

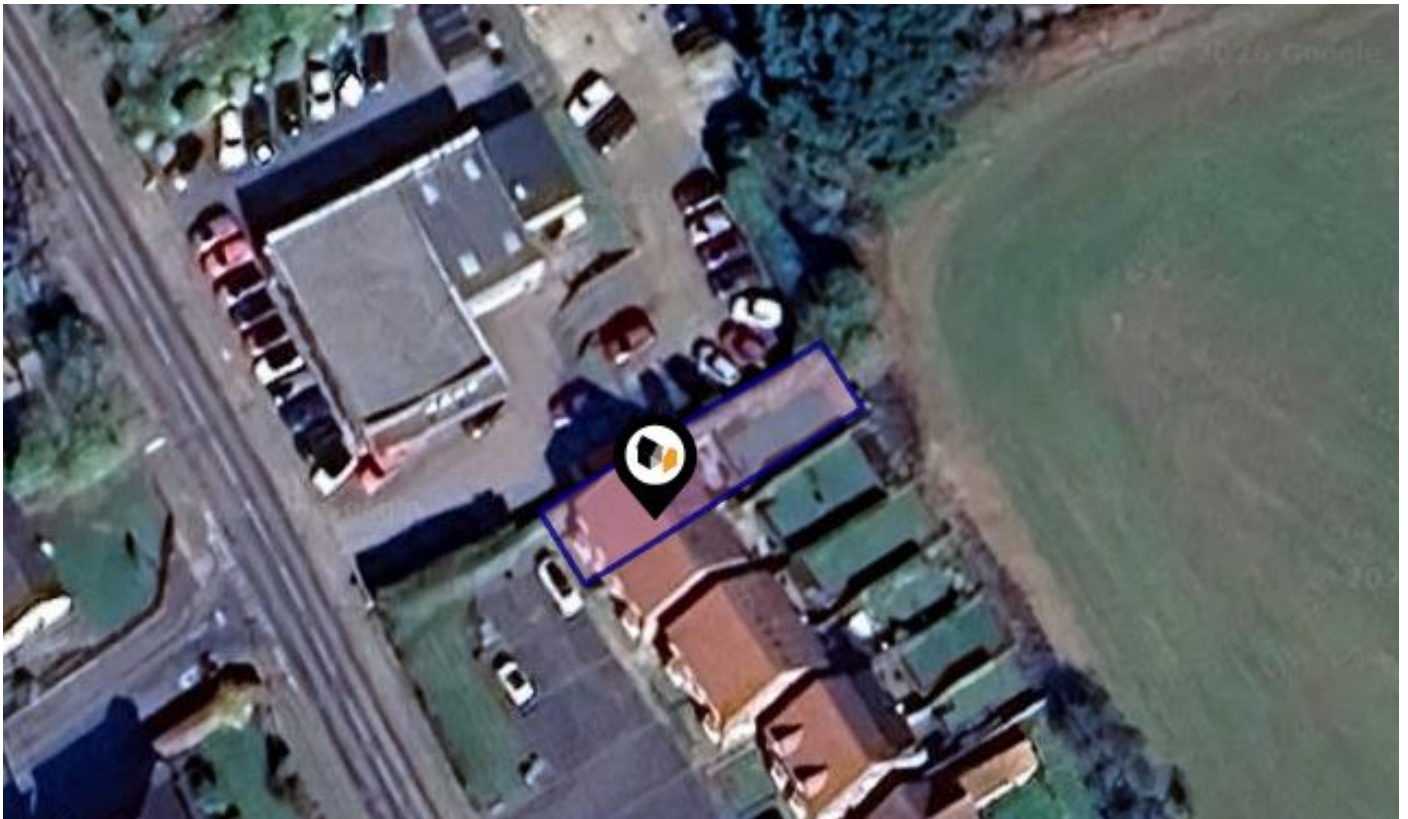


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Sunday 01st February 2026



HILLVIEW CLOSE, SONNING COMMON, READING, RG4

Avocado Property

07590990800

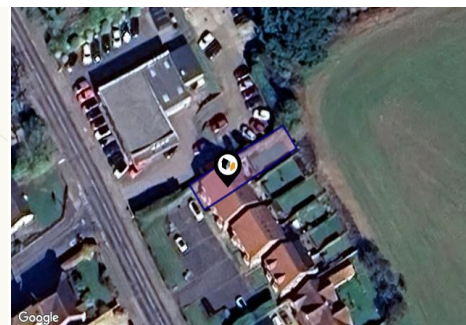
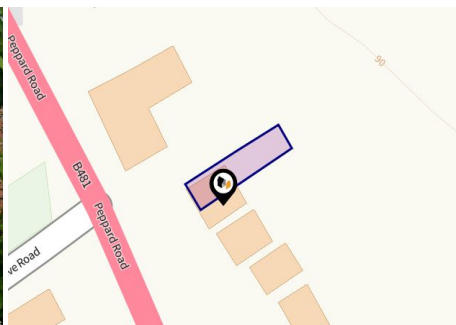
debbieandandre@avocadopropertyagents.co.uk

www.avocadopropertyagents.co.uk



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Property Overview



Property

Type:	Semi-Detached
Bedrooms:	4
Floor Area:	1,356 ft ² / 126 m ²
Plot Area:	0.05 acres
Council Tax :	Band E
Annual Estimate:	£3,024
Title Number:	ON380003

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	80 mb/s	- mb/s

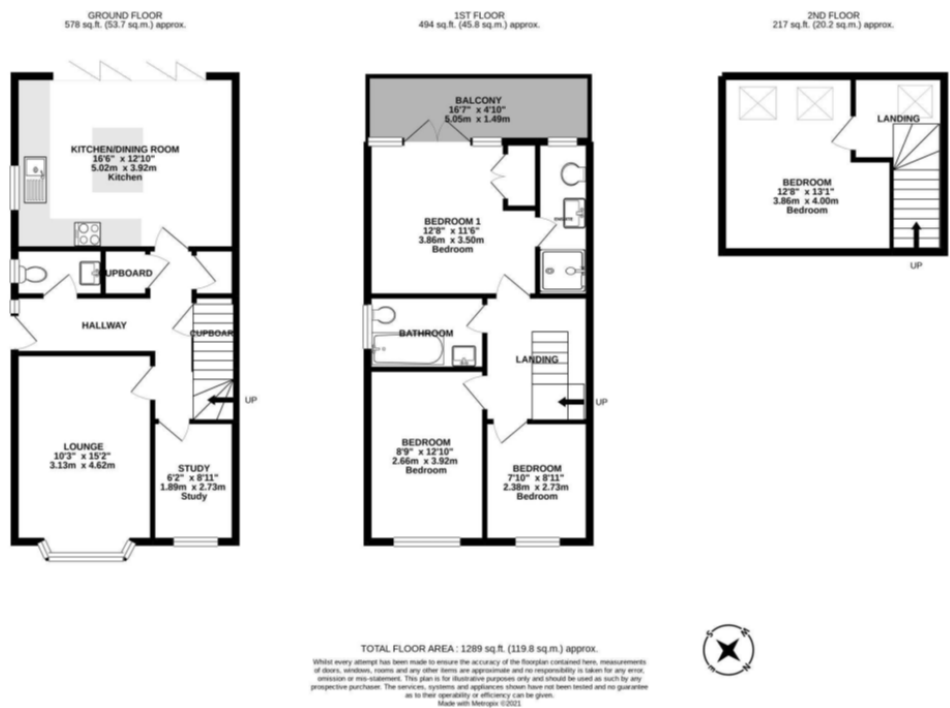
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

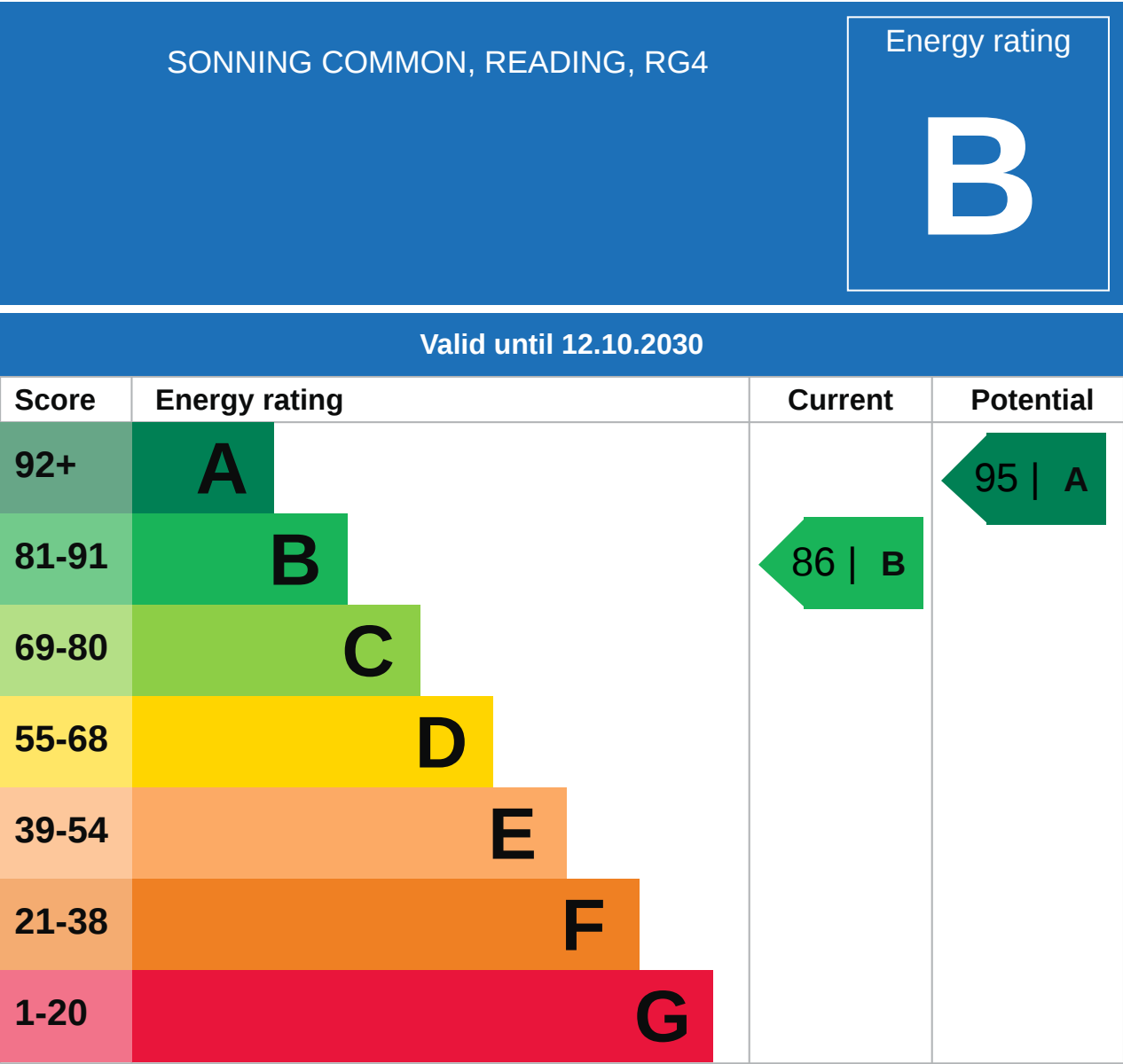


HILLVIEW CLOSE, SONNING COMMON, READING, RG4



Property

EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.19 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.15 W/m-Â°K
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:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.12 W/m-Â°K
Total Floor Area:	126 m ²

Market Sold in Street



5, Hillview Close, Reading, RG4 9FA

Last Sold Date:	26/07/2024	12/05/2021
Last Sold Price:	£417,500	£390,000

1, Hillview Close, Reading, RG4 9FA

Last Sold Date:	28/03/2023
Last Sold Price:	£555,000

2, Hillview Close, Reading, RG4 9FA

Last Sold Date:	09/02/2022	22/10/2018	09/08/1996
Last Sold Price:	£560,000	£600,000	£148,500

4, Hillview Close, Reading, RG4 9FA

Last Sold Date:	29/09/2021	22/10/2018	03/11/2008
Last Sold Price:	£500,000	£600,000	£326,500

3, Hillview Close, Reading, RG4 9FA

Last Sold Date:	11/02/2021
Last Sold Price:	£525,000

6, Hillview Close, Reading, RG4 9FA

Last Sold Date:	02/02/2021
Last Sold Price:	£395,000

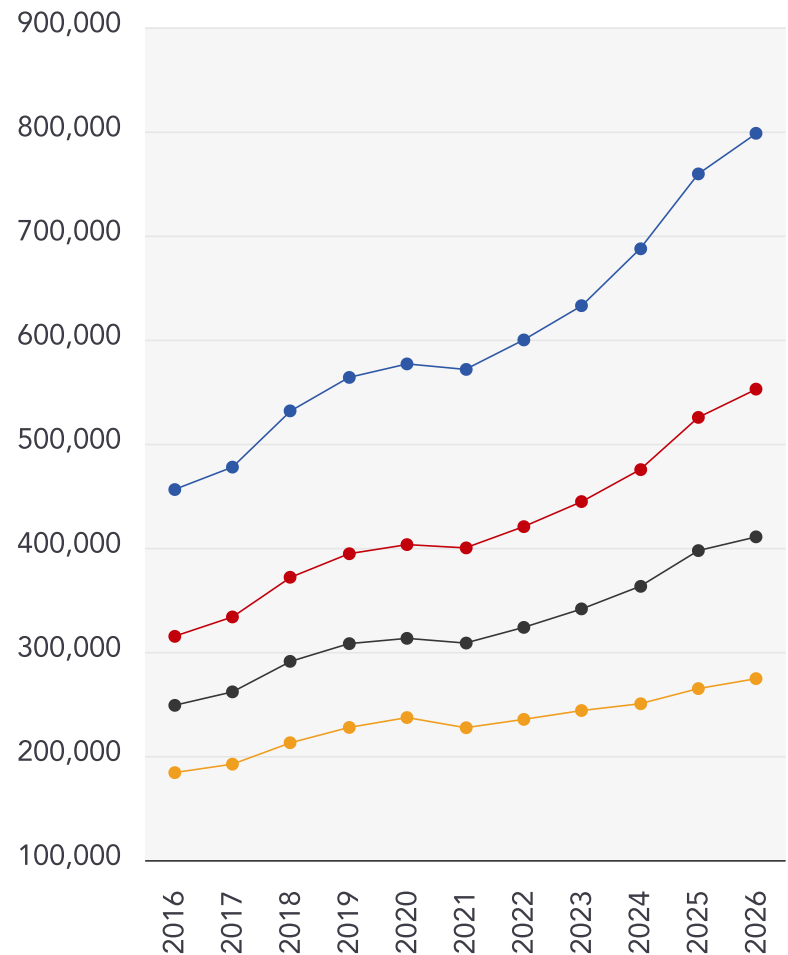
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in RG4



Detached

+75.07%

Semi-Detached

+75.42%

Terraced

+65.11%

Flat

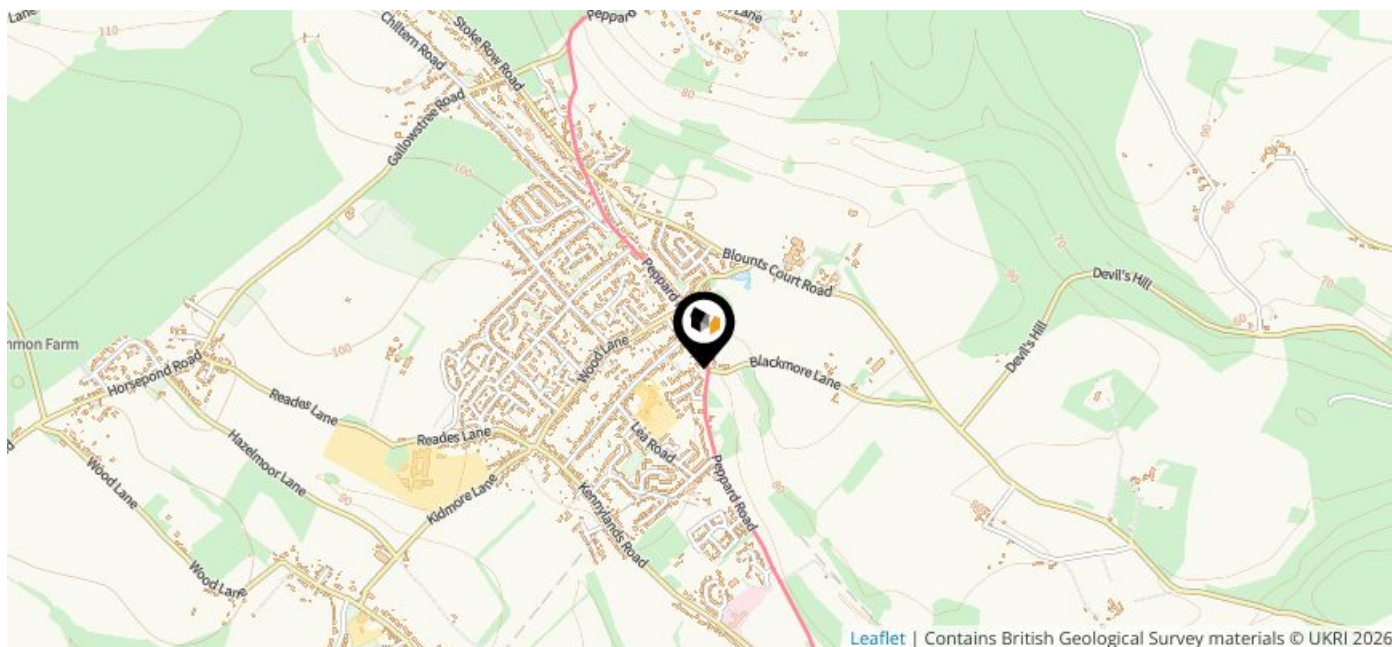
+49.1%

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.

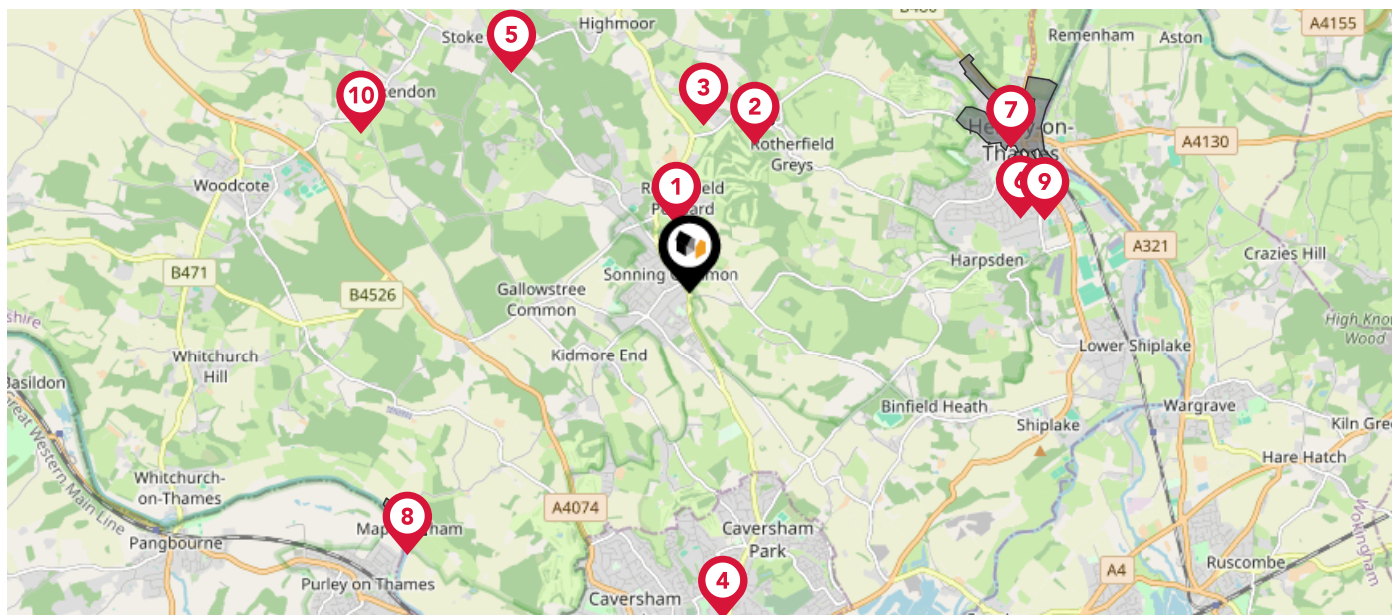
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

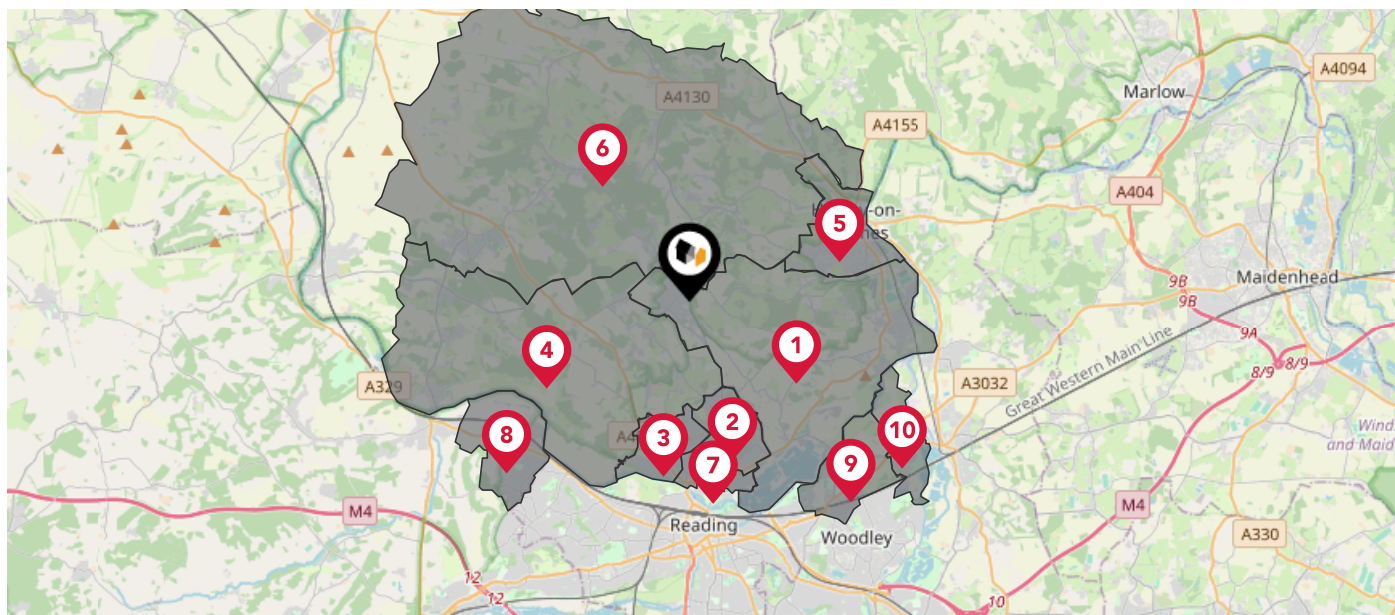
-  1 Rotherfield Peppard
-  2 Greys Green
-  3 Shepherd's Green
-  4 Surley Row
-  5 Stoke Row
-  6 Henley, St Mark's Road
-  7 Henley, Main
-  8 Mapledurham
-  9 Henley, Reading Road
-  10 Checkendon

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



Sonning Common Ward



Emmer Green Ward



Caversham Heights Ward



Kidmore End & Whitchurch Ward



Henley-on-Thames Ward



Woodcote & Rotherfield Ward



Caversham Ward



Tilehurst & Purley Ward



Sonning Ward



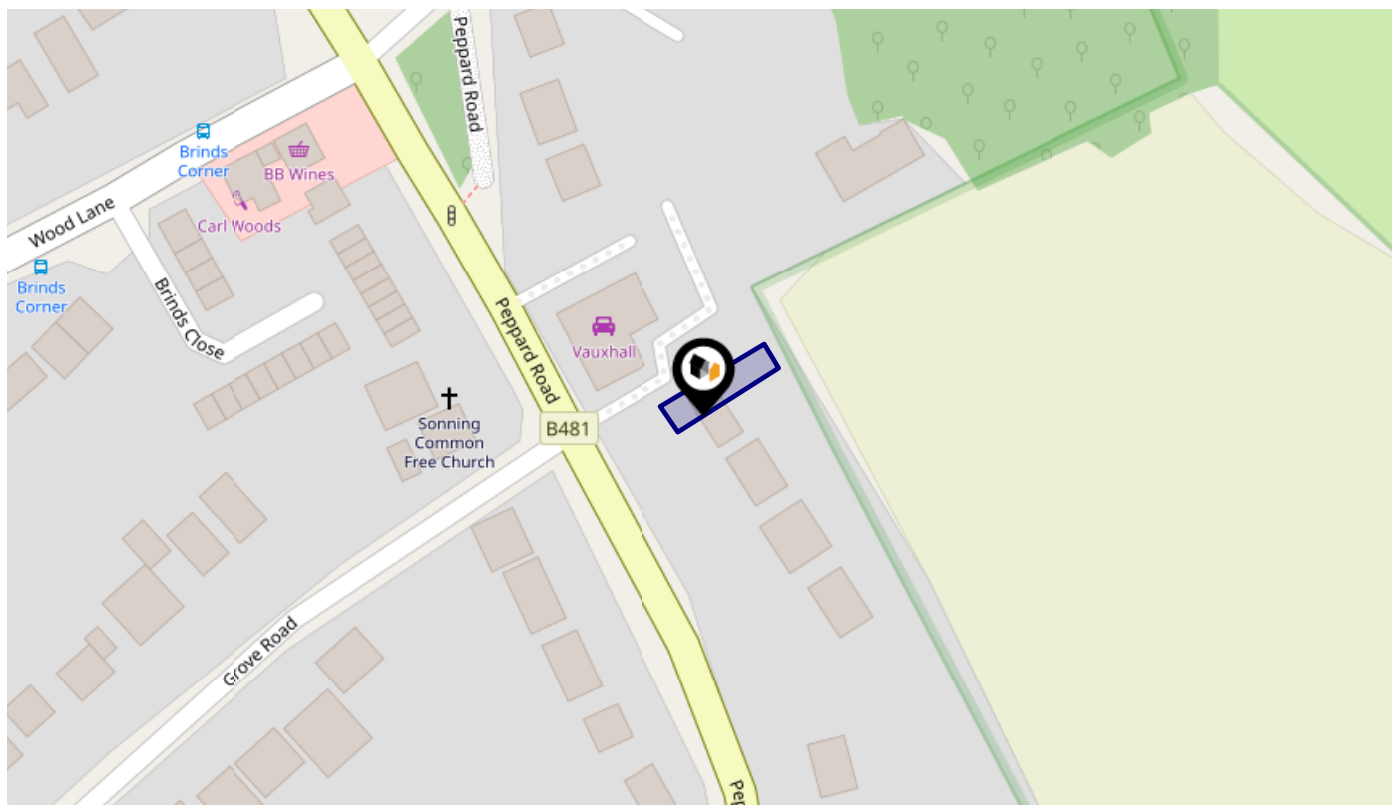
Charvil Ward

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:

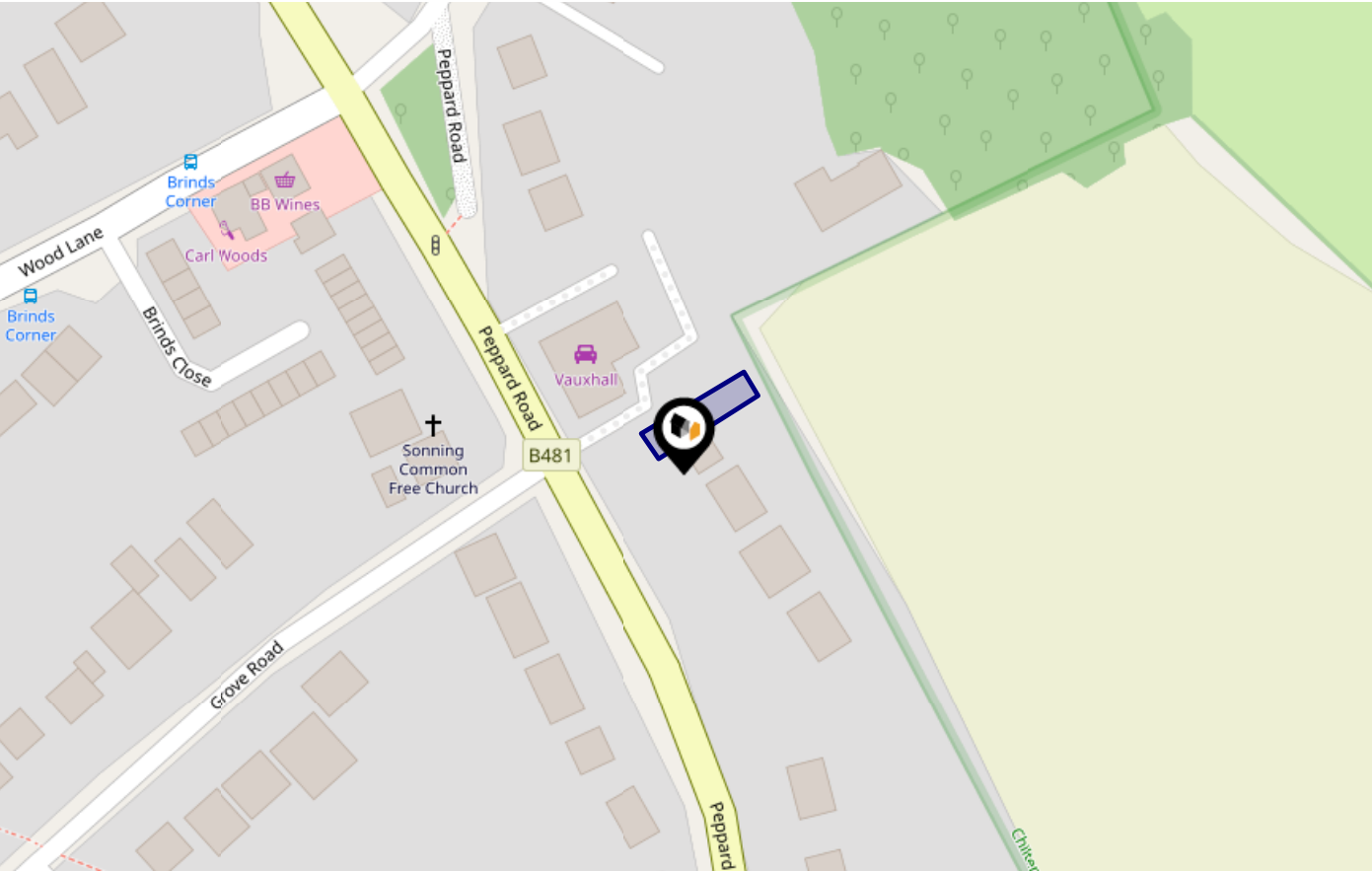
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

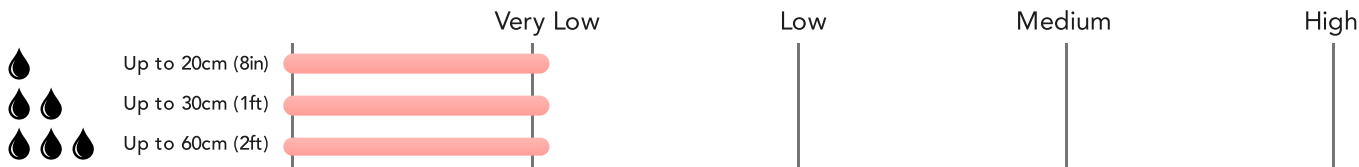


Risk Rating: Very low

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:

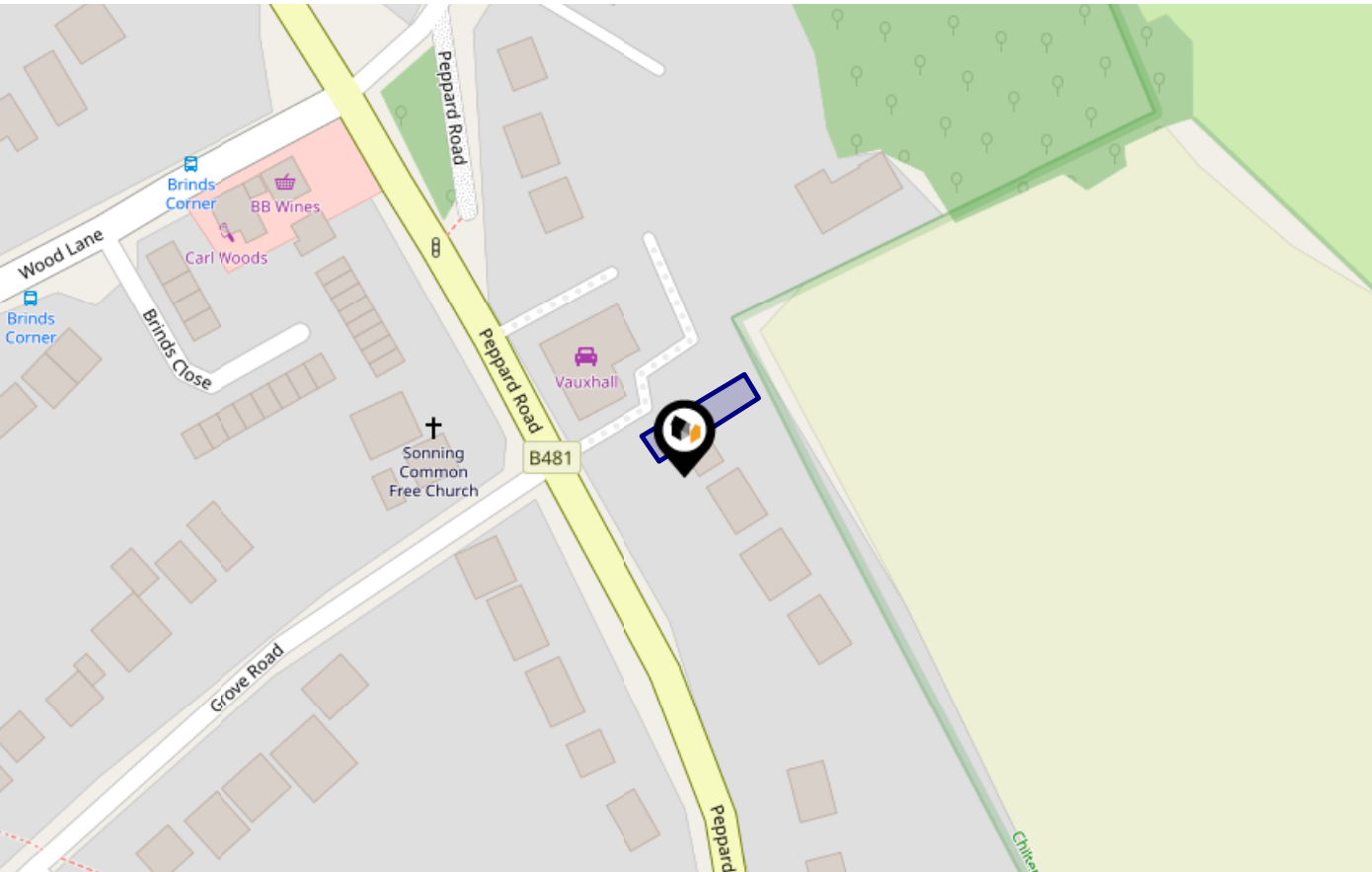


Flood Risk

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.

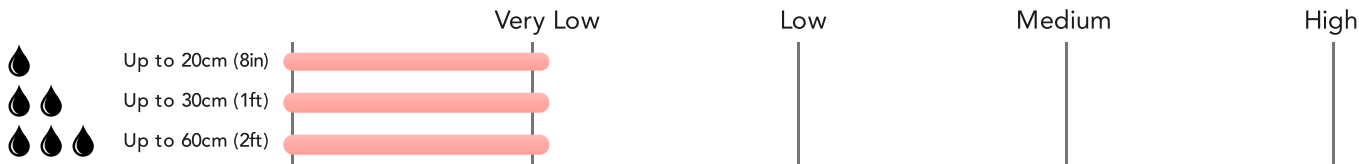


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Chance of flooding to the following depths at this property:

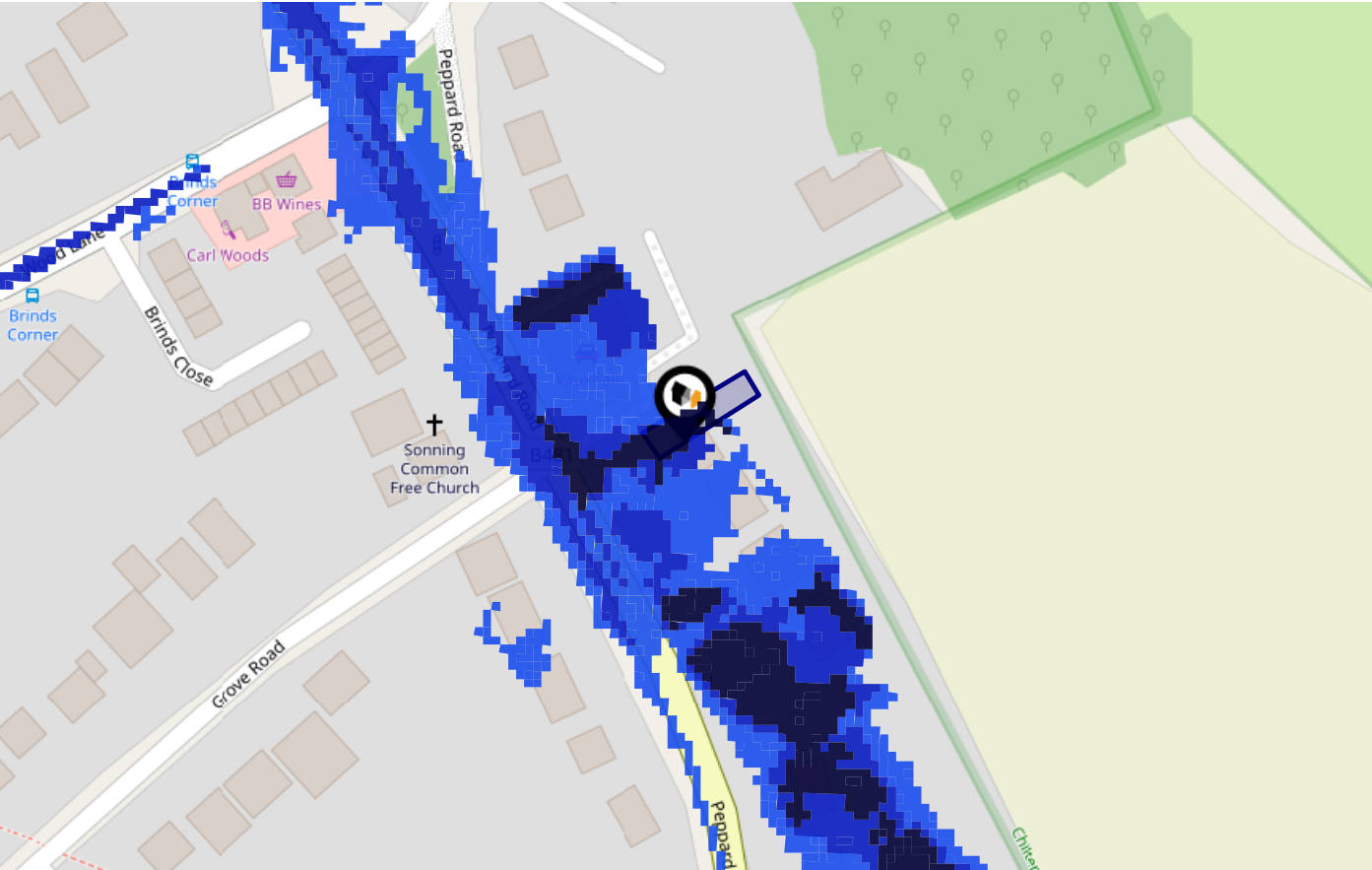


Flood Risk

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: 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:

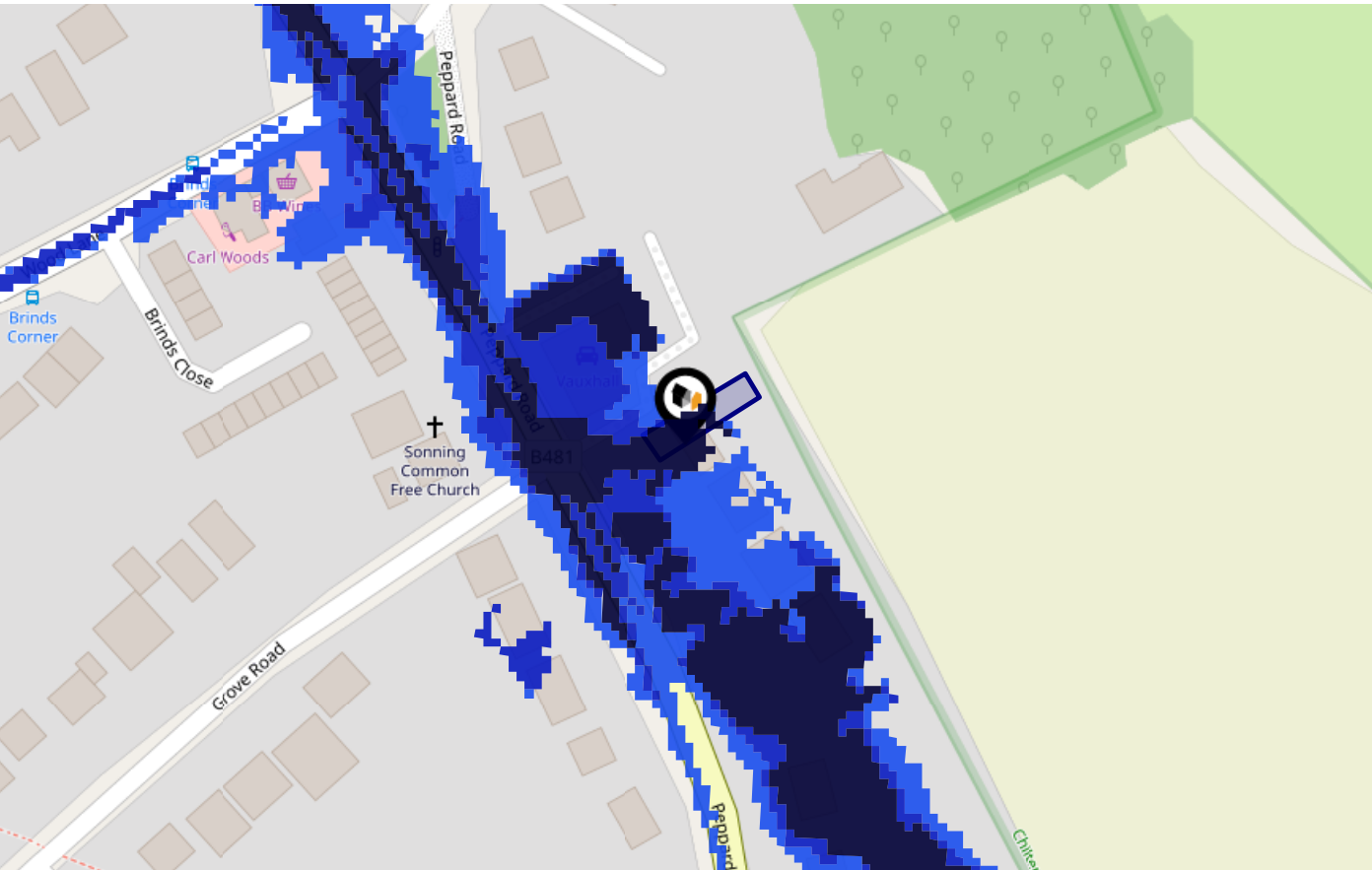


Flood Risk

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.

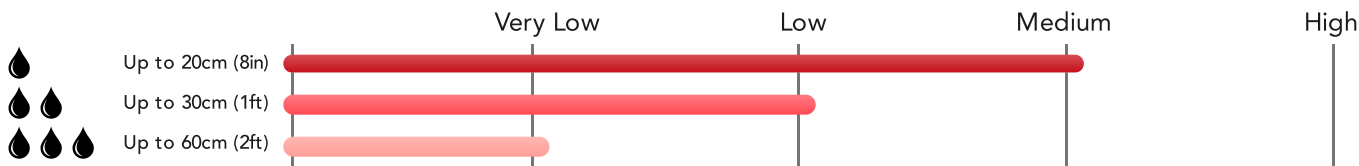


Risk Rating: High

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

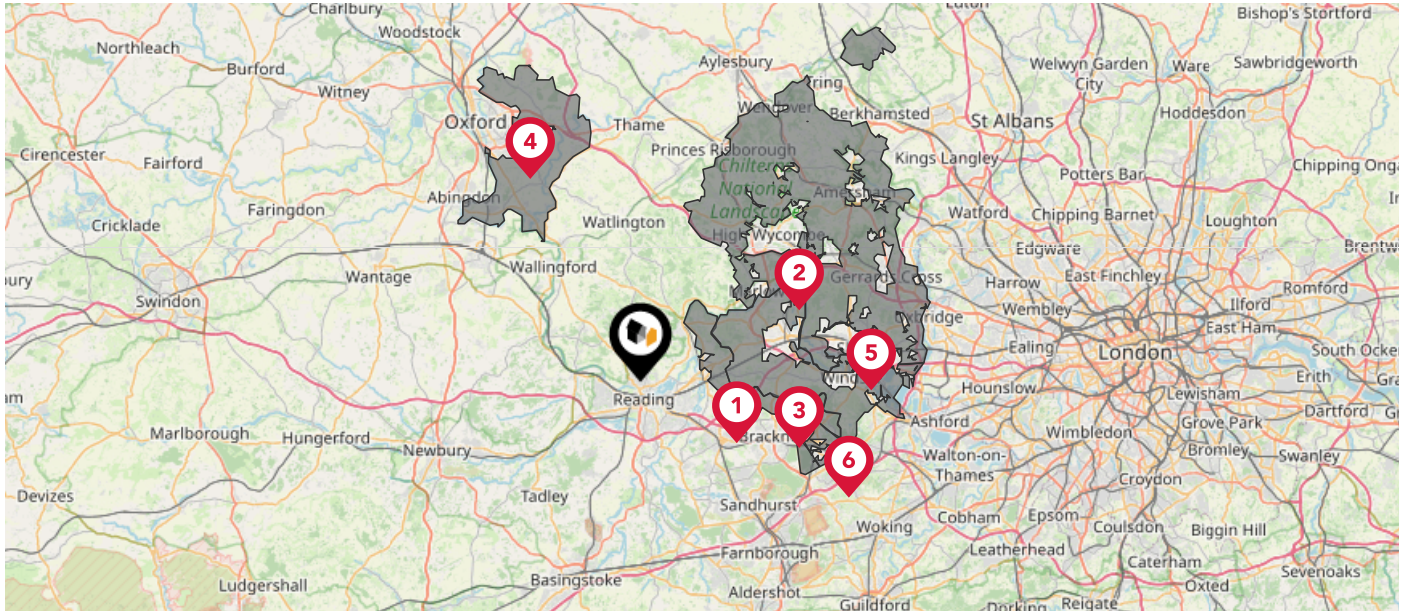


Maps

Green Belt



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



Nearby Green Belt Land

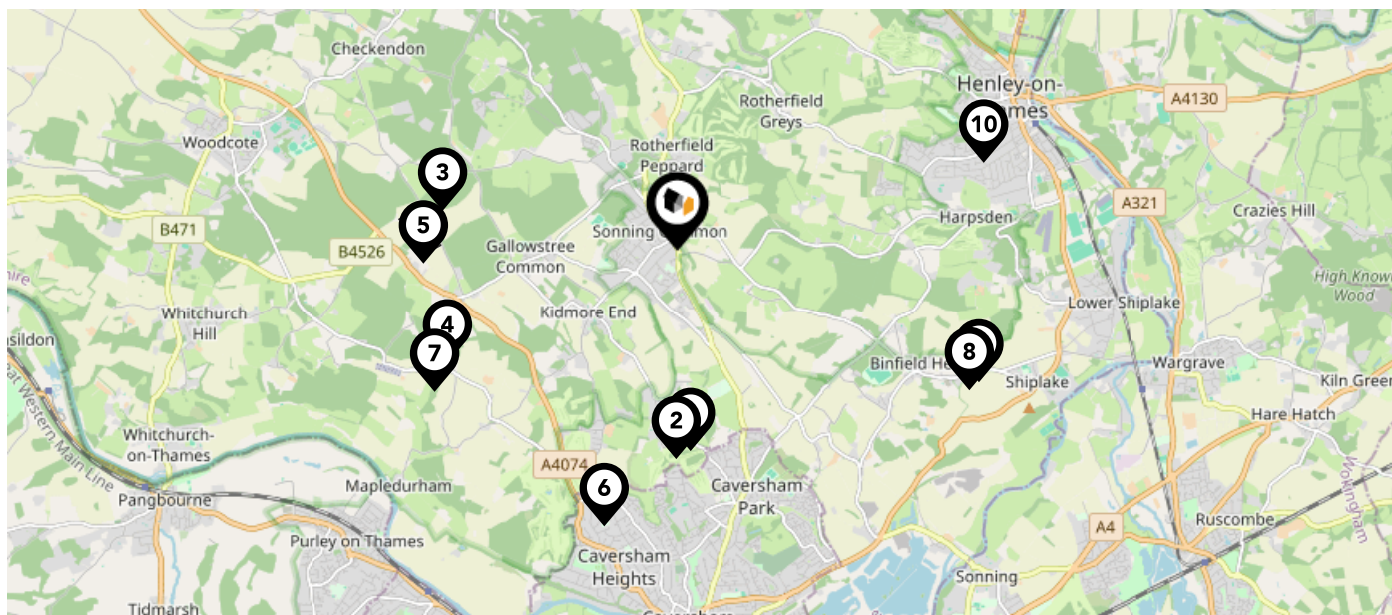
-  London Green Belt - Wokingham
-  London Green Belt - Buckinghamshire
-  London Green Belt - Bracknell Forest
-  Oxford Green Belt - South Oxfordshire
-  London Green Belt - Slough
-  London Green Belt - Windsor and Maidenhead

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

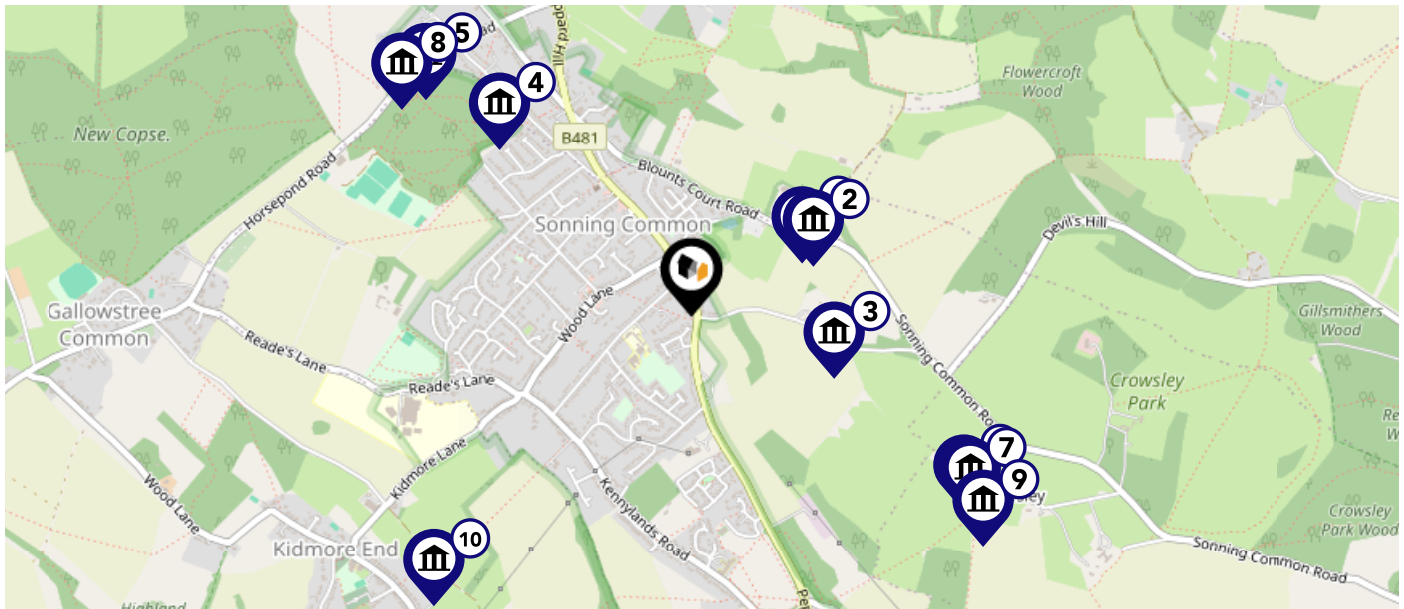
1	Chambers Copse-Tokers Green, Oxfordshire	Historic Landfill	
2	Kidmoor End Road-Emmer Green, Reading	Historic Landfill	
3	Nippers Grove-Checkendon, Reading, Berkshire	Historic Landfill	
4	Cane End Farm-Cane End, Reading, Berkshire	Historic Landfill	
5	Hook End-Checkendon, Reading, Berkshire, Oxfordshire	Historic Landfill	
6	Silverthorne Drive-Reading, Berkshire	Historic Landfill	
7	Mapledurham Chalk Pit-Goring Road, Mapledurham, Reading	Historic Landfill	
8	Kiln Lane No.2-Kiln Lane, Shiplake, Oxfordshire	Historic Landfill	
9	Kiln Lane No.1-Kiln Lane, Shiplake, Oxfordshire	Historic Landfill	
10	Makins Recreation Ground-Henley, Oxfordshire	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...



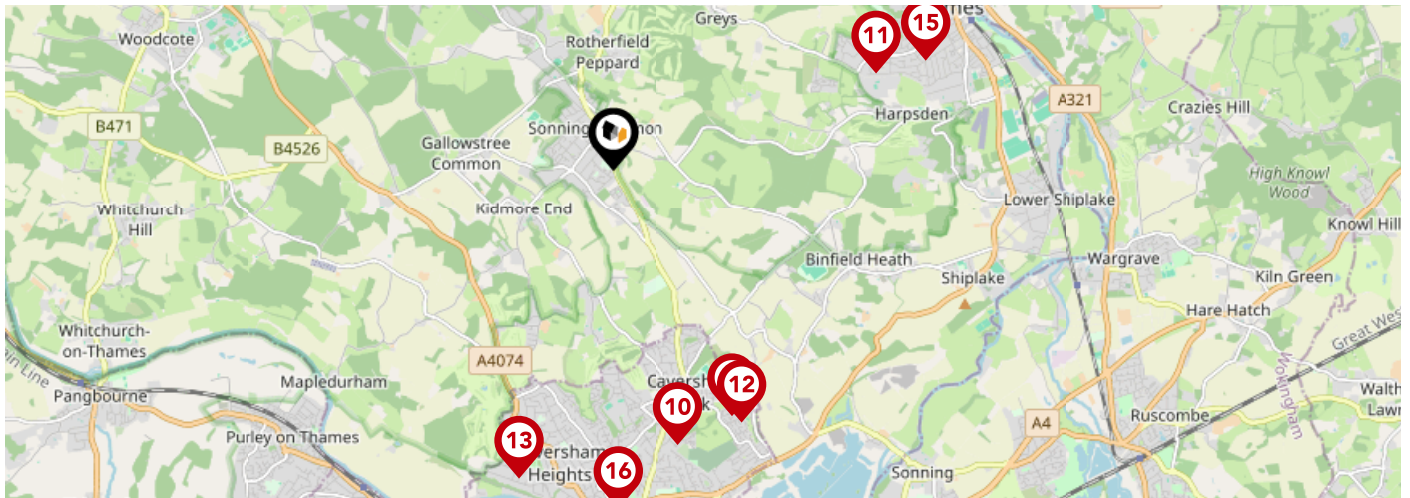
Listed Buildings in the local district		Grade	Distance
	1059591 - Blounts Court Farmhouse	Grade II	0.3 miles
	1181420 - Barn Approximately 100 Metres East Of Blounts Court Farmhouse	Grade II	0.3 miles
	1368906 - Pond Farm Cottage And Adjoining Cottage	Grade II	0.4 miles
	1059594 - Tudor Cottage	Grade II	0.6 miles
	1059592 - The Blenheims	Grade II	0.8 miles
	1181349 - Freize Farmhouse, Barn Approximately 40 Metres West	Grade II	0.8 miles
	1368941 - Freize Farmhouse	Grade II	0.8 miles
	1059593 - Old Well Cottage	Grade II	0.8 miles
	1285005 - Barn Approximately 25 Metres North Of The Well House	Grade II	0.9 miles
	1368954 - Emmens Cottage	Grade II	0.9 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Sonning Common Primary School Ofsted Rating: Good Pupils: 357 Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Bishopswood School Ofsted Rating: Not Rated Pupils: 72 Distance:0.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Maiden Erlegh Chiltern Edge Ofsted Rating: Good Pupils: 456 Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Peppard Church of England Primary School Ofsted Rating: Good Pupils: 78 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Kidmore End Church of England Primary School Ofsted Rating: Good Pupils: 155 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Gillotts School Ofsted Rating: Outstanding Pupils: 917 Distance:2.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Emmer Green Primary School Ofsted Rating: Outstanding Pupils: 414 Distance:2.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Highdown School and Sixth Form Centre Ofsted Rating: Good Pupils: 1562 Distance:2.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

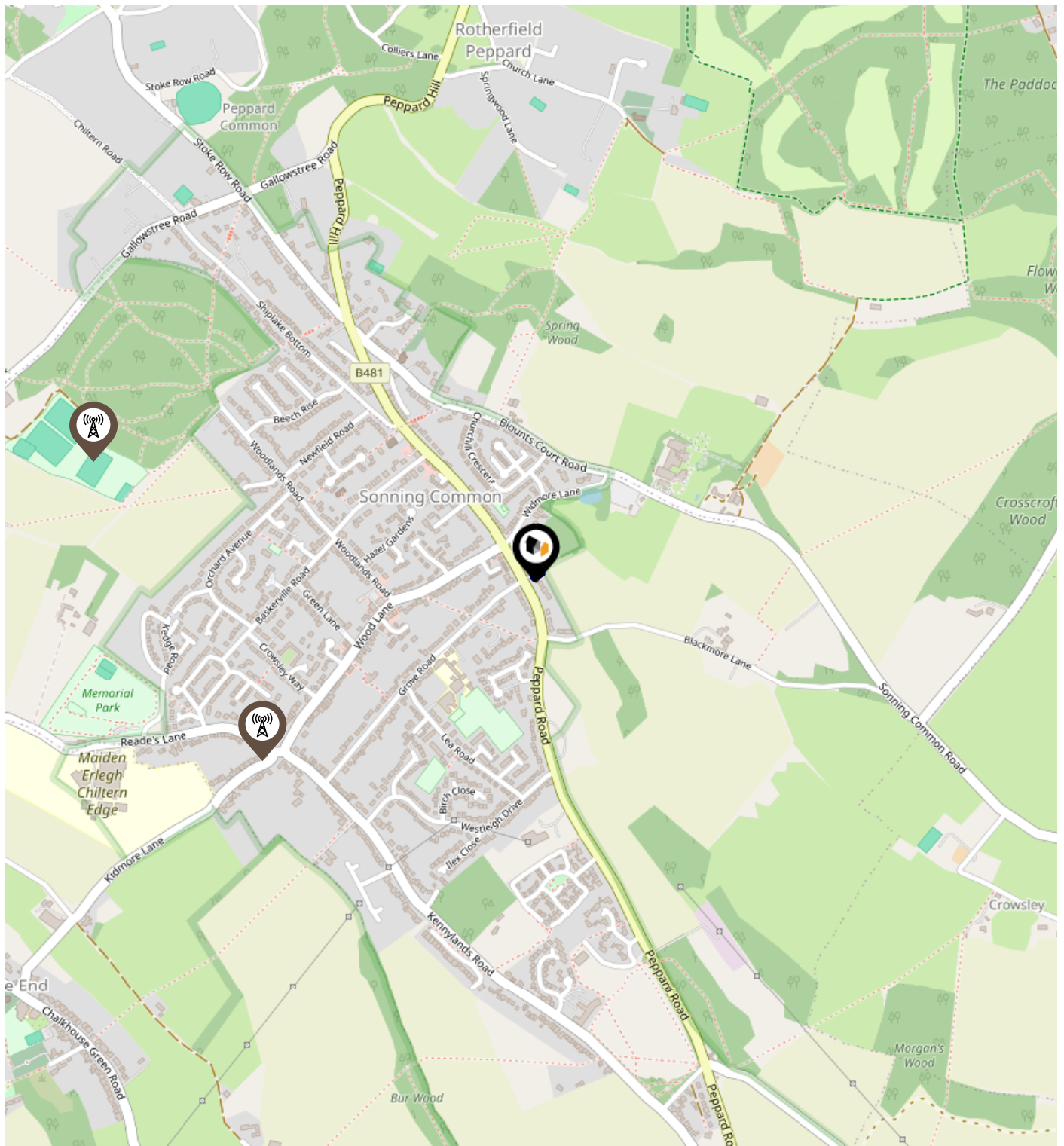
Area Schools



		Nursery	Primary	Secondary	College	Private
9	Caversham Park Primary School Ofsted Rating: Good Pupils: 124 Distance:2.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	The Hill Primary School Ofsted Rating: Good Pupils: 401 Distance:2.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Valley Road School Ofsted Rating: Good Pupils: 171 Distance:2.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	St Martin's Catholic Primary School Ofsted Rating: Good Pupils: 126 Distance:2.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	The Heights Primary School Ofsted Rating: Outstanding Pupils: 351 Distance:2.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Stoke Row CofE Primary School Ofsted Rating: Good Pupils: 64 Distance:3.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Sacred Heart Catholic Primary School, Henley-on-Thames Ofsted Rating: Good Pupils: 121 Distance:3.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Caversham Primary School Ofsted Rating: Good Pupils: 408 Distance:3.11	<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

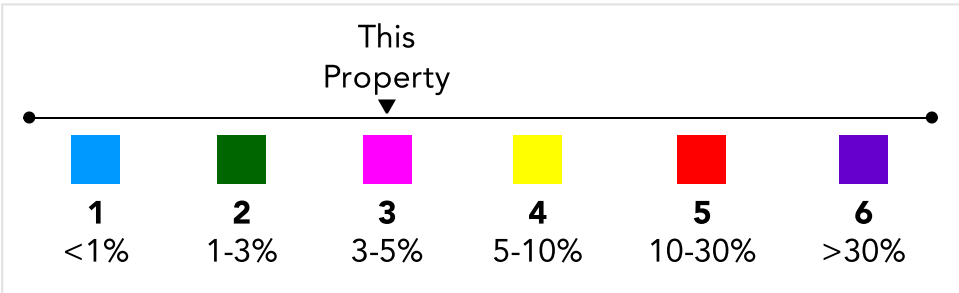
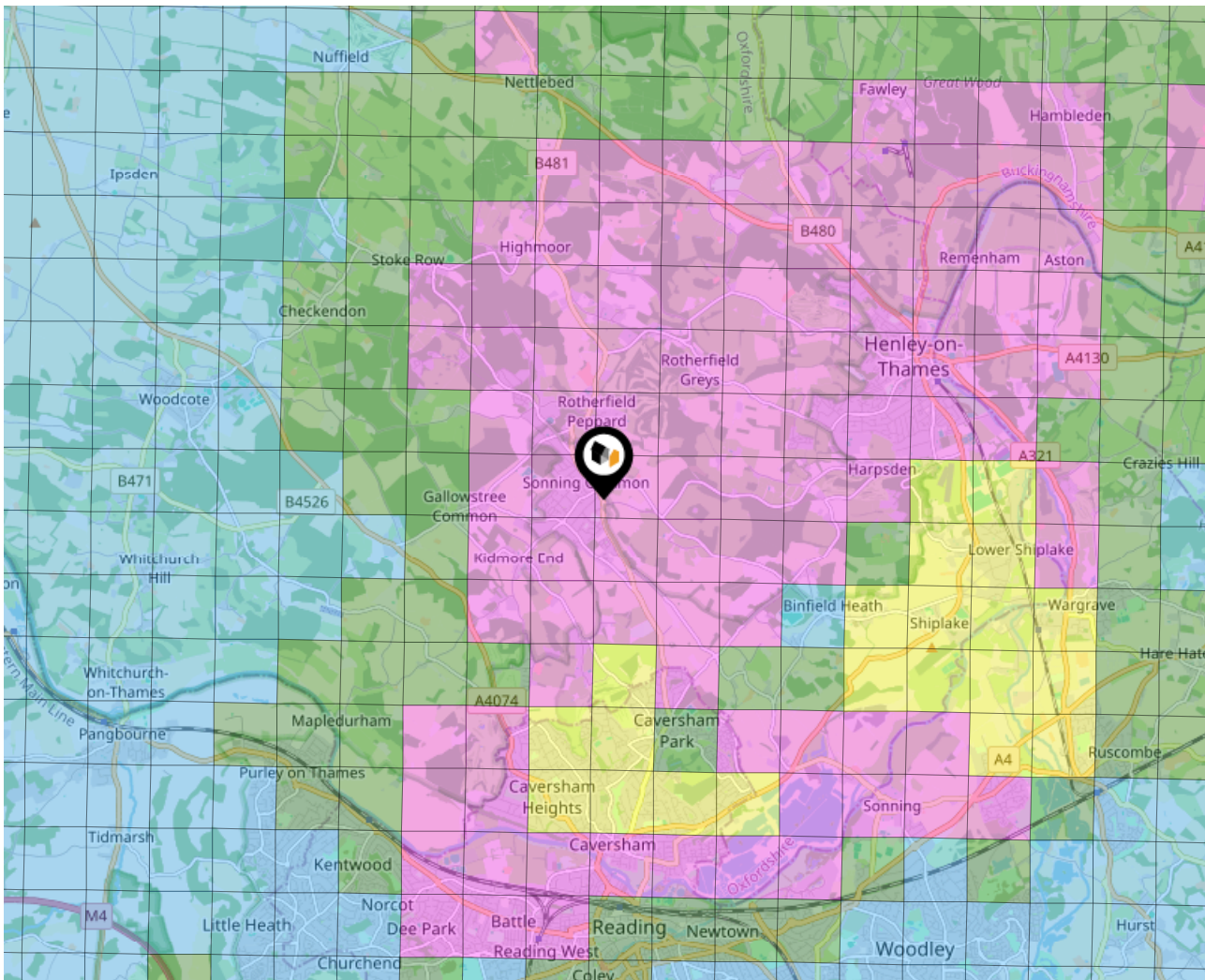
Environment

Radon Gas



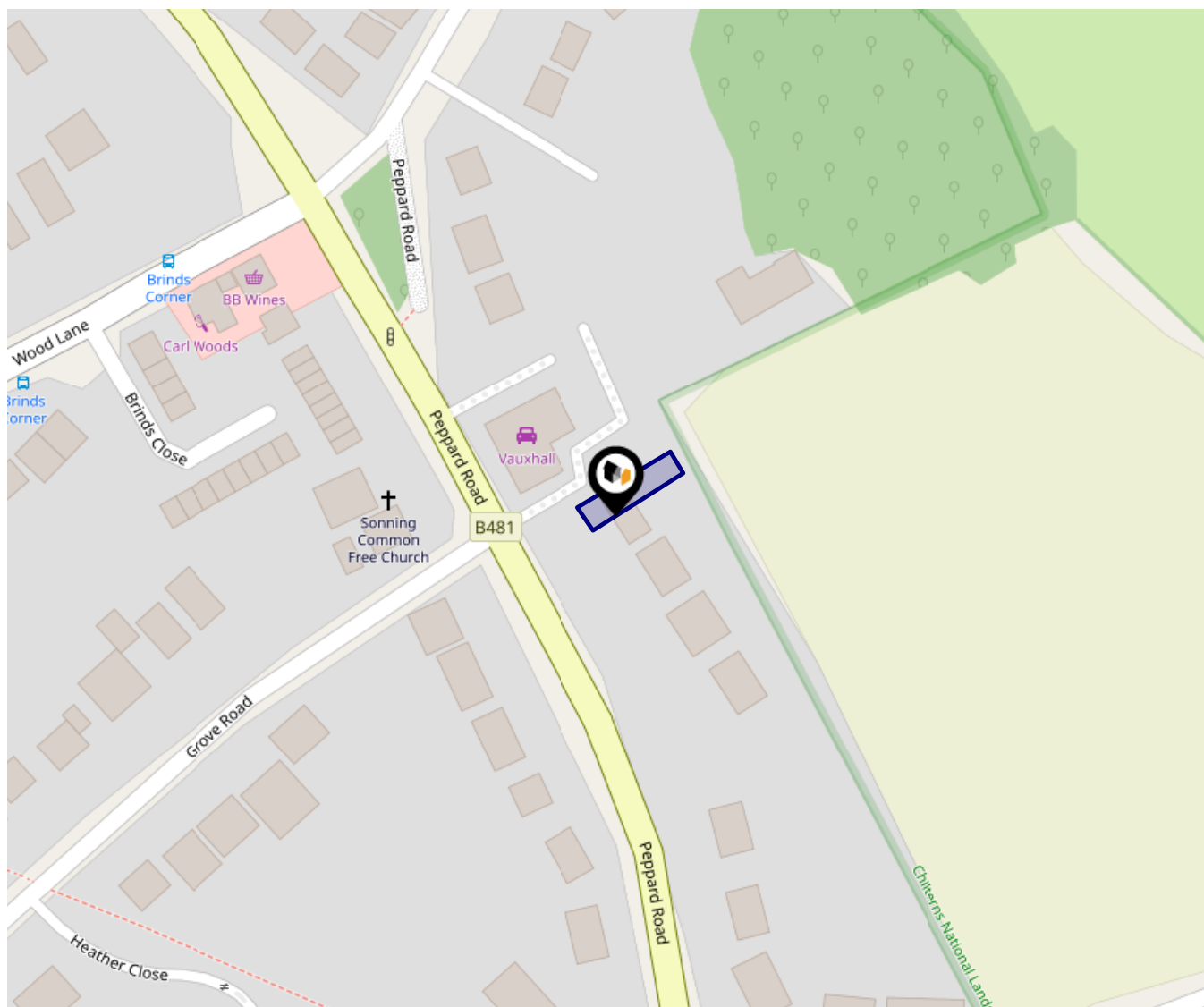
What is Radon?

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/m³).



Local Area

Road Noise



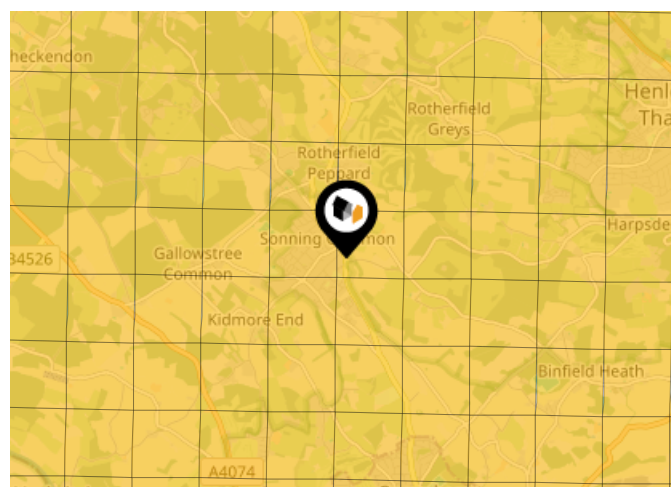
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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



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

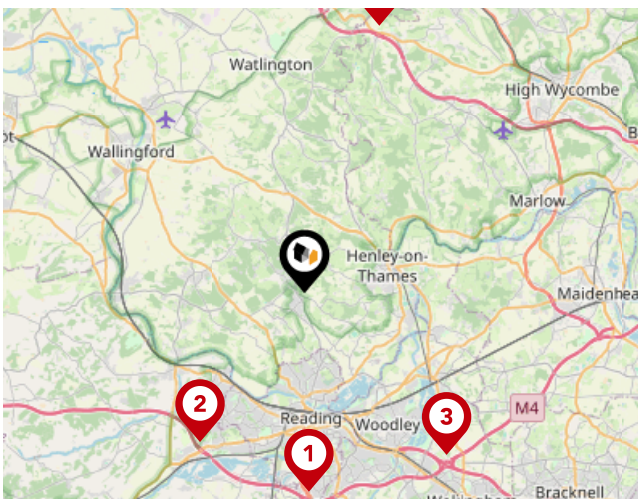
Area

Transport (National)



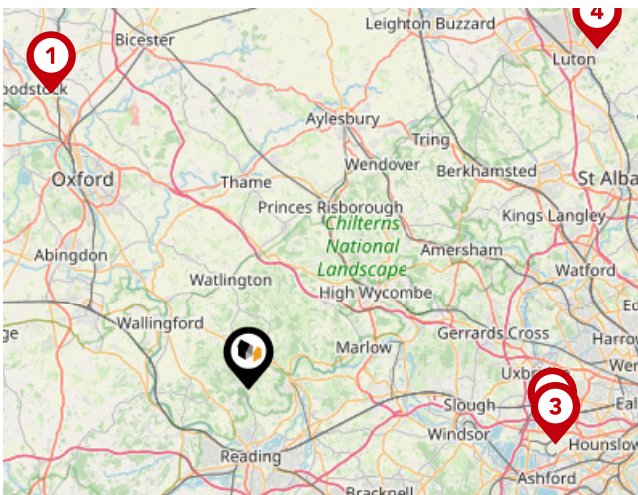
National Rail Stations

Pin	Name	Distance
1	Reading Rail Station	4.02 miles
2	Tilehurst Rail Station	3.95 miles
3	Henley-on-Thames Rail Station	3.45 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J11	7.29 miles
2	M4 J12	6.67 miles
3	M4 J10	7.95 miles
4	M40 J6	10.71 miles
5	M40 J5	10.24 miles

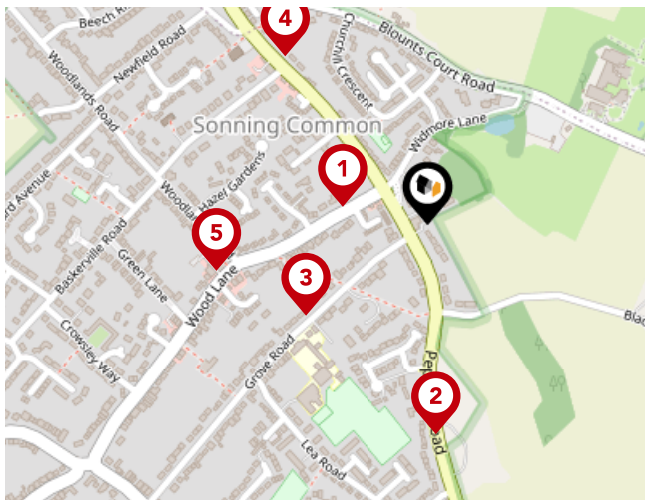


Airports/Helipads

Pin	Name	Distance
1	Kidlington	26.13 miles
2	Heathrow Airport	22.73 miles
3	Heathrow Airport Terminal 4	23.11 miles
4	Luton Airport	35.85 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Brinds Corner	0.1 miles
2	Reddish Manor	0.24 miles
3	Library	0.18 miles
4	Sedgewell Road	0.25 miles
5	Post Office	0.25 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

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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