

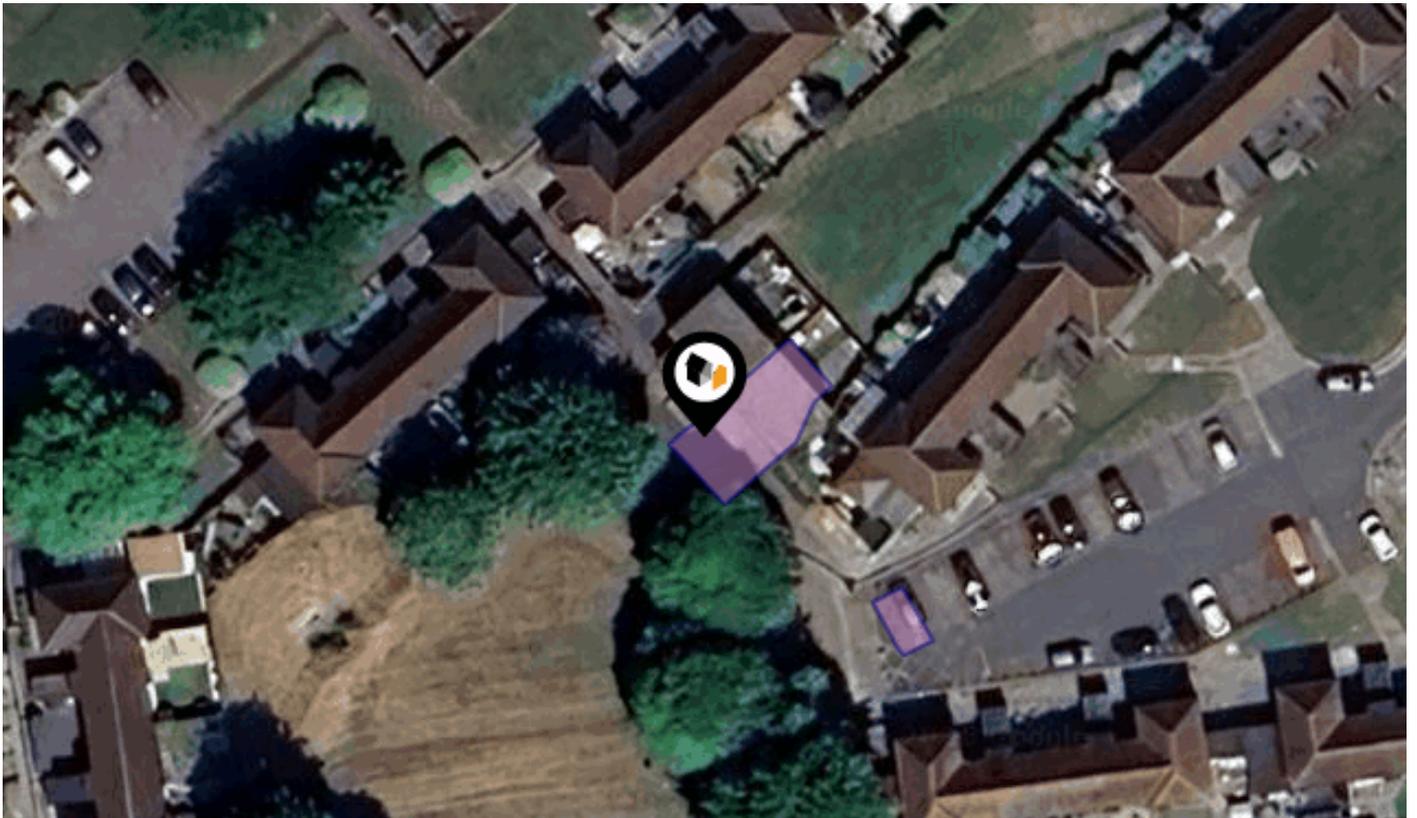


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 20th January 2026



HILL ROAD, ARBORFIELD, READING, RG2

Avocado Property

07917 157387

neil@avocadoberkshire.co.uk

www.avocadopropertyagents.co.uk



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Property Overview



Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	818 ft ² / 76 m ²		
Plot Area:	0.02 acres		
Year Built :	1950-1966		
Council Tax :	Band C		
Annual Estimate:	£2,112		
Title Number:	BK365487		

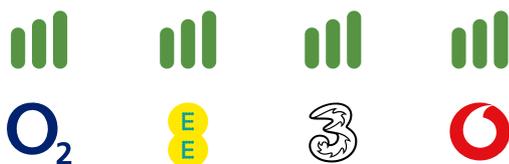
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	80 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Hill Road, Arborfield, RG2

Energy rating

C

Valid until 11.09.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 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:	Rental (private)
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:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
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:	Solid, no insulation (assumed)
Total Floor Area:	76 m ²

Market Sold in Street



43, Hill Road, Reading, RG2 9LP				
Last Sold Date:	19/06/2025	07/11/2014		
Last Sold Price:	£350,000	£250,000		
22, Hill Road, Reading, RG2 9LP				
Last Sold Date:	23/05/2025	12/04/2021	11/08/2010	10/09/2002
Last Sold Price:	£330,000	£260,000	£190,000	£149,950
23, Hill Road, Reading, RG2 9LP				
Last Sold Date:	14/05/2025	24/09/2021	28/03/2017	10/06/2010
Last Sold Price:	£342,500	£320,000	£290,000	£180,000
25, Hill Road, Reading, RG2 9LP				
Last Sold Date:	29/10/2024			
Last Sold Price:	£320,000			
35, Hill Road, Reading, RG2 9LP				
Last Sold Date:	09/10/2024			
Last Sold Price:	£285,000			
10, Hill Road, Reading, RG2 9LP				
Last Sold Date:	10/01/2024	21/03/2012		
Last Sold Price:	£315,000	£170,000		
47, Hill Road, Reading, RG2 9LP				
Last Sold Date:	17/11/2022	19/10/2018	24/07/2014	
Last Sold Price:	£342,500	£290,000	£215,000	
4, Hill Road, Reading, RG2 9LP				
Last Sold Date:	23/09/2022	31/01/2014	08/03/2012	
Last Sold Price:	£300,000	£199,950	£175,000	
21, Hill Road, Reading, RG2 9LP				
Last Sold Date:	24/08/2022	13/01/2014	18/01/2008	19/04/2004
Last Sold Price:	£315,000	£210,000	£210,000	£150,000
38, Hill Road, Reading, RG2 9LP				
Last Sold Date:	31/03/2022			
Last Sold Price:	£297,000			
52, Hill Road, Reading, RG2 9LP				
Last Sold Date:	11/02/2022	27/09/2017		
Last Sold Price:	£310,000	£300,000		
48, Hill Road, Reading, RG2 9LP				
Last Sold Date:	02/02/2022	16/02/2017		
Last Sold Price:	£295,000	£260,000		

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

Market Sold in Street



36, Hill Road, Reading, RG2 9LP						
Last Sold Date:	26/11/2021					
Last Sold Price:	£285,000					
5, Hill Road, Reading, RG2 9LP						
Last Sold Date:	24/09/2021	12/04/2016				
Last Sold Price:	£310,000	£250,000				
34, Hill Road, Reading, RG2 9LP						
Last Sold Date:	30/07/2021	24/08/2018	06/03/2015	22/11/2010	28/11/2006	04/06/2004
Last Sold Price:	£325,000	£282,500	£242,000	£189,000	£179,950	£156,000
27, Hill Road, Reading, RG2 9LP						
Last Sold Date:	28/06/2021	31/03/2015	28/05/2014	11/01/2008		
Last Sold Price:	£268,000	£260,000	£215,000	£190,000		
13, Hill Road, Reading, RG2 9LP						
Last Sold Date:	12/02/2021	17/08/2012				
Last Sold Price:	£258,000	£170,000				
30, Hill Road, Reading, RG2 9LP						
Last Sold Date:	18/12/2020	23/03/2017	30/08/2013			
Last Sold Price:	£275,000	£305,250	£180,000			
51, Hill Road, Reading, RG2 9LP						
Last Sold Date:	11/06/2020					
Last Sold Price:	£249,000					
15, Hill Road, Reading, RG2 9LP						
Last Sold Date:	20/05/2020	25/07/2014	13/01/2012			
Last Sold Price:	£257,000	£225,000	£176,000			
33, Hill Road, Reading, RG2 9LP						
Last Sold Date:	20/02/2020	12/08/2014	16/10/2006			
Last Sold Price:	£280,000	£240,000	£180,000			
7, Hill Road, Reading, RG2 9LP						
Last Sold Date:	11/12/2019	23/03/2012				
Last Sold Price:	£255,000	£176,000				
9, Hill Road, Reading, RG2 9LP						
Last Sold Date:	20/09/2019	01/06/2012				
Last Sold Price:	£255,000	£170,000				
45, Hill Road, Reading, RG2 9LP						
Last Sold Date:	18/07/2019	29/08/2014	30/04/2010			
Last Sold Price:	£279,500	£225,000	£177,000			

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

Market Sold in Street



40, Hill Road, Reading, RG2 9LP					
Last Sold Date:	15/02/2019	16/09/2016			
Last Sold Price:	£295,000	£250,000			
28, Hill Road, Reading, RG2 9LP					
Last Sold Date:	29/01/2018	05/08/2015	11/08/2006	05/04/2005	10/05/2002
Last Sold Price:	£283,000	£241,000	£175,000	£165,000	£129,500
54, Hill Road, Reading, RG2 9LP					
Last Sold Date:	06/09/2017	30/07/2007	04/06/2004		
Last Sold Price:	£312,000	£195,000	£152,500		
2, Hill Road, Reading, RG2 9LP					
Last Sold Date:	03/02/2017	27/01/2012			
Last Sold Price:	£286,000	£167,500			
29, Hill Road, Reading, RG2 9LP					
Last Sold Date:	05/01/2017	10/11/2004			
Last Sold Price:	£295,000	£158,500			
37, Hill Road, Reading, RG2 9LP					
Last Sold Date:	06/03/2015	04/11/2008	14/11/2003		
Last Sold Price:	£221,000	£175,000	£155,000		
39, Hill Road, Reading, RG2 9LP					
Last Sold Date:	19/12/2014	08/07/2011			
Last Sold Price:	£242,500	£180,000			
18, Hill Road, Reading, RG2 9LP					
Last Sold Date:	10/06/2014	18/03/2009			
Last Sold Price:	£220,000	£175,000			
46, Hill Road, Reading, RG2 9LP					
Last Sold Date:	24/10/2013				
Last Sold Price:	£170,000				
6, Hill Road, Reading, RG2 9LP					
Last Sold Date:	16/05/2012				
Last Sold Price:	£170,000				
14, Hill Road, Reading, RG2 9LP					
Last Sold Date:	12/04/2012				
Last Sold Price:	£170,000				
12, Hill Road, Reading, RG2 9LP					
Last Sold Date:	04/04/2012				
Last Sold Price:	£171,000				

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

Market Sold in Street



3, Hill Road, Reading, RG2 9LP	
Last Sold Date:	30/03/2012
Last Sold Price:	£169,950
11, Hill Road, Reading, RG2 9LP	
Last Sold Date:	16/03/2012
Last Sold Price:	£170,000
8, Hill Road, Reading, RG2 9LP	
Last Sold Date:	16/03/2012
Last Sold Price:	£178,000
1, Hill Road, Reading, RG2 9LP	
Last Sold Date:	27/01/2012
Last Sold Price:	£173,000
32, Hill Road, Reading, RG2 9LP	
Last Sold Date:	21/10/2011 28/06/2002
Last Sold Price:	£181,000 £127,500
31, Hill Road, Reading, RG2 9LP	
Last Sold Date:	27/05/2011
Last Sold Price:	£180,000
50, Hill Road, Reading, RG2 9LP	
Last Sold Date:	05/10/2007
Last Sold Price:	£197,500
53, Hill Road, Reading, RG2 9LP	
Last Sold Date:	01/09/2006 30/08/2002
Last Sold Price:	£184,950 £150,500
44, Hill Road, Reading, RG2 9LP	
Last Sold Date:	10/05/2006 06/02/2003
Last Sold Price:	£168,000 £135,000
19, Hill Road, Reading, RG2 9LP	
Last Sold Date:	24/06/2005
Last Sold Price:	£167,000
20, Hill Road, Reading, RG2 9LP	
Last Sold Date:	21/05/2004
Last Sold Price:	£156,950

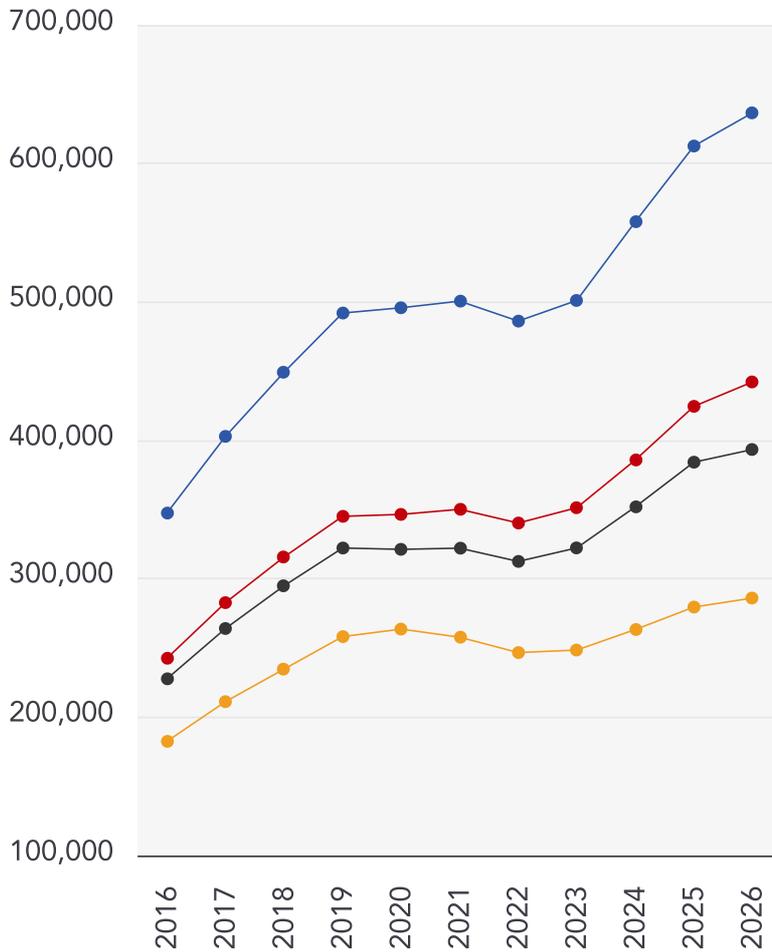
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

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

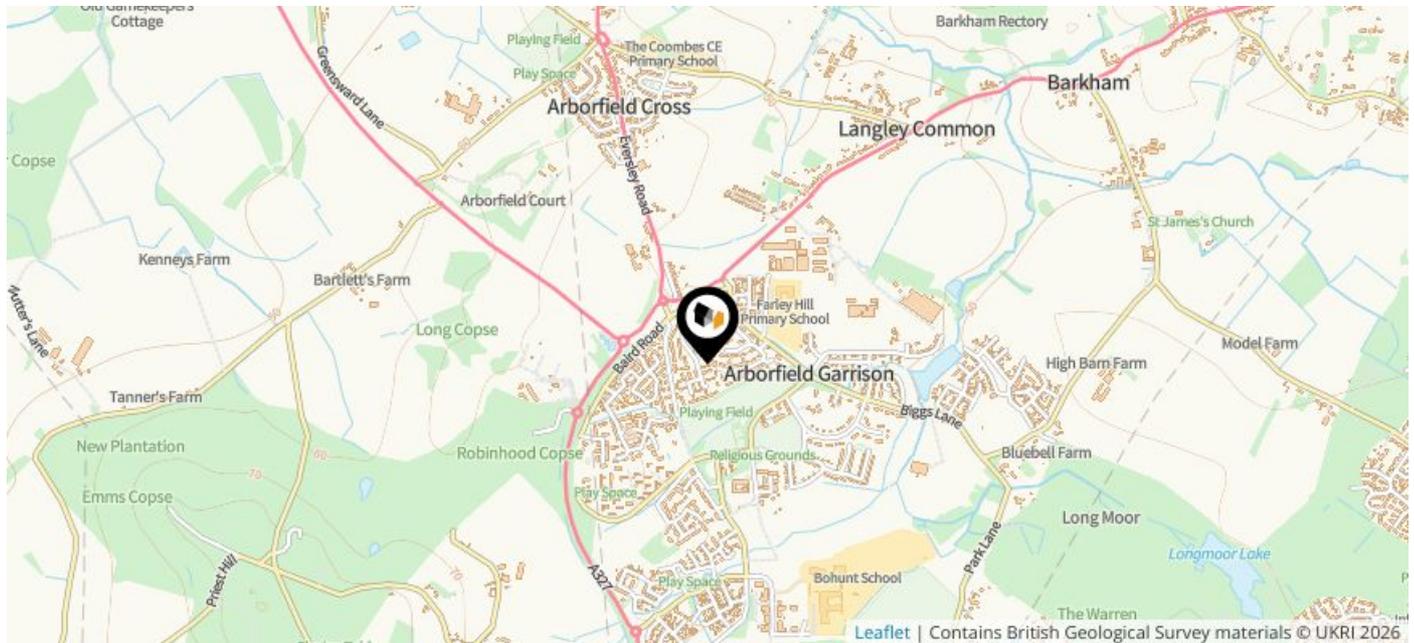
+56.72%

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.

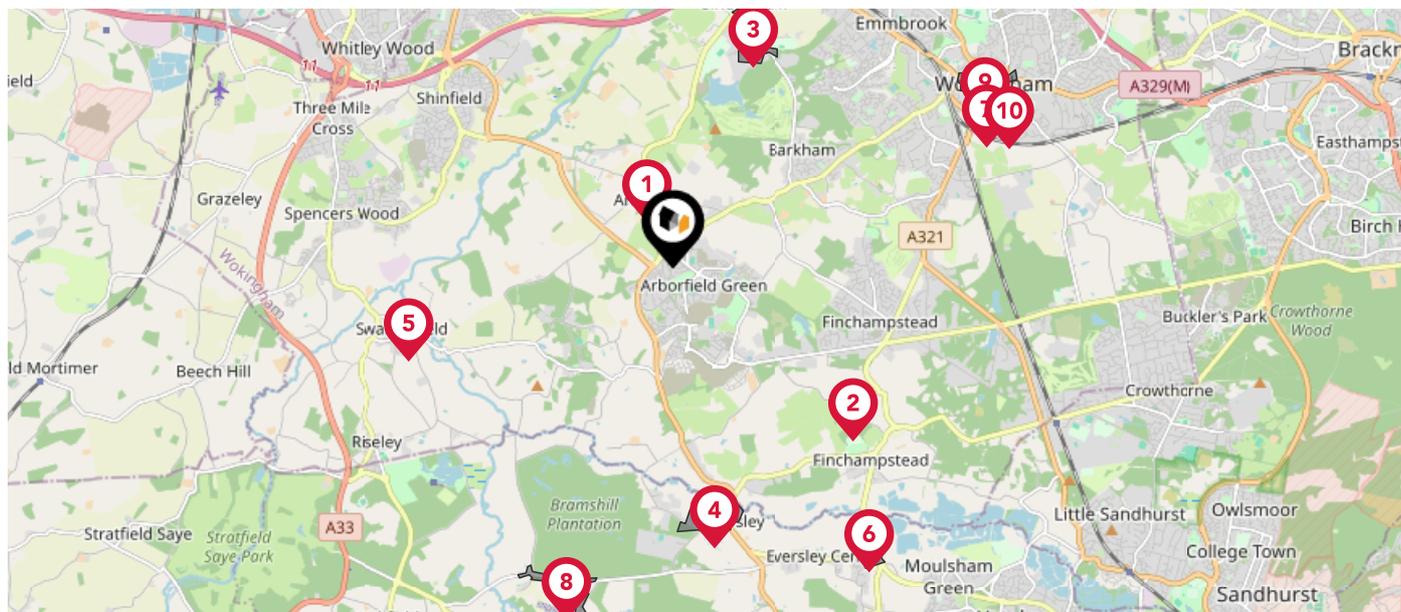
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

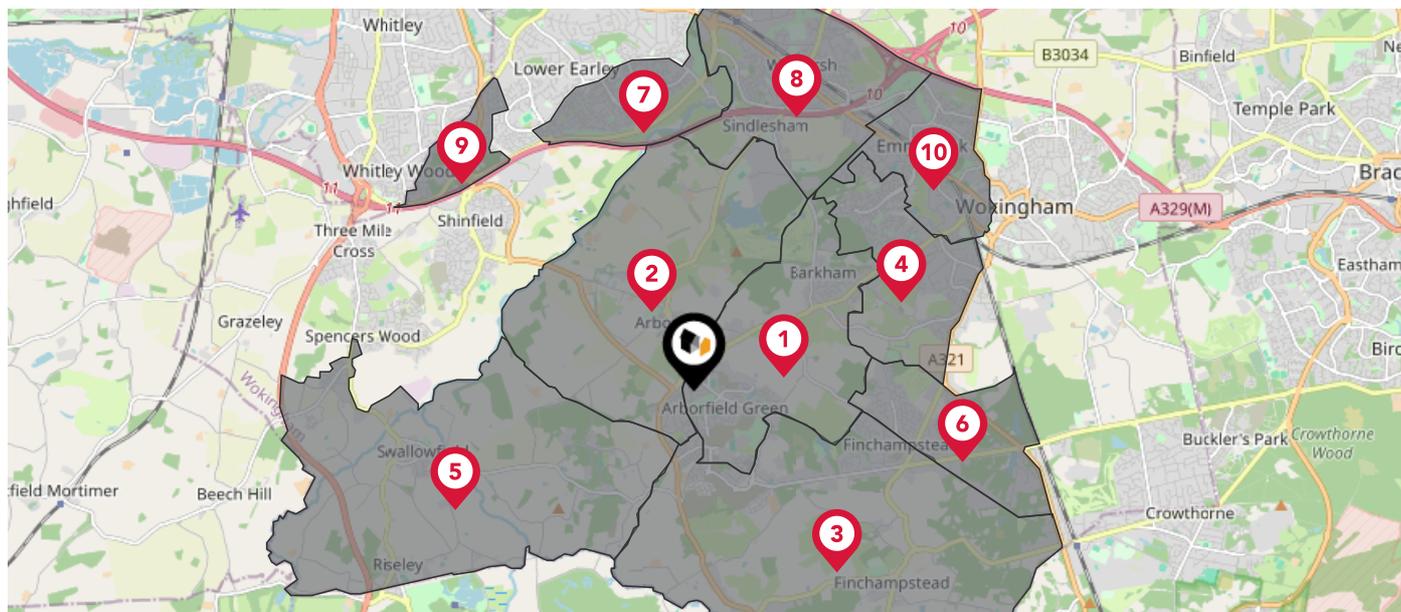
- 1 Arborfield Cross
- 2 Finchampstead Church
- 3 Sindlesham
- 4 Eversley Street
- 5 Swallowfield
- 6 Eversley Cross
- 7 Langborough Road
- 8 Bramshill
- 9 Wokingham Town Centre
- 10 Murdoch Road

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

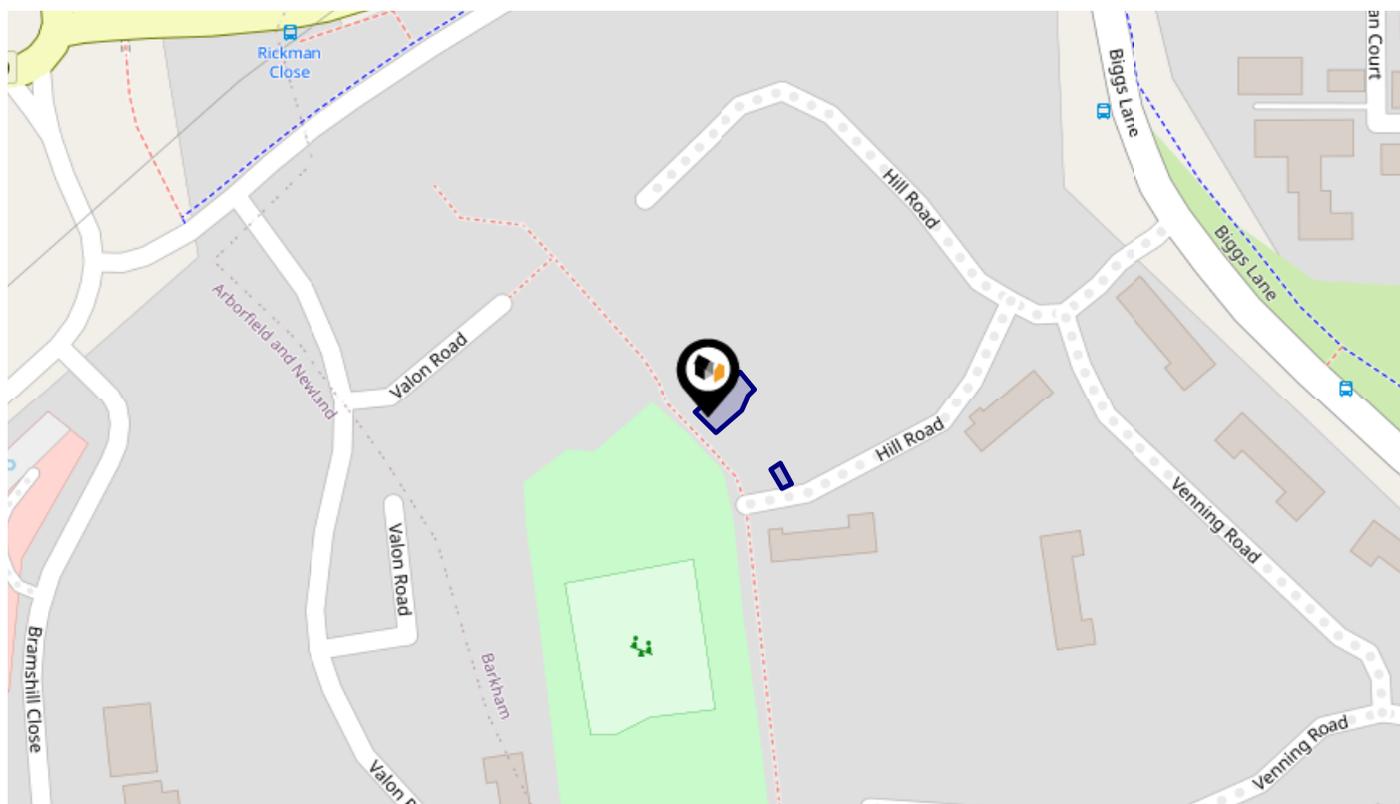
-  1 Barkham Ward
-  2 Arborfield Ward
-  3 Finchampstead South Ward
-  4 Evendons Ward
-  5 Swallowfield Ward
-  6 Finchampstead North Ward
-  7 Hawkedon Ward
-  8 Winnersh Ward
-  9 Shinfield North Ward
-  10 Emmbrook Ward

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:

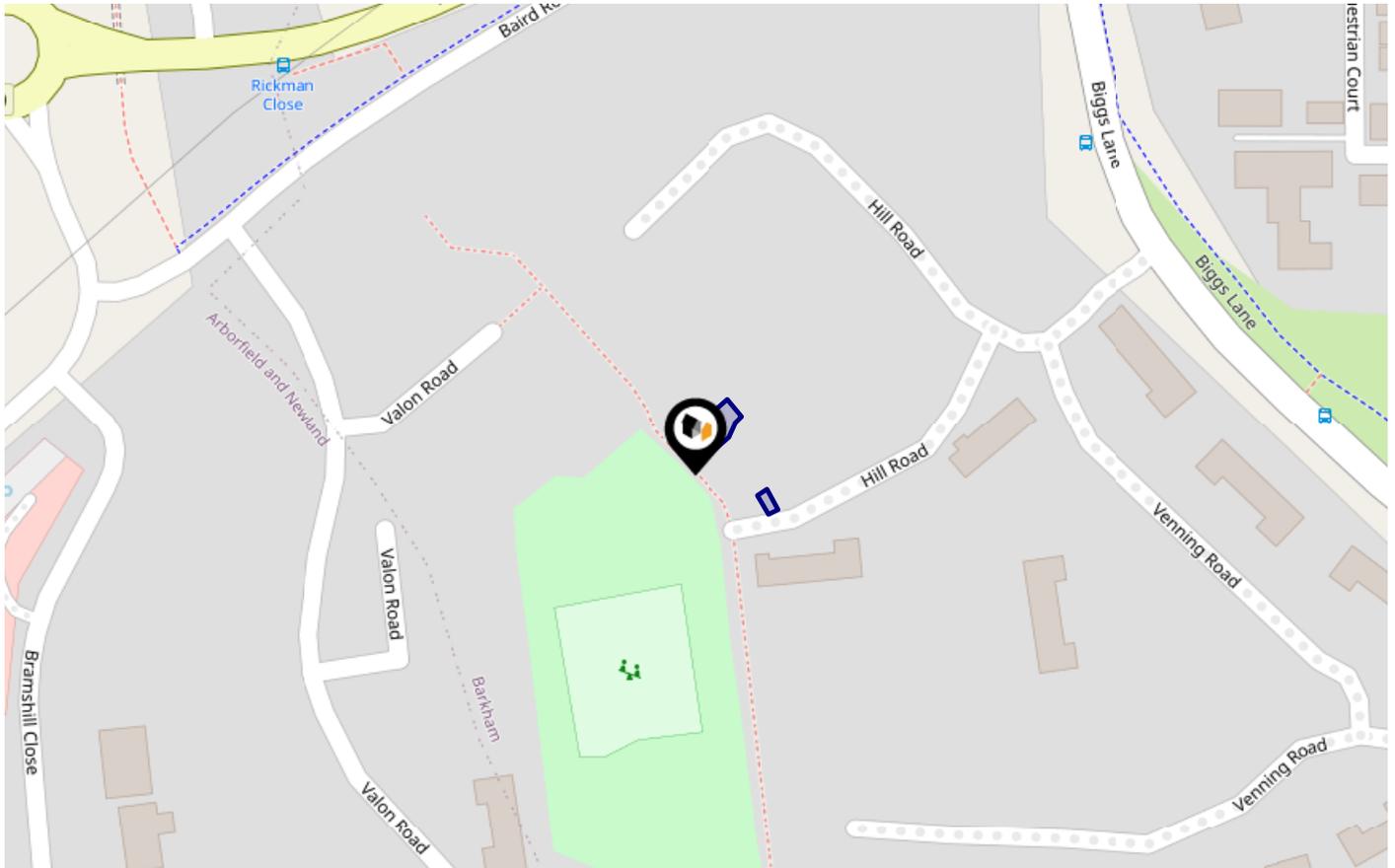


Flood Risk

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:

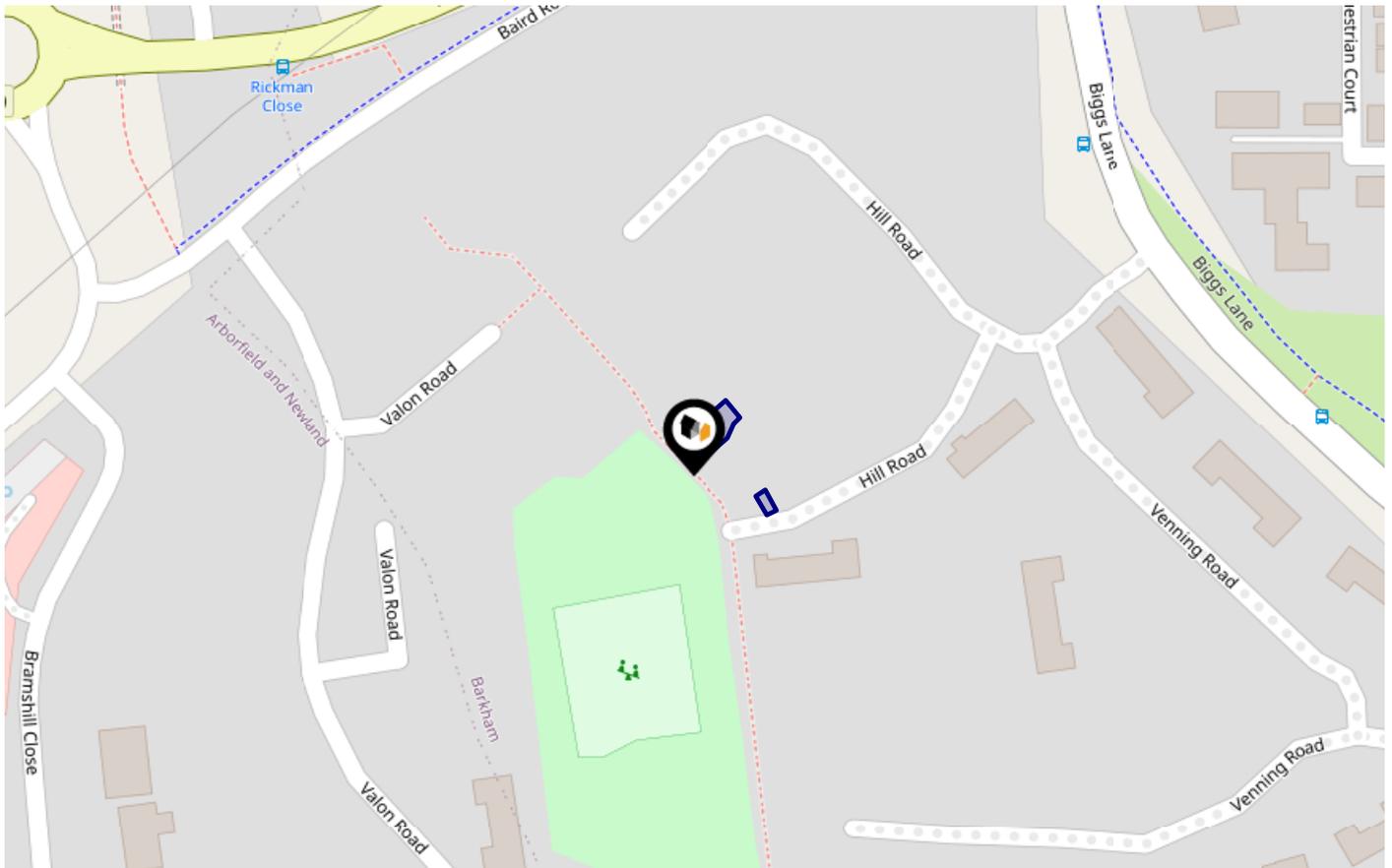


Flood Risk

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:

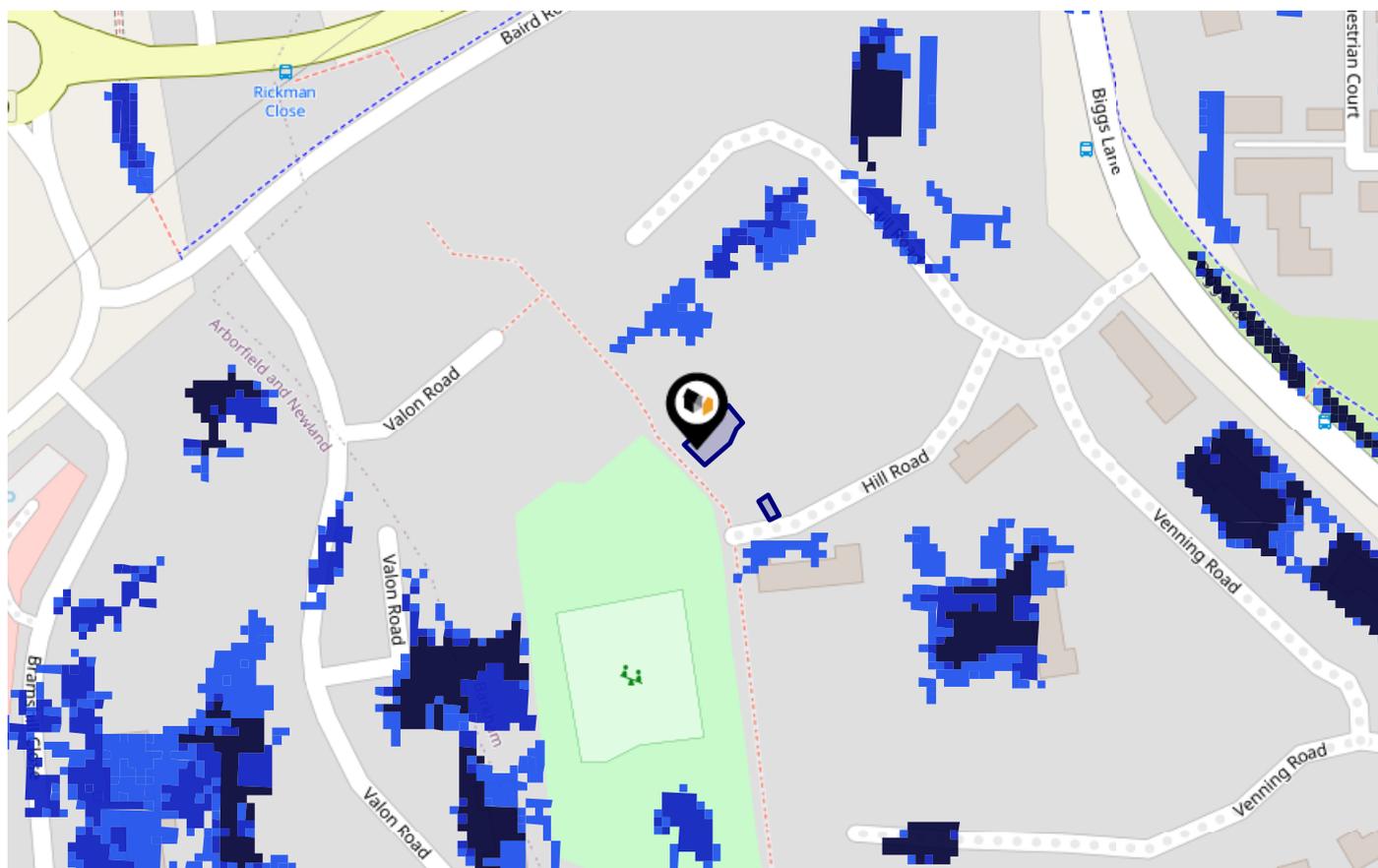


Flood Risk

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.

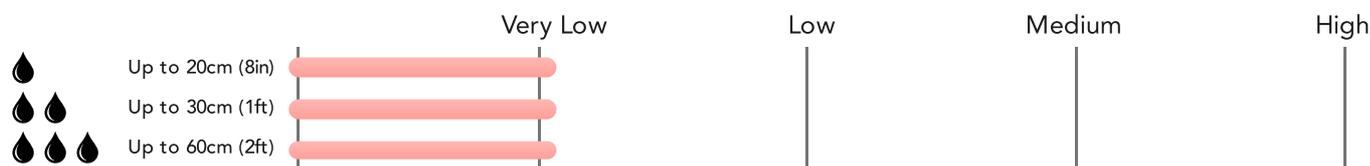


Risk Rating: Very low

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:

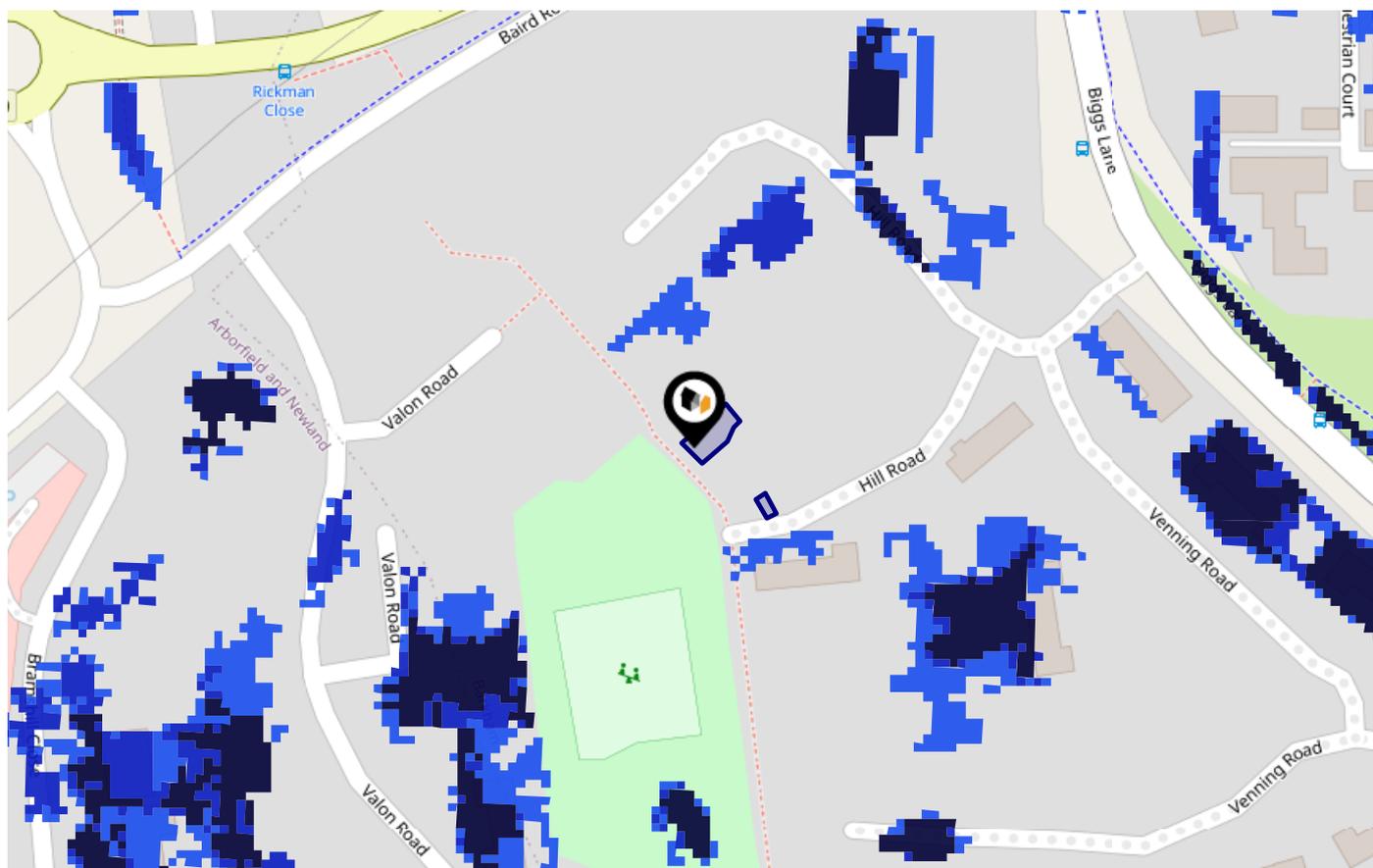


Flood Risk

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:

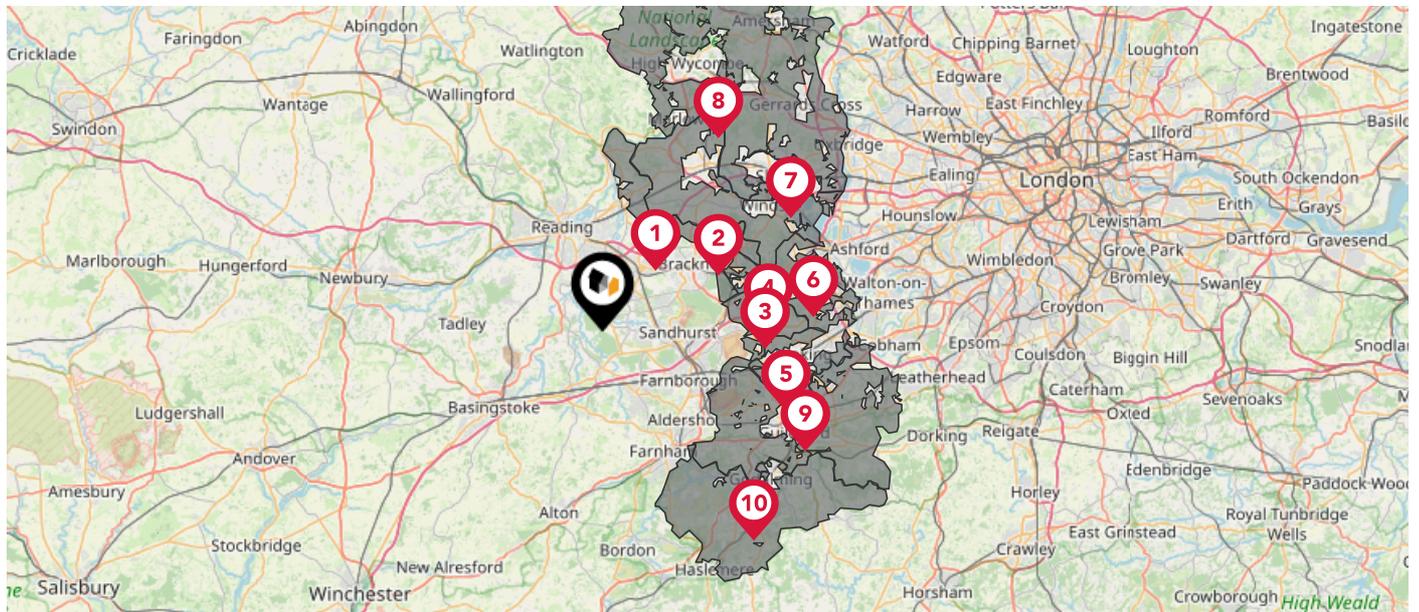


Maps

Green Belt



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



Nearby Green Belt Land

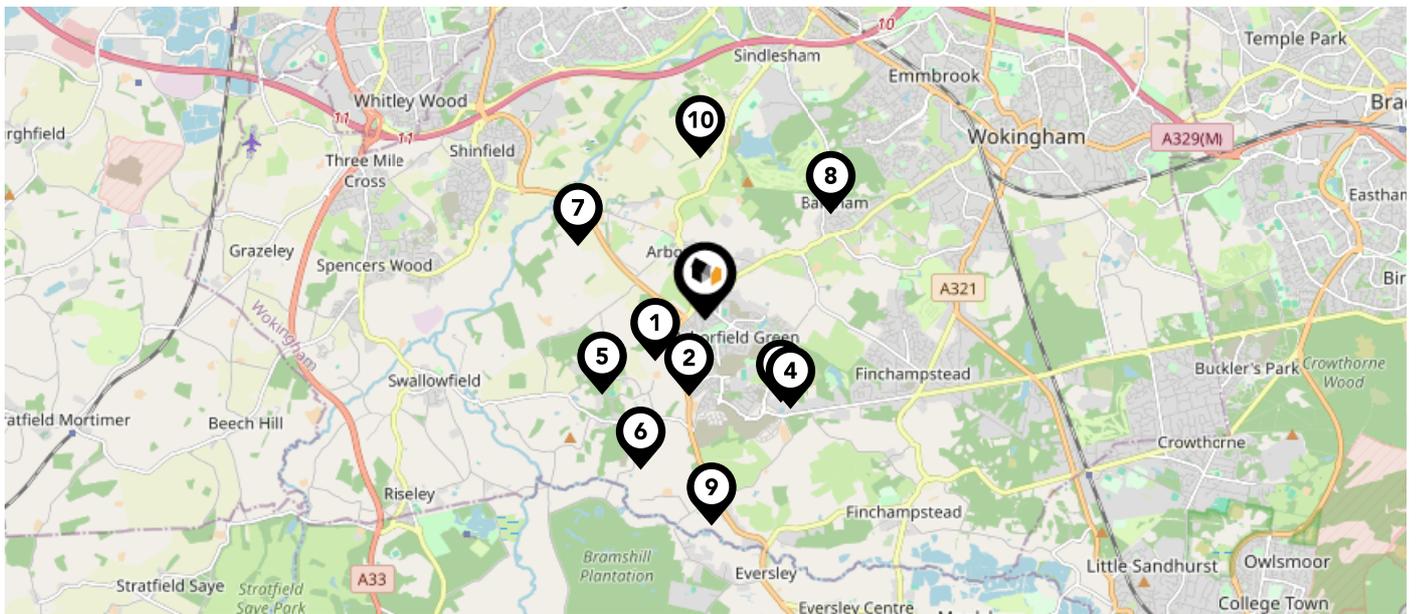
- 1 London Green Belt - Wokingham
- 2 London Green Belt - Bracknell Forest
- 3 London Green Belt - Surrey Heath
- 4 London Green Belt - Windsor and Maidenhead
- 5 London Green Belt - Woking
- 6 London Green Belt - Runnymede
- 7 London Green Belt - Slough
- 8 London Green Belt - Buckinghamshire
- 9 London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

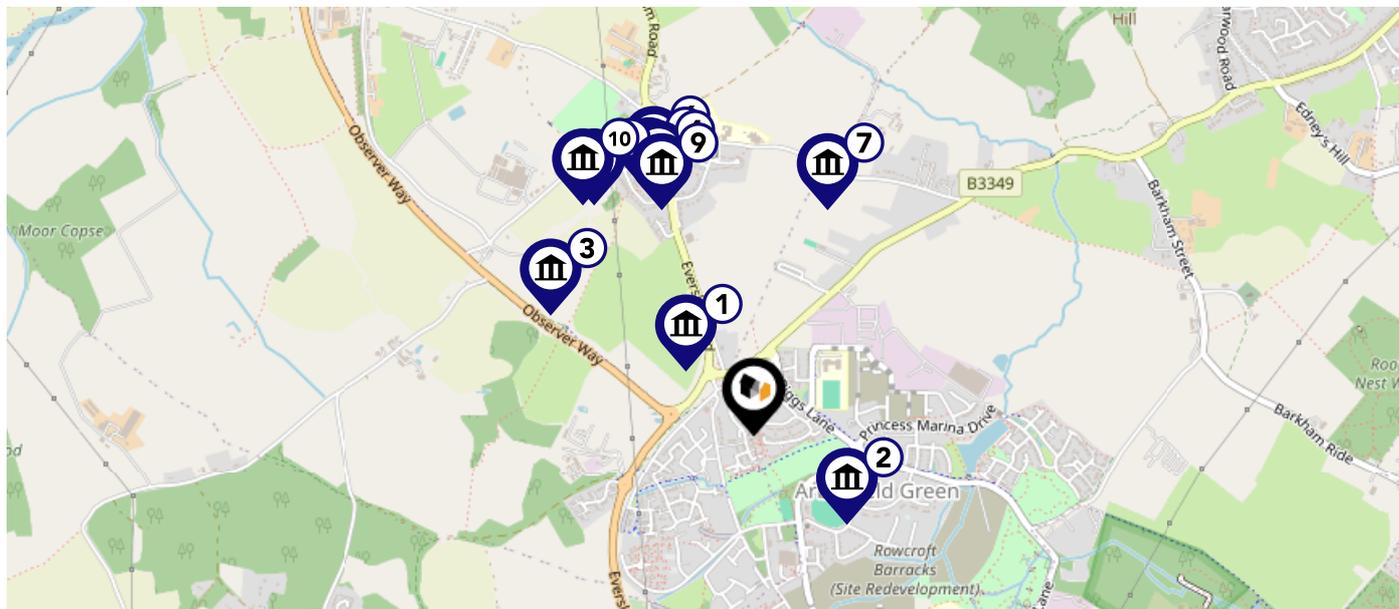
	The Piggery-Arborfield	Historic Landfill <input type="checkbox"/>
	Whitehall Brickworks-Arborfield	Historic Landfill <input type="checkbox"/>
	Moor Farm-Finchampstead	Historic Landfill <input type="checkbox"/>
	Coleshill Farm-Finchampstead	Historic Landfill <input type="checkbox"/>
	Hephaistos School-Farley Hill	Historic Landfill <input type="checkbox"/>
	Jouldings Lane-Farley Hill	Historic Landfill <input type="checkbox"/>
	Milkingbarn Lane-Arborfield	Historic Landfill <input type="checkbox"/>
	Highland Avenue-Barkham	Historic Landfill <input type="checkbox"/>
	Bullaways Farm-New Mill Road, Eversley, Hook, Hampshire	Historic Landfill <input type="checkbox"/>
	Park Farm-Carters Hill	Historic Landfill <input type="checkbox"/>

Maps

Listed Buildings

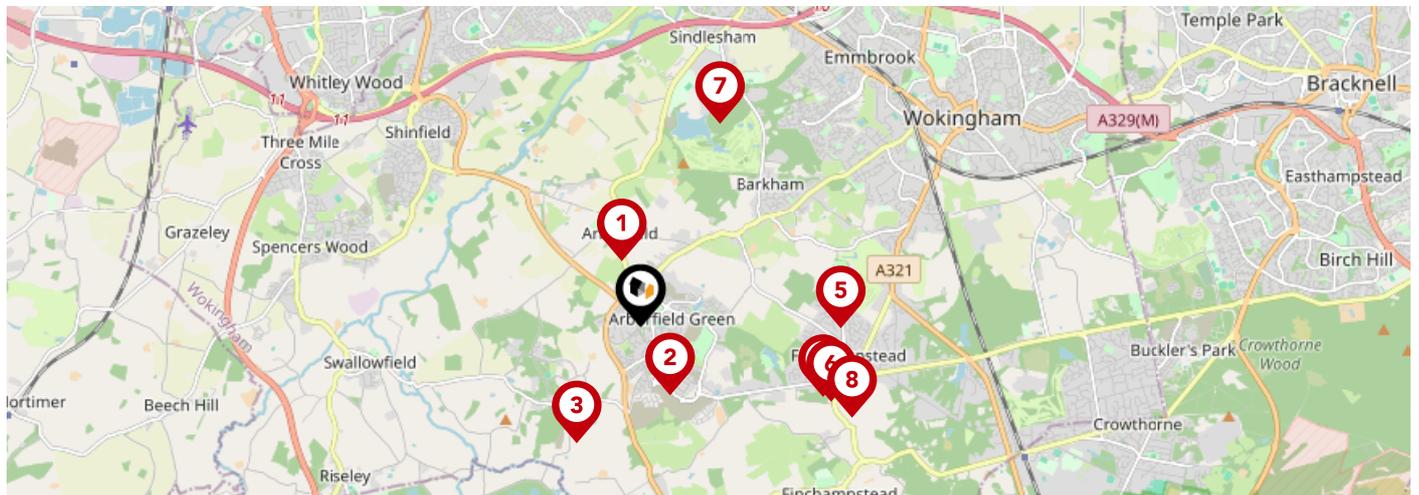


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



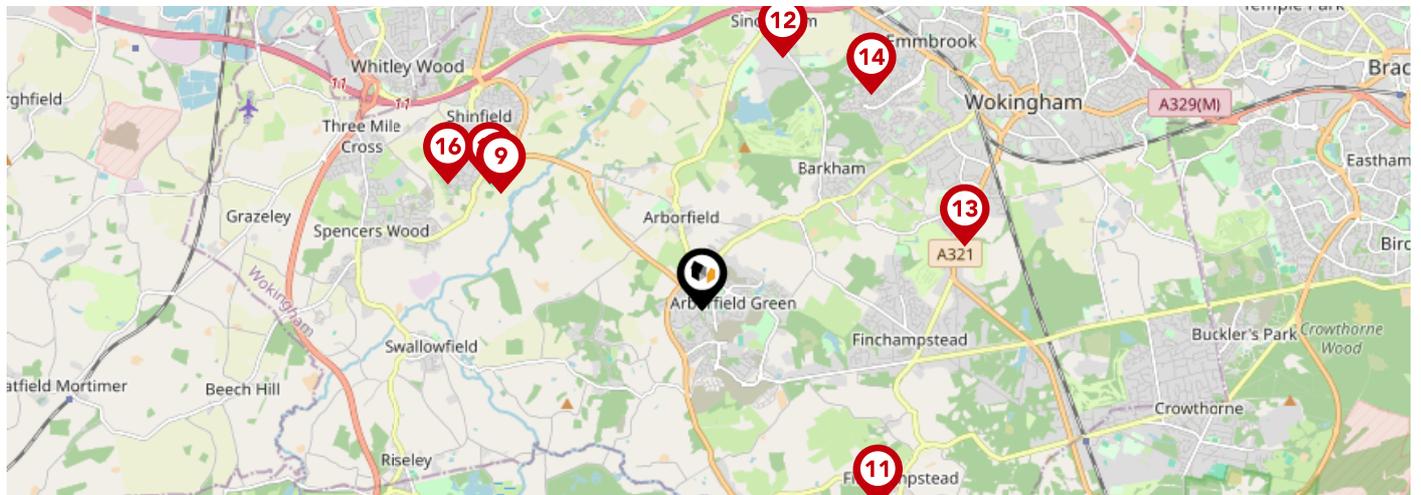
Listed Buildings in the local district	Grade	Distance
 1312999 - Ducks Nest Farmhouse	Grade II	0.2 miles
 1419613 - Moat House	Grade II	0.3 miles
 1118123 - Arborfield Court	Grade II	0.5 miles
 1319097 - Birch House	Grade II	0.6 miles
 1319118 - Applemore	Grade II	0.6 miles
 1135997 - The Old Post House	Grade II	0.6 miles
 1118117 - Langleypond Farmhouse	Grade II	0.6 miles
 1118162 - The Swan Public House	Grade II	0.6 miles
 1135988 - Magnolia Cottage	Grade II	0.6 miles
 1118122 - Chamberlains Farmhouse	Grade II	0.7 miles

Area Schools



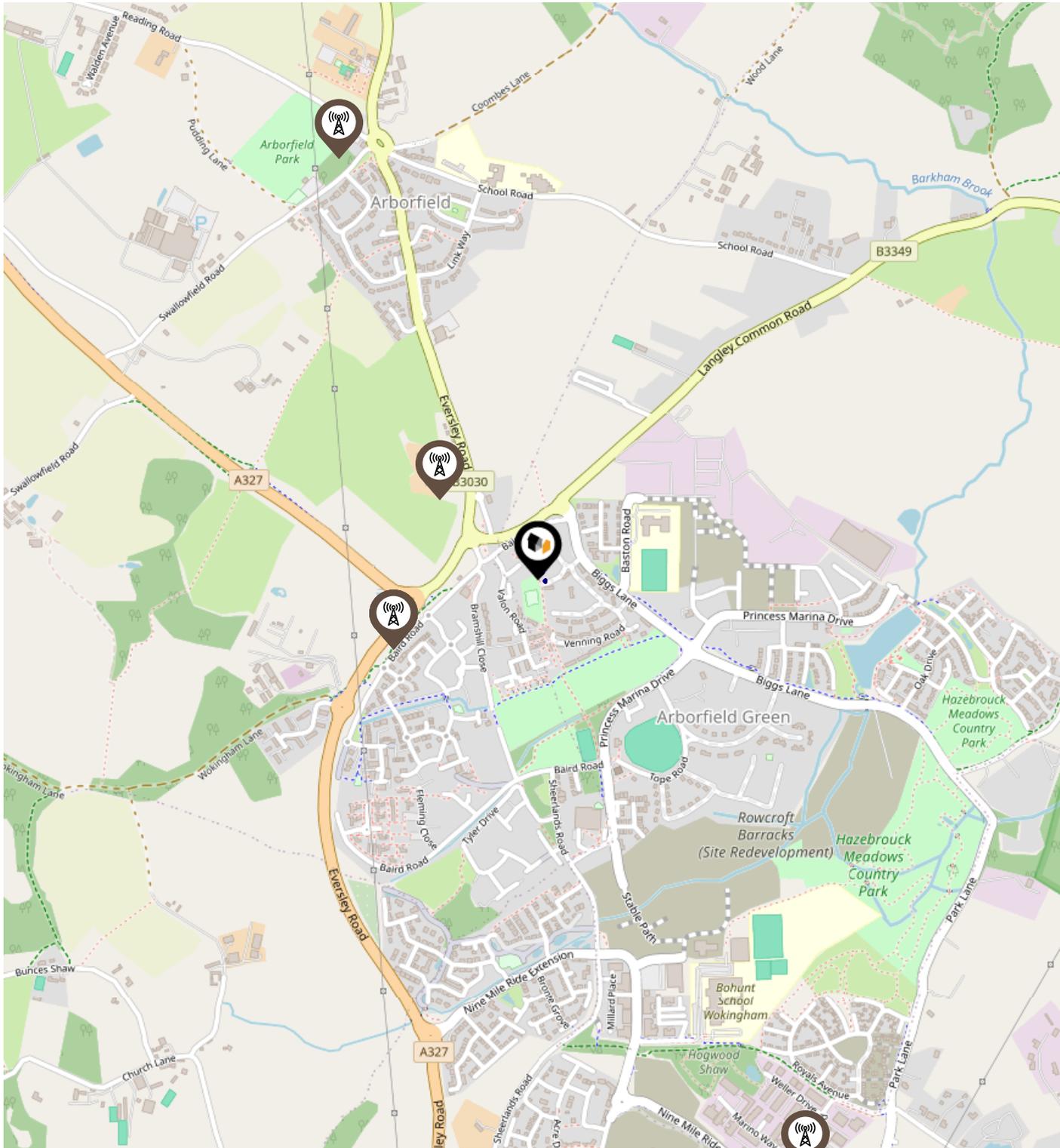
	Nursery	Primary	Secondary	College	Private
1 The Coombes Church of England Primary School Ofsted Rating: Requires improvement Pupils: 377 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Bohunt School Wokingham Ofsted Rating: Good Pupils: 1236 Distance:0.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Farley Hill Primary School Ofsted Rating: Good Pupils: 302 Distance:1.23	<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:1.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Waverley Preparatory School & Day Nursery Ofsted Rating: Not Rated Pupils: 259 Distance:1.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Gorse Ride Infants' School Ofsted Rating: Good Pupils: 108 Distance:1.88	<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:2.01	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Nine Mile Ride Primary School Ofsted Rating: Good Pupils: 372 Distance:2.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



	Nursery	Primary	Secondary	College	Private
Shinfield St Mary's CofE Junior School Ofsted Rating: Good Pupils: 358 Distance:2.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shinfield Infant and Nursery School Ofsted Rating: Good Pupils: 307 Distance:2.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Finchampstead CofE VA Primary School Ofsted Rating: Good Pupils: 101 Distance:2.44	<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:2.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Evendons Primary School Ofsted Rating: Outstanding Pupils: 401 Distance:2.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The Hawthorns Primary School Ofsted Rating: Good Pupils: 436 Distance:2.54	<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:2.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alder Grove Church of England Primary School Ofsted Rating: Good Pupils: 290 Distance:2.62	<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

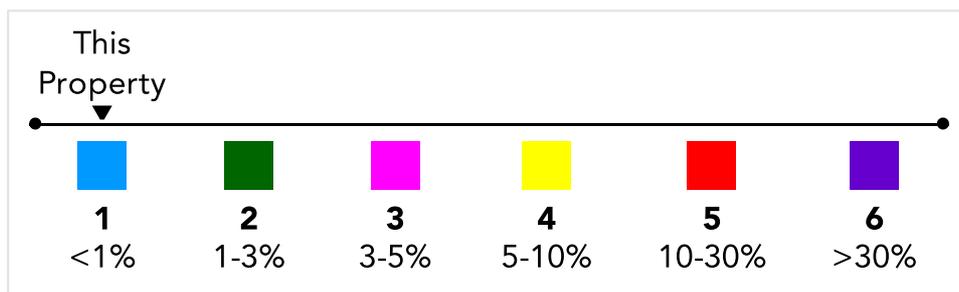
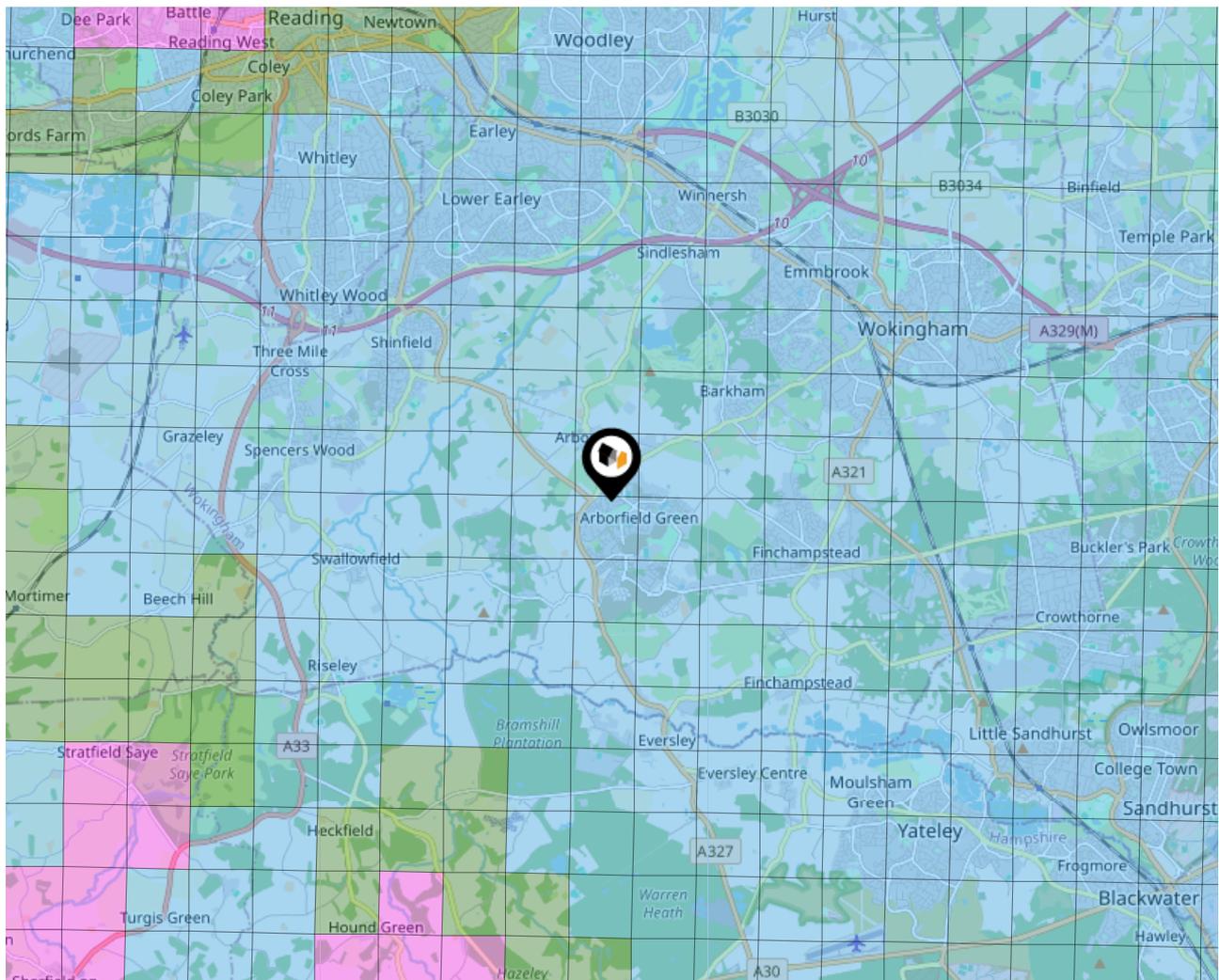
Environment

Radon Gas

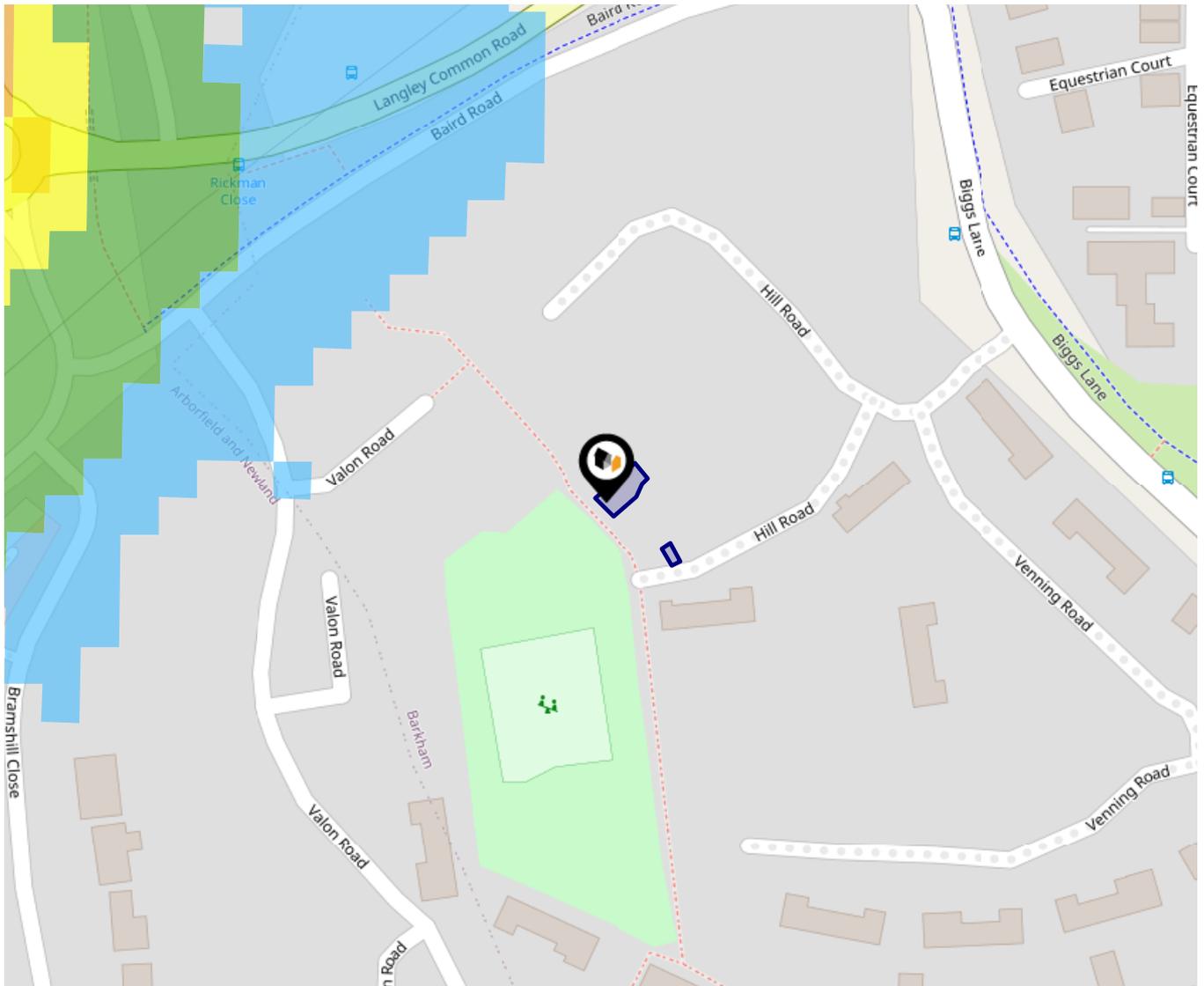


What is Radon?

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



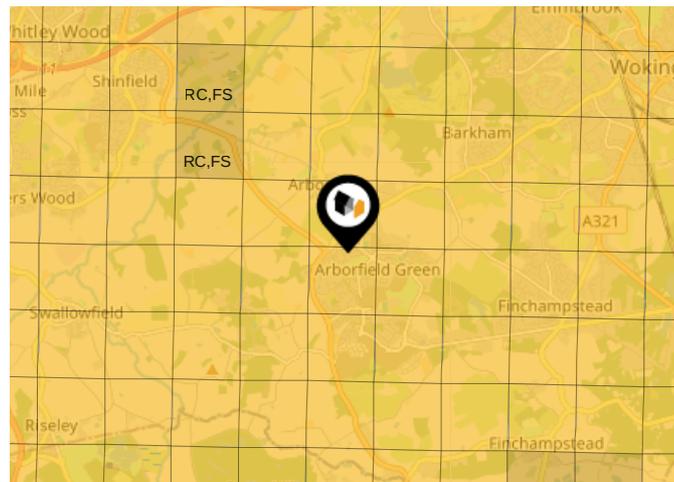
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

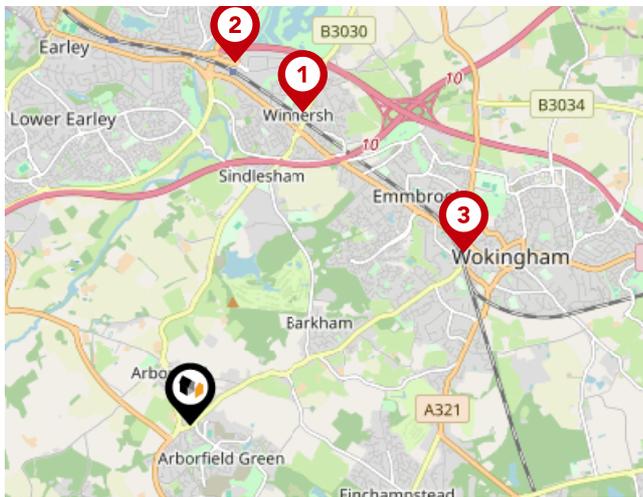


Primary Classifications (Most Common Clay Types)

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

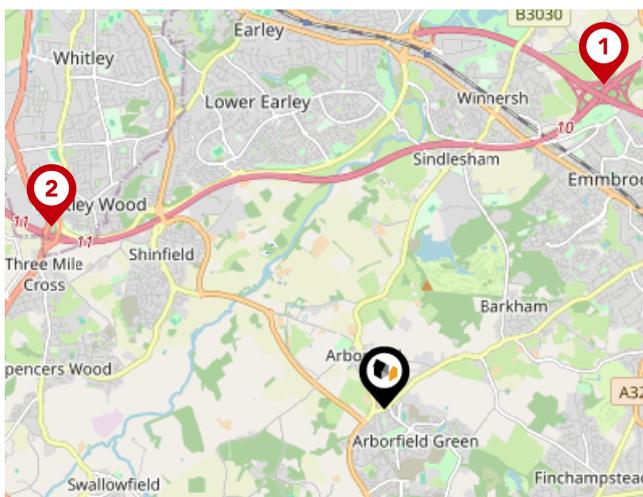
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Winnersh Rail Station	3.09 miles
2	Winnersh Triangle Rail Station	3.39 miles
3	Wokingham Rail Station	2.99 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J10	3.62 miles
2	M4 J11	3.5 miles
3	M3 J5	8.48 miles
4	M3 J4A	7.41 miles
5	M3 J4	7.93 miles

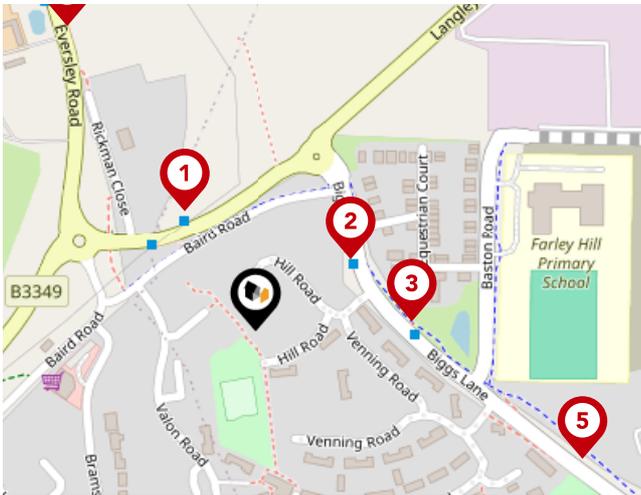


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	20.22 miles
2	Heathrow Airport Terminal 4	20.17 miles
3	Kidlington	35.48 miles
4	Gatwick Airport	35.7 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Rickman Close	0.08 miles
2	Hill Road	0.07 miles
3	Hill Road	0.09 miles
4	Ducks Nest Farm	0.21 miles
5	Biggs Lane	0.2 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

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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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