



See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Tuesday 03rd March 2026



COBHAM DRIVE, SPENCERS WOOD, READING, RG7

Avocado Property

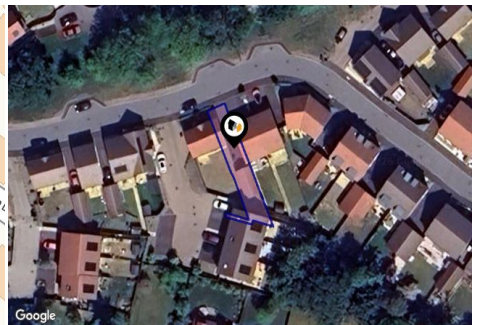
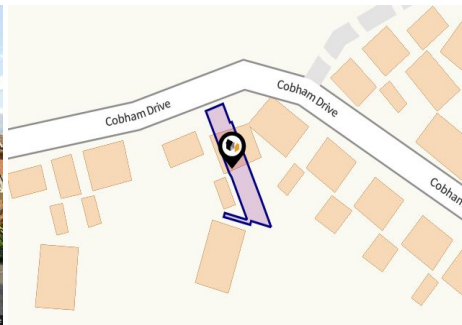
07917 157387

neil@avocadoberkshire.co.uk

www.avocadopropertyagents.co.uk



Property Overview



Property

Type: Semi-Detached
Bedrooms: 3
Floor Area: 947 ft² / 88 m²
Plot Area: 0.04 acres
Year Built : 2020
Council Tax : Band D
Annual Estimate: £2,376
Title Number: BK509906

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)

27 mb/s **1800** mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Cobham Drive, Spencers Wood, RG7

Energy rating

B

Valid until 12.07.2030

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.27 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/m-Â°K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.14 W/m-Â°K
Total Floor Area:	88 m ²

Market Sold in Street



60, Cobham Drive, Reading, RG7 1DJ				Flat-maisonette House
Last Sold Date:	05/11/2025	31/07/2020		
Last Sold Price:	£310,000	£299,000		
64, Cobham Drive, Reading, RG7 1DJ				Semi-detached House
Last Sold Date:	22/07/2025	16/10/2020		
Last Sold Price:	£500,000	£440,000		
62, Cobham Drive, Reading, RG7 1DJ				Flat-maisonette House
Last Sold Date:	11/07/2025	20/02/2024	21/08/2020	
Last Sold Price:	£291,000	£276,000	£290,000	
22, Cobham Drive, Reading, RG7 1DJ				Flat-maisonette House
Last Sold Date:	27/06/2025	06/09/2019		
Last Sold Price:	£296,000	£290,000		
66, Cobham Drive, Reading, RG7 1DJ				Semi-detached House
Last Sold Date:	21/03/2025	11/12/2020		
Last Sold Price:	£497,000	£450,000		
14, Cobham Drive, Reading, RG7 1DJ				Flat-maisonette House
Last Sold Date:	11/10/2024	28/02/2023	28/06/2019	
Last Sold Price:	£300,000	£290,000	£281,000	
20, Cobham Drive, Reading, RG7 1DJ				Flat-maisonette House
Last Sold Date:	07/10/2024	23/08/2019		
Last Sold Price:	£307,000	£289,750		
16, Cobham Drive, Reading, RG7 1DJ				Semi-detached House
Last Sold Date:	16/05/2024	08/11/2019		
Last Sold Price:	£437,500	£374,000		
26, Cobham Drive, Reading, RG7 1DJ				Semi-detached House
Last Sold Date:	11/04/2024	15/11/2019		
Last Sold Price:	£420,000	£374,000		
42, Cobham Drive, Reading, RG7 1DJ				Detached House
Last Sold Date:	30/08/2022	16/03/2020		
Last Sold Price:	£455,000	£400,000		
17, Cobham Drive, Reading, RG7 1DJ				Detached House
Last Sold Date:	31/03/2021			
Last Sold Price:	£575,000			
70, Cobham Drive, Reading, RG7 1DJ				Semi-detached House
Last Sold Date:	09/03/2021			
Last Sold Price:	£440,000			

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

Market Sold in Street



72, Cobham Drive, Reading, RG7 1DJ	Detached House
Last Sold Date: 26/02/2021	
Last Sold Price: £665,000	
74, Cobham Drive, Reading, RG7 1DJ	Detached House
Last Sold Date: 26/02/2021	
Last Sold Price: £670,000	
68, Cobham Drive, Reading, RG7 1DJ	Semi-detached House
Last Sold Date: 25/02/2021	
Last Sold Price: £437,500	
7, Cobham Drive, Reading, RG7 1DJ	Detached House
Last Sold Date: 11/01/2021	
Last Sold Price: £605,000	
11, Cobham Drive, Reading, RG7 1DJ	Detached House
Last Sold Date: 07/01/2021	
Last Sold Price: £684,000	
15, Cobham Drive, Reading, RG7 1DJ	Detached House
Last Sold Date: 15/12/2020	
Last Sold Price: £565,000	
3, Cobham Drive, Reading, RG7 1DJ	Detached House
Last Sold Date: 14/12/2020	
Last Sold Price: £540,000	
1, Cobham Drive, Reading, RG7 1DJ	Detached House
Last Sold Date: 27/11/2020	
Last Sold Price: £665,000	
5, Cobham Drive, Reading, RG7 1DJ	Detached House
Last Sold Date: 27/11/2020	
Last Sold Price: £450,000	
9, Cobham Drive, Reading, RG7 1DJ	Detached House
Last Sold Date: 09/10/2020	
Last Sold Price: £580,000	
56, Cobham Drive, Reading, RG7 1DJ	Semi-detached House
Last Sold Date: 21/09/2020	
Last Sold Price: £390,000	
54, Cobham Drive, Reading, RG7 1DJ	Detached House
Last Sold Date: 18/09/2020	
Last Sold Price: £450,000	

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

Market Sold in Street



58, Cobham Drive, Reading, RG7 1DJ	Semi-detached House
Last Sold Date: 31/07/2020	
Last Sold Price: £399,000	
38, Cobham Drive, Reading, RG7 1DJ	other House
Last Sold Date: 17/01/2020	
Last Sold Price: £192,500	
40, Cobham Drive, Reading, RG7 1DJ	Detached House
Last Sold Date: 20/12/2019	
Last Sold Price: £449,000	
2, Cobham Drive, Reading, RG7 1DJ	Flat-maisonette House
Last Sold Date: 18/12/2019	
Last Sold Price: £269,000	
24, Cobham Drive, Reading, RG7 1DJ	Semi-detached House
Last Sold Date: 13/12/2019	
Last Sold Price: £375,000	
34, Cobham Drive, Reading, RG7 1DJ	Terraced House
Last Sold Date: 13/12/2019	
Last Sold Price: £180,000	
10, Cobham Drive, Reading, RG7 1DJ	Flat-maisonette House
Last Sold Date: 25/10/2019	
Last Sold Price: £269,000	
18, Cobham Drive, Reading, RG7 1DJ	Semi-detached House
Last Sold Date: 26/07/2019	
Last Sold Price: £400,000	
8, Cobham Drive, Reading, RG7 1DJ	Flat-maisonette House
Last Sold Date: 28/06/2019	
Last Sold Price: £287,000	
12, Cobham Drive, Reading, RG7 1DJ	Flat-maisonette House
Last Sold Date: 28/06/2019	
Last Sold Price: £281,000	
4, Cobham Drive, Reading, RG7 1DJ	Flat-maisonette House
Last Sold Date: 27/06/2019	
Last Sold Price: £274,000	
6, Cobham Drive, Reading, RG7 1DJ	Flat-maisonette House
Last Sold Date: 27/06/2019	
Last Sold Price: £281,000	

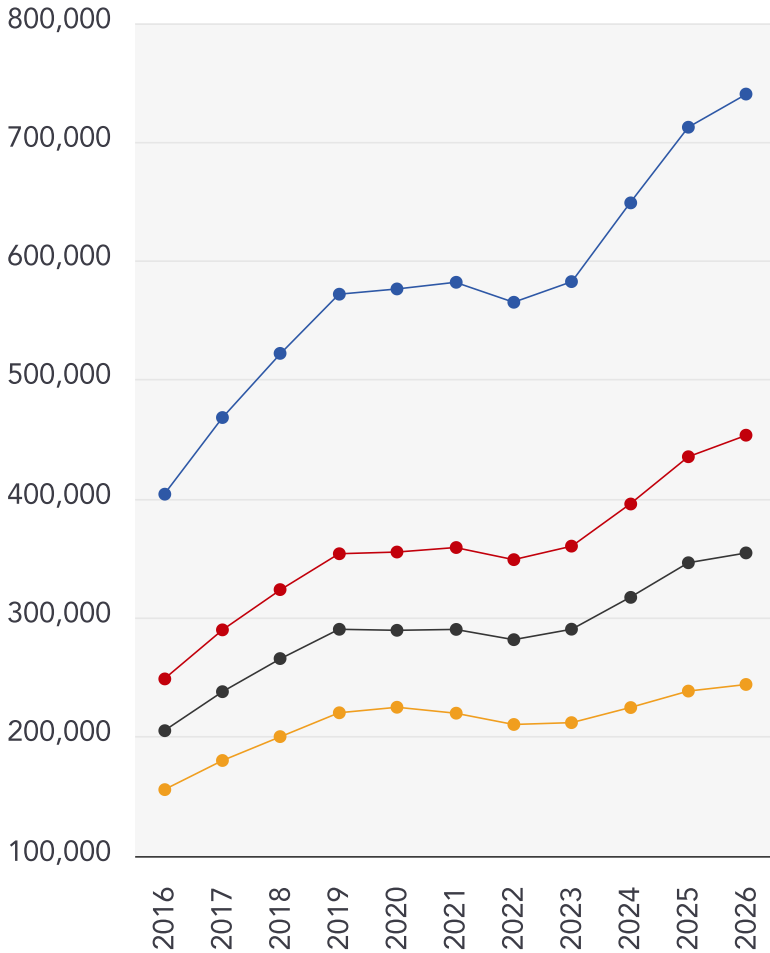
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in RG7



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.

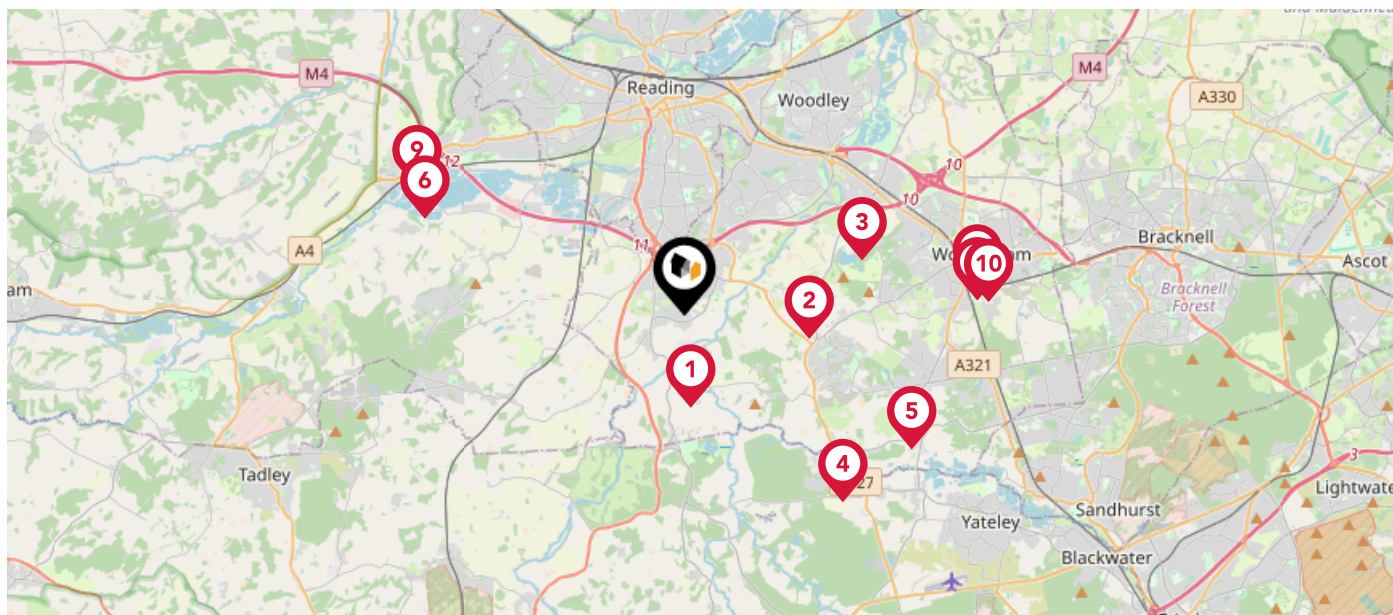
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

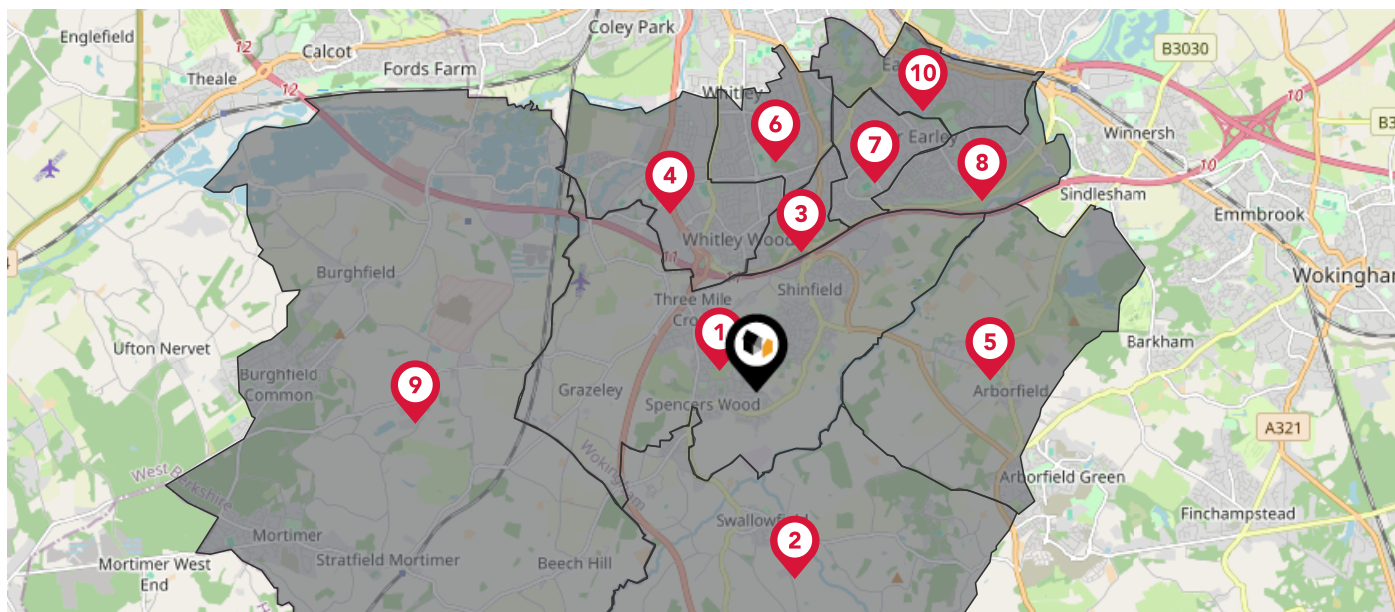
- 1 Swallowfield
- 2 Arborfield Cross
- 3 Sindlesham
- 4 Eversley Street
- 5 Finchampstead Church
- 6 Sheffield Bridge
- 7 Langborough Road
- 8 Wokingham Town Centre
- 9 Theale High Street / Blossom Lane
- 10 Murdoch Road

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

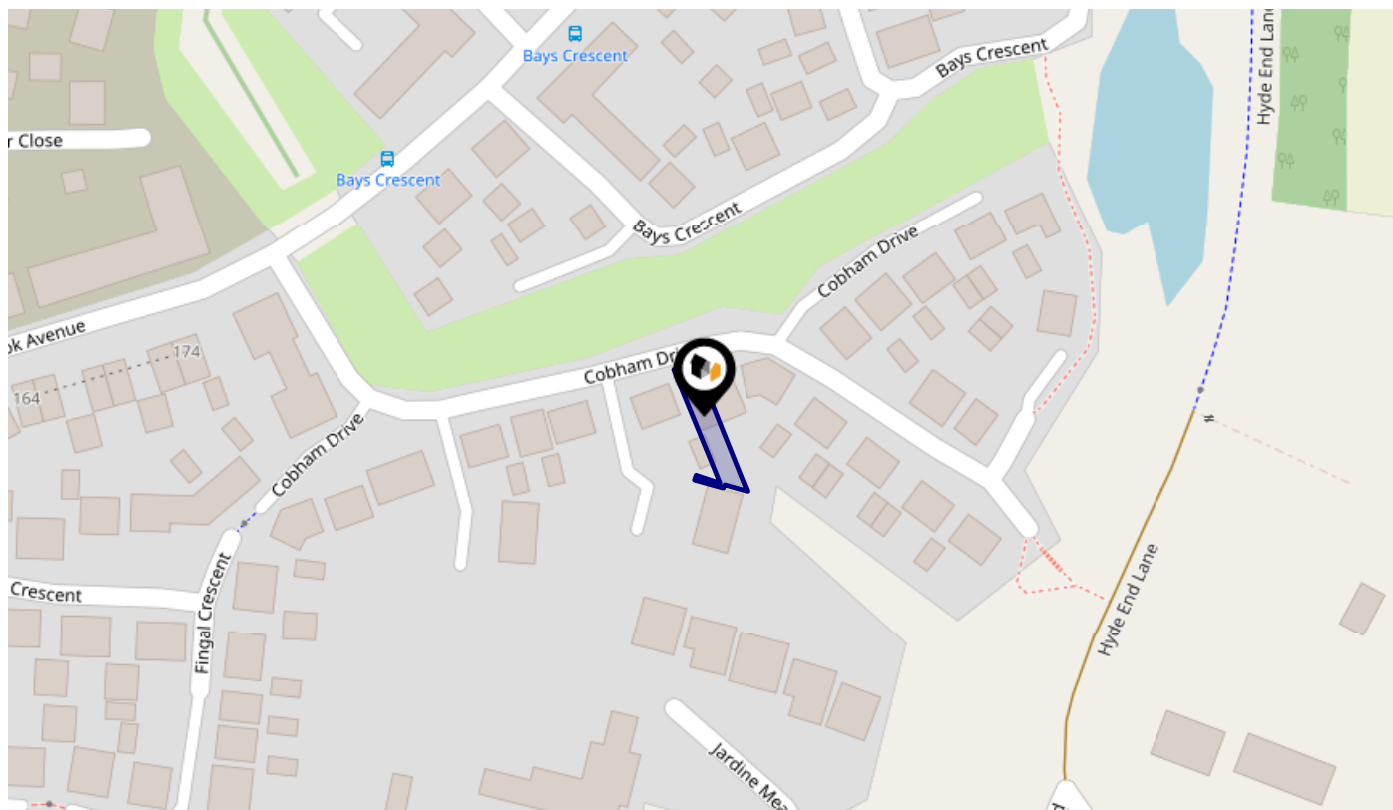
-  1 Shinfield South Ward
-  2 Swallowfield Ward
-  3 Shinfield North Ward
-  4 Whitley Ward
-  5 Arborfield Ward
-  6 Church Ward
-  7 Hillside Ward
-  8 Hawkedon Ward
-  9 Burghfield & Mortimer Ward
-  10 Maiden Erlegh Ward

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:

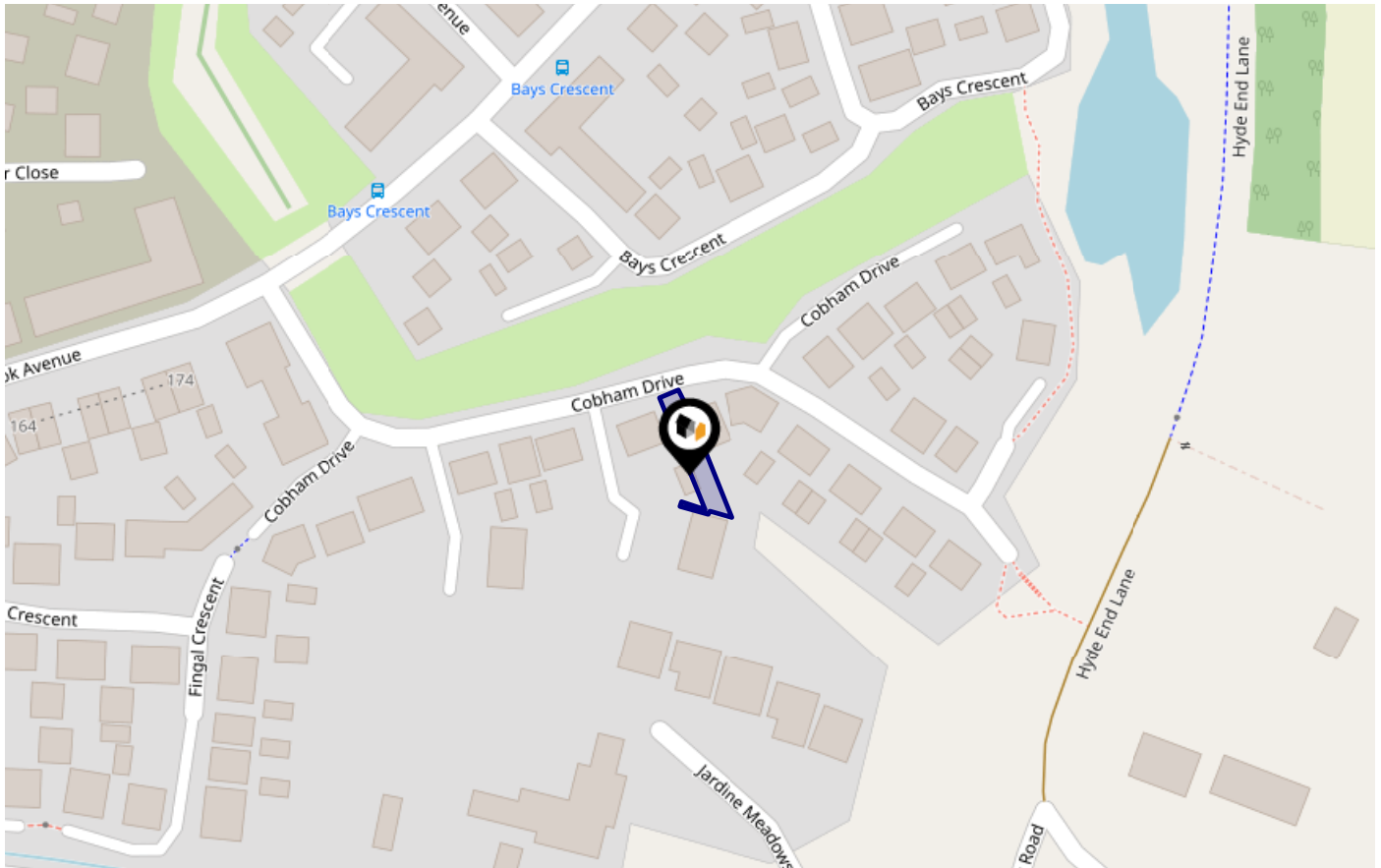
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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:

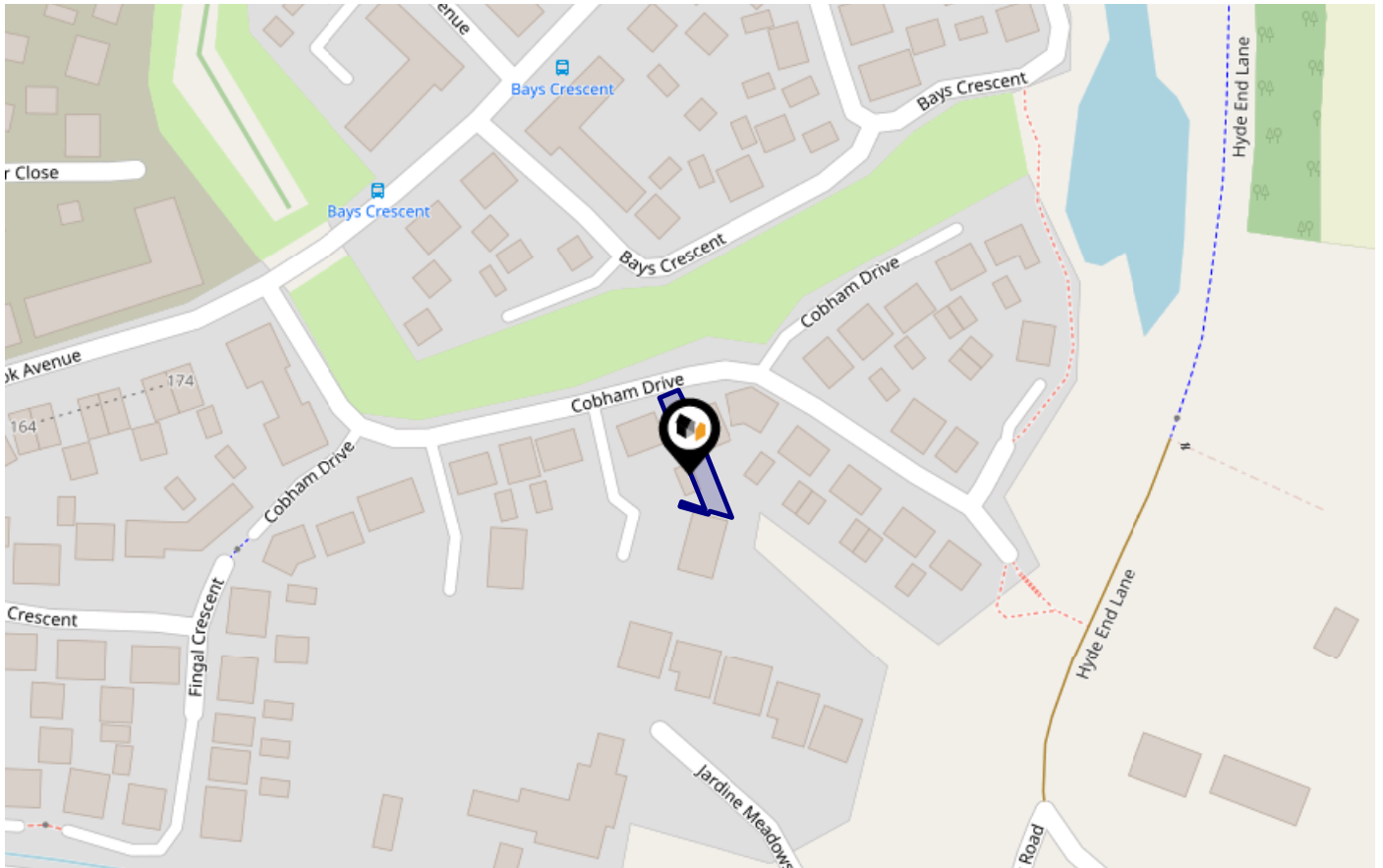


Flood Risk

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.

- **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:

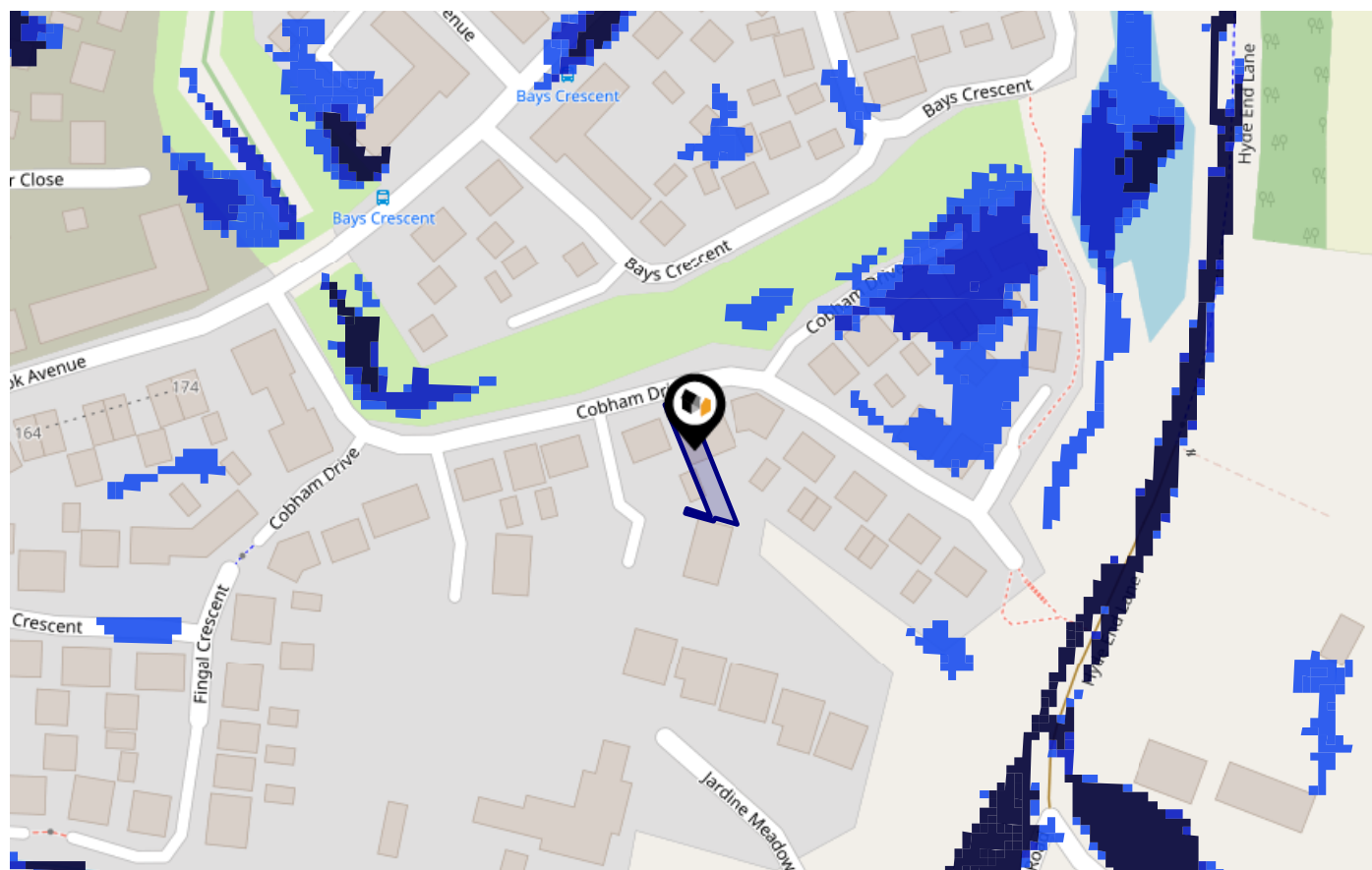


Flood Risk

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.

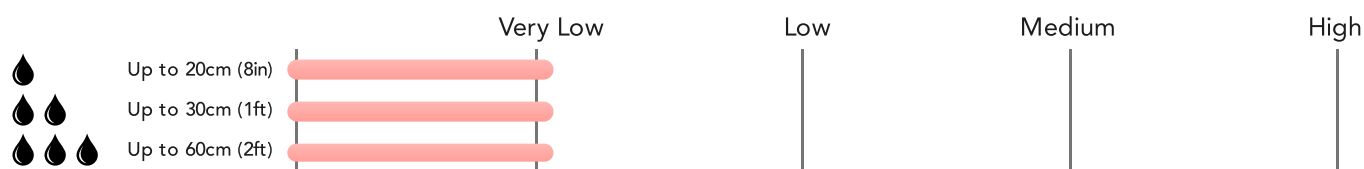


Risk Rating: Very low

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:

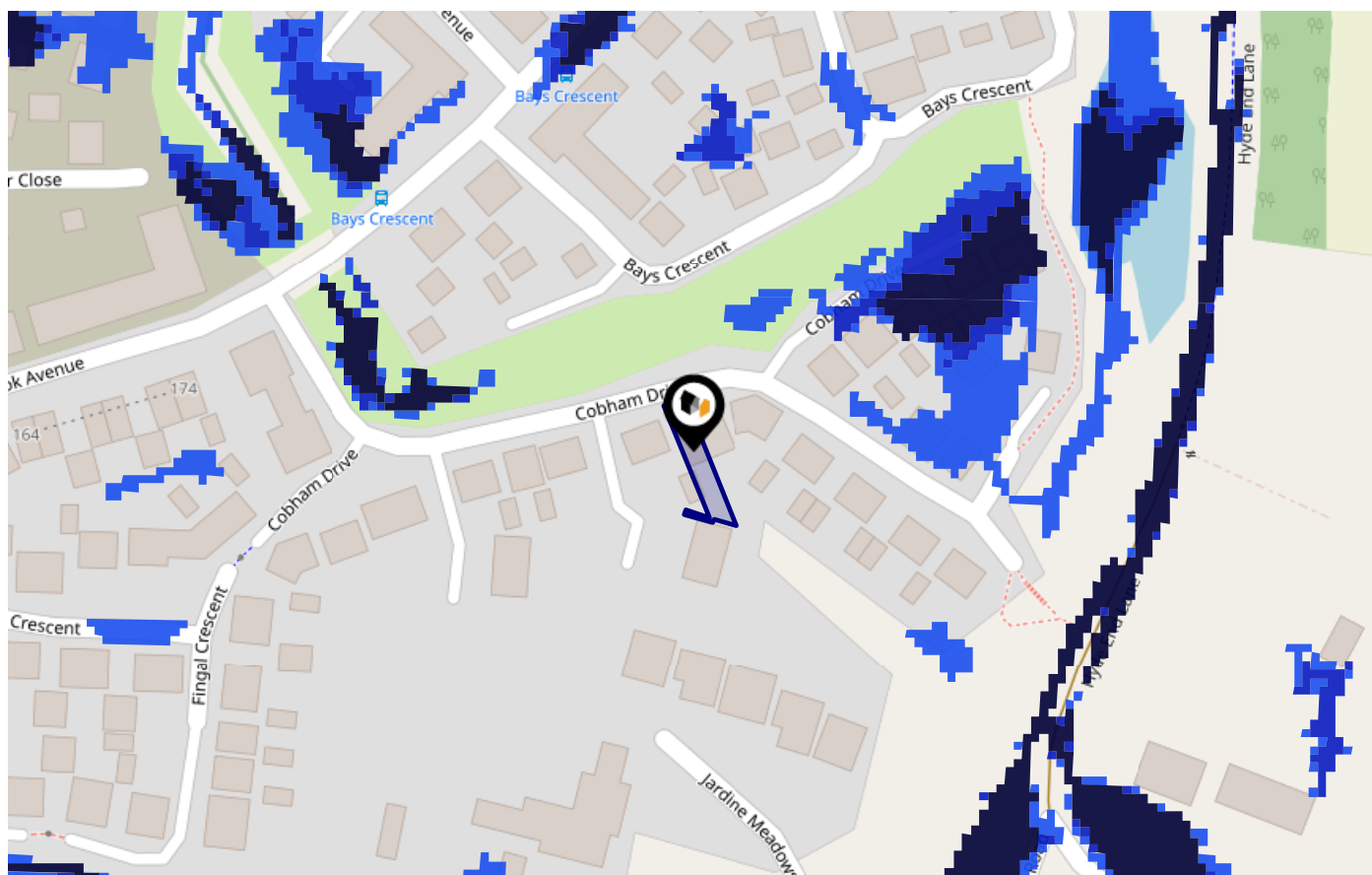


Flood Risk

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:

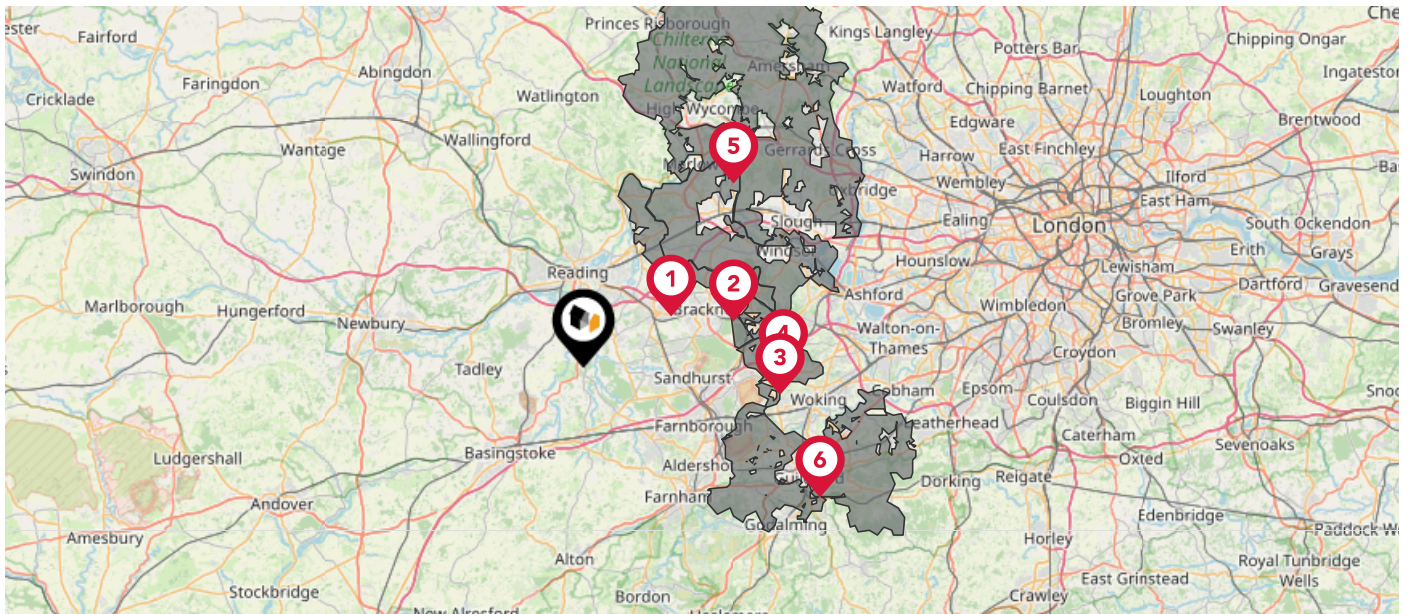


Maps

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 - Surrey Heath
- 4 London Green Belt - Windsor and Maidenhead
- 5 London Green Belt - Buckinghamshire
- 6 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

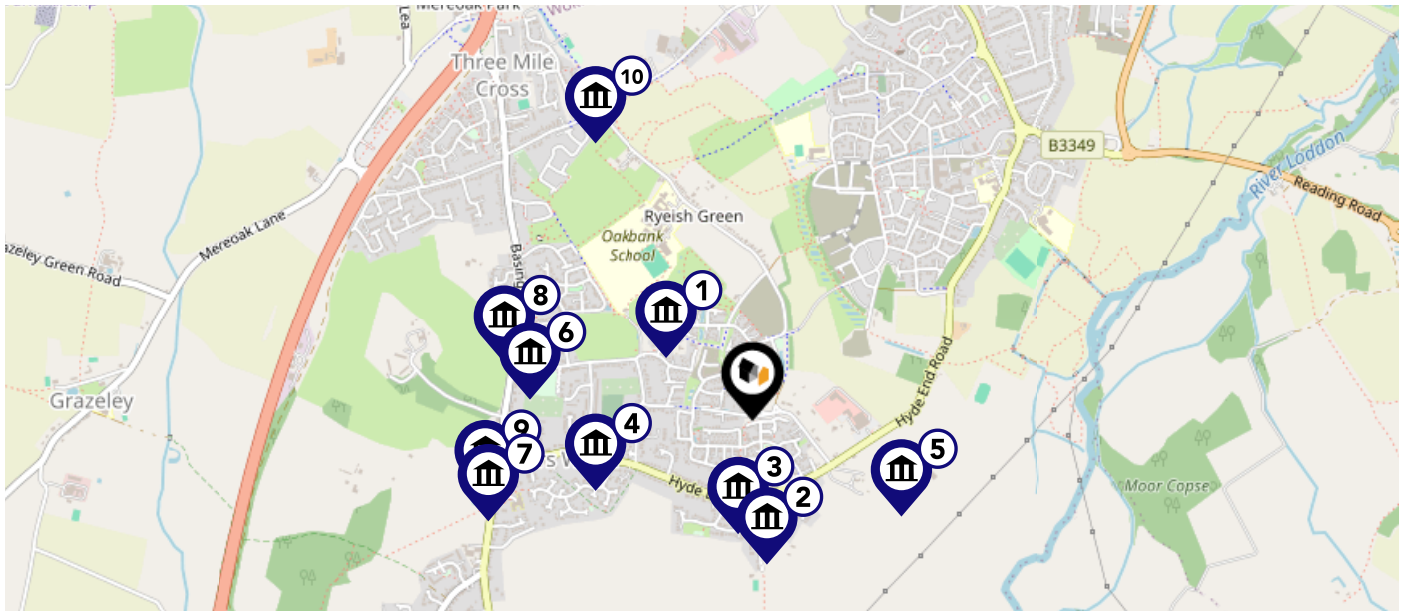
	Sussex Way-Spencers Wood	Historic Landfill
	Sussex Way-Spencers Wood	Historic Landfill
	Land at School Green, Shinfield-Whitley Wood, Reading	Historic Landfill
	Grazeley Road-Three Mile Cross, Buckinghamshire	Historic Landfill
	Whitehouse Farm-Spencers Wood, Wokingham, Buckinghamshire	Historic Landfill
	Milkingbarn Lane-Arborfield	Historic Landfill
	Hephaistos School-Farley Hill	Historic Landfill
	EA/EPR/XP3199EZ/A001 - Reading Football Club	Active Landfill
	Smallmead Tip-Smallmead Road, Reading, Berkshire	Historic Landfill
	The Piggery-Arborfield	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...



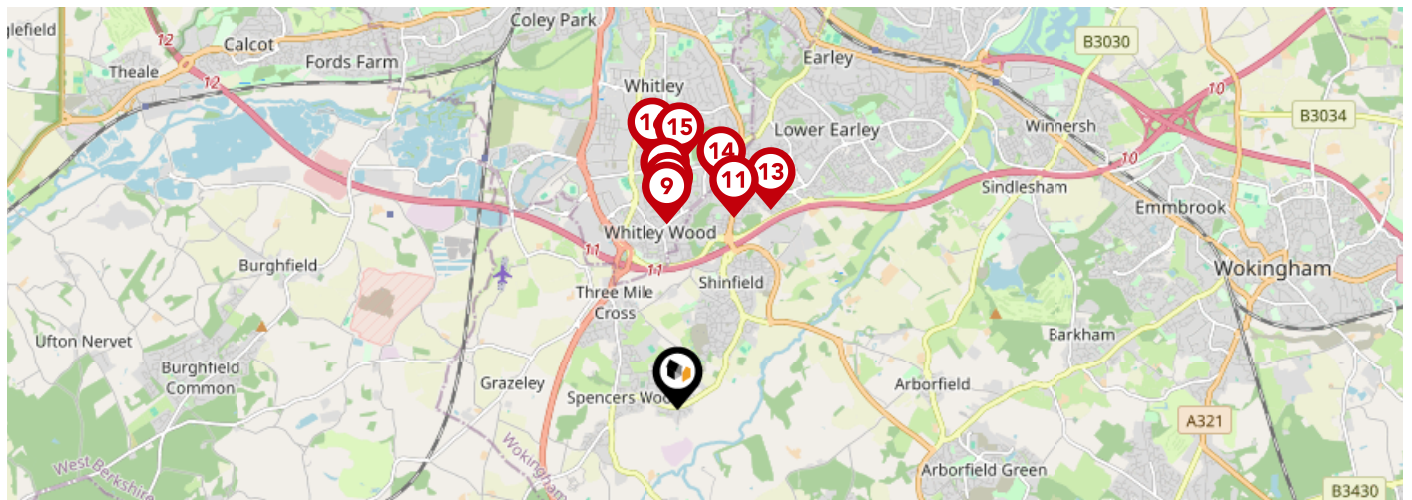
Listed Buildings in the local district	Grade	Distance
 1118111 - Nullis Farmhouse	Grade II	0.2 miles
 1319125 - Sussex Lodge	Grade II	0.3 miles
 1312950 - Fullbrooks	Grade II	0.3 miles
 1118137 - The Homestead	Grade II	0.4 miles
 1118138 - Hyde End Farmhouse	Grade II	0.4 miles
 1312936 - Cottage In Garden Of No 9 (walnut Tree Cottage) Approximately 20 Metres North	Grade II	0.5 miles
 1246235 - Milestone At Spencers Wood	Grade II	0.6 miles
 1319123 - Hill House	Grade II	0.6 miles
 1312952 - Library The School House	Grade II	0.6 miles
 1118134 - The Thatch	Grade II	0.7 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Oakbank Ofsted Rating: Requires improvement Pupils: 522 Distance:0.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Alder Grove Church of England Primary School Ofsted Rating: Good Pupils: 290 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Shinfield Infant and Nursery School Ofsted Rating: Good Pupils: 307 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	The Vine Christian School Ofsted Rating: Good Pupils: 28 Distance:0.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Shinfield St Mary's CofE Junior School Ofsted Rating: Good Pupils: 358 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Lambs Lane Primary School Ofsted Rating: Good Pupils: 202 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Grazeley Parochial Church of England Aided Primary School Ofsted Rating: Requires improvement Pupils: 203 Distance:1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Geoffrey Field Infant School Ofsted Rating: Outstanding Pupils: 313 Distance:1.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

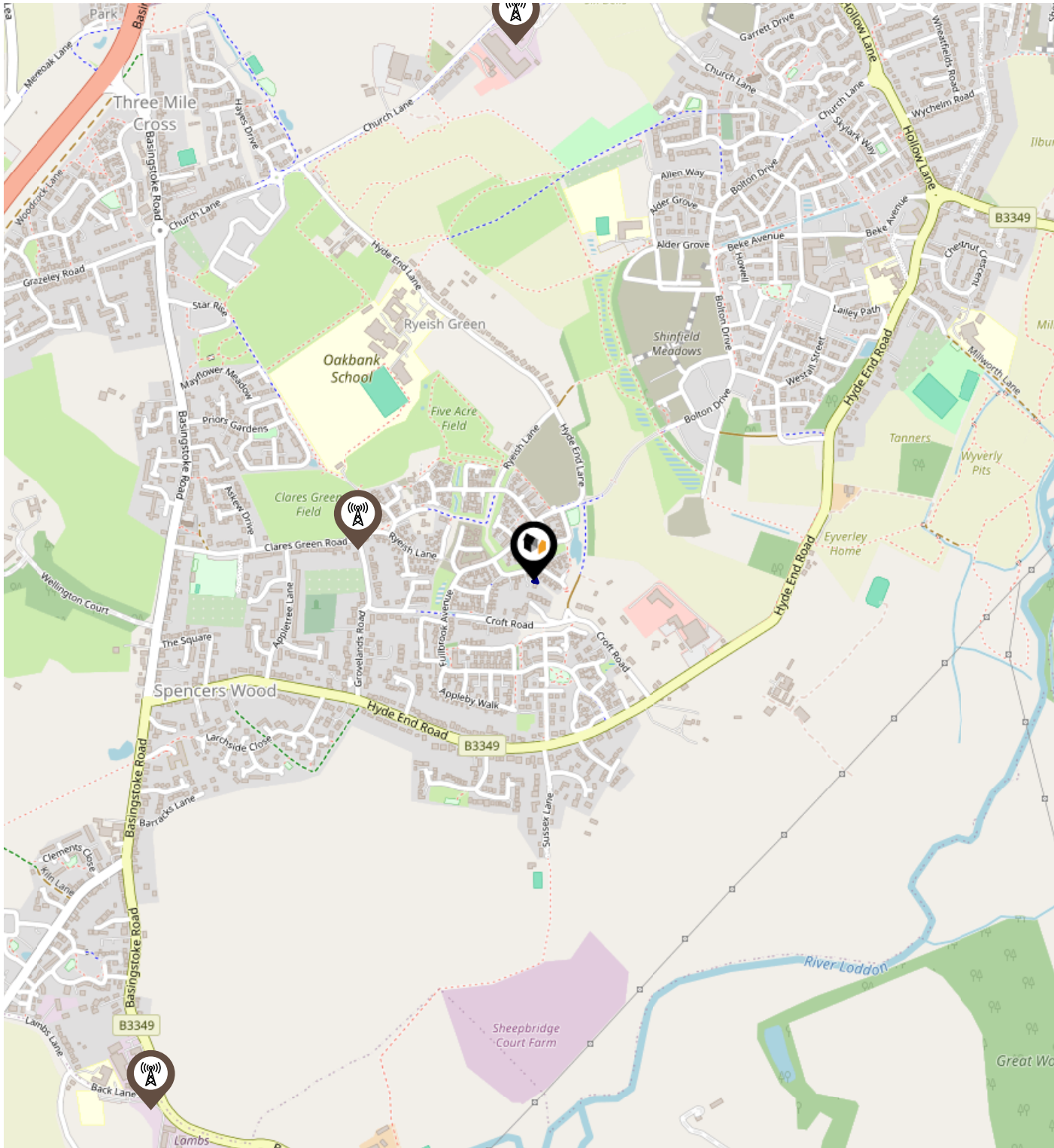
Area Schools



		Nursery	Primary	Secondary	College	Private
	Geoffrey Field Junior School Ofsted Rating: Good Pupils: 354 Distance:1.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Christ The King Catholic Primary School Ofsted Rating: Good Pupils: 327 Distance:1.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Crosfields School Ofsted Rating: Not Rated Pupils: 777 Distance:1.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	John Madejski Academy Ofsted Rating: Serious Weaknesses Pupils: 871 Distance:1.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hillside Primary School Ofsted Rating: Good Pupils: 457 Distance:2.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Ridgeway Primary School Ofsted Rating: Good Pupils: 410 Distance:2.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Blagdon Nursery School Ofsted Rating: Outstanding Pupils: 152 Distance:2.27	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whitley Park Primary and Nursery School Ofsted Rating: Good Pupils: 571 Distance:2.32	<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

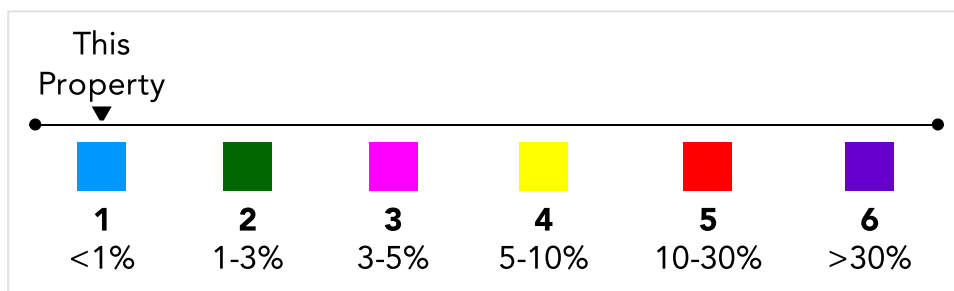
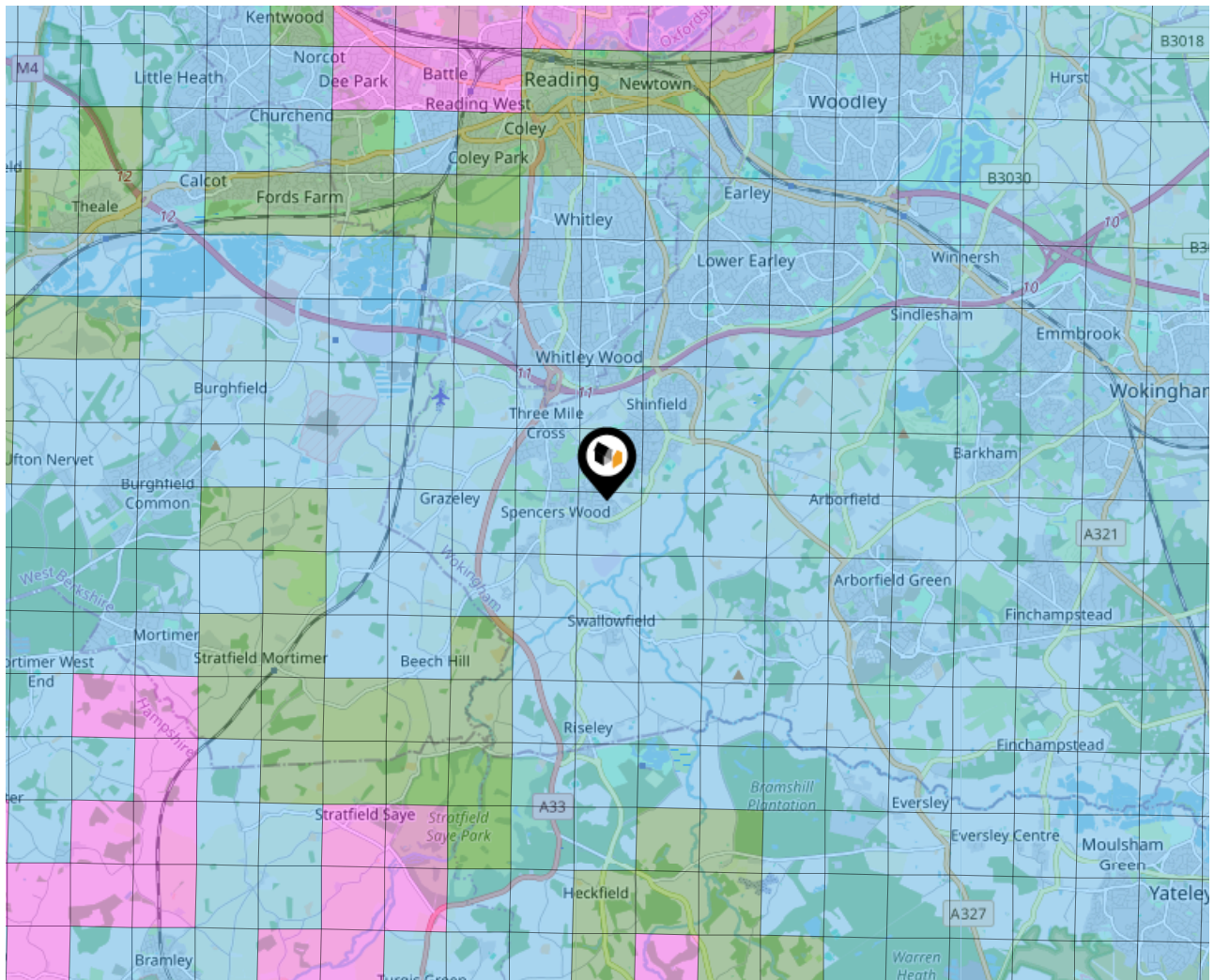
Environment

Radon Gas

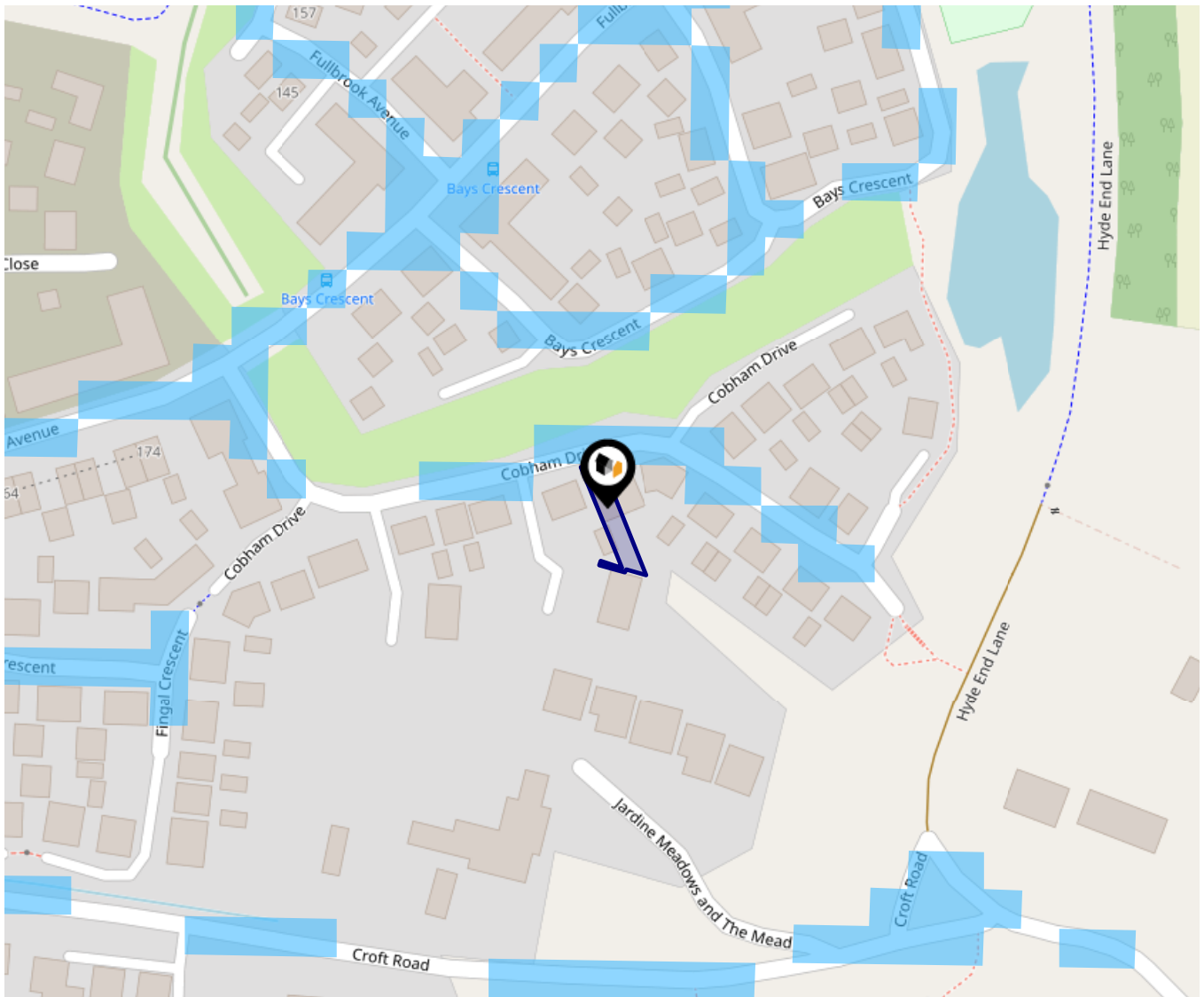


What is Radon?

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

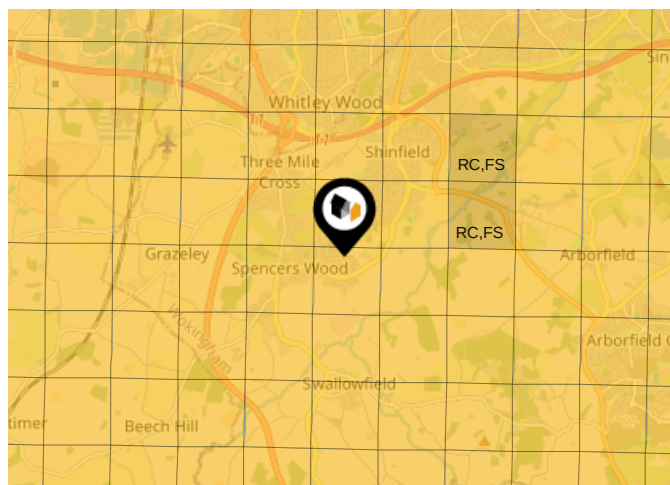


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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		

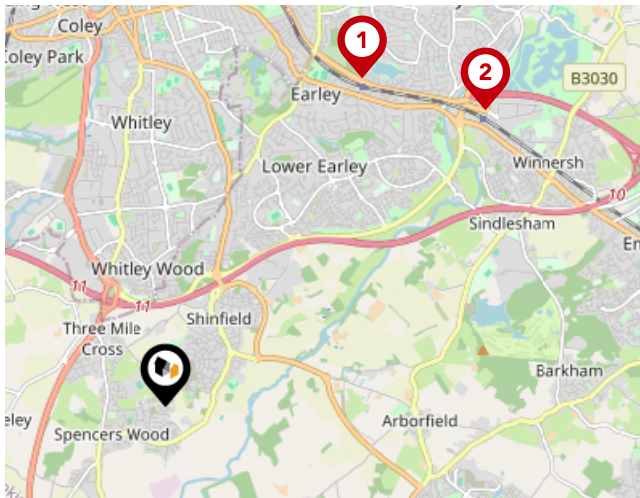


Primary Classifications (Most Common Clay Types)

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

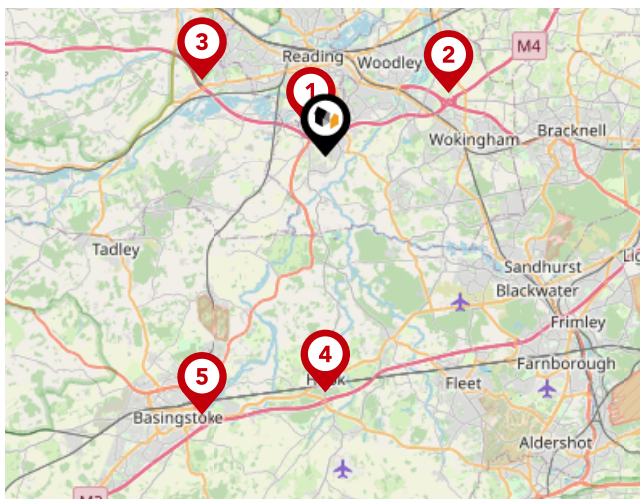
Area

Transport (National)



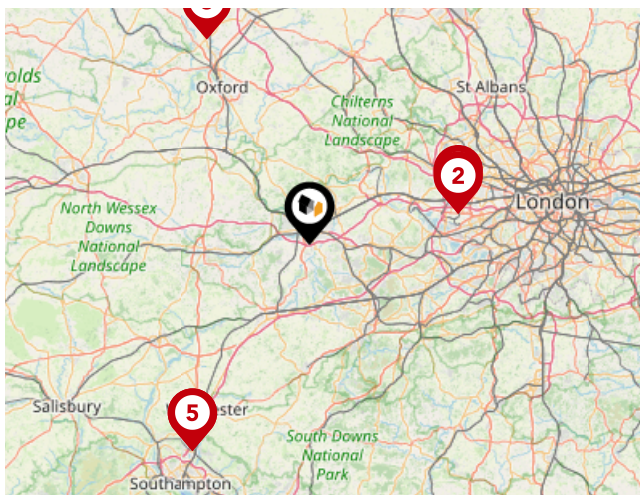
National Rail Stations

Pin	Name	Distance
1	Earley Rail Station	3.54 miles
2	Winnersh Triangle Rail Station	4.04 miles
3	Mortimer Rail Station	3.69 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J11	1.18 miles
2	M4 J10	5.15 miles
3	M4 J12	5.38 miles
4	M3 J5	8.71 miles
5	M3 J6	10.56 miles

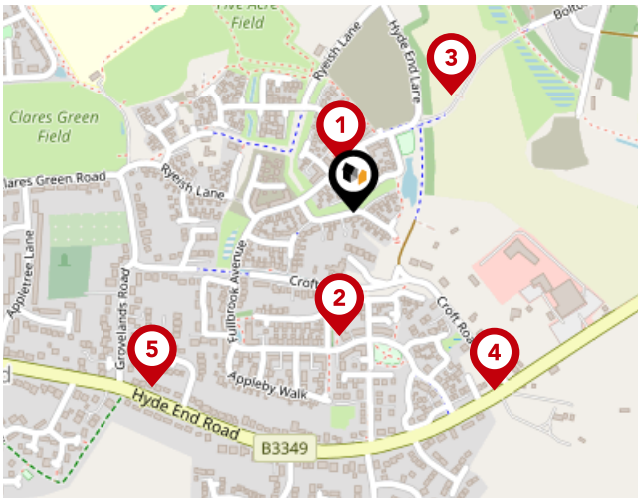


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	22.51 miles
2	Heathrow Airport Terminal 4	22.52 miles
3	Kidlington	33.73 miles
4	North Stoneham	35.44 miles
5	Southampton Airport	35.44 miles

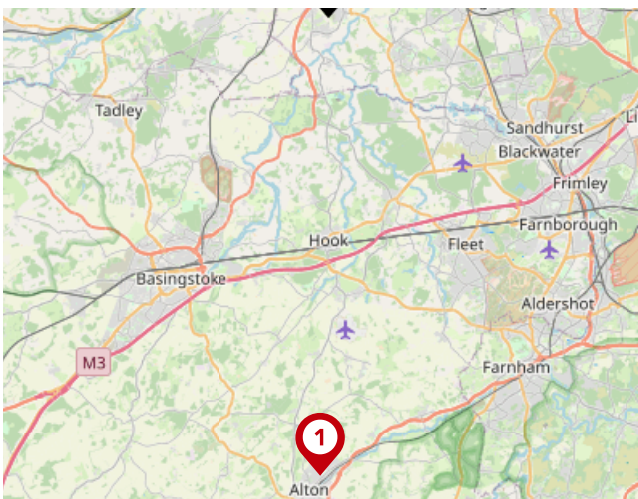
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Bays Crescent	0.06 miles
2	Peartree Walk	0.14 miles
3	Fullbrook Avenue	0.18 miles
4	Croft Road	0.26 miles
5	Grovelands Road	0.31 miles



Local Connections

Pin	Name	Distance
1	Alton (Mid-Hants Railway)	16.96 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

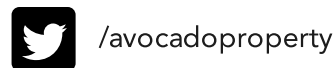
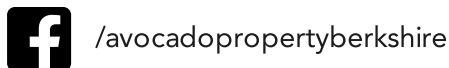


I have never known such an excellent service. I have experienced other Estate agents but this is gold star. I have now told 3 other friends to only use Dan and Neil at Avacado. They are supportive, kind , professional and modern day super heroes. Marvel will be on the lookout for them soon!

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.



Agent Disclaimer



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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Avocado Property

07917 157387

neil@avocadoberkshire.co.uk

www.avocadopropertyagents.co.uk

