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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Thursday 02nd April 2026



FAYGATE WAY, LOWER EARLEY, READING, RG6

Avocado Property

07917 157387

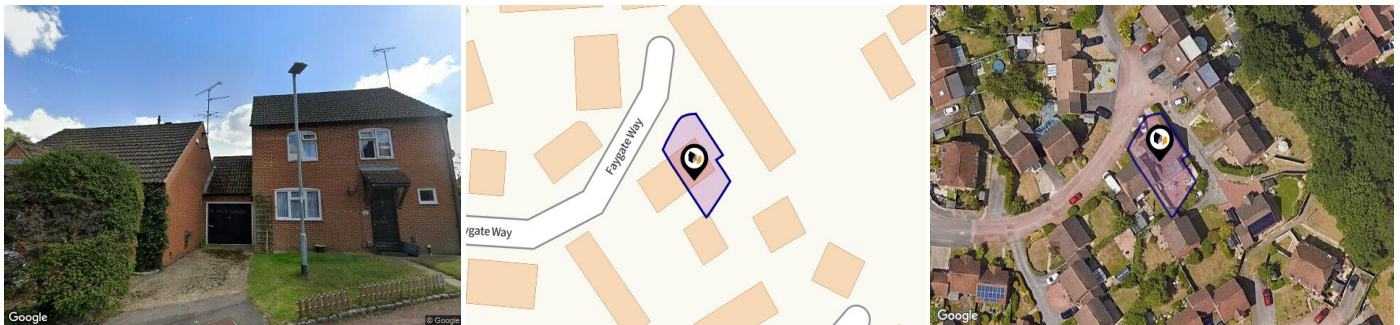
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Property Overview



Property

Type: Semi-Detached
Bedrooms: 2
Floor Area: 731 ft² / 68 m²
Plot Area: 0.06 acres
Council Tax : Band D
Title Number: BK215424

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

5 mb/s	227 mb/s	1800 mb/s

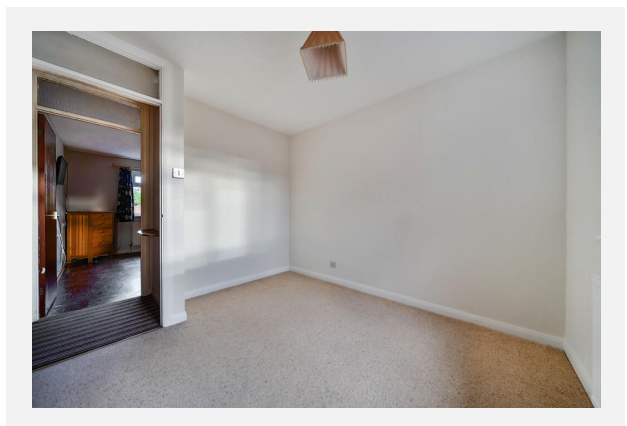
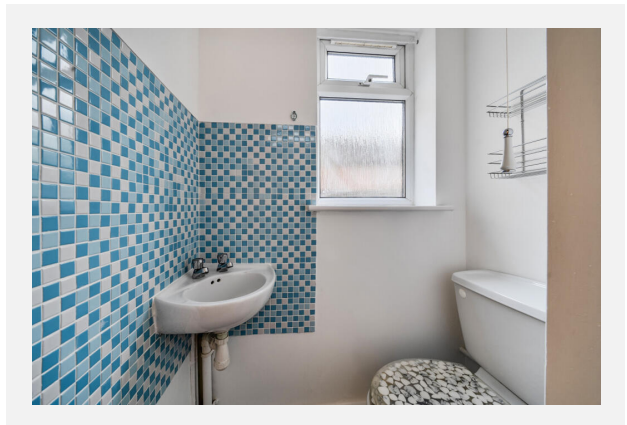
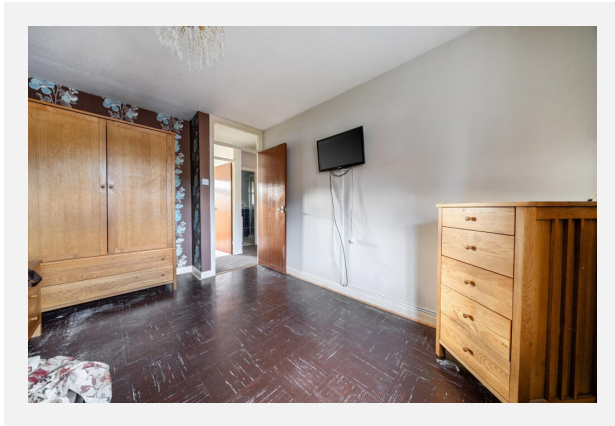
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



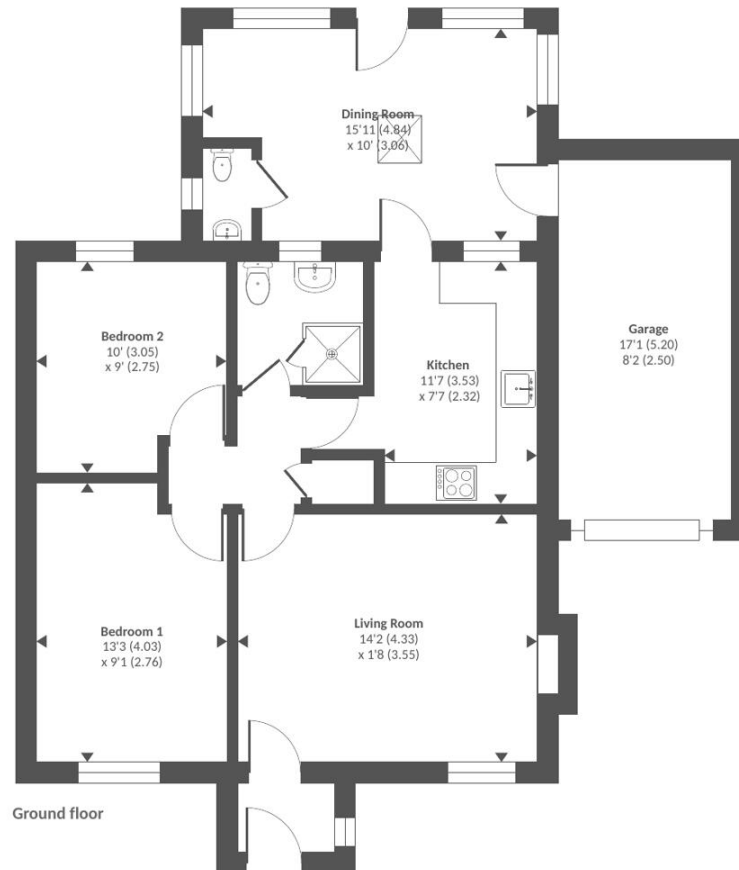
Gallery Photos



Gallery Photos



FAYGATE WAY, LOWER EARLEY, READING, RG6



Approximate Area = 758 sq ft / 70.4 sq m
Garage = 140 sq ft / 13 sq m
Total = 898 sq ft / 83.4 sq m
For identification only - Not to scale

Ground floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. This floor plan is for illustrative purposes only. All dimensions are approximate and subject to change. Actual layout, features and specifications may vary. Please verify independently before making decisions. Produced for Romans. REF: 1384083



Property EPC - Certificate



Lower Earley, READING, RG6

Energy rating

D

Valid until 23.11.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

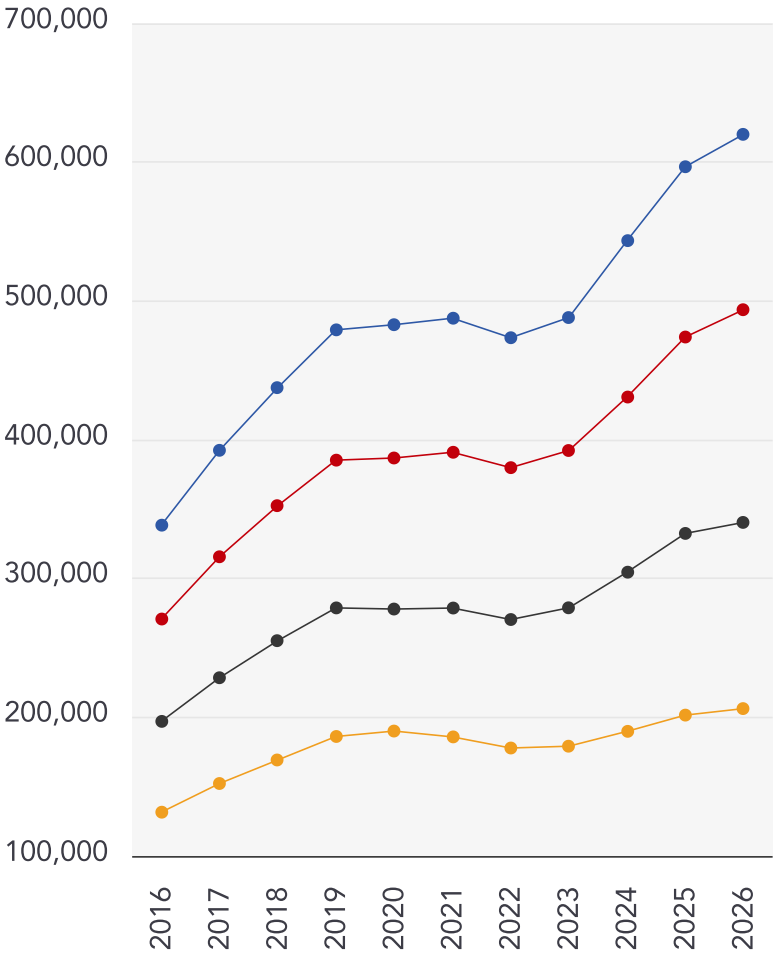
Property Type:	Detached bungalow
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Air Tightness:	(not tested)
Total Floor Area:	68 m ²

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

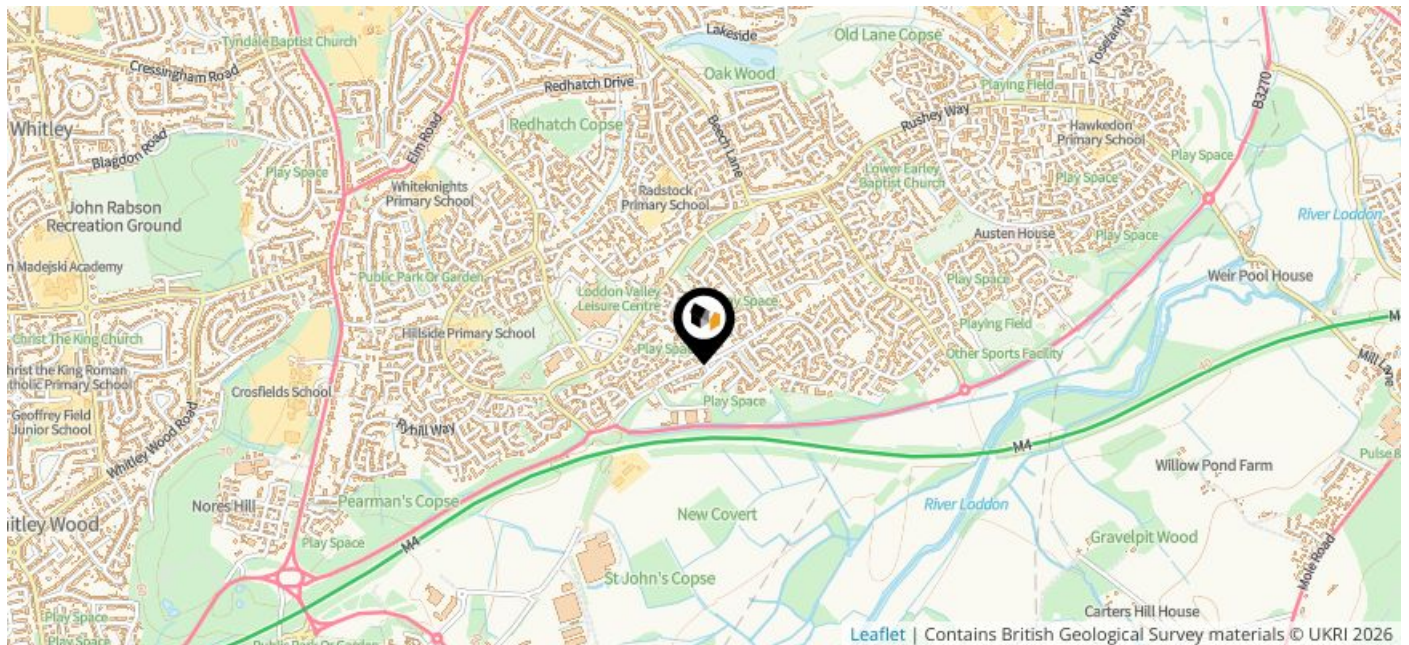
+56.72%

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.

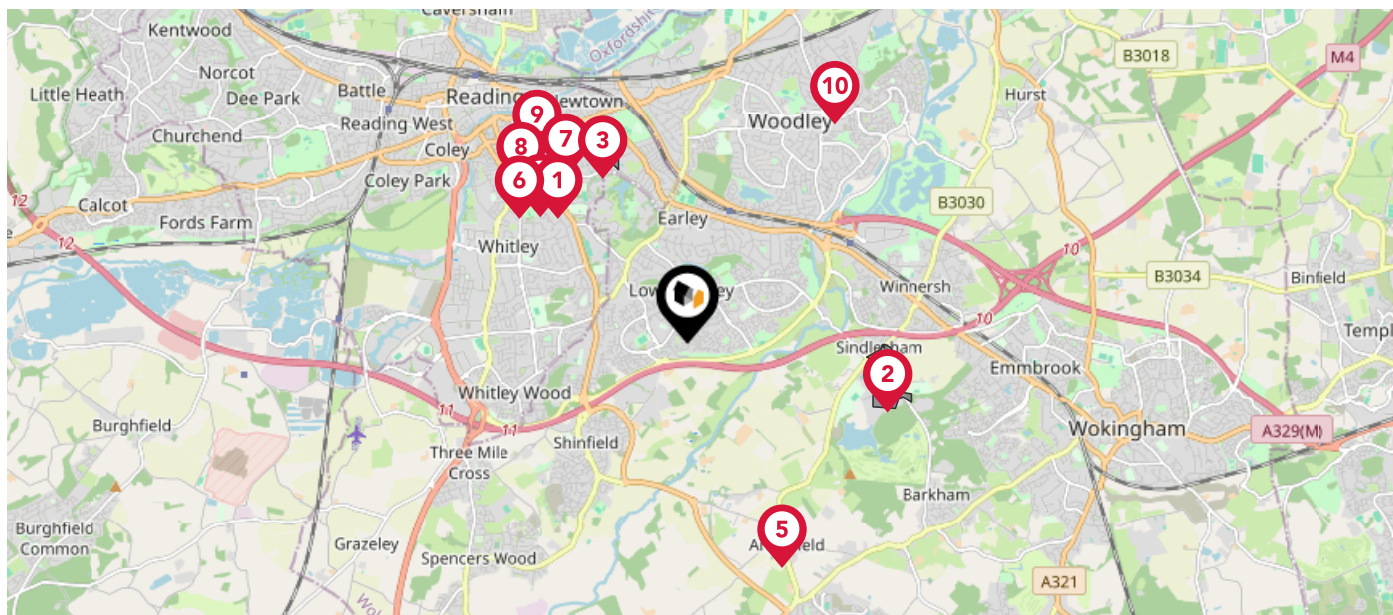
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

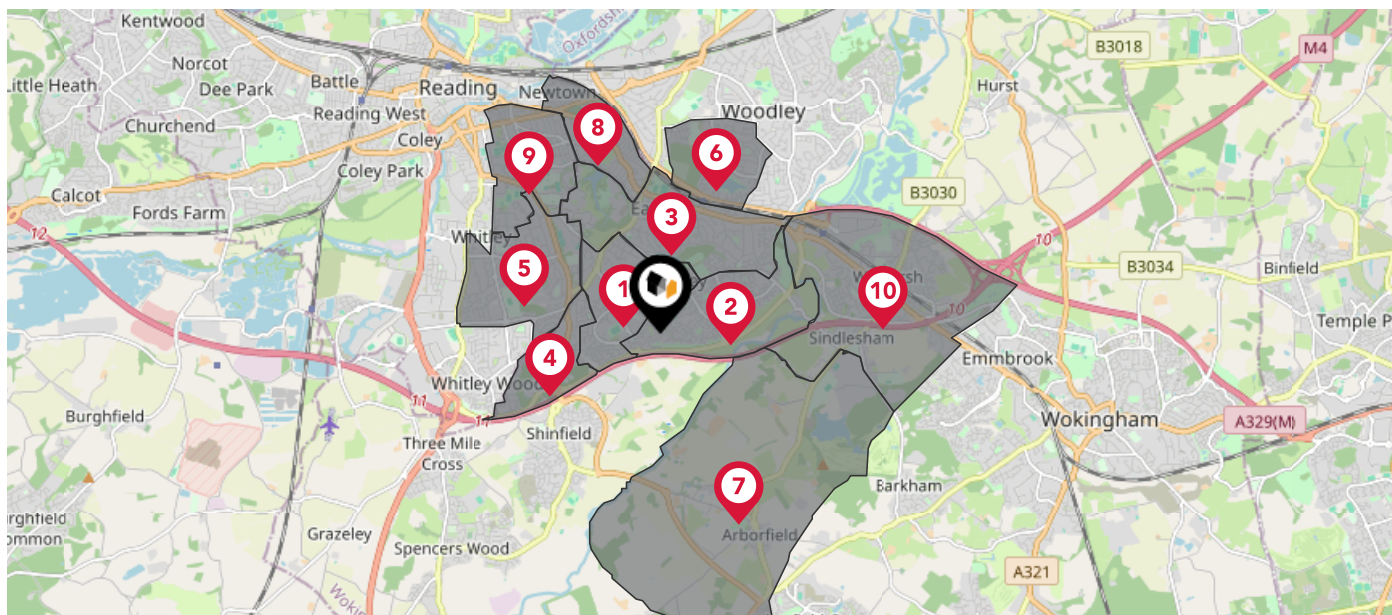
- 1 Redlands
- 2 Sindlesham
- 3 South Park
- 4 The Mount
- 5 Arborfield Cross
- 6 Christchurch
- 7 Alexandra Road
- 8 Kendrick Road
- 9 Eldon Square
- 10 Woodley Green

Maps











Council Wards



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



Nearby Council Wards

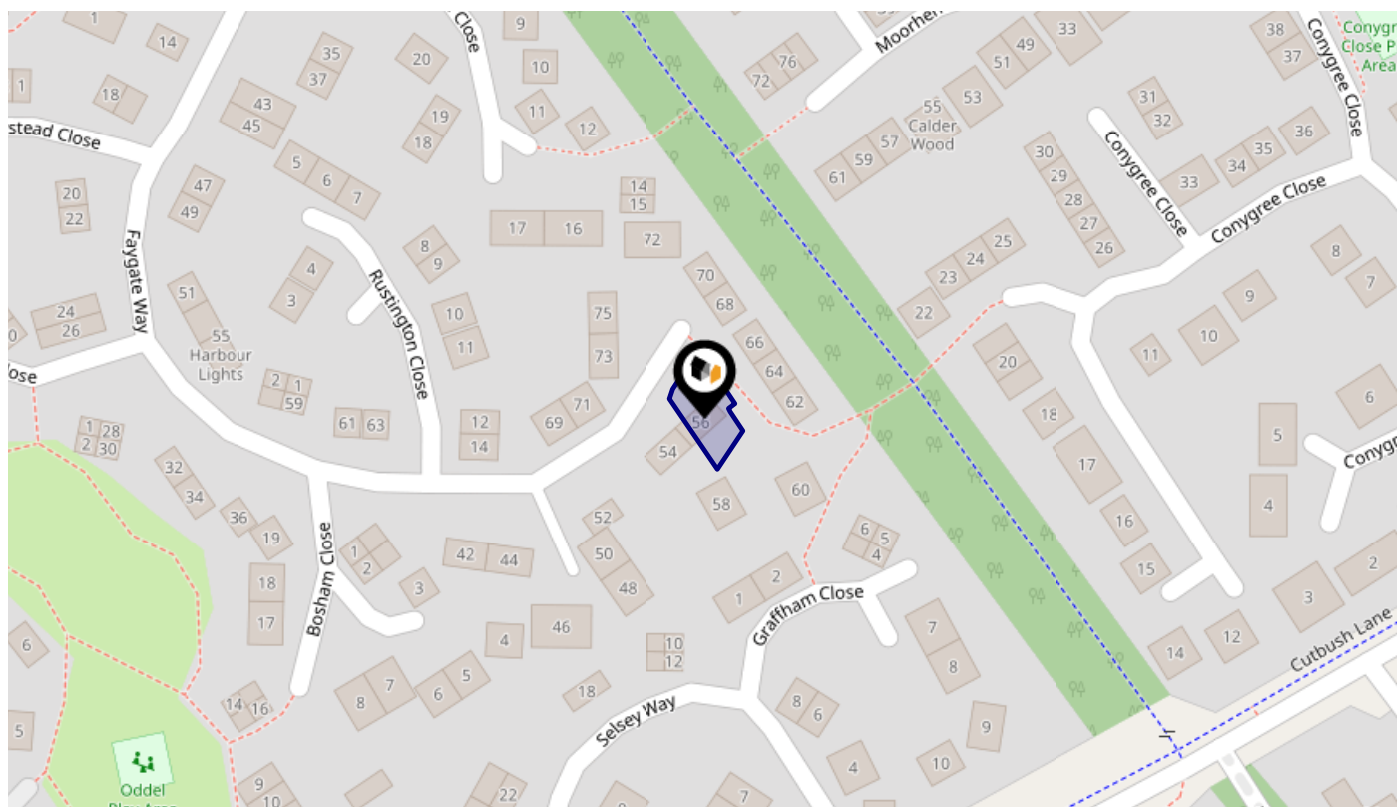
-  Hillside Ward
-  Hawkedon Ward
-  Maiden Erlegh Ward
-  Shinfield North Ward
-  Church Ward
-  South Lake Ward
-  Arborfield Ward
-  Park Ward
-  Redlands Ward
-  Winnersh Ward

Maps

Rail Noise



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



Rail Noise Data

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

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

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

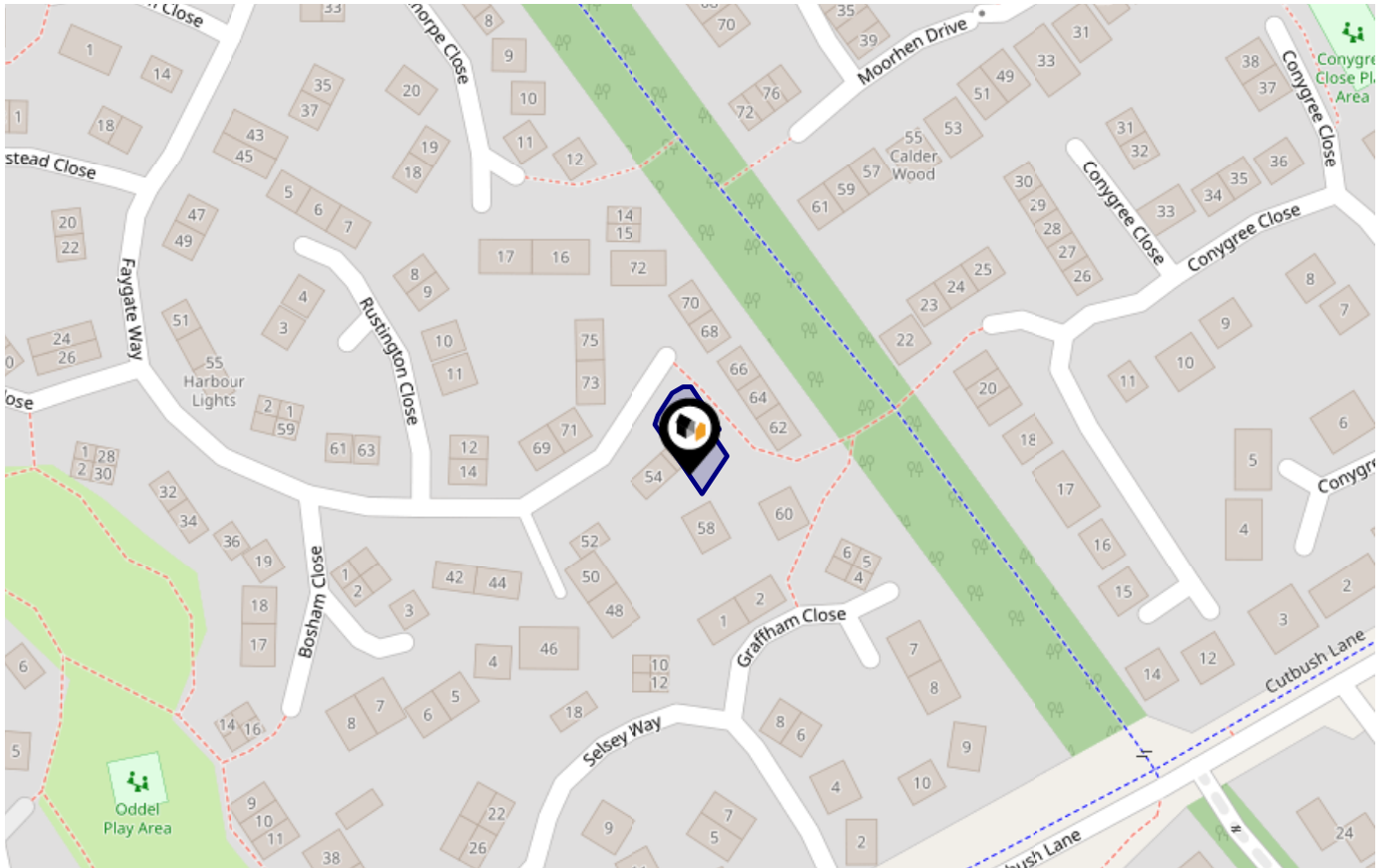
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

Flood Risk

Rivers & Seas - Flood Risk



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



Risk Rating: Very low

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

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

Chance of flooding to the following depths at this property:

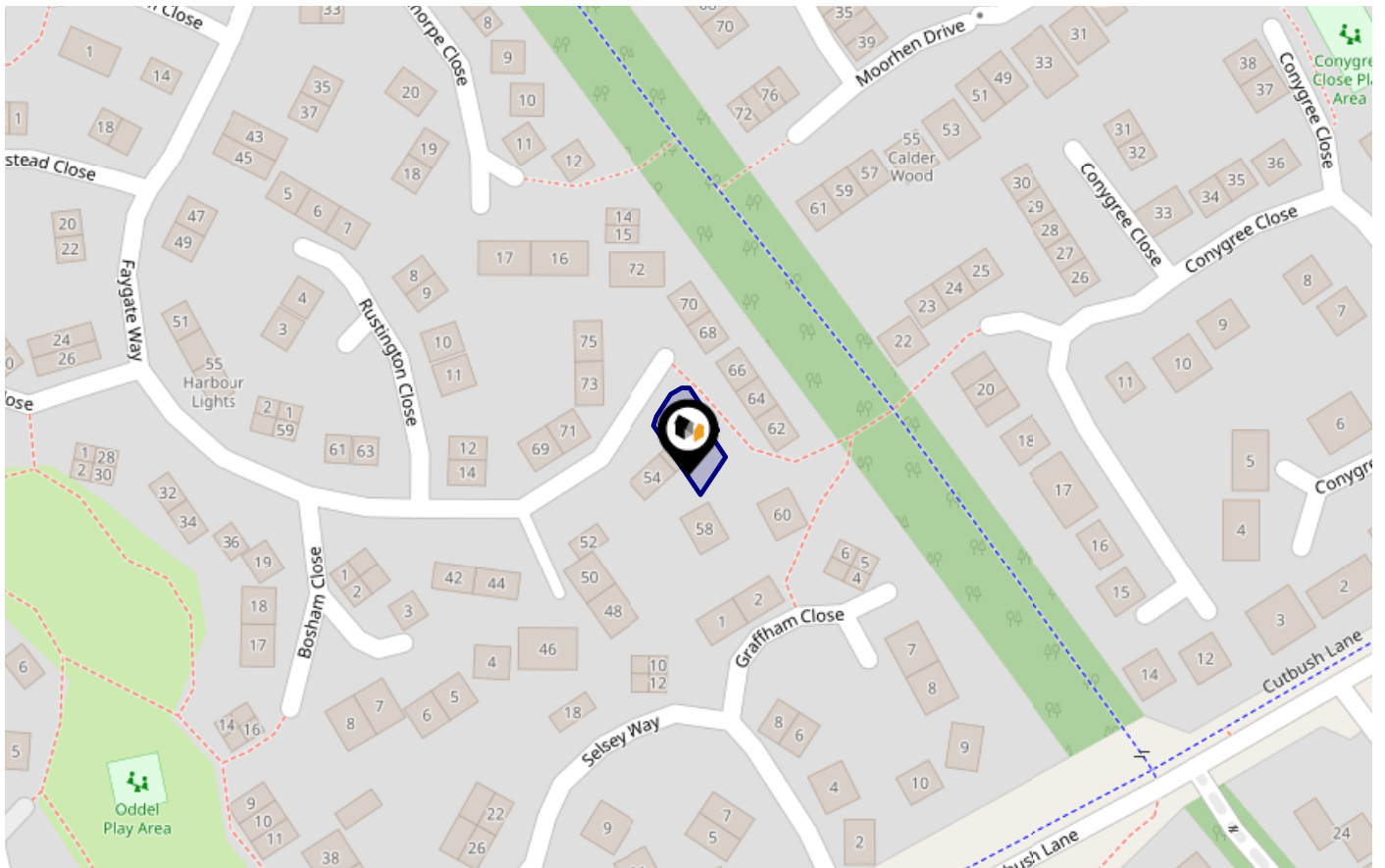


Flood Risk

Rivers & Seas - Climate Change



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



Risk Rating: **Very low**

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

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Chance of flooding to the following depths at this property:

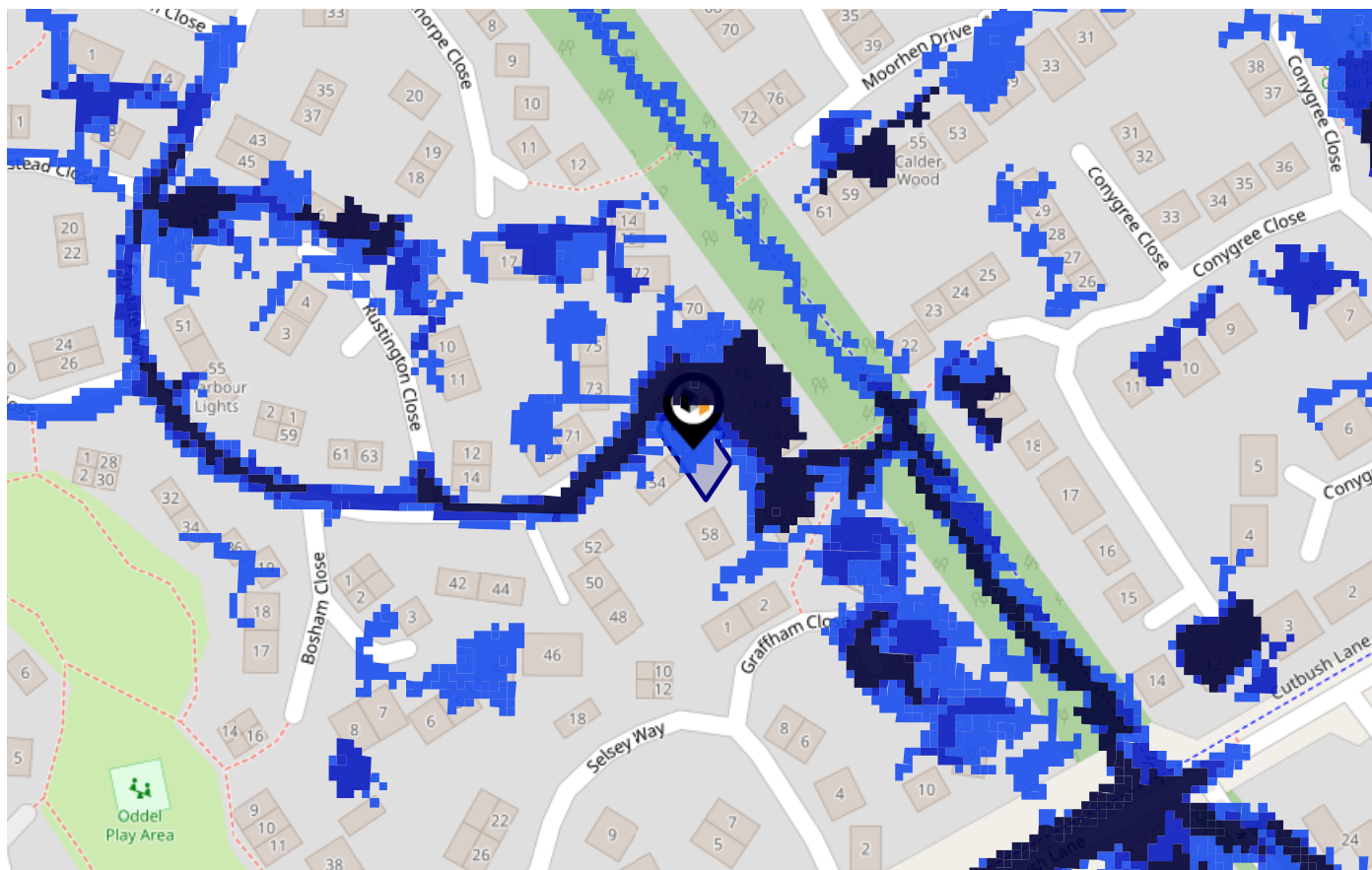


Flood Risk

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.

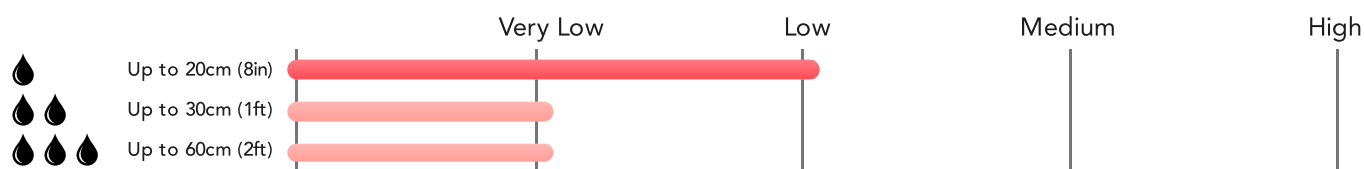


Risk Rating: Low

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:

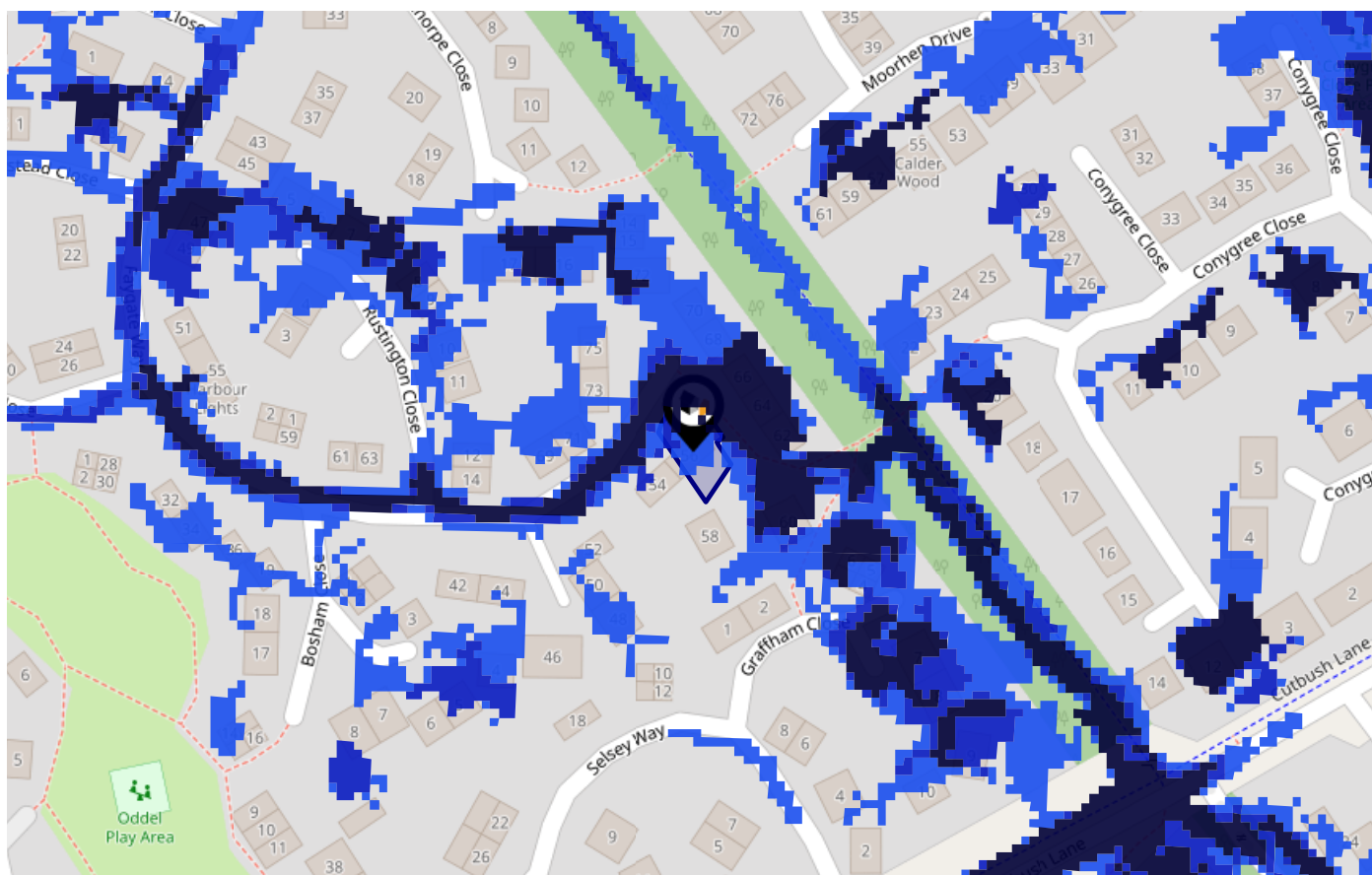


Flood Risk

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: 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:

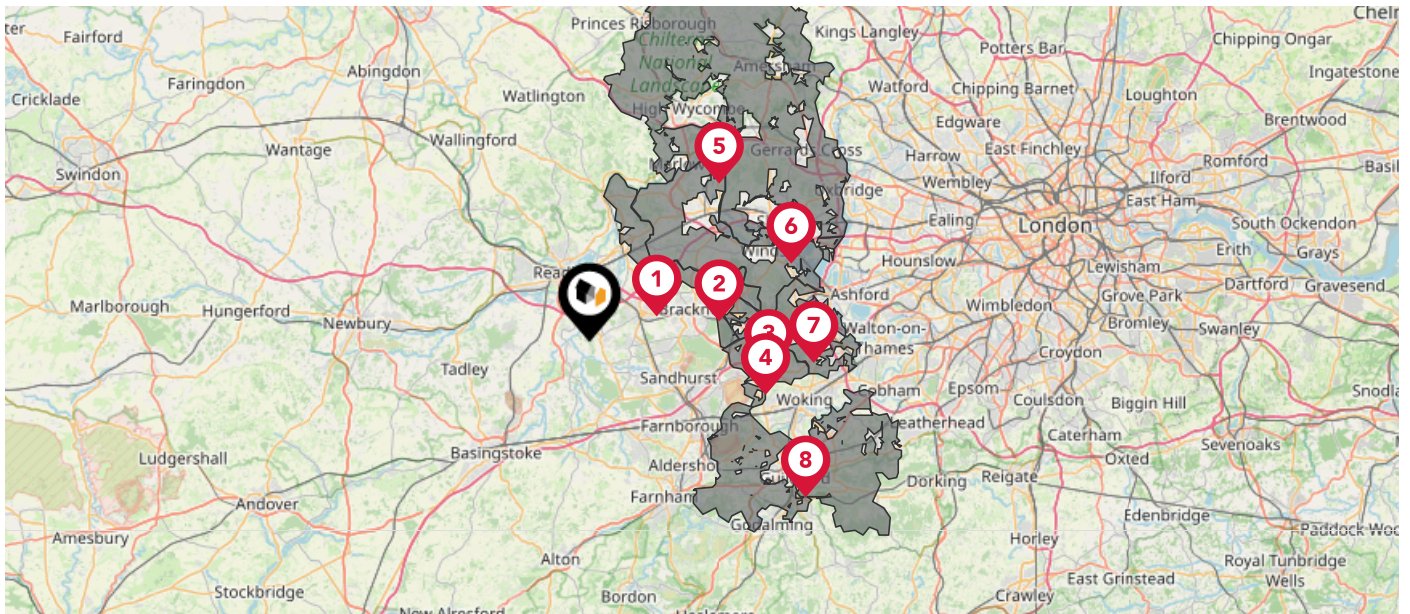


Maps

Green Belt



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



Nearby Green Belt Land

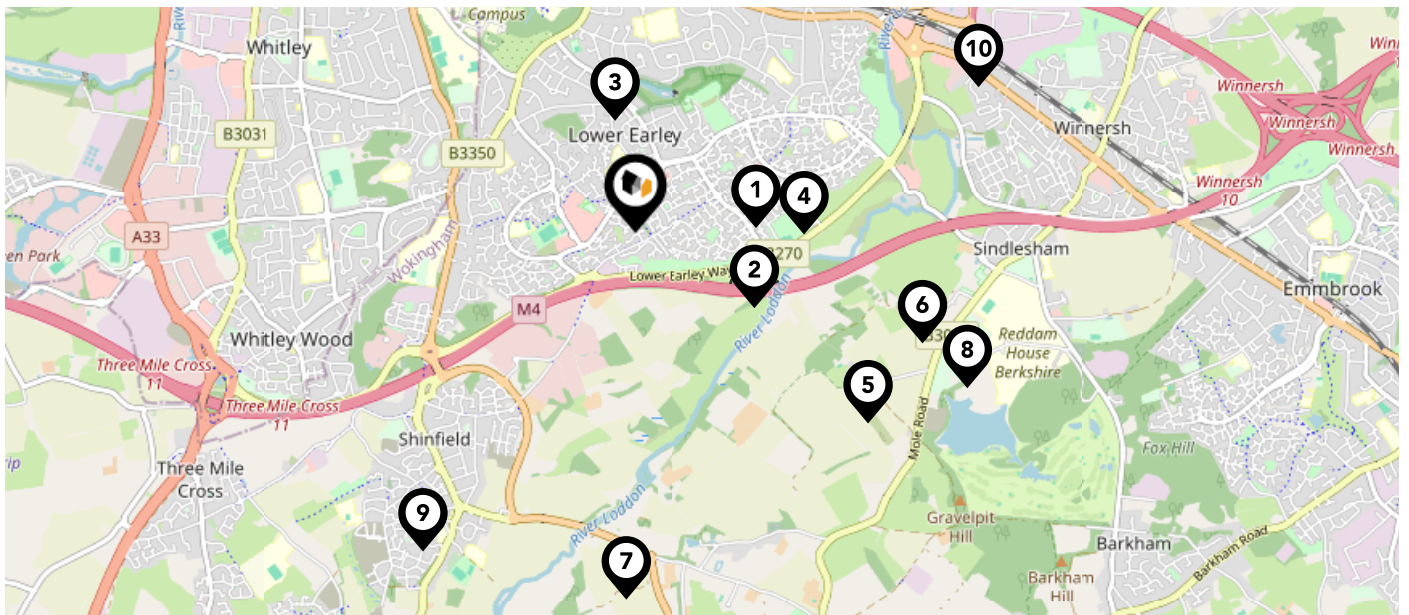
- 1 London Green Belt - Wokingham
- 2 London Green Belt - Bracknell Forest
- 3 London Green Belt - Windsor and Maidenhead
- 4 London Green Belt - Surrey Heath
- 5 London Green Belt - Buckinghamshire
- 6 London Green Belt - Slough
- 7 London Green Belt - Runnymede
- 8 London Green Belt - Guildford

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

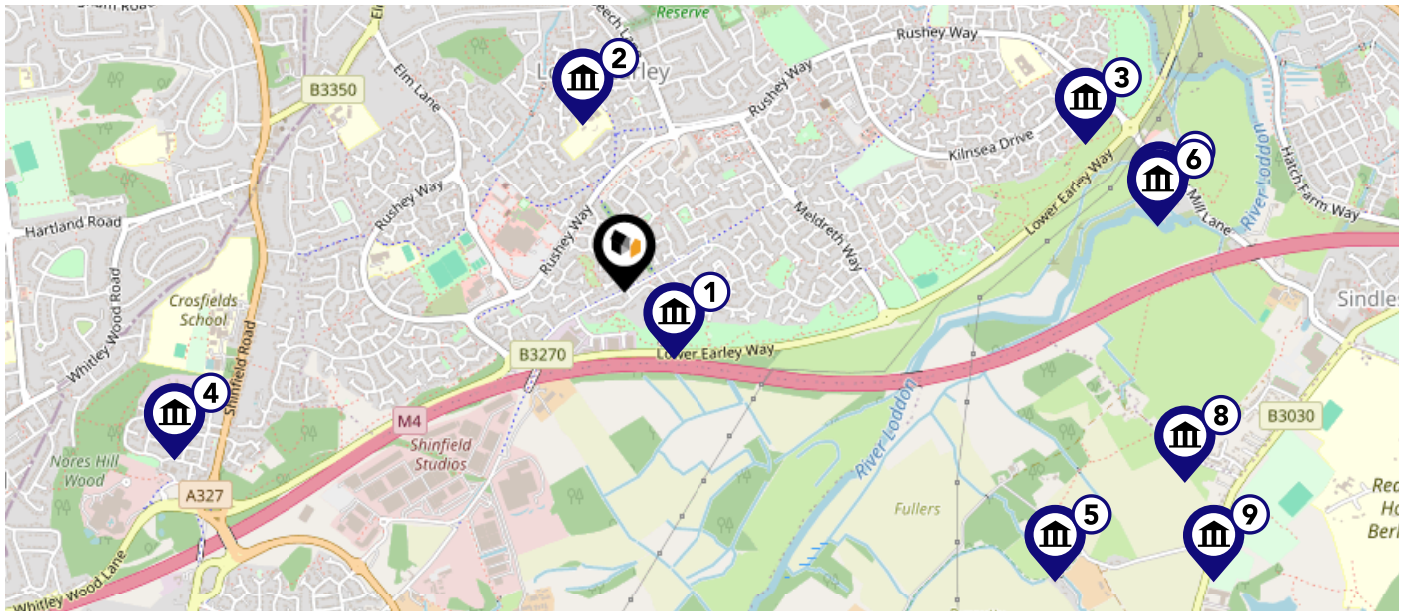
1	Reading University-Earley	Historic Landfill
2	Lower Earley Way-Reading, Berkshire	Historic Landfill
3	Bovis Homes-Earley, Buckinghamshire	Historic Landfill
4	Sewage Works-Lower Earley	Historic Landfill
5	Park Farm-Carters Hill	Historic Landfill
6	Gipsy Lane-Sindlesham	Historic Landfill
7	Milkingbarn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










Maps

Listed Buildings

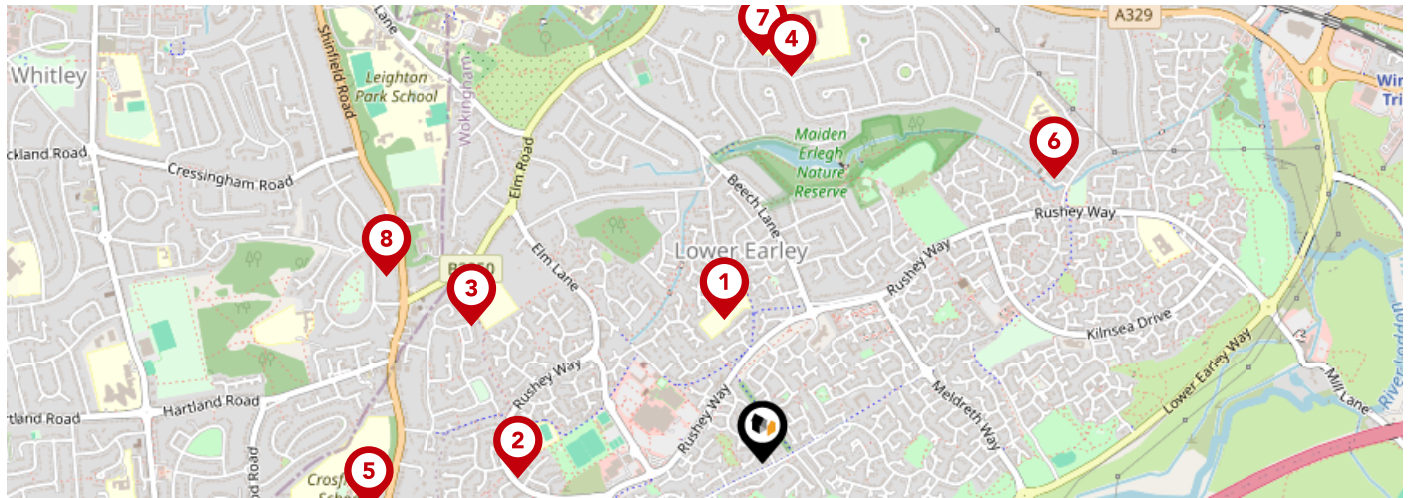


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



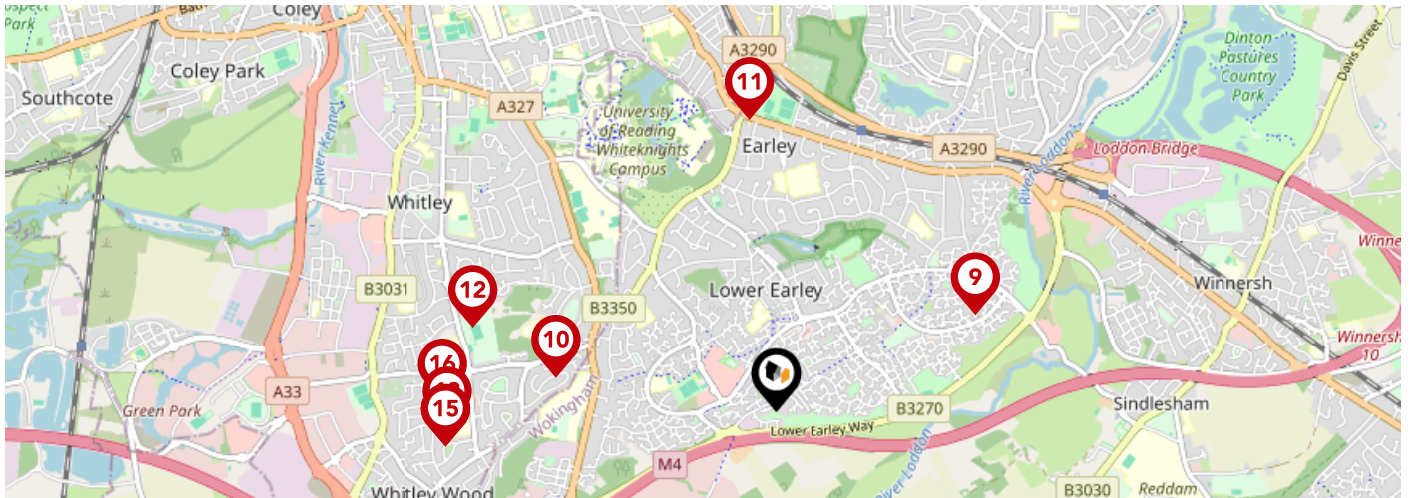
Listed Buildings in the local district	Grade	Distance
 1319121 - Rushy Mead	Grade II	0.2 miles
 1136320 - Radstock Cottage	Grade II	0.4 miles
 1136295 - Sindlesham Farmhouse	Grade II	1.1 miles
 1319127 - Lodge To Meteorological Office	Grade II	1.1 miles
 1319098 - Carter's Hill House	Grade II	1.2 miles
 1118107 - Bridge At Sindlesham Mill	Grade II	1.3 miles
 1136288 - Sindlesham Mill	Grade II	1.3 miles
 1319149 - Oak Cottage	Grade II	1.4 miles
 1118163 - Park Lodge	Grade II	1.5 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Radstock Primary School Ofsted Rating: Good Pupils: 395 Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Hillside Primary School Ofsted Rating: Good Pupils: 457 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Whiteknights Primary School Ofsted Rating: Good Pupils: 457 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Maiden Erlegh School Ofsted Rating: Outstanding Pupils: 1837 Distance:0.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Crosfields School Ofsted Rating: Not Rated Pupils: 777 Distance:0.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Loddon Primary School Ofsted Rating: Good Pupils: 557 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Aldrynton Primary School Ofsted Rating: Outstanding Pupils: 315 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Leighton Park School Ofsted Rating: Not Rated Pupils: 537 Distance:0.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

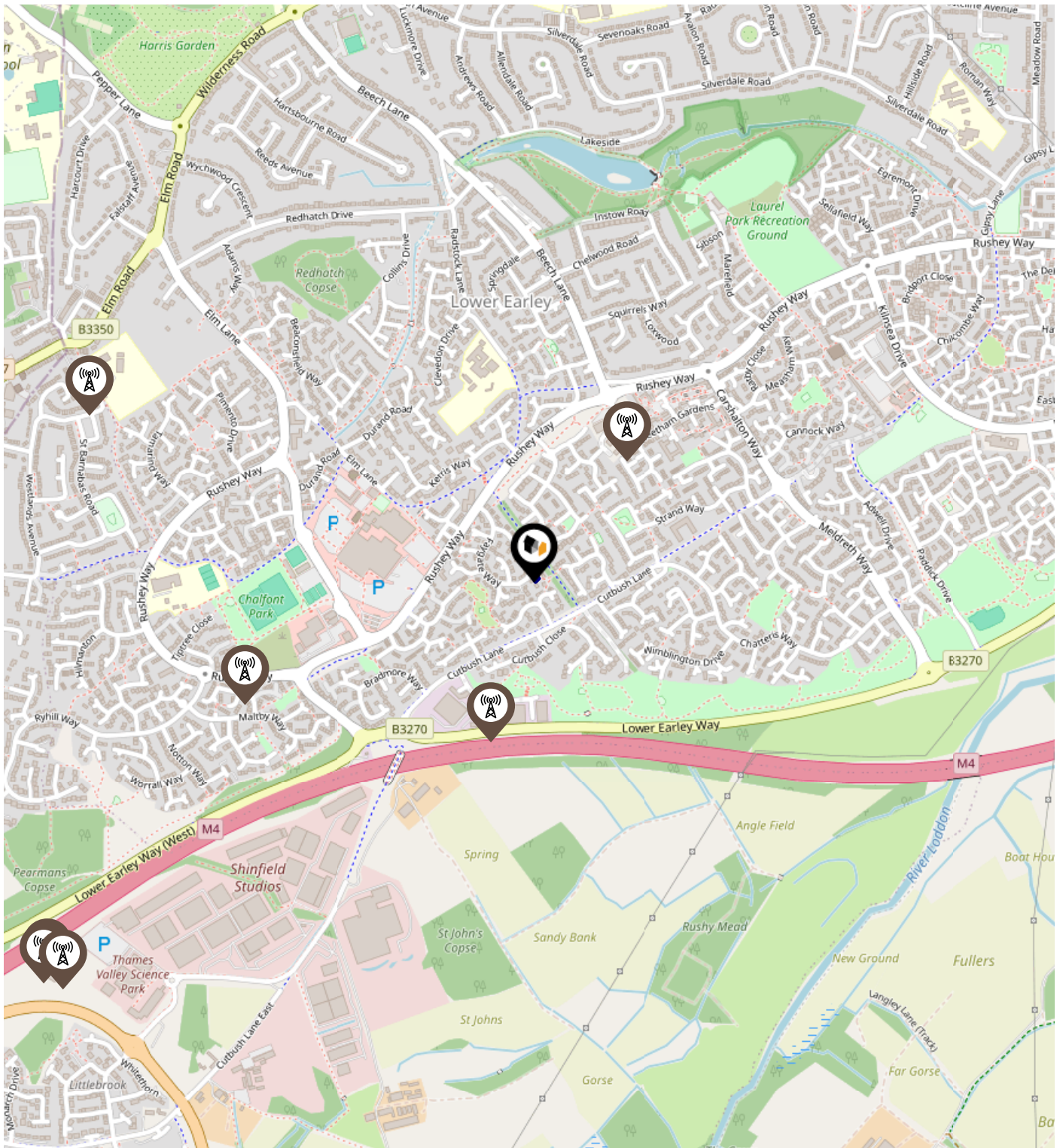
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 Hawkedon Primary School Ofsted Rating: Good Pupils:0 Distance:1.02</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 The Ridgeway Primary School Ofsted Rating: Good Pupils: 410 Distance:1.04</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Earley St Peter's Church of England Primary School Ofsted Rating: Good Pupils: 483 Distance:1.36</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Blagdon Nursery School Ofsted Rating: Outstanding Pupils: 152 Distance:1.46</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Christ The King Catholic Primary School Ofsted Rating: Good Pupils: 327 Distance:1.52</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Geoffrey Field Infant School Ofsted Rating: Outstanding Pupils: 313 Distance:1.54</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Geoffrey Field Junior School Ofsted Rating: Good Pupils: 354 Distance:1.54</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 John Madejski Academy Ofsted Rating: Serious Weaknesses Pupils: 871 Distance:1.55</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons



Key:

- Power Pylons
- Communication Masts

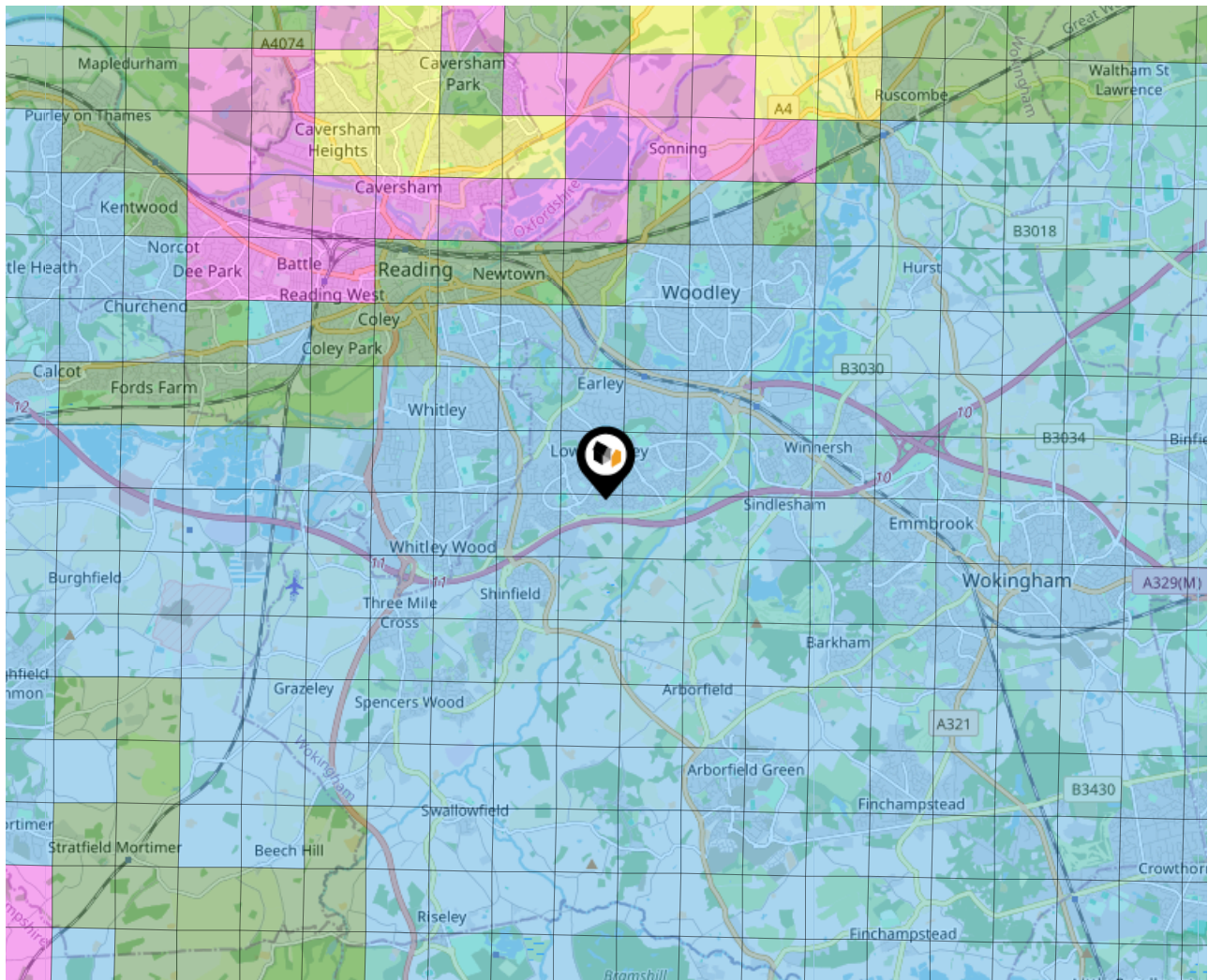
Environment

Radon Gas

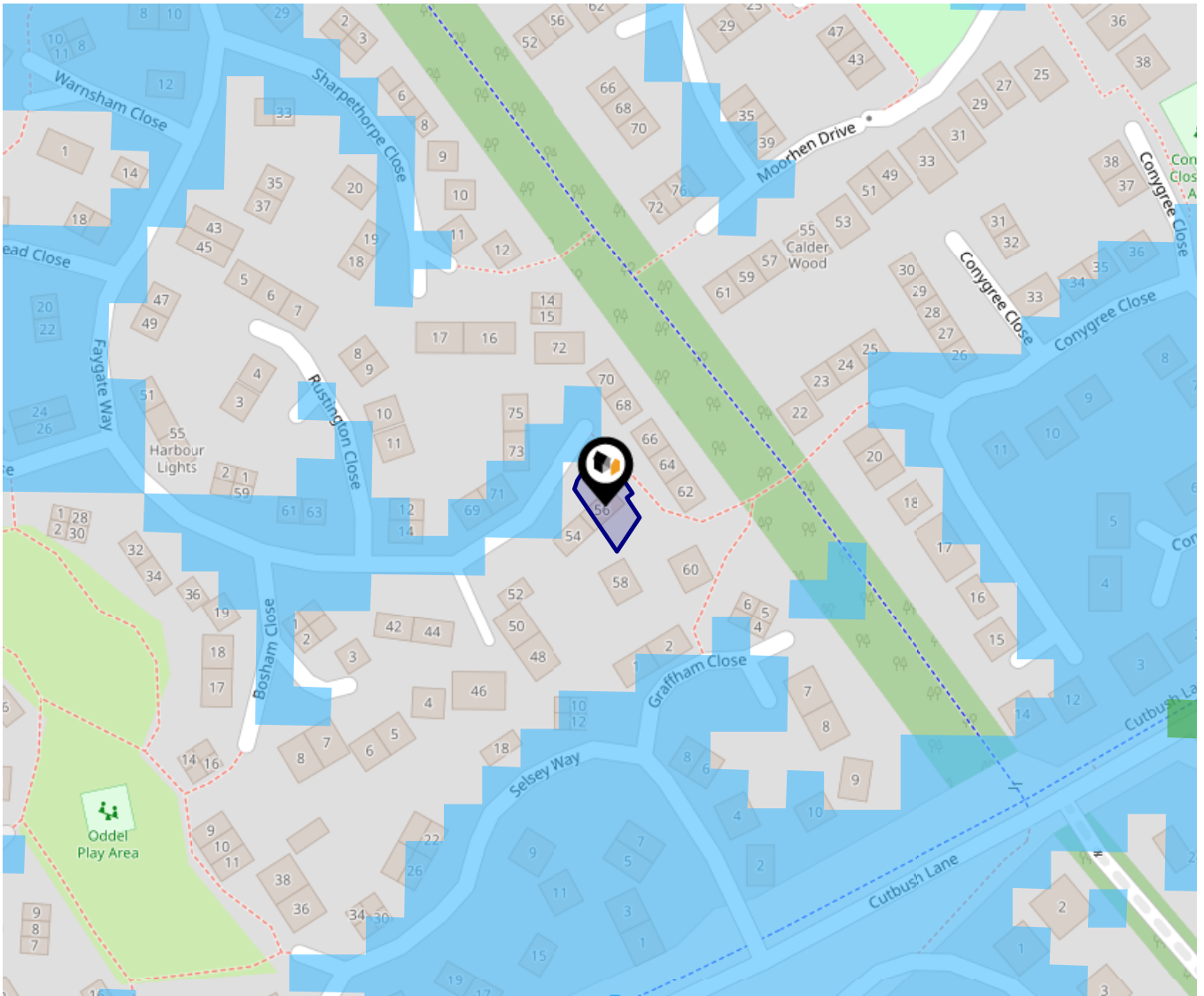


What is Radon?

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

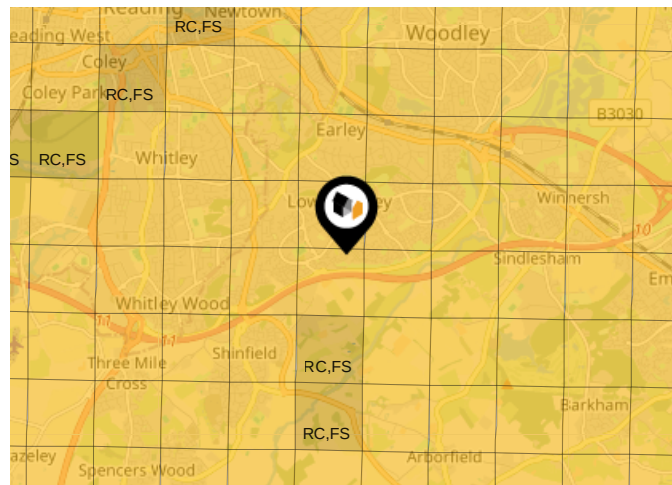


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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		

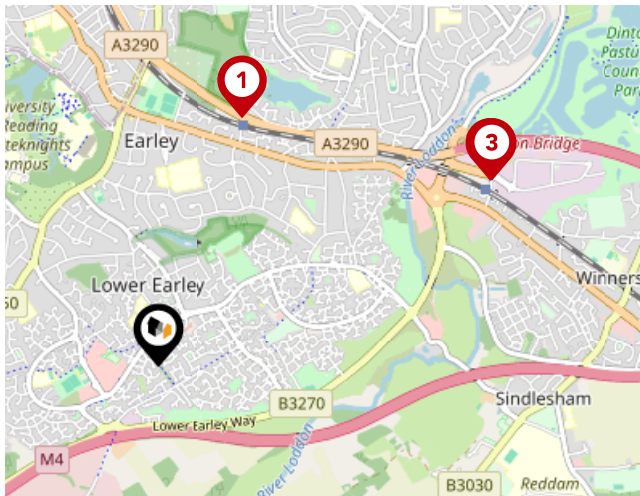


Primary Classifications (Most Common Clay Types)

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

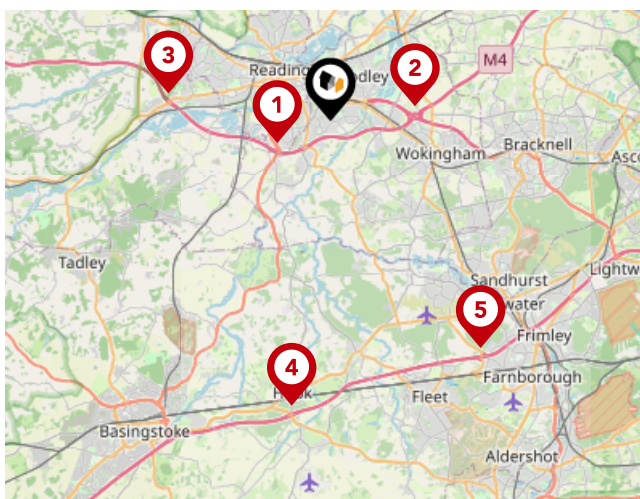
Area

Transport (National)



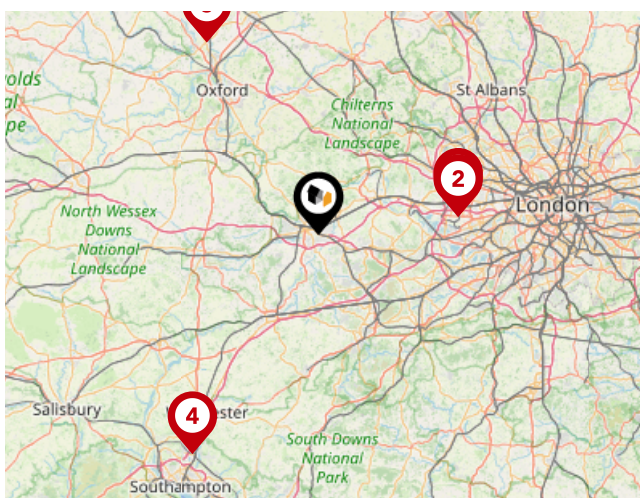
National Rail Stations

Pin	Name	Distance
1	Earley Rail Station	1.21 miles
2	Winnersh Triangle Rail Station	1.75 miles
3	Winnersh Triangle Rail Station	1.76 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J11	2.12 miles
2	M4 J10	3.16 miles
3	M4 J12	6.06 miles
4	M3 J5	10.69 miles
5	M3 J4A	10.11 miles

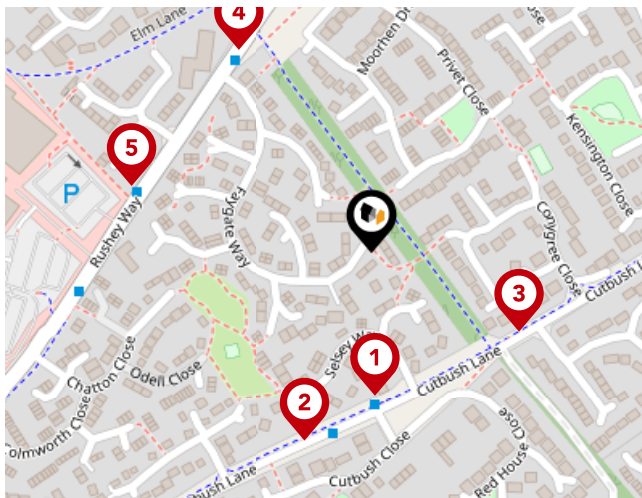


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	20.72 miles
2	Heathrow Airport Terminal 4	20.8 miles
3	Kidlington	32.75 miles
4	North Stoneham	37.79 miles

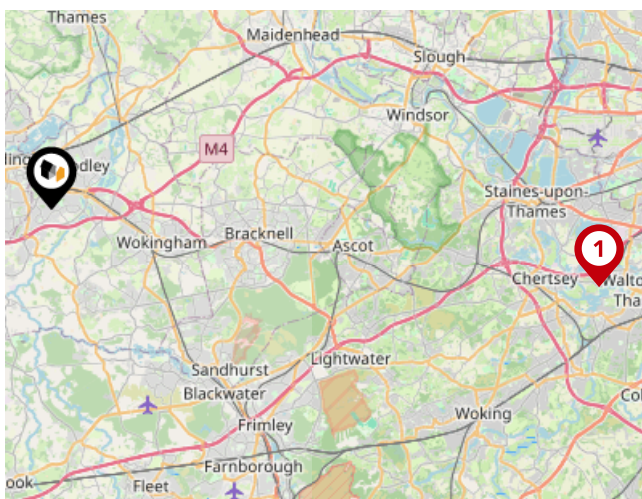
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Cutbush Close	0.08 miles
2	Cutbush Close	0.11 miles
3	Cutbush Lane	0.1 miles
4	Faygate Way	0.14 miles
5	Chatton Close Asda	0.14 miles



Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	20.47 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

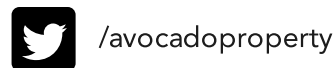
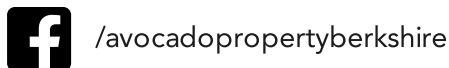


I have never known such an excellent service. I have experienced other Estate agents but this is gold star. I have now told 3 other friends to only use Dan and Neil at Avacado. They are supportive, kind , professional and modern day super heroes. Marvel will be on the lookout for them soon!

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.



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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