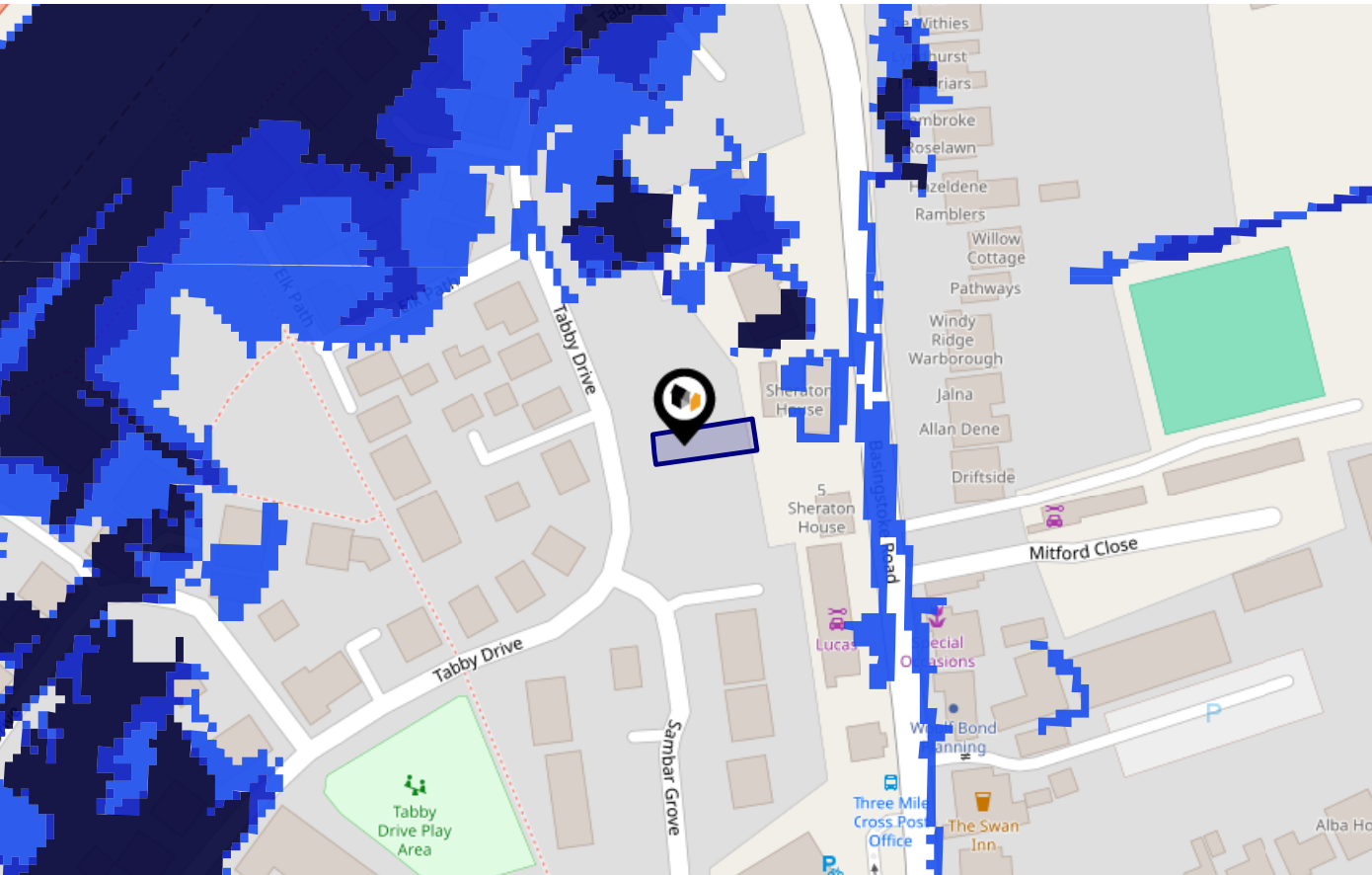


Flood Risk

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.

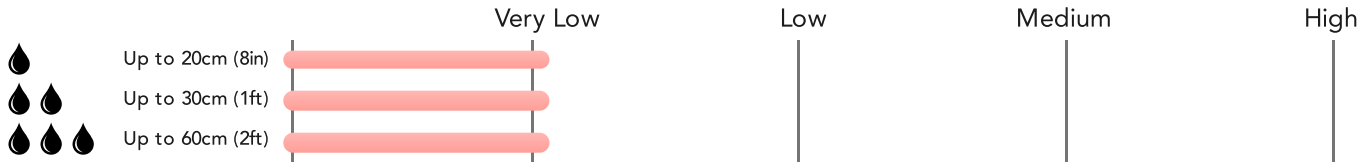


Risk Rating: Very low

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

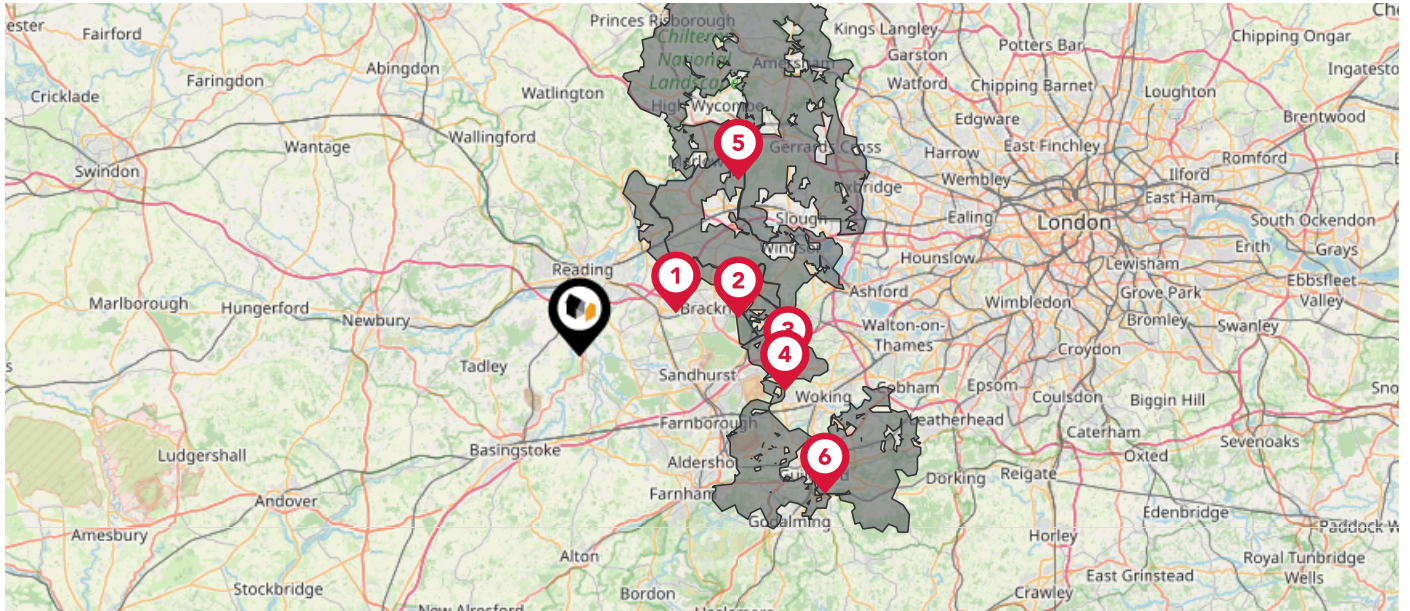


Maps

Green Belt



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



Nearby Green Belt Land

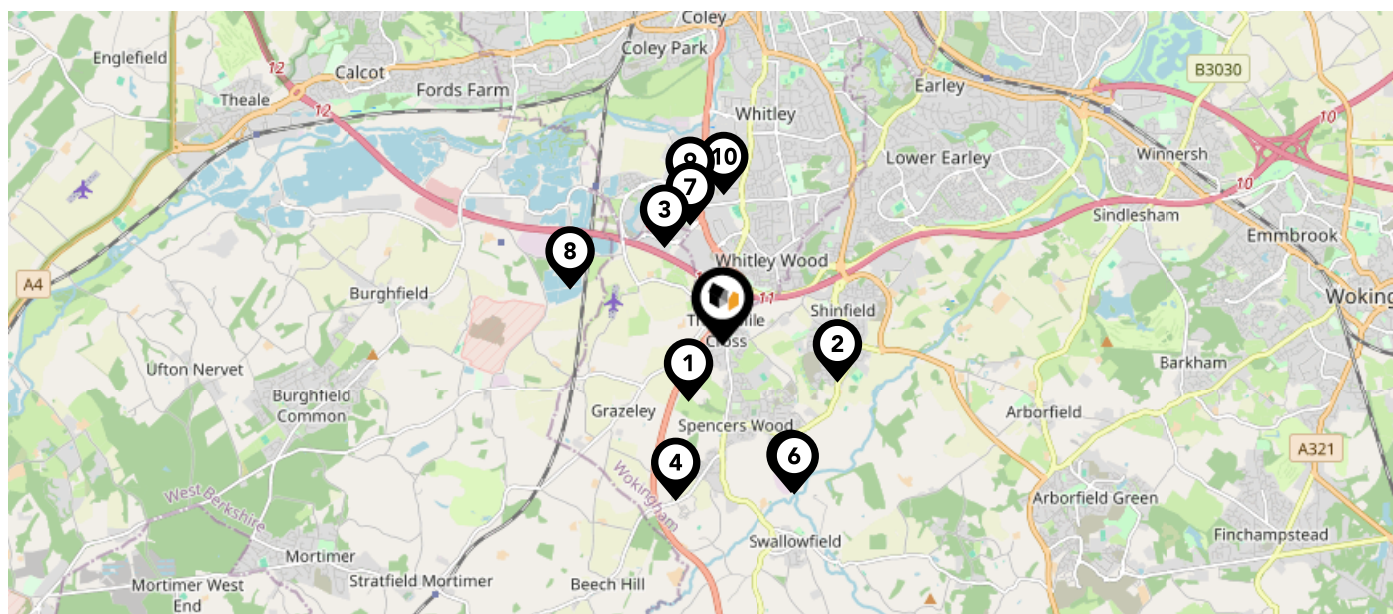
-  London Green Belt - Wokingham
-  London Green Belt - Bracknell Forest
-  London Green Belt - Windsor and Maidenhead
-  London Green Belt - Surrey Heath
-  London Green Belt - Buckinghamshire
-  London Green Belt - Guildford

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

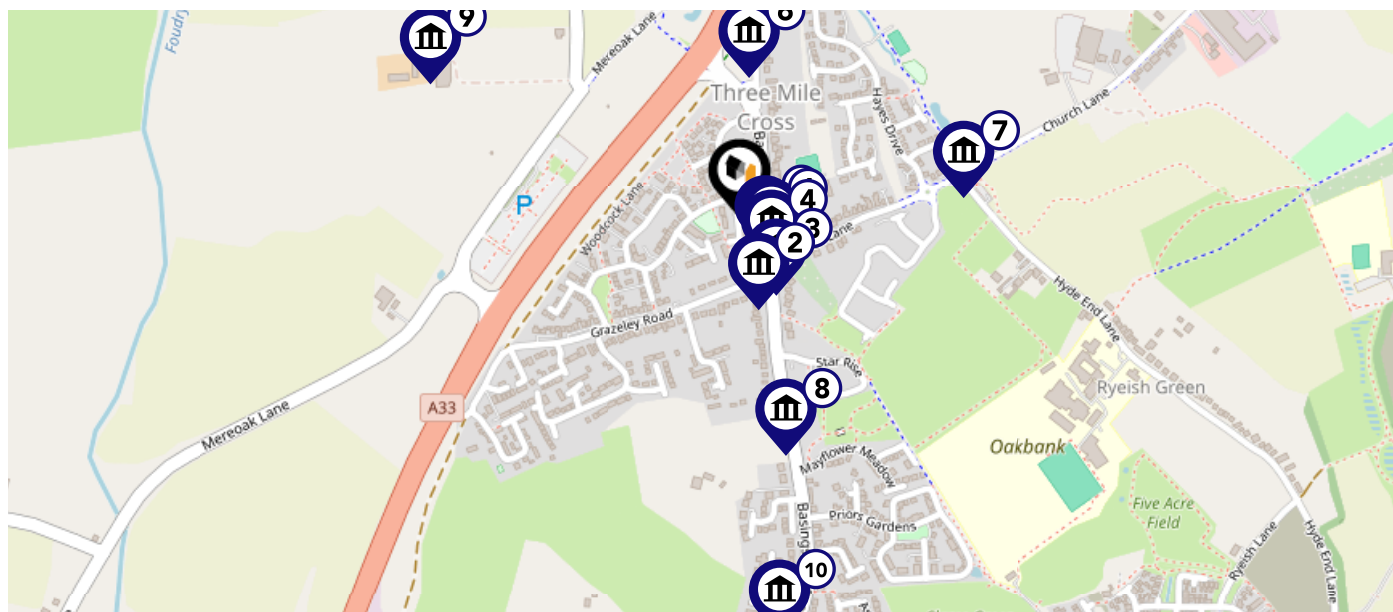
1	Grazeley Road-Three Mile Cross, Buckinghamshire	Historic Landfill	
2	Land at School Green, Shinfield-Whitley Wood, Reading	Historic Landfill	
3	EA/EPR/XP3199EZ/A001 - Reading Football Club	Active Landfill	
4	Whitehouse Farm-Spencers Wood, Wokingham, Buckinghamshire	Historic Landfill	
5	Sussex Way-Spencers Wood	Historic Landfill	
6	Sussex Way-Spencers Wood	Historic Landfill	
7	Smallmead Tip-Smallmead Road, Reading, Berkshire	Historic Landfill	
8	Moores Farm-Pingewood, Berkshire	Historic Landfill	
9	Smallmead Stadium-Reading, Berkshire	Historic Landfill	
10	Manor Farm-Reading, Berkshire	Historic Landfill	

Maps

Listed Buildings

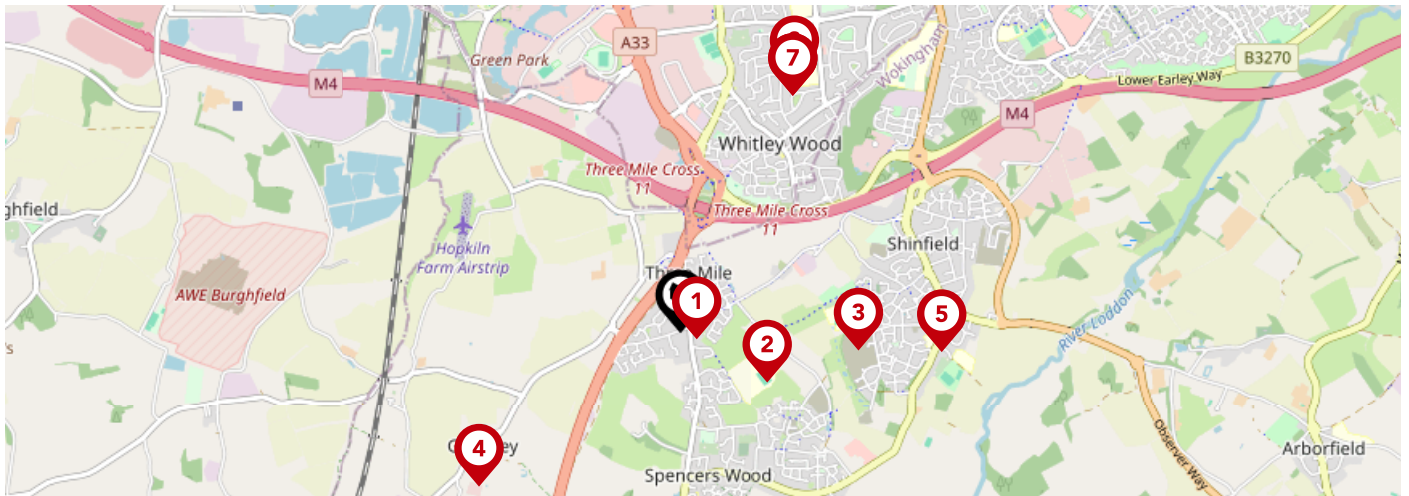


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



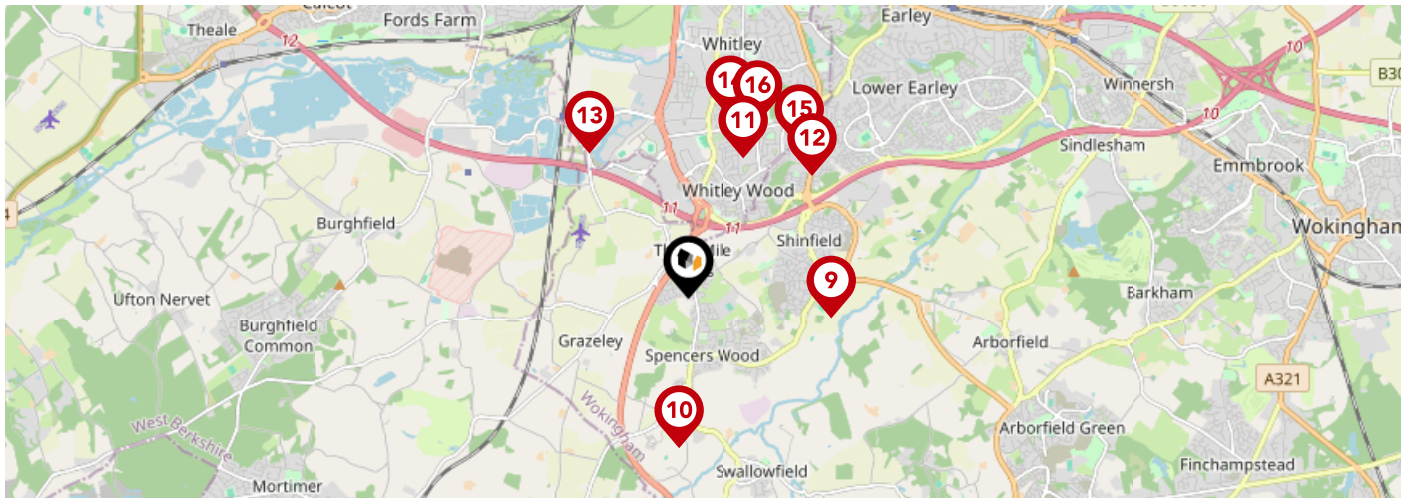
Listed Buildings in the local district	Grade	Distance
 1312956 - The Swan Inn	Grade II	0.1 miles
 1312959 - Highway Cottage	Grade II	0.1 miles
 1118133 - Wistaria Cottage	Grade II	0.1 miles
 1118129 - Post Office And Newsagent	Grade II	0.1 miles
 1118130 - The Mitford	Grade II	0.1 miles
 1393098 - Milestone At Three Mile Cross	Grade II	0.2 miles
 1118134 - The Thatch	Grade II	0.3 miles
 1136071 - The Lieutenant's Cottage	Grade II	0.3 miles
 1245425 - Great Lea Farmhouse	Grade II	0.4 miles
 1319123 - Hill House	Grade II	0.5 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	The Vine Christian School Ofsted Rating: Good Pupils: 28 Distance:0.08	☐	☐	☒	☐	☐
2	Oakbank Ofsted Rating: Requires improvement Pupils: 522 Distance:0.46	☐	☐	☒	☐	☐
3	Alder Grove Church of England Primary School Ofsted Rating: Good Pupils: 290 Distance:0.82	☐	☒	☐	☐	☐
4	Grazeley Parochial Church of England Aided Primary School Ofsted Rating: Requires improvement Pupils: 203 Distance:1.18	☐	☒	☐	☐	☐
5	Shinfield Infant and Nursery School Ofsted Rating: Good Pupils: 307 Distance:1.21	☐	☒	☐	☐	☐
6	Geoffrey Field Infant School Ofsted Rating: Outstanding Pupils: 313 Distance:1.21	☐	☒	☐	☐	☐
7	Geoffrey Field Junior School Ofsted Rating: Good Pupils: 354 Distance:1.21	☐	☒	☐	☐	☐
8	Christ The King Catholic Primary School Ofsted Rating: Good Pupils: 327 Distance:1.29	☐	☒	☐	☐	☐

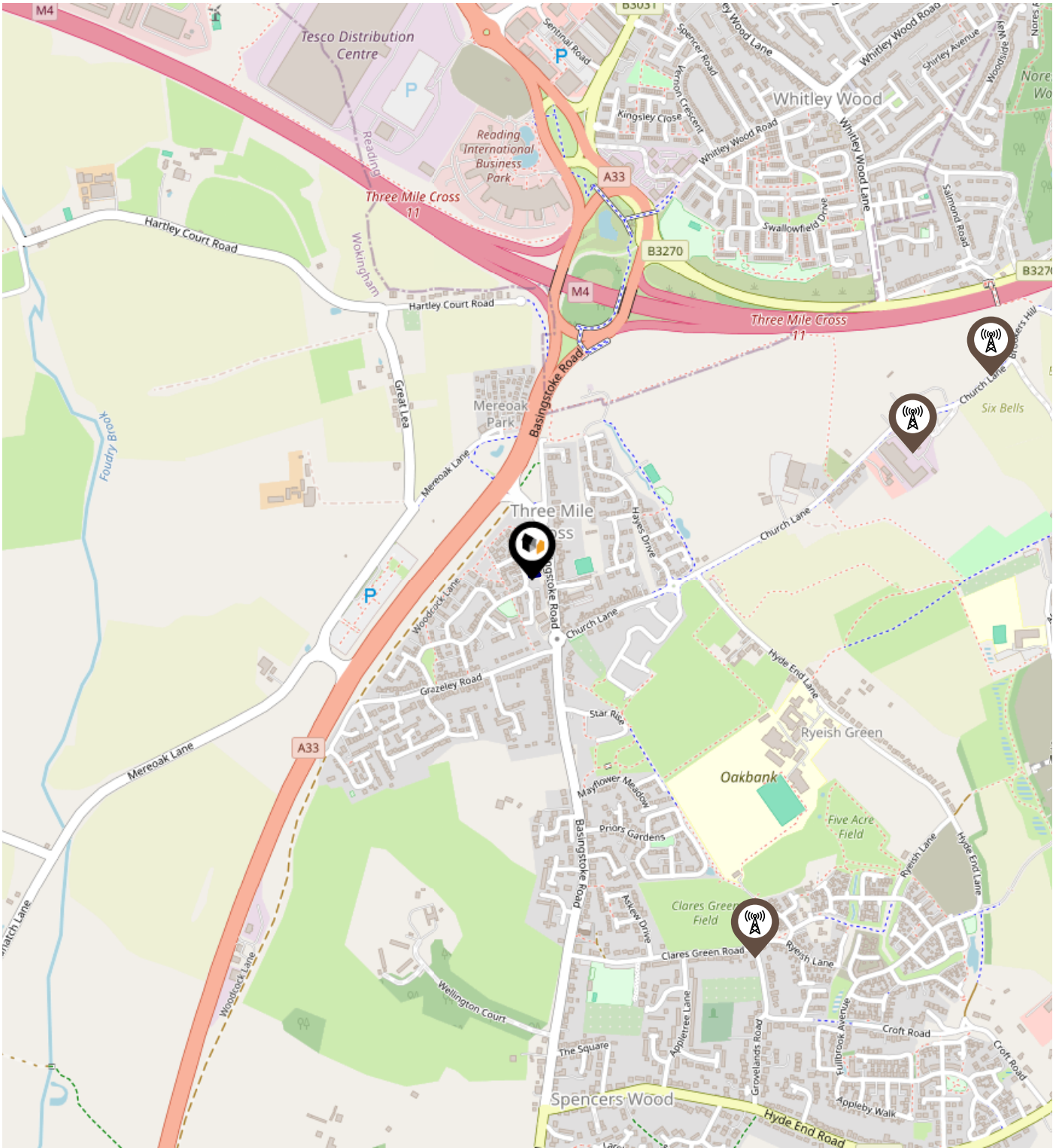
Area Schools



		Nursery	Primary	Secondary	College	Private
	Shinfield St Mary's CofE Junior School Ofsted Rating: Good Pupils: 358 Distance:1.32	☐	☒	☐	☐	☐
	Lambs Lane Primary School Ofsted Rating: Good Pupils: 202 Distance:1.37	☐	☒	☐	☐	☐
	John Madejski Academy Ofsted Rating: Serious Weaknesses Pupils: 871 Distance:1.4	☐	☐	☒	☐	☐
	Crosfields School Ofsted Rating: Not Rated Pupils: 777 Distance:1.62	☐	☐	☒	☐	☐
	Green Park Village Primary Academy Ofsted Rating: Good Pupils: 155 Distance:1.63	☐	☒	☐	☐	☐
	Whitley Park Primary and Nursery School Ofsted Rating: Good Pupils: 571 Distance:1.72	☐	☒	☐	☐	☐
	The Ridgeway Primary School Ofsted Rating: Good Pupils: 410 Distance:1.75	☐	☒	☐	☐	☐
	Blagdon Nursery School Ofsted Rating: Outstanding Pupils: 152 Distance:1.76	☒	☐	☐	☐	☐

Local Area

Masts & Pylons



Key:

- Power Pylons
- Communication Masts

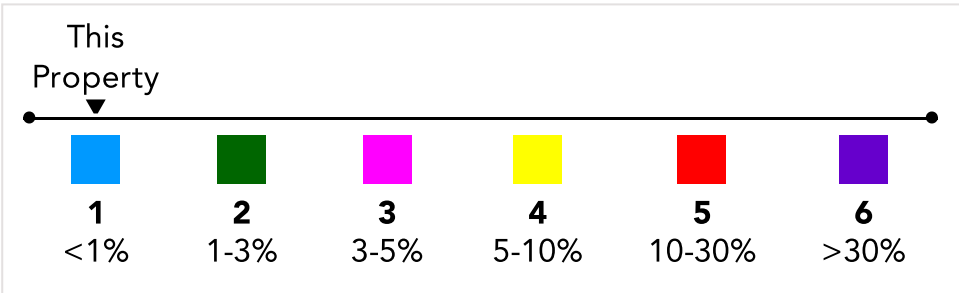
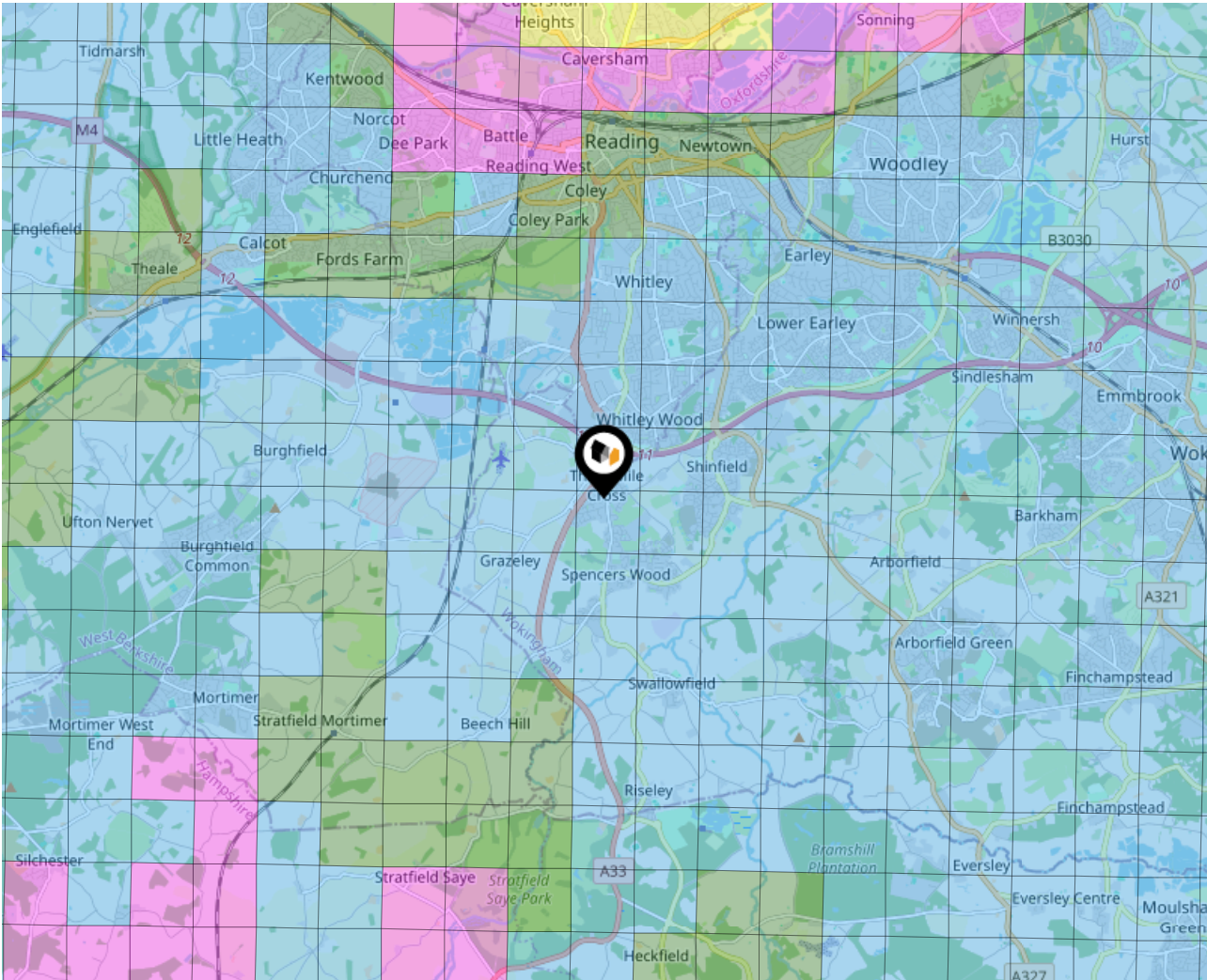
Environment

Radon Gas



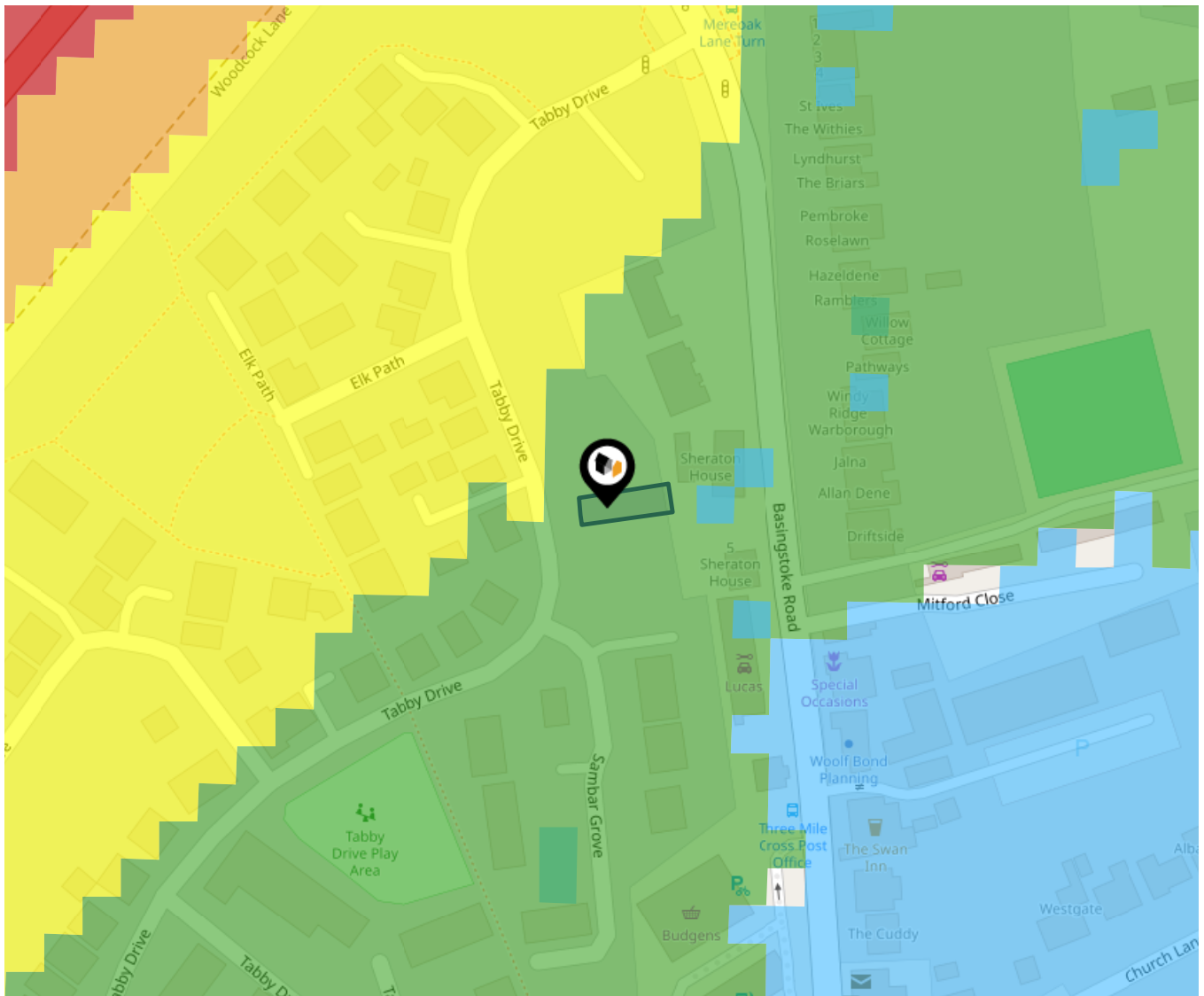
What is Radon?

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



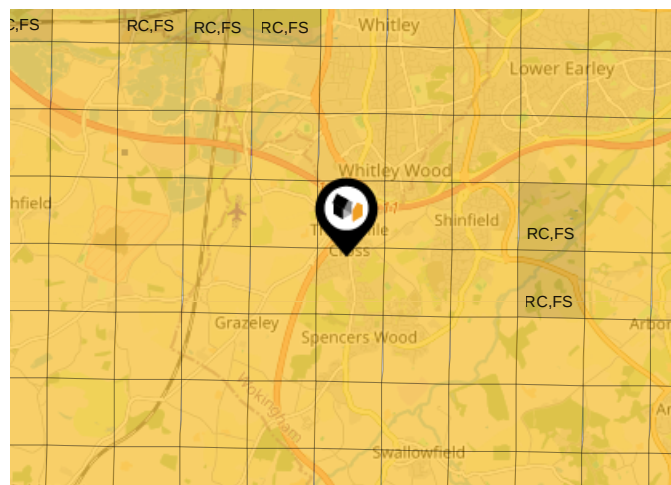
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

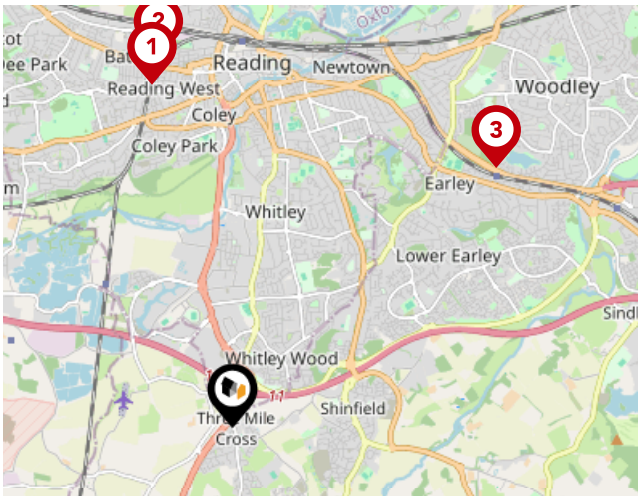


Primary Classifications (Most Common Clay Types)

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

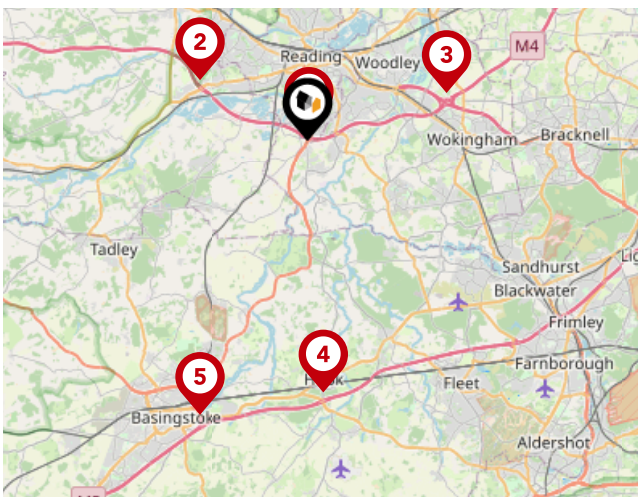
Area

Transport (National)



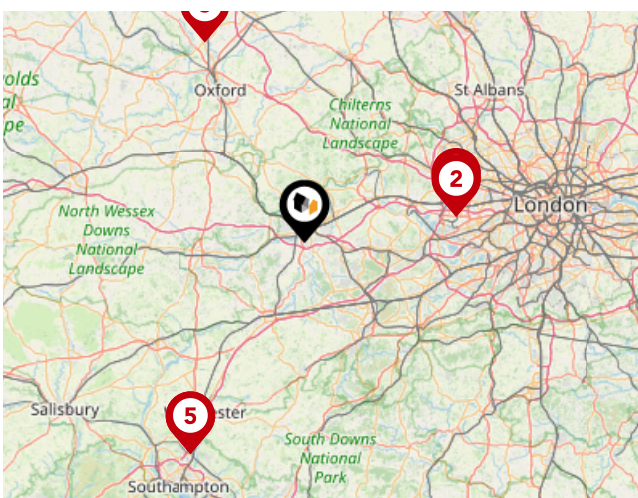
National Rail Stations

Pin	Name	Distance
	Reading West Rail Station	3.27 miles
	Reading West Rail Station	3.48 miles
	Earley Rail Station	3.42 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M4 J11	0.44 miles
	M4 J12	4.53 miles
	M4 J10	5.46 miles
	M3 J5	9.36 miles
	M3 J6	10.89 miles

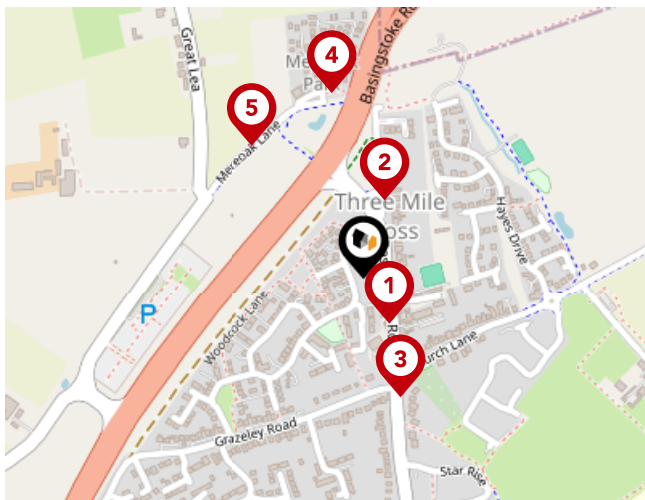


Airports/Helipads

Pin	Name	Distance
	Heathrow Airport	22.97 miles
	Heathrow Airport Terminal 4	23.01 miles
	Kidlington	32.89 miles
	North Stoneham	35.7 miles
	Southampton Airport	35.7 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Three Mile Cross Post Office	0.06 miles
2	Mere Oak Lane Turn	0.09 miles
3	Three Mile Cross Post Office	0.14 miles
4	Hartley Court Turn	0.22 miles
5	Mere Oak Lane - Great Lea	0.2 miles

Avocado Property

About Us



Avocado Property

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

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

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

Avocado Property

Testimonials



Testimonial 1



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

Testimonial 2



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

Testimonial 3



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



/avacadopropertyberkshire



/avacadoproperty



/avacadopropertyberkshire

Agent Disclaimer



Important - Please Read

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.

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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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