

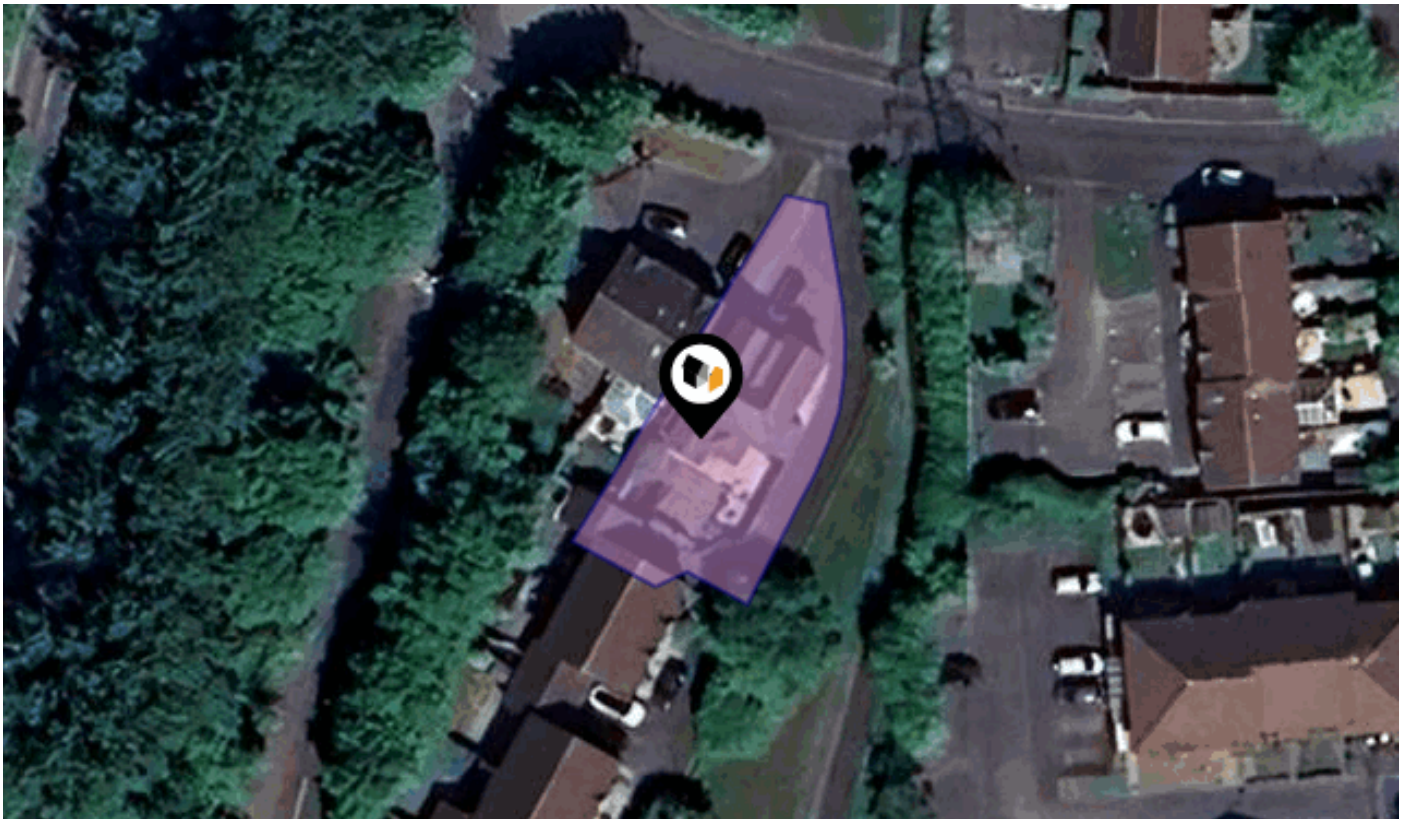


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 07th January 2026



HOWELL CLOSE, ARBORFIELD, READING, RG2

Avocado Property

07917 157387

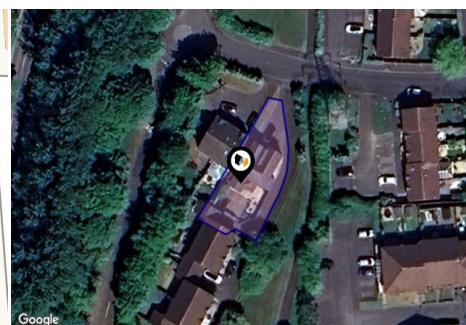
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Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,302 ft ² / 121 m ²		
Plot Area:	0.11 acres		
Year Built :	2001		
Council Tax :	Band E		
Annual Estimate:	£2,904		
Title Number:	BK373243		

Local Area

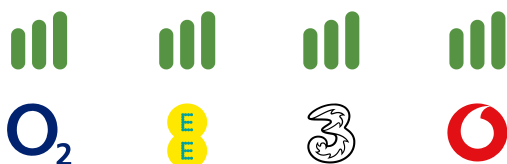
Local Authority:	Wokingham
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

14 **1000**
mb/s mb/s



Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address

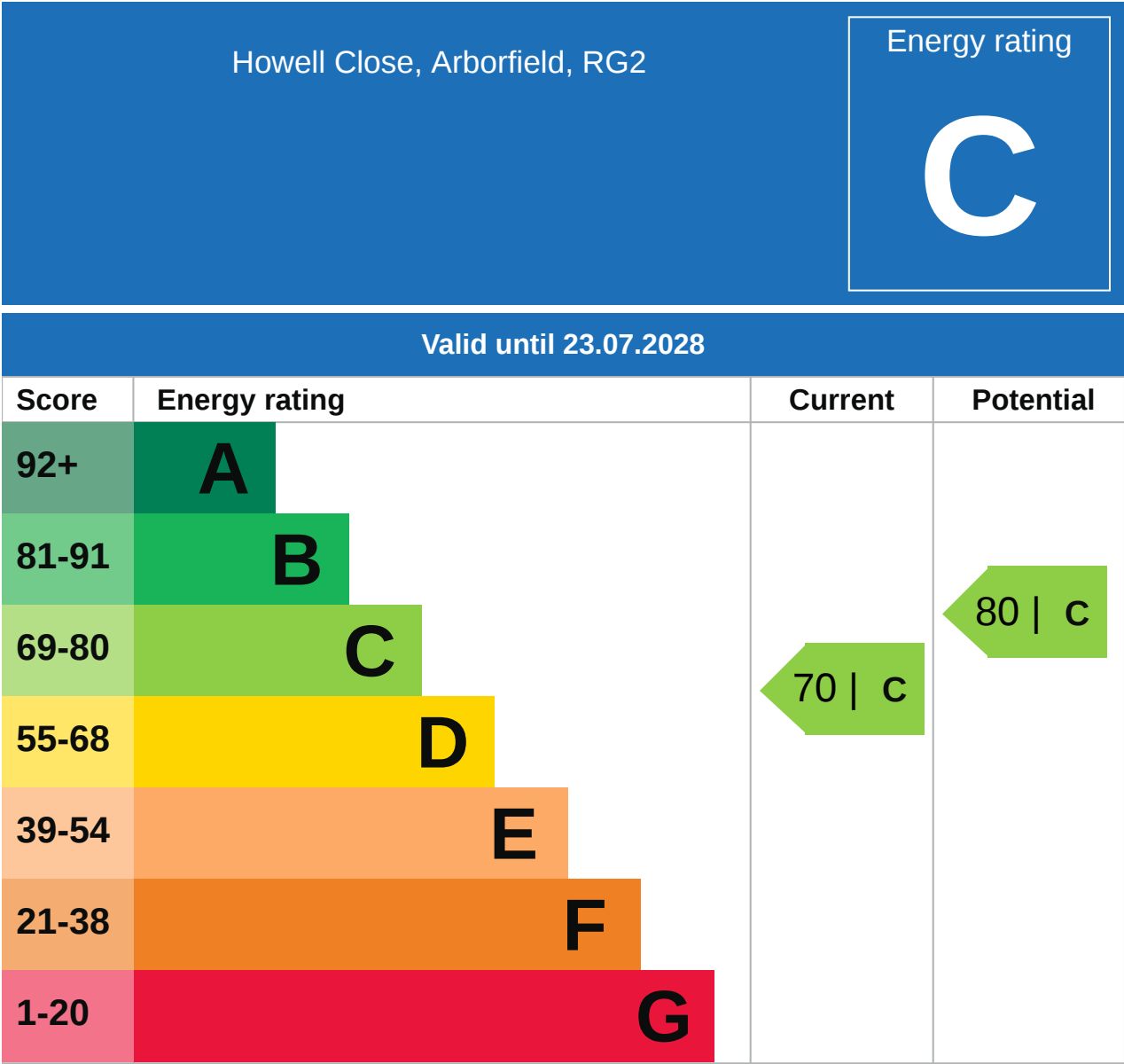


Planning records for: *Howell Close, Arborfield, Reading, RG2*

Reference - 153093	
Decision:	Approve
Date:	28th October 2015
Description:	Householder application for a proposed two storey front extension with additional central front gable, part garage conversion plus a single storey rear extension to existing dwelling. Amendment to scheme approved under Reference F/2015/1072.

Property

EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	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, unknown install date
Previous Extension:	3
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
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:	Suspended, limited insulation (assumed)
Total Floor Area:	121 m ²

Market Sold in Street



14, Howell Close, Reading, RG2 9QN					
Last Sold Date:	12/04/2024	30/06/2004	23/11/2001		
Last Sold Price:	£375,000	£207,000	£175,000		
16, Howell Close, Reading, RG2 9QN					
Last Sold Date:	26/09/2023	07/12/2017	13/11/2009	03/12/2001	
Last Sold Price:	£325,000	£310,000	£185,000	£159,950	
2, Howell Close, Reading, RG2 9QN					
Last Sold Date:	30/06/2023	19/05/2017	19/09/2014	12/12/2005	11/01/2002
Last Sold Price:	£425,000	£345,000	£293,000	£222,500	£182,295
22, Howell Close, Reading, RG2 9QN					
Last Sold Date:	02/12/2021	31/07/2007	14/12/2001		
Last Sold Price:	£340,000	£225,000	£126,950		
8, Howell Close, Reading, RG2 9QN					
Last Sold Date:	21/05/2021	08/10/2010	24/11/2006	31/10/2002	29/11/2001
Last Sold Price:	£365,000	£244,000	£247,950	£195,000	£177,500
18, Howell Close, Reading, RG2 9QN					
Last Sold Date:	29/03/2016	18/05/2007	21/12/2004	30/11/2001	
Last Sold Price:	£259,950	£200,000	£168,000	£120,000	
4, Howell Close, Reading, RG2 9QN					
Last Sold Date:	05/08/2015				
Last Sold Price:	£335,000				
6, Howell Close, Reading, RG2 9QN					
Last Sold Date:	09/12/2005	14/03/2003	30/11/2001		
Last Sold Price:	£240,000	£218,000	£180,000		
20, Howell Close, Reading, RG2 9QN					
Last Sold Date:	05/08/2005	30/11/2001			
Last Sold Price:	£161,000	£129,950			
10, Howell Close, Reading, RG2 9QN					
Last Sold Date:	15/11/2004	20/12/2001			
Last Sold Price:	£212,000	£179,950			
12, Howell Close, Reading, RG2 9QN					
Last Sold Date:	21/05/2004	26/11/2001			
Last Sold Price:	£198,000	£177,500			
38, Howell Close, Reading, RG2 9QN					
Last Sold Date:	28/06/2002				
Last Sold Price:	£40,000				

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

Market Sold in Street



24, Howell Close, Reading, RG2 9QN

Last Sold Date:	30/11/2001
Last Sold Price:	£126,000

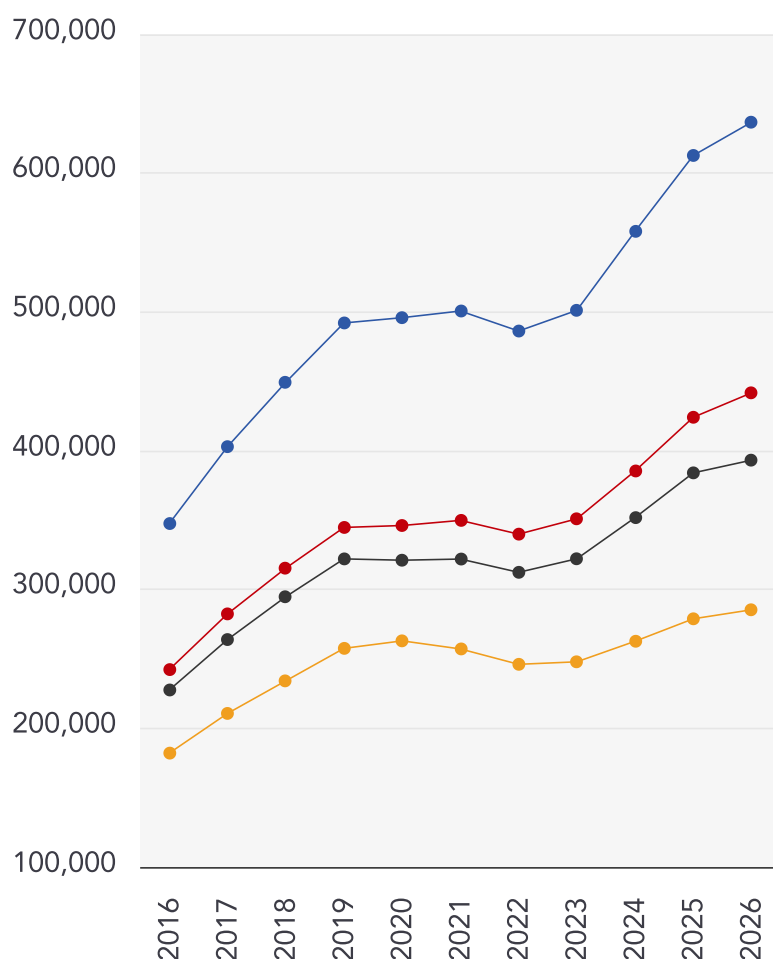
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

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

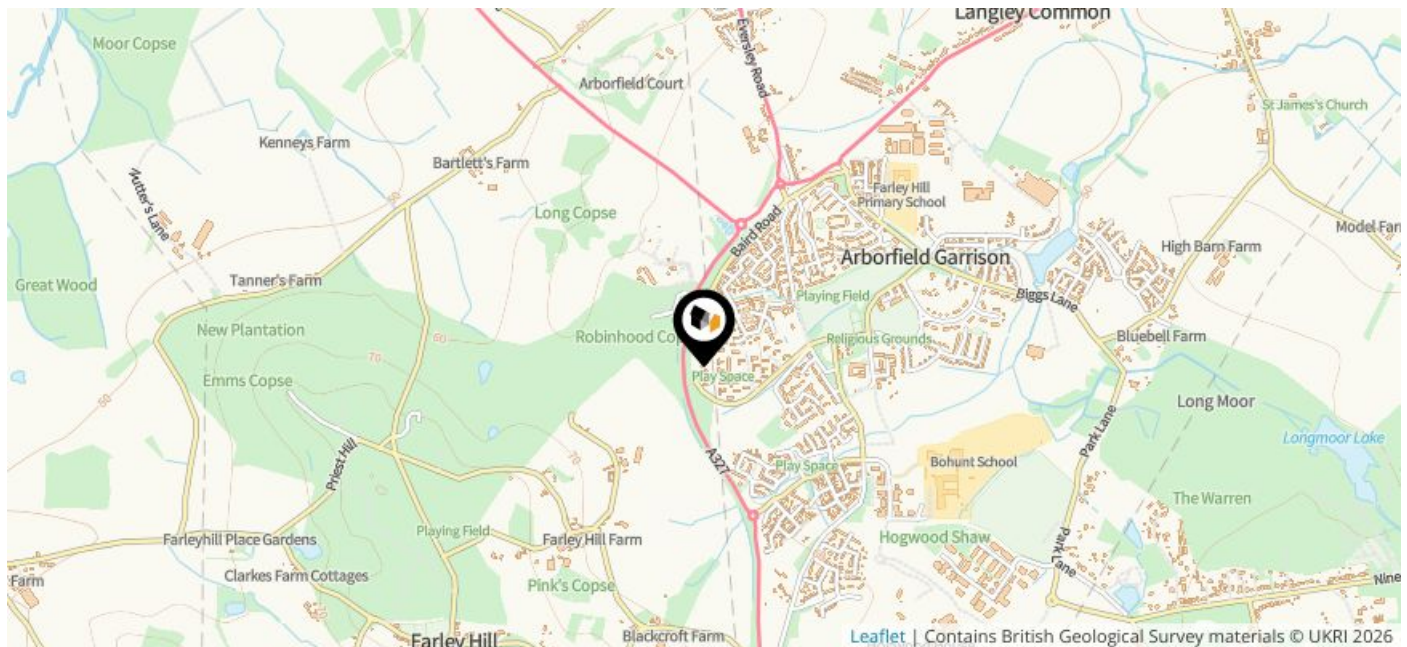
+56.72%

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.

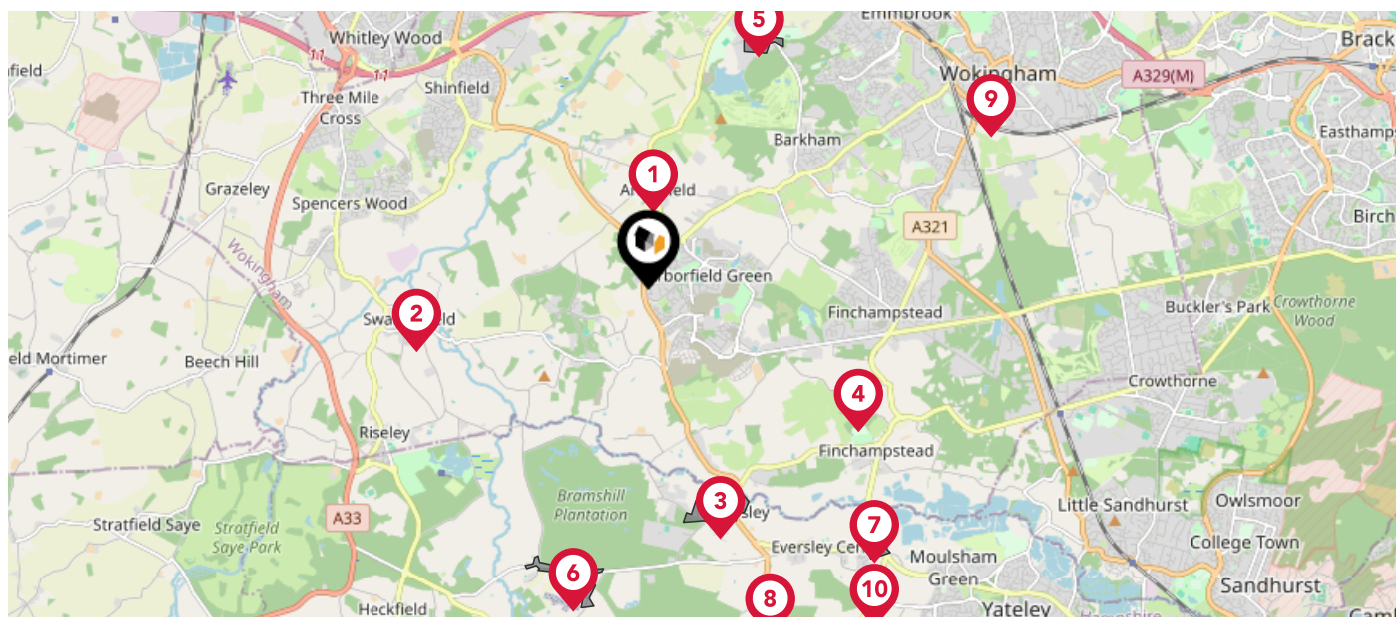
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

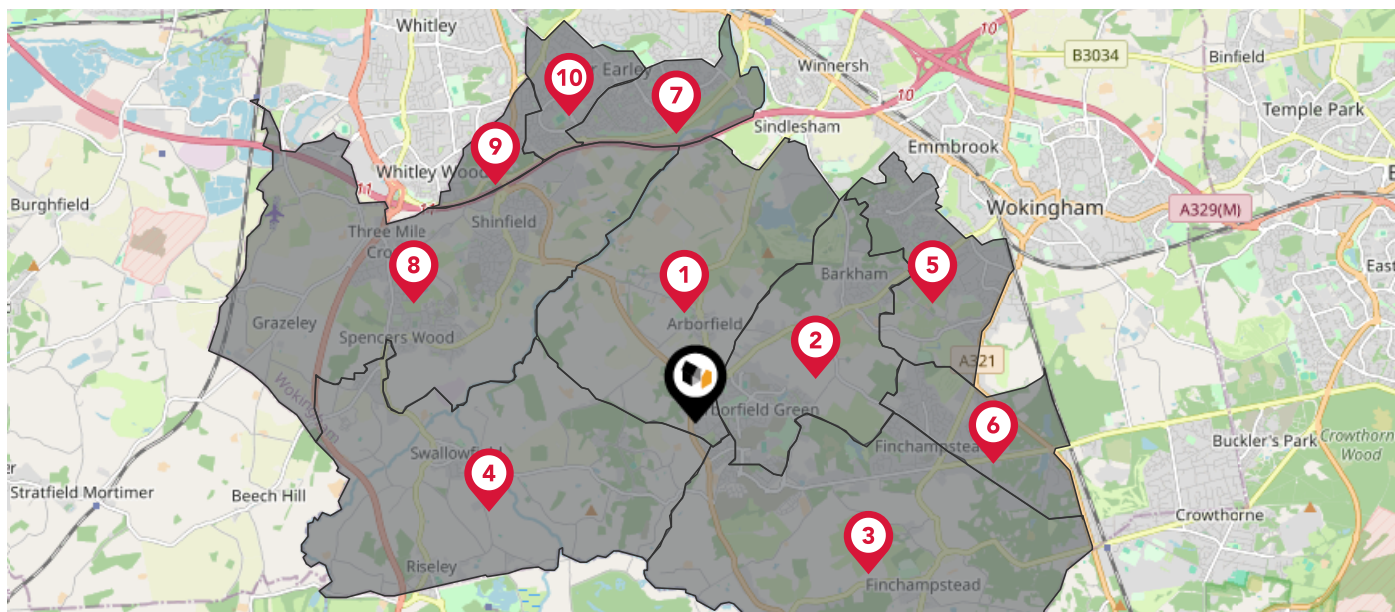
- 1 Arborfield Cross
- 2 Swallowfield
- 3 Eversley Street
- 4 Finchampstead Church
- 5 Sindlesham
- 6 Bramshill
- 7 Eversley Cross
- 8 Eversley Church Farm
- 9 Langborough Road
- 10 Up Green

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



Arborfield Ward



Barkham Ward



Finchampstead South Ward



Swallowfield Ward



Evendons Ward



Finchampstead North Ward



Hawkedon Ward



Shinfield South Ward



Shinfield North Ward



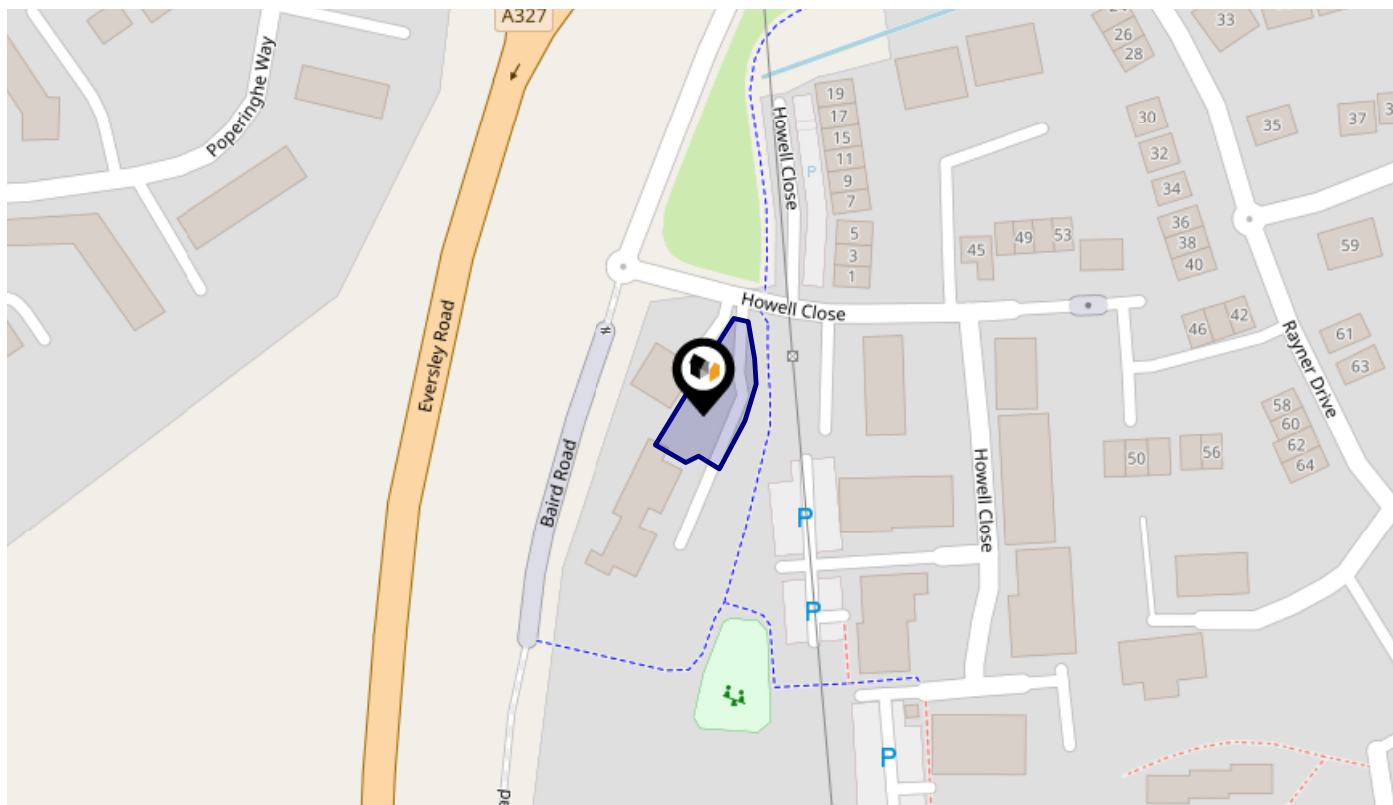
Hillside Ward

Maps

Rail Noise



This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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

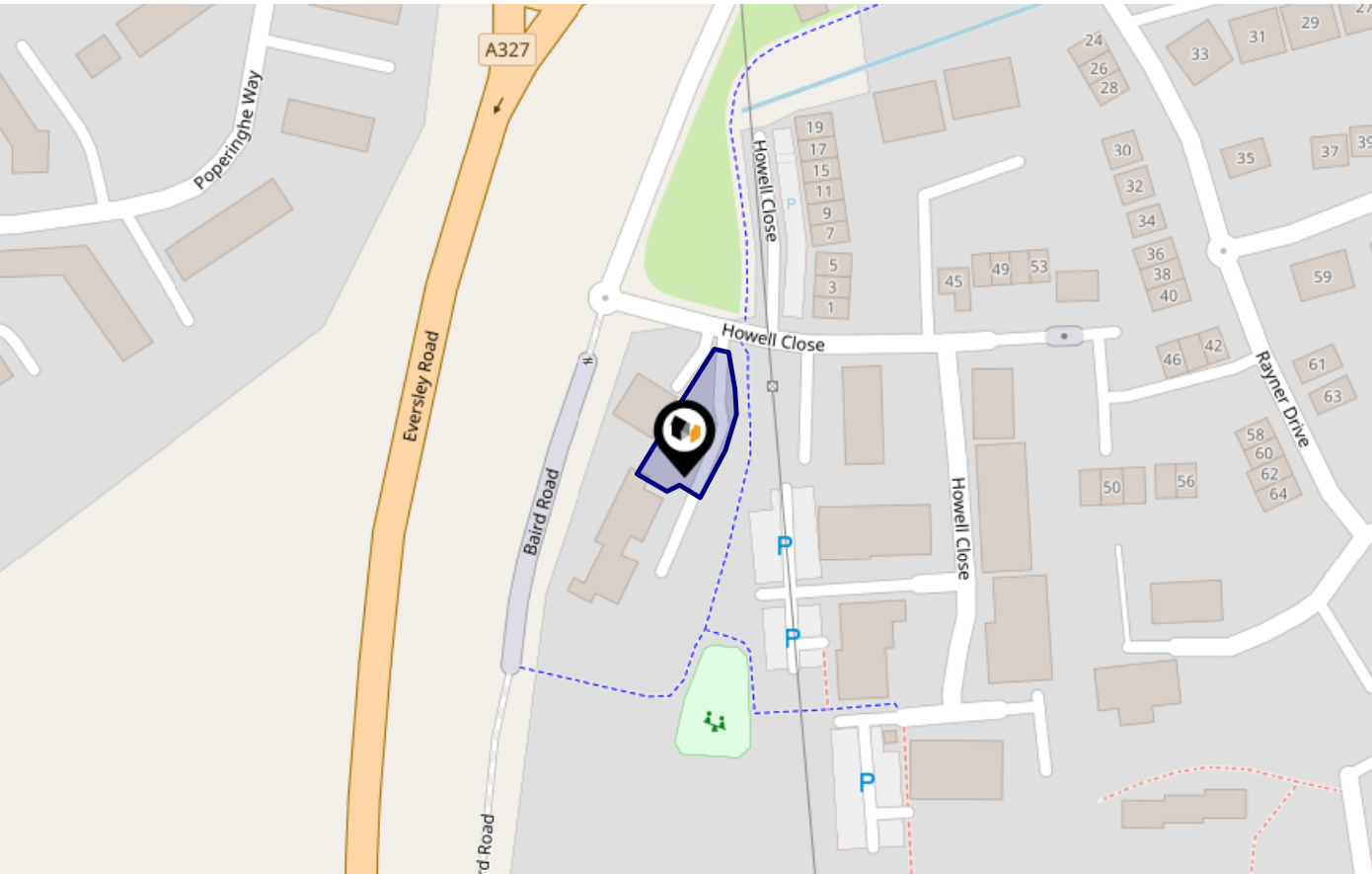
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

Flood Risk

Rivers & Seas - Flood Risk



This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

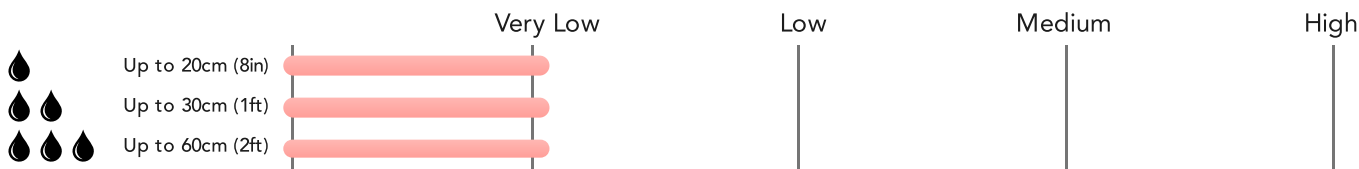


Risk Rating: Very low

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

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

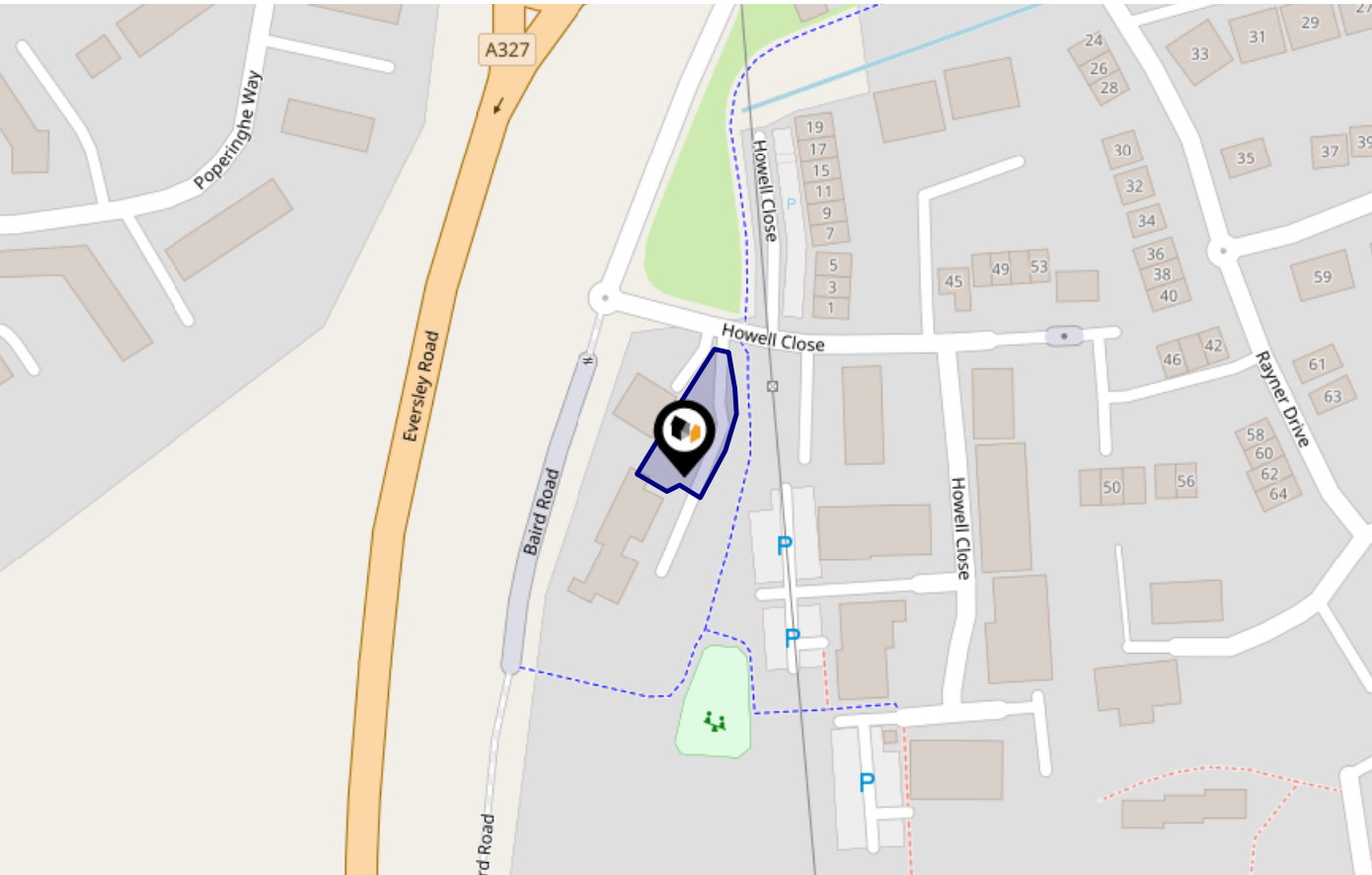


Flood Risk

Rivers & Seas - Climate Change



This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

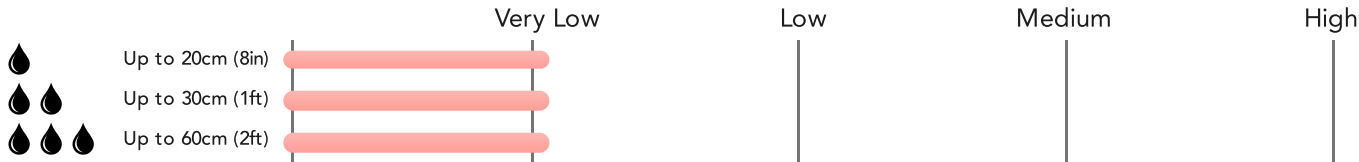


Risk Rating: Very low

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- 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:

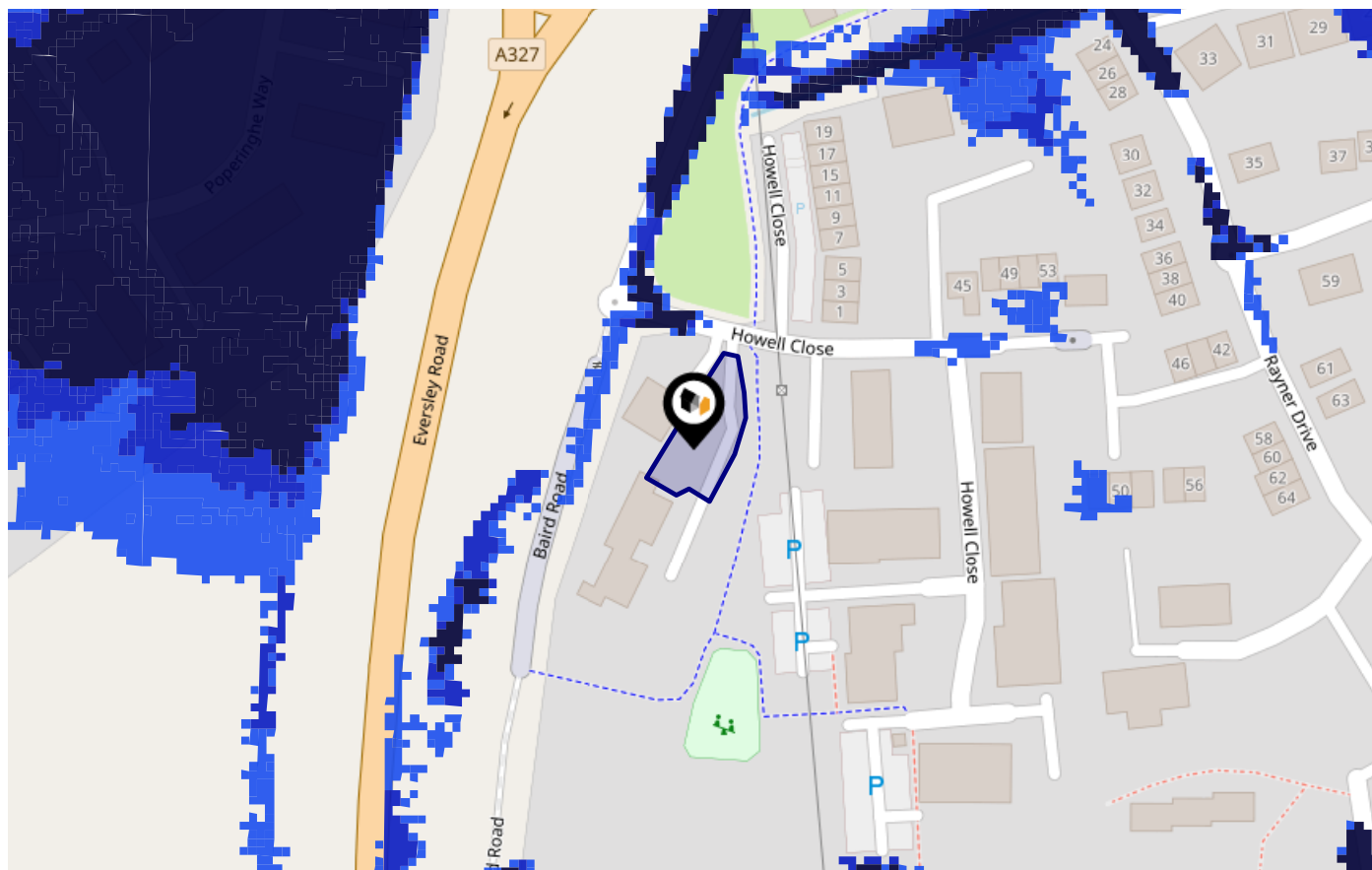


Flood Risk

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.

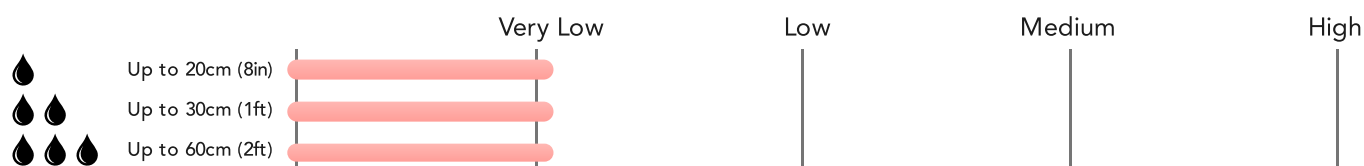


Risk Rating: Very low

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.
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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:

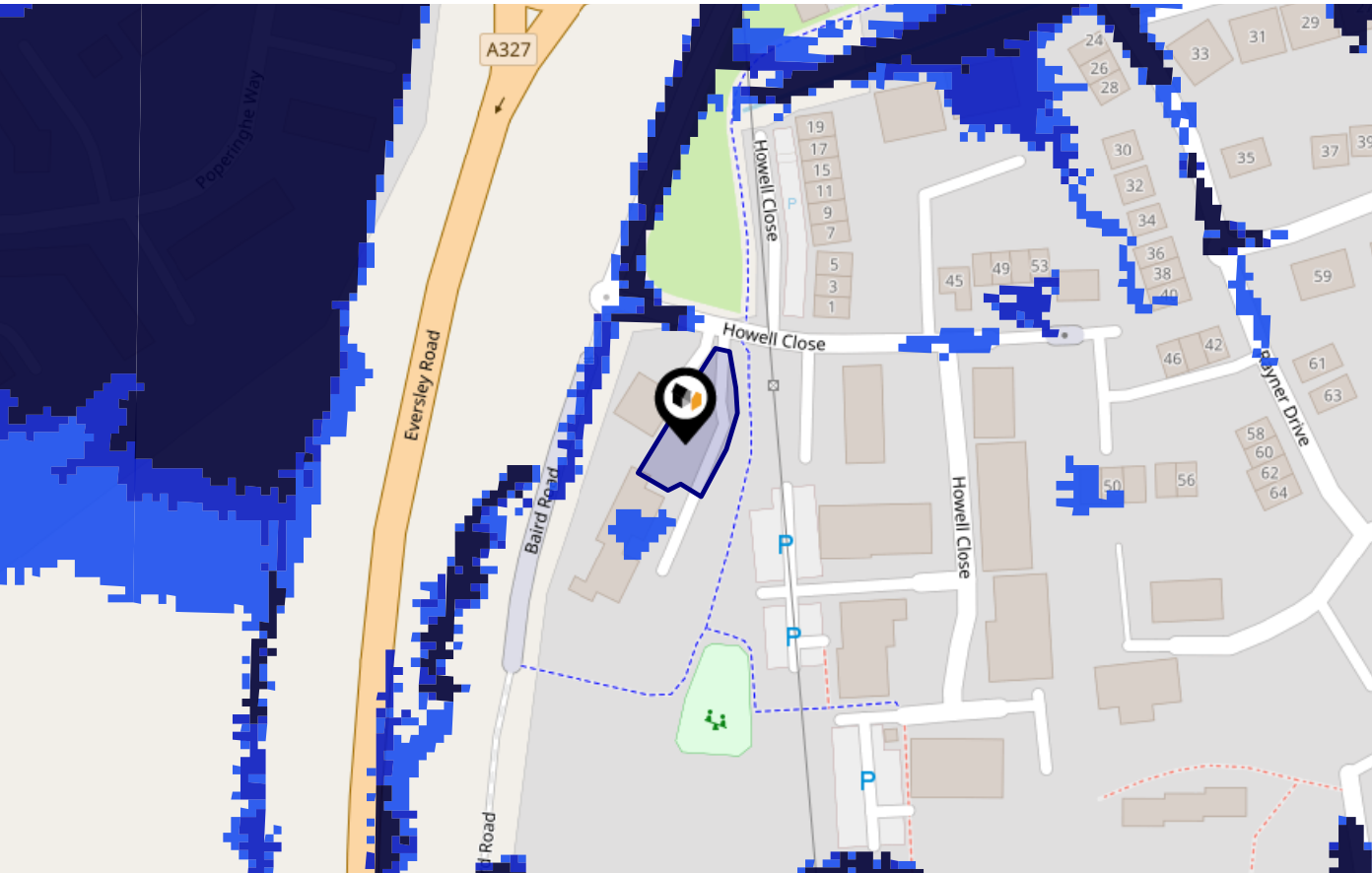


Flood Risk

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.

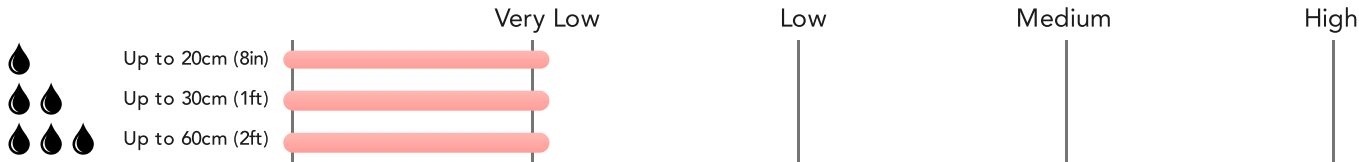


Risk Rating: Very low

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.

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Chance of flooding to the following depths at this property:

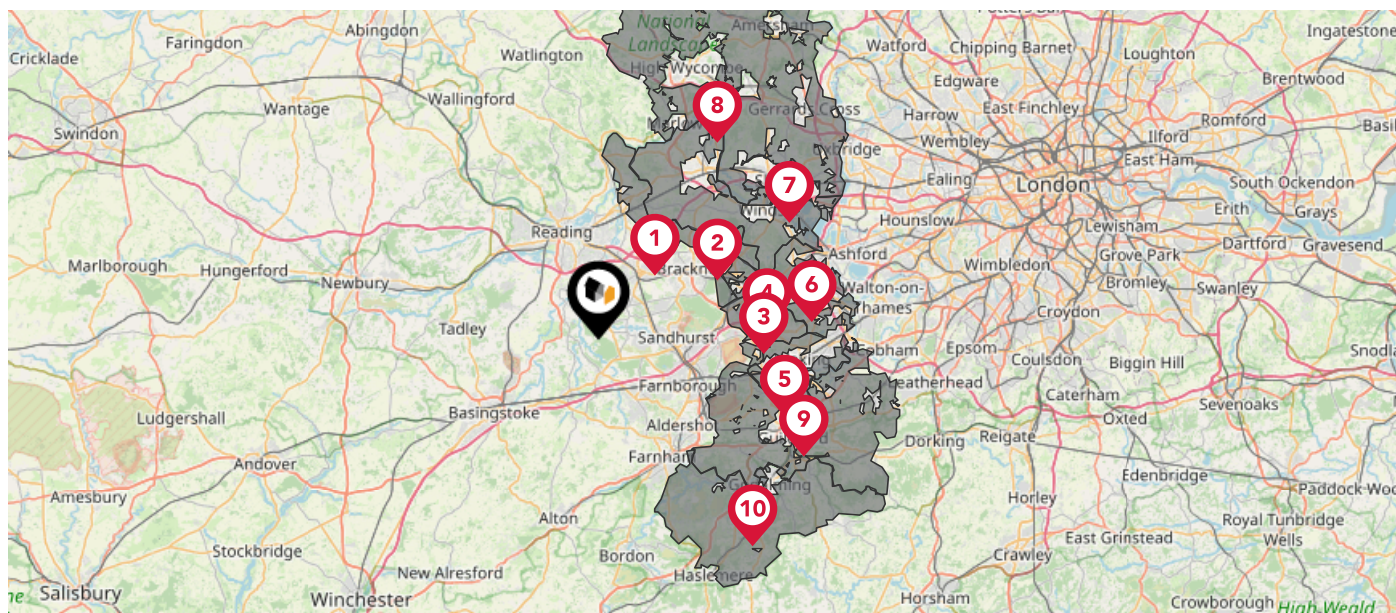


Maps

Green Belt



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



Nearby Green Belt Land

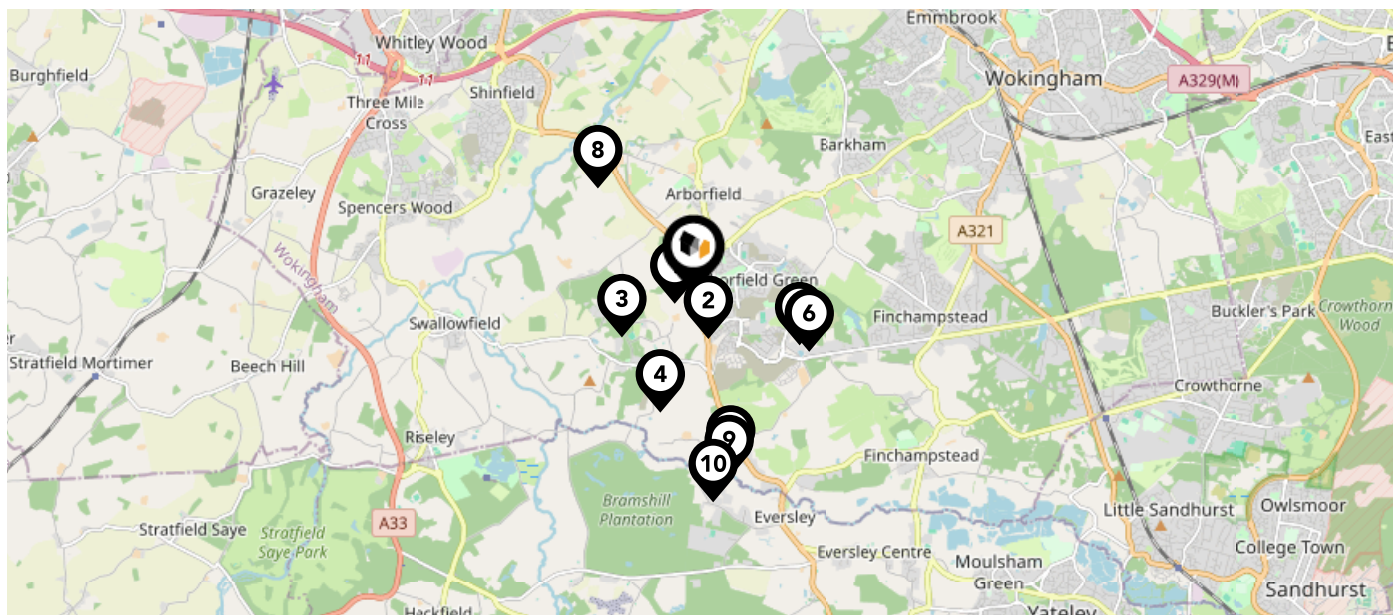
- 1 London Green Belt - Wokingham
- 2 London Green Belt - Bracknell Forest
- 3 London Green Belt - Surrey Heath
- 4 London Green Belt - Windsor and Maidenhead
- 5 London Green Belt - Woking
- 6 London Green Belt - Runnymede
- 7 London Green Belt - Slough
- 8 London Green Belt - Buckinghamshire
- 9 London Green Belt - Guildford
- 10 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

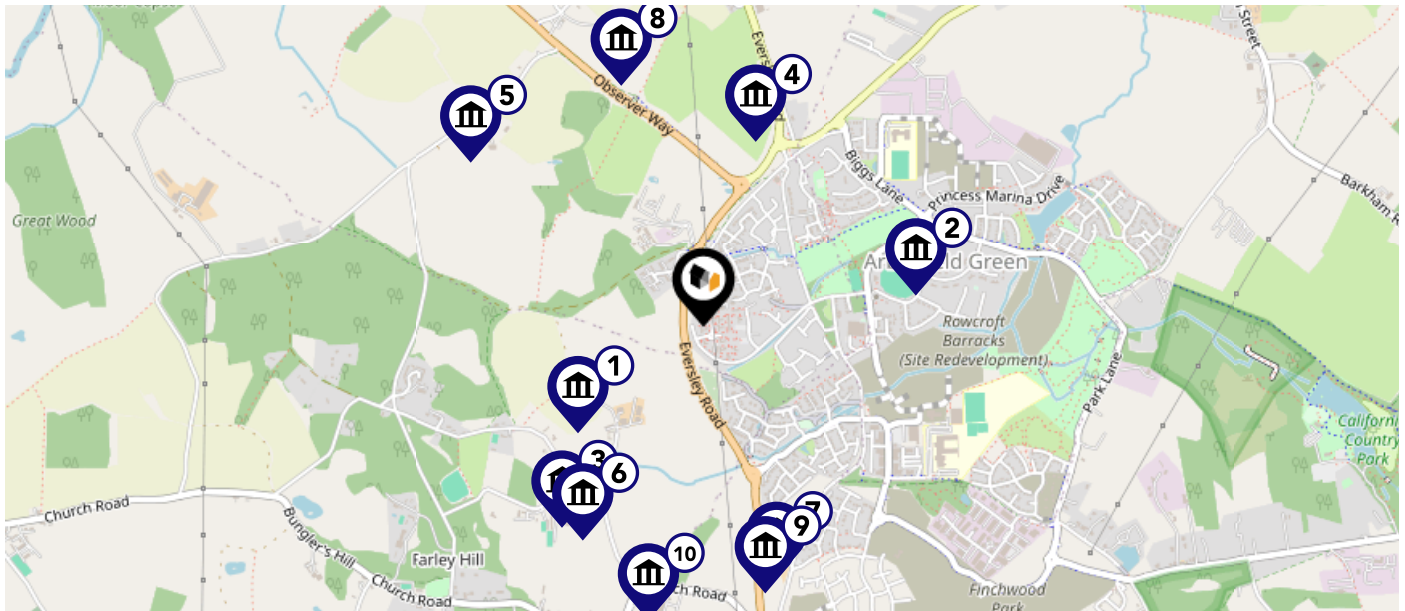
1	The Piggery-Arborfield	Historic Landfill	
2	Whitehall Brickworks-Arborfield	Historic Landfill	
3	Hephaistos School-Farley Hill	Historic Landfill	
4	Jouldings Lane-Farley Hill	Historic Landfill	
5	Moor Farm-Finchampstead	Historic Landfill	
6	Coleshill Farm-Finchampstead	Historic Landfill	
7	Bullaways Farm-New Mill Road, Eversley, Hook, Hampshire	Historic Landfill	
8	Milkingbarn Lane-Arborfield	Historic Landfill	
9	Piggery Mill Lane-Eversley	Historic Landfill	
10	New Mill Road-Farley Hill	Historic Landfill	











Maps

Listed Buildings

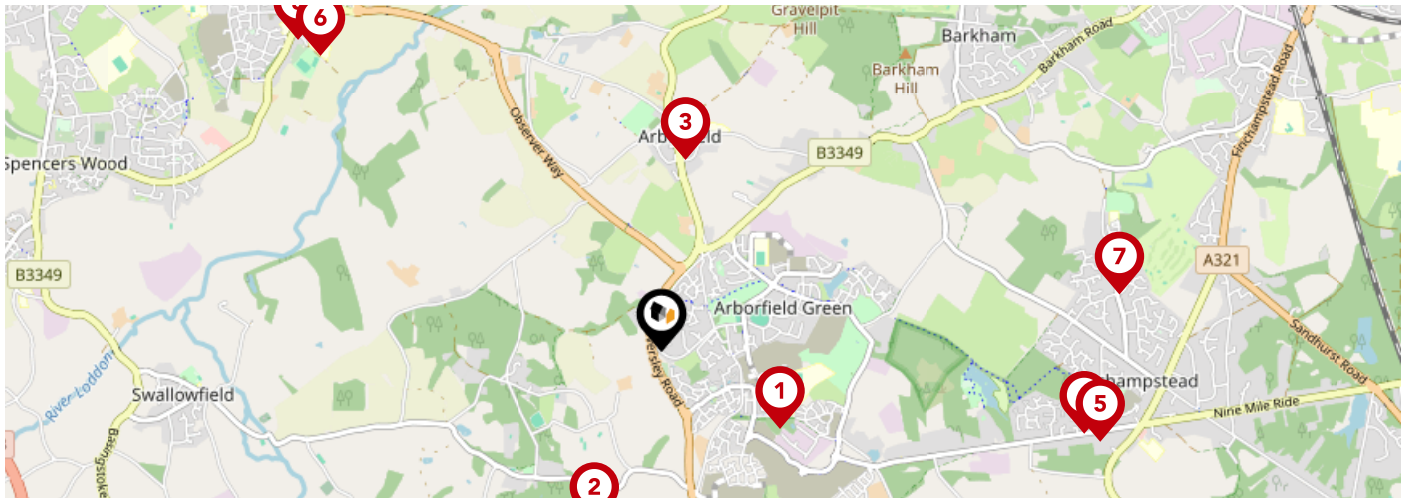


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



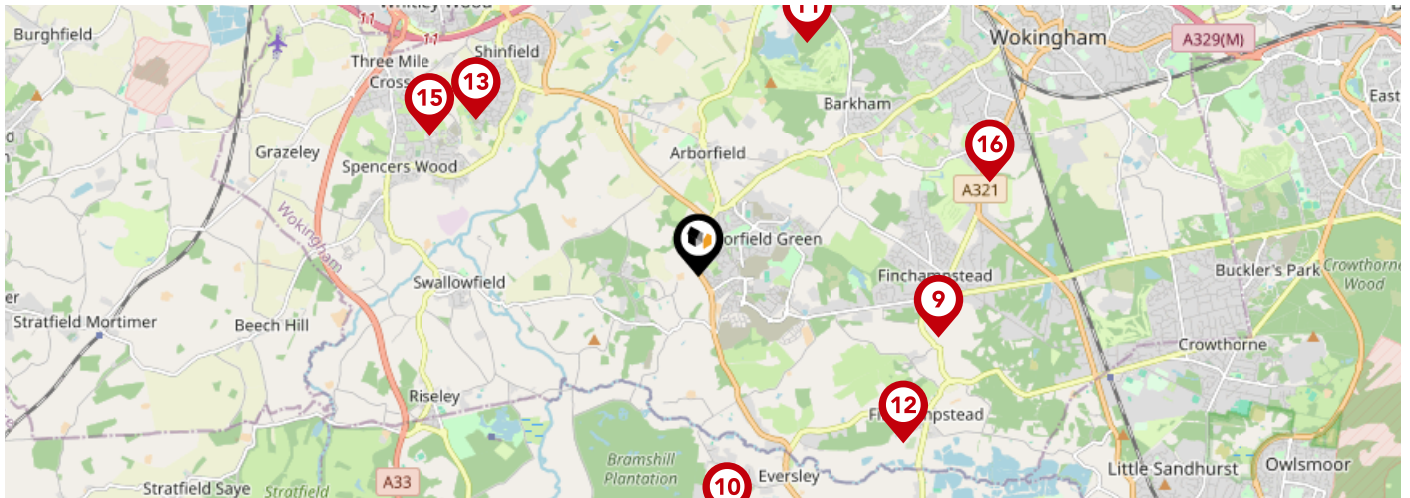
Listed Buildings in the local district		Grade	Distance
	1319131 - Cattle Shelter Adjacent To Old Parsons Cottage, 430 Metres Off Church Lane And To The North East	Grade II	0.4 miles
	1419613 - Moat House	Grade II	0.5 miles
	1118060 - Vine Cottage	Grade II	0.5 miles
	1312999 - Ducks Nest Farmhouse	Grade II	0.5 miles
	1319119 - Bartlett's Farmhouse	Grade II	0.6 miles
	1319168 - Farley Hill Farmhouse	Grade II	0.6 miles
	1319144 - Westwood Cottage	Grade II	0.6 miles
	1118123 - Arborfield Court	Grade II	0.6 miles
	1135796 - Westwood Farmhouse	Grade II	0.6 miles
	1118059 - Barn At Hall's Farm Kennels 5 Metres To North	Grade II	0.7 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Bohunt School Wokingham Ofsted Rating: Good Pupils: 1236 Distance:0.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Farley Hill Primary School Ofsted Rating: Good Pupils: 302 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Coombes Church of England Primary School Ofsted Rating: Requires improvement Pupils: 377 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Gorse Ride Junior School Ofsted Rating: Good Pupils: 198 Distance:1.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Gorse Ride Infants' School Ofsted Rating: Good Pupils: 108 Distance:2.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Shinfield St Mary's CofE Junior School Ofsted Rating: Good Pupils: 358 Distance:2.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Waverley Preparatory School & Day Nursery Ofsted Rating: Not Rated Pupils: 259 Distance:2.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Shinfield Infant and Nursery School Ofsted Rating: Good Pupils: 307 Distance:2.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

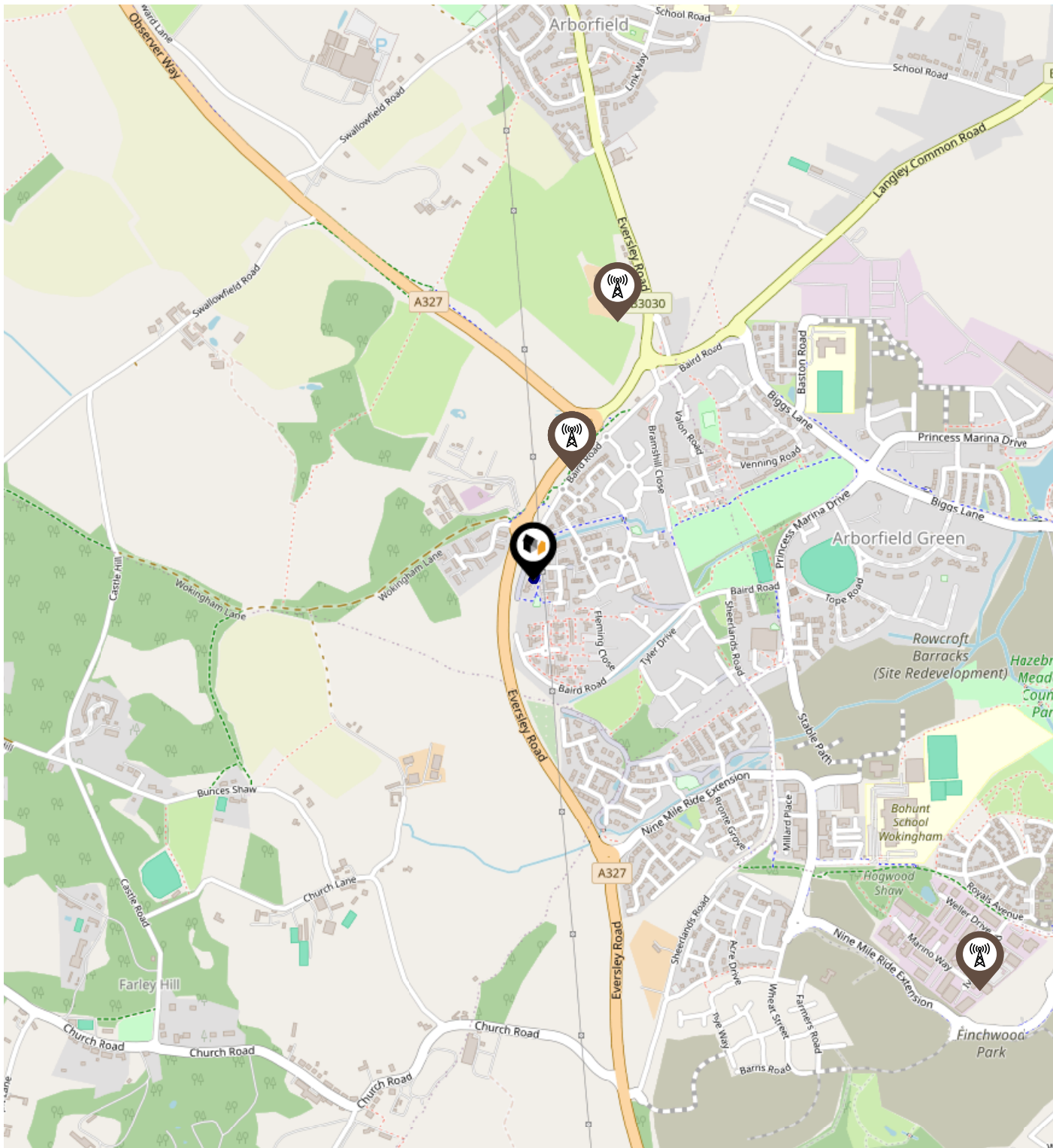
Area Schools



		Nursery	Primary	Secondary	College	Private
	Nine Mile Ride Primary School Ofsted Rating: Good Pupils: 372 Distance:2.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Neot's School Ofsted Rating: Not Rated Pupils: 317 Distance:2.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Reddam House Berkshire Ofsted Rating: Not Rated Pupils: 790 Distance:2.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Finchampstead CofE VA Primary School Ofsted Rating: Good Pupils: 101 Distance:2.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Alder Grove Church of England Primary School Ofsted Rating: Good Pupils: 290 Distance:2.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bearwood Primary School Ofsted Rating: Good Pupils: 292 Distance:2.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oakbank Ofsted Rating: Requires improvement Pupils: 522 Distance:2.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Evendons Primary School Ofsted Rating: Outstanding Pupils: 401 Distance:2.84	<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

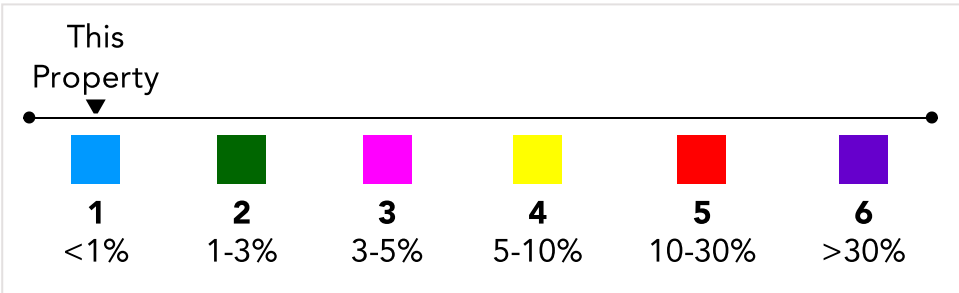
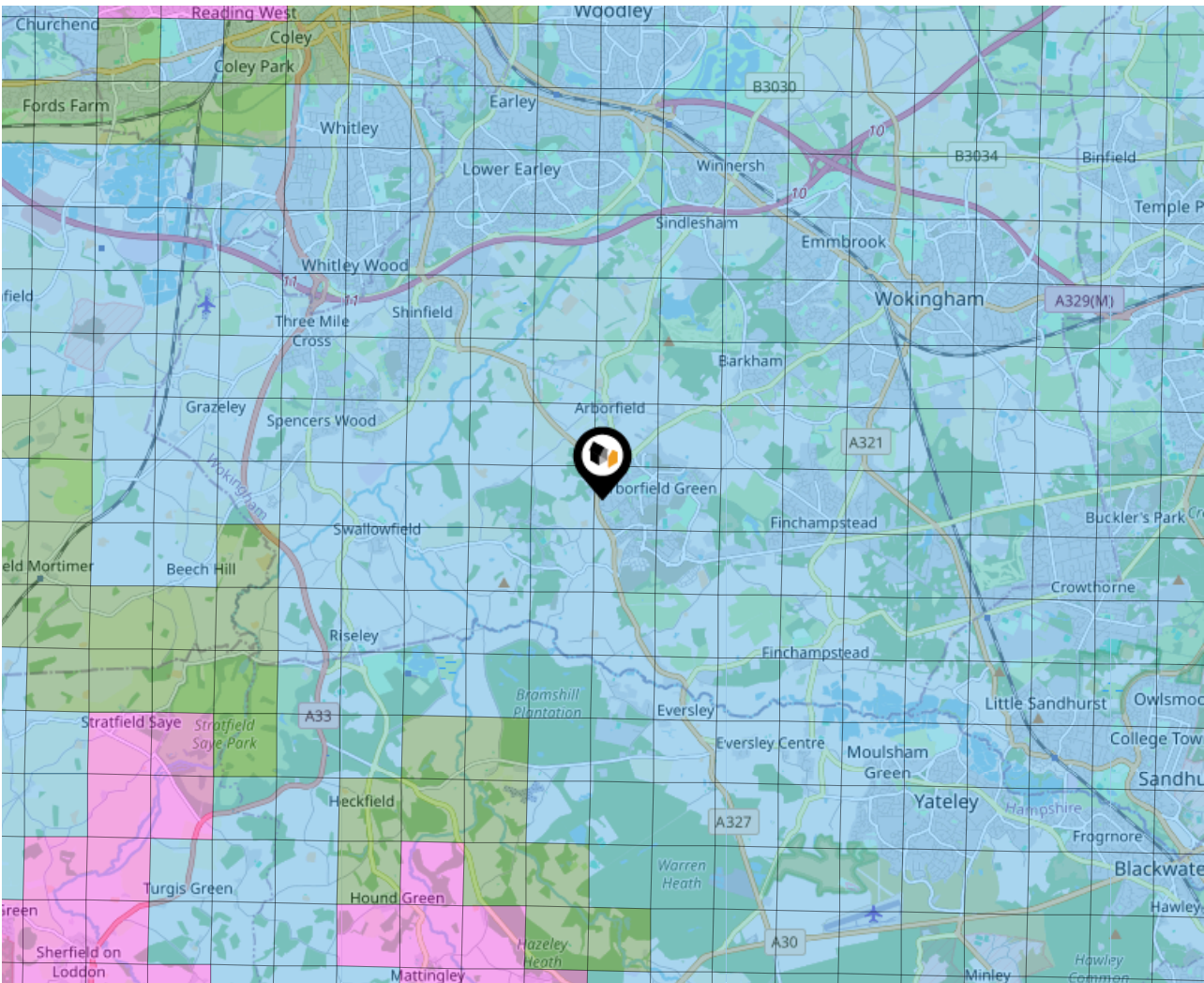
Environment

Radon Gas



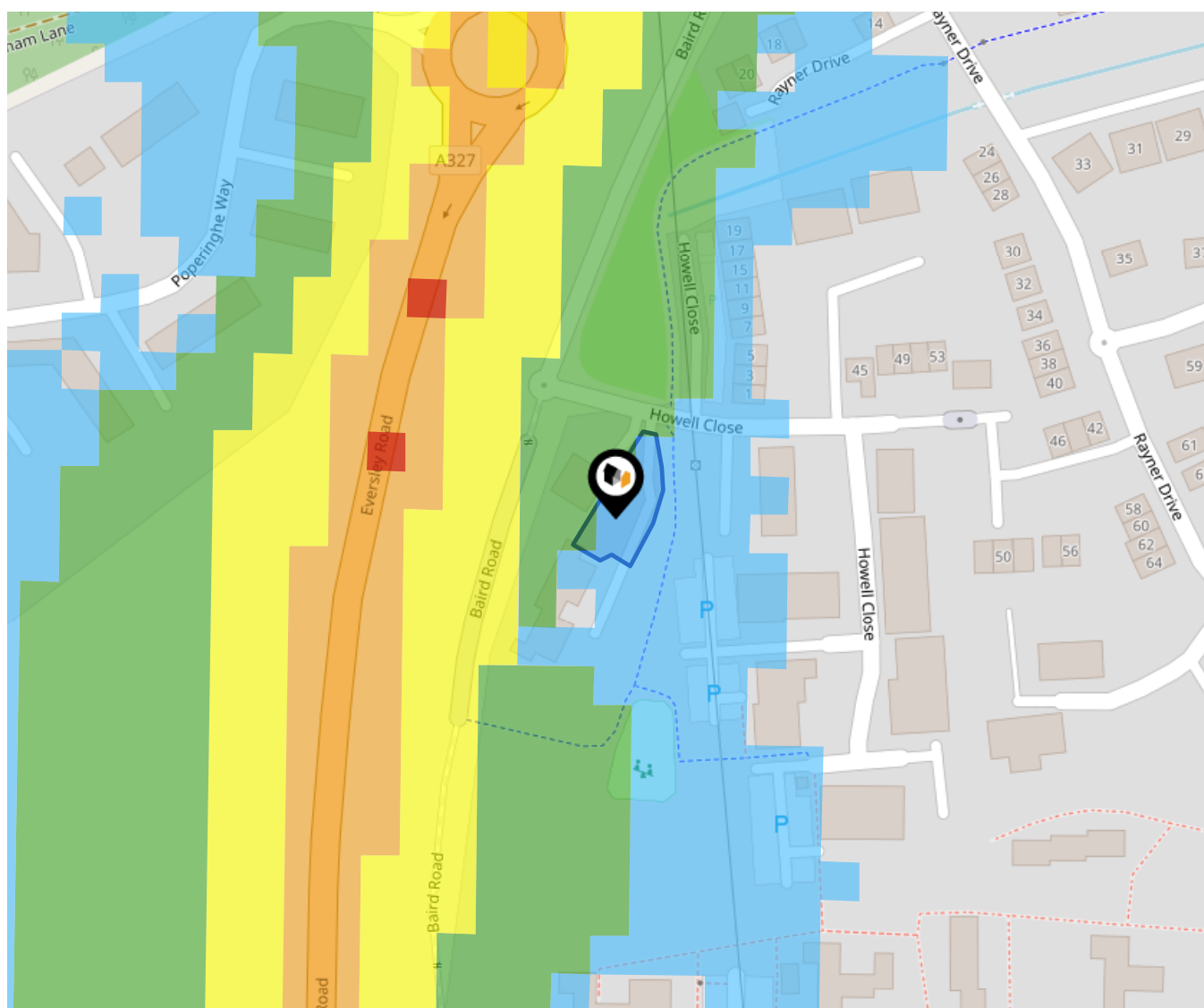
What is Radon?

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



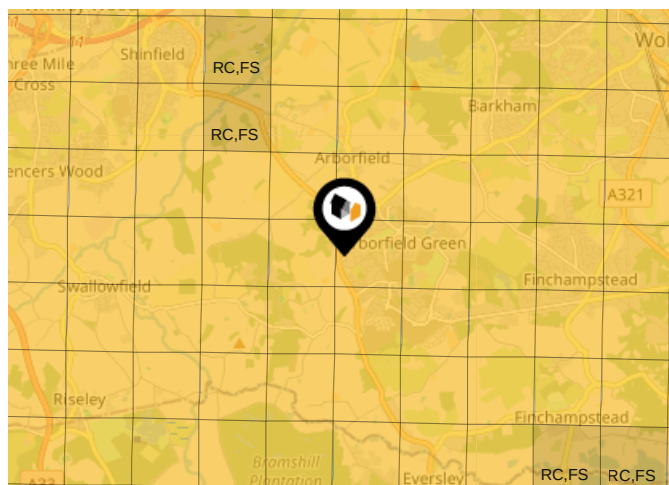
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

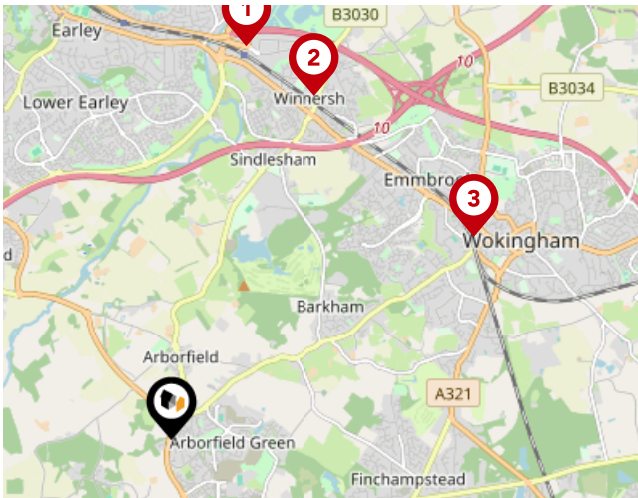


Primary Classifications (Most Common Clay Types)

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

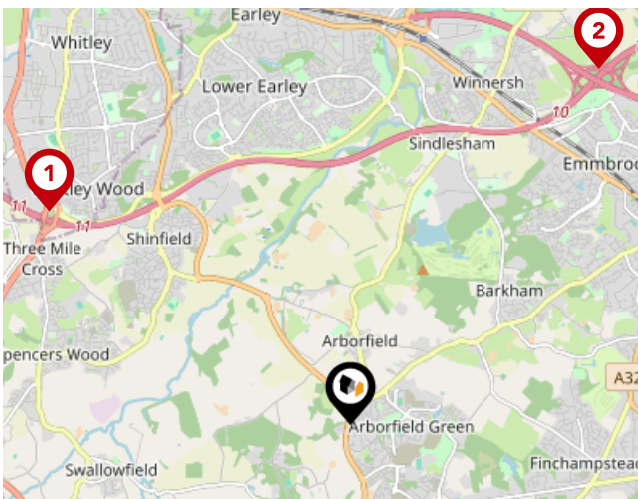
Area

Transport (National)



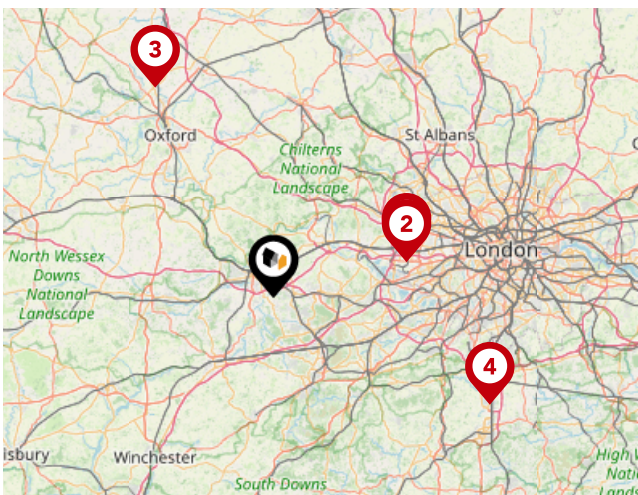
National Rail Stations

Pin	Name	Distance
1	Winnersh Triangle Rail Station	3.71 miles
2	Winnersh Rail Station	3.45 miles
3	Wokingham Rail Station	3.38 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J11	3.41 miles
2	M4 J10	4.01 miles
3	M3 J5	8.14 miles
4	M3 J4A	7.37 miles
5	M3 J4	7.99 miles

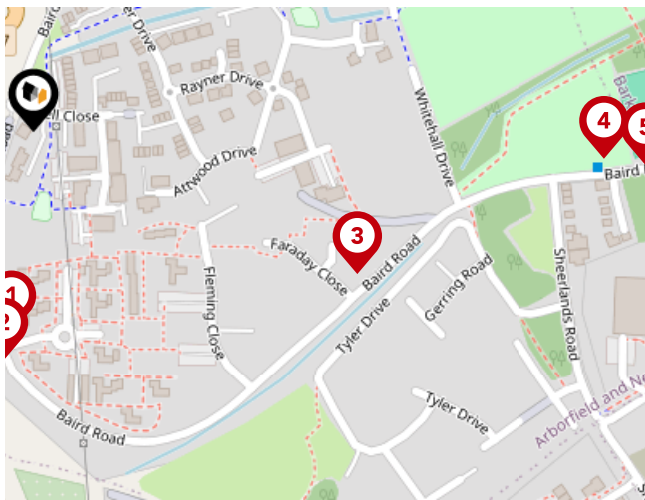


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	20.57 miles
2	Heathrow Airport Terminal 4	20.51 miles
3	Kidlington	35.59 miles
4	Gatwick Airport	35.83 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Kelvin Close	0.12 miles
2	Kelvin Close	0.13 miles
3	Faraday Close	0.2 miles
4	Sheerlands Road	0.33 miles
5	Sheerlands Road	0.35 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.



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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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