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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Friday 17<sup>th</sup> October 2025**



**RECREATION ROAD, TILEHURST, READING, RG30**

**Avocado Property**

07769 345086

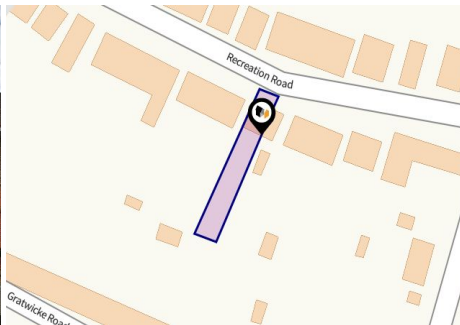
kiel@avocadoberkshire.co.uk

www.avocadopropertyagents.co.uk



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# Property Overview



## Property

|                  |                                         |         |          |
|------------------|-----------------------------------------|---------|----------|
| Type:            | Semi-Detached                           | Tenure: | Freehold |
| Bedrooms:        | 3                                       |         |          |
| Floor Area:      | 936 ft <sup>2</sup> / 87 m <sup>2</sup> |         |          |
| Plot Area:       | 0.13 acres                              |         |          |
| Year Built :     | 1900-1929                               |         |          |
| Council Tax :    | Band D                                  |         |          |
| Annual Estimate: | £2,487                                  |         |          |
| Title Number:    | BK243445                                |         |          |

## Local Area

|                          |          |                                    |      |      |
|--------------------------|----------|------------------------------------|------|------|
| Local Authority:         | Reading  | Estimated Broadband Speeds         |      |      |
| Conservation Area:       | No       | (Standard - Superfast - Ultrafast) |      |      |
| Flood Risk:              |          |                                    |      |      |
| • Rivers & Seas          | Very low | 18                                 | 123  | 1800 |
| • Surface Water          | Very low | mb/s                               | mb/s | mb/s |
|                          |          |                                    |      |      |
| Mobile Coverage:         |          | Satellite/Fibre TV Availability:   |      |      |
| (based on calls indoors) |          |                                    |      |      |
|                          |          |                                    |      |      |
|                          |          |                                    |      |      |
|                          |          |                                    |      |      |

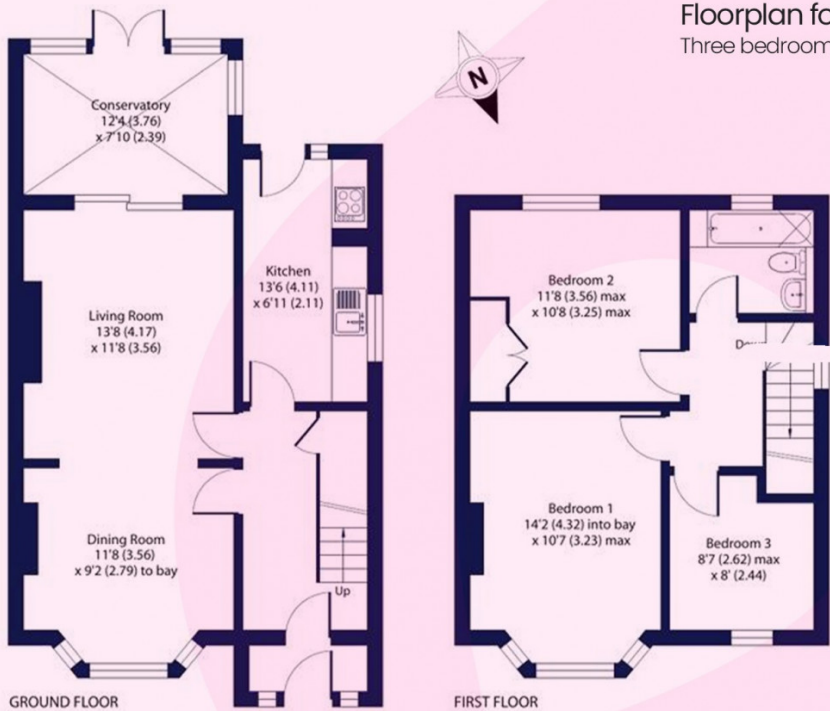
# Gallery Photos





**RECREATION ROAD, TILEHURST, READING, RG30**

Floorplan for **Recreation Road**  
Three bedroom semi-detached home

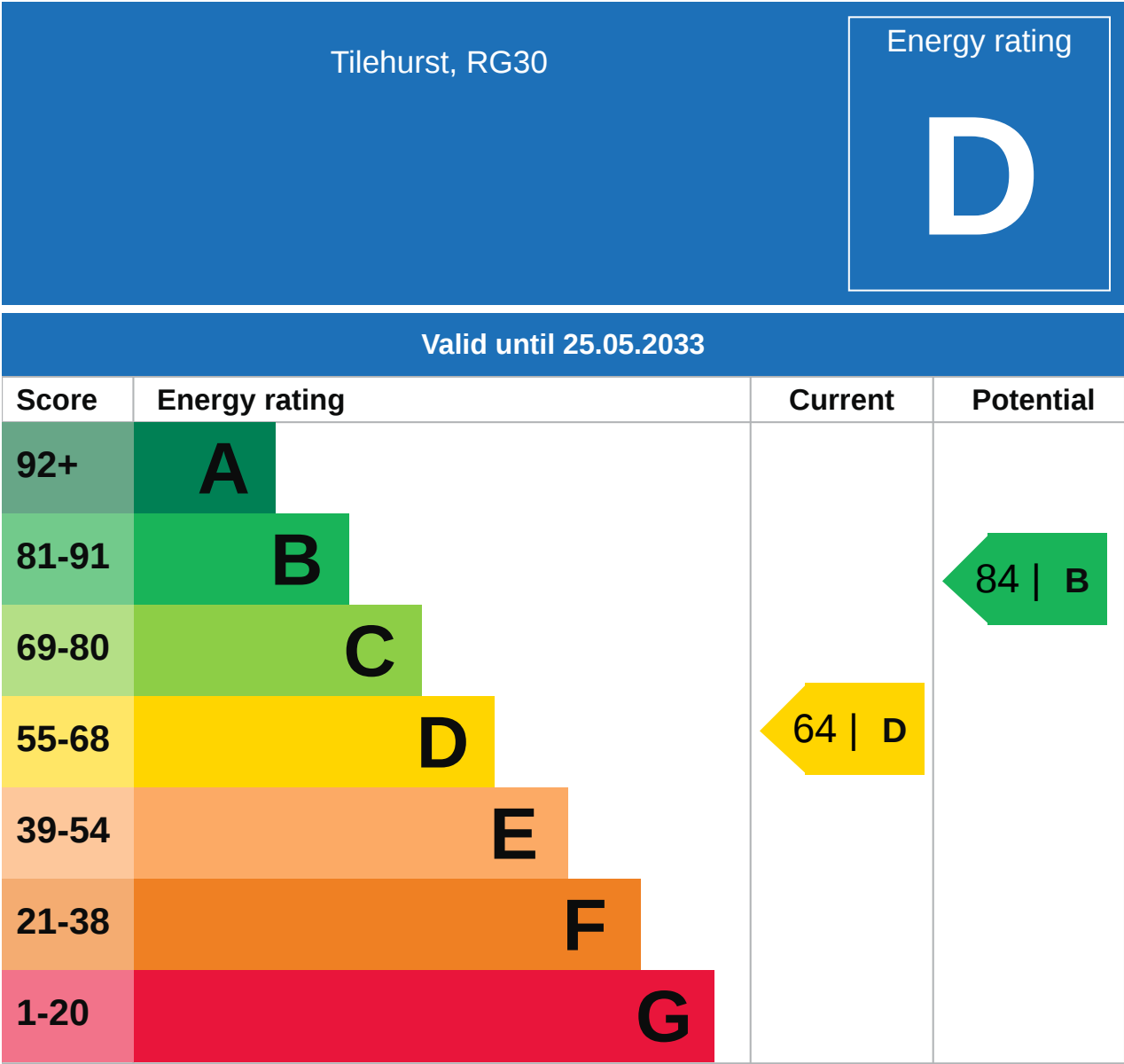


**Kiel Holder**  
kiel@avocadoberkshire.co.uk

*Kiel Holder*  
avocado  
property

# Property

## EPC - Certificate



# Property

## EPC - Additional Data



### Additional EPC Data

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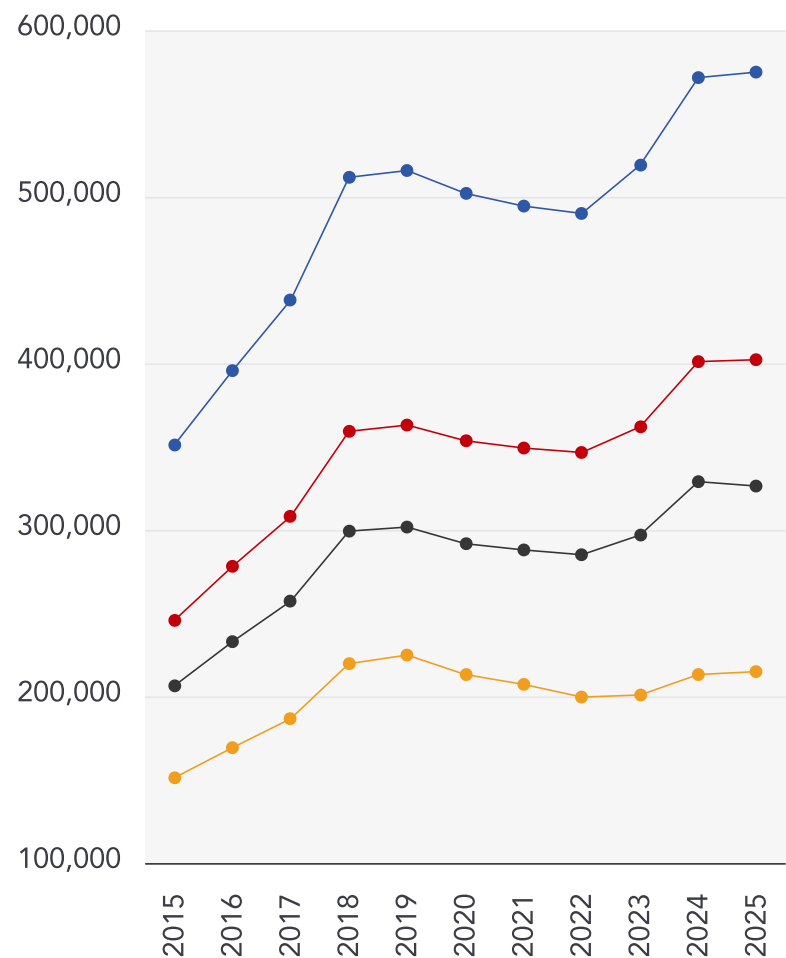
|                                     |                                                |
|-------------------------------------|------------------------------------------------|
| <b>Property Type:</b>               | House                                          |
| <b>Build Form:</b>                  | Semi-Detached                                  |
| <b>Transaction Type:</b>            | Marketed sale                                  |
| <b>Energy Tariff:</b>               | Dual                                           |
| <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>          | 0                                              |
| <b>Open Fireplace:</b>              | 0                                              |
| <b>Ventilation:</b>                 | Natural                                        |
| <b>Walls:</b>                       | Cavity wall, as built, no insulation (assumed) |
| <b>Walls Energy:</b>                | Poor                                           |
| <b>Roof:</b>                        | Pitched, 75 mm loft insulation                 |
| <b>Roof Energy:</b>                 | Average                                        |
| <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 all fixed outlets       |
| <b>Floors:</b>                      | Suspended, no insulation (assumed)             |
| <b>Total Floor Area:</b>            | 87 m <sup>2</sup>                              |

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in RG30



Detached

**+63.79%**

Semi-Detached

**+63.72%**

Terraced

**+58.11%**

Flat

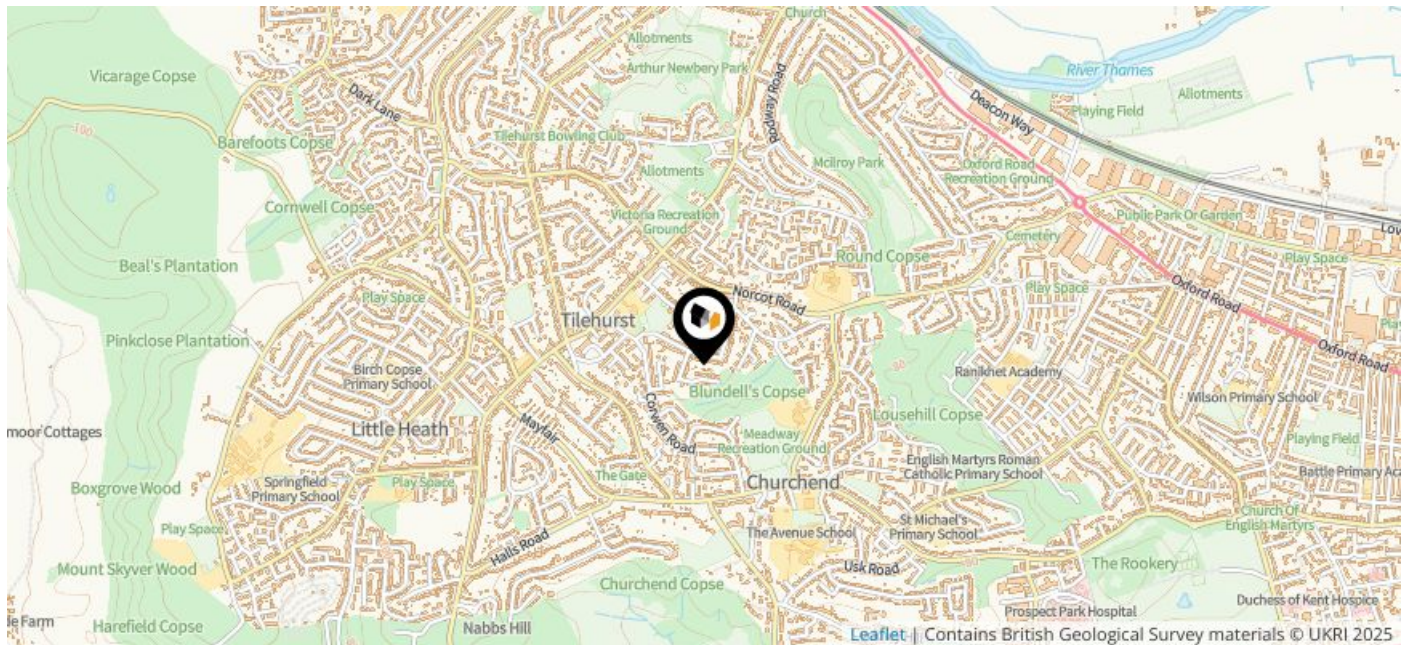
**+42.18%**

# 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.

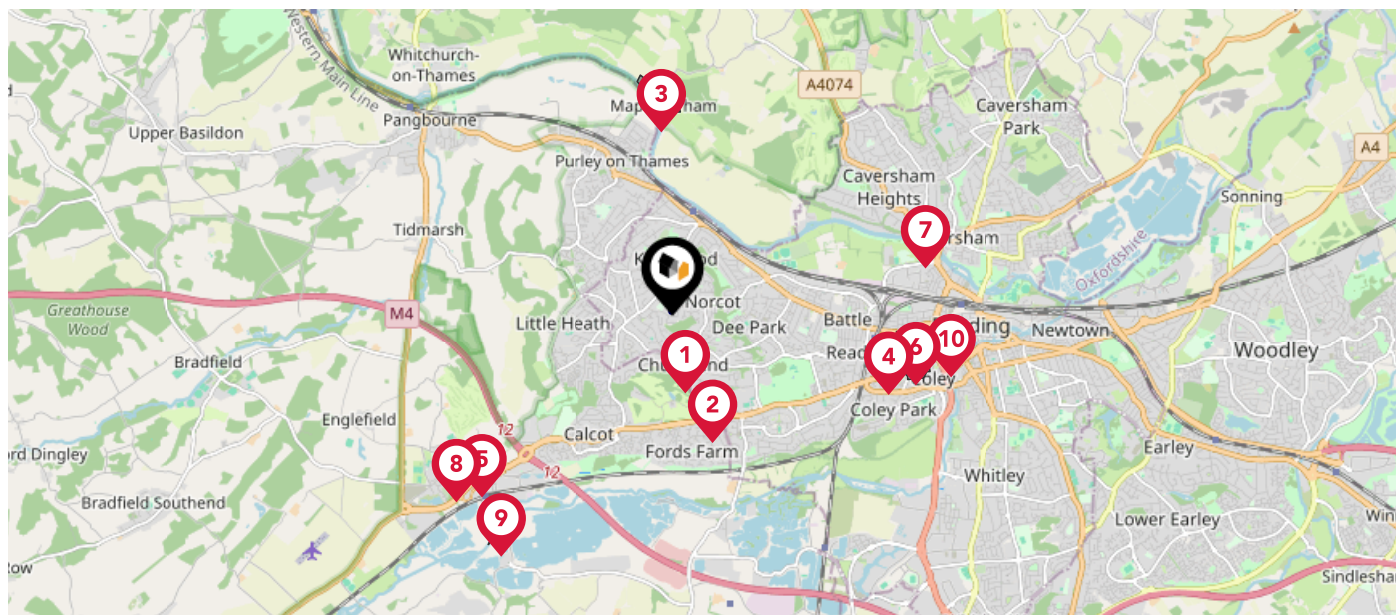
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

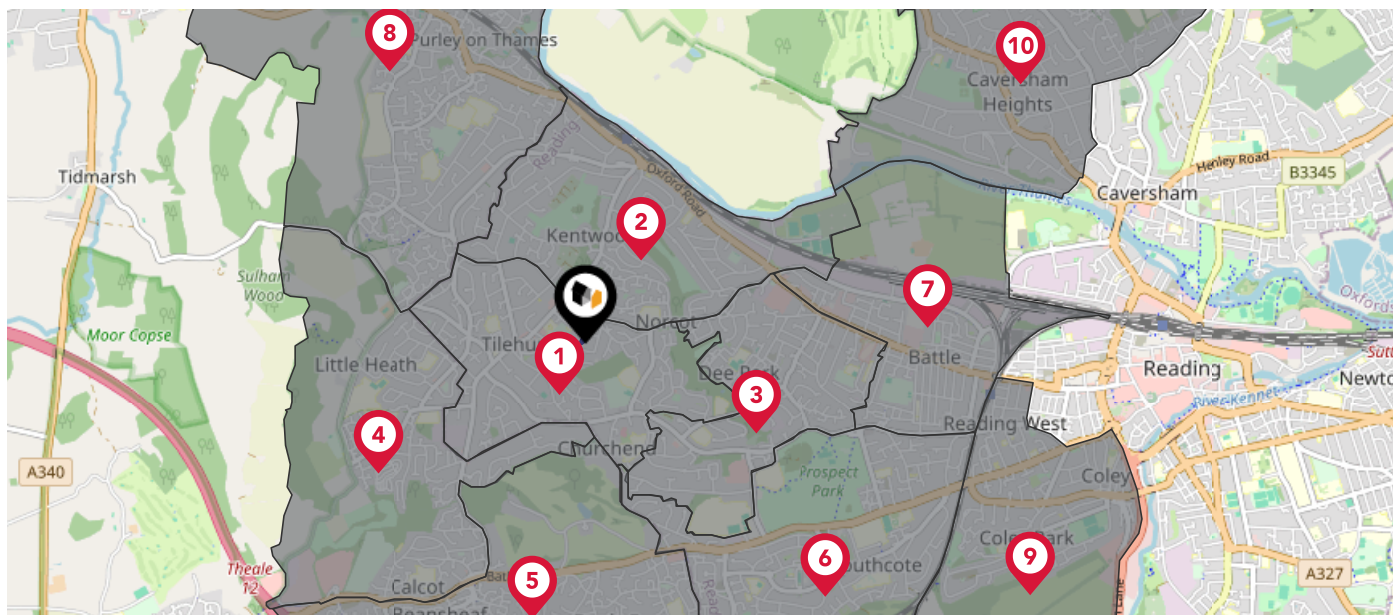
- |    |                                   |
|----|-----------------------------------|
| 1  | Routh Lane                        |
| 2  | Horncastle                        |
| 3  | Mapledurham                       |
| 4  | Downshire Square                  |
| 5  | Theale High Street / Blossom Lane |
| 6  | Russell Street and Castle Hill    |
| 7  | St Peter's                        |
| 8  | Holy Trinity, Theale              |
| 9  | Sheffield Bridge                  |
| 10 | St Mary's Butts and Castle Street |

# 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



Tilehurst Ward



Kentwood Ward



Norcot Ward



Tilehurst Birch Copse Ward



Tilehurst South & Holybrook Ward



Southcote Ward



Battle Ward



Tilehurst & Purley Ward



Coley Ward



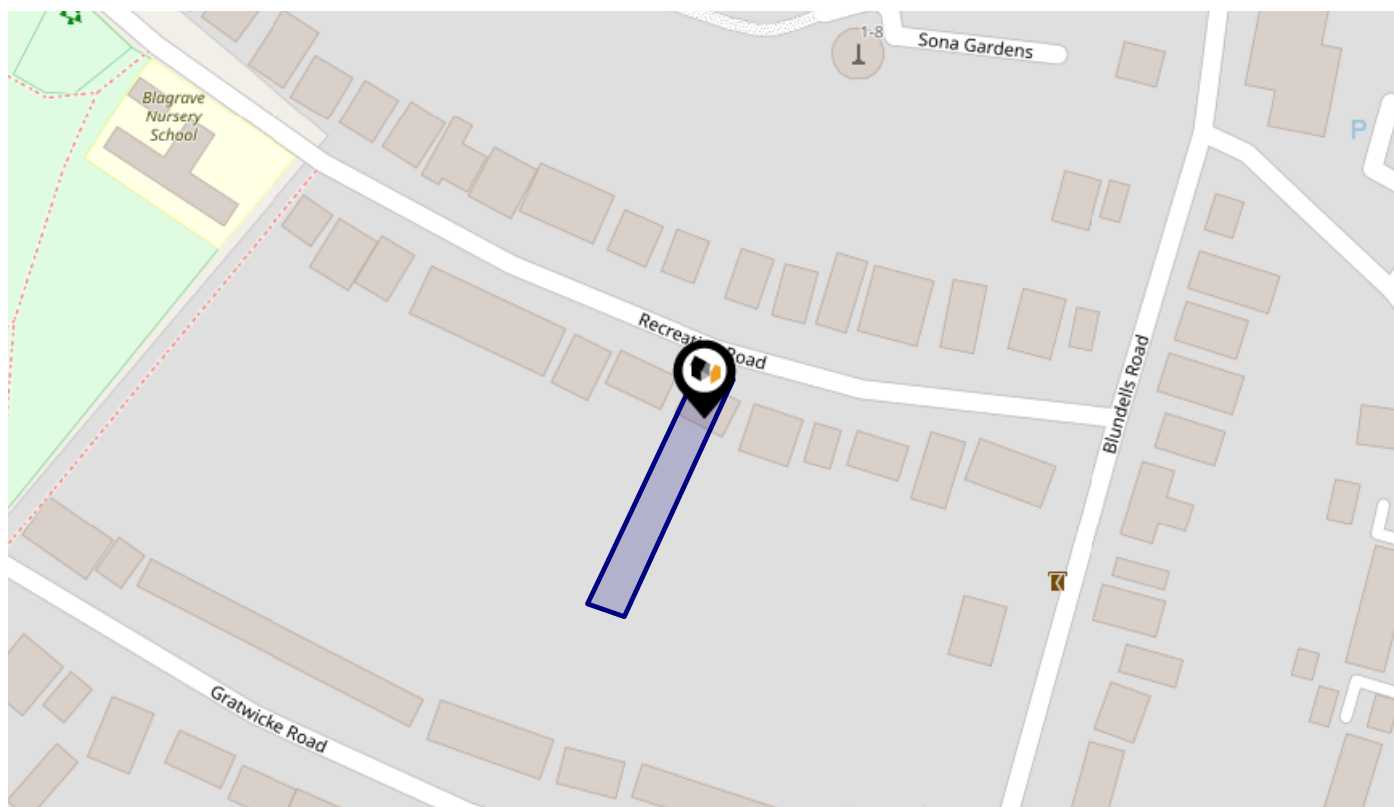
Caversham Heights Ward

# 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:

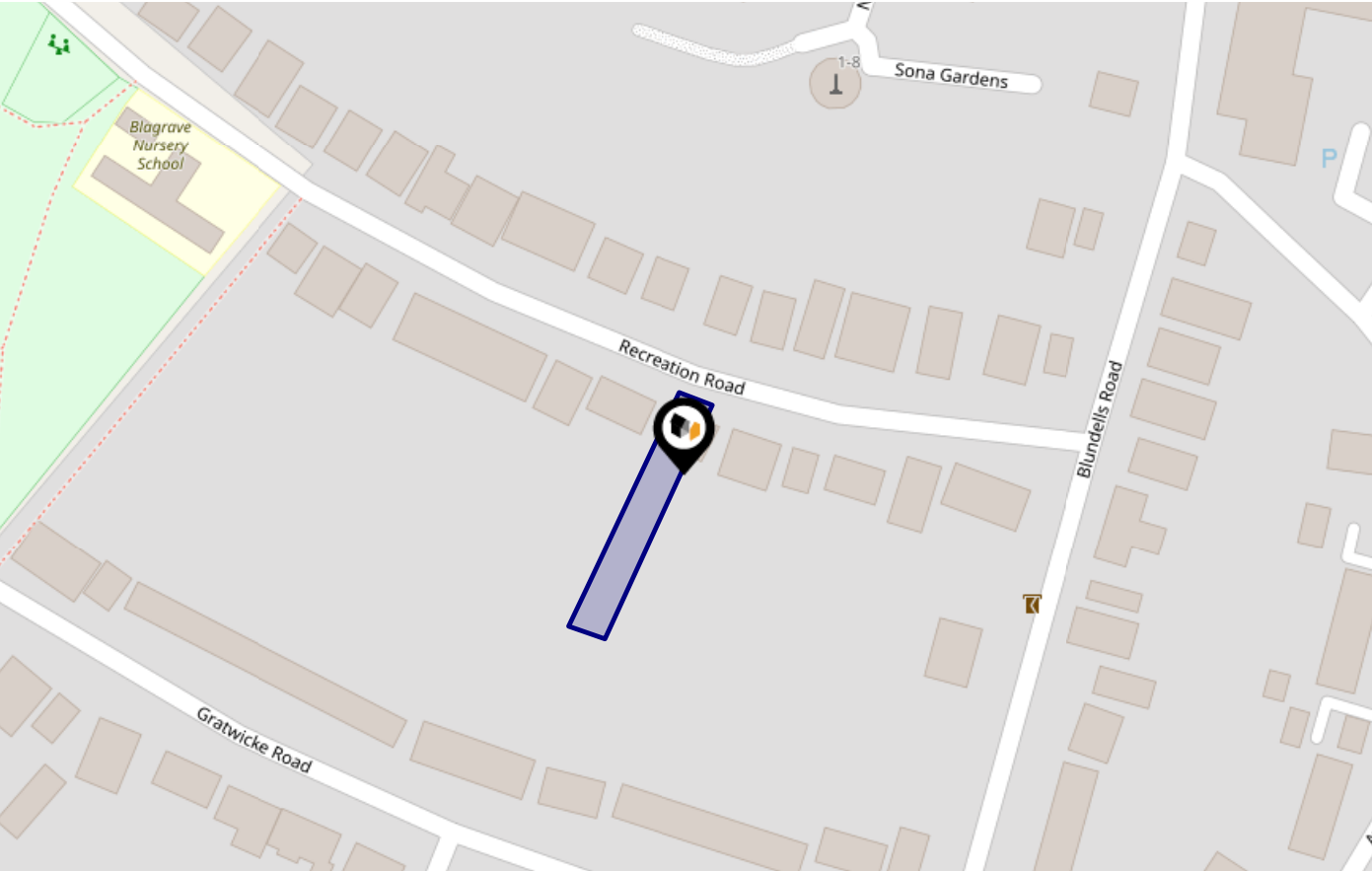
|   |  |              |  |
|---|--|--------------|--|
| 5 |  | 75.0+ dB     |  |
| 4 |  | 70.0-74.9 dB |  |
| 3 |  | 65.0-69.9 dB |  |
| 2 |  | 60.0-64.9 dB |  |
| 1 |  | 55.0-59.9 dB |  |

# 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.

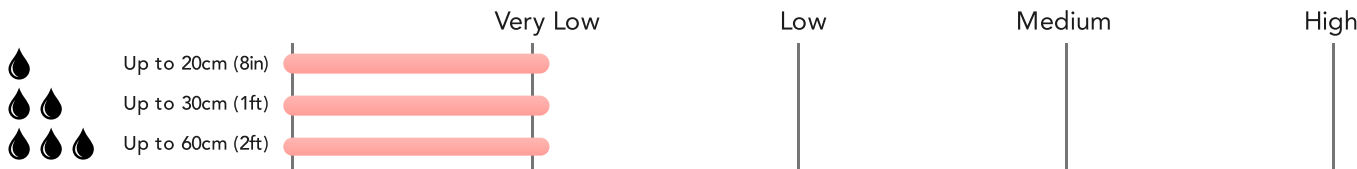


**Risk Rating: Very low**

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:

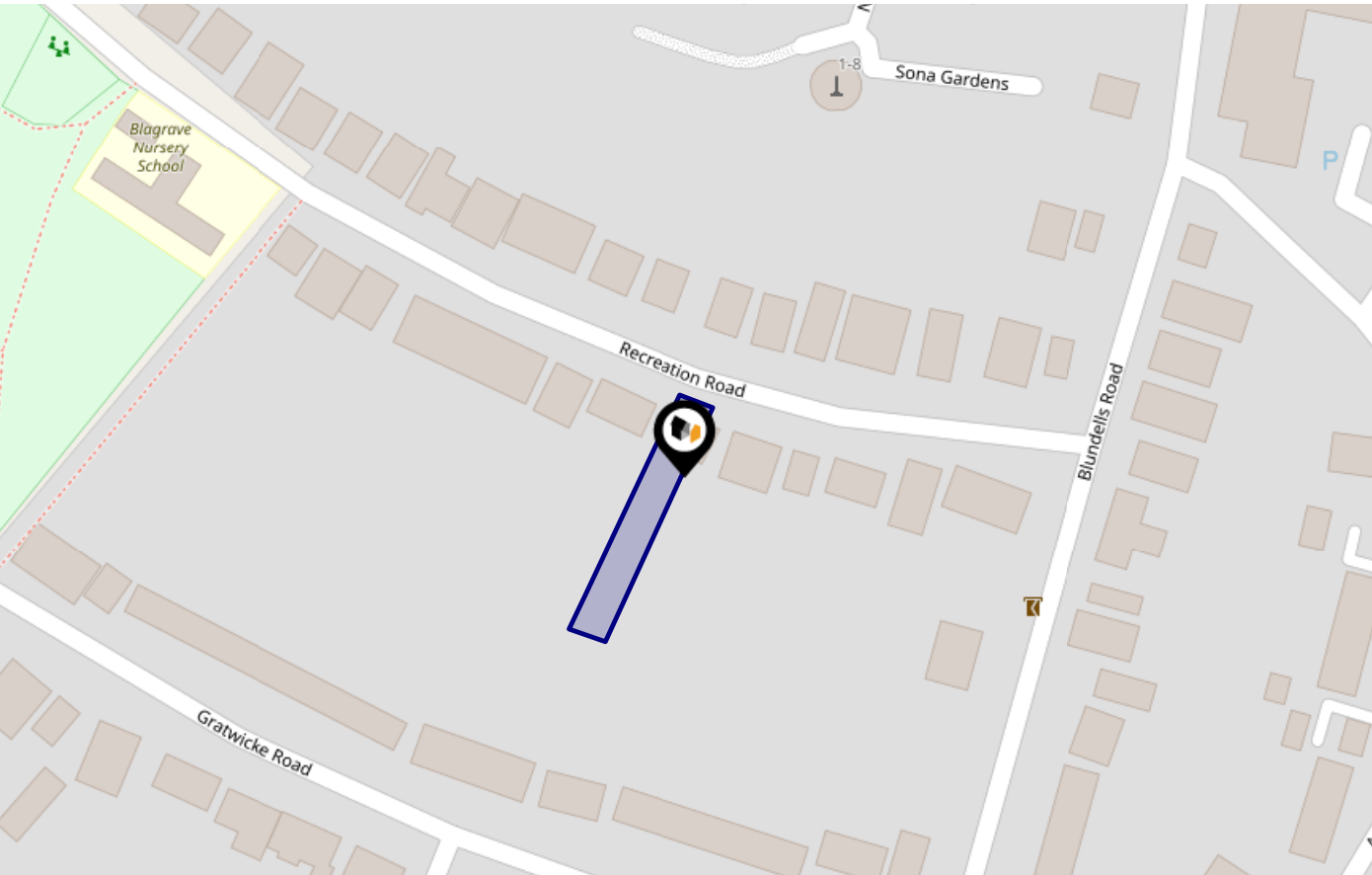


# Flood Risk

## 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.

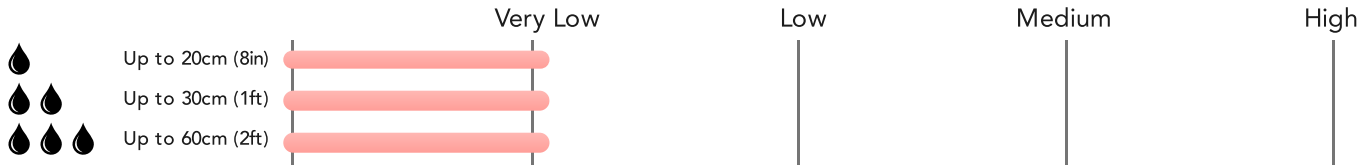


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

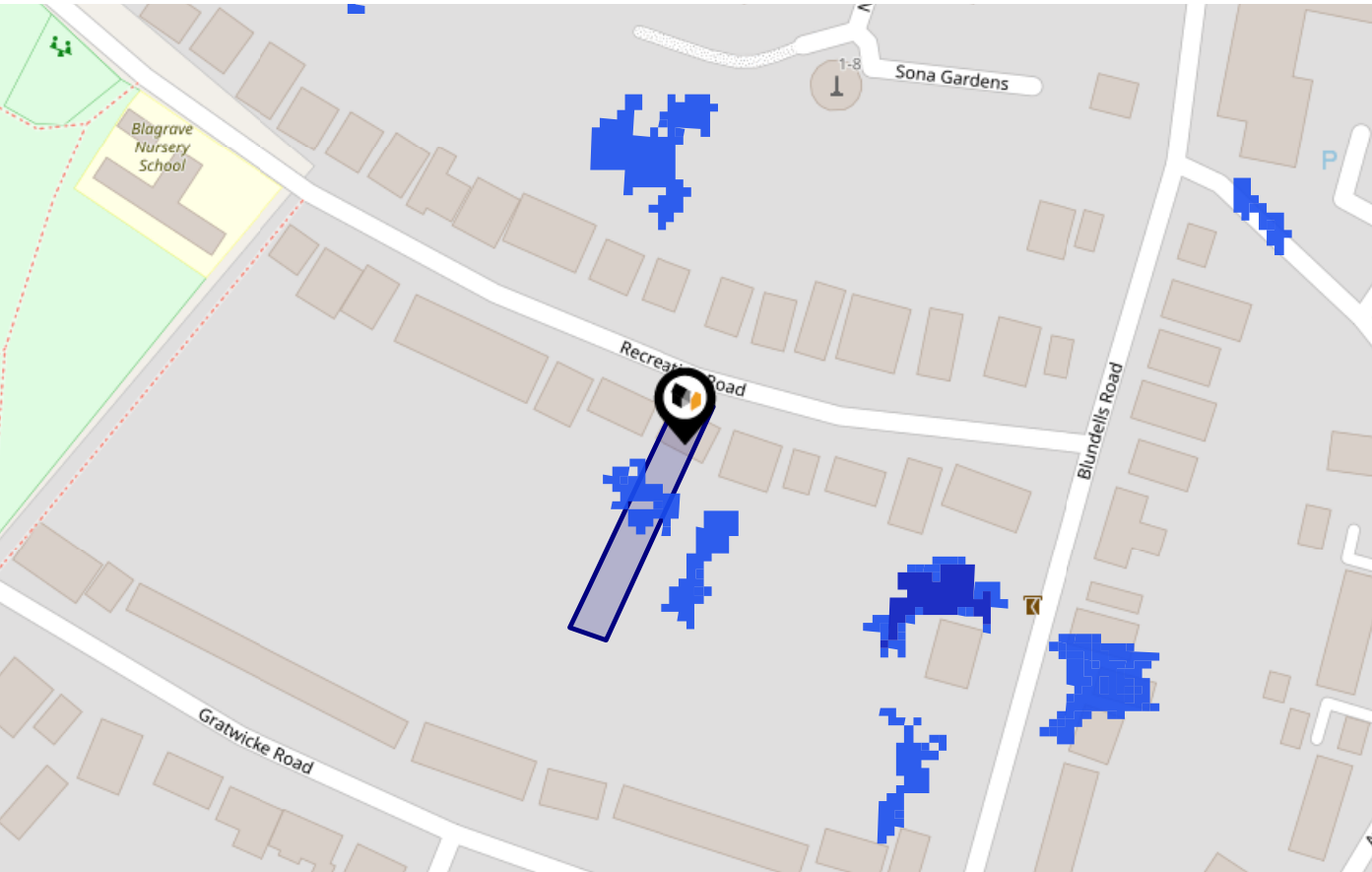


# Flood Risk

## 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.

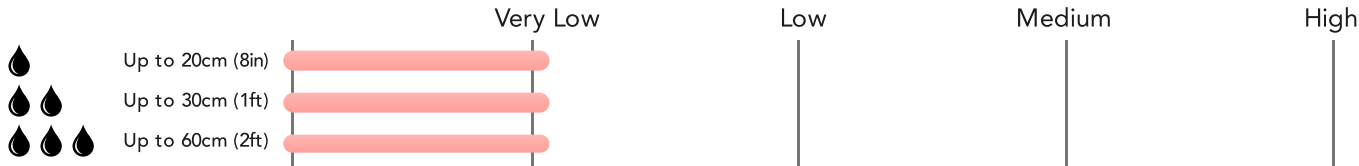


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

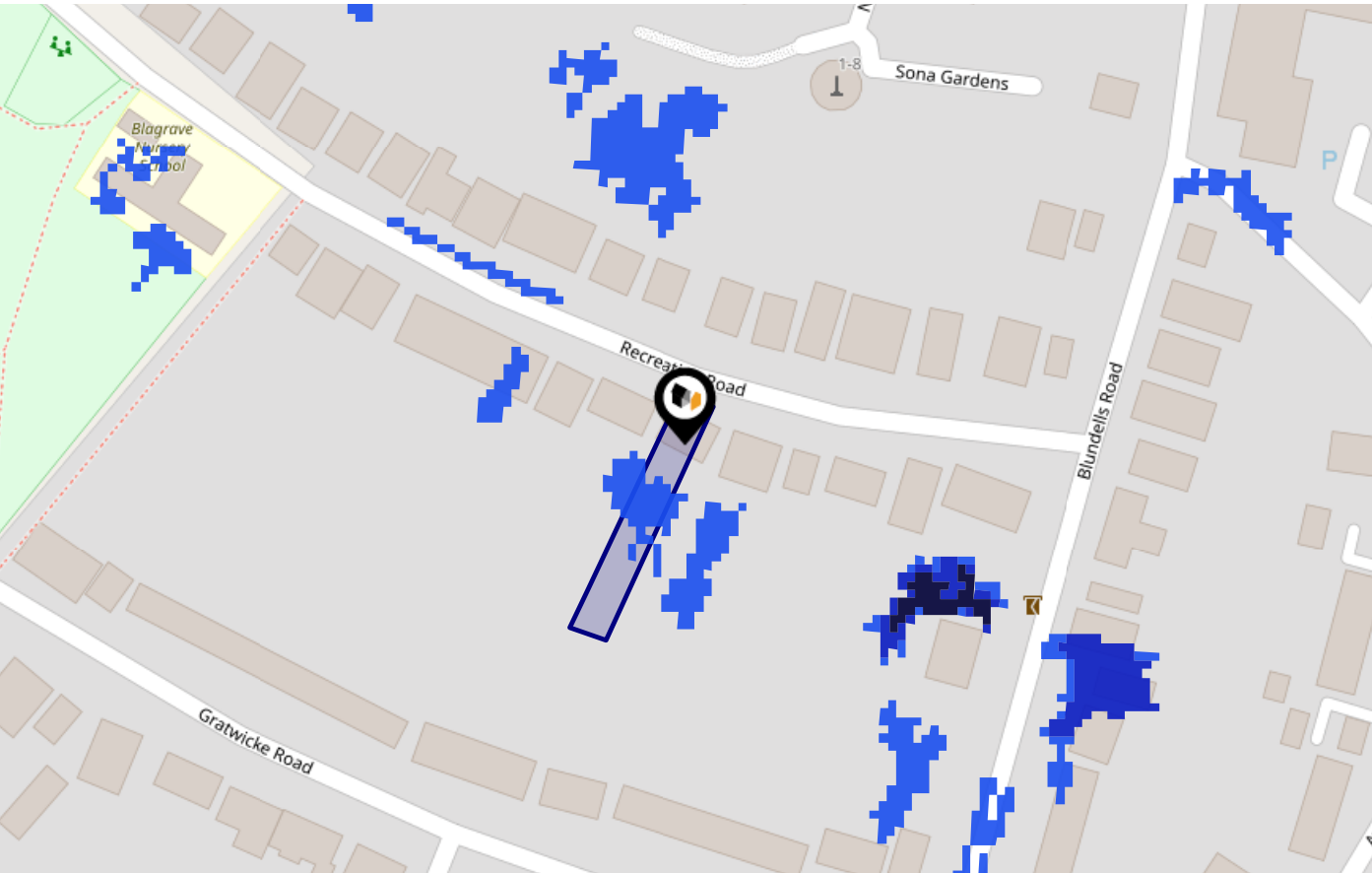


# Flood Risk

## 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.

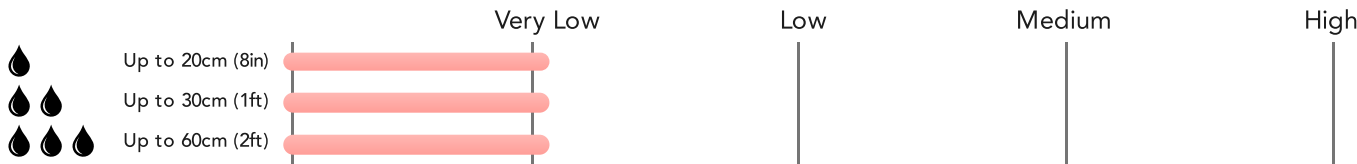


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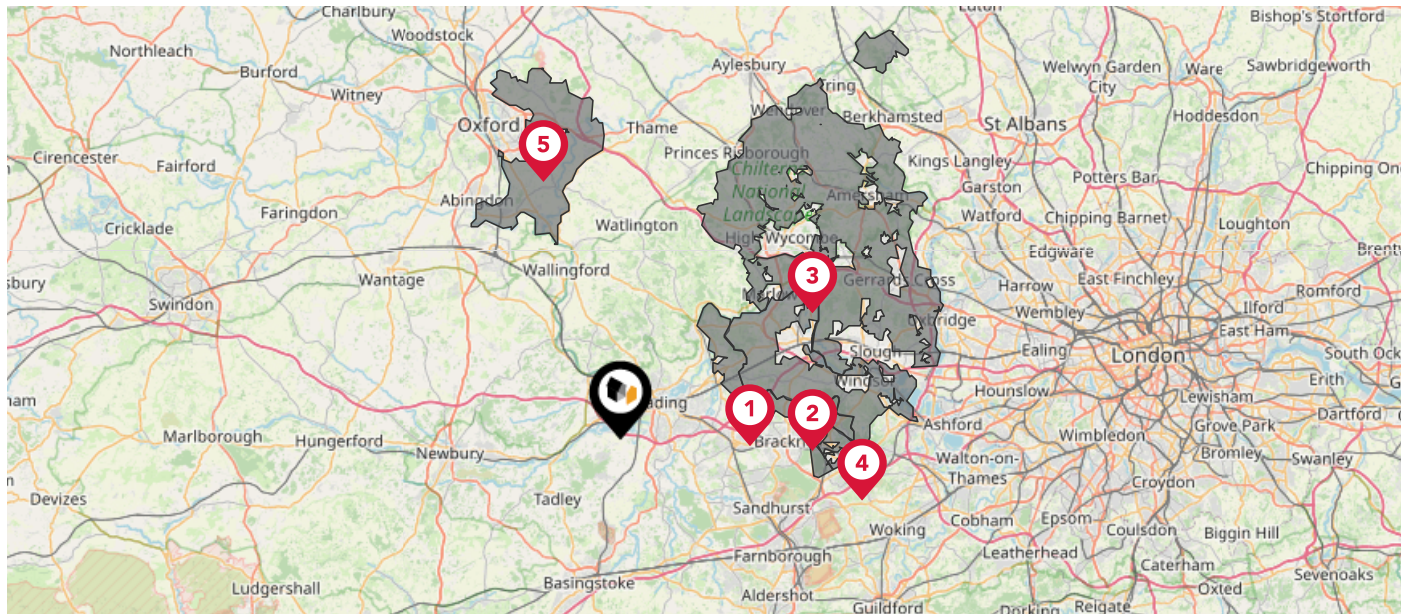


# Maps

## Green Belt



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



### Nearby Green Belt Land

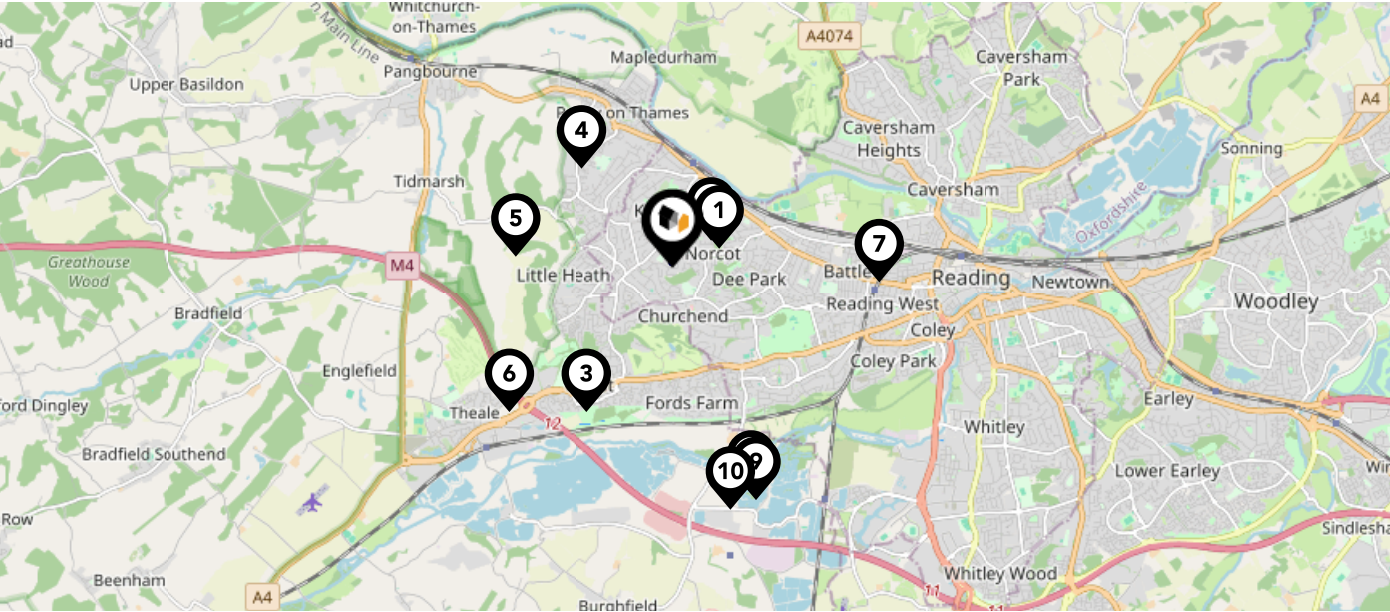
-  London Green Belt - Wokingham
-  London Green Belt - Bracknell Forest
-  London Green Belt - Buckinghamshire
-  London Green Belt - Windsor and Maidenhead
-  Oxford Green Belt - South Oxfordshire

# 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.



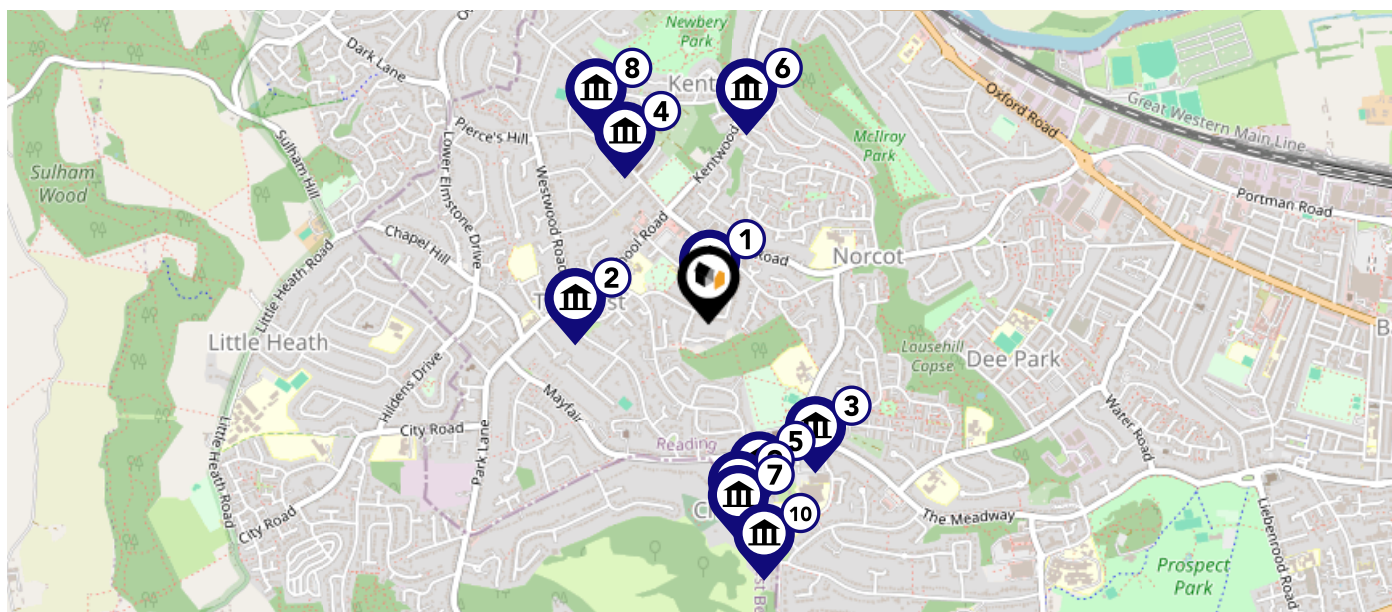
| Nearby Landfill Sites |                                                 |                                            |
|-----------------------|-------------------------------------------------|--------------------------------------------|
| 1                     | Beecham Hill-Reading, Berkshire                 | Historic Landfill <input type="checkbox"/> |
| 2                     | Thirlmere Avenue-Reading, Berkshire             | Historic Landfill <input type="checkbox"/> |
| 3                     | Clarence Way-Calcot, Reading, Berkshire         | Historic Landfill <input type="checkbox"/> |
| 4                     | Long Lane-Purley, Berkshire                     | Historic Landfill <input type="checkbox"/> |
| 5                     | Sadlers Farm-Sulham, Berkshire                  | Historic Landfill <input type="checkbox"/> |
| 6                     | Nunhide Lane, Calcot-Sulham, Reading, Berkshire | Historic Landfill <input type="checkbox"/> |
| 7                     | Cow Lane-Reading, Berkshire                     | Historic Landfill <input type="checkbox"/> |
| 8                     | Weirside-Burghfield, Reading, Berkshire         | Historic Landfill <input type="checkbox"/> |
| 9                     | Green Lane-Burghfield, Reading, Berkshire       | Historic Landfill <input type="checkbox"/> |
| 10                    | Pingewood Road-Burghfield, Reading, Berkshire   | Historic Landfill <input type="checkbox"/> |

# Maps

## Listed Buildings

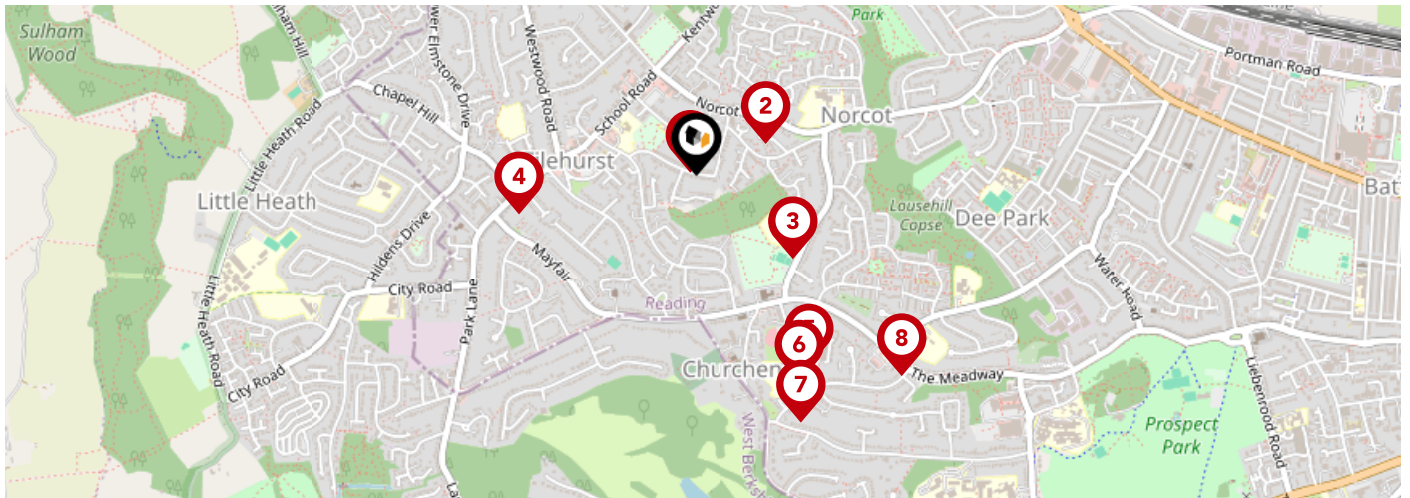


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



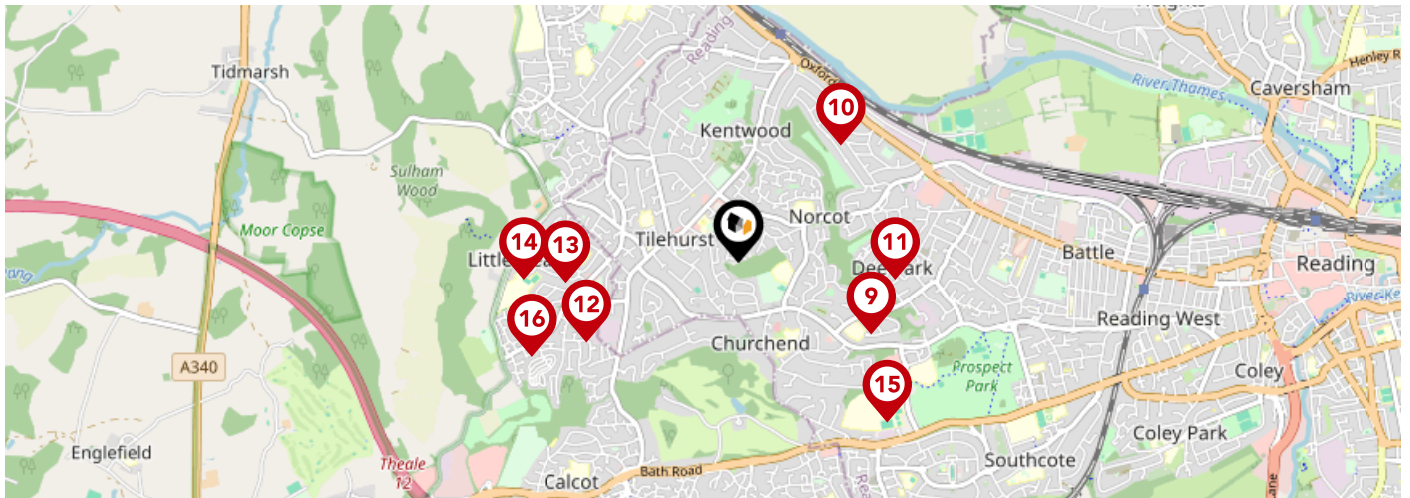
| Listed Buildings in the local district                                                                                                | Grade    | Distance  |
|---------------------------------------------------------------------------------------------------------------------------------------|----------|-----------|
|  1113623 - Water Tower                             | Grade II | 0.1 miles |
|  1441573 - Tilehurst War Memorial                  | Grade II | 0.3 miles |
|  1321908 - Apple Tree Cottage Appletree Cottage    | Grade II | 0.4 miles |
|  1302982 - Yardley Cottage                         | Grade II | 0.4 miles |
|  1113566 - Goodwins                                | Grade II | 0.4 miles |
|  1303112 - Kentwood Farmhouse And Outhouse To East | Grade II | 0.5 miles |
|  1321935 - Church Of St Michael                    | Grade II | 0.5 miles |
|  1113393 - 26, Armour Hill                         | Grade II | 0.5 miles |
|  1321881 - Iris Court Rectory                      | Grade II | 0.5 miles |
|  1113450 - Green Lea                               | Grade II | 0.6 miles |

# Area Schools



|          |                                                                                         | Nursery                             | Primary                             | Secondary                           | College                  | Private                  |
|----------|-----------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Blagrove Nursery School</b><br>Ofsted Rating: Good   Pupils: 48   Distance:0.02      | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Meadow Park Academy</b><br>Ofsted Rating: Good   Pupils: 354   Distance:0.18         | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Moorlands Primary School</b><br>Ofsted Rating: Good   Pupils: 331   Distance:0.29    | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>Park Lane Primary School</b><br>Ofsted Rating: Good   Pupils: 402   Distance:0.42    | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>The Avenue Special School</b><br>Ofsted Rating: Good   Pupils: 233   Distance:0.51   | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Thames Valley School</b><br>Ofsted Rating: Good   Pupils: 55   Distance:0.53         | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>Churchend Primary Academy</b><br>Ofsted Rating: Good   Pupils: 450   Distance:0.62   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>St Michael's Primary School</b><br>Ofsted Rating: Good   Pupils: 401   Distance:0.66 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

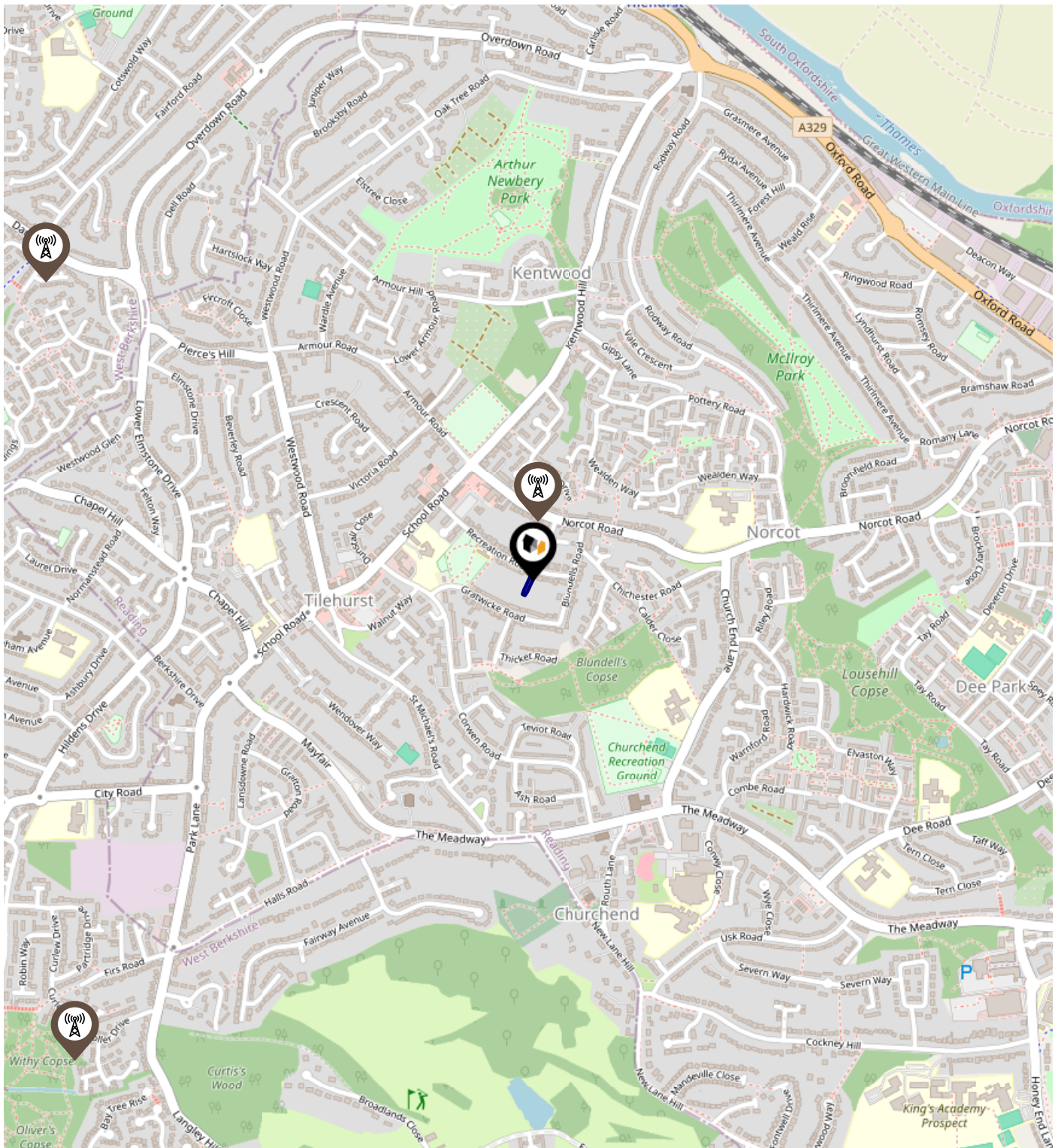
# Area Schools



|                                                                                     |                                                                                                     | Nursery                             | Primary                             | Secondary                           | College                  | Private                  |
|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|   | <b>English Martyrs' Catholic Primary School</b><br>Ofsted Rating: Good   Pupils: 433   Distance:0.7 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Norcot Early Years Centre</b><br>Ofsted Rating: Outstanding   Pupils: 99   Distance:0.71         | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Ranikhet Academy</b><br>Ofsted Rating: Good   Pupils: 247   Distance:0.73                        | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>St Paul's Catholic Primary School</b><br>Ofsted Rating: Good   Pupils: 296   Distance:0.8        | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Birch Copse Primary School</b><br>Ofsted Rating: Outstanding   Pupils: 418   Distance:0.81       | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Little Heath School</b><br>Ofsted Rating: Good   Pupils: 1667   Distance:1                       | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>King's Academy Prospect</b><br>Ofsted Rating: Good   Pupils: 1217   Distance:1.01                | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Springfield Primary School</b><br>Ofsted Rating: Good   Pupils: 336   Distance:1.05              | <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

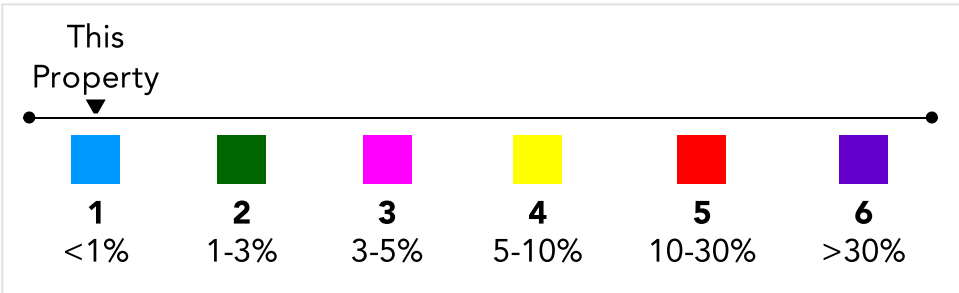
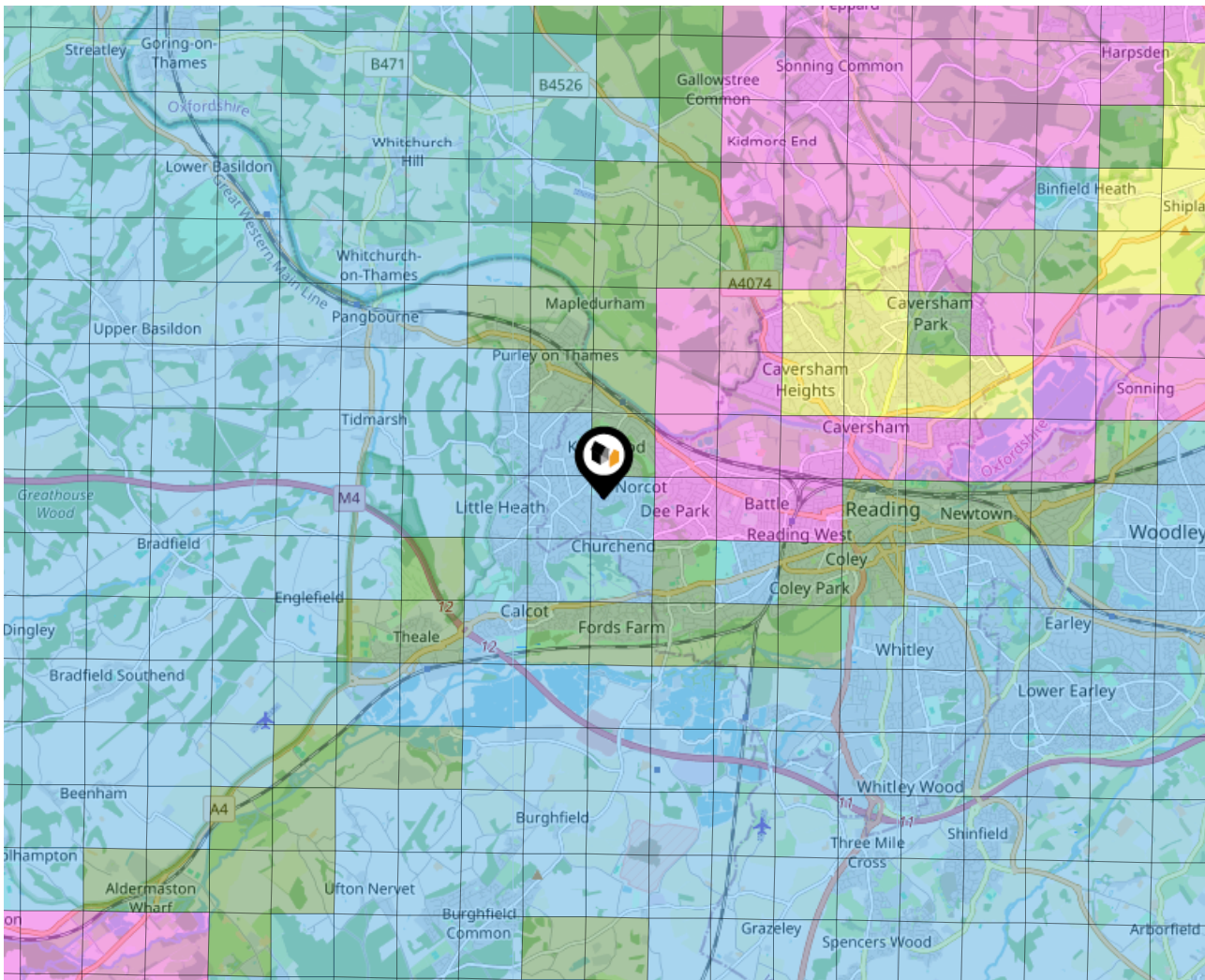
# Environment

## Radon Gas



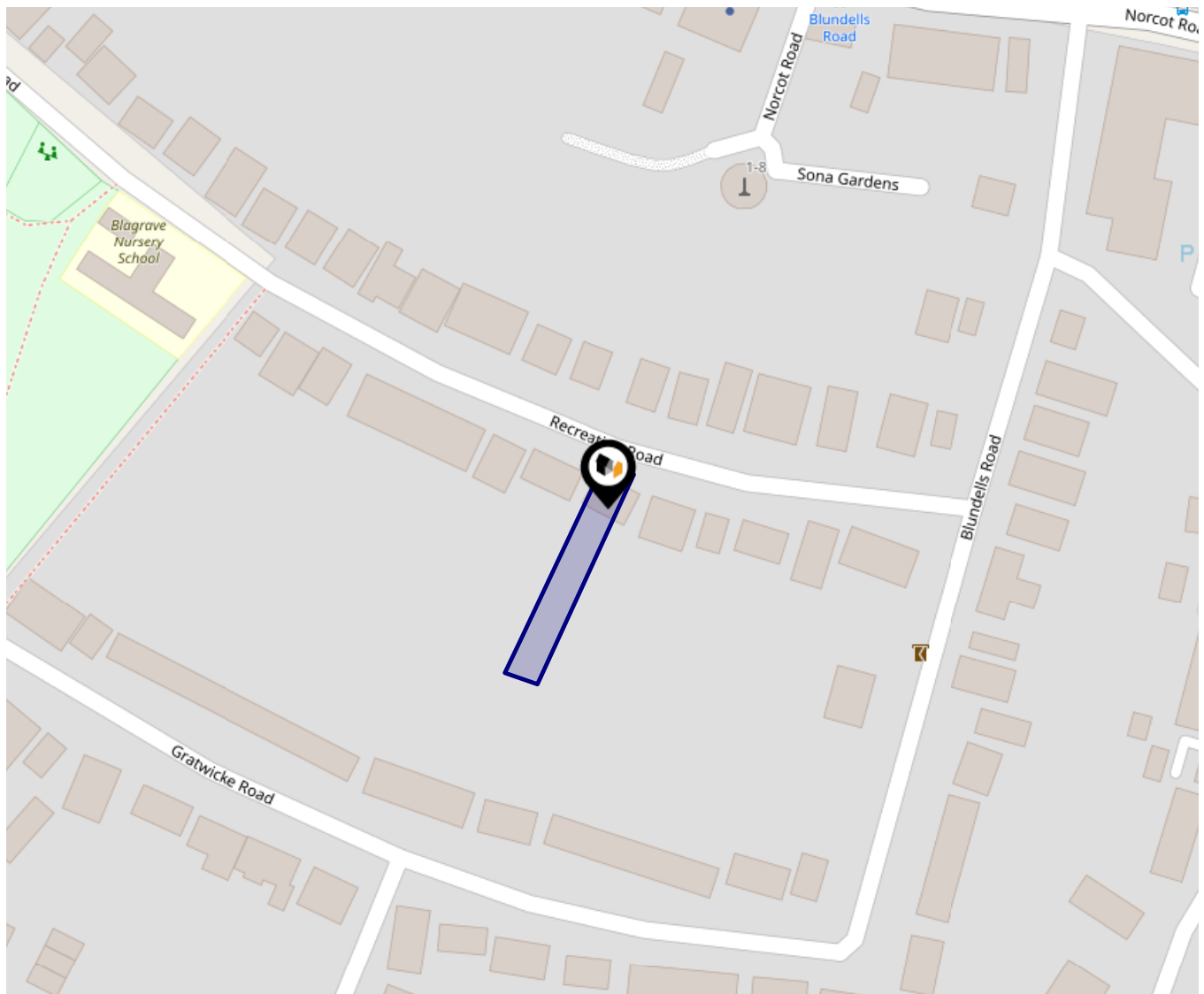
### What is Radon?

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/m<sup>3</sup>).



# Local Area

## Road Noise



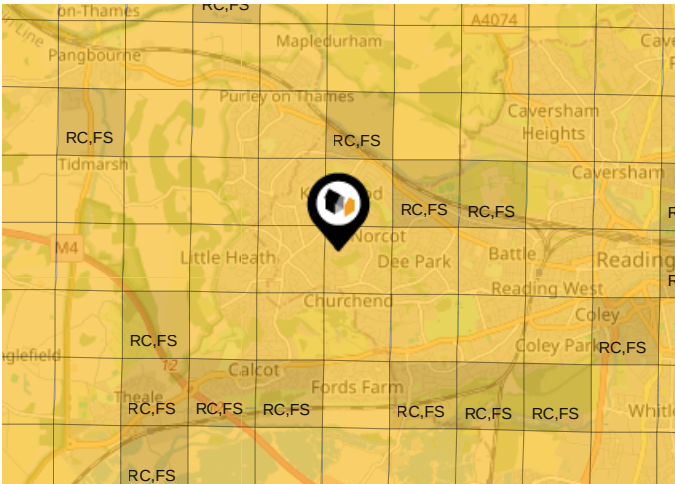
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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> | SAND TO SANDY LOAM |
| <b>Parent Material Grain:</b> | ARENACEOUS -<br>RUDACEOUS        | <b>Soil Depth:</b>   | DEEP               |
| <b>Soil Group:</b>            | LIGHT(SANDY) TO<br>MEDIUM(SANDY) |                      |                    |

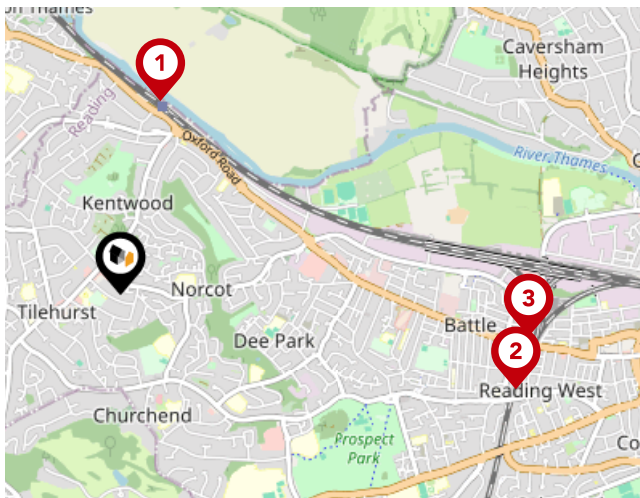


### Primary Classifications (Most Common Clay Types)

|               |                                              |
|---------------|----------------------------------------------|
| <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                   |

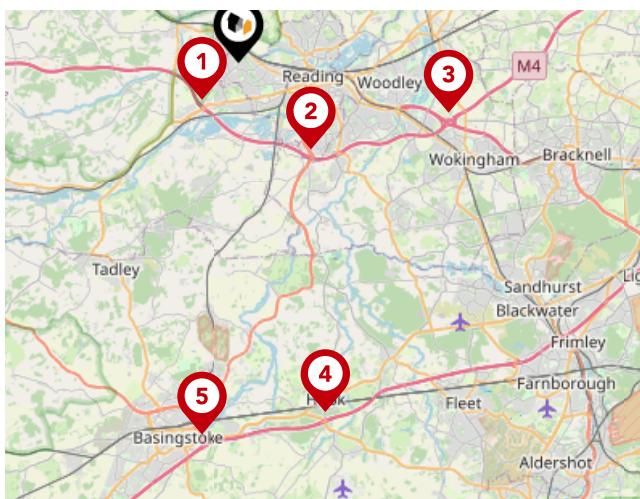
# Area

## Transport (National)



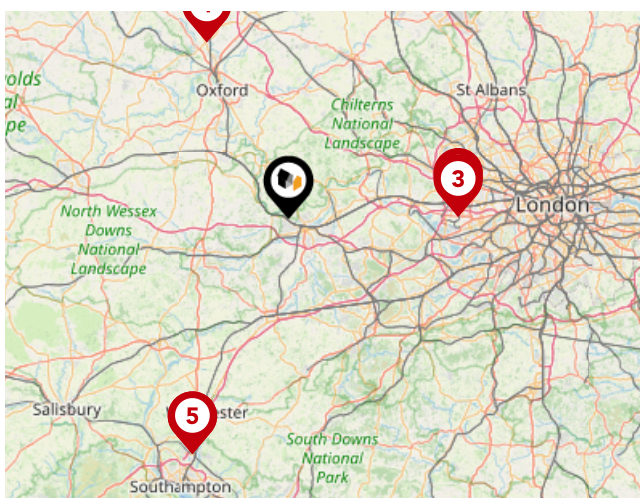
### National Rail Stations

| Pin | Name                      | Distance   |
|-----|---------------------------|------------|
|     | Tilehurst Rail Station    | 0.91 miles |
|     | Reading West Rail Station | 1.88 miles |
|     | Reading West Rail Station | 1.9 miles  |



### Trunk Roads/Motorways

| Pin | Name   | Distance    |
|-----|--------|-------------|
|     | M4 J12 | 1.91 miles  |
|     | M4 J11 | 4.16 miles  |
|     | M4 J10 | 7.97 miles  |
|     | M3 J5  | 13.34 miles |
|     | M3 J6  | 13.83 miles |

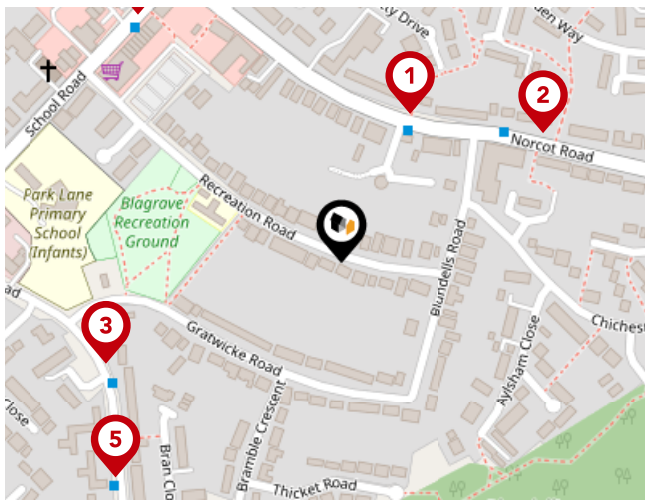


### Airports/Helipads

| Pin | Name                        | Distance    |
|-----|-----------------------------|-------------|
|     | Kidlington                  | 28.52 miles |
|     | Heathrow Airport            | 25.07 miles |
|     | Heathrow Airport Terminal 4 | 25.26 miles |
|     | North Stoneham              | 37.89 miles |
|     | Southampton Airport         | 37.89 miles |

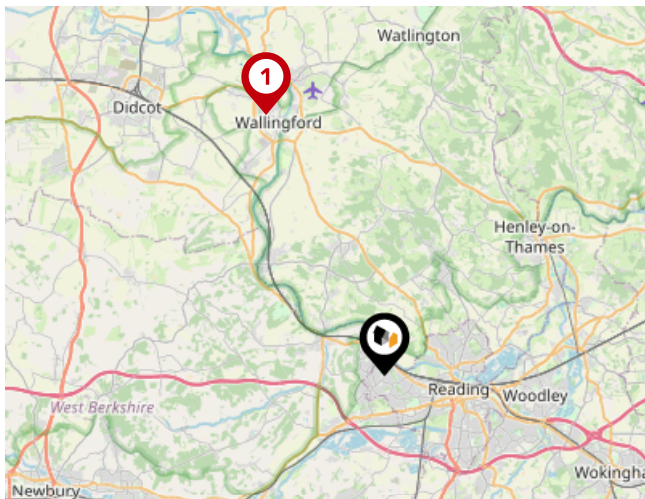
# Area

## Transport (Local)



### Bus Stops/Stations

| Pin | Name           | Distance   |
|-----|----------------|------------|
| 1   | Blundells Road | 0.1 miles  |
| 2   | Blundells Road | 0.14 miles |
| 3   | Alford Close   | 0.15 miles |
| 4   | The Victoria   | 0.19 miles |
| 5   | Alford Close   | 0.18 miles |



### Local Connections

| Pin | Name                                        | Distance    |
|-----|---------------------------------------------|-------------|
| 1   | Wallingford (Cholsey & Wallingford Railway) | 10.58 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

## 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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