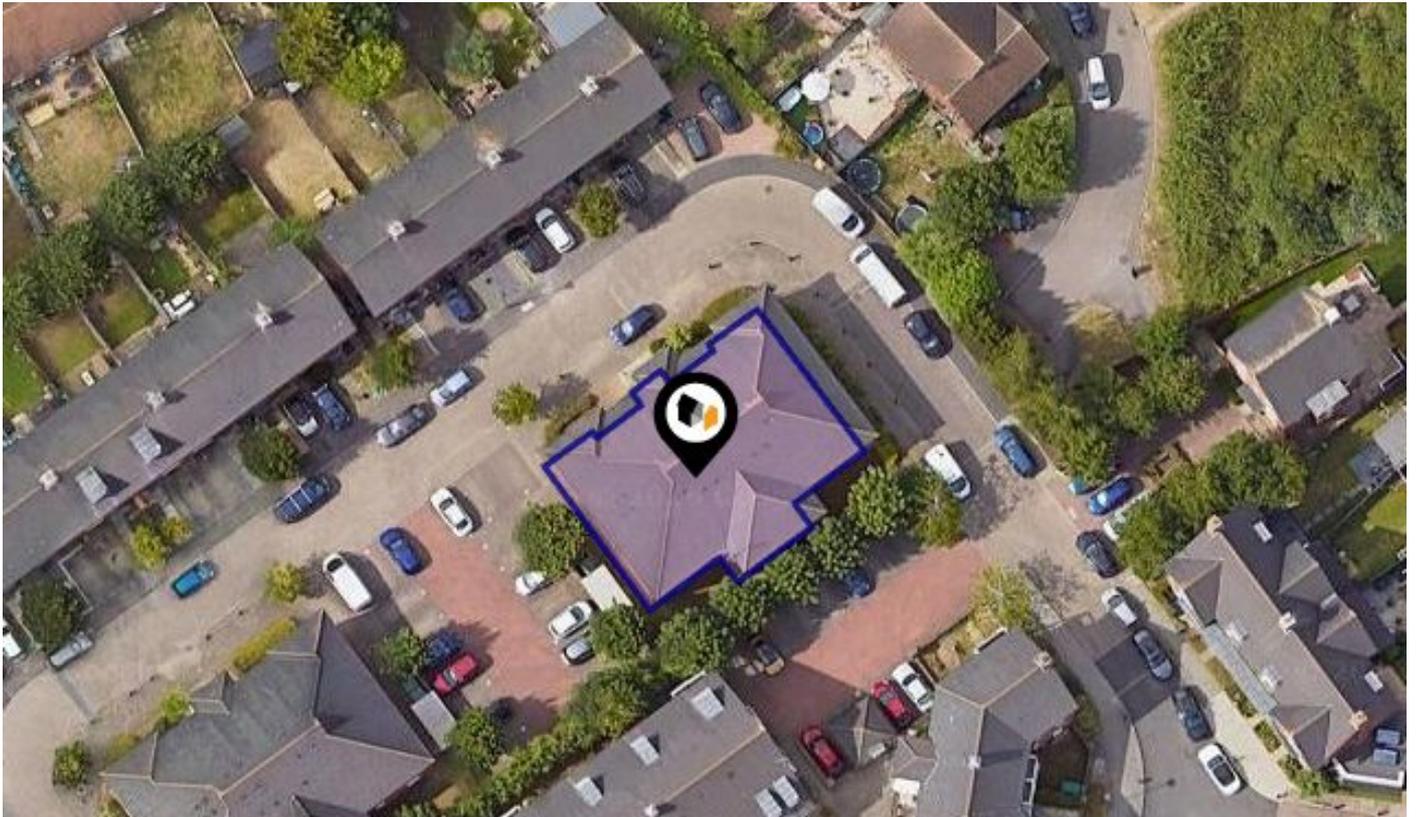




See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Tuesday 24th February 2026



GABRIELS SQUARE, LOWER EARLEY, READING, RG6

Avocado Property

07917 157387

neil@avocadoberkshire.co.uk

www.avocadopropertyagents.co.uk



Property Overview



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	1		
Floor Area:	570 ft ² / 53 m ²		
Plot Area:	0.09 acres		
Year Built :	2003-2006		
Council Tax :	Band B		
Annual Estimate:	£1,848		
Title Number:	BK515162		

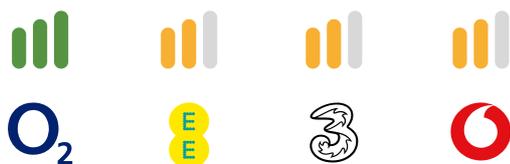
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

2 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



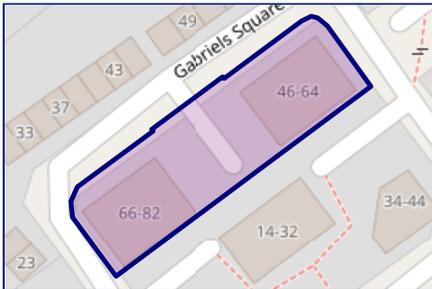
Satellite/Fibre TV Availability:



Property Multiple Title Plans

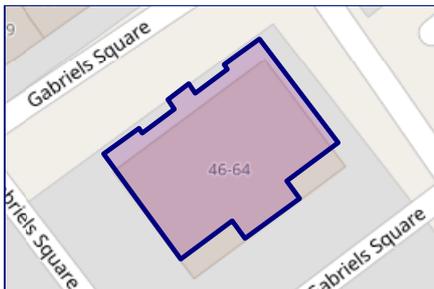


Freehold Title Plan



BK397124

Leasehold Title Plan



BK515162

Start Date: 18/05/2021
End Date: 01/04/2146
Lease Term: 141 years from 1 April 2005
Term Remaining: 120 years

Property EPC - Certificate



LOWER EARLEY, RG6

Energy rating

C

Valid until 10.06.2031

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		

Property

EPC - Additional Data



Additional EPC Data

Property Type:	Flat
Build Form:	Enclosed Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	01
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Timber frame, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Good
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and appliance thermostats
Hot Water System:	Electric immersion, standard tariff
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in 67% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	53 m ²

Market Sold in Street



54, Gabriels Square, Reading, RG6 3WP				Flat-maisonette House
Last Sold Date:	04/11/2025	10/10/2014	07/05/2009	
Last Sold Price:	£240,000	£199,950	£76,250	
4, Gabriels Square, Reading, RG6 3WP				Flat-maisonette House
Last Sold Date:	31/10/2025	05/12/2014	03/02/2006	
Last Sold Price:	£270,000	£235,000	£191,000	
24, Gabriels Square, Reading, RG6 3WP				Flat-maisonette House
Last Sold Date:	29/08/2025	25/04/2017	17/03/2006	
Last Sold Price:	£269,500	£270,000	£192,500	
6, Gabriels Square, Reading, RG6 3WP				Flat-maisonette House
Last Sold Date:	25/04/2025	06/02/2015	03/02/2006	
Last Sold Price:	£262,000	£230,000	£198,100	
84, Gabriels Square, Reading, RG6 3WP				Flat-maisonette House
Last Sold Date:	20/01/2025			
Last Sold Price:	£240,000			
28, Gabriels Square, Reading, RG6 3WP				Flat-maisonette House
Last Sold Date:	17/12/2024	07/02/2014	10/03/2006	
Last Sold Price:	£254,750	£204,000	£198,000	
80, Gabriels Square, Reading, RG6 3WP				Flat-maisonette House
Last Sold Date:	06/09/2024	25/11/2016	18/09/2009	
Last Sold Price:	£190,000	£221,000	£127,000	
12, Gabriels Square, Reading, RG6 3WP				Flat-maisonette House
Last Sold Date:	03/07/2023	19/10/2018	24/01/2006	
Last Sold Price:	£275,000	£252,000	£207,500	
30, Gabriels Square, Reading, RG6 3WP				Flat-maisonette House
Last Sold Date:	20/12/2022	29/04/2022	09/01/2017	08/03/2006
Last Sold Price:	£285,000	£275,000	£325,000	£238,000
64, Gabriels Square, Reading, RG6 3WP				Flat-maisonette House
Last Sold Date:	19/08/2022			
Last Sold Price:	£225,000			
46, Gabriels Square, Reading, RG6 3WP				Flat-maisonette House
Last Sold Date:	11/07/2022	08/12/2016		
Last Sold Price:	£243,000	£245,000		
60, Gabriels Square, Reading, RG6 3WP				Flat-maisonette House
Last Sold Date:	15/12/2021	10/03/2017	21/01/2011	
Last Sold Price:	£190,000	£217,000	£140,000	

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

Market Sold in Street



36, Gabriels Square, Reading, RG6 3WP				Flat-maisonette House
Last Sold Date:	29/10/2021	10/02/2006		
Last Sold Price:	£270,000	£205,000		
34, Gabriels Square, Reading, RG6 3WP				Flat-maisonette House
Last Sold Date:	22/10/2021	27/04/2018	30/01/2006	
Last Sold Price:	£257,500	£271,500	£205,000	
66, Gabriels Square, Reading, RG6 3WP				Flat-maisonette House
Last Sold Date:	28/06/2021			
Last Sold Price:	£230,000			
72, Gabriels Square, Reading, RG6 3WP				Flat-maisonette House
Last Sold Date:	12/04/2021	01/07/2016		
Last Sold Price:	£180,000	£210,000		
58, Gabriels Square, Reading, RG6 3WP				Flat-maisonette House
Last Sold Date:	19/03/2021			
Last Sold Price:	£178,000			
2, Gabriels Square, Reading, RG6 3WP				Flat-maisonette House
Last Sold Date:	05/07/2019	27/02/2015	02/02/2006	
Last Sold Price:	£268,000	£235,000	£194,100	
76, Gabriels Square, Reading, RG6 3WP				Flat-maisonette House
Last Sold Date:	30/04/2018	16/03/2018	30/06/2015	
Last Sold Price:	£230,000	£230,000	£227,000	
10, Gabriels Square, Reading, RG6 3WP				Flat-maisonette House
Last Sold Date:	07/10/2016	24/01/2006		
Last Sold Price:	£284,950	£205,000		
52, Gabriels Square, Reading, RG6 3WP				Flat-maisonette House
Last Sold Date:	31/03/2016	27/06/2013		
Last Sold Price:	£219,950	£140,000		
74, Gabriels Square, Reading, RG6 3WP				Flat-maisonette House
Last Sold Date:	14/12/2015			
Last Sold Price:	£117,500			
32, Gabriels Square, Reading, RG6 3WP				Flat-maisonette House
Last Sold Date:	10/07/2015	17/03/2006		
Last Sold Price:	£292,000	£261,695		
8, Gabriels Square, Reading, RG6 3WP				Flat-maisonette House
Last Sold Date:	25/07/2014	16/05/2008		
Last Sold Price:	£225,000	£215,000		

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

Market Sold in Street



42, Gabriels Square, Reading, RG6 3WP				Flat-maisonette House
Last Sold Date:	24/04/2014	26/01/2006		
Last Sold Price:	£222,500	£200,000		
22, Gabriels Square, Reading, RG6 3WP				Flat-maisonette House
Last Sold Date:	28/02/2014	21/03/2006		
Last Sold Price:	£207,000	£202,500		
16, Gabriels Square, Reading, RG6 3WP				Flat-maisonette House
Last Sold Date:	20/08/2013	28/04/2006	03/03/2006	
Last Sold Price:	£200,000	£215,000	£196,681	
26, Gabriels Square, Reading, RG6 3WP				Flat-maisonette House
Last Sold Date:	20/05/2013	17/03/2006		
Last Sold Price:	£193,500	£195,000		
56, Gabriels Square, Reading, RG6 3WP				Flat-maisonette House
Last Sold Date:	22/02/2013			
Last Sold Price:	£182,000			
44, Gabriels Square, Reading, RG6 3WP				Flat-maisonette House
Last Sold Date:	02/11/2012	21/07/2006		
Last Sold Price:	£204,500	£206,500		
18, Gabriels Square, Reading, RG6 3WP				Flat-maisonette House
Last Sold Date:	03/09/2012	03/03/2006		
Last Sold Price:	£193,000	£190,000		
50, Gabriels Square, Reading, RG6 3WP				Flat-maisonette House
Last Sold Date:	30/11/2009			
Last Sold Price:	£138,000			
38, Gabriels Square, Reading, RG6 3WP				Flat-maisonette House
Last Sold Date:	14/08/2008	02/05/2008	03/02/2006	
Last Sold Price:	£192,500	£210,000	£190,000	
14, Gabriels Square, Reading, RG6 3WP				Flat-maisonette House
Last Sold Date:	31/08/2007	28/02/2006		
Last Sold Price:	£235,000	£196,650		
20, Gabriels Square, Reading, RG6 3WP				Flat-maisonette House
Last Sold Date:	28/07/2006			
Last Sold Price:	£195,000			
40, Gabriels Square, Reading, RG6 3WP				Flat-maisonette House
Last Sold Date:	03/02/2006			
Last Sold Price:	£195,000			

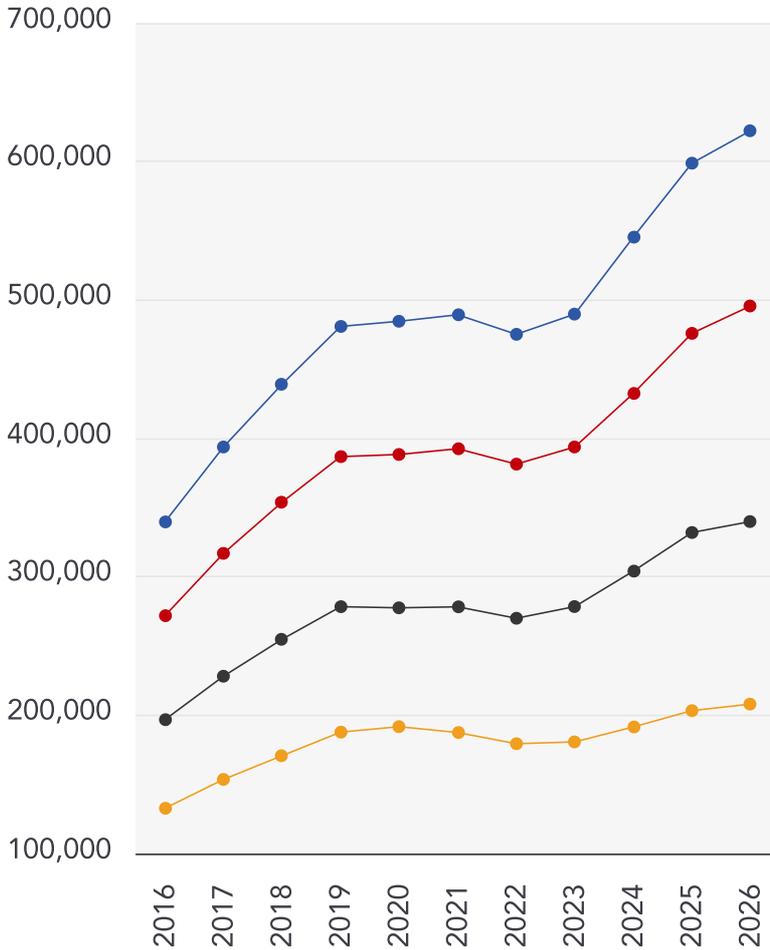
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

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

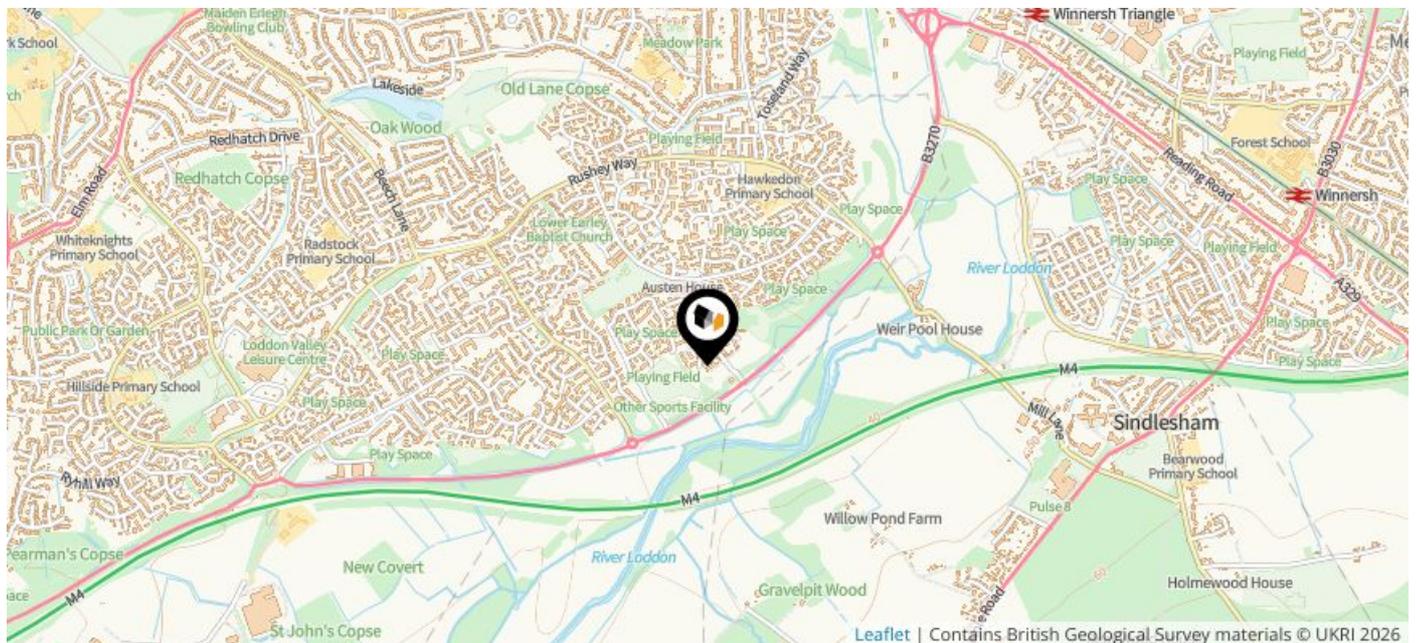
+56.72%

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.

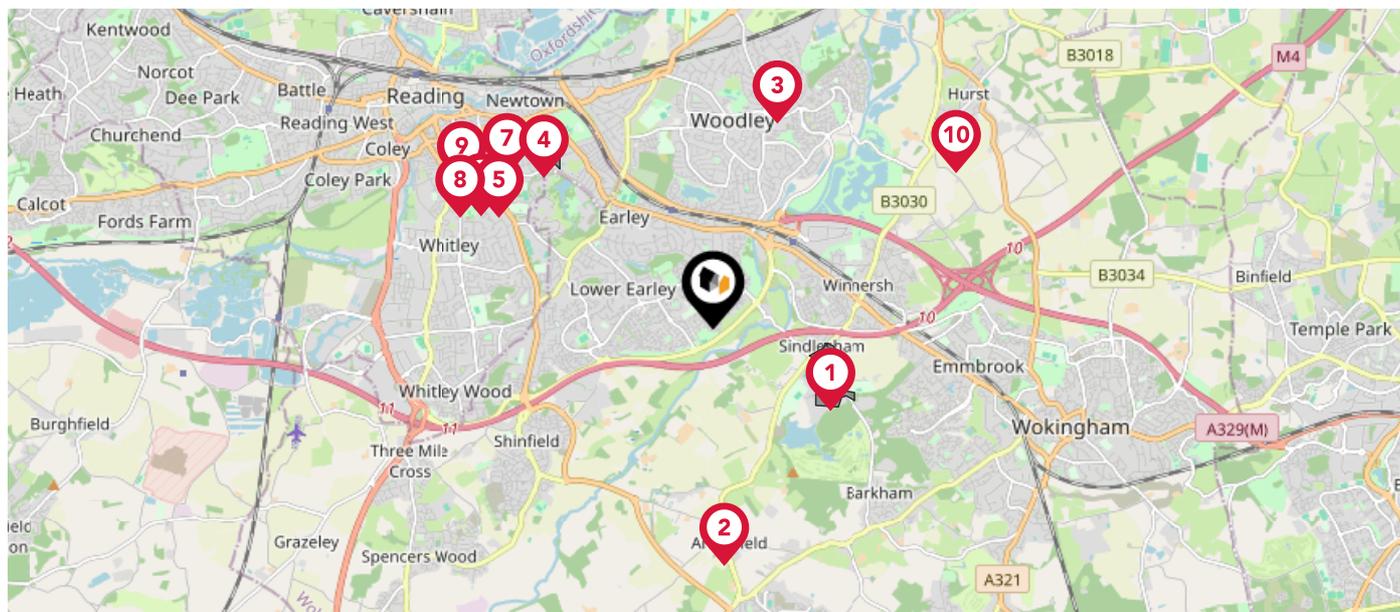
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

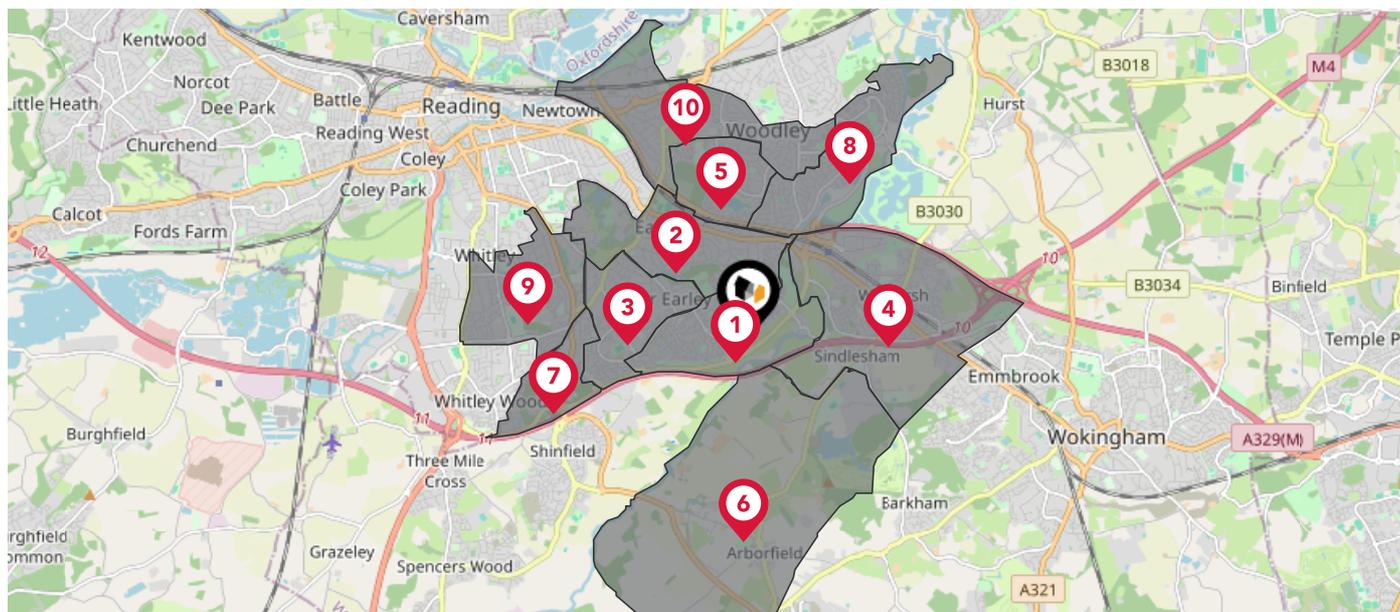
- 1 Sindlesham
- 2 Arborfield Cross
- 3 Woodley Green
- 4 South Park
- 5 Redlands
- 6 The Mount
- 7 Alexandra Road
- 8 Christchurch
- 9 Kendrick Road
- 10 Hurst

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

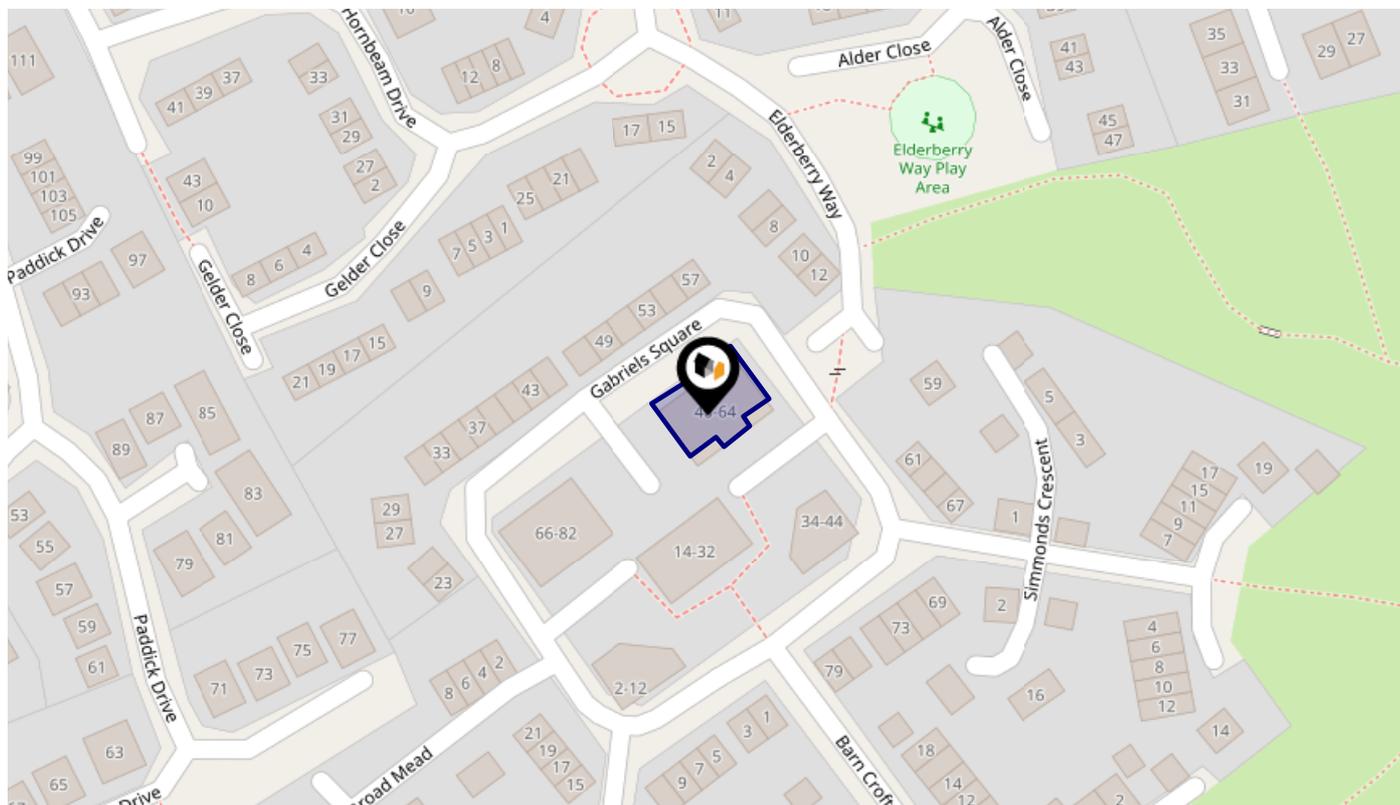
-  1 Hawkedon Ward
-  2 Maiden Erlegh Ward
-  3 Hillside Ward
-  4 Winnersh Ward
-  5 South Lake Ward
-  6 Arborfield Ward
-  7 Shinfield North Ward
-  8 Loddon Ward
-  9 Church Ward
-  10 Bulmershe and Whitegates Ward

Maps

Rail Noise



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

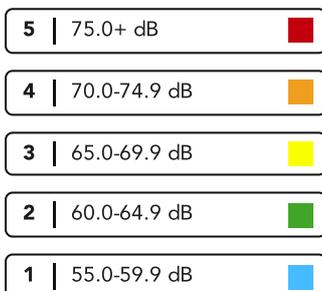


Rail Noise Data

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:

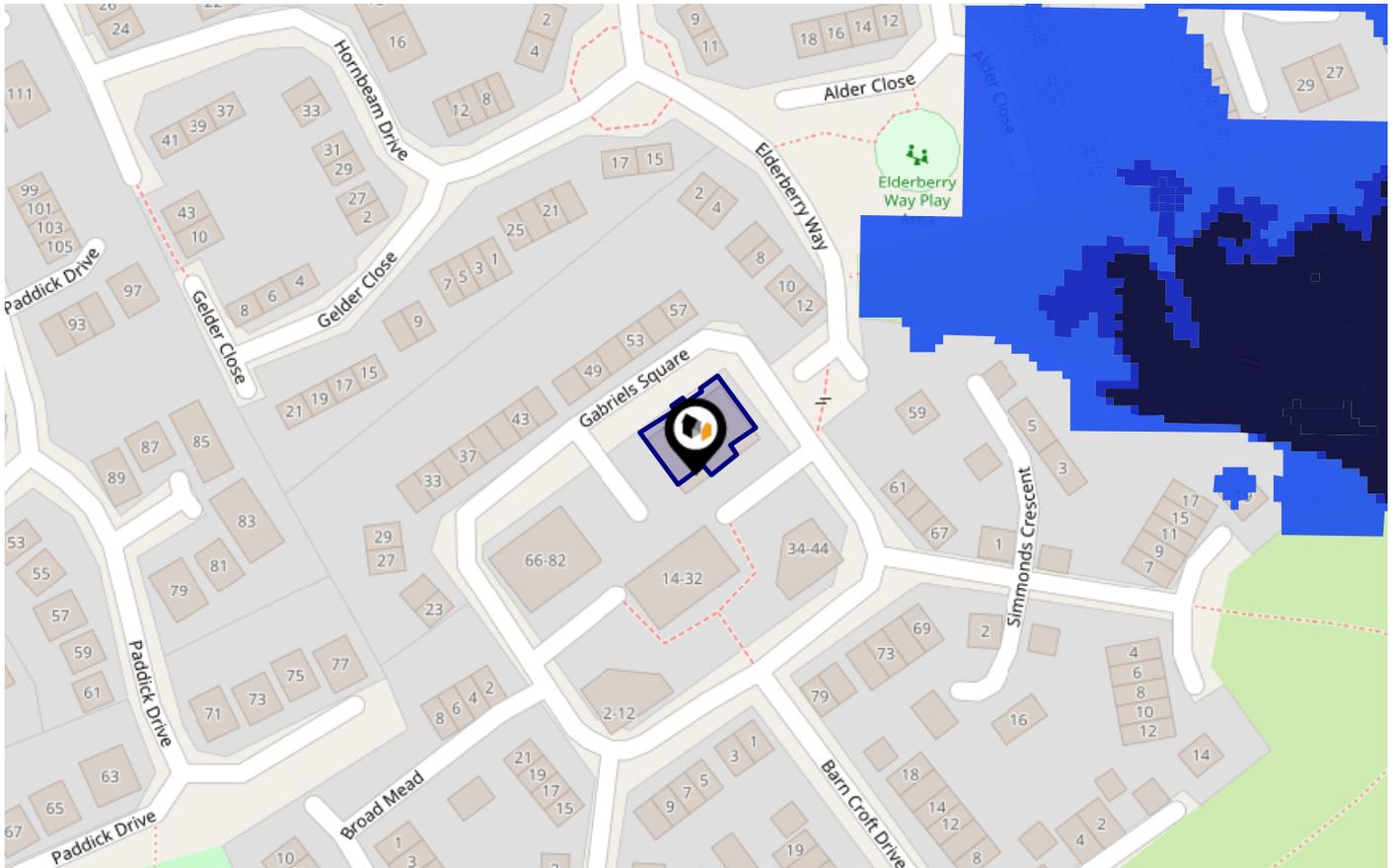


Flood Risk

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:

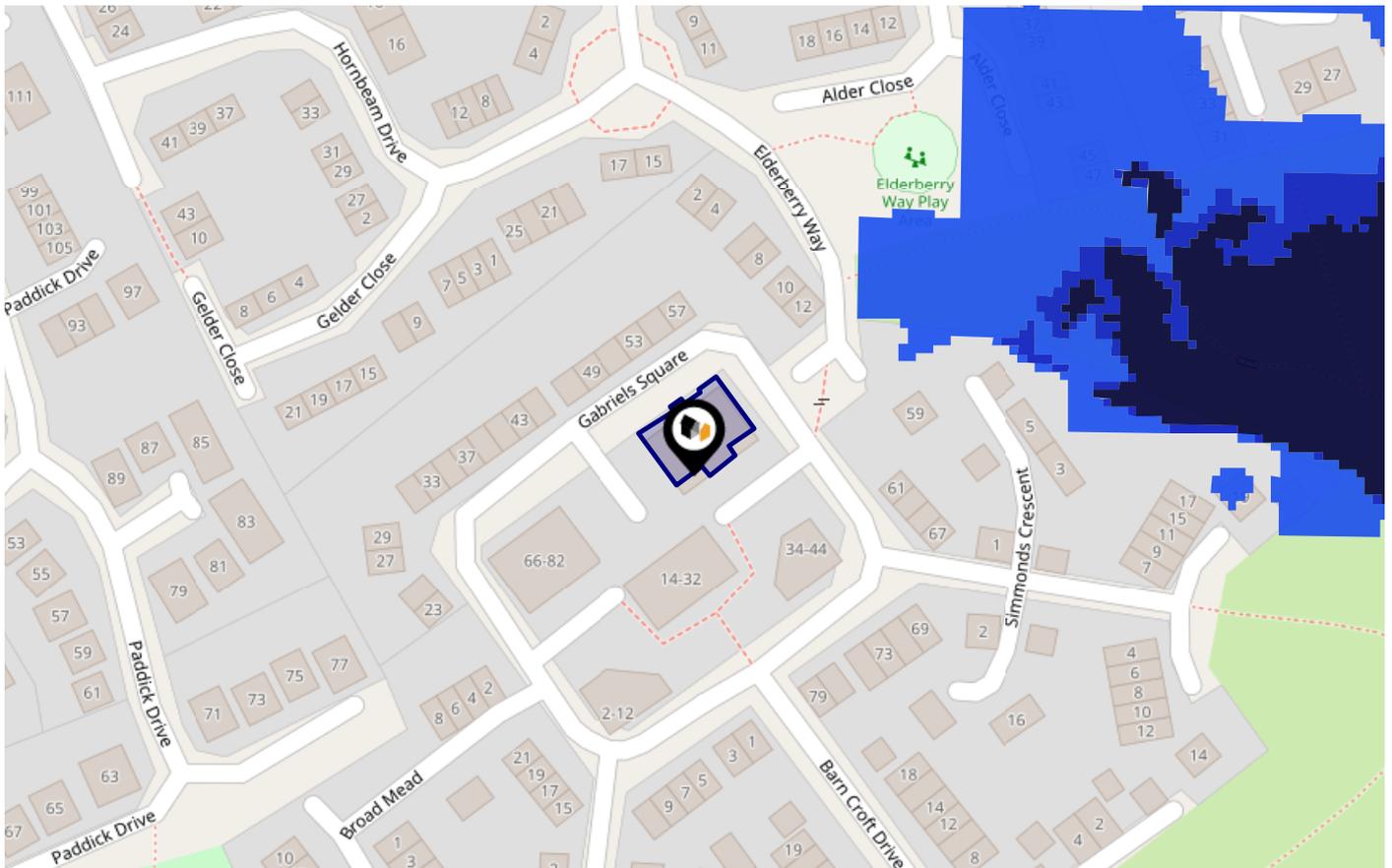


Flood Risk

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.
- 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:

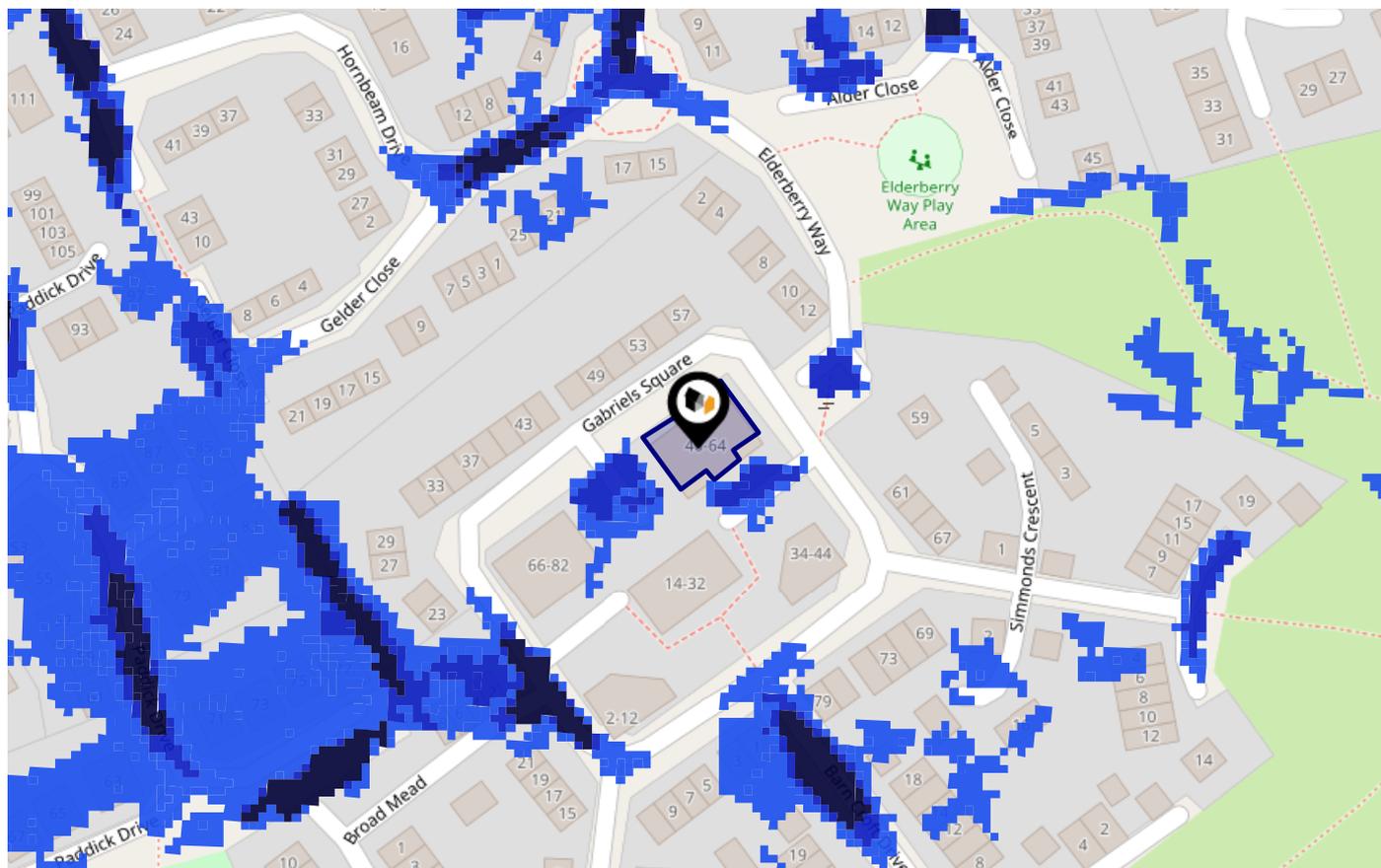


Flood Risk

Surface Water - 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.

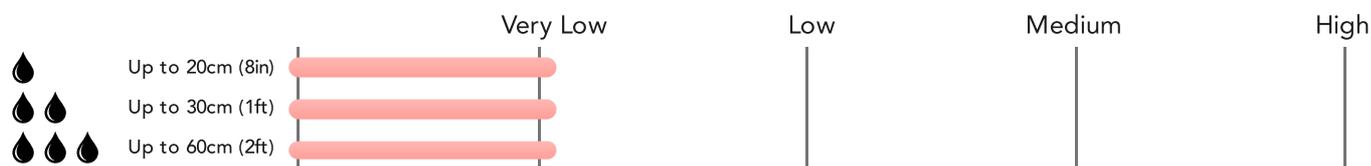


Risk Rating: Very low

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:

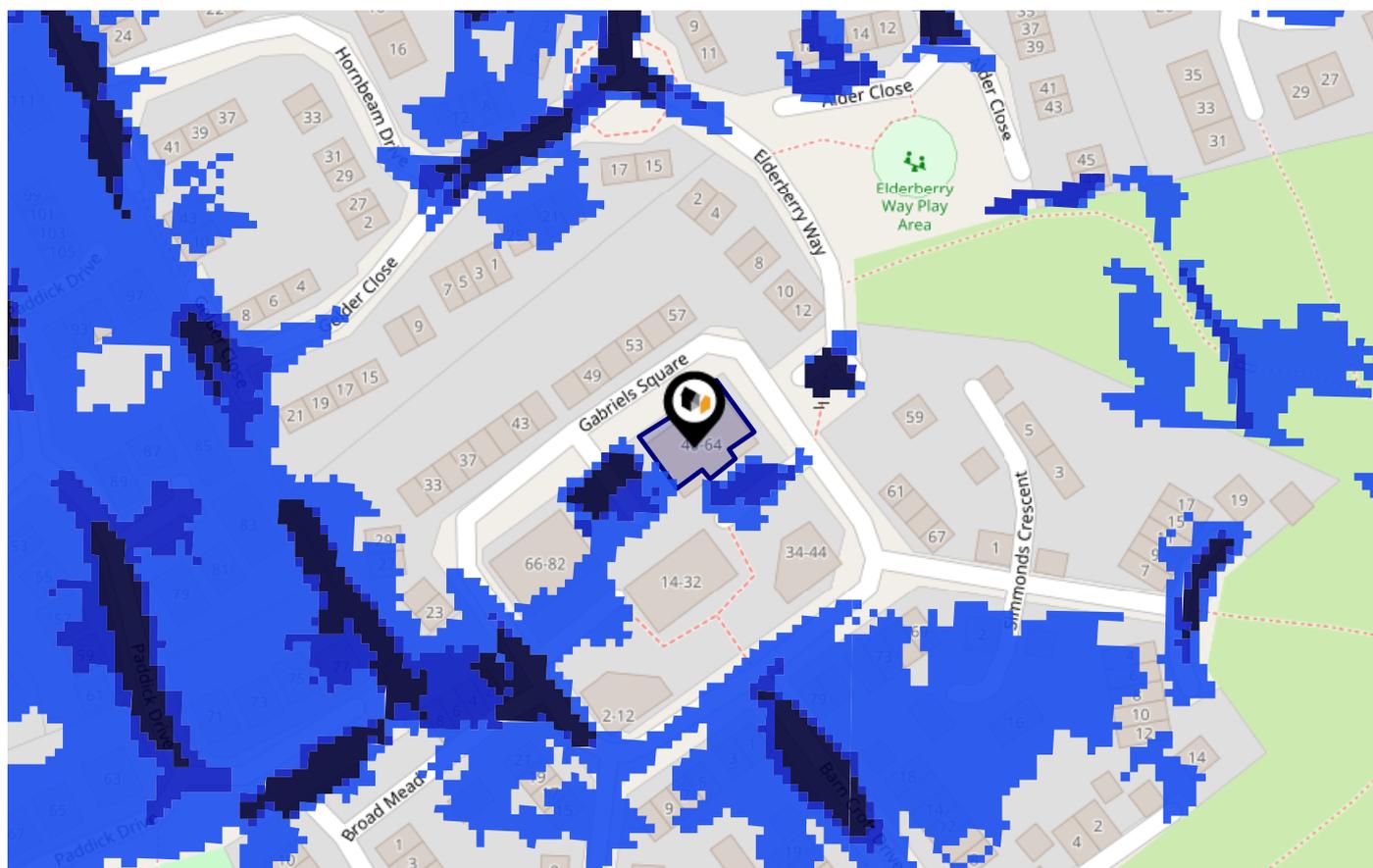


Flood Risk

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.

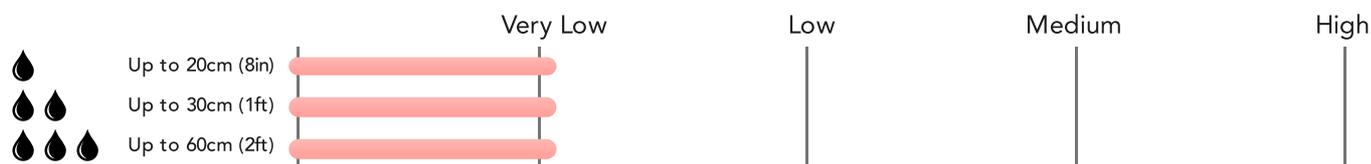


Risk Rating: Very low

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.
- 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:

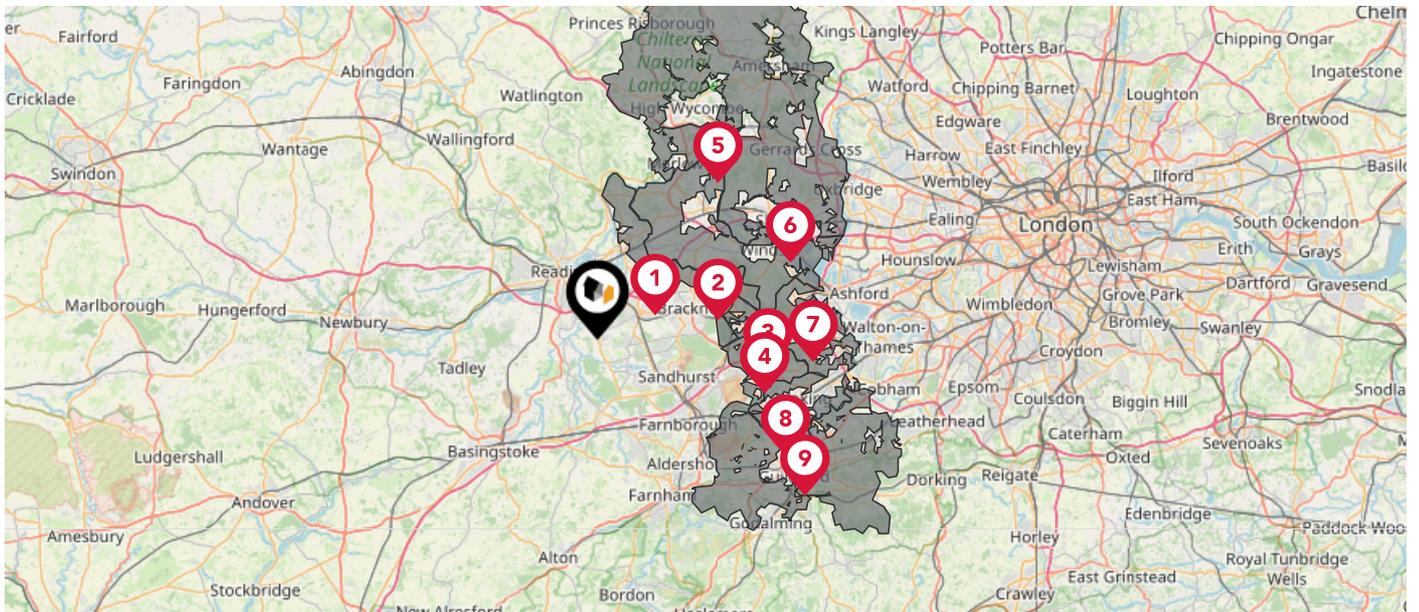


Maps

Green Belt



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



Nearby Green Belt Land

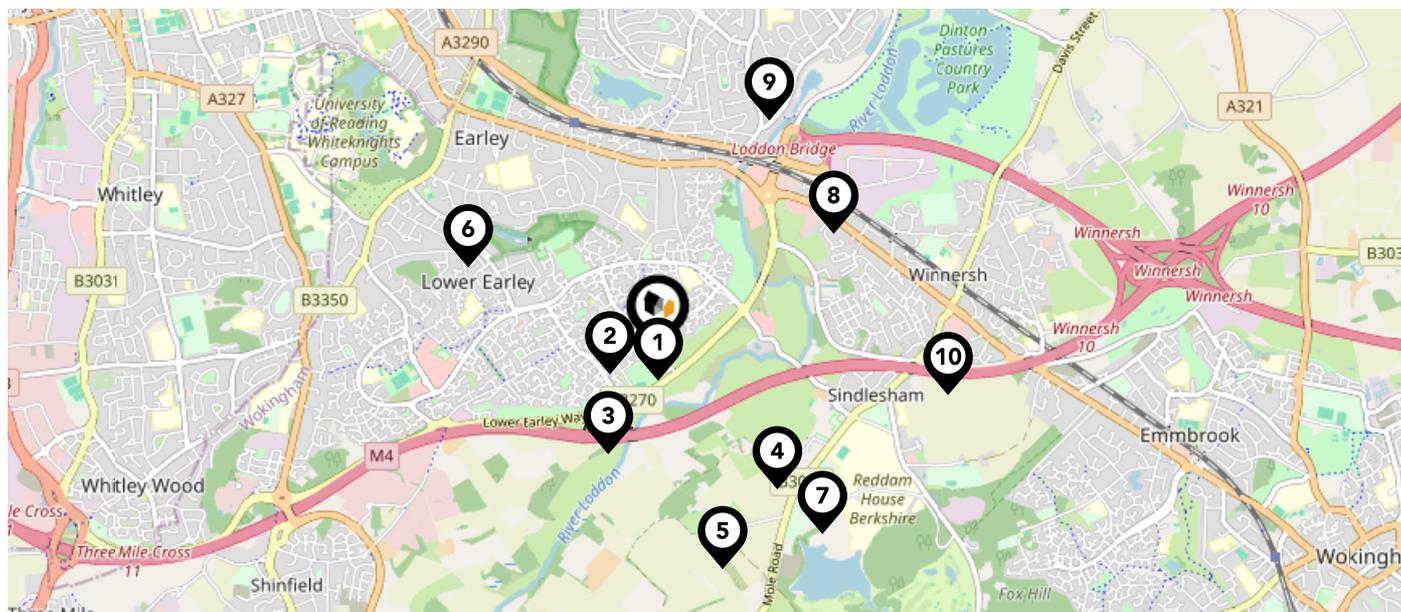
- 1 London Green Belt - Wokingham
- 2 London Green Belt - Bracknell Forest
- 3 London Green Belt - Windsor and Maidenhead
- 4 London Green Belt - Surrey Heath
- 5 London Green Belt - Buckinghamshire
- 6 London Green Belt - Slough
- 7 London Green Belt - Runnymede
- 8 London Green Belt - Woking
- 9 London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

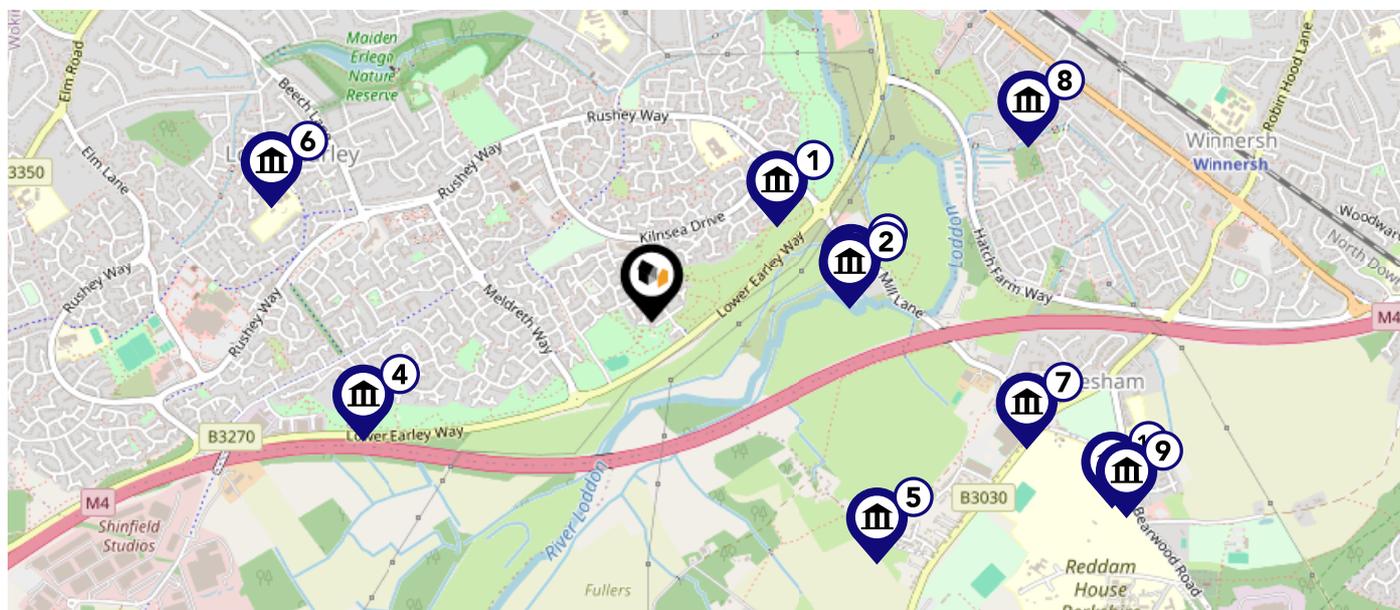
	Sewage Works-Lower Earley	Historic Landfill	
	Reading University-Earley	Historic Landfill	
	Lower Earley Way-Reading, Berkshire	Historic Landfill	
	Gipsy Lane-Sindlesham	Historic Landfill	
	Park Farm-Carters Hill	Historic Landfill	
	Bovis Homes-Earley, Buckinghamshire	Historic Landfill	
	Bearwood College No.1-Sindlesham	Historic Landfill	
	Reading Road-Winnersh	Historic Landfill	
	Loddon Bridge Road-Earley	Historic Landfill	
	Sandstone Close-Winnersh	Historic Landfill	

Maps

Listed Buildings

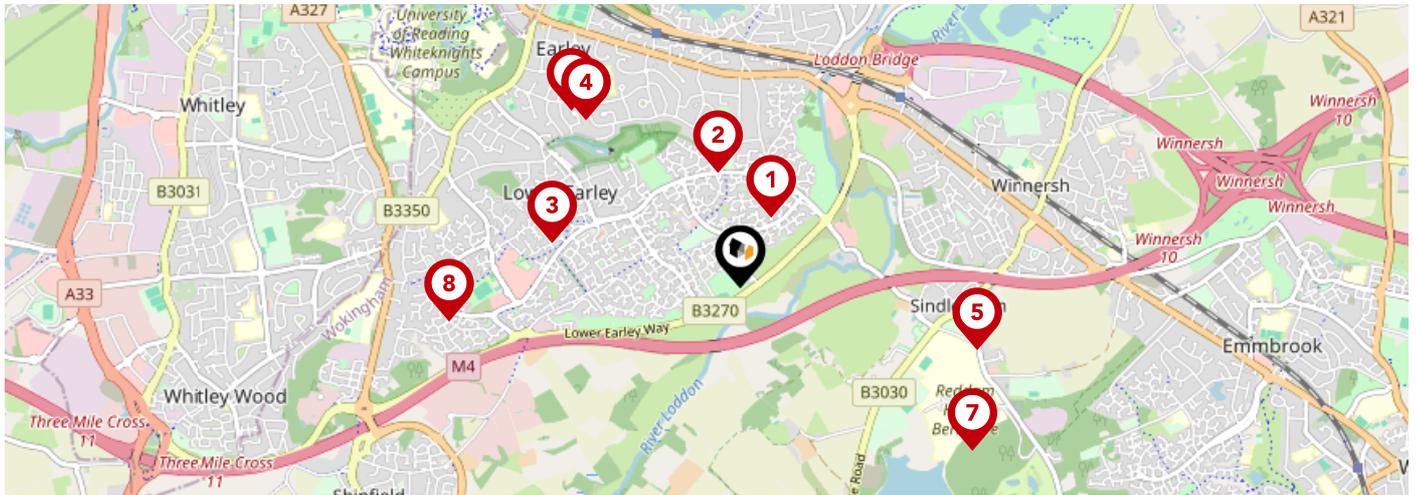


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



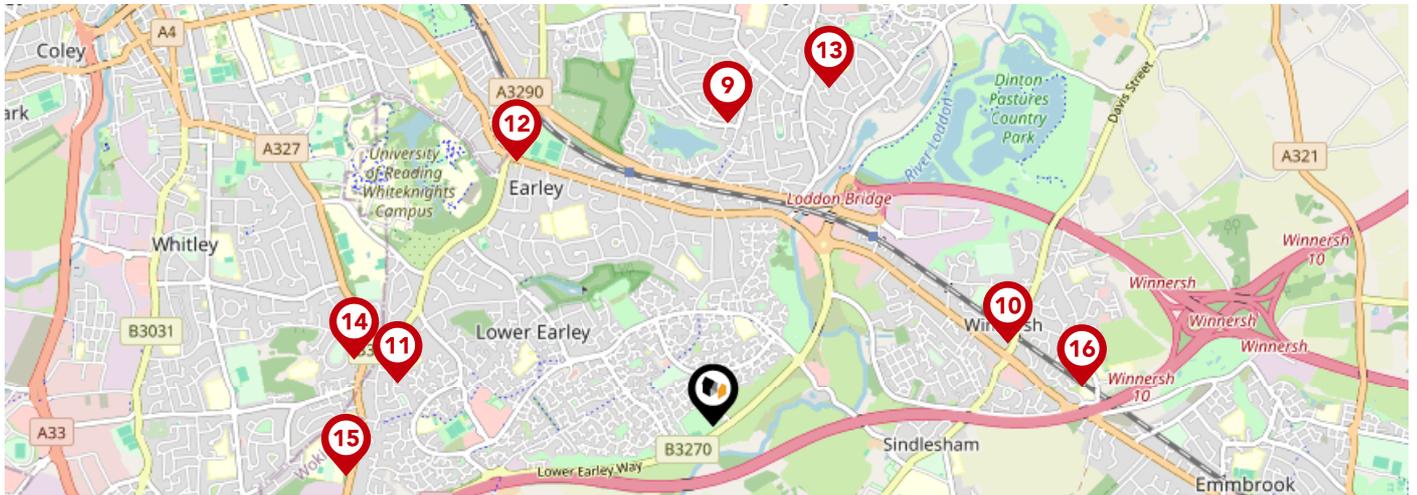
Listed Buildings in the local district	Grade	Distance
1136295 - Sindlesham Farmhouse	Grade II	0.4 miles
1118107 - Bridge At Sindlesham Mill	Grade II	0.5 miles
1136288 - Sindlesham Mill	Grade II	0.5 miles
1319121 - Rushy Mead	Grade II	0.7 miles
1319149 - Oak Cottage	Grade II	0.8 miles
1136320 - Radstock Cottage	Grade II	0.9 miles
1136256 - Berkshire Masonic Centre	Grade II	0.9 miles
1136200 - White Cottage	Grade II	1.0 miles
1118100 - Upper Terrace	Grade II	1.2 miles
1136249 - Main Lodge To Bearwood	Grade II	1.2 miles

Area Schools



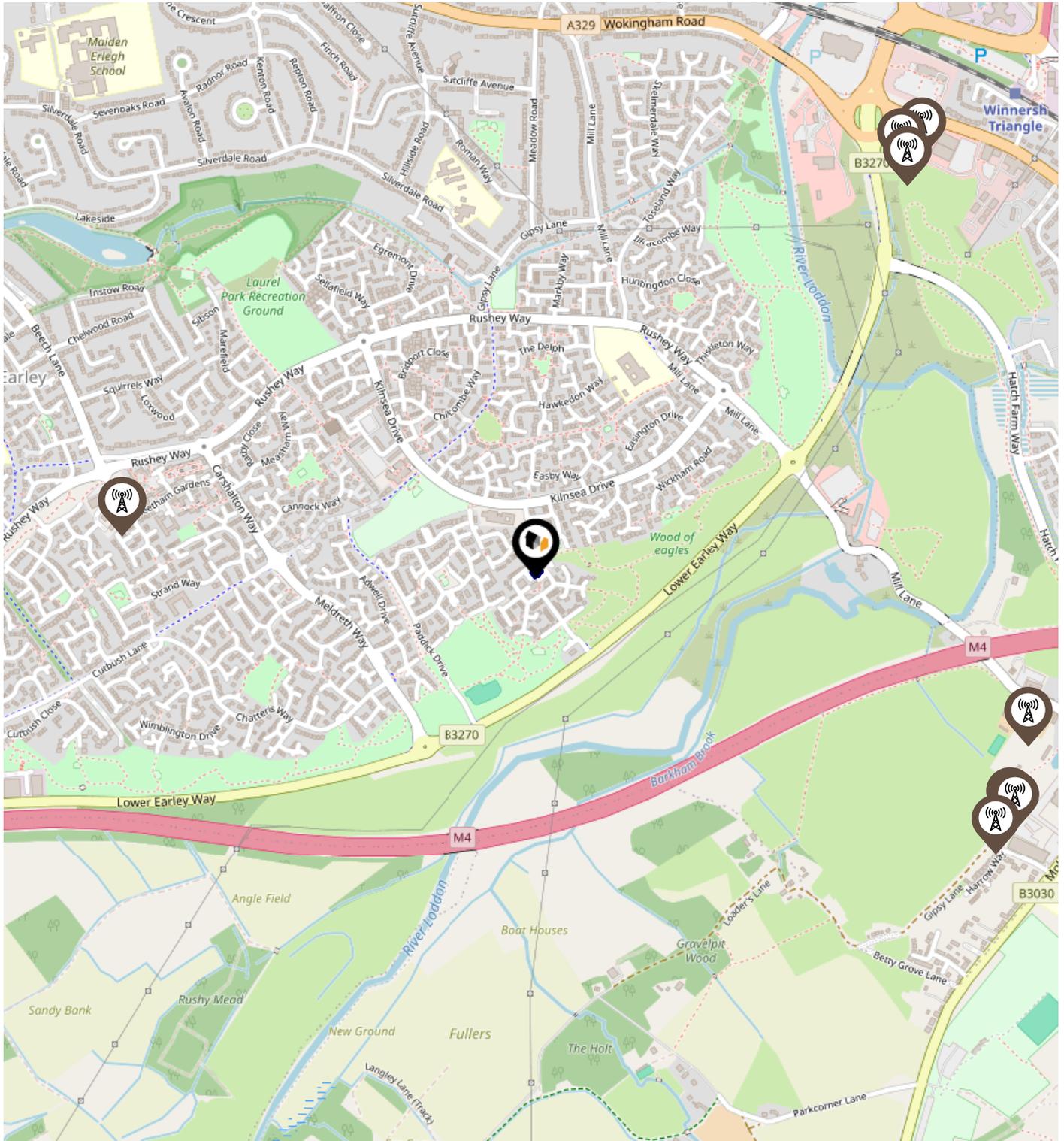
		Nursery	Primary	Secondary	College	Private
1	Hawkedon Primary School Ofsted Rating: Good Pupils:0 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Loddon Primary School Ofsted Rating: Good Pupils: 557 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Radstock Primary School Ofsted Rating: Good Pupils: 395 Distance:0.89	<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:1.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Bearwood Primary School Ofsted Rating: Good Pupils: 292 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Aldrynton Primary School Ofsted Rating: Outstanding Pupils: 315 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Reddam House Berkshire Ofsted Rating: Not Rated Pupils: 790 Distance:1.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Hillside Primary School Ofsted Rating: Good Pupils: 457 Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 South Lake Primary School Ofsted Rating: Outstanding Pupils:0 Distance:1.41</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 The Forest School Ofsted Rating: Good Pupils: 791 Distance:1.41</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Whiteknights Primary School Ofsted Rating: Good Pupils: 457 Distance:1.46</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Earley St Peter's Church of England Primary School Ofsted Rating: Good Pupils: 483 Distance:1.53</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Rivermead Primary School Ofsted Rating: Good Pupils: 425 Distance:1.66</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Leighton Park School Ofsted Rating: Not Rated Pupils: 537 Distance:1.68</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Crosfields School Ofsted Rating: Not Rated Pupils: 777 Distance:1.7</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Wheatfield Primary School Ofsted Rating: Good Pupils: 205 Distance:1.7</p>	<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

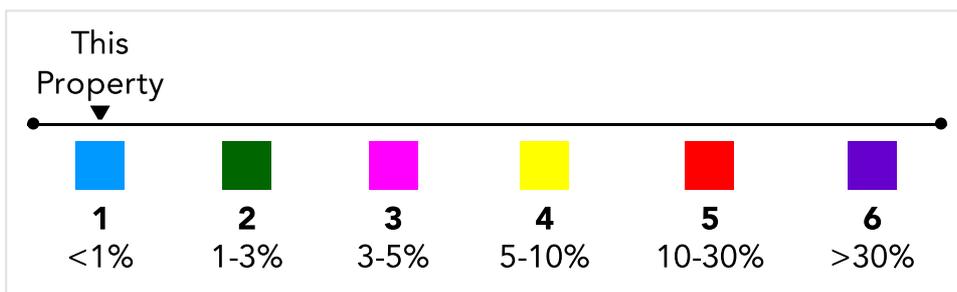
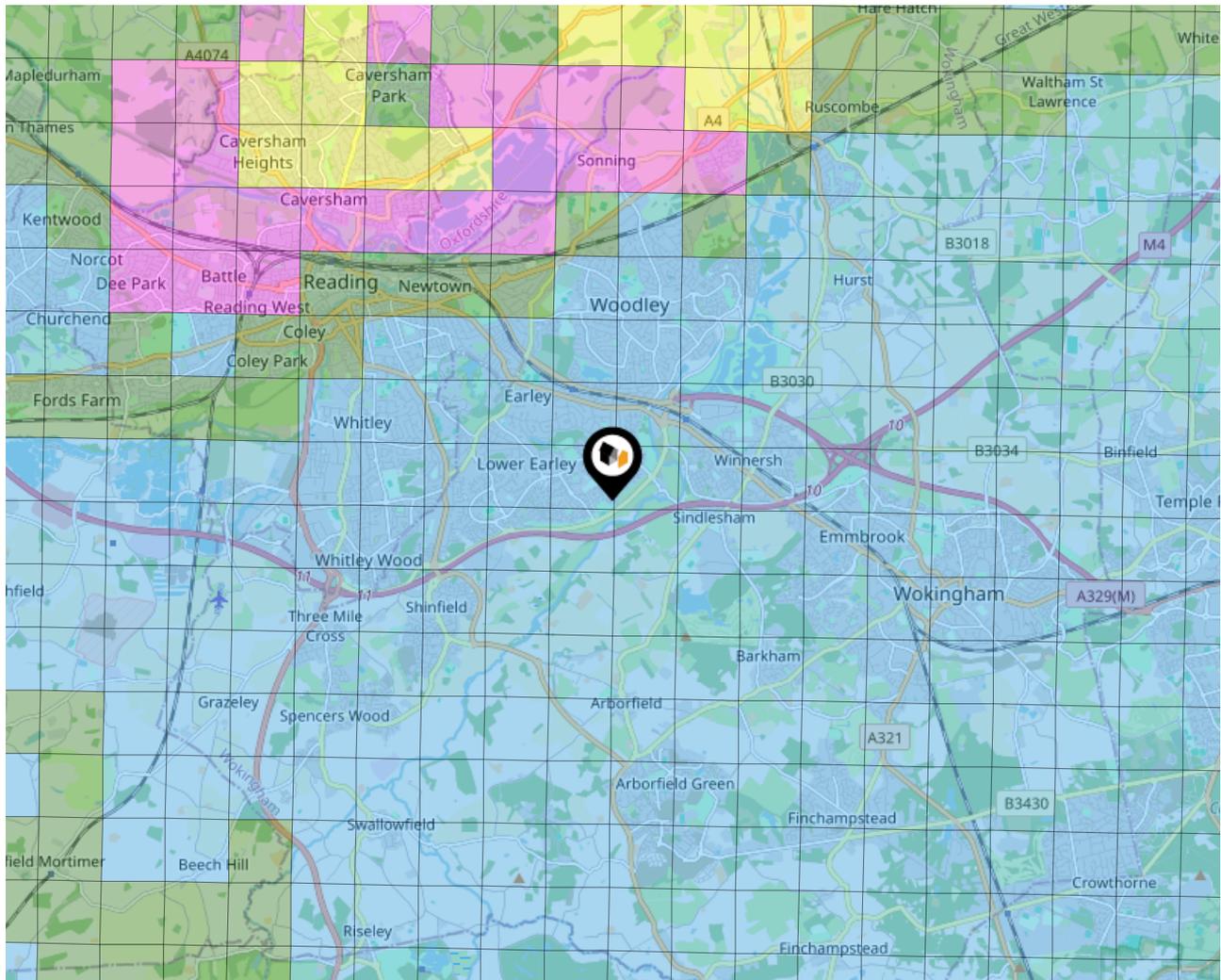
Environment

Radon Gas

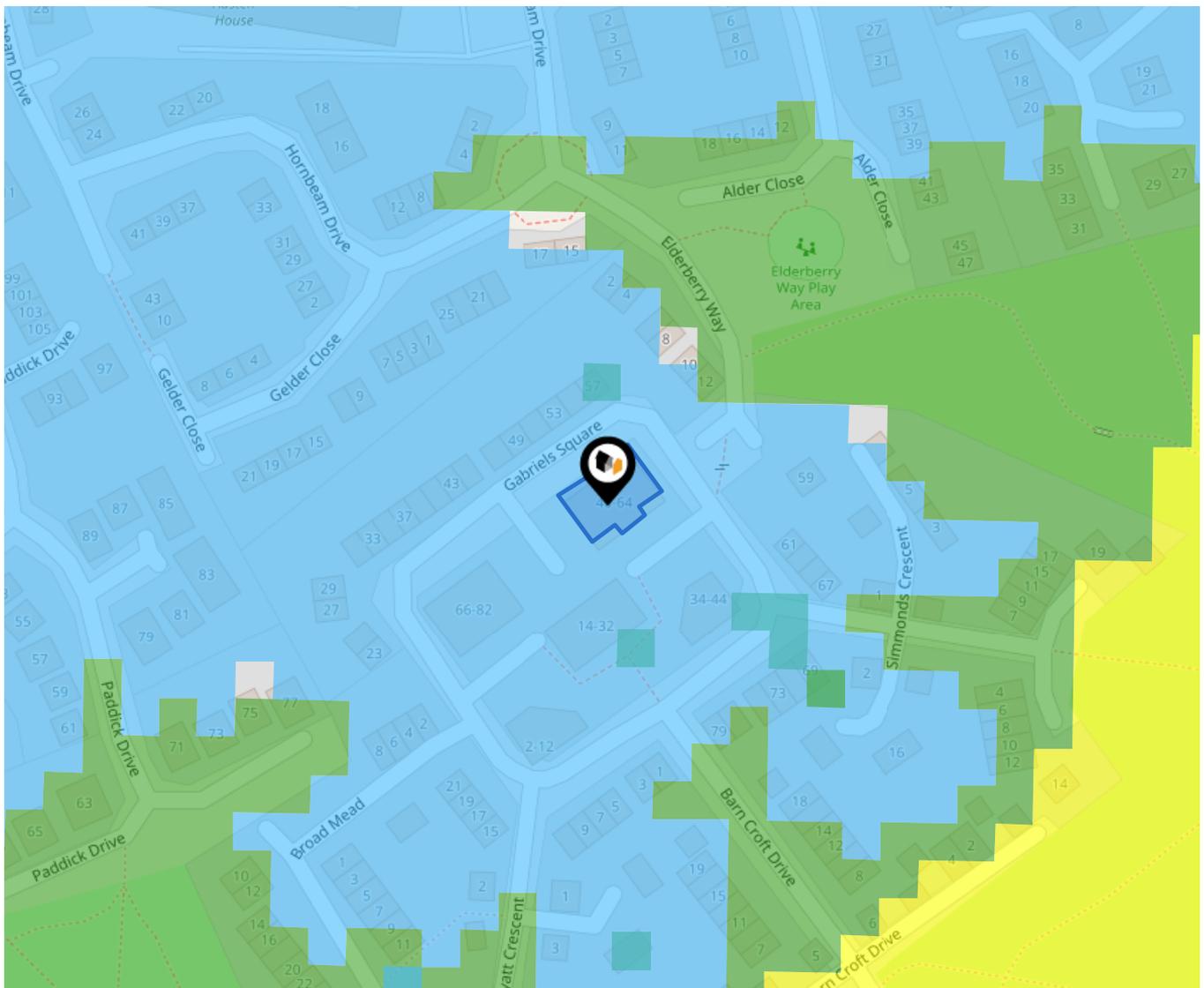


What is Radon?

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



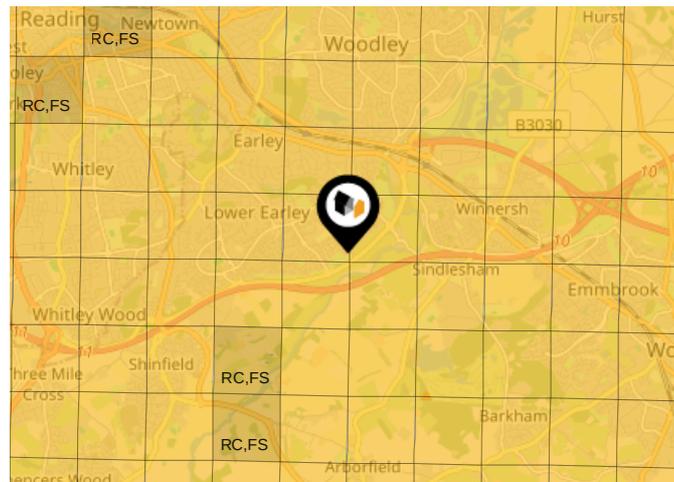
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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		

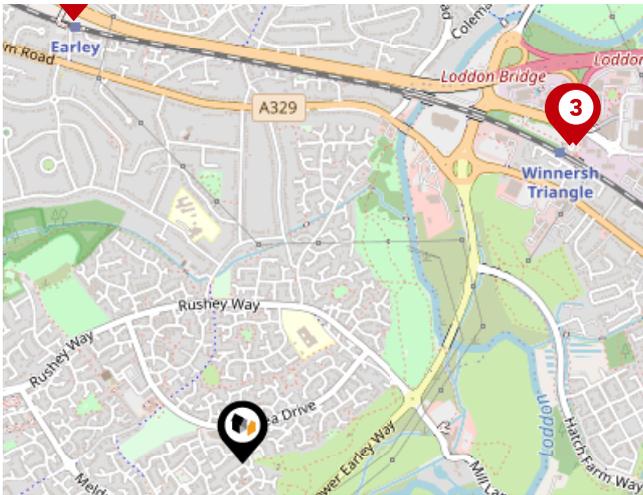


Primary Classifications (Most Common Clay Types)

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

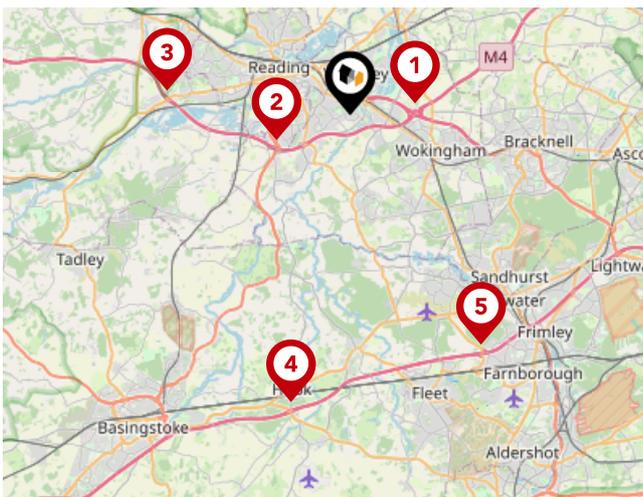
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Earley Rail Station	1.1 miles
2	Winnersh Triangle Rail Station	1.05 miles
3	Winnersh Triangle Rail Station	1.06 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J10	2.38 miles
2	M4 J11	2.88 miles
3	M4 J12	6.81 miles
4	M3 J5	10.94 miles
5	M3 J4A	9.81 miles



Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	19.94 miles
2	Heathrow Airport Terminal 4	20.01 miles
3	Kidlington	33.05 miles
4	Gatwick Airport	37.24 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Kitwood Drive	0.16 miles
2	Kitwood Drive	0.18 miles
3	Felixstowe Close	0.18 miles
4	Meldreth Way	0.29 miles
5	Doddington Close	0.3 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.

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Avocado Property

Data Quality

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