

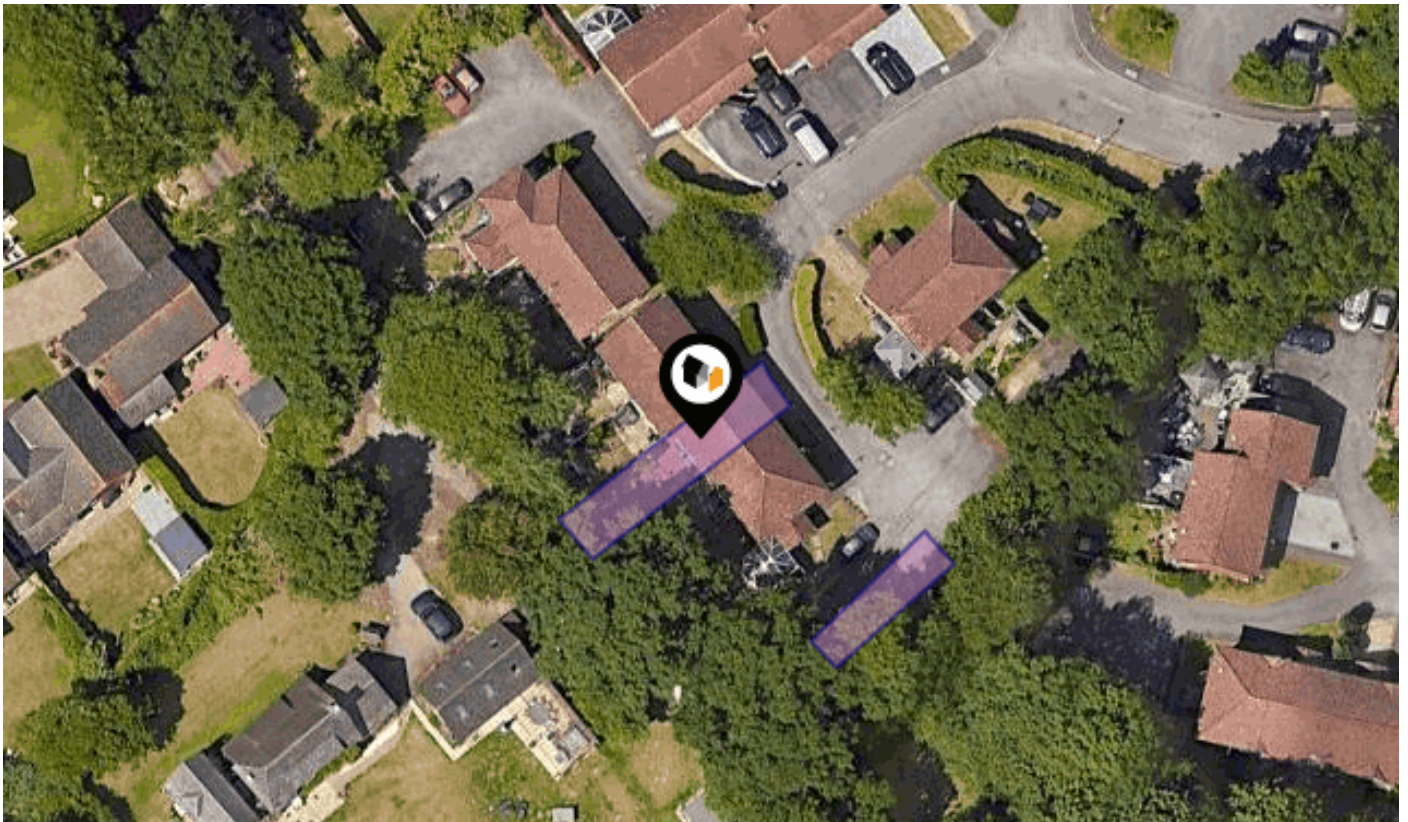


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Saturday 01<sup>st</sup> November 2025**



**WIMBLINGTON DRIVE, LOWER EARLEY, READING, RG6**

**Avocado Property**

07917 157387

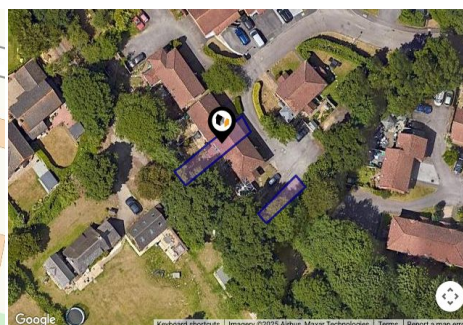
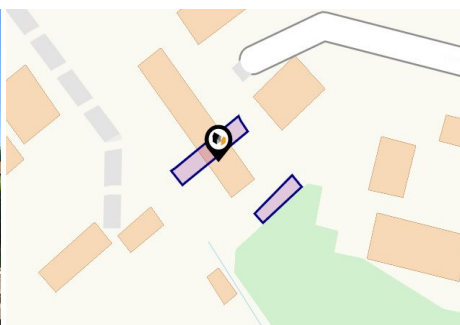
neil@avocadoberkshire.co.uk

www.avocadopropertyagents.co.uk



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# Property Overview



## Property

Type:	Terraced
Bedrooms:	2
Floor Area:	527 ft <sup>2</sup> / 49 m <sup>2</sup>
Plot Area:	0.03 acres
Year Built :	1991-1995
Council Tax :	Band C
Annual Estimate:	£2,112
Title Number:	BK271718

Tenure: Freehold

## Local Area

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

Estimated Broadband Speeds  
(Standard - Superfast - Ultrafast)

4	65	1800
mb/s	mb/s	mb/s

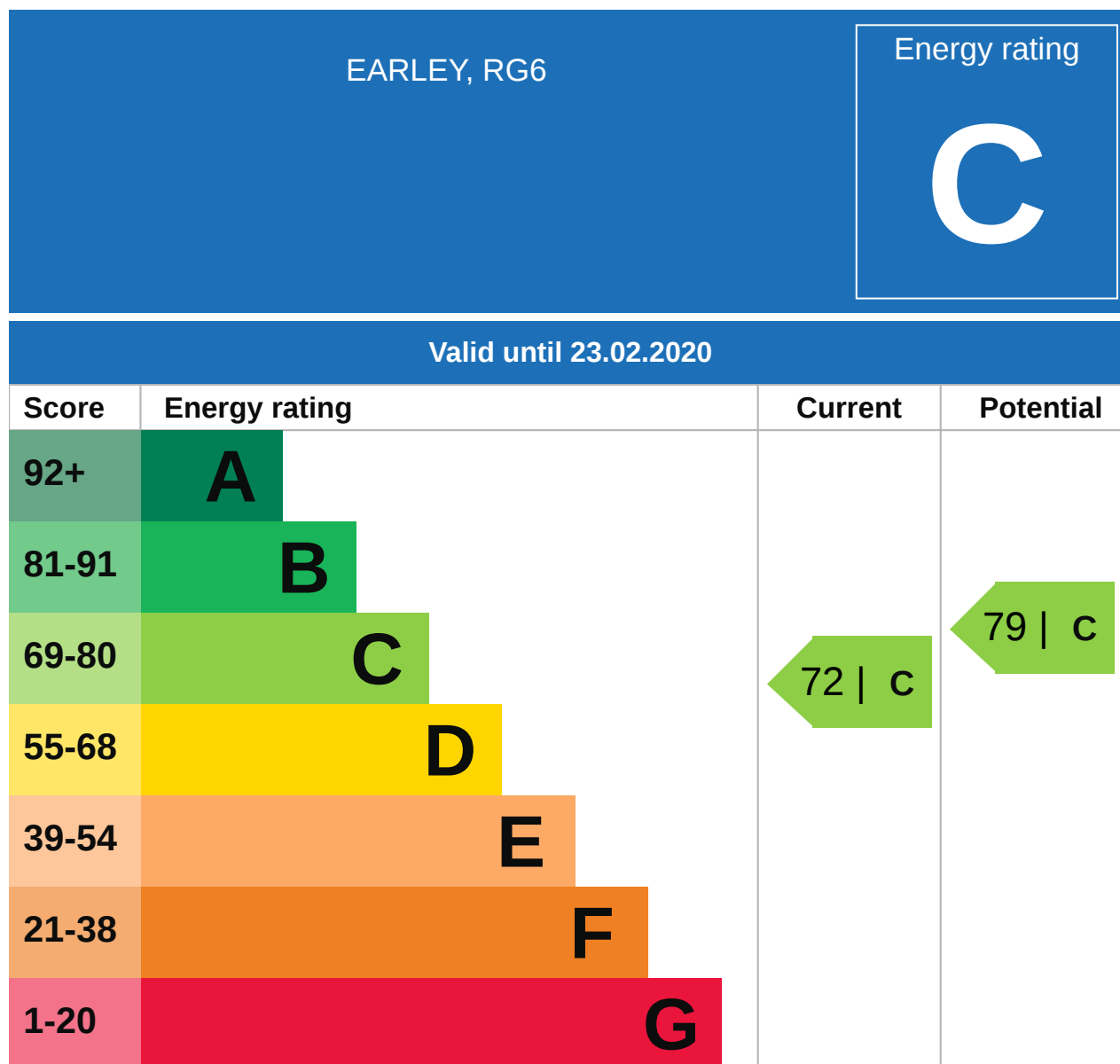
Mobile Coverage:  
(based on calls indoors)



Satellite/Fibre TV Availability:



# Property EPC - Certificate



# Property

## EPC - Additional Data



### Additional EPC Data

---

<b>Property Type:</b>	Mid-terrace house
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Main Heating Controls Energy:</b>	Average
<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>Lighting Energy:</b>	Very good
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Secondary Heating:</b>	None
<b>Total Floor Area:</b>	49 m <sup>2</sup>

# Market Sold in Street



26, Wimblington Drive, Reading, RG6 4JG						
Last Sold Date:	31/03/2025	27/09/2017	25/07/2014	16/05/2006	06/09/2001	
Last Sold Price:	£325,000	£296,000	£225,500	£180,000	£128,000	
24, Wimblington Drive, Reading, RG6 4JG						
Last Sold Date:	20/12/2024	16/10/2019	06/11/2013	24/09/2004	27/06/2003	26/11/1999
Last Sold Price:	£335,000	£282,500	£209,950	£185,950	£167,950	£97,950
5, Wimblington Drive, Reading, RG6 4JG						
Last Sold Date:	08/08/2023					
Last Sold Price:	£512,000					
11, Wimblington Drive, Reading, RG6 4JG						
Last Sold Date:	04/08/2023	10/08/2018	01/04/2011			
Last Sold Price:	£480,000	£412,500	£250,000			
23, Wimblington Drive, Reading, RG6 4JG						
Last Sold Date:	25/03/2022	02/11/2018	31/10/2000			
Last Sold Price:	£280,000	£206,000	£92,000			
38, Wimblington Drive, Reading, RG6 4JG						
Last Sold Date:	24/11/2021	30/05/2012	20/07/2005			
Last Sold Price:	£235,500	£147,000	£138,500			
1, Wimblington Drive, Reading, RG6 4JG						
Last Sold Date:	18/11/2021	10/12/2014	05/05/2004			
Last Sold Price:	£394,000	£310,000	£198,500			
25, Wimblington Drive, Reading, RG6 4JG						
Last Sold Date:	26/10/2021	05/06/2019	31/03/2011	07/07/2006	24/03/2004	
Last Sold Price:	£245,000	£250,000	£167,000	£152,000	£134,500	
43, Wimblington Drive, Reading, RG6 4JG						
Last Sold Date:	30/09/2021	08/12/2006	24/11/2001			
Last Sold Price:	£335,000	£189,950	£132,000			
30, Wimblington Drive, Reading, RG6 4JG						
Last Sold Date:	19/11/2020	23/09/2016	19/12/2012	07/08/2009	16/12/2005	16/12/2003
Last Sold Price:	£276,000	£316,000	£193,000	£175,000	£179,500	£157,500
31, Wimblington Drive, Reading, RG6 4JG						
Last Sold Date:	29/10/2020	10/09/2004				
Last Sold Price:	£265,000	£175,000				
48, Wimblington Drive, Reading, RG6 4JG						
Last Sold Date:	23/08/2019	11/09/2013				
Last Sold Price:	£345,000	£249,950				

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

# Market Sold in Street



9, Wimblington Drive, Reading, RG6 4JG					
Last Sold Date:	27/06/2019	17/04/2001			
Last Sold Price:	£400,000	£159,950			
6, Wimblington Drive, Reading, RG6 4JG					
Last Sold Date:	28/05/2019	28/07/2011			
Last Sold Price:	£412,000	£275,000			
33, Wimblington Drive, Reading, RG6 4JG					
Last Sold Date:	29/03/2018	19/12/2014	20/12/2002		
Last Sold Price:	£292,000	£235,000	£155,950		
28, Wimblington Drive, Reading, RG6 4JG					
Last Sold Date:	19/07/2017	05/11/2009	30/08/2002		
Last Sold Price:	£295,000	£188,500	£155,000		
14, Wimblington Drive, Reading, RG6 4JG					
Last Sold Date:	14/07/2017	25/02/2011	21/07/2006	18/08/2004	05/04/2000
Last Sold Price:	£405,000	£270,000	£249,999	£238,500	£148,000
50, Wimblington Drive, Reading, RG6 4JG					
Last Sold Date:	22/06/2017				
Last Sold Price:	£345,000				
4, Wimblington Drive, Reading, RG6 4JG					
Last Sold Date:	01/08/2016	04/09/2007			
Last Sold Price:	£495,000	£340,000			
36, Wimblington Drive, Reading, RG6 4JG					
Last Sold Date:	15/10/2015	28/04/2006	03/04/2003	30/06/2000	
Last Sold Price:	£208,000	£142,000	£131,000	£94,000	
10, Wimblington Drive, Reading, RG6 4JG					
Last Sold Date:	17/08/2015	26/01/2007			
Last Sold Price:	£365,000	£248,000			
27, Wimblington Drive, Reading, RG6 4JG					
Last Sold Date:	10/06/2015	11/12/2009	14/07/2006	22/07/2005	16/07/2001
Last Sold Price:	£208,750	£158,000	£146,500	£139,500	£96,950
12, Wimblington Drive, Reading, RG6 4JG					
Last Sold Date:	01/05/2015	27/07/2006			
Last Sold Price:	£355,000	£241,000			
41, Wimblington Drive, Reading, RG6 4JG					
Last Sold Date:	15/12/2014				
Last Sold Price:	£235,000				

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



# Market Sold in Street



35, Wimblington Drive, Reading, RG6 4JG				
Last Sold Date:	17/04/2014	22/02/2013	21/08/2008	20/10/2000
Last Sold Price:	£215,000	£189,000	£170,000	£120,000
15, Wimblington Drive, Reading, RG6 4JG				
Last Sold Date:	25/11/2011	28/04/2006	26/09/2000	
Last Sold Price:	£263,500	£233,000	£159,950	
18, Wimblington Drive, Reading, RG6 4JG				
Last Sold Date:	02/07/2010	12/12/2003		
Last Sold Price:	£263,000	£237,000		
44, Wimblington Drive, Reading, RG6 4JG				
Last Sold Date:	21/05/2010	09/09/2002	30/05/2001	
Last Sold Price:	£285,000	£214,950	£162,000	
8, Wimblington Drive, Reading, RG6 4JG				
Last Sold Date:	18/12/2009			
Last Sold Price:	£225,000			
17, Wimblington Drive, Reading, RG6 4JG				
Last Sold Date:	10/12/2009	24/09/2002		
Last Sold Price:	£250,000	£194,000		
2, Wimblington Drive, Reading, RG6 4JG				
Last Sold Date:	03/09/2009			
Last Sold Price:	£317,500			
42, Wimblington Drive, Reading, RG6 4JG				
Last Sold Date:	30/01/2009			
Last Sold Price:	£350,000			
32, Wimblington Drive, Reading, RG6 4JG				
Last Sold Date:	01/11/2007			
Last Sold Price:	£179,950			
19, Wimblington Drive, Reading, RG6 4JG				
Last Sold Date:	03/05/2007	15/04/2003		
Last Sold Price:	£279,950	£218,950		
54, Wimblington Drive, Reading, RG6 4JG				
Last Sold Date:	26/01/2007	21/05/2004	10/09/2001	
Last Sold Price:	£245,000	£194,500	£161,950	
22, Wimblington Drive, Reading, RG6 4JG				
Last Sold Date:	10/03/2006	07/12/2001		
Last Sold Price:	£250,000	£190,000		

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

# Market Sold in Street



## 40, Wimblington Drive, Reading, RG6 4JG

Last Sold Date:	05/03/2001
Last Sold Price:	£87,500

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

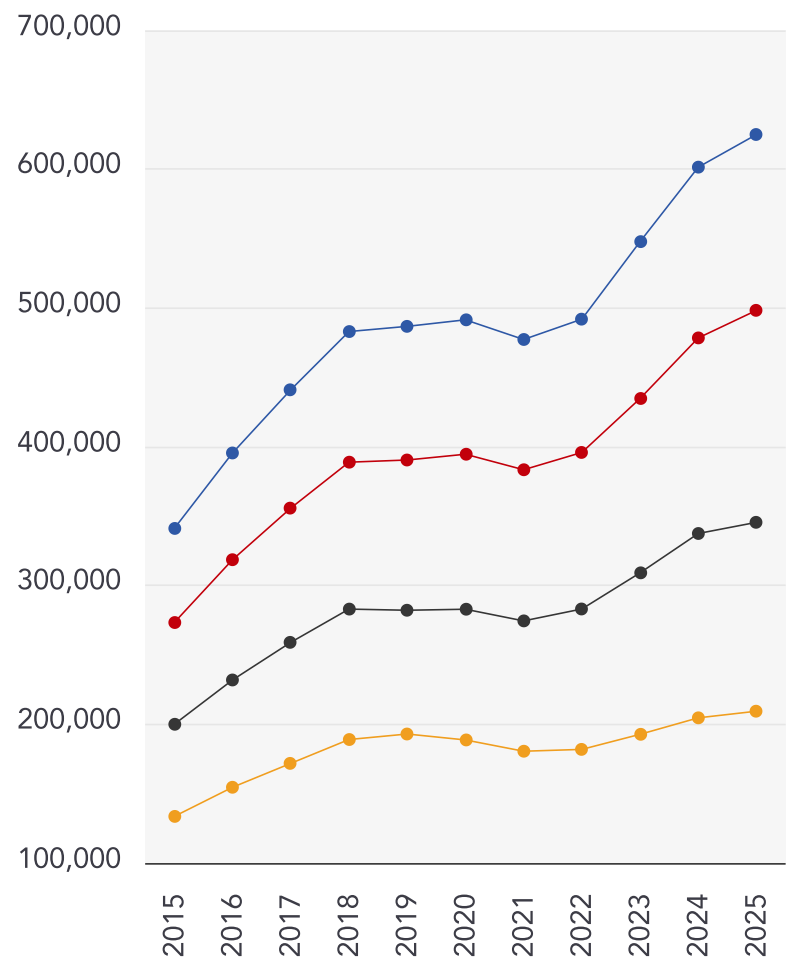


# Market

## 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

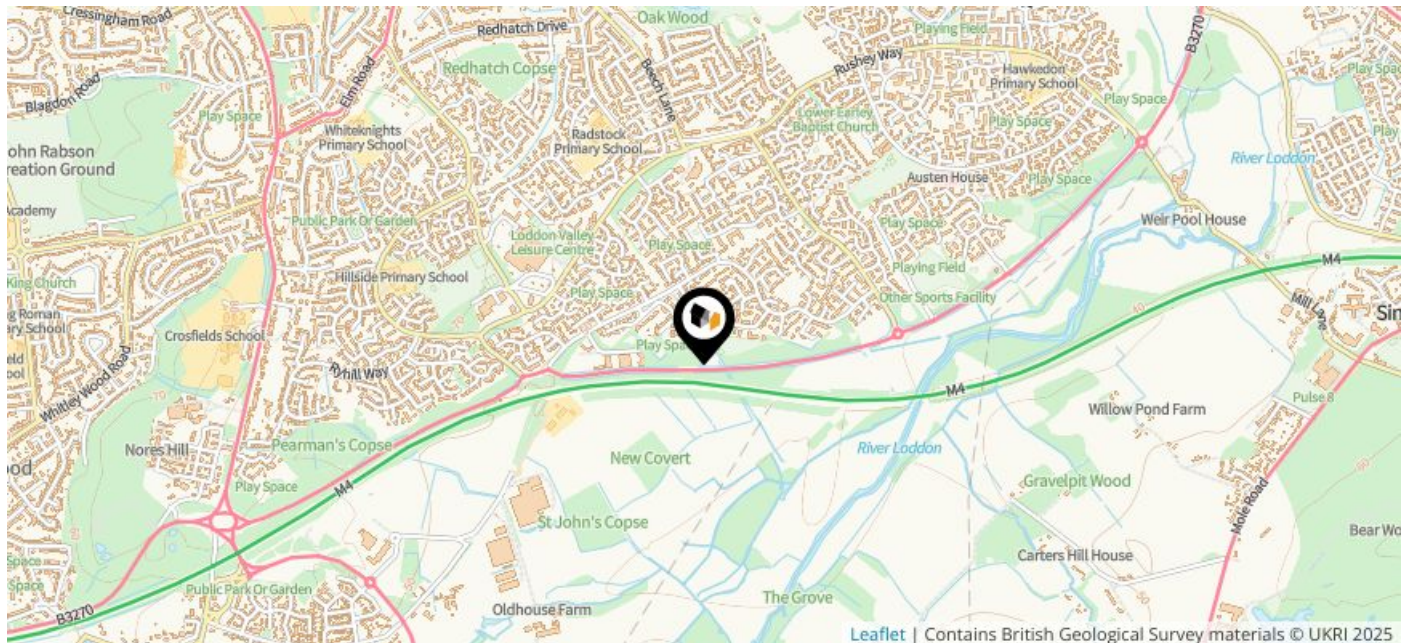
**+56.72%**

# 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.

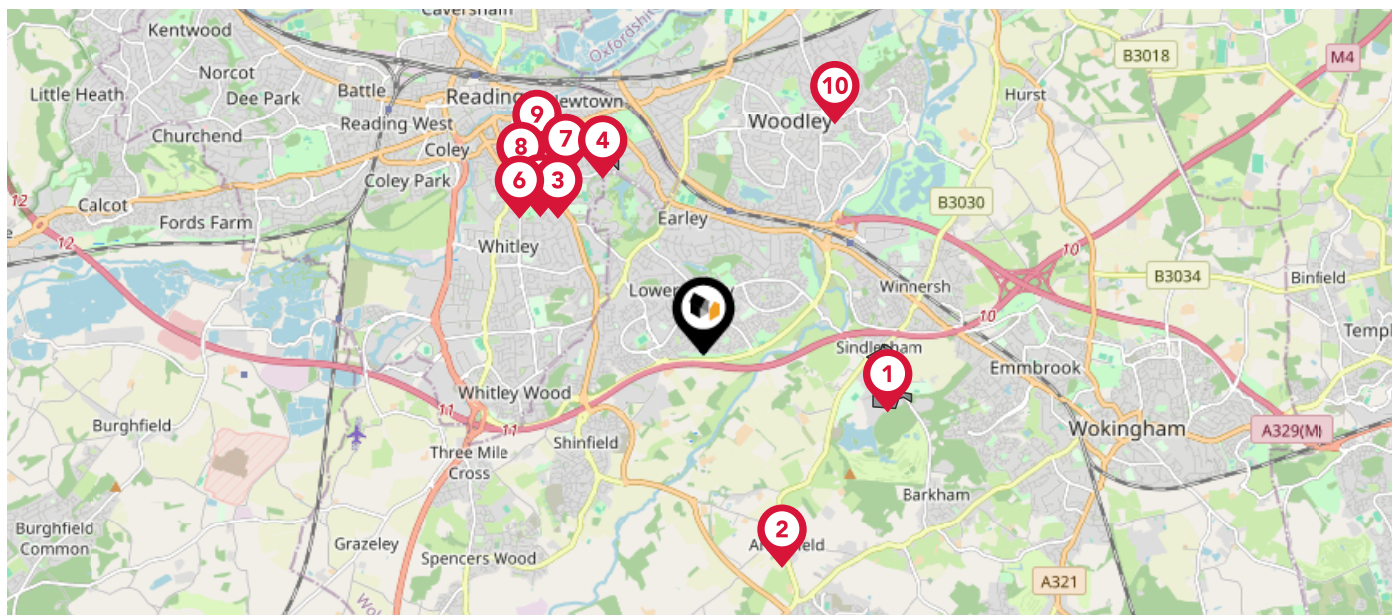
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Arborfield Cross



Redlands



South Park



The Mount



Christchurch



Alexandra Road



Kendrick Road



Eldon Square



Woodley Green

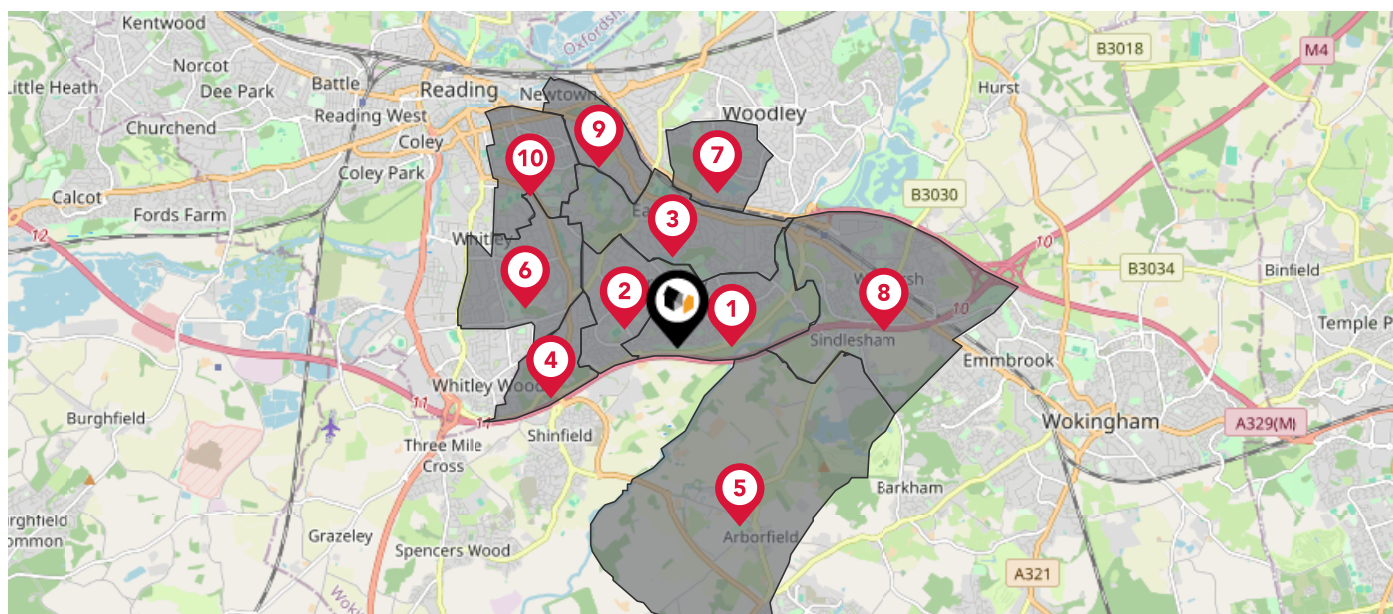


# Maps

## 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



Hillside Ward



Maiden Erlegh Ward



Shinfield North Ward



Arborfield Ward



Church Ward



South Lake Ward



Winnersh Ward



Park Ward



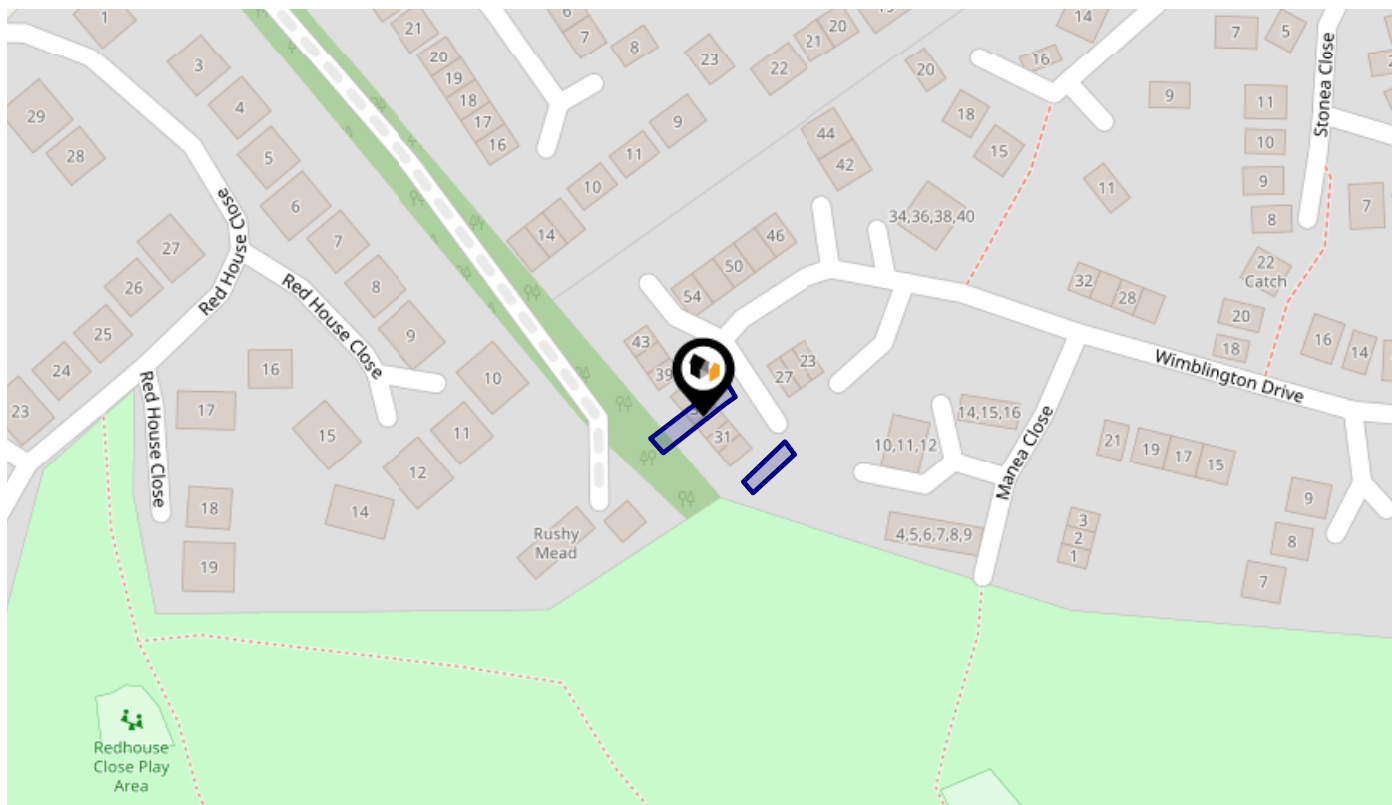
Redlands Ward

# 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:

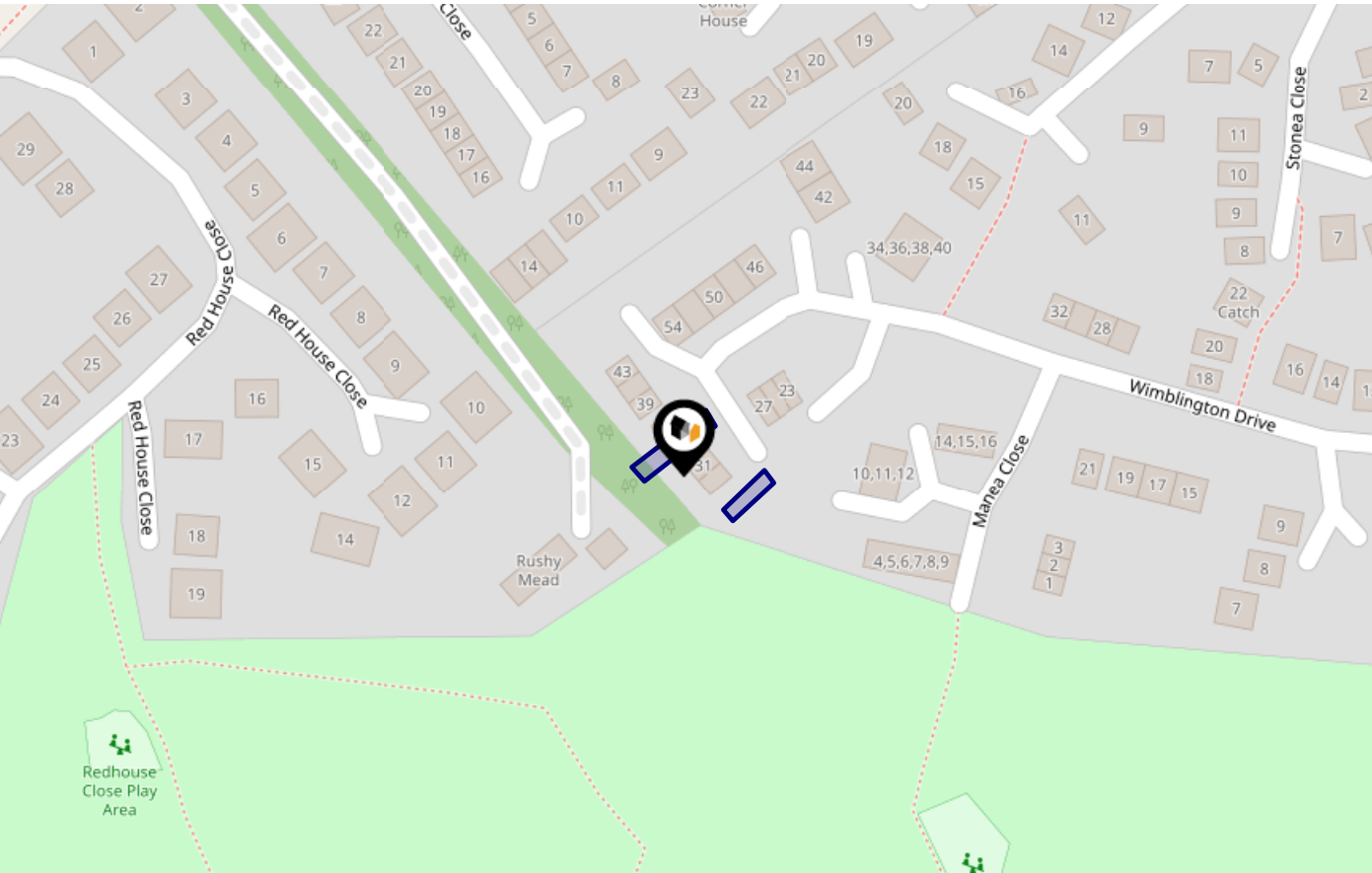
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

# 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.

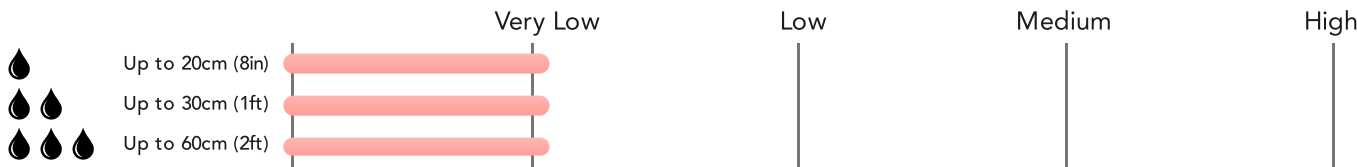


**Risk Rating: Very low**

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:

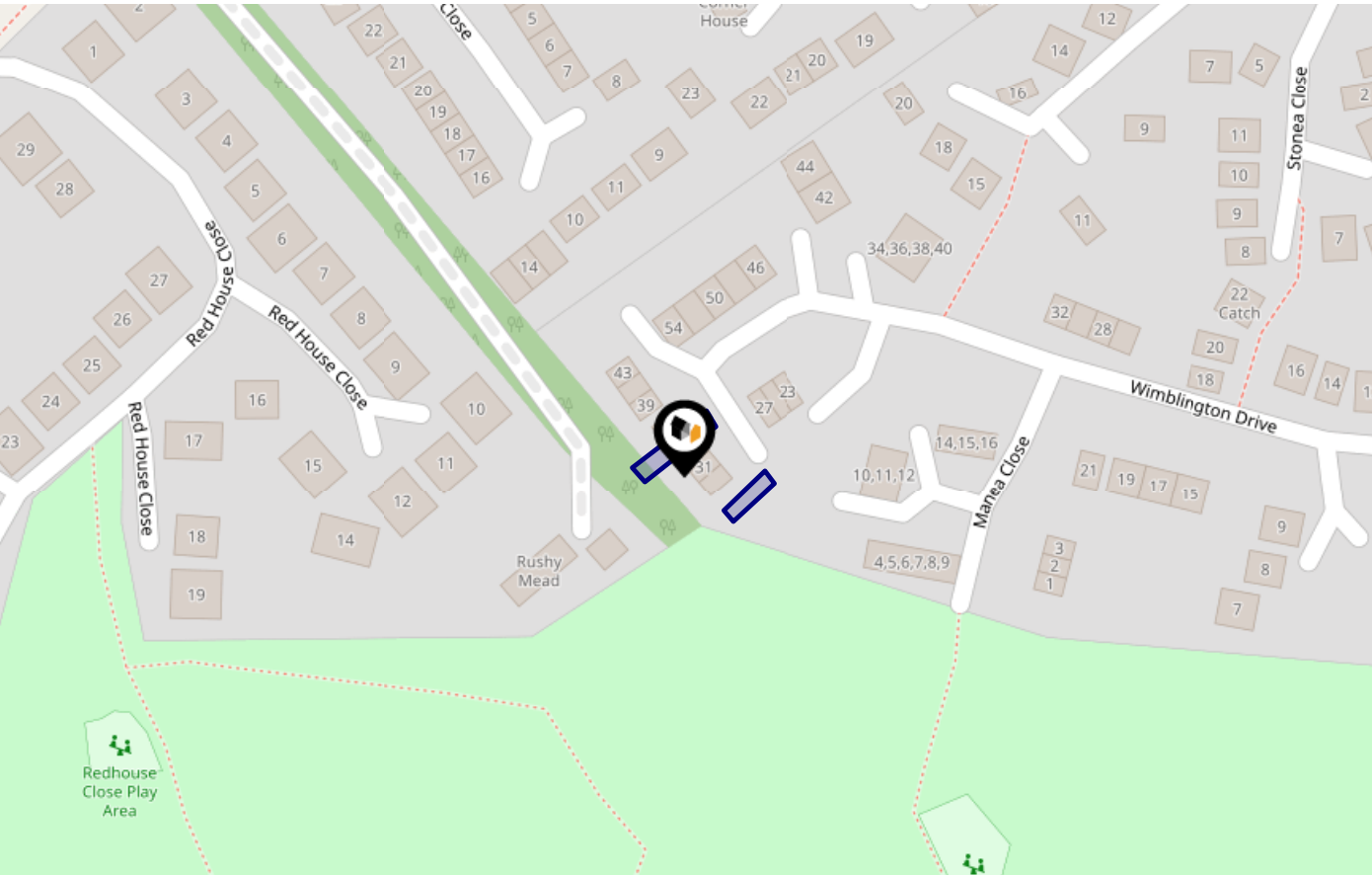


# Flood Risk

## 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.

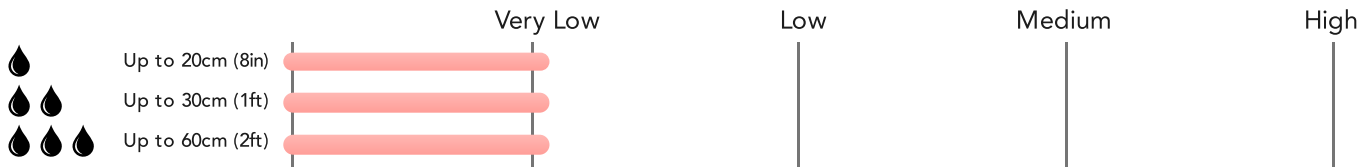


Risk Rating: Very low

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.
- 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:



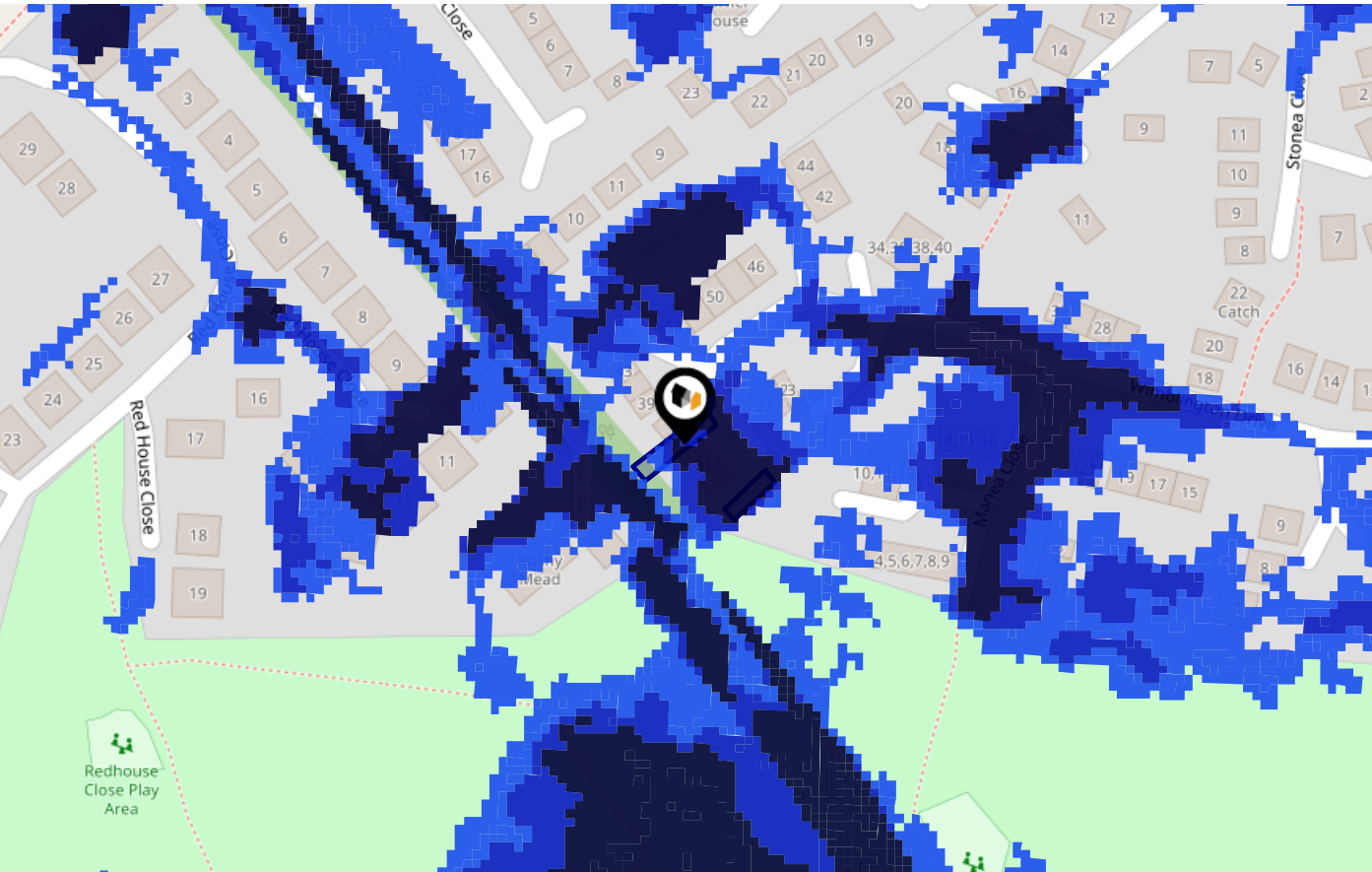


# Flood Risk

## 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.

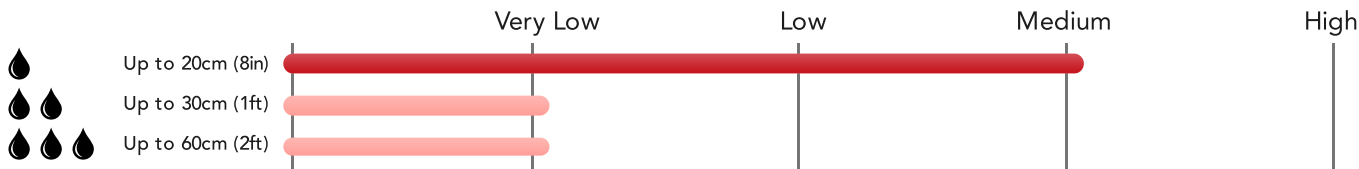


Risk Rating: Medium

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:

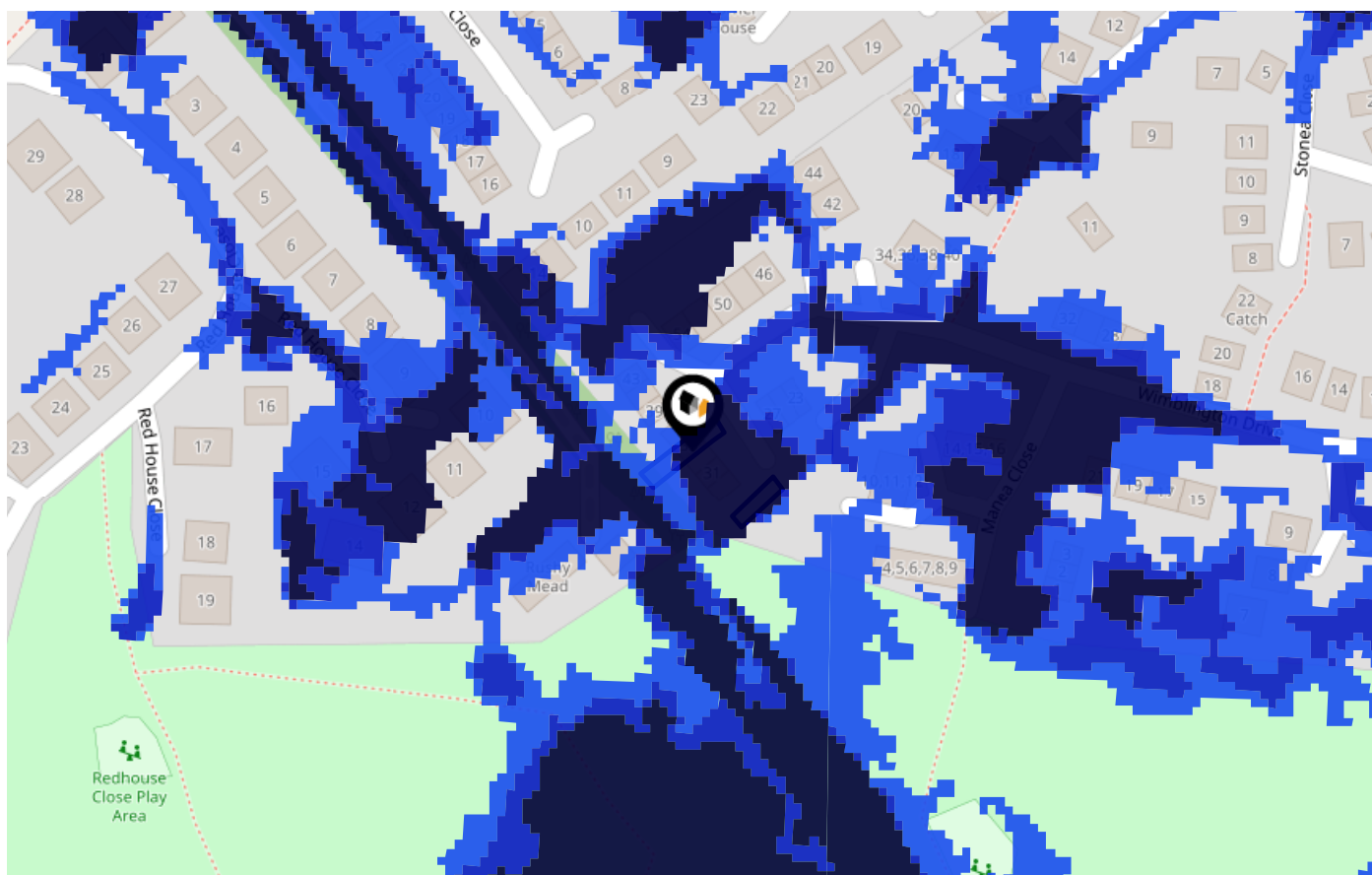


# Flood Risk

## 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: High

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:

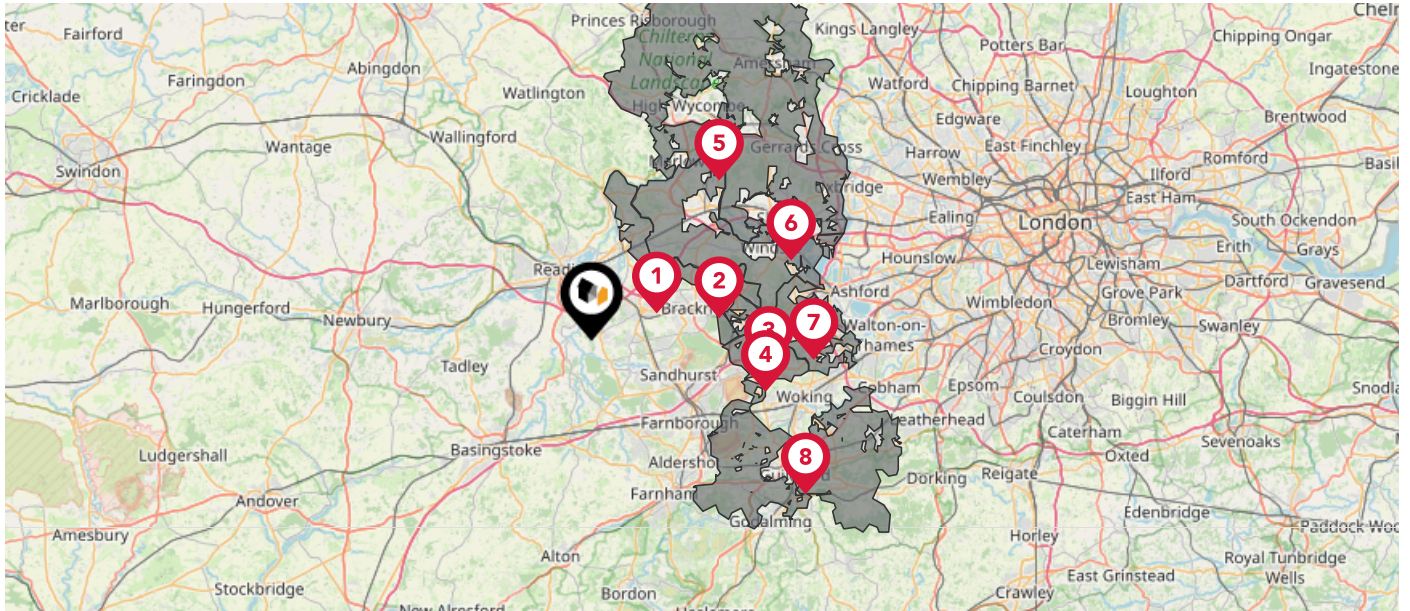


# Maps









## 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 - Guildford

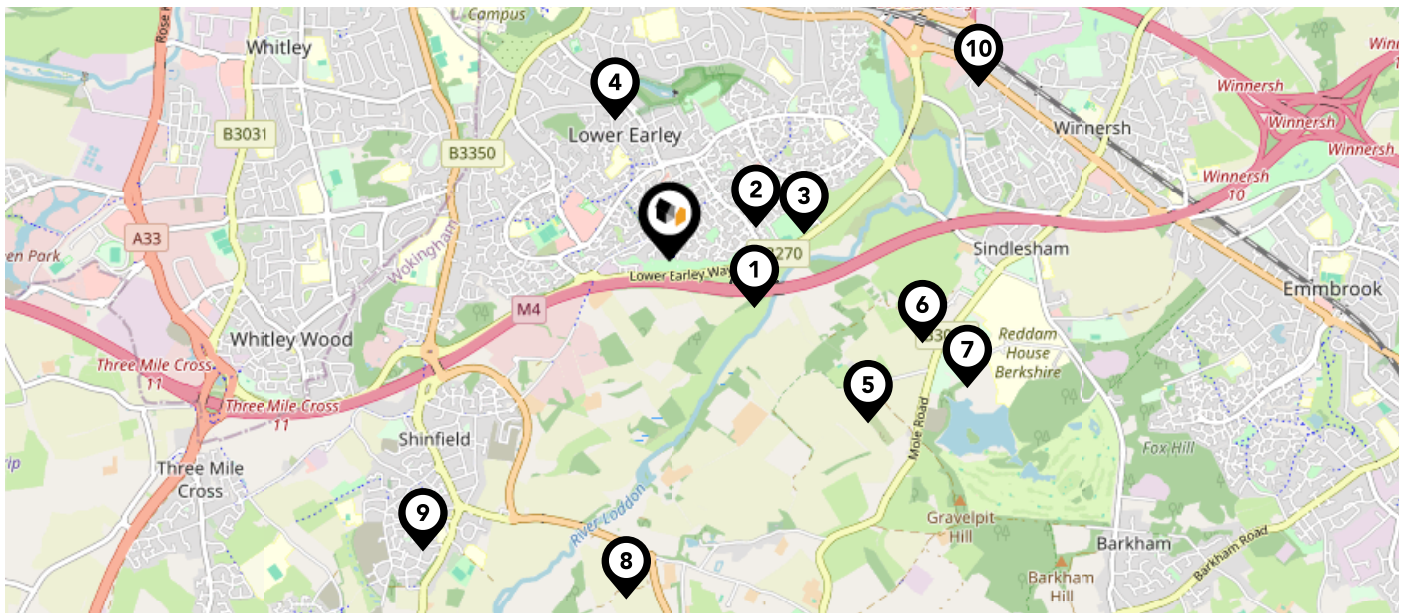


# Maps

## 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

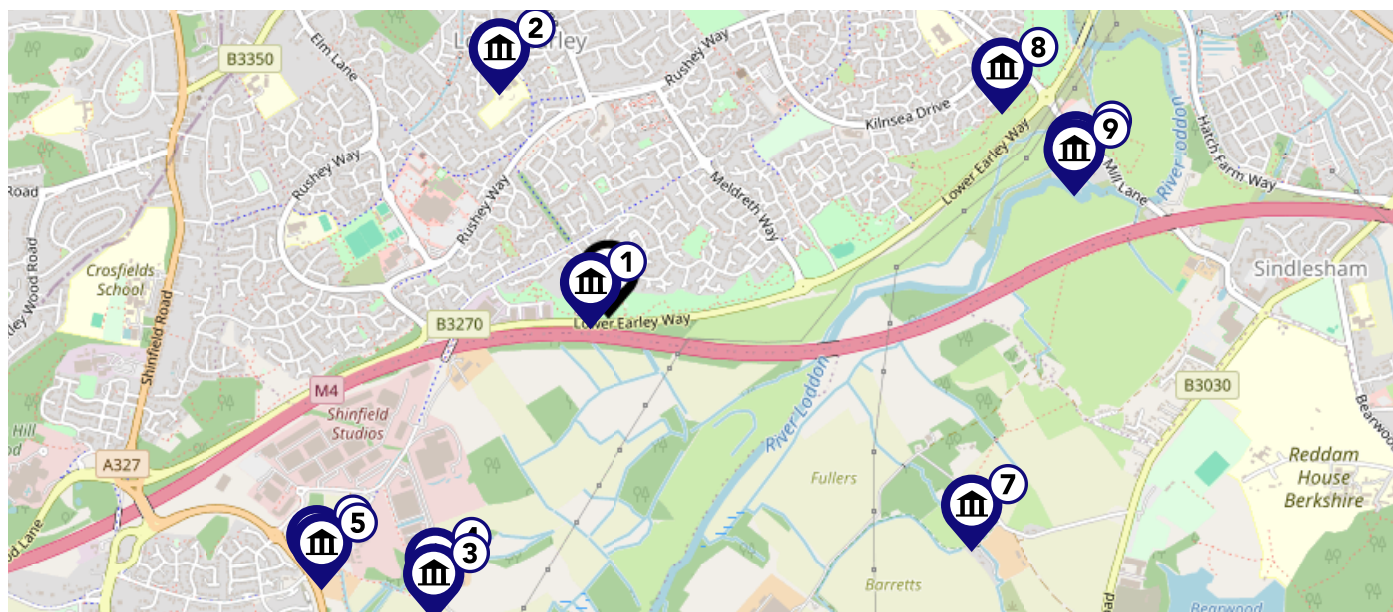
<b>1</b>	Lower Earley Way-Reading, Berkshire	Historic Landfill	
<b>2</b>	Reading University-Earley	Historic Landfill	
<b>3</b>	Sewage Works-Lower Earley	Historic Landfill	
<b>4</b>	Bovis Homes-Earley, Buckinghamshire	Historic Landfill	
<b>5</b>	Park Farm-Carters Hill	Historic Landfill	
<b>6</b>	Gipsy Lane-Sindleham	Historic Landfill	
<b>7</b>	Bearwood College No.1-Sindleham	Historic Landfill	
<b>8</b>	Milkingbarn Lane-Arborfield	Historic Landfill	
<b>9</b>	Land at School Green, Shinfield-Whitley Wood, Reading	Historic Landfill	
<b>10</b>	Reading Road-Winnersh	Historic Landfill	











# Maps

## Listed Buildings

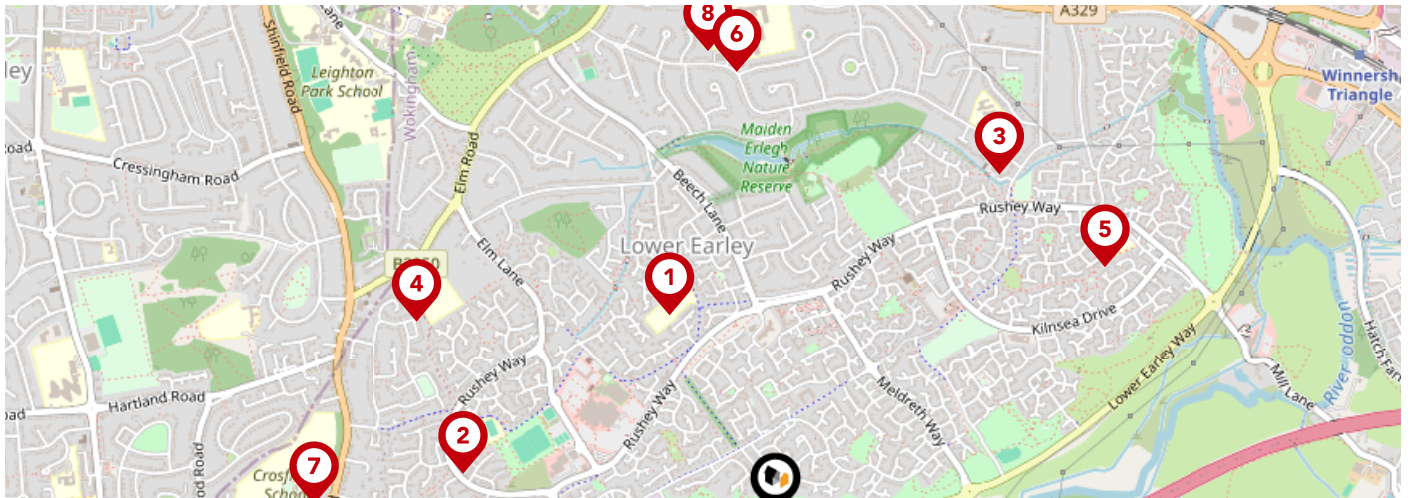


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1319121 - Rushy Mead	Grade II	0.0 miles
	1136320 - Radstock Cottage	Grade II	0.6 miles
	1136136 - Barn Approximately 50 Metres South Of Oldhouse Farmhouse	Grade II	0.8 miles
	1118136 - Oldhouse Farmhouse	Grade II	0.8 miles
	1136129 - Barn Adjoining Cutbush	Grade II	0.9 miles
	1118135 - Cutbush	Grade II	0.9 miles
	1319098 - Carter's Hill House	Grade II	1.0 miles
	1136295 - Sindlesham Farmhouse	Grade II	1.0 miles
	1118107 - Bridge At Sindlesham Mill	Grade II	1.1 miles
	1136288 - Sindlesham Mill	Grade II	1.1 miles

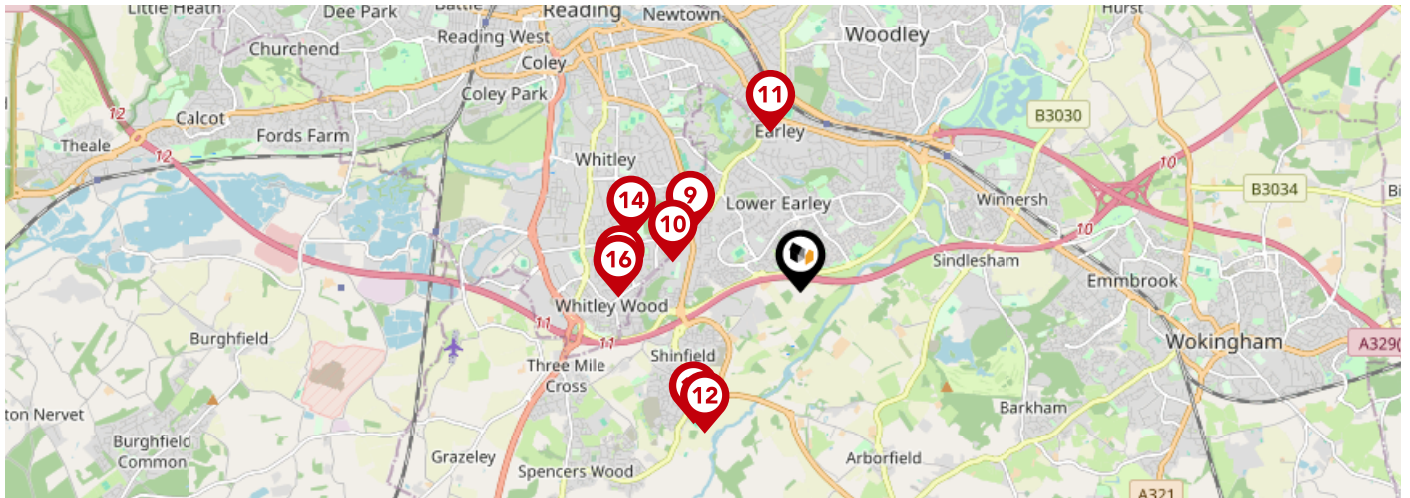
# Area Schools











		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Radstock Primary School</b> Ofsted Rating: Good   Pupils: 395   Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Hillside Primary School</b> Ofsted Rating: Good   Pupils: 457   Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Loddon Primary School</b> Ofsted Rating: Good   Pupils: 557   Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Whiteknights Primary School</b> Ofsted Rating: Good   Pupils: 457   Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Hawkedon Primary School</b> Ofsted Rating: Good   Pupils:0   Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Maiden Erlegh School</b> Ofsted Rating: Outstanding   Pupils: 1837   Distance:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Crosfields School</b> Ofsted Rating: Not Rated   Pupils: 777   Distance:1.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Aldryngton Primary School</b> Ofsted Rating: Outstanding   Pupils: 315   Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



# Area Schools

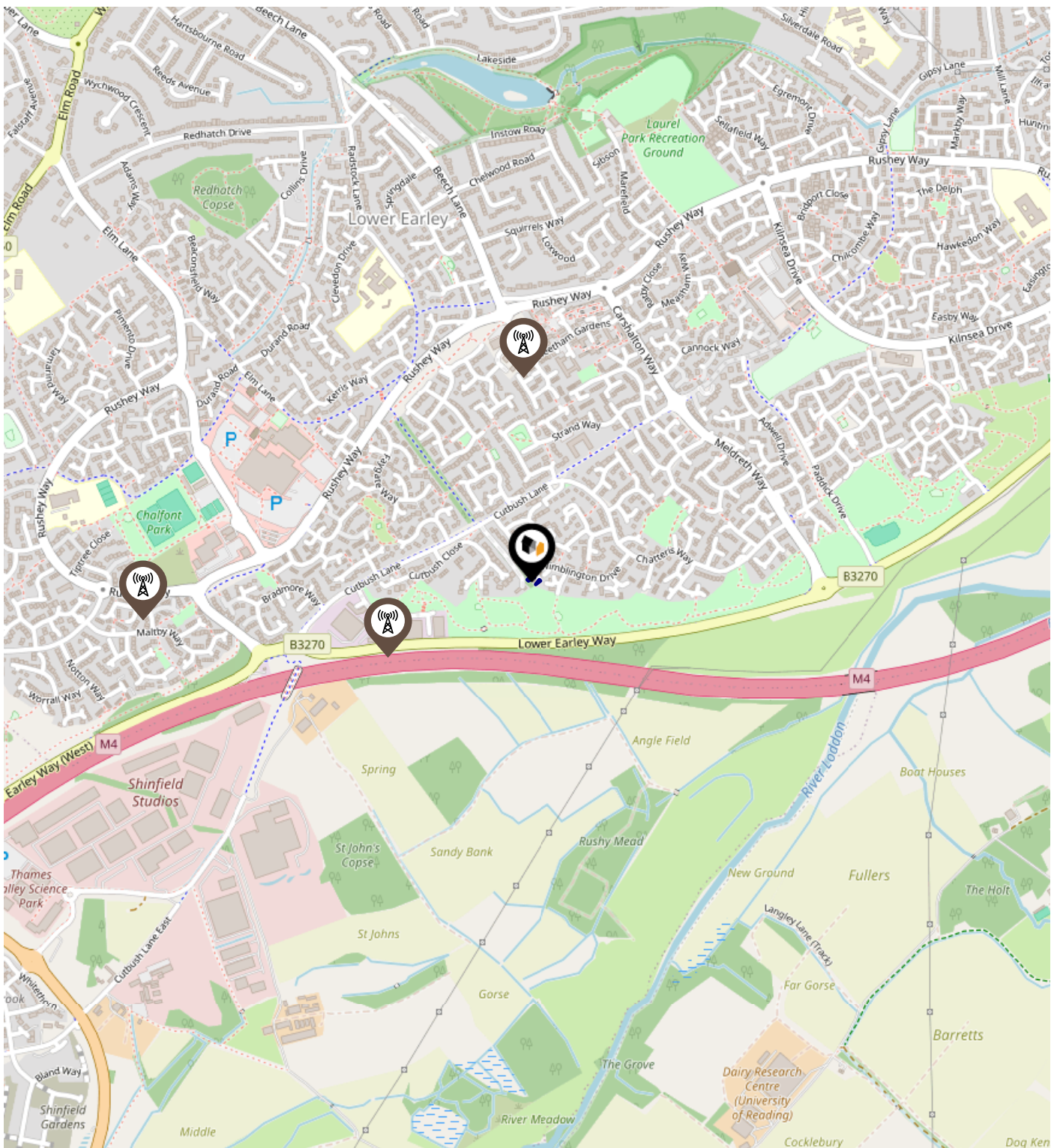


		Nursery	Primary	Secondary	College	Private
	<b>Leighton Park School</b> Ofsted Rating: Not Rated   Pupils: 537   Distance: 1.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Ridgeway Primary School</b> Ofsted Rating: Good   Pupils: 410   Distance: 1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Earley St Peter's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 483   Distance: 1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Shinfield St Mary's CofE Junior School</b> Ofsted Rating: Good   Pupils: 358   Distance: 1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Shinfield Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 307   Distance: 1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Blagdon Nursery School</b> Ofsted Rating: Outstanding   Pupils: 152   Distance: 1.65	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Christ The King Catholic Primary School</b> Ofsted Rating: Good   Pupils: 327   Distance: 1.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Geoffrey Field Infant School</b> Ofsted Rating: Outstanding   Pupils: 313   Distance: 1.69	<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

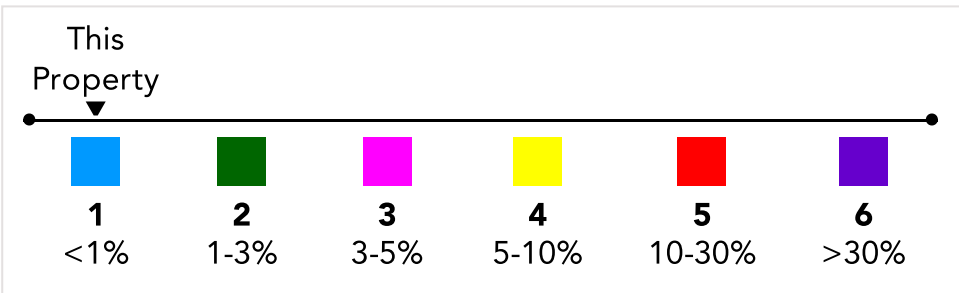
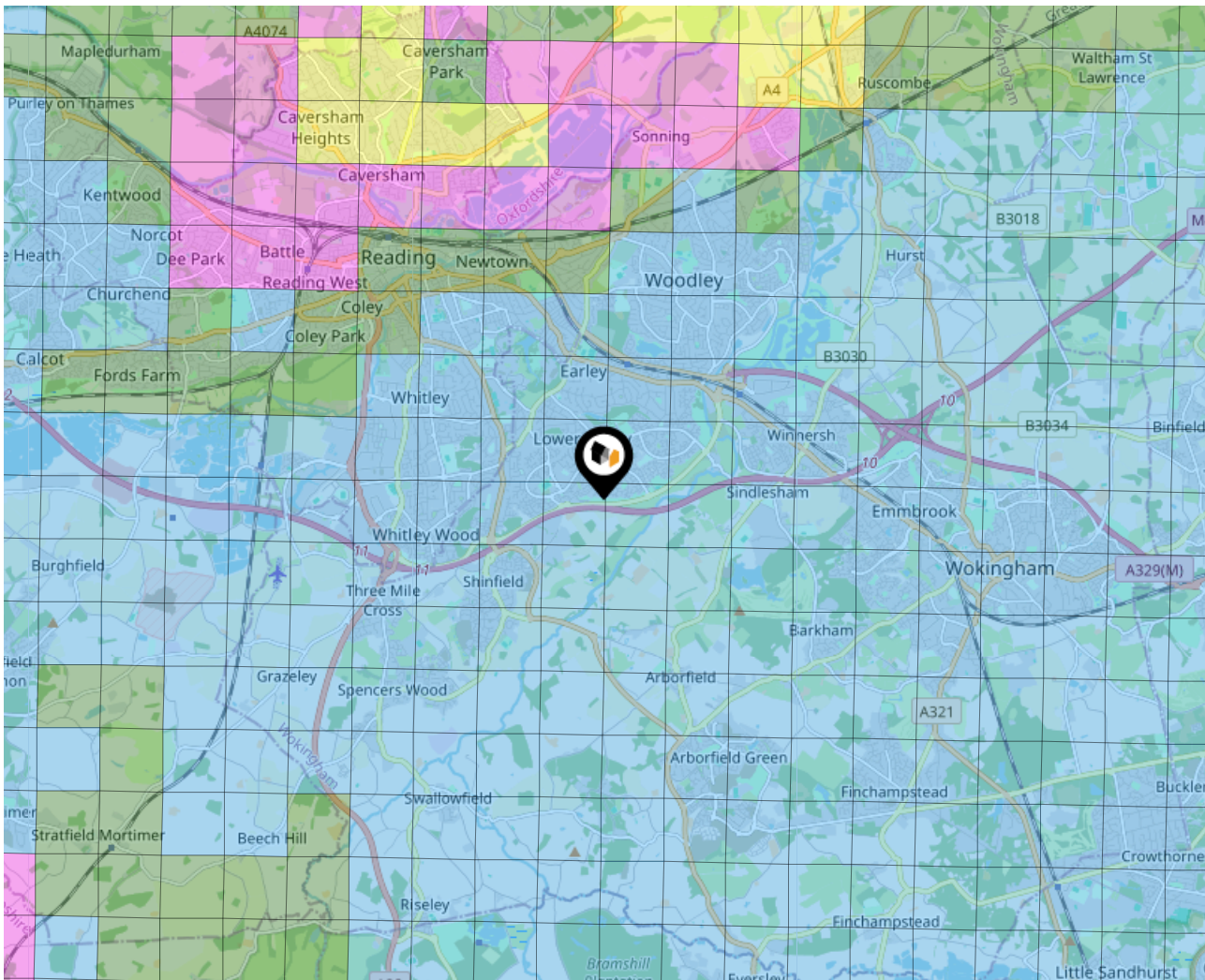
# Environment

## Radon Gas



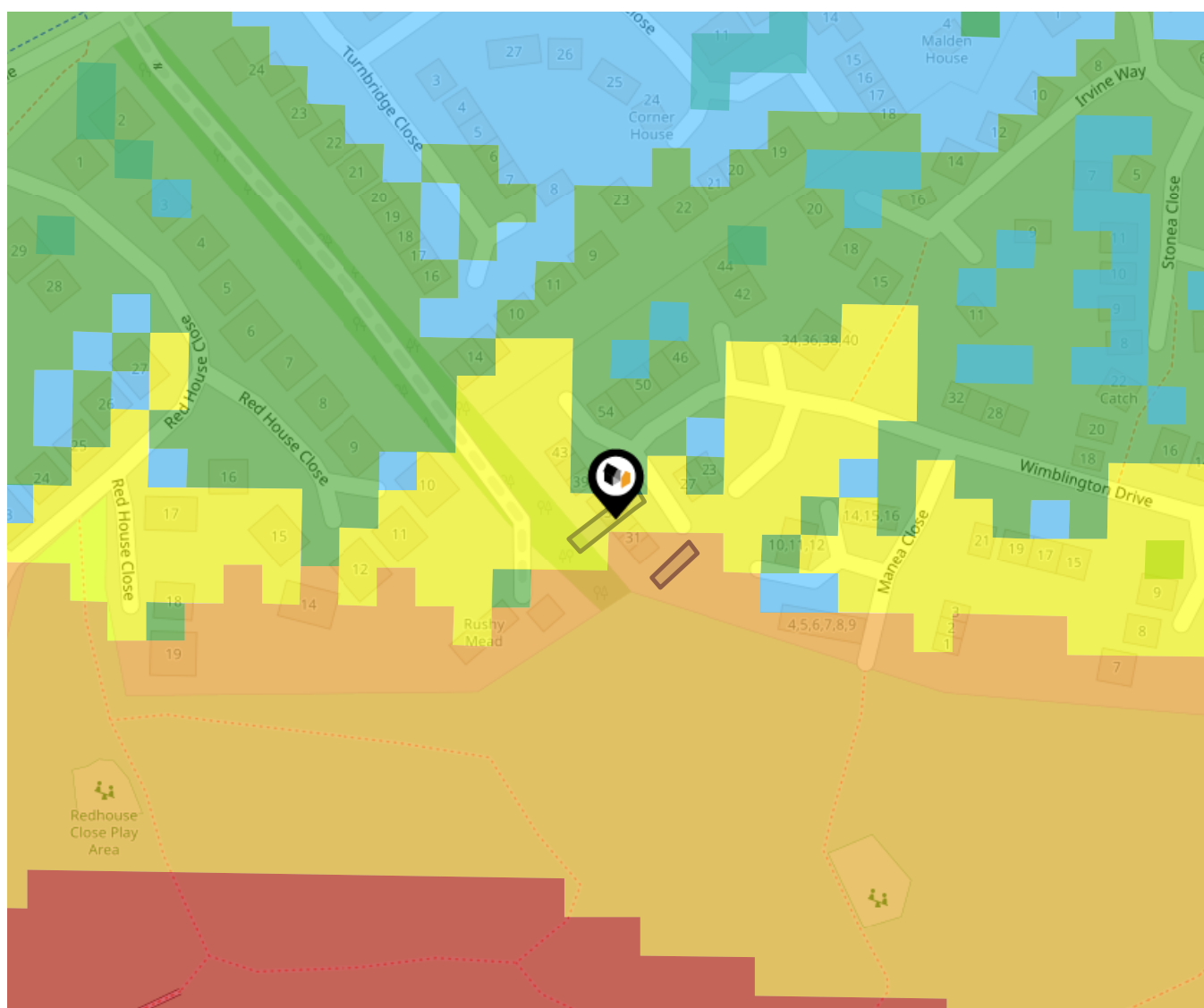
### What is Radon?

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



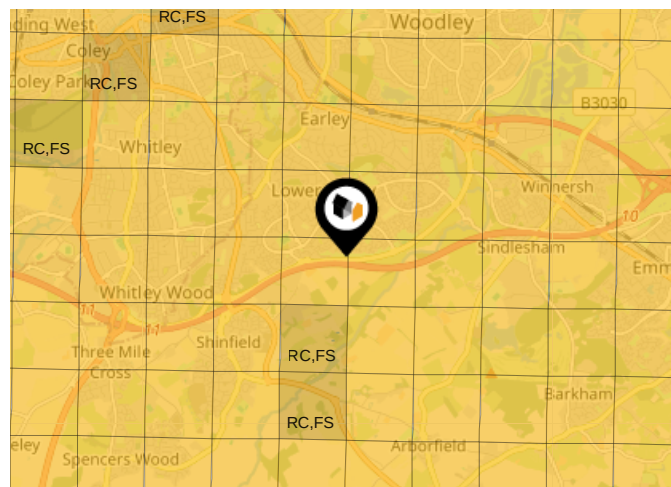
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

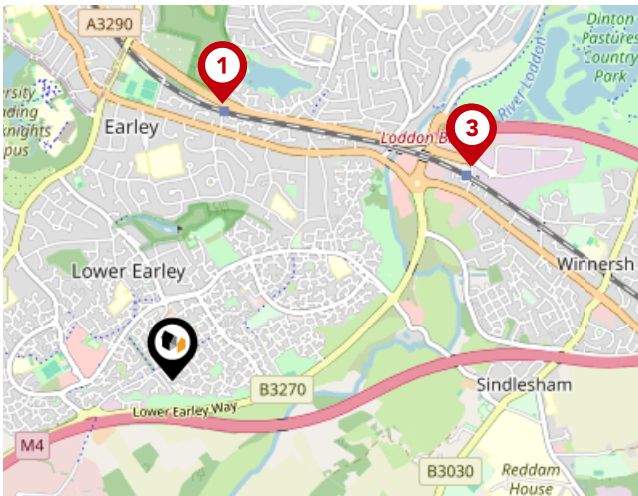


### Primary Classifications (Most Common Clay Types)

<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

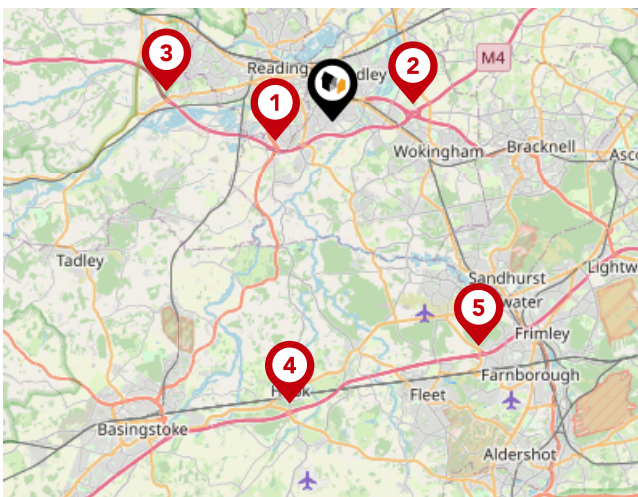
# Area

## Transport (National)



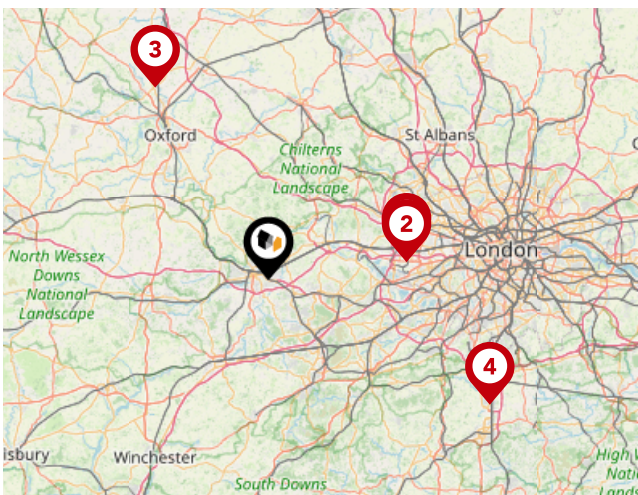
### National Rail Stations

Pin	Name	Distance
1	Earley Rail Station	1.3 miles
2	Winnersh Triangle Rail Station	1.69 miles
3	Winnersh Triangle Rail Station	1.7 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J11	2.22 miles
2	M4 J10	3.04 miles
3	M4 J12	6.23 miles
4	M3 J5	10.59 miles
5	M3 J4A	9.92 miles

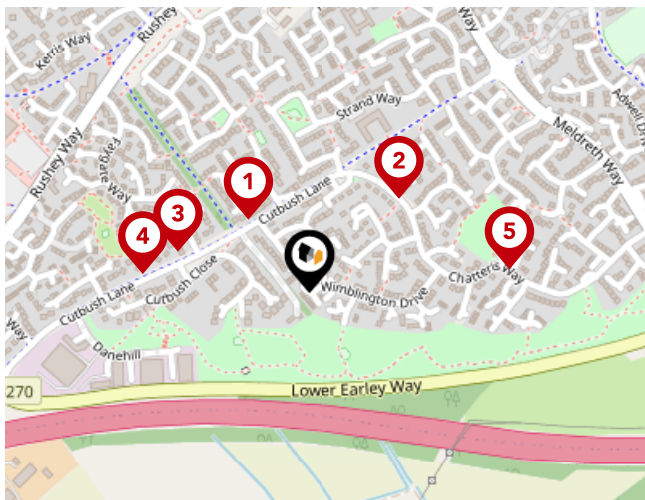


### Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	20.59 miles
2	Heathrow Airport Terminal 4	20.66 miles
3	Kidlington	32.94 miles
4	Gatwick Airport	37.65 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Cutbush Lane	0.11 miles
2	Chatteris Way - Firmstone Close	0.15 miles
3	Cutbush Close	0.16 miles
4	Cutbush Close	0.19 miles
5	Chatteris Way - Gregory Close	0.23 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



## 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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