

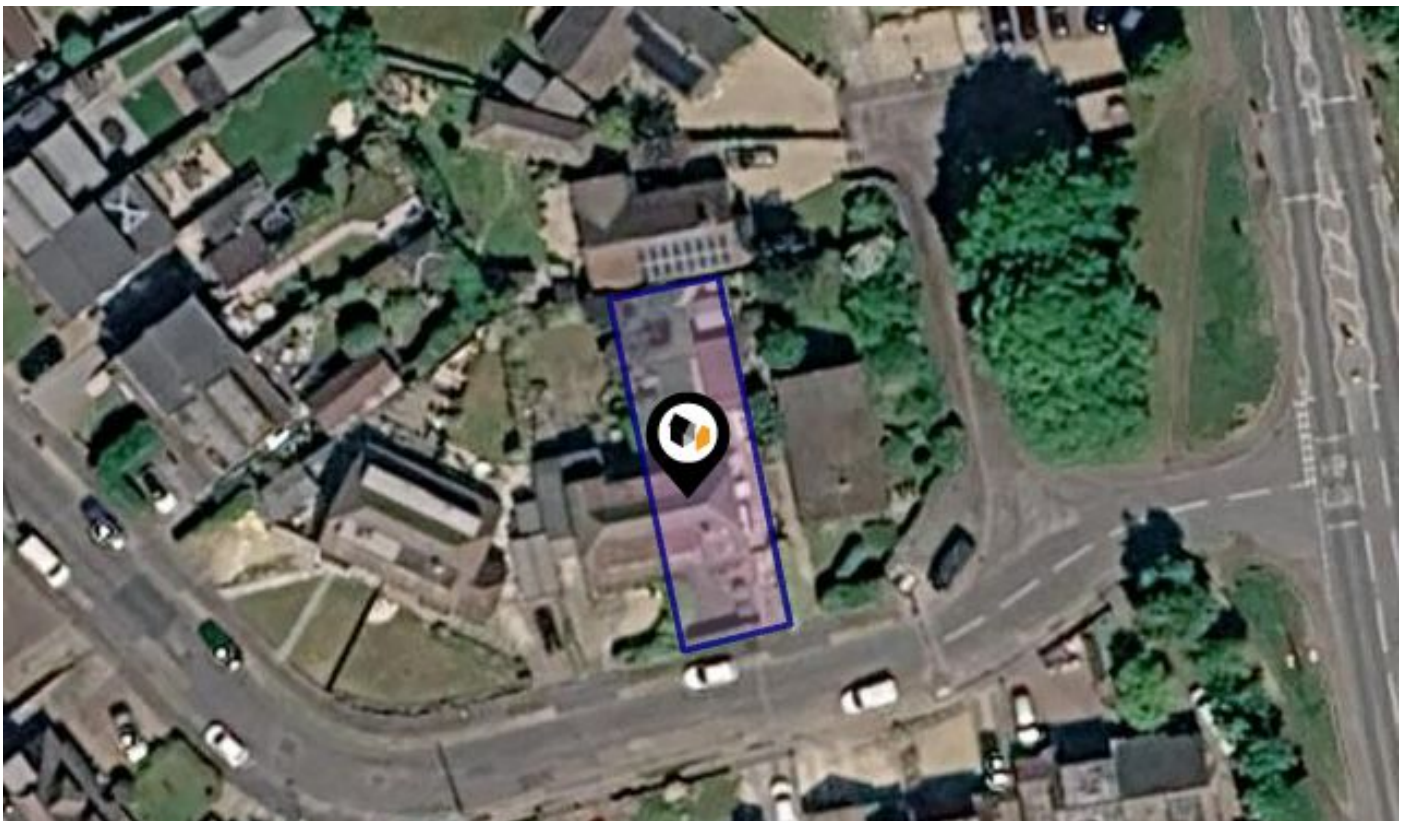


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 14th July 2026



MELROSE GARDENS, ARBORFIELD CROSS, READING, RG2

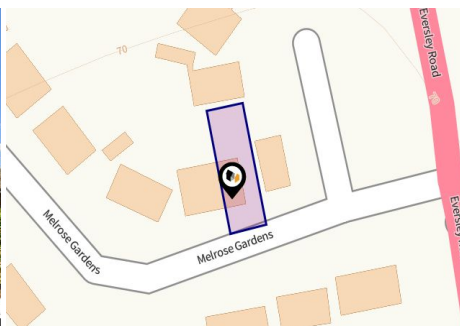
Avocado Property

07917 157387

neil@avocadoberkshire.co.uk

www.avocadopropertyagents.co.uk





Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	1,065 ft ² / 99 m ²
Plot Area:	0.07 acres
Year Built :	1967-1975
Council Tax :	Band D
Annual Estimate:	£2,498
Title Number:	BK12913

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

18
mb/s



10000
mb/s



Mobile Coverage:
(based on calls indoors)

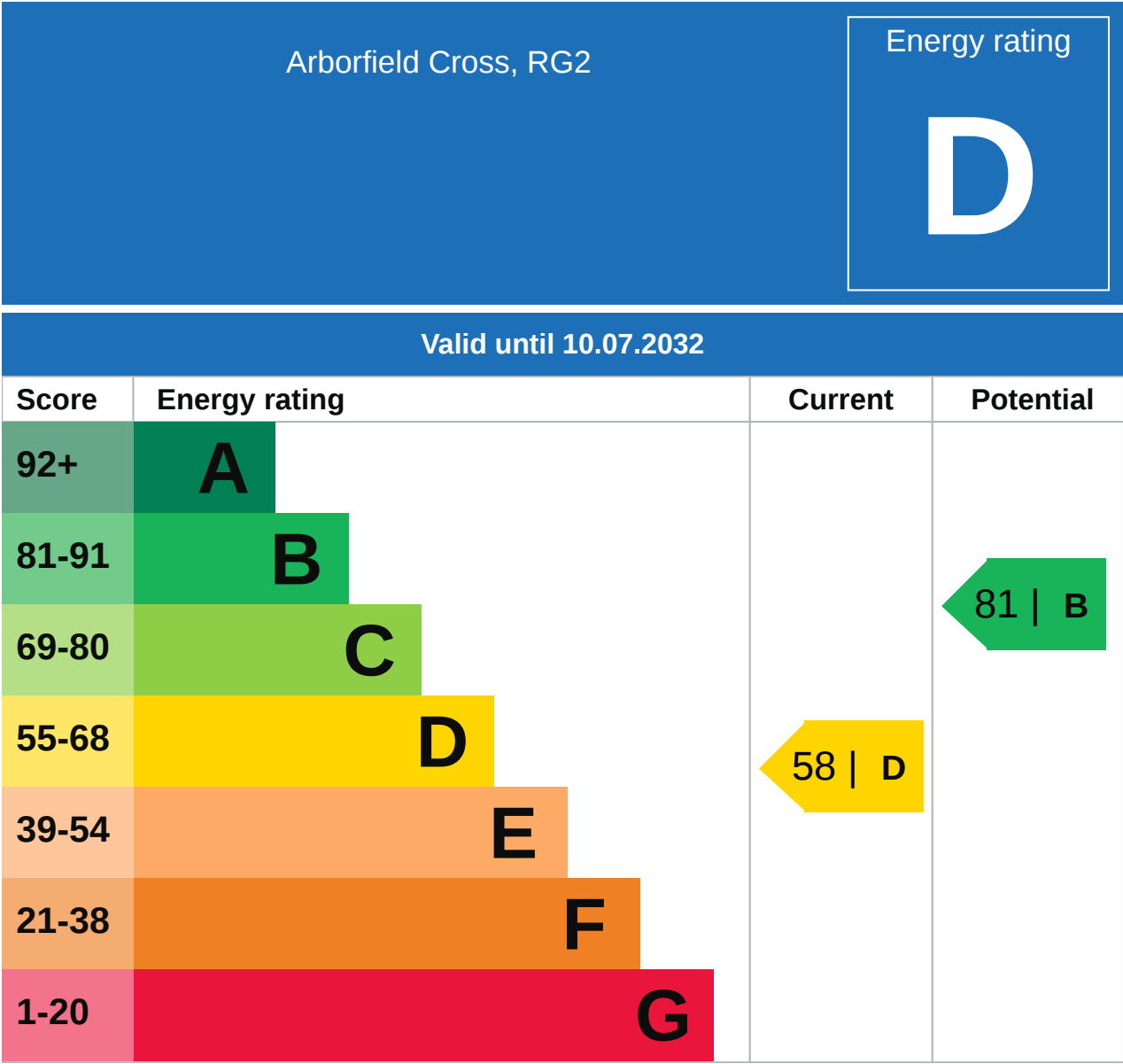


Satellite/Fibre TV Availability:



Property

EPC - Certificate



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
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 80% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	99 m ²

Market Sold in Street



32, Melrose Gardens, Reading, RG2 9PZ					Semi-detached House
Last Sold Date:	24/02/2025				
Last Sold Price:	£405,000				
20, Melrose Gardens, Reading, RG2 9PZ					Semi-detached House
Last Sold Date:	01/05/2024	27/03/2020	10/12/2019	22/11/2013	01/04/2011
Last Sold Price:	£440,000	£380,000	£380,000	£267,000	£195,000
16, Melrose Gardens, Reading, RG2 9PZ					Semi-detached House
Last Sold Date:	20/10/2023	05/09/1996			
Last Sold Price:	£450,000	£85,000			
14, Melrose Gardens, Reading, RG2 9PZ					Semi-detached House
Last Sold Date:	22/09/2023				
Last Sold Price:	£410,000				
6, Melrose Gardens, Reading, RG2 9PZ					Detached House
Last Sold Date:	15/08/2022	22/07/1998	01/12/1995		
Last Sold Price:	£380,000	£132,950	£101,950		
28, Melrose Gardens, Reading, RG2 9PZ					Semi-detached House
Last Sold Date:	06/11/2020				
Last Sold Price:	£375,000				
22, Melrose Gardens, Reading, RG2 9PZ					Semi-detached House
Last Sold Date:	30/08/2019	06/04/1999	14/10/1997	24/01/1997	
Last Sold Price:	£325,000	£110,000	£93,000	£79,500	
46, Melrose Gardens, Reading, RG2 9PZ					Detached House
Last Sold Date:	19/10/2018	19/11/2015			
Last Sold Price:	£420,000	£250,000			
26, Melrose Gardens, Reading, RG2 9PZ					Semi-detached House
Last Sold Date:	05/09/2018				
Last Sold Price:	£341,000				
24, Melrose Gardens, Reading, RG2 9PZ					Semi-detached House
Last Sold Date:	20/03/2015	18/05/2012	25/06/1999	29/09/1995	
Last Sold Price:	£317,000	£238,000	£105,500	£81,500	
10, Melrose Gardens, Reading, RG2 9PZ					Detached House
Last Sold Date:	15/03/2012	30/10/2006			
Last Sold Price:	£312,500	£329,950			
4, Melrose Gardens, Reading, RG2 9PZ					Semi-detached House
Last Sold Date:	23/03/2011	21/12/2005			
Last Sold Price:	£182,400	£182,000			

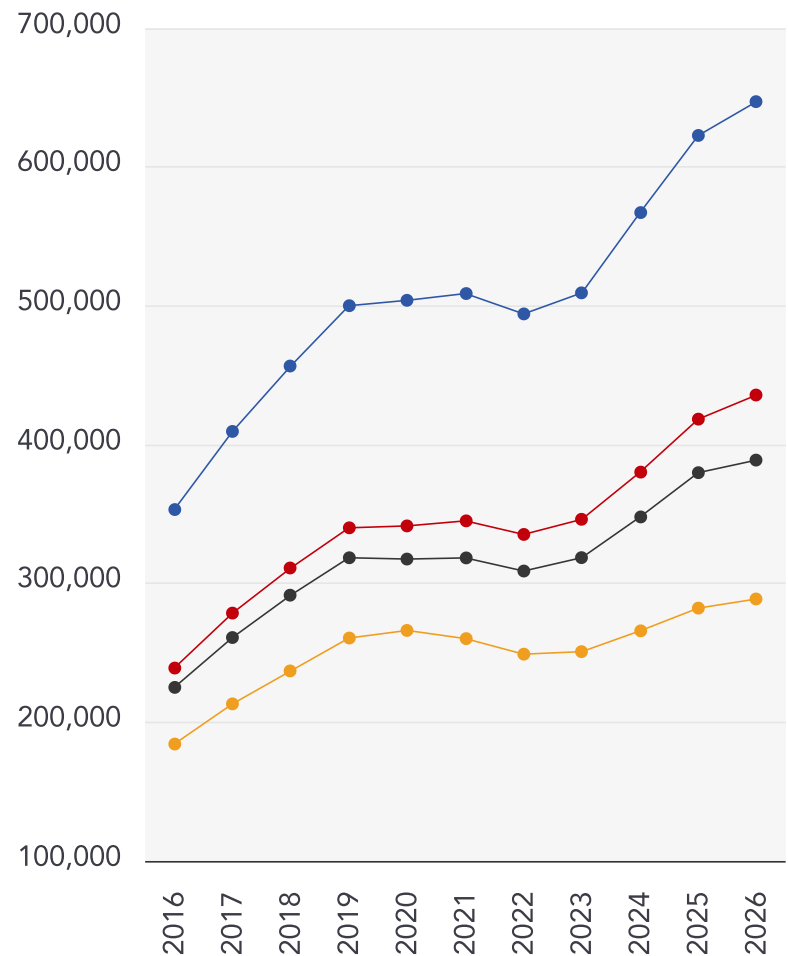
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in RG2



Detached

+83.21%

Semi-Detached

+82.31%

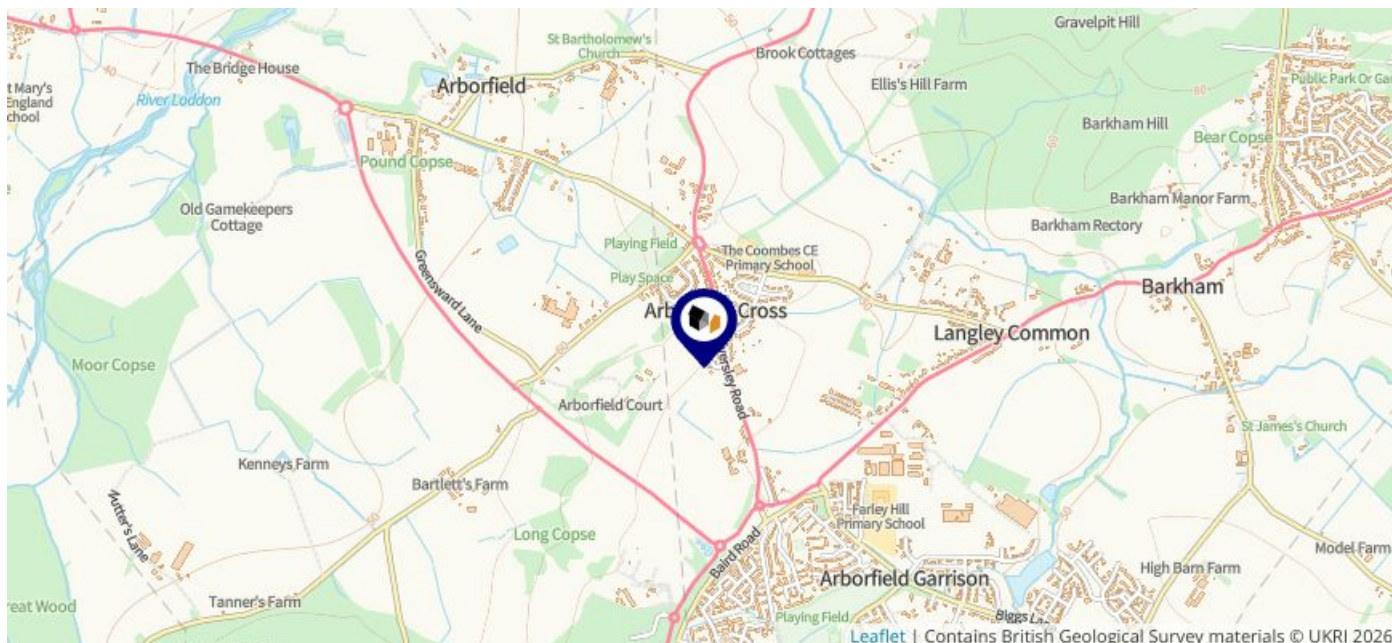
Terraced

+72.76%

Flat

+56.72%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

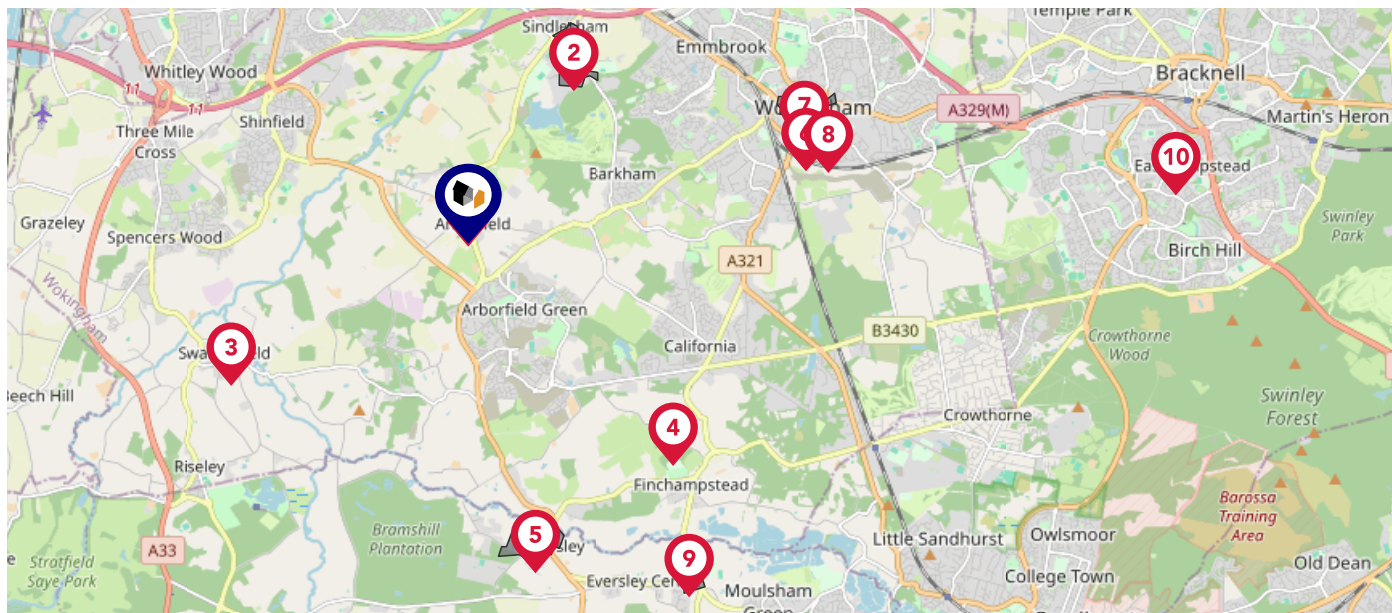
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



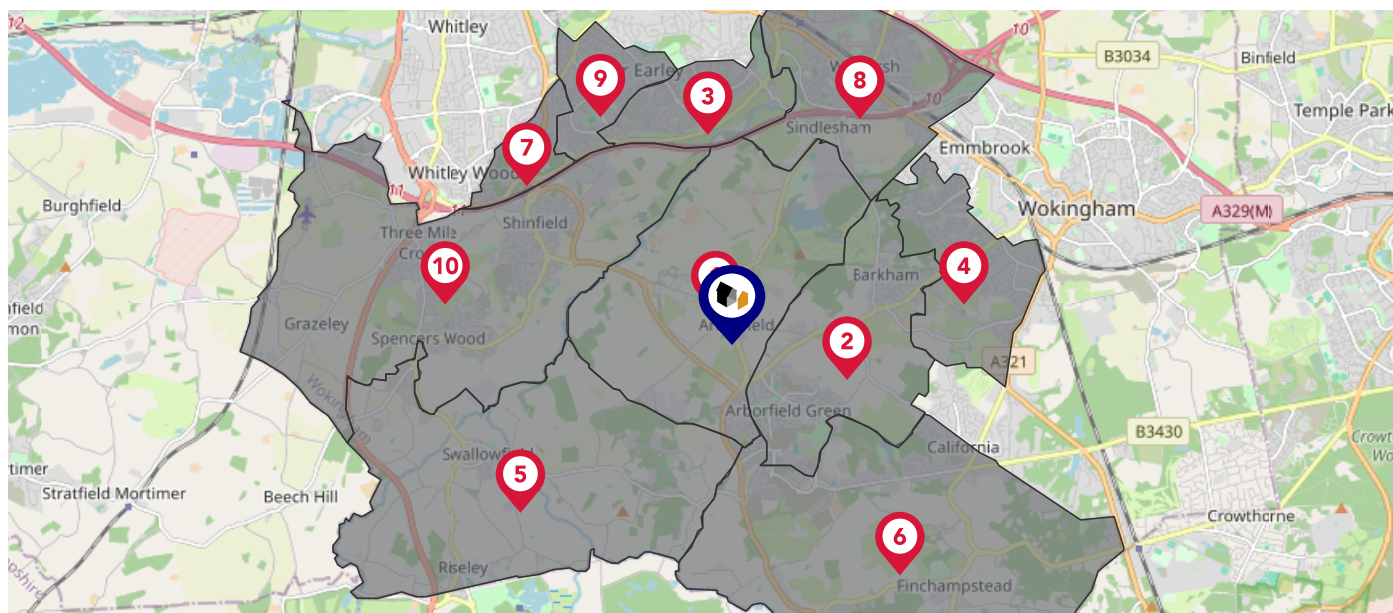
Nearby Conservation Areas

- 1 Arborfield Cross
- 2 Sindlesham
- 3 Swallowfield
- 4 Finchampstead Church
- 5 Eversley Street
- 6 Langborough Road
- 7 Wokingham Town Centre
- 8 Murdoch Road
- 9 Eversley Cross
- 10 Easthampstead

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

1

Arborfield Ward

2

Barkham Ward

3

Hawkedon Ward

4

Evendons Ward

5

Swallowfield Ward

6

Finchampstead South Ward

7

Shinfield North Ward

8

Winnersh Ward

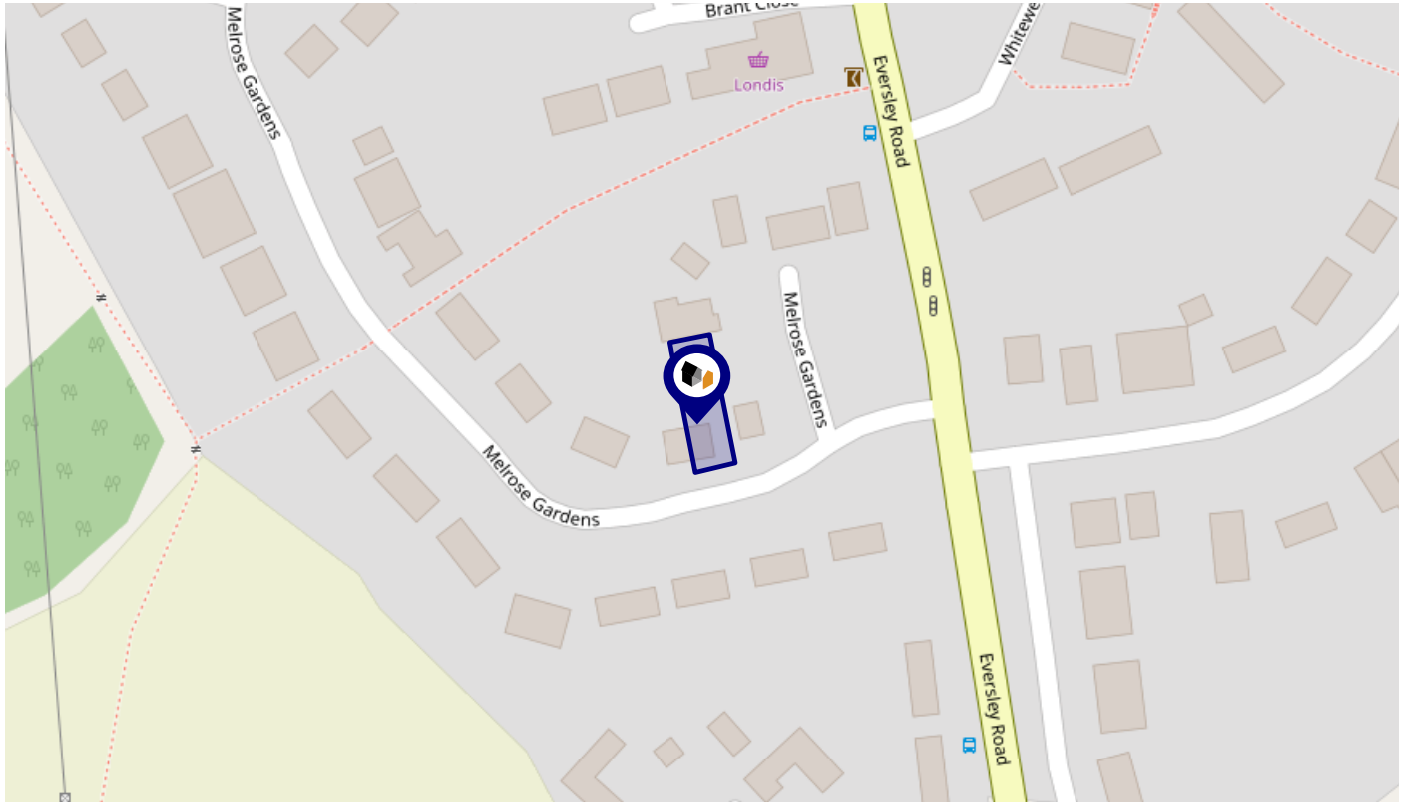
9

Hillside Ward

10

Shinfield South 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.

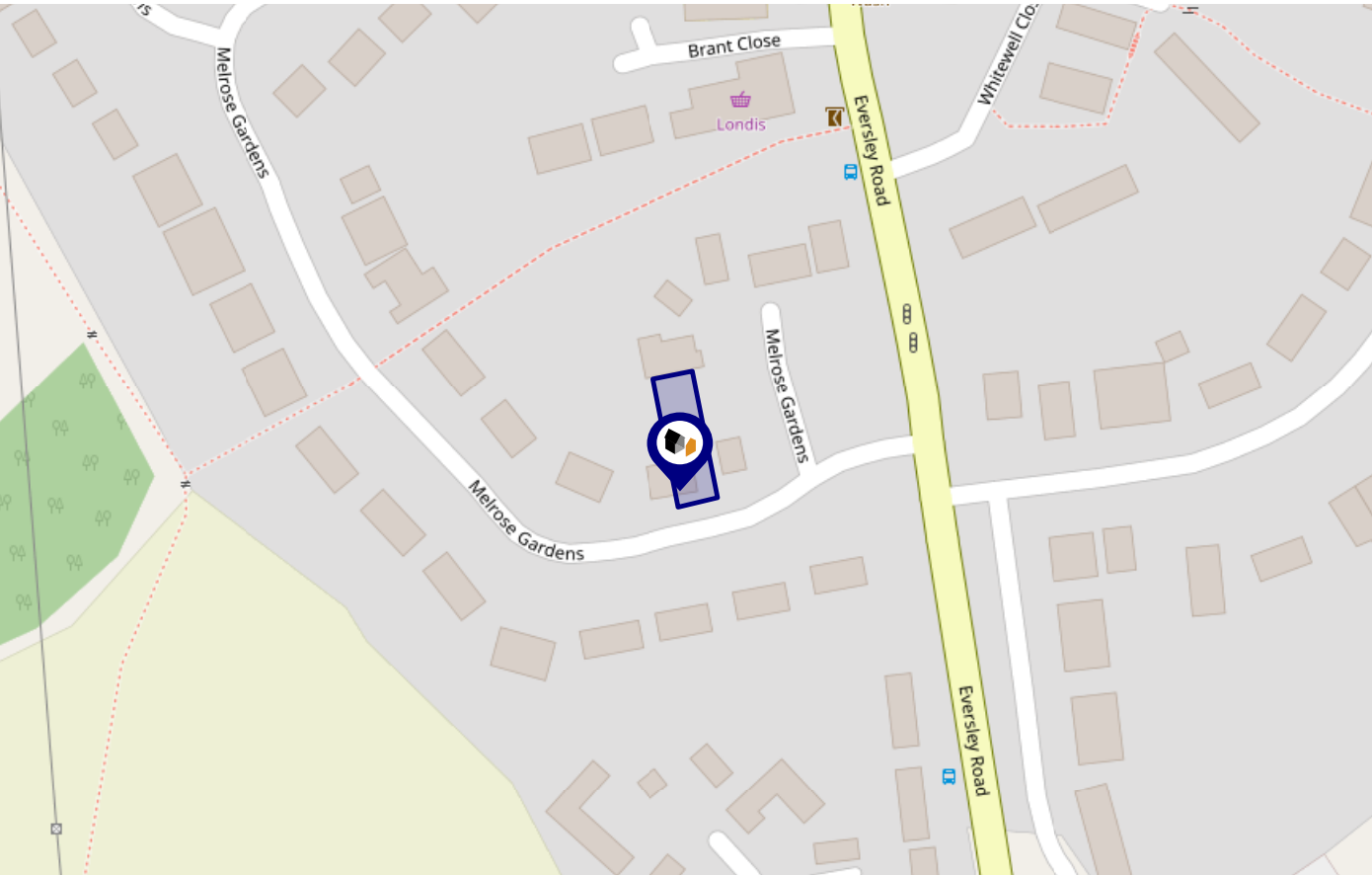
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

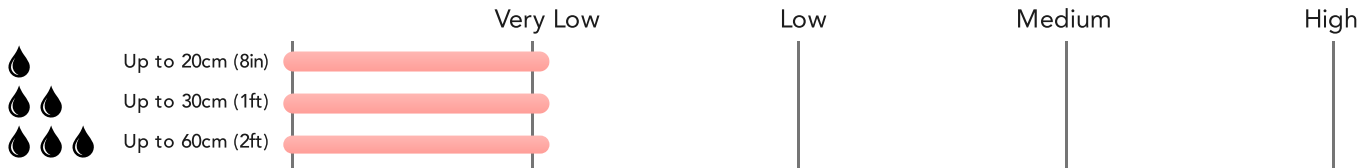


Risk Rating: Very low

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.

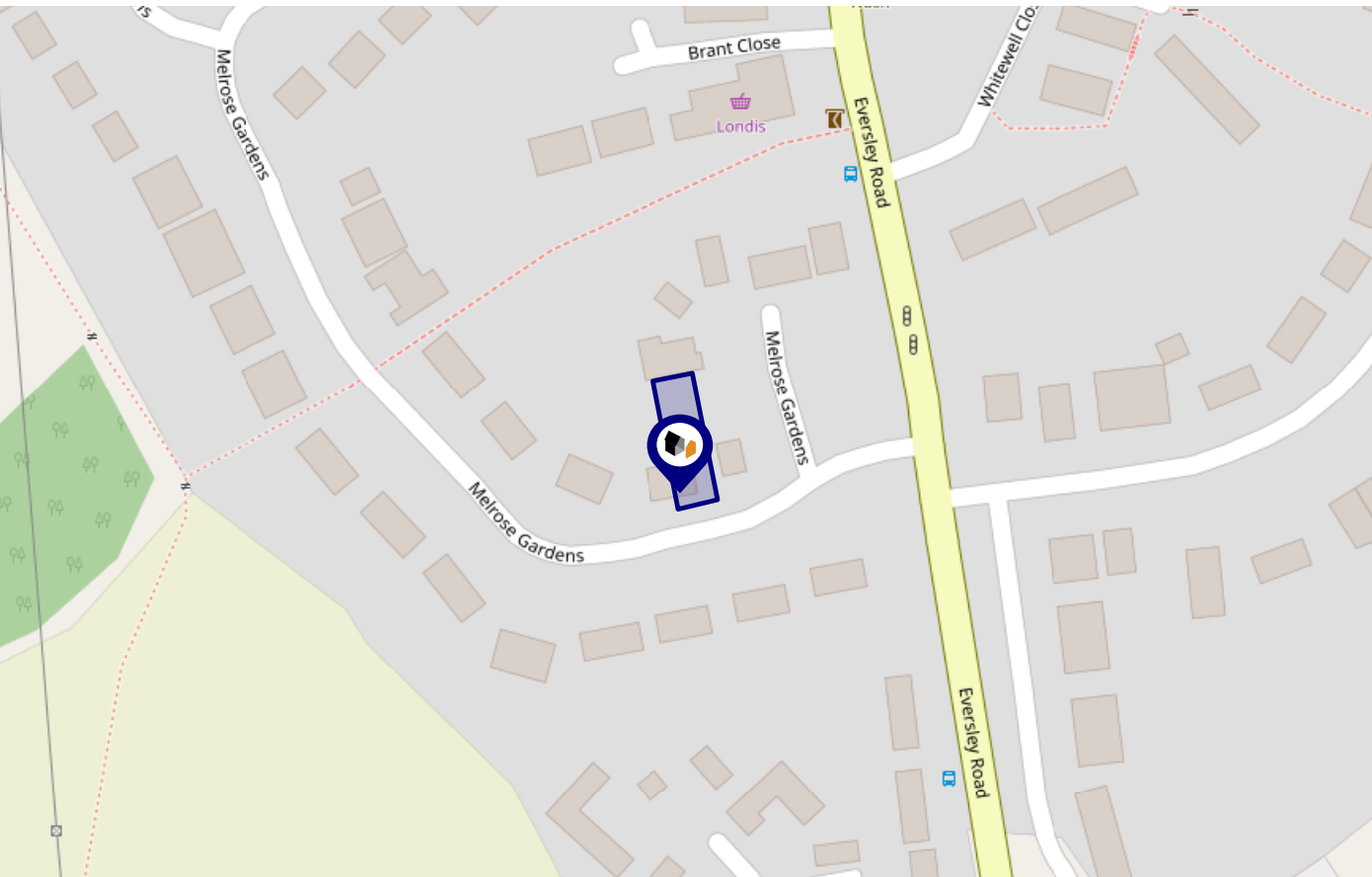
Chance of flooding to the following depths at this property:



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.

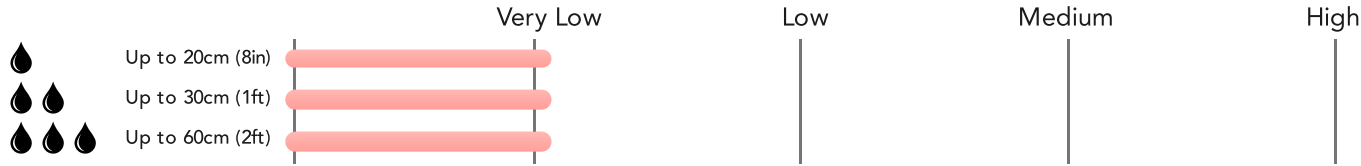


Risk Rating: Very low

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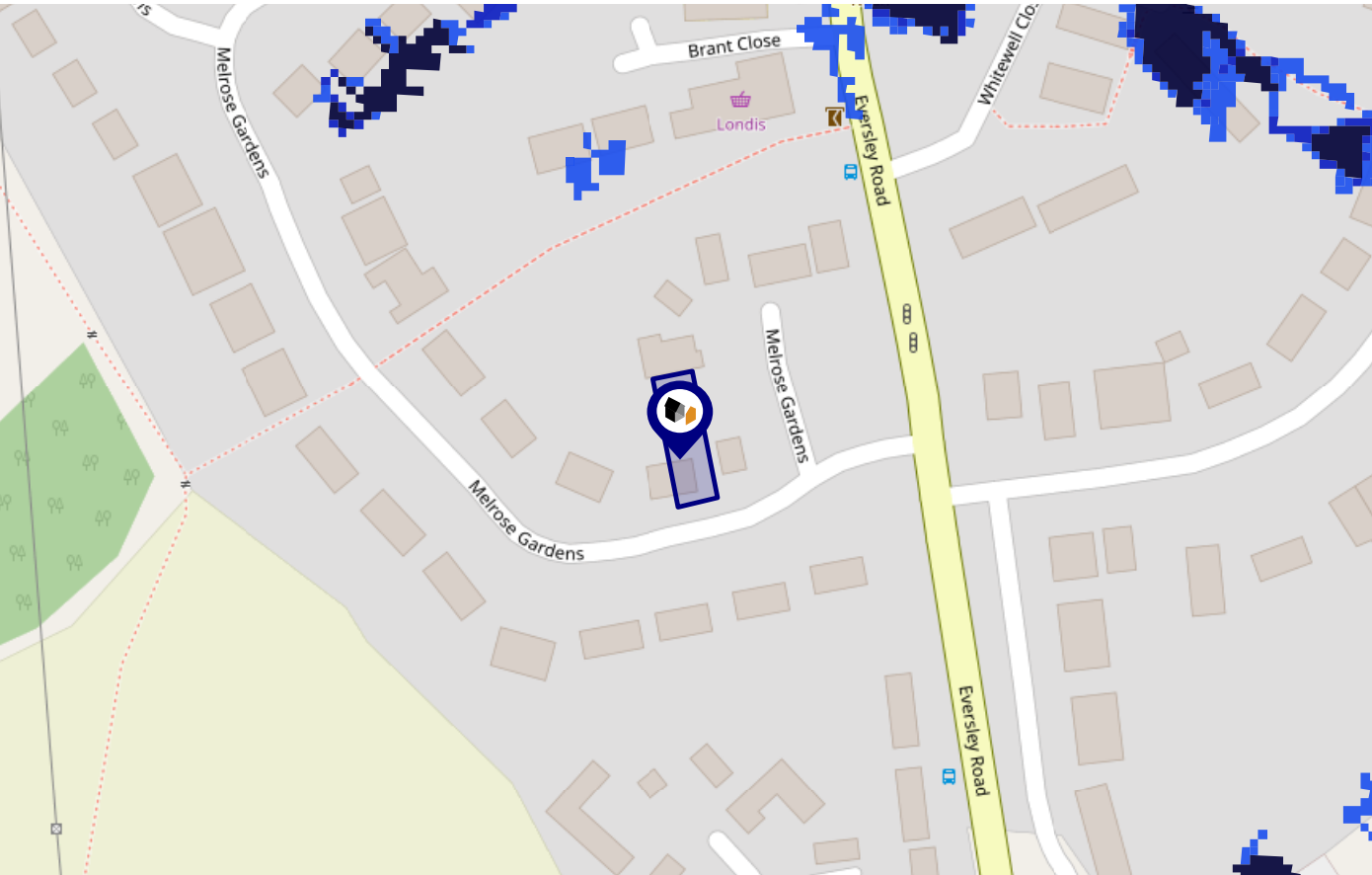
Chance of flooding to the following depths at this property:



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.

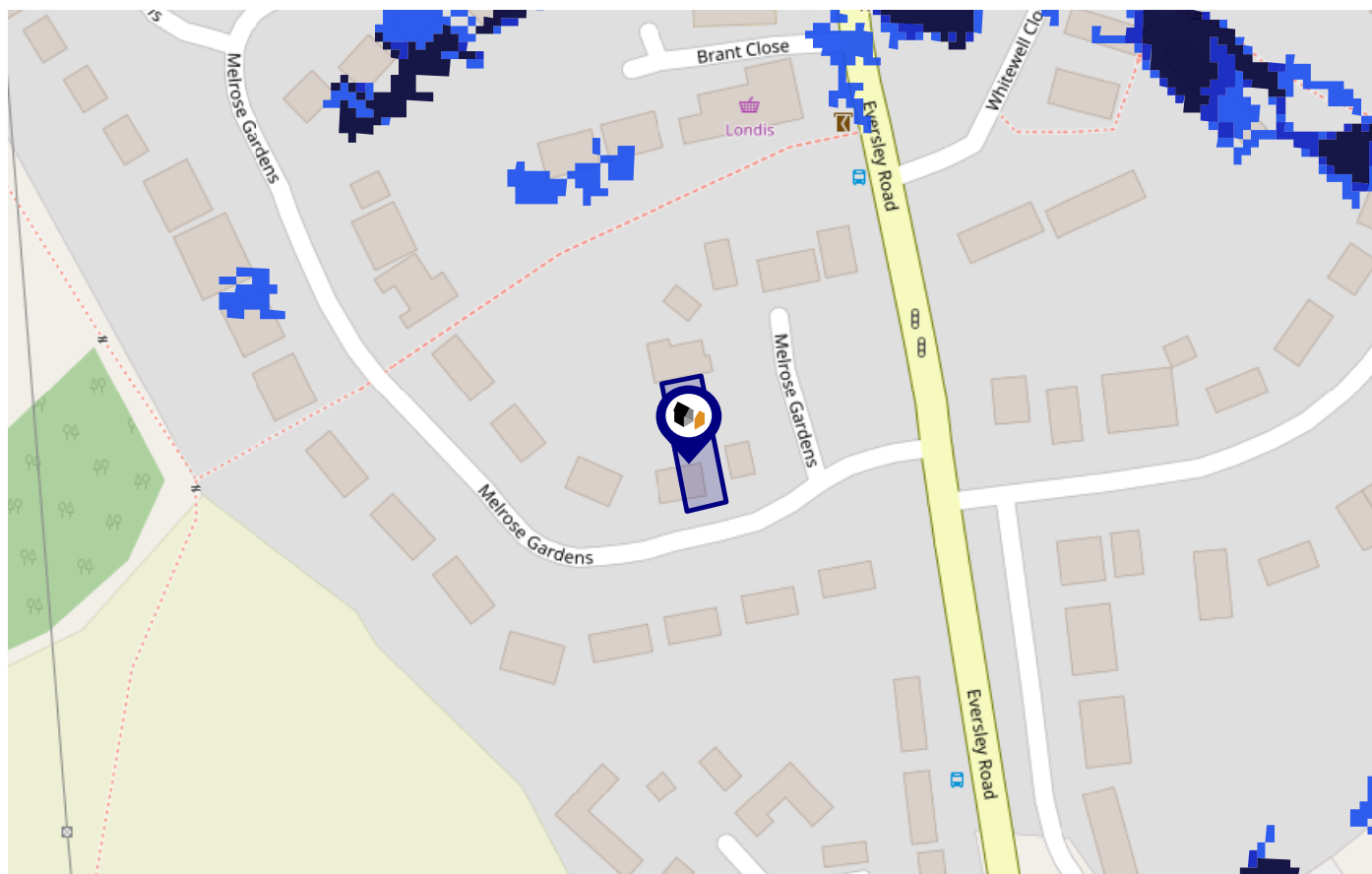
Chance of flooding to the following depths at this property:



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.

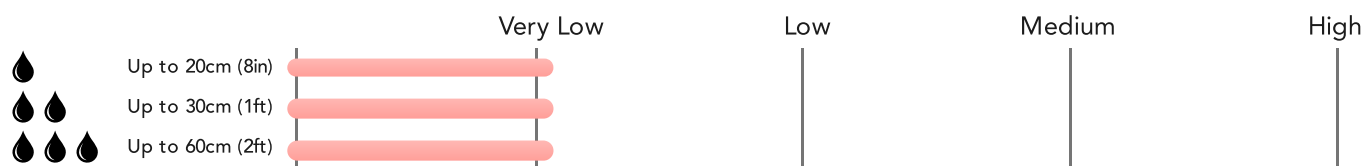


Risk Rating: Very low

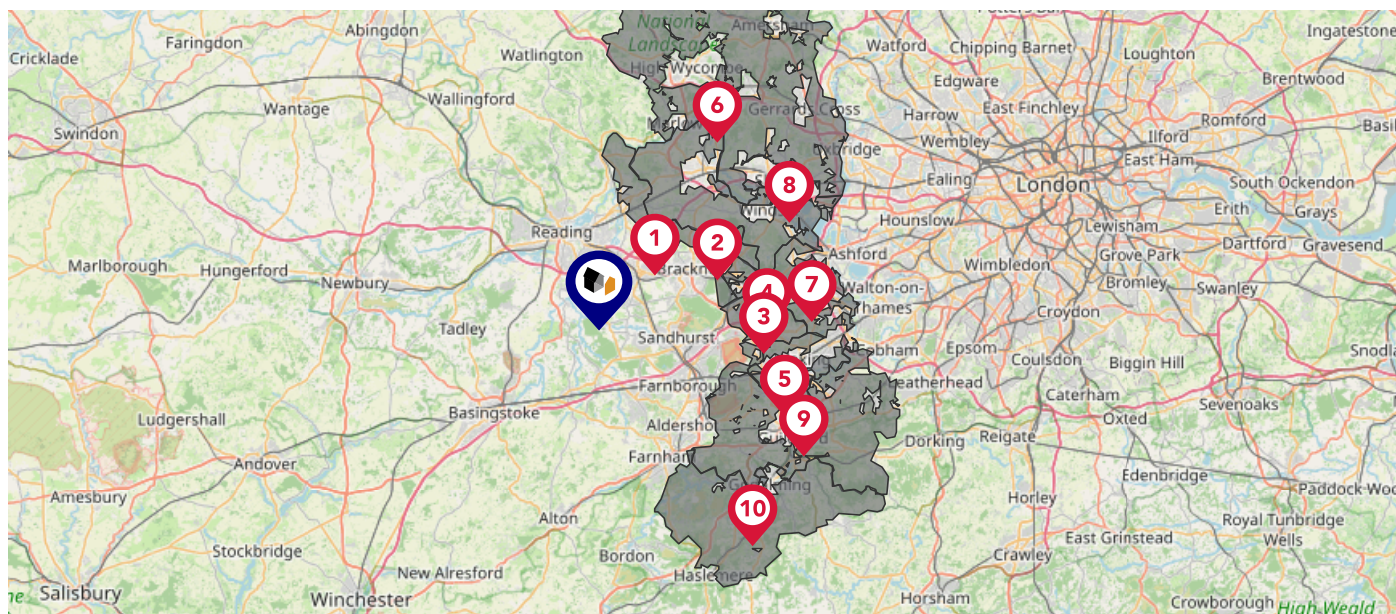
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



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 - Surrey Heath



London Green Belt - Windsor and Maidenhead



London Green Belt - Woking



London Green Belt - Buckinghamshire



London Green Belt - Runnymede



London Green Belt - Slough



London Green Belt - Guildford

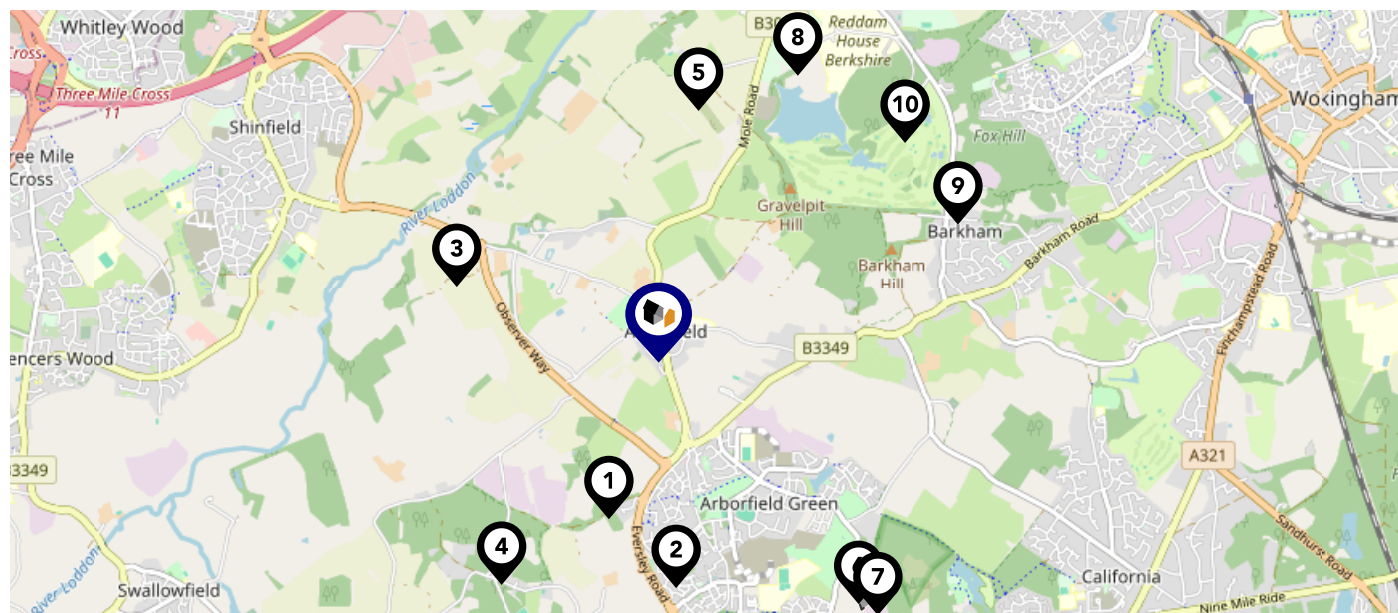


London Green Belt - Waverley

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.



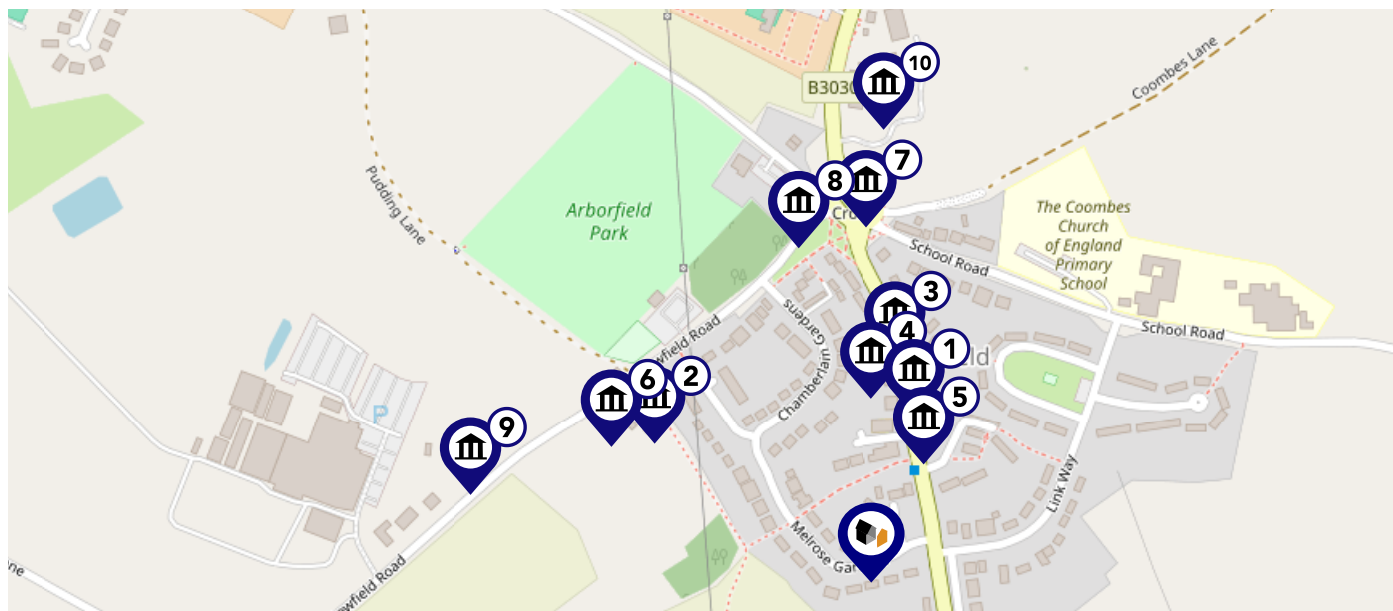
Nearby Landfill Sites

	The Piggery-Arborfield	Historic Landfill	
	Whitehall Brickworks-Arborfield	Historic Landfill	
	Milkingbarn Lane-Arborfield	Historic Landfill	
	Hephaistos School-Farley Hill	Historic Landfill	
	Park Farm-Carters Hill	Historic Landfill	
	Moor Farm-Finchampstead	Historic Landfill	
	Coleshill Farm-Finchampstead	Historic Landfill	
	Bearwood College No.1-Sindlesham	Historic Landfill	
	Highland Avenue-Barkham	Historic Landfill	
	Bearwood College No.2-Sindlesham	Historic Landfill	

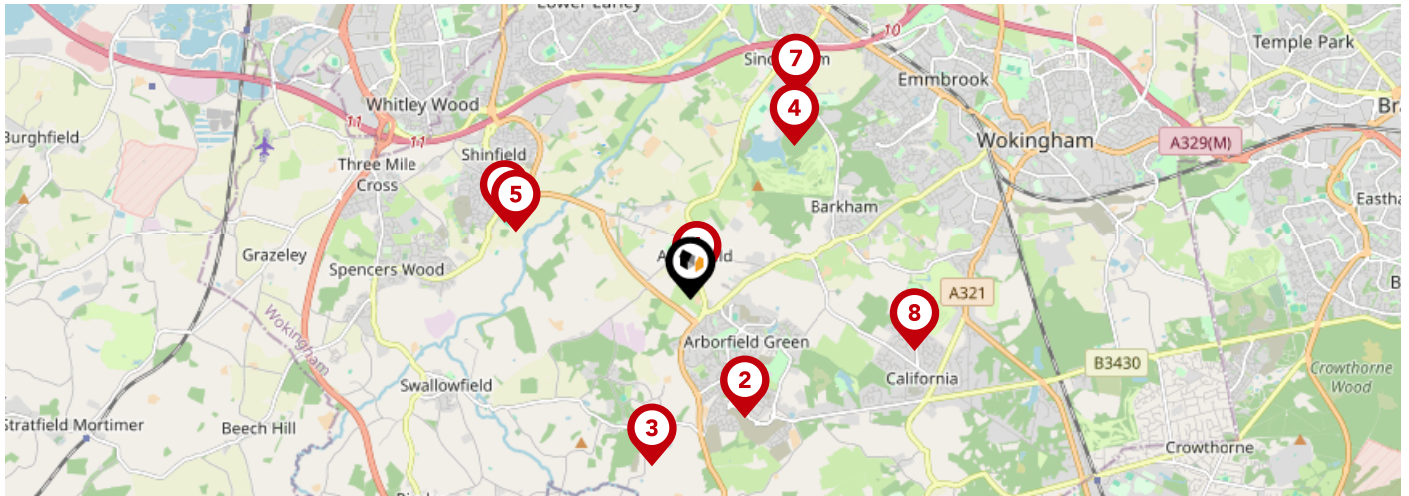
Maps

Listed Buildings

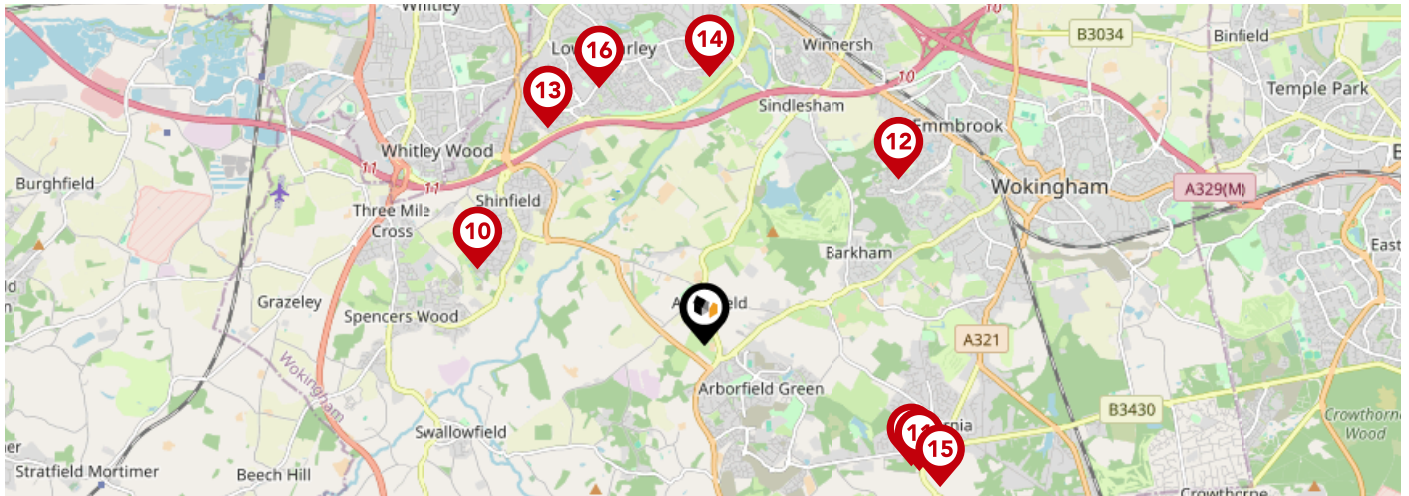
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1319097 - Birch House	Grade II	0.1 miles
	1319118 - Applemore	Grade II	0.1 miles
	1135997 - The Old Post House	Grade II	0.1 miles
	1118162 - The Swan Public House	Grade II	0.1 miles
	1135988 - Magnolia Cottage	Grade II	0.1 miles
	1118122 - Chamberlains Farmhouse	Grade II	0.2 miles
	1465963 - Arborfield, Newland And Barkham War Memorial	Grade II	0.2 miles
	1118125 - The Bull Inn	Grade II	0.2 miles
	1319120 - Yew Tree Cottage	Grade II	0.2 miles
	1031888 - Barn And Engine House At Newland Farm	Grade II	0.3 miles



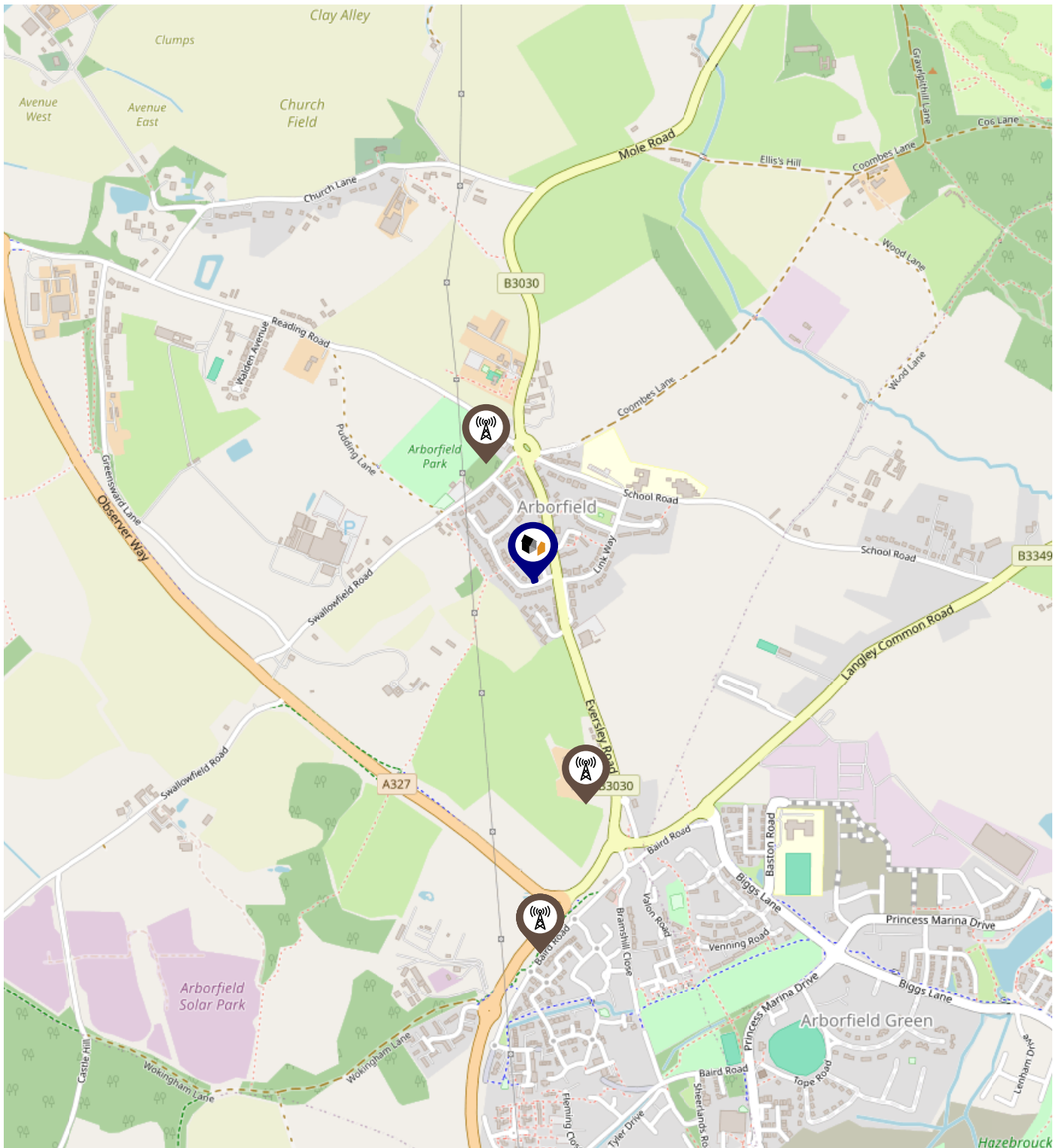
		Nursery	Primary	Secondary	College	Private
1	The Coombes Church of England Primary School Ofsted Rating: Requires improvement Pupils: 377 Distance:0.16	☐	☒	☐	☐	☐
2	Bohunt School Wokingham Ofsted Rating: Good Pupils: 1236 Distance:1.21	☐	☐	☒	☐	☐
3	Farley Hill Primary School Ofsted Rating: Good Pupils: 302 Distance:1.59	☐	☒	☐	☐	☐
4	Reddam House Berkshire Ofsted Rating: Not Rated Pupils: 790 Distance:1.71	☐	☐	☒	☐	☐
5	Shinfield St Mary's CofE Junior School Ofsted Rating: Good Pupils: 358 Distance:1.74	☐	☒	☐	☐	☐
6	Shinfield Infant and Nursery School Ofsted Rating: Good Pupils: 307 Distance:1.87	☐	☒	☐	☐	☐
7	Bearwood Primary School Ofsted Rating: Good Pupils: 292 Distance:2.11	☐	☒	☐	☐	☐
8	Waverley Preparatory School & Day Nursery Ofsted Rating: Not Rated Pupils: 259 Distance:2.13	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Gorse Ride Junior School Ofsted Rating: Good Pupils: 198 Distance:2.21	☐	☒	☐	☐	☐
	Alder Grove Church of England Primary School Ofsted Rating: Good Pupils: 290 Distance:2.23	☐	☒	☐	☐	☐
	Gorse Ride Infants' School Ofsted Rating: Good Pupils: 108 Distance:2.3	☐	☒	☐	☐	☐
	The Hawthorns Primary School Ofsted Rating: Good Pupils: 436 Distance:2.36	☐	☒	☐	☐	☐
	Hillside Primary School Ofsted Rating: Good Pupils: 457 Distance:2.48	☐	☒	☐	☐	☐
	Hawkedon Primary School Ofsted Rating: Good Pupils:0 Distance:2.49	☐	☒	☐	☐	☐
	Nine Mile Ride Primary School Ofsted Rating: Good Pupils: 372 Distance:2.55	☐	☒	☐	☐	☐
	Radstock Primary School Ofsted Rating: Good Pupils: 395 Distance:2.57	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

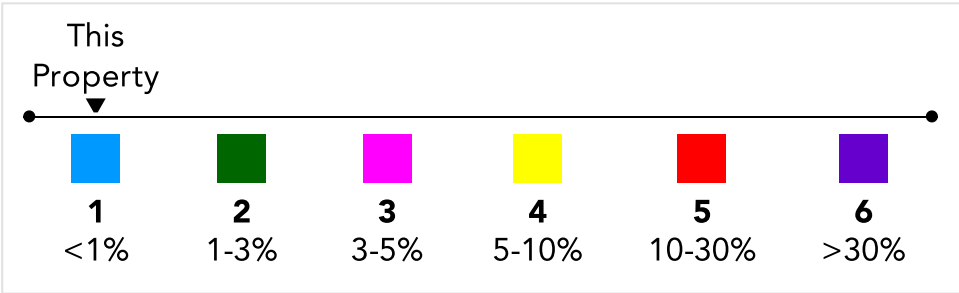
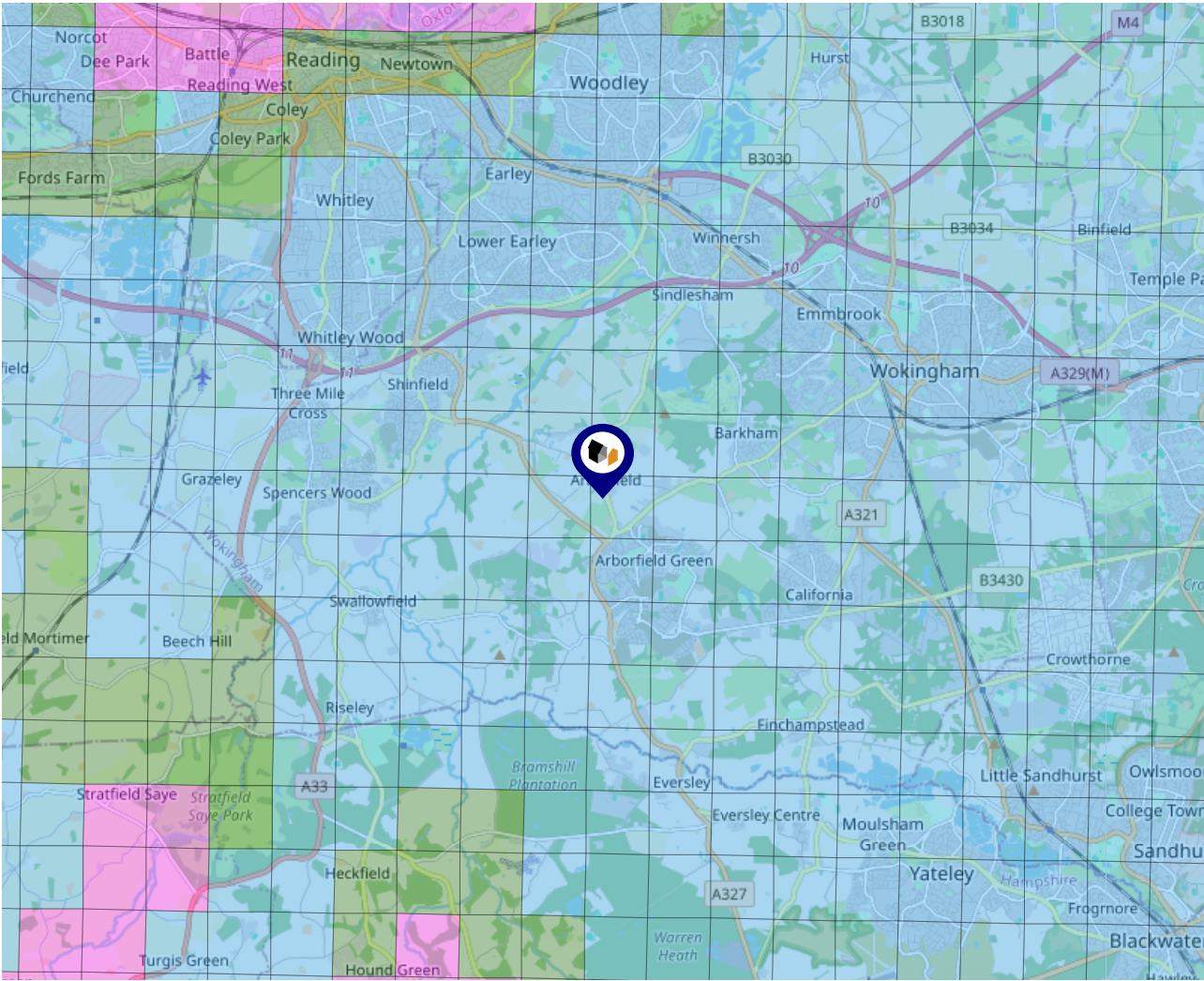


Key:

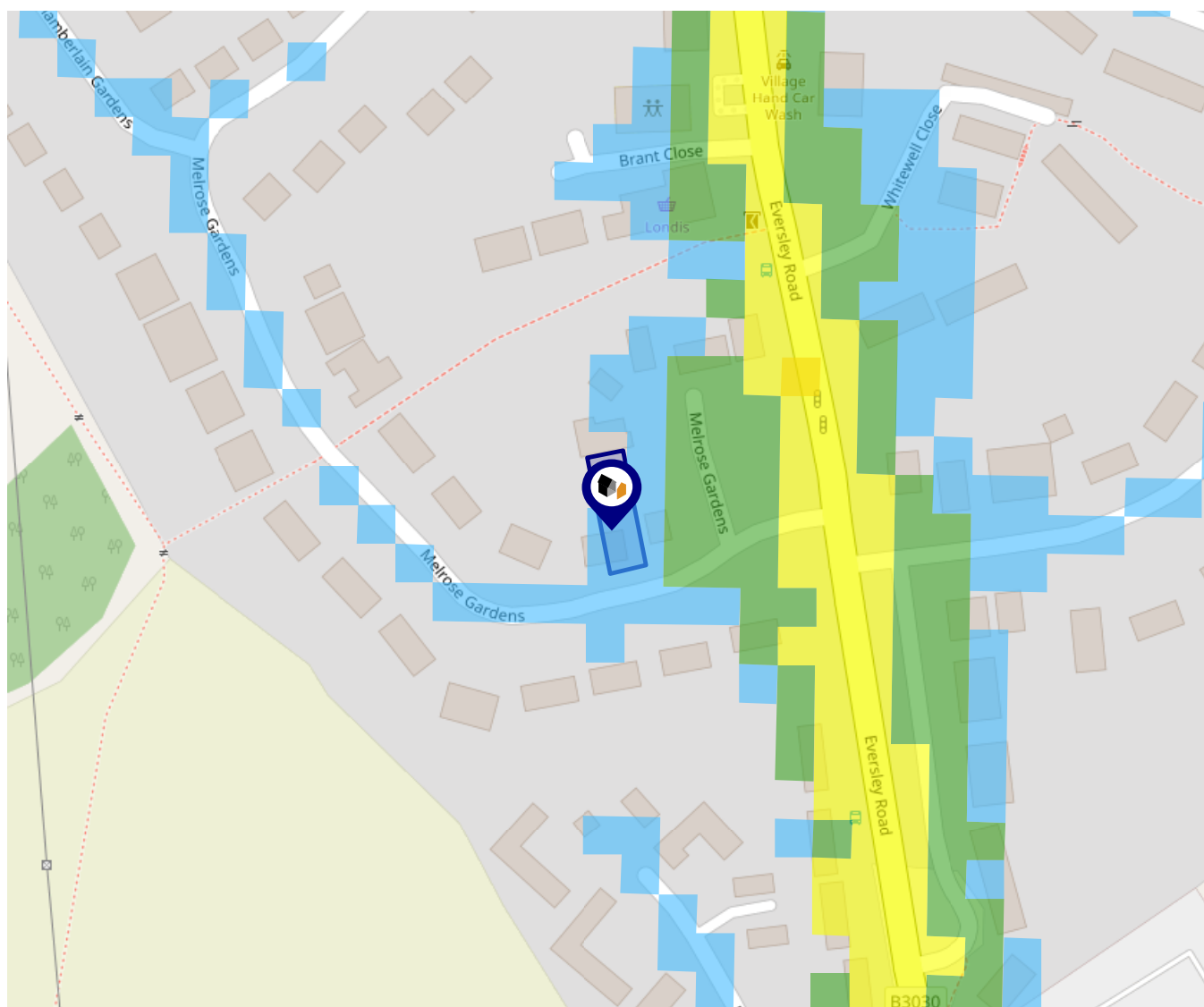
-  Power Pylons
-  Communication Masts

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

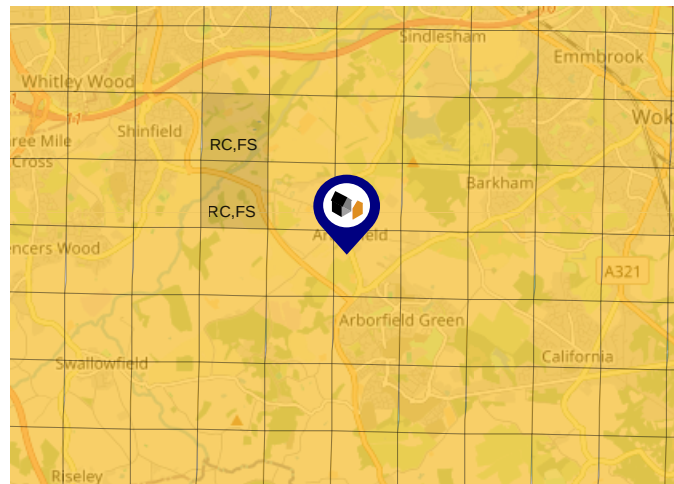


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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 SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	ALL		

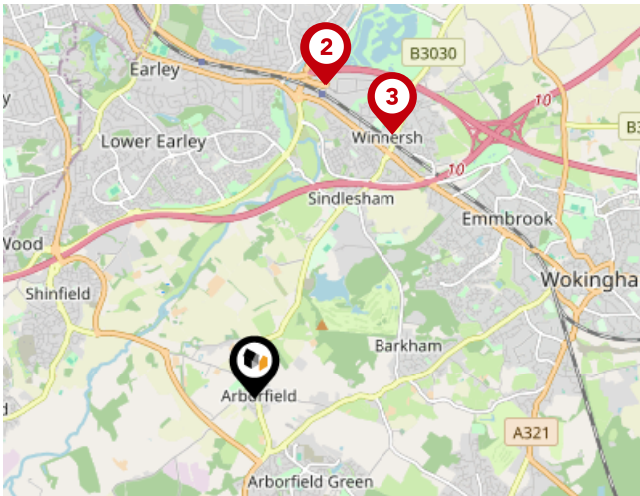


Primary Classifications (Most Common Clay Types)

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

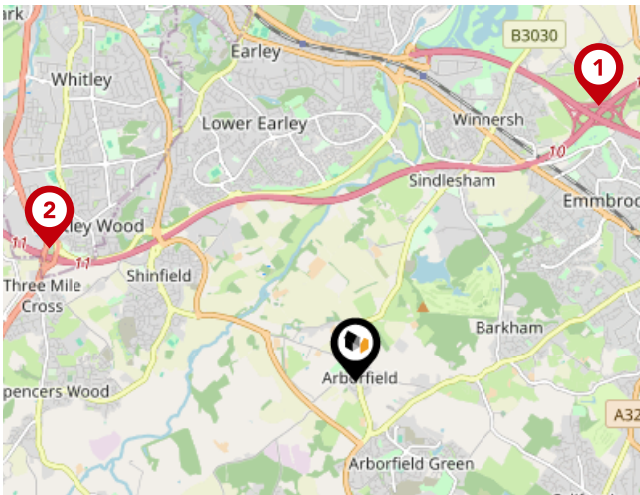
Area

Transport (National)



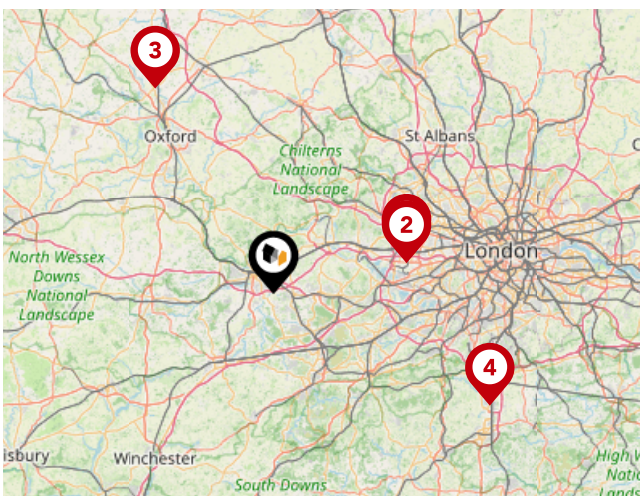
National Rail Stations

Pin	Name	Distance
	Winnersh Triangle Rail Station	2.97 miles
	Winnersh Triangle Rail Station	2.98 miles
	Winnersh Rail Station	2.75 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M4 J10	3.39 miles
	M4 J11	3.09 miles
	M3 J5	8.87 miles
	M3 J4A	7.93 miles
	M4 J12	7.51 miles

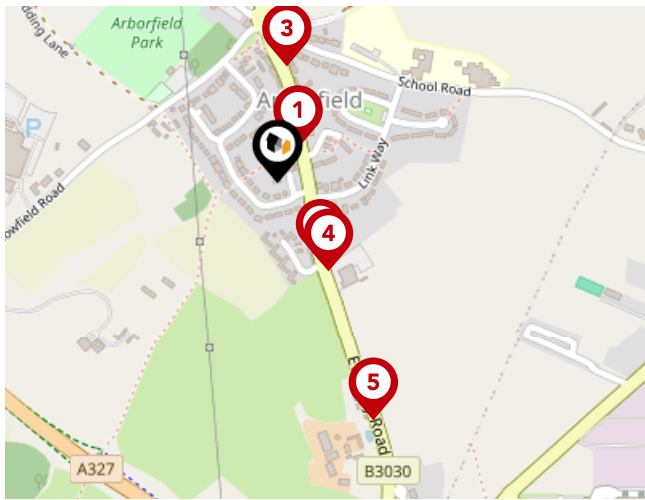


Airports/Helipads

Pin	Name	Distance
	Heathrow Airport	20.31 miles
	Heathrow Airport Terminal 4	20.28 miles
	Kidlington	34.96 miles
	Gatwick Airport	36.11 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	The Swan	0.05 miles
2	British Legion	0.1 miles
3	The Swan	0.14 miles
4	British Legion	0.12 miles
5	Ducks Nest Farm	0.3 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 too us getting the keys was just over 2.5 months!



/avocadopropertyberkshire



/avocadoproperty



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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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Avocado Property

07917 157387

neil@avacadoberkshire.co.uk

www.avacadopropertyagents.co.uk

