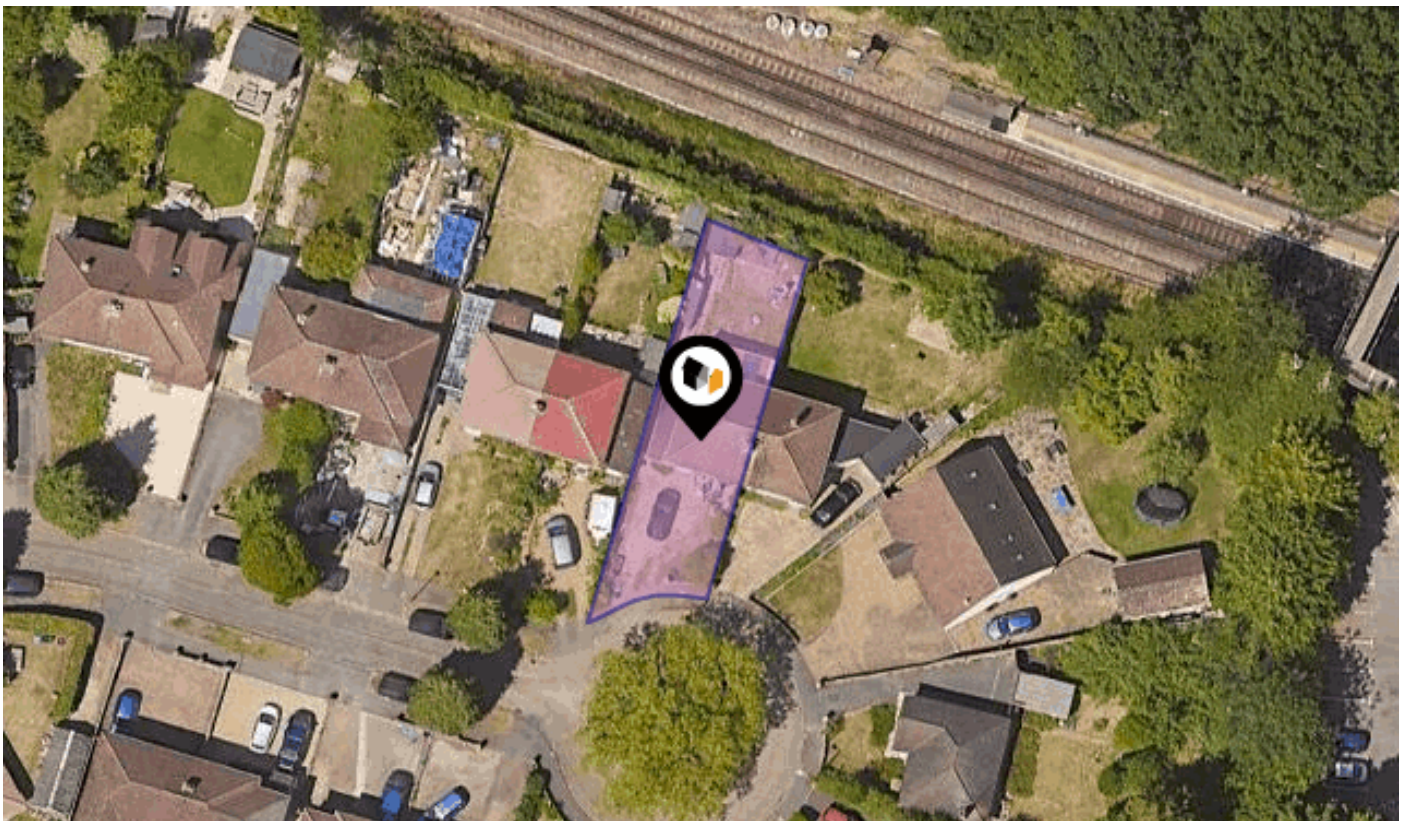




See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Monday 18th May 2026



STANTON CLOSE, EARLEY, READING, RG6

Avocado Property

07917 157387

neil@avocadoberkshire.co.uk

www.avocadopropertyagents.co.uk





Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,054 ft ² / 98 m ²		
Plot Area:	0.07 acres		
Year Built :	1950-1966		
Council Tax :	Band D		
Annual Estimate:	£2,498		
Title Number:	BK195351		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

9 mb/s	76 mb/s	2000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *Stanton Close, Earley, Reading, RG6*

Reference - 121241
Decision: Approve
Date: 25th May 2012
Description: Proposed single storey side and rear extension to dwelling. Demolition of existing store/study.

Reference - 213363
Decision: Determination Made
Date: 09th October 2021
Description: Householder application for the proposed erection of a single storey rear extension, including the insertion of 2no. roof lights.

Reference - 051782
Decision: Approve
Date: 11th August 2005
Description: Proposed 2 storey side extension to dwelling.

Stanton Close, Earley, RG6

Energy rating

C

Valid until 07.09.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
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:	Suspended, no insulation (assumed)
Total Floor Area:	98 m ²

Market Sold in Street



13, Stanton Close, Reading, RG6 7DX					Semi-detached House
Last Sold Date:	16/01/2026	10/01/2017	18/10/2011	11/02/2005	
Last Sold Price:	£629,250	£402,000	£248,500	£205,000	
20, Stanton Close, Reading, RG6 7DX					Detached House
Last Sold Date:	10/11/2022	16/11/2015	23/10/2006	06/09/2004	
Last Sold Price:	£460,000	£332,000	£295,000	£250,000	
33, Stanton Close, Reading, RG6 7DX					Semi-detached House
Last Sold Date:	14/03/2022	30/11/2018	20/02/2006		
Last Sold Price:	£475,000	£350,000	£212,000		
7, Stanton Close, Reading, RG6 7DX					Semi-detached House
Last Sold Date:	13/12/2021				
Last Sold Price:	£460,000				
39, Stanton Close, Reading, RG6 7DX					Semi-detached House
Last Sold Date:	07/06/2021	16/03/2004	07/12/2001		
Last Sold Price:	£250,000	£218,500	£178,000		
37, Stanton Close, Reading, RG6 7DX					Semi-detached House
Last Sold Date:	23/03/2021	09/03/2016	28/04/2011	09/10/2003	
Last Sold Price:	£420,000	£414,000	£276,500	£216,000	
23, Stanton Close, Reading, RG6 7DX					Semi-detached House
Last Sold Date:	09/09/2020	29/06/2012	17/10/2005		
Last Sold Price:	£410,000	£250,000	£245,000		
25, Stanton Close, Reading, RG6 7DX					Semi-detached House
Last Sold Date:	01/12/2017				
Last Sold Price:	£375,000				
10, Stanton Close, Reading, RG6 7DX					Semi-detached House
Last Sold Date:	14/12/2016	19/07/2010			
Last Sold Price:	£425,000	£240,000			
15, Stanton Close, Reading, RG6 7DX					Semi-detached House
Last Sold Date:	25/08/2016	08/09/2011			
Last Sold Price:	£405,000	£243,000			
11, Stanton Close, Reading, RG6 7DX					Semi-detached House
Last Sold Date:	03/12/2014				
Last Sold Price:	£320,000				
16, Stanton Close, Reading, RG6 7DX					Semi-detached House
Last Sold Date:	21/10/2014				
Last Sold Price:	£245,000				

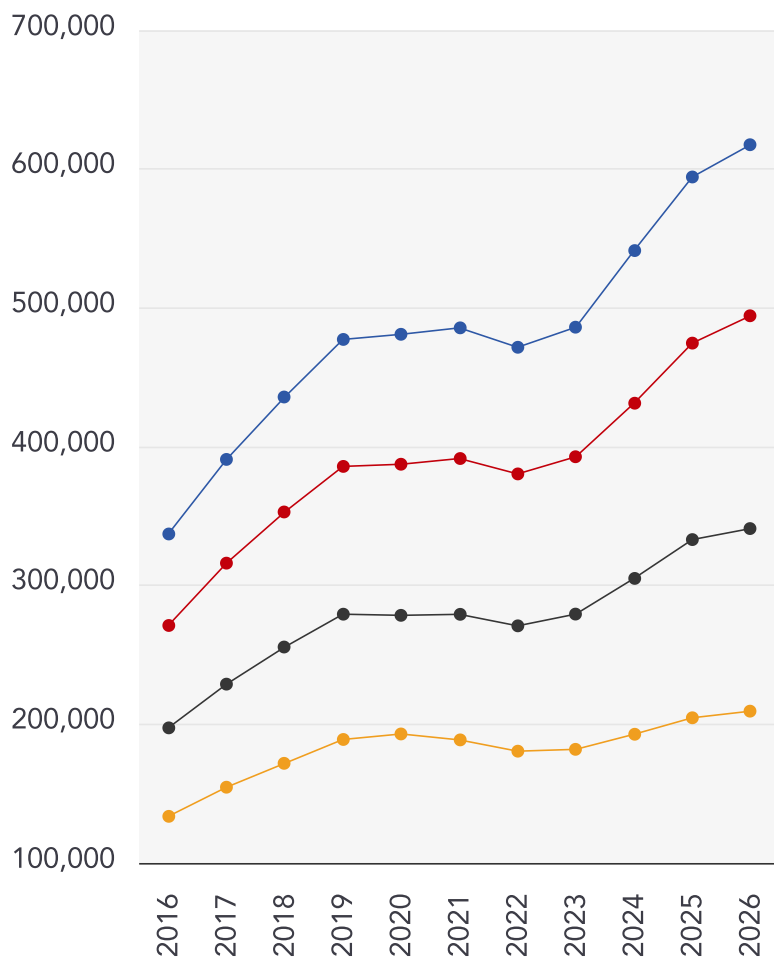
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in 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

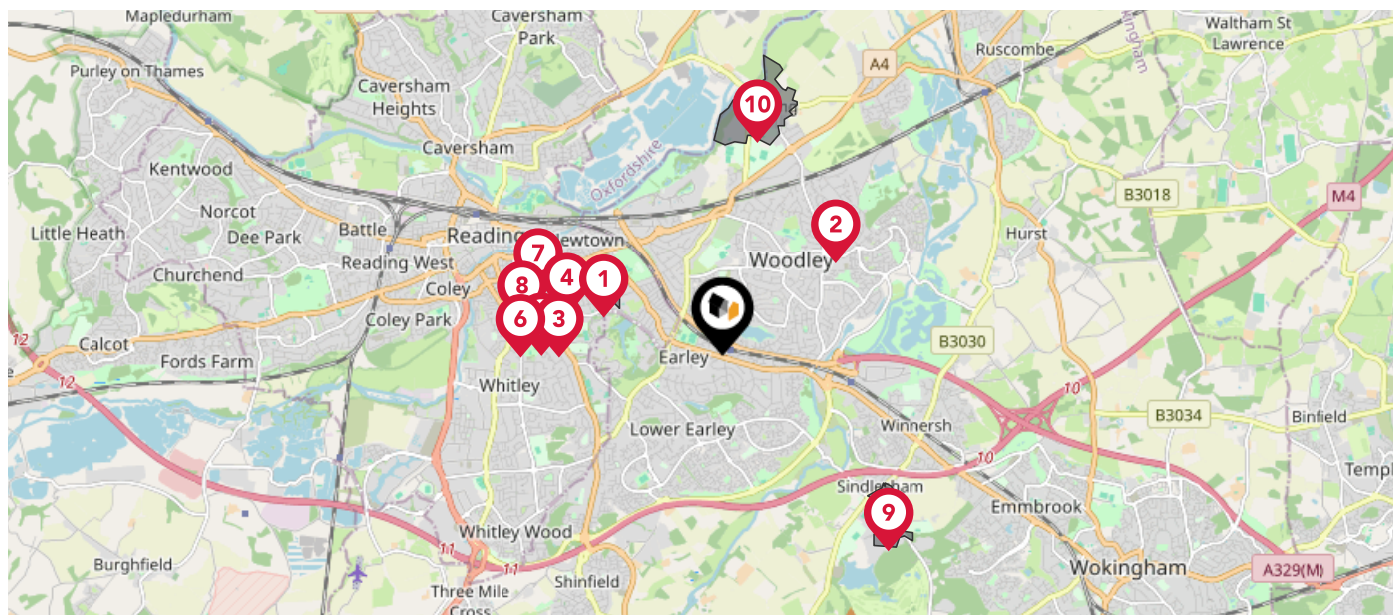
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



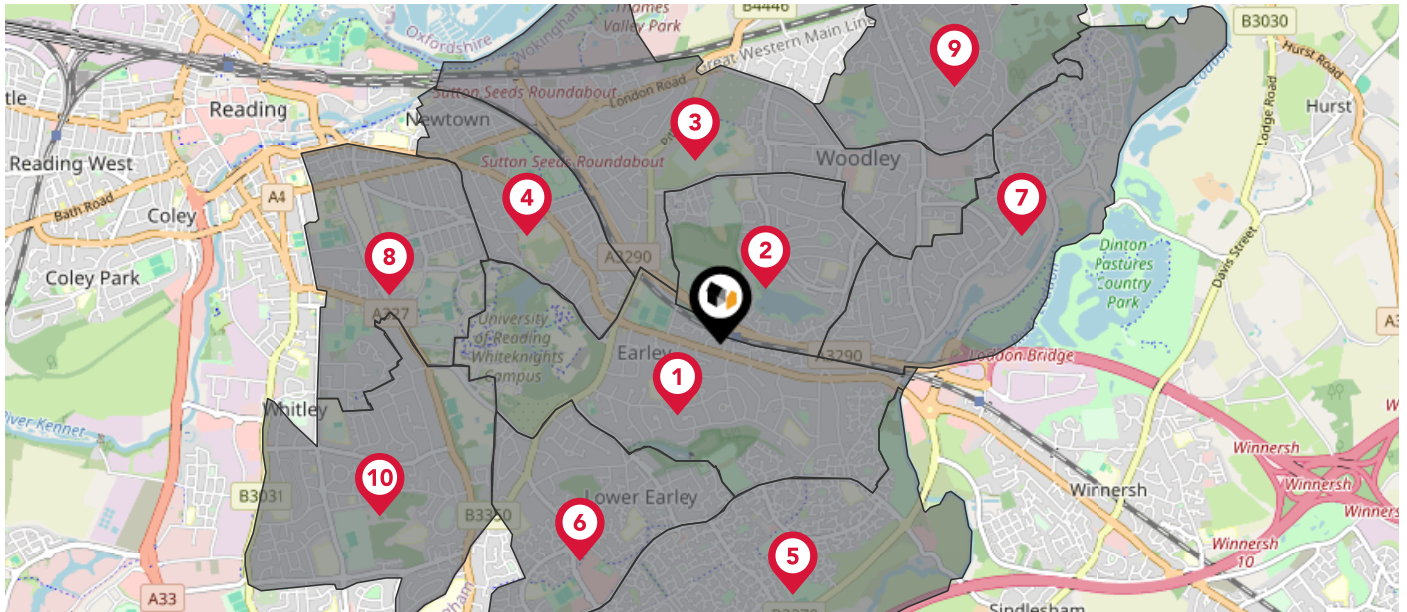
Nearby Conservation Areas

-  1 South Park
-  2 Woodley Green
-  3 Redlands
-  4 Alexandra Road
-  5 The Mount
-  6 Christchurch
-  7 Eldon Square
-  8 Kendrick Road
-  9 Sindlesham
-  10 Sonning











Maps

Council Wards

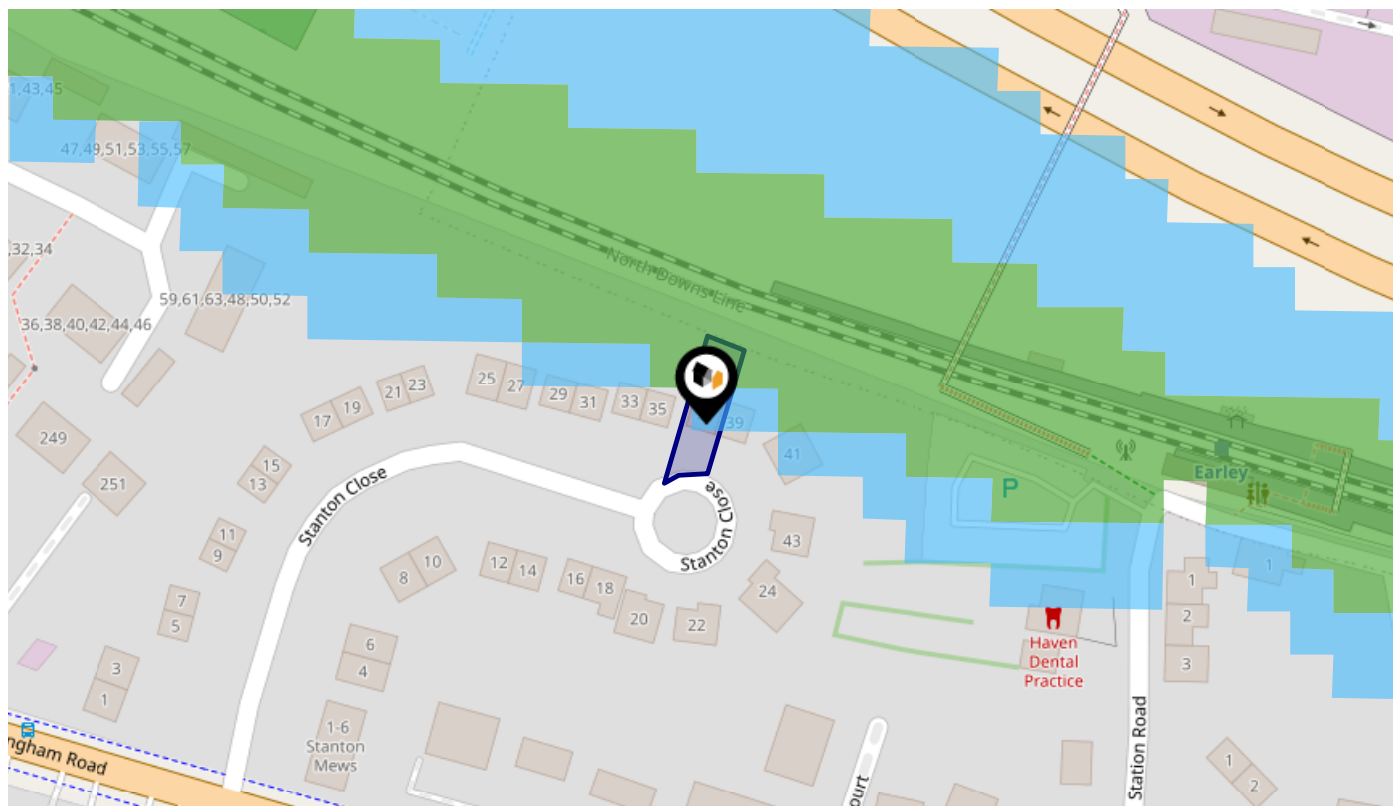
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  Maiden Erlegh Ward
-  South Lake Ward
-  Bulmershe and Whitegates Ward
-  Park Ward
-  Hawkedon Ward
-  Hillside Ward
-  Loddon Ward
-  Redlands Ward
-  Coronation Ward
-  Church Ward

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.

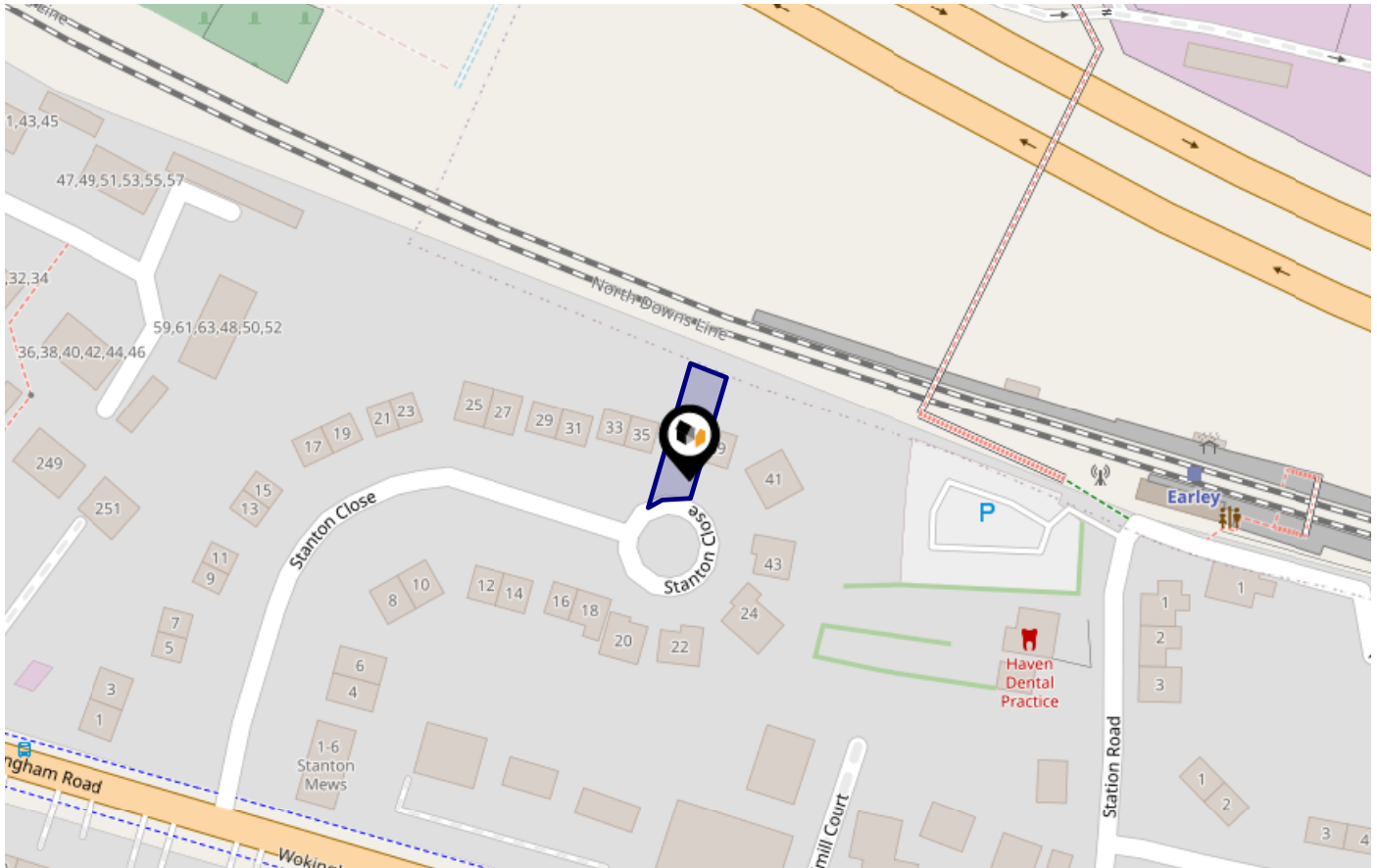
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

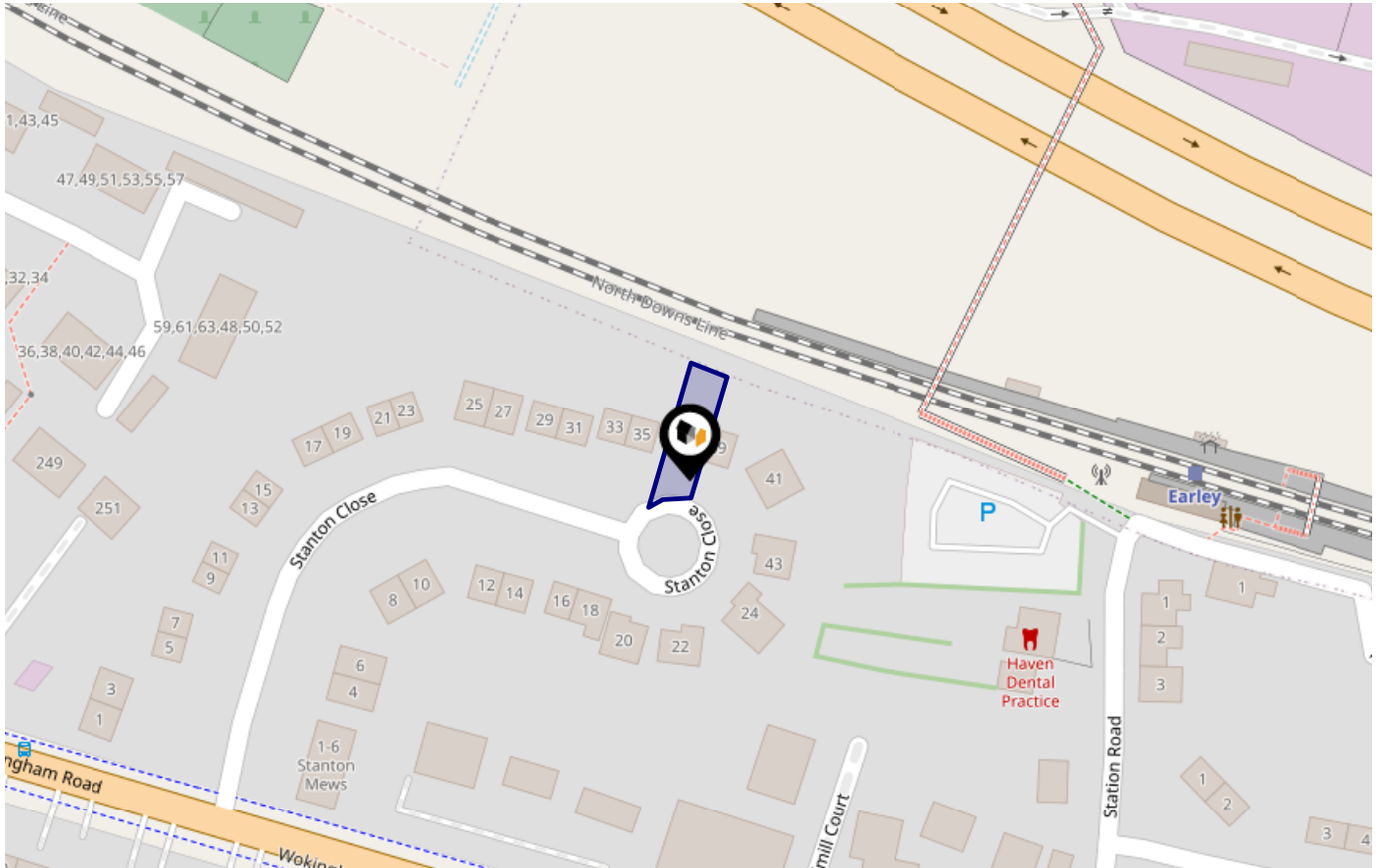
Chance of flooding to the following depths at this property:



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.

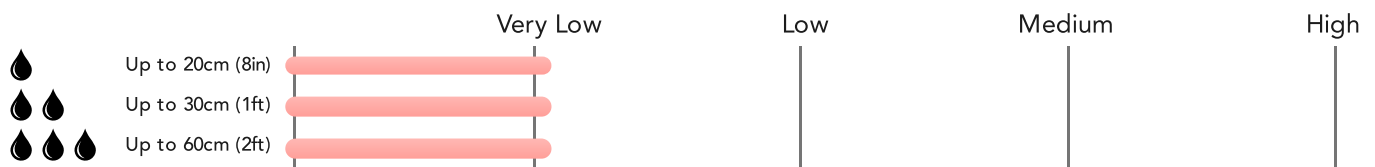


Risk Rating: Very low

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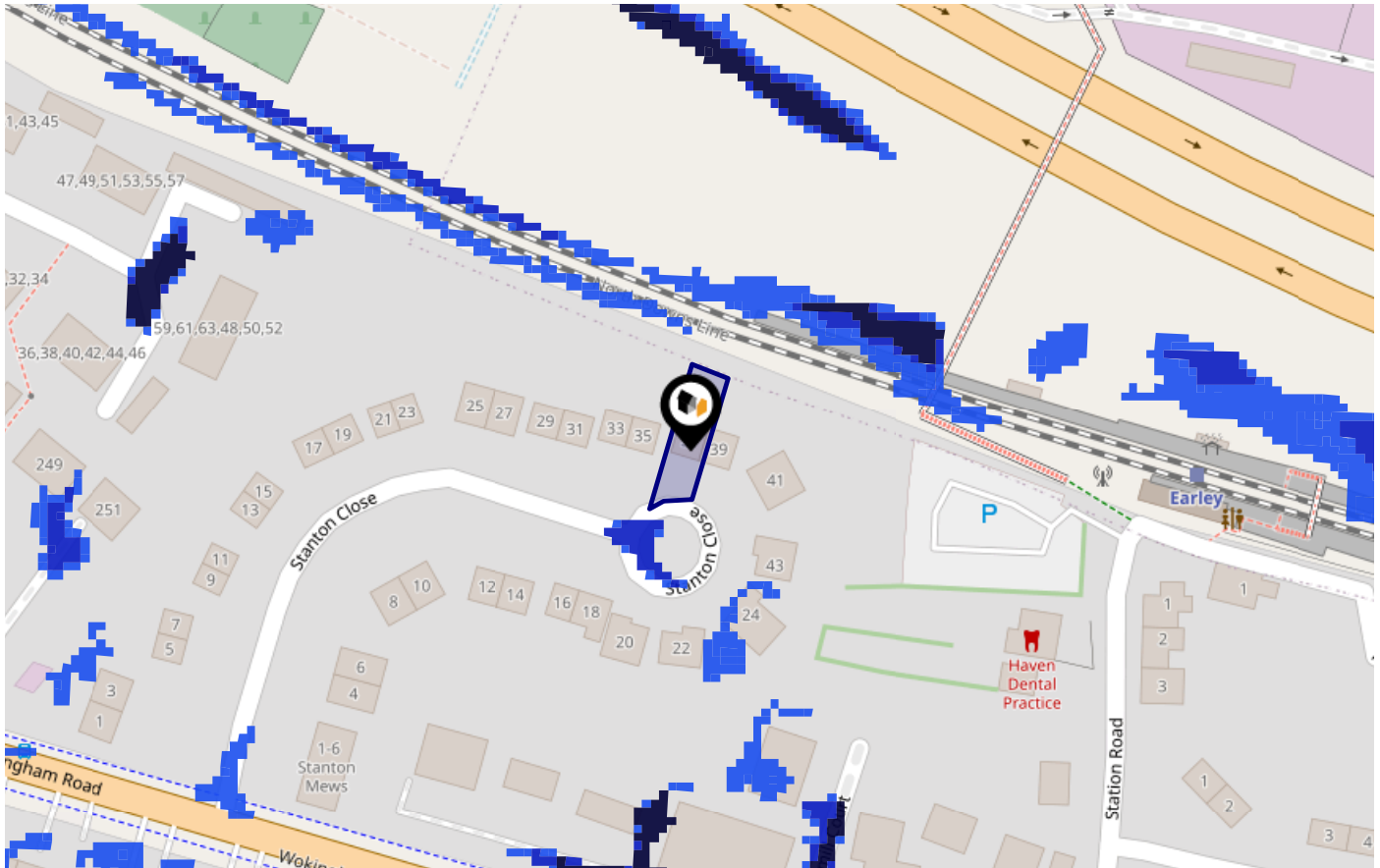
Chance of flooding to the following depths at this property:



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.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

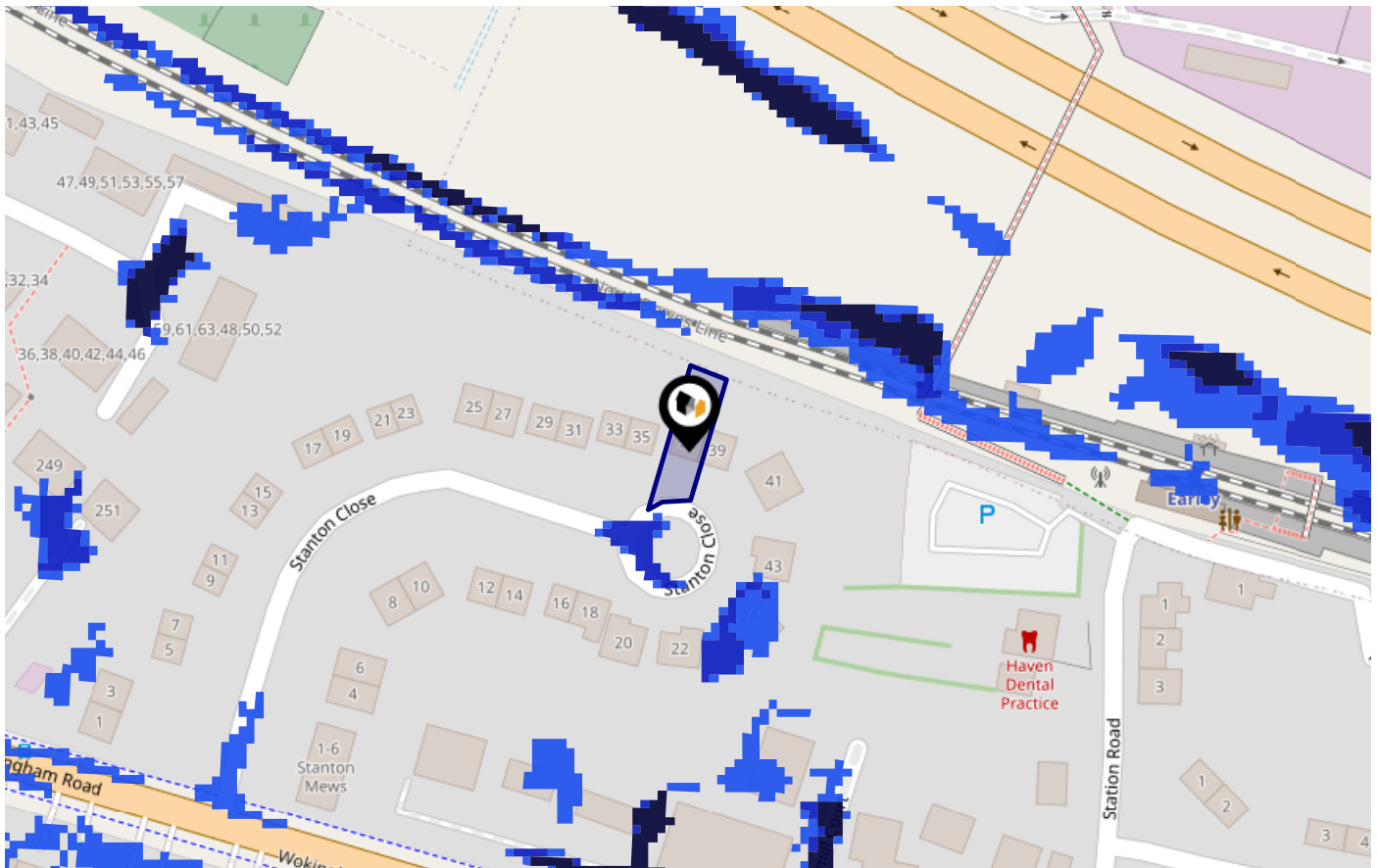
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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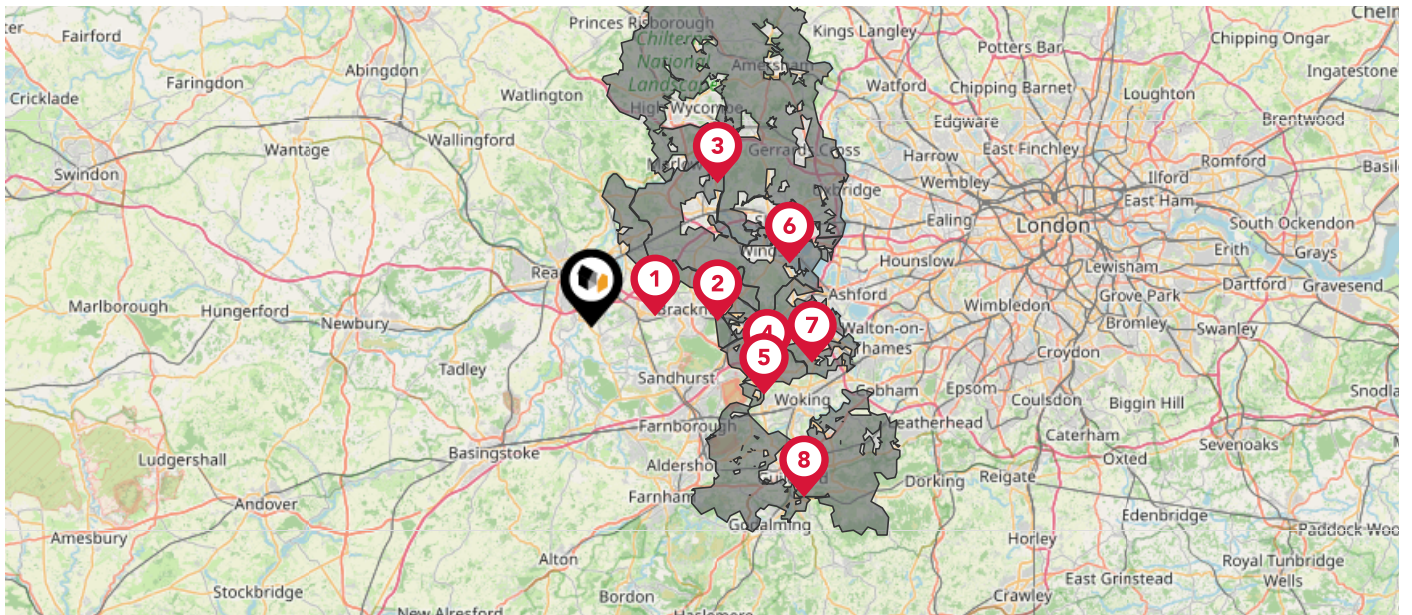
Chance of flooding to the following depths at this property:











Maps

Green Belt

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



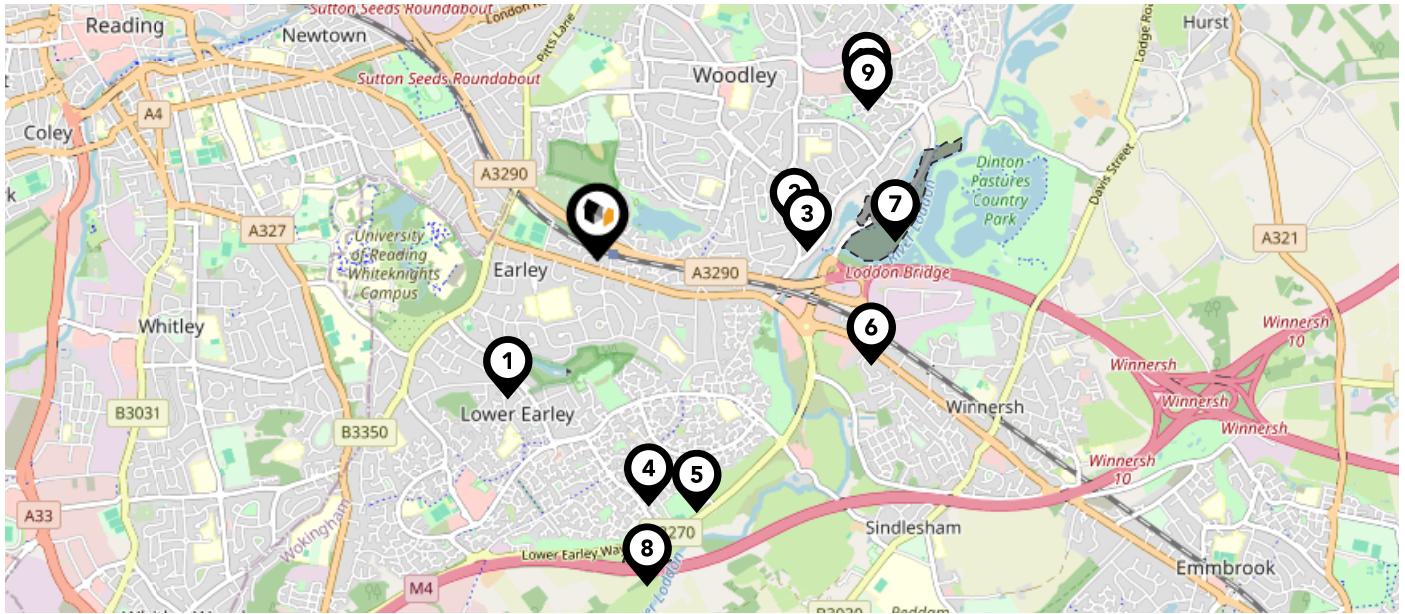
Nearby Green Belt Land

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



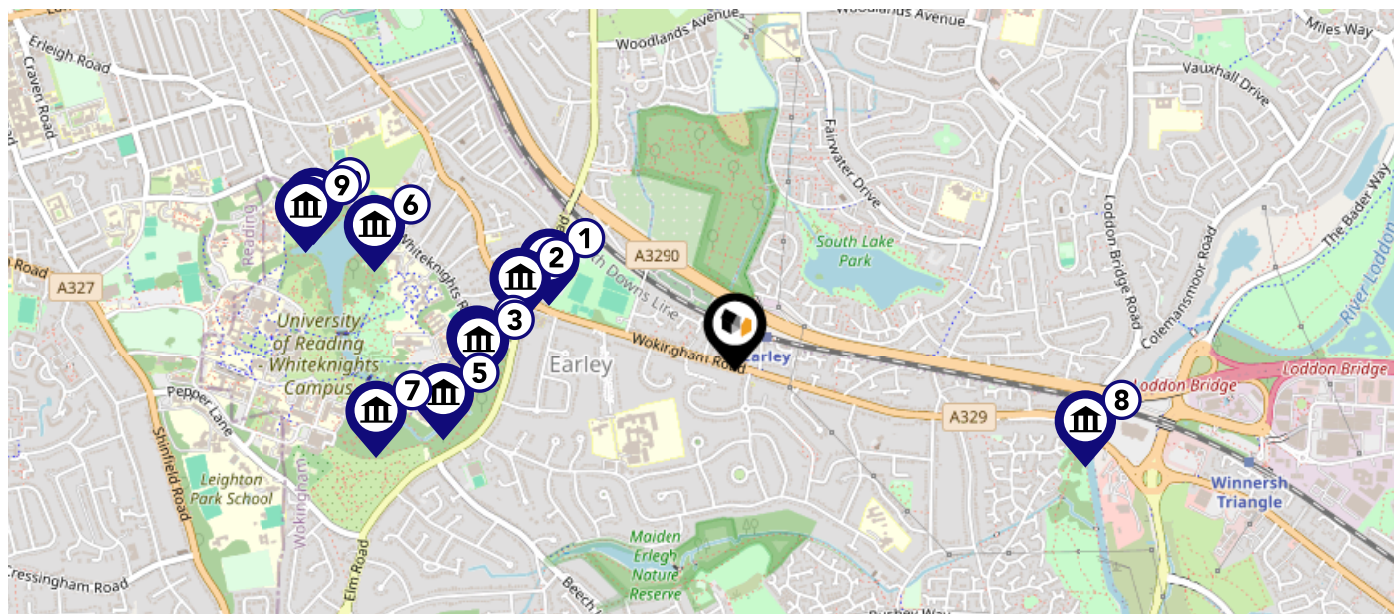
Nearby Landfill Sites











	Bovis Homes-Earley, Buckinghamshire	Historic Landfill	
	Loddon Bridge Road-Earley	Historic Landfill	
	Loddon Bridge Road-Earley	Historic Landfill	
	Reading University-Earley	Historic Landfill	
	Sewage Works-Lower Earley	Historic Landfill	
	Reading Road-Winnersh	Historic Landfill	
	Mortimers Meadow-Winnersh	Historic Landfill	
	Lower Earley Way-Reading, Berkshire	Historic Landfill	
	Airfield Woodley-Spitfire Way, Woodley, Reading	Historic Landfill	
	Airfield Woodley-Spitfire Way, Woodley, Reading	Historic Landfill	

Maps

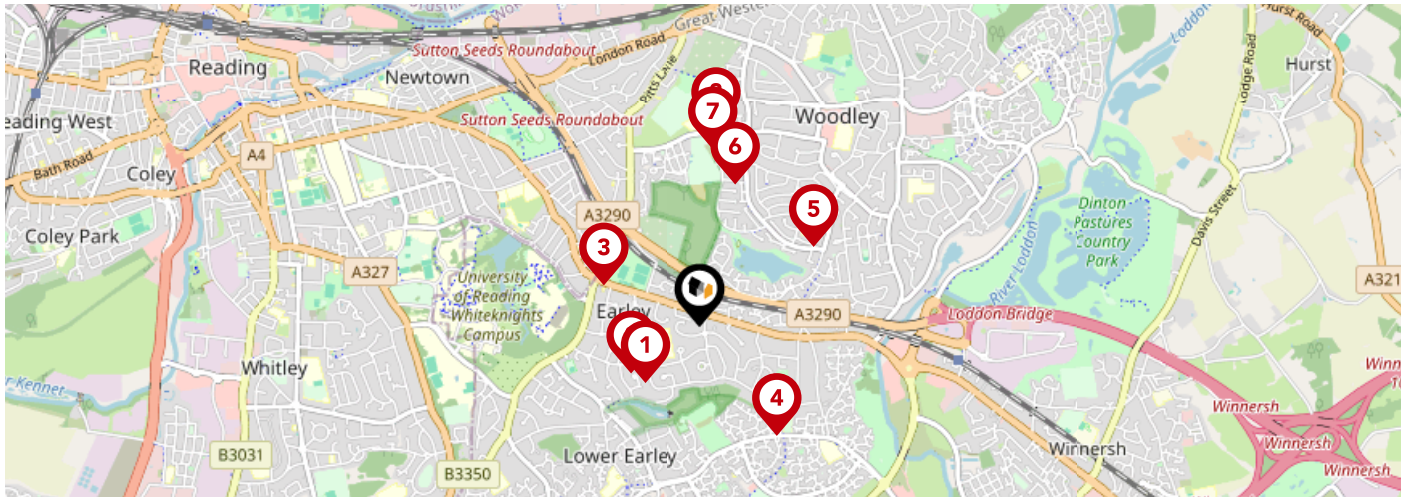
Listed Buildings

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



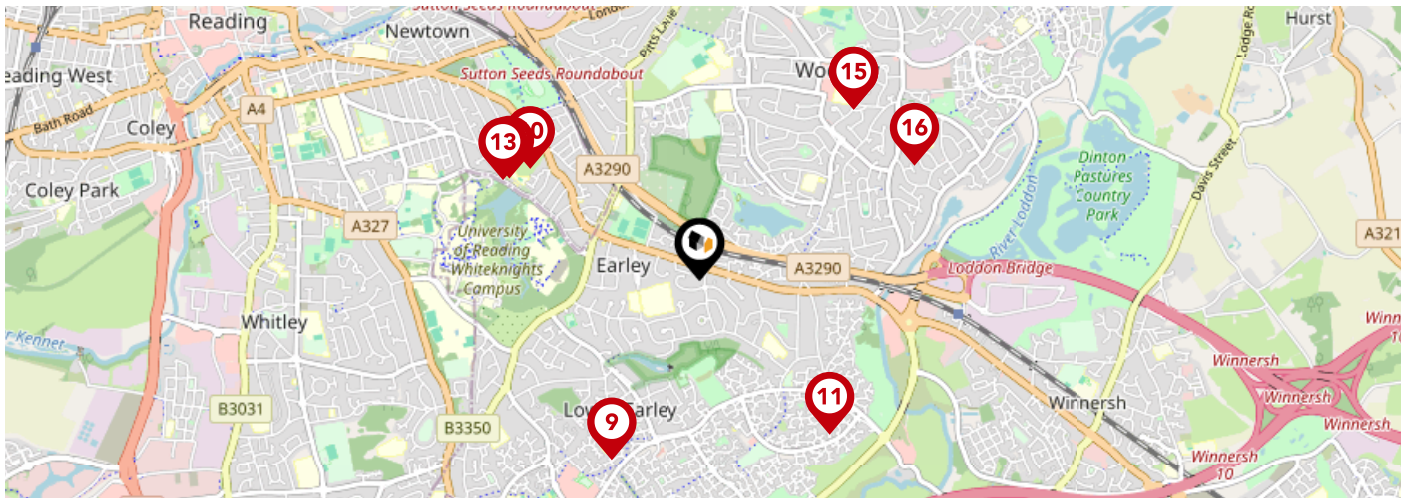
Listed Buildings in the local district	Grade	Distance
 1118126 - Church Of St Peter	Grade II	0.4 miles
 1303525 - 25, Church Road	Grade II	0.5 miles
 1118128 - South Lodge	Grade II	0.6 miles
 1136059 - North Lodge	Grade II	0.6 miles
 1393194 - Reading War Room ('the Citadel'), University Of Reading	Grade II	0.7 miles
 1319122 - The Lodge	Grade II	0.8 miles
 1118127 - Landscape Garden Feature At Ngr Su 7390 7158	Grade II	0.8 miles
 1136284 - The George Inn	Grade II	0.9 miles
 1136050 - Foxhill House	Grade II	1.0 miles
 1271248 - Former Stables And Coach House Immediately North East Of Foxhill House	Grade II	1.0 miles

Area Schools



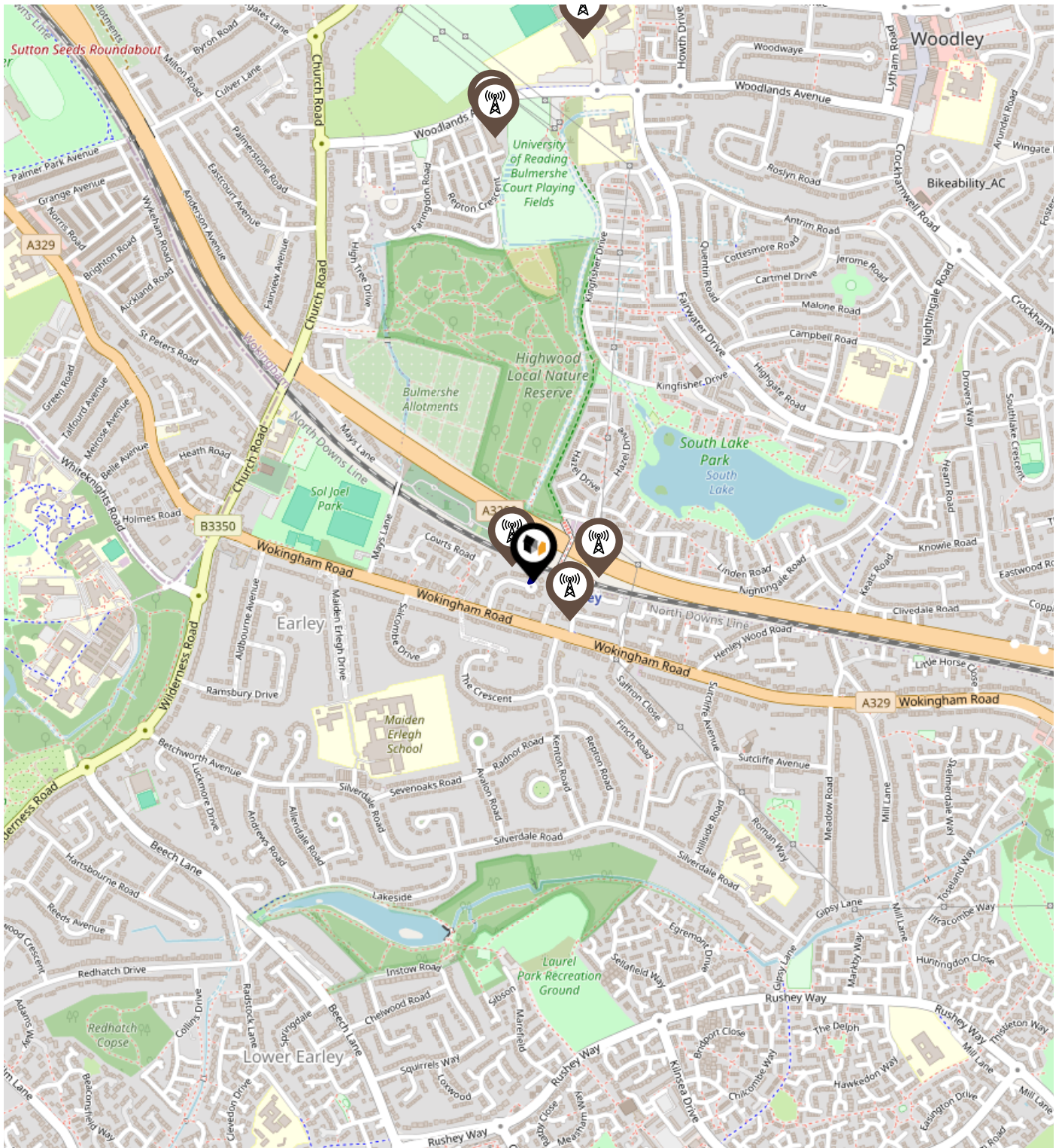
		Nursery	Primary	Secondary	College	Private
1	Maiden Erlegh School Ofsted Rating: Outstanding Pupils: 1837 Distance:0.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Aldrynton Primary School Ofsted Rating: Outstanding Pupils: 315 Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Earley St Peter's Church of England Primary School Ofsted Rating: Good Pupils: 483 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Loddon Primary School Ofsted Rating: Good Pupils: 557 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	South Lake Primary School Ofsted Rating: Outstanding Pupils:0 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Highwood Primary School Ofsted Rating: Good Pupils: 466 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Addington School Ofsted Rating: Outstanding Pupils: 289 Distance:0.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	The Bulmershe School Ofsted Rating: Good Pupils:0 Distance:0.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools





	Nursery	Primary	Secondary	College	Private
Radstock Primary School Ofsted Rating: Good Pupils: 395 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alfred Sutton Primary School Ofsted Rating: Good Pupils: 683 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hawkedon Primary School Ofsted Rating: Good Pupils:0 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
UTC Reading Ofsted Rating: Serious Weaknesses Pupils: 395 Distance:0.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Maiden Erlegh School in Reading Ofsted Rating: Good Pupils: 888 Distance:1.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The Ambleside Centre Ofsted Rating: Outstanding Pupils: 118 Distance:1.06	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Beechwood Primary School Ofsted Rating: Requires improvement Pupils: 327 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rivermead Primary School Ofsted Rating: Good Pupils: 425 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

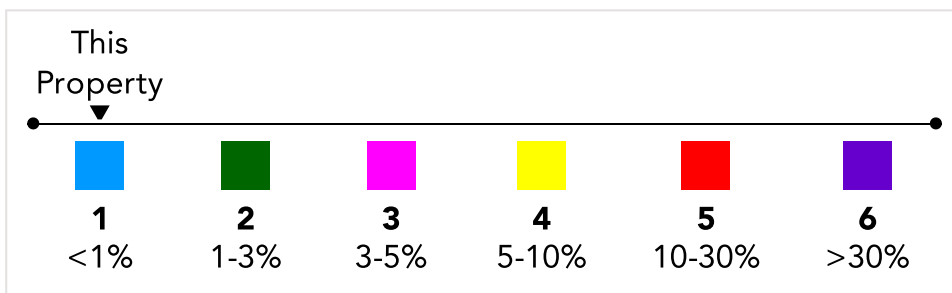
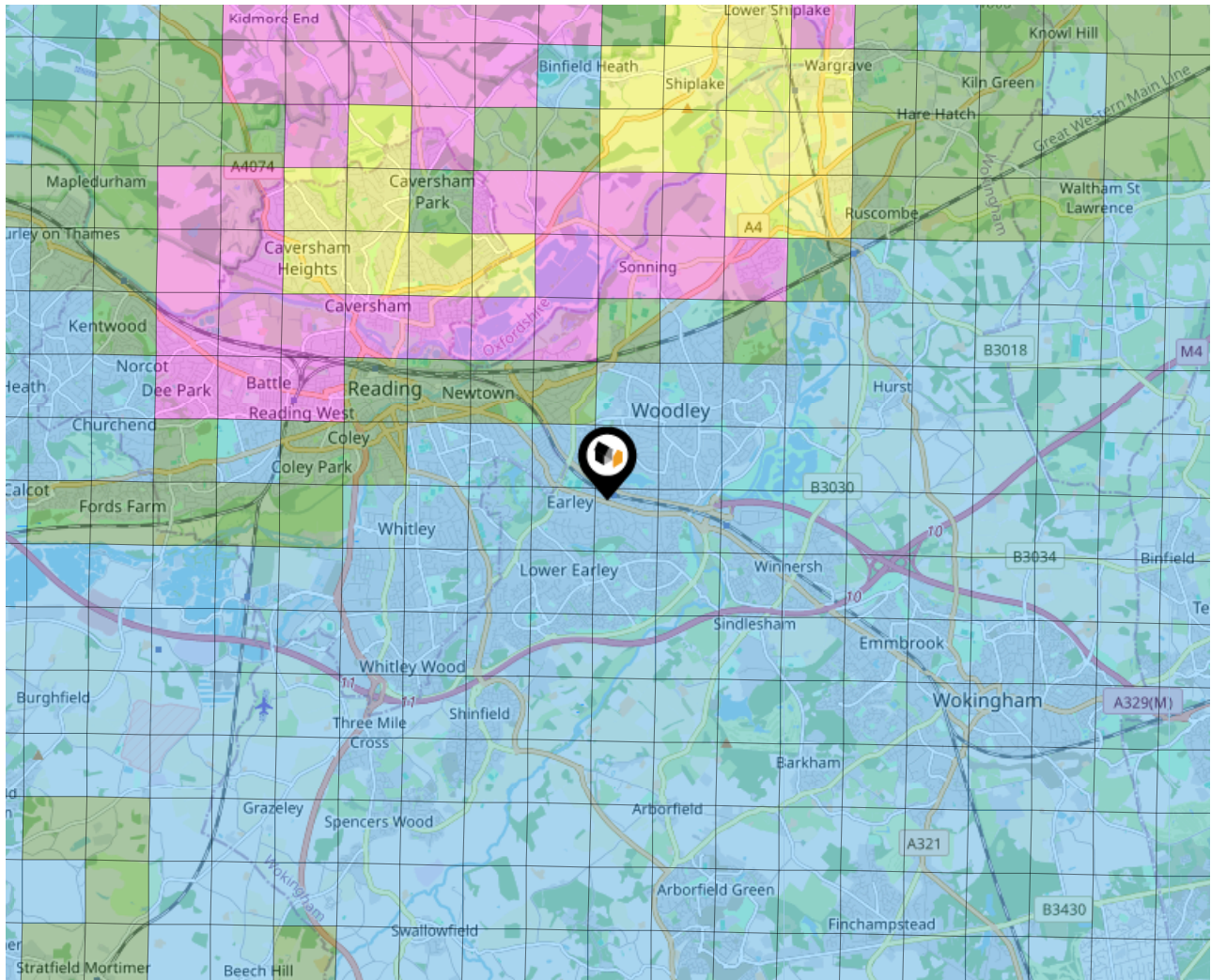


Key:

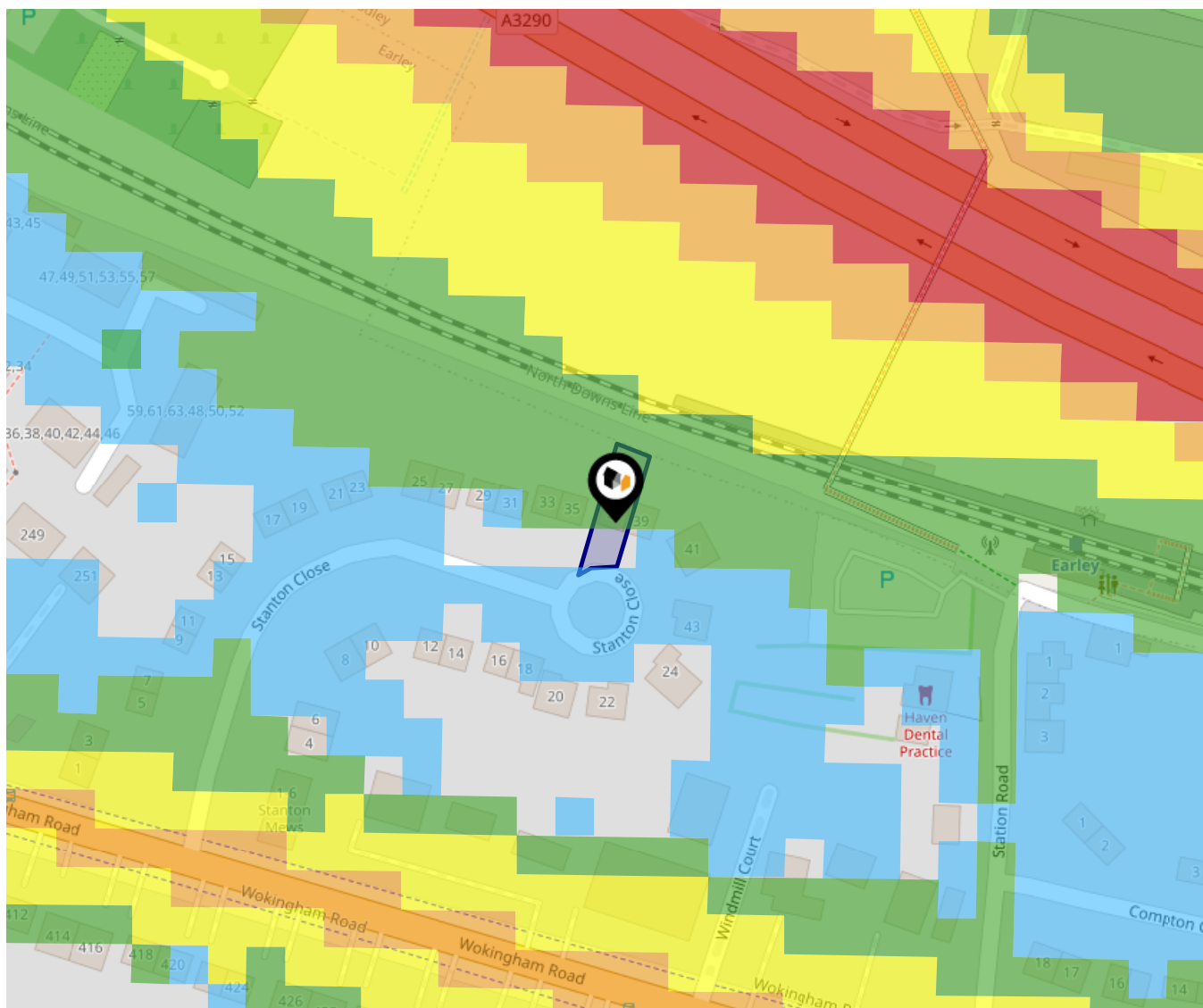
-  Power Pylons
-  Communication Masts

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

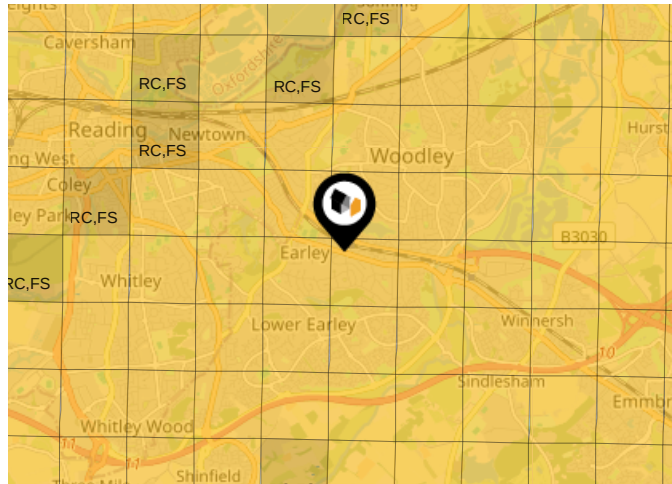


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	Soil Texture:	CLAY TO SILT
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

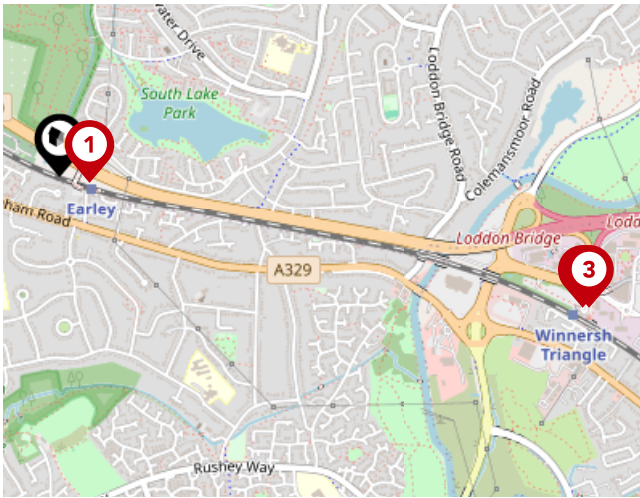


Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

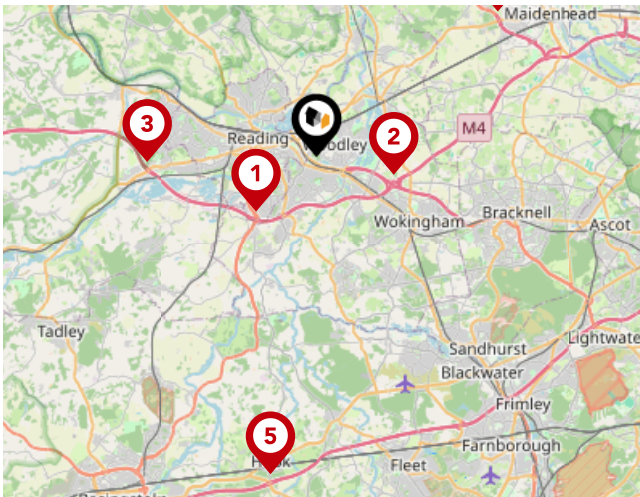
Area

Transport (National)



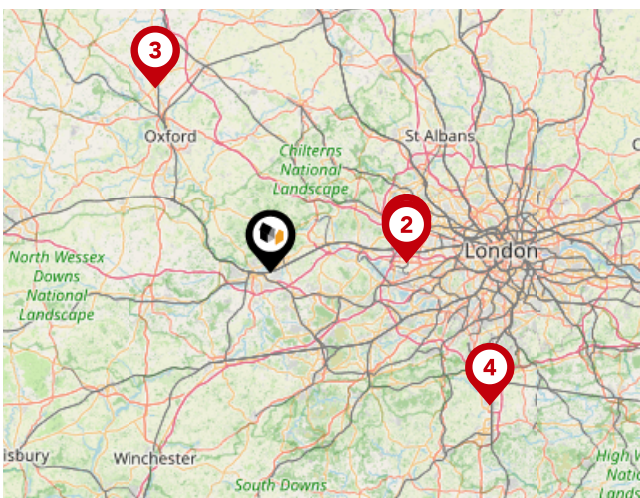
National Rail Stations

Pin	Name	Distance
1	Earley Rail Station	0.07 miles
2	Winnersh Triangle Rail Station	1.25 miles
3	Winnersh Triangle Rail Station	1.26 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J11	3.01 miles
2	M4 J10	2.88 miles
3	M4 J12	6.29 miles
4	A404(M) J9	8.57 miles
5	M3 J5	11.89 miles

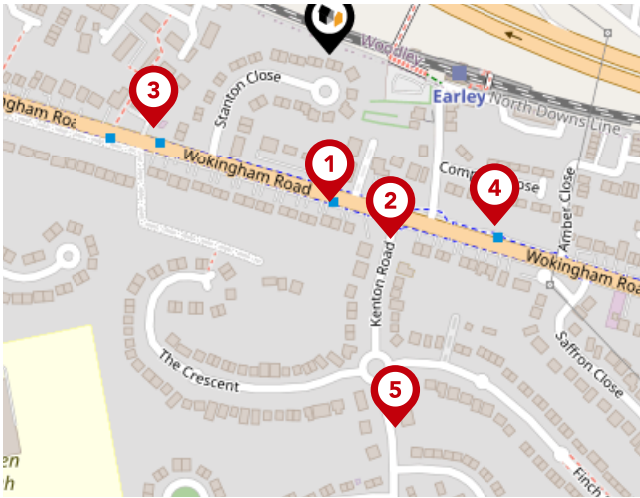


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	20.24 miles
2	Heathrow Airport Terminal 4	20.37 miles
3	Kidlington	31.92 miles
4	Gatwick Airport	38.16 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Earley Station	0.08 miles
2	Earley Station	0.11 miles
3	Stanton Close	0.11 miles
4	Earley Station	0.14 miles
5	Repton Road	0.22 miles



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.

Testimonial 1



Dan and Neil were brilliant throughout the whole process of selling our home and helping us find our new one.

They were always honest, managed our expectations really well, and were incredibly prompt in getting our property on the market and finding us our next home.

Communication was excellent the whole way through, we always felt kept in the loop and supported.

Testimonial 2

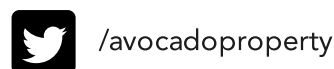


I can't recommend Dan and Neil highly enough. From the very beginning, their support was constant and genuine. They were always available to talk through our concerns and kept us informed at every single stage. It's rare to find agents who balance expert industry knowledge with such a proactive, communicative approach. They made what is usually a stressful time feel easy!

Testimonial 3



We had such a great experience with Dan & Neil Estate Agents! From start to finish, Dan and Emma were friendly, professional, and always happy to help. Communication was excellent throughout Everything was handled smoothly and stress-free for us, we were recommended Solicitors making the process a lot quicker than anticipated, and from the offer being accepted to us getting the keys was just over 2.5 months!



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.

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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