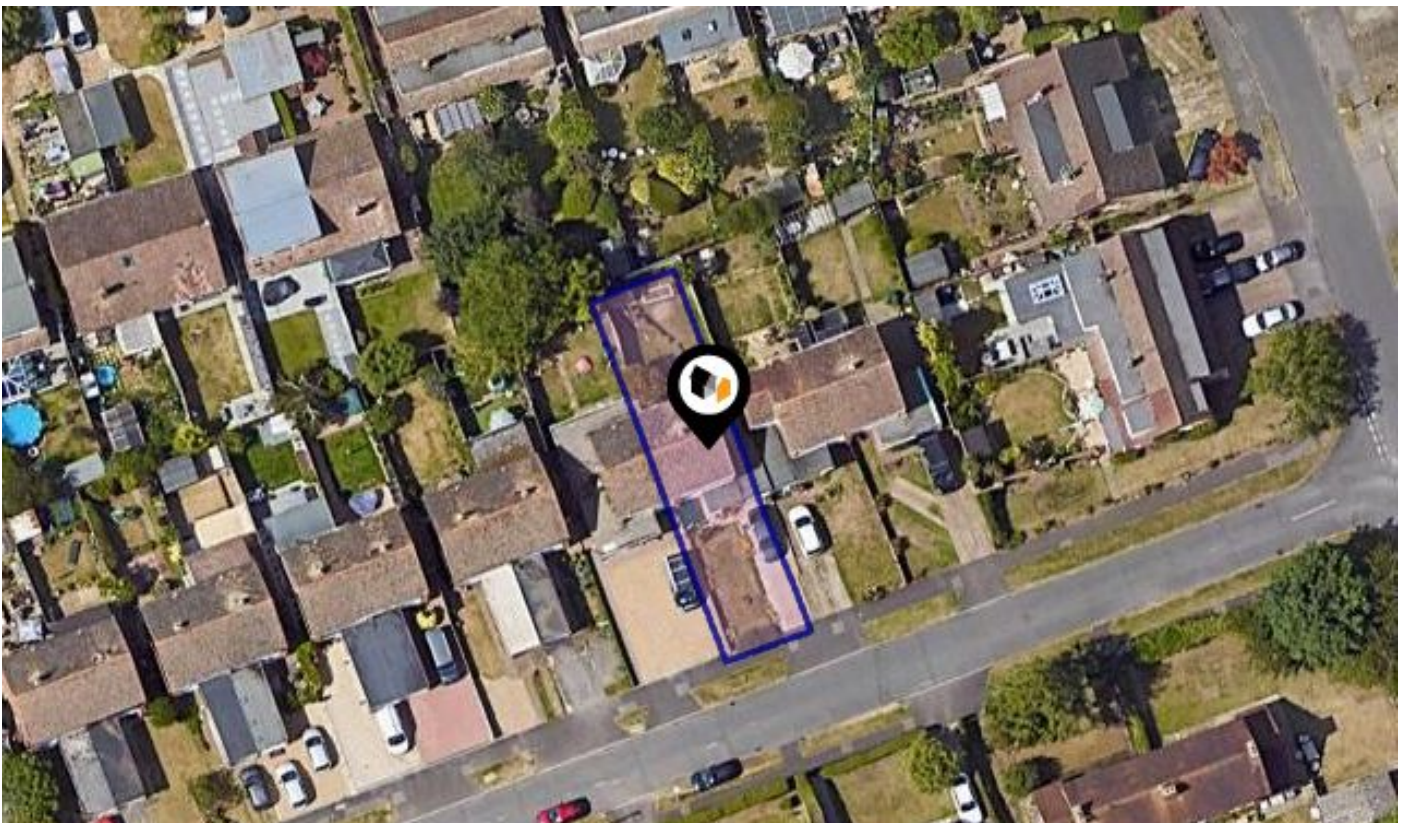




See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Thursday 23rd April 2026



ILBURY CLOSE, SHINFIELD, READING, RG2

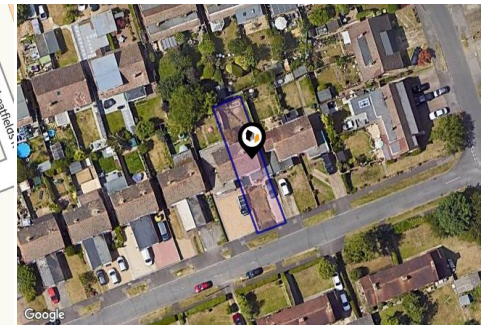
Avocado Property

07917 157387

neil@avocadoberkshire.co.uk

www.avocadopropertyagents.co.uk





Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	990 ft ² / 92 m ²		
Plot Area:	0.06 acres		
Year Built :	1950-1966		
Council Tax :	Band D		
Annual Estimate:	£2,498		
Title Number:	BK381251		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

8 mb/s	287 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Shinfield, READING, RG2

Energy rating

D

Valid until 19.04.2036

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	92 m ²

Market Sold in Street



21, Ilbury Close, Reading, RG2 9DE				Semi-detached House
Last Sold Date:	23/07/2025	14/12/2012		
Last Sold Price:	£480,000	£210,000		
15, Ilbury Close, Reading, RG2 9DE				Semi-detached House
Last Sold Date:	23/05/2025			
Last Sold Price:	£400,000			
12, Ilbury Close, Reading, RG2 9DE				Semi-detached House
Last Sold Date:	21/03/2025	15/12/2017	10/06/2013	
Last Sold Price:	£410,000	£369,000	£197,500	
9, Ilbury Close, Reading, RG2 9DE				Semi-detached House
Last Sold Date:	15/11/2023	14/11/2019	30/04/2004	
Last Sold Price:	£520,000	£465,000	£170,000	
17, Ilbury Close, Reading, RG2 9DE				Semi-detached House
Last Sold Date:	30/06/2023	06/05/2016	25/08/1999	
Last Sold Price:	£415,000	£317,500	£120,000	
16, Ilbury Close, Reading, RG2 9DE				Semi-detached House
Last Sold Date:	30/06/2022	22/10/2015		
Last Sold Price:	£420,000	£322,000		
23, Ilbury Close, Reading, RG2 9DE				Terraced House
Last Sold Date:	24/05/2018			
Last Sold Price:	£360,000			
22, Ilbury Close, Reading, RG2 9DE				Terraced House
Last Sold Date:	22/07/2016	23/03/2012	19/01/2001	25/09/1996
Last Sold Price:	£350,000	£215,000	£135,000	£79,000
18, Ilbury Close, Reading, RG2 9DE				Semi-detached House
Last Sold Date:	08/07/2016			
Last Sold Price:	£315,255			
20, Ilbury Close, Reading, RG2 9DE				Semi-detached House
Last Sold Date:	29/04/2016	09/08/2011	06/07/2001	
Last Sold Price:	£345,000	£205,000	£149,950	
11, Ilbury Close, Reading, RG2 9DE				Semi-detached House
Last Sold Date:	24/10/2013	28/02/2006		
Last Sold Price:	£215,000	£174,000		
19, Ilbury Close, Reading, RG2 9DE				Semi-detached House
Last Sold Date:	12/07/2010	11/10/2004	21/07/2000	
Last Sold Price:	£221,000	£195,000	£135,000	

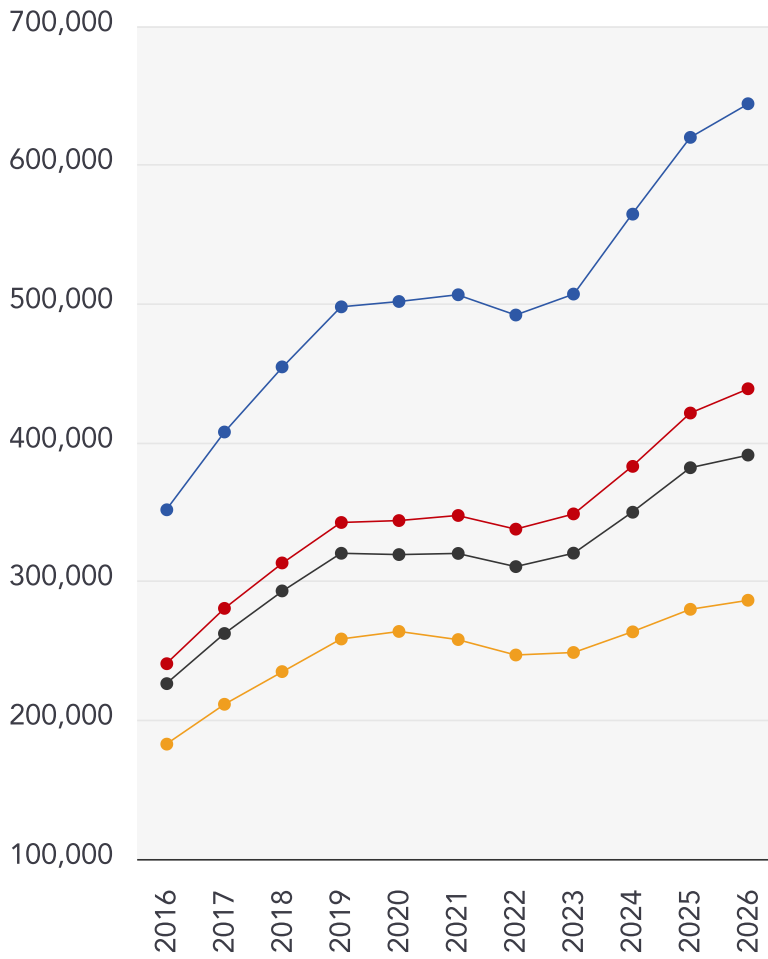
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in RG2



Detached

+83.21%

Semi-Detached

+82.31%

Terraced

+72.76%

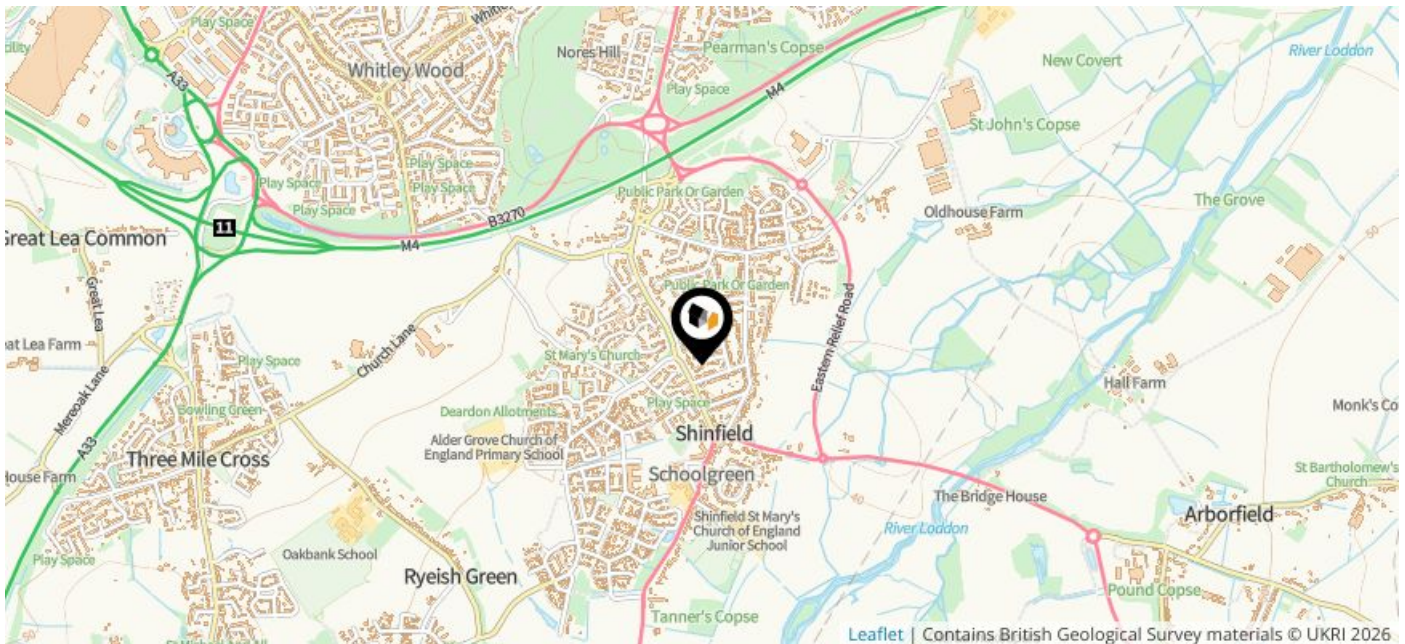
Flat

+56.72%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

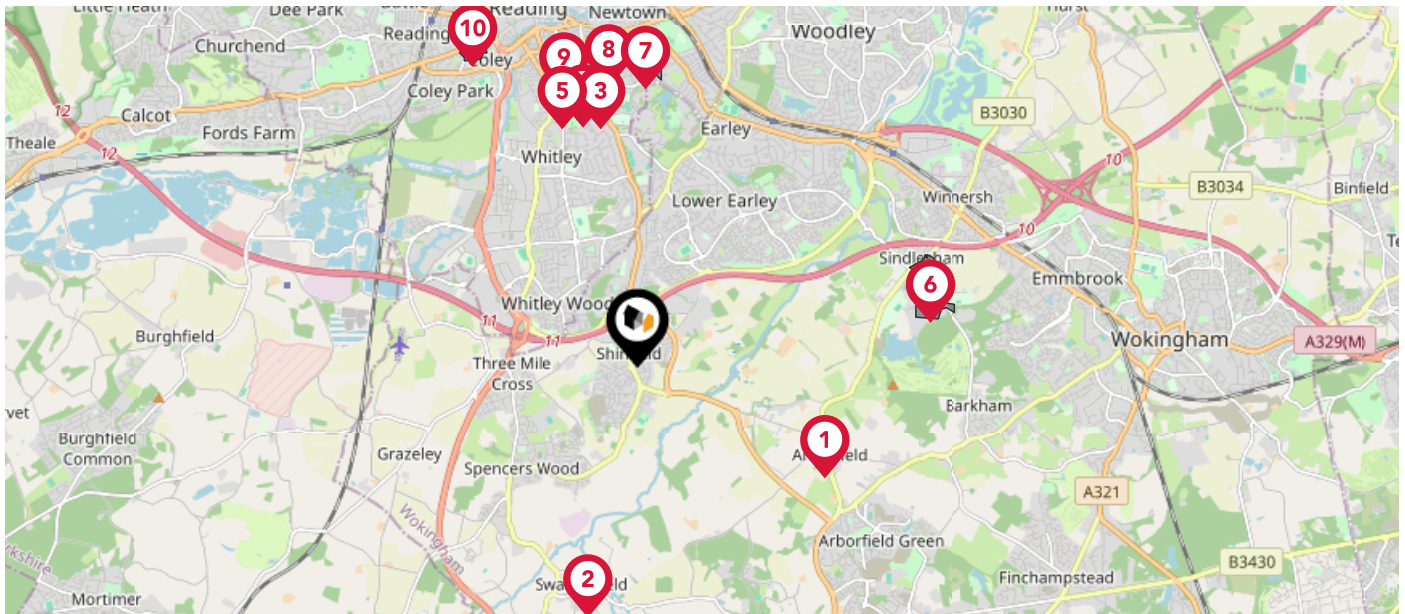
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

Maps

Conservation Areas

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



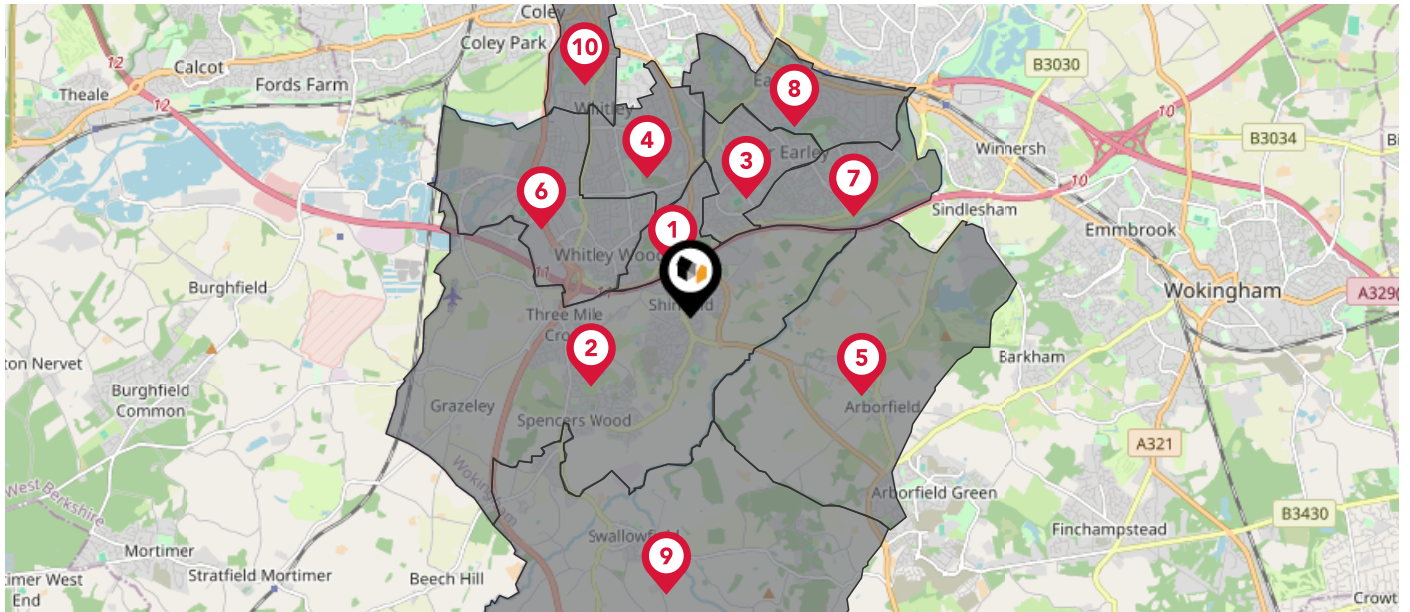
Nearby Conservation Areas

- 1 Arborfield Cross
- 2 Swallowfield
- 3 Redlands
- 4 The Mount
- 5 Christchurch
- 6 Sindlesham
- 7 South Park
- 8 Alexandra Road
- 9 Kendrick Road
- 10 Russell Street and Castle Hill











Maps

Council Wards

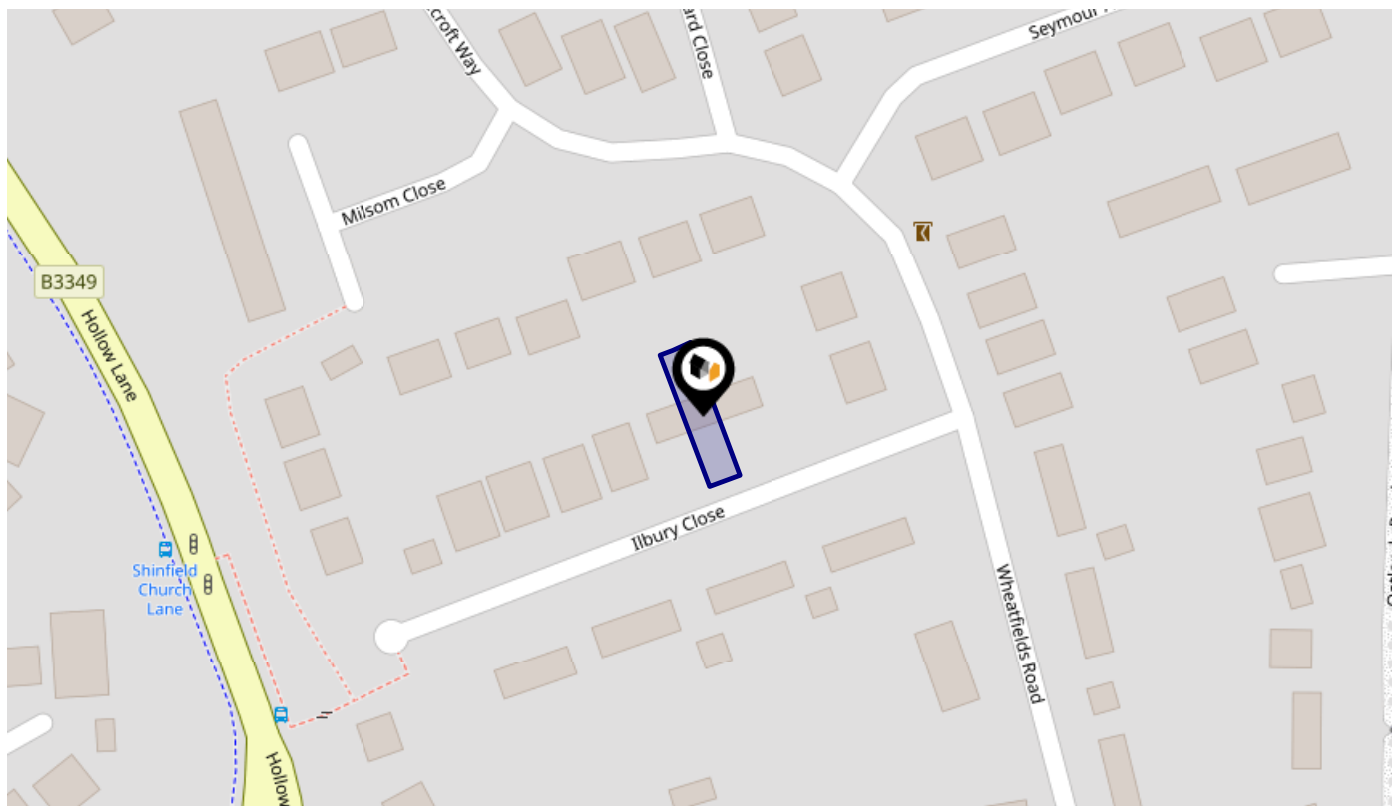
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

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

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.

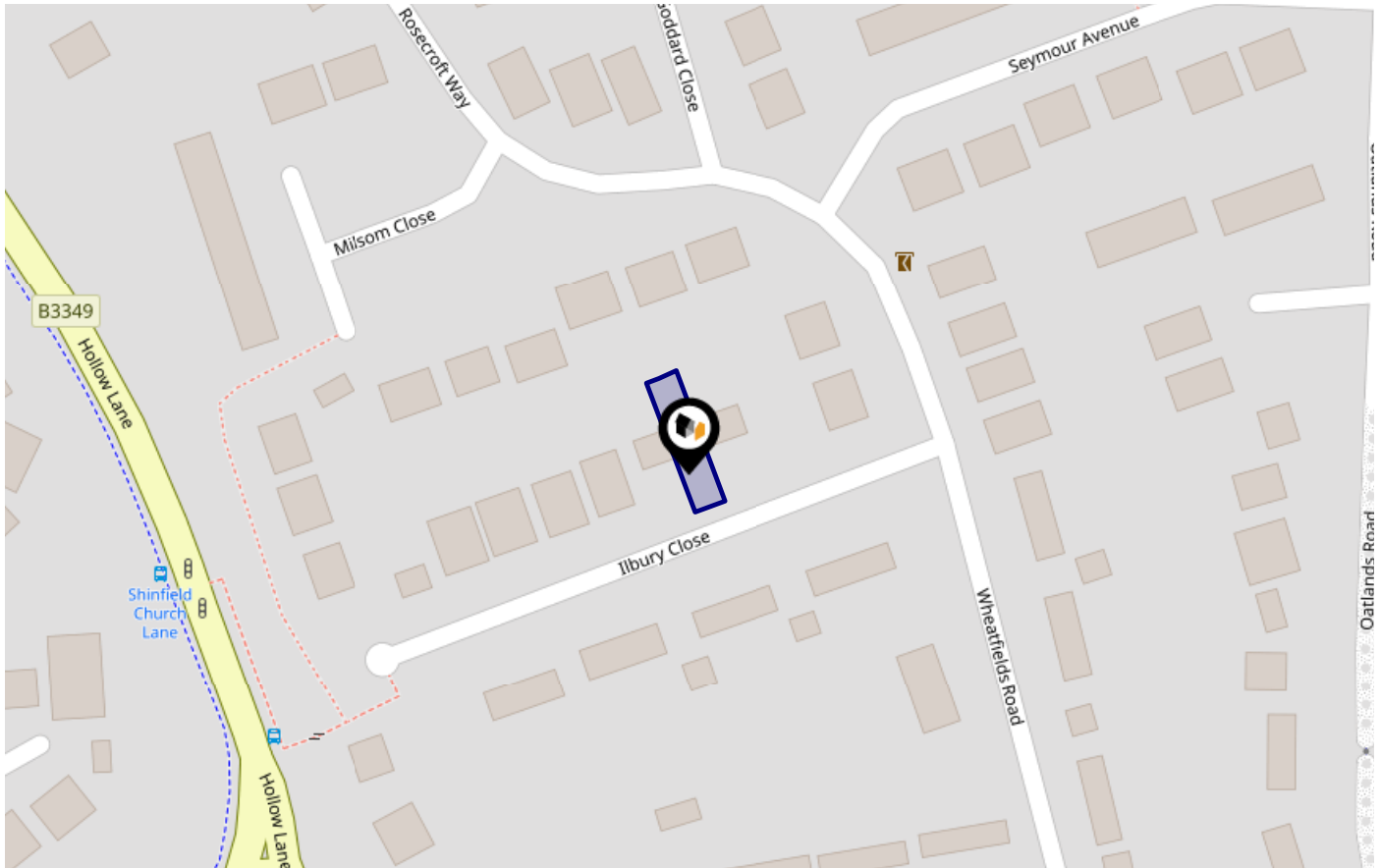
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

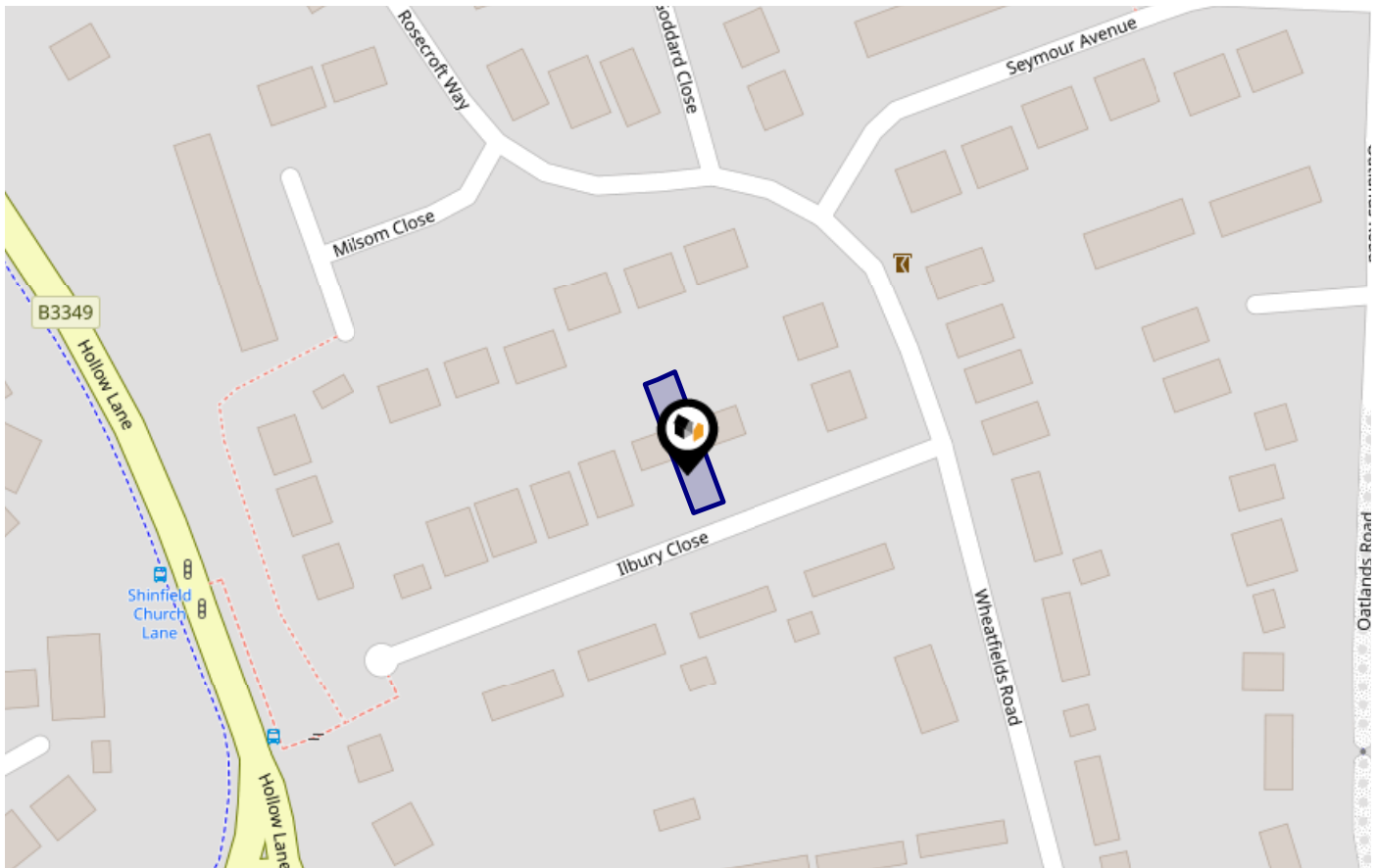
Chance of flooding to the following depths at this property:



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.
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

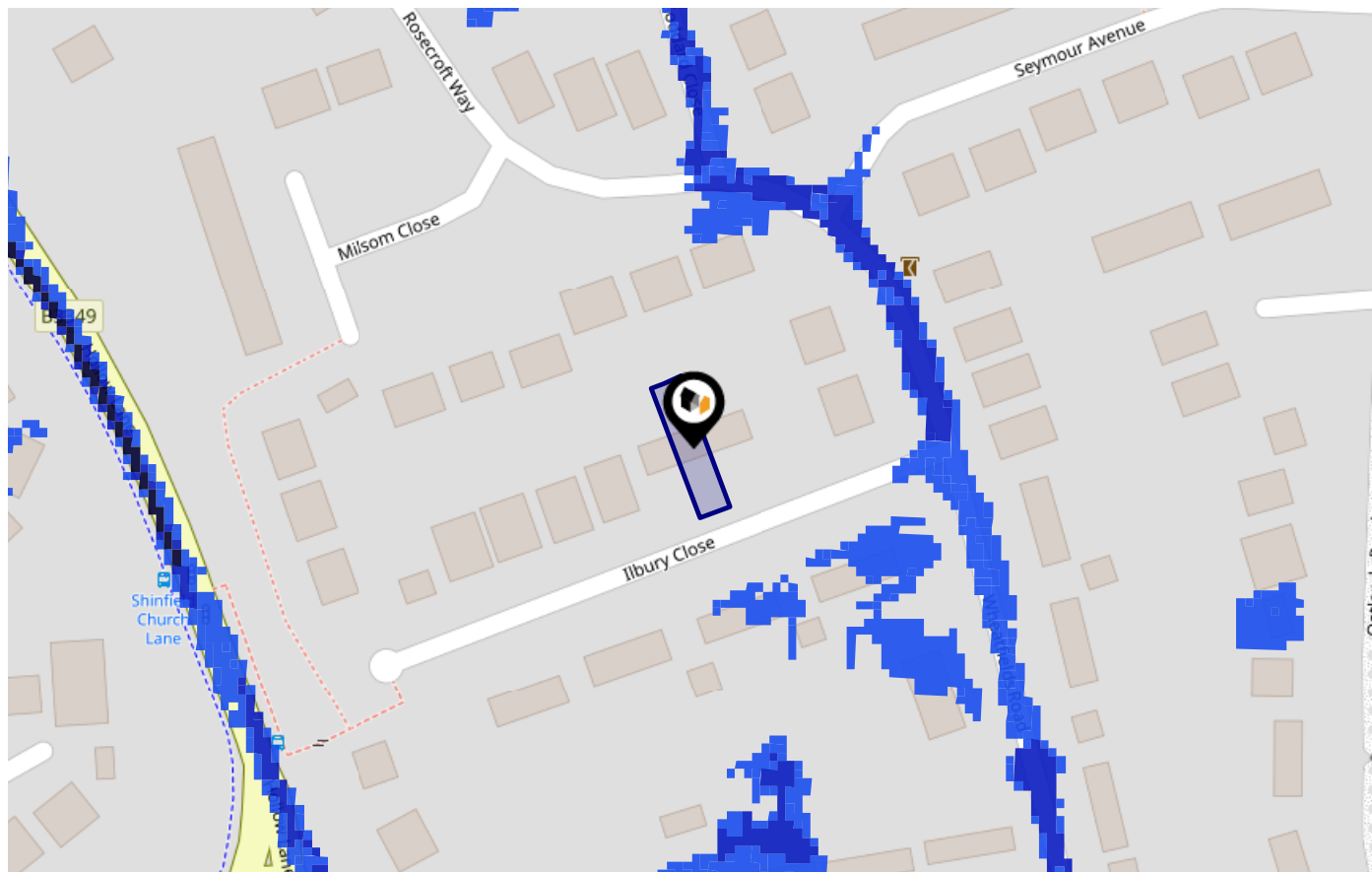
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - 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.

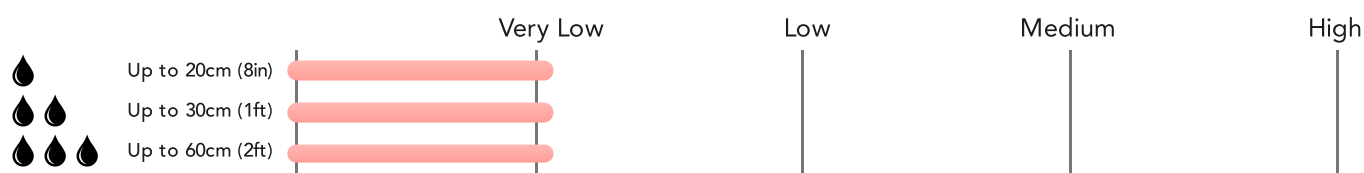


Risk Rating: Very low

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:

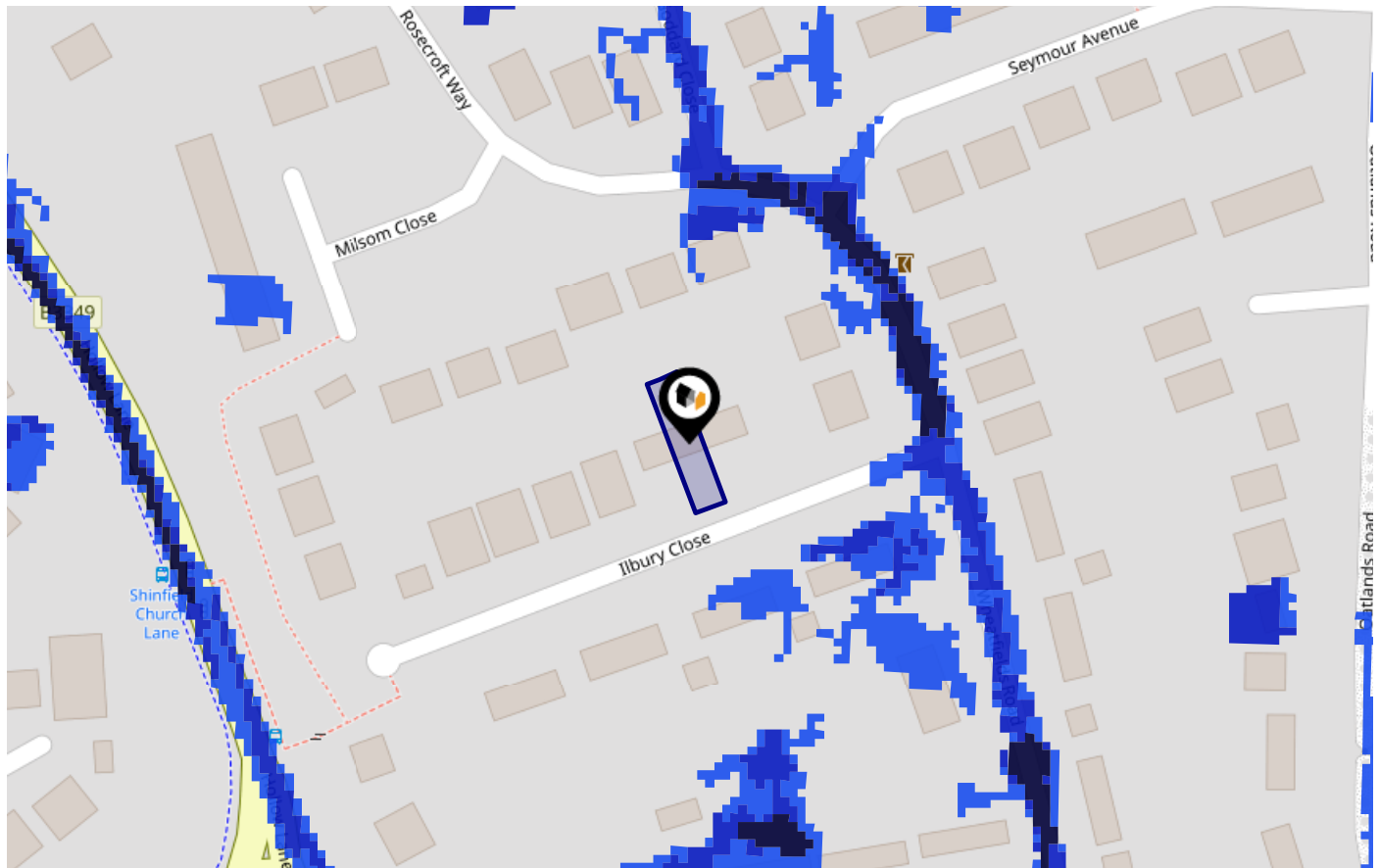


Flood Risk

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.

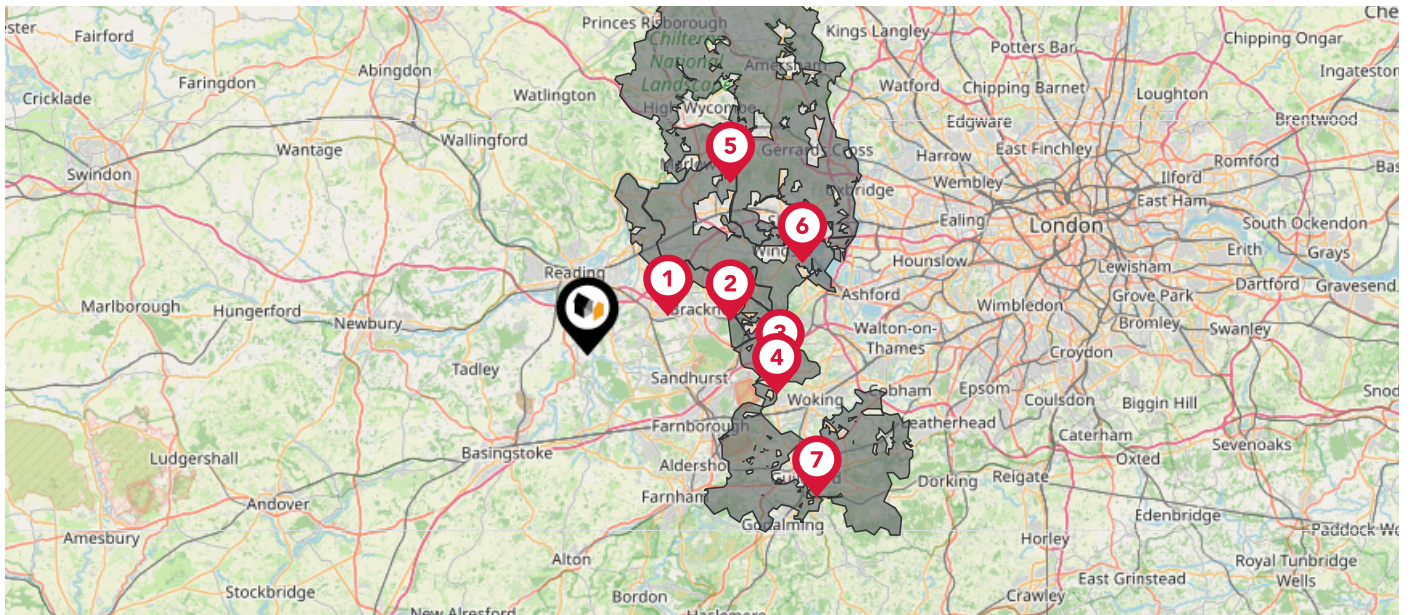
Chance of flooding to the following depths at this property:










Maps

Green Belt

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



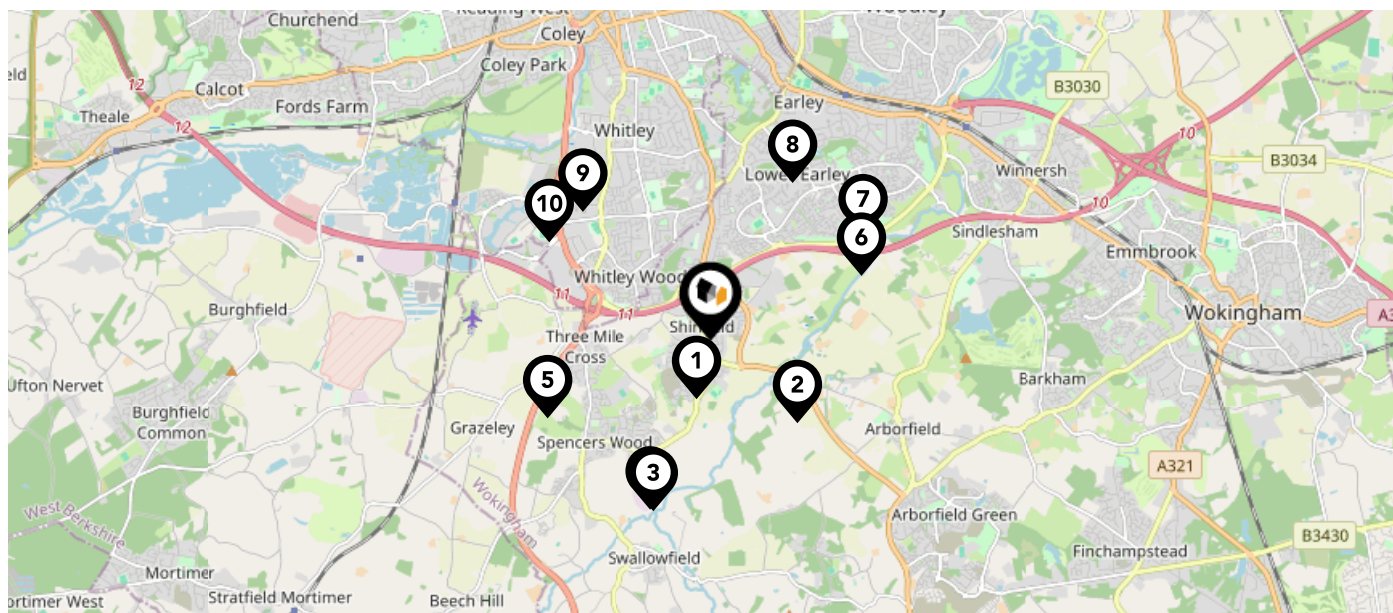
Nearby Green Belt Land

-  London Green Belt - Wokingham
-  London Green Belt - Bracknell Forest
-  London Green Belt - Windsor and Maidenhead
-  London Green Belt - Surrey Heath
-  London Green Belt - Buckinghamshire
-  London Green Belt - Slough
-  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.



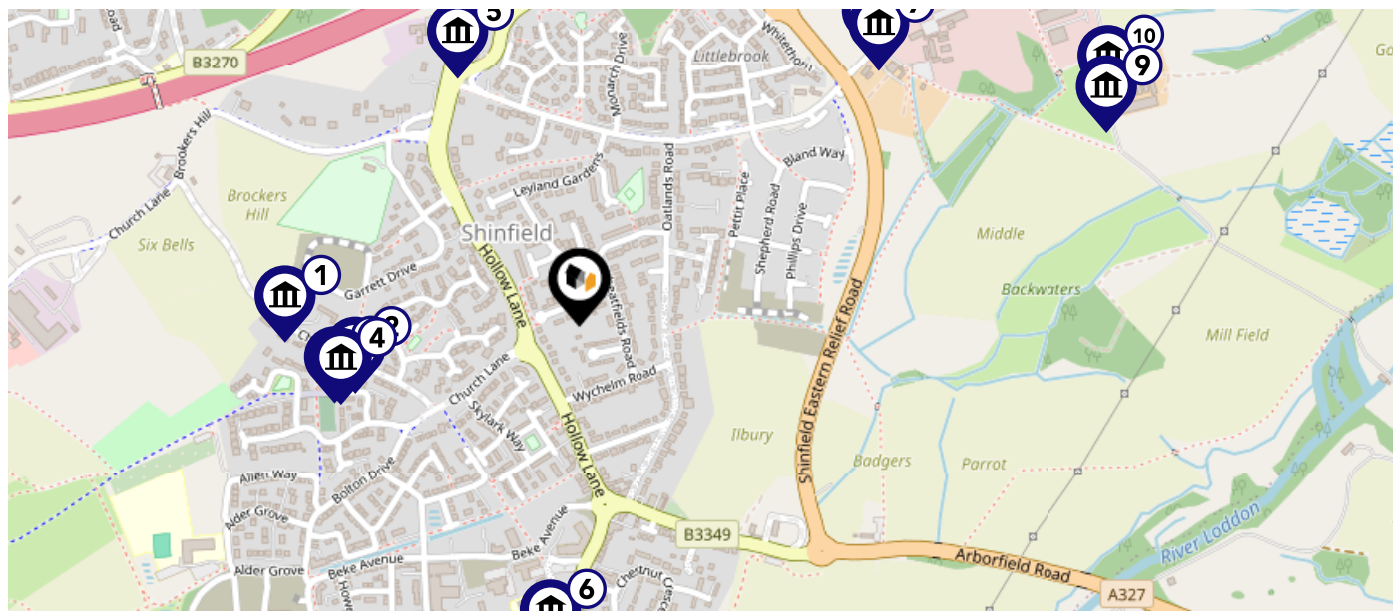
Nearby Landfill Sites











	Land at School Green, Shinfield-Whitley Wood, Reading	Historic Landfill 
	Milkingbarn Lane-Arborfield	Historic Landfill 
	Sussex Way-Spencers Wood	Historic Landfill 
	Sussex Way-Spencers Wood	Historic Landfill 
	Grazeley Road-Three Mile Cross, Buckinghamshire	Historic Landfill 
	Lower Earley Way-Reading, Berkshire	Historic Landfill 
	Reading University-Earley	Historic Landfill 
	Bovis Homes-Earley, Buckinghamshire	Historic Landfill 
	Manor Farm-Reading, Berkshire	Historic Landfill 
	Smallmead Tip-Smallmead Road, Reading, Berkshire	Historic Landfill 

Maps

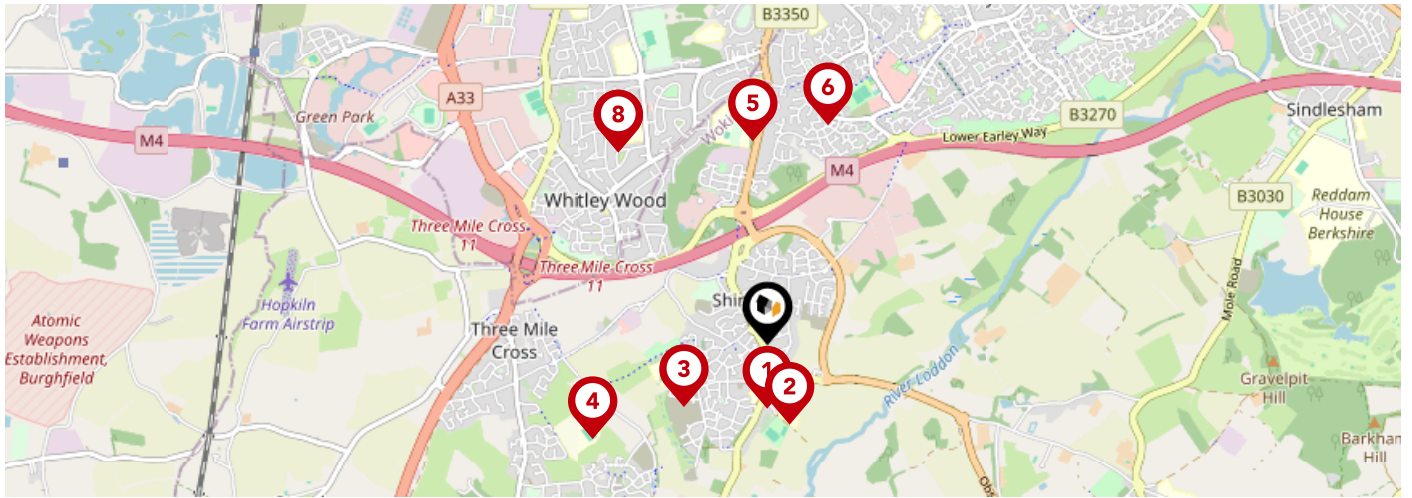
Listed Buildings

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



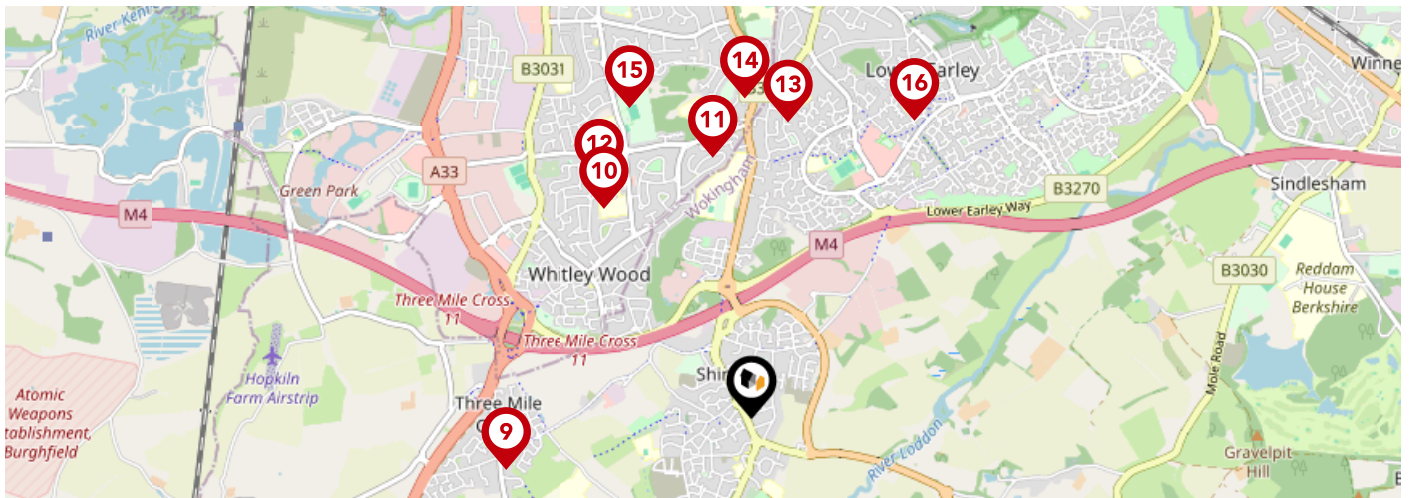
Listed Buildings in the local district	Grade	Distance
 1312966 - Milton Sandford Restaurant	Grade II	0.3 miles
 1118131 - Church Of St Mary	Grade I	0.3 miles
 1118132 - Church Farmhouse	Grade II	0.3 miles
 1136103 - Granary In Garden Of Church Farmhouse Approximately 8 Metres To South West	Grade II	0.3 miles
 1136186 - Lane End Farmhouse	Grade II	0.3 miles
 1136149 - The School	Grade II	0.4 miles
 1136129 - Barn Adjoining Cutbush	Grade II	0.5 miles
 1118135 - Cutbush	Grade II	0.5 miles
 1136136 - Barn Approximately 50 Metres South Of Oldhouse Farmhouse	Grade II	0.7 miles
 1118136 - Oldhouse Farmhouse	Grade II	0.7 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Shinfield Infant and Nursery School Ofsted Rating: Good Pupils: 307 Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Shinfield St Mary's CofE Junior School Ofsted Rating: Good Pupils: 358 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Alder Grove Church of England Primary School Ofsted Rating: Good Pupils: 290 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Oakbank Ofsted Rating: Requires improvement Pupils: 522 Distance:0.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Crosfields School Ofsted Rating: Not Rated Pupils: 777 Distance:0.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Hillside Primary School Ofsted Rating: Good Pupils: 457 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Geoffrey Field Infant School Ofsted Rating: Outstanding Pupils: 313 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Geoffrey Field Junior School Ofsted Rating: Good Pupils: 354 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



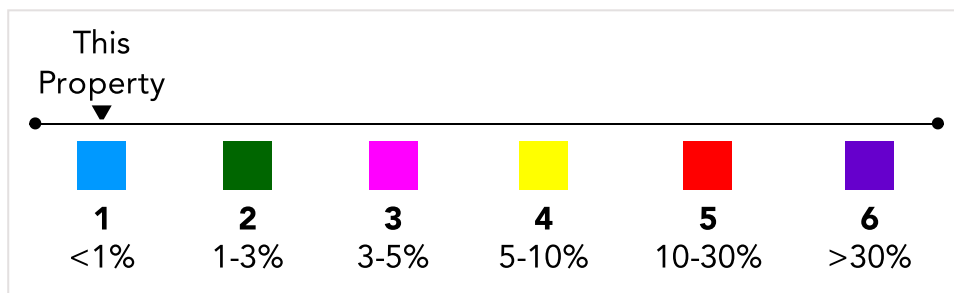
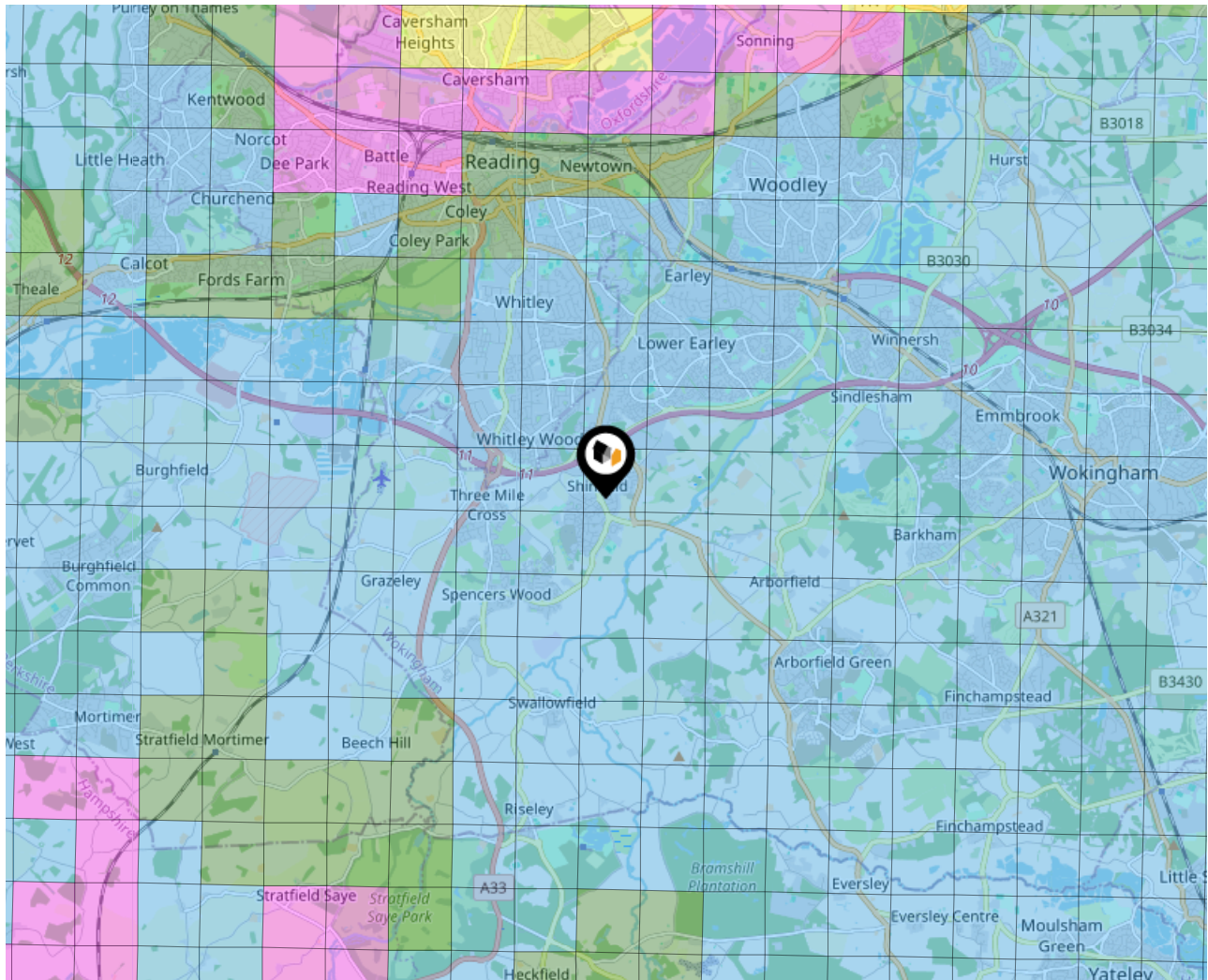
		Nursery	Primary	Secondary	College	Private
	The Vine Christian School Ofsted Rating: Good Pupils: 28 Distance:1.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Christ The King Catholic Primary School Ofsted Rating: Good Pupils: 327 Distance:1.18	<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:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	John Madejski Academy Ofsted Rating: Serious Weaknesses Pupils: 871 Distance:1.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whiteknights Primary School Ofsted Rating: Good Pupils: 457 Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Leighton Park School Ofsted Rating: Not Rated Pupils: 537 Distance:1.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Blagdon Nursery School Ofsted Rating: Outstanding Pupils: 152 Distance:1.54	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Radstock Primary School Ofsted Rating: Good Pupils: 395 Distance:1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Environment

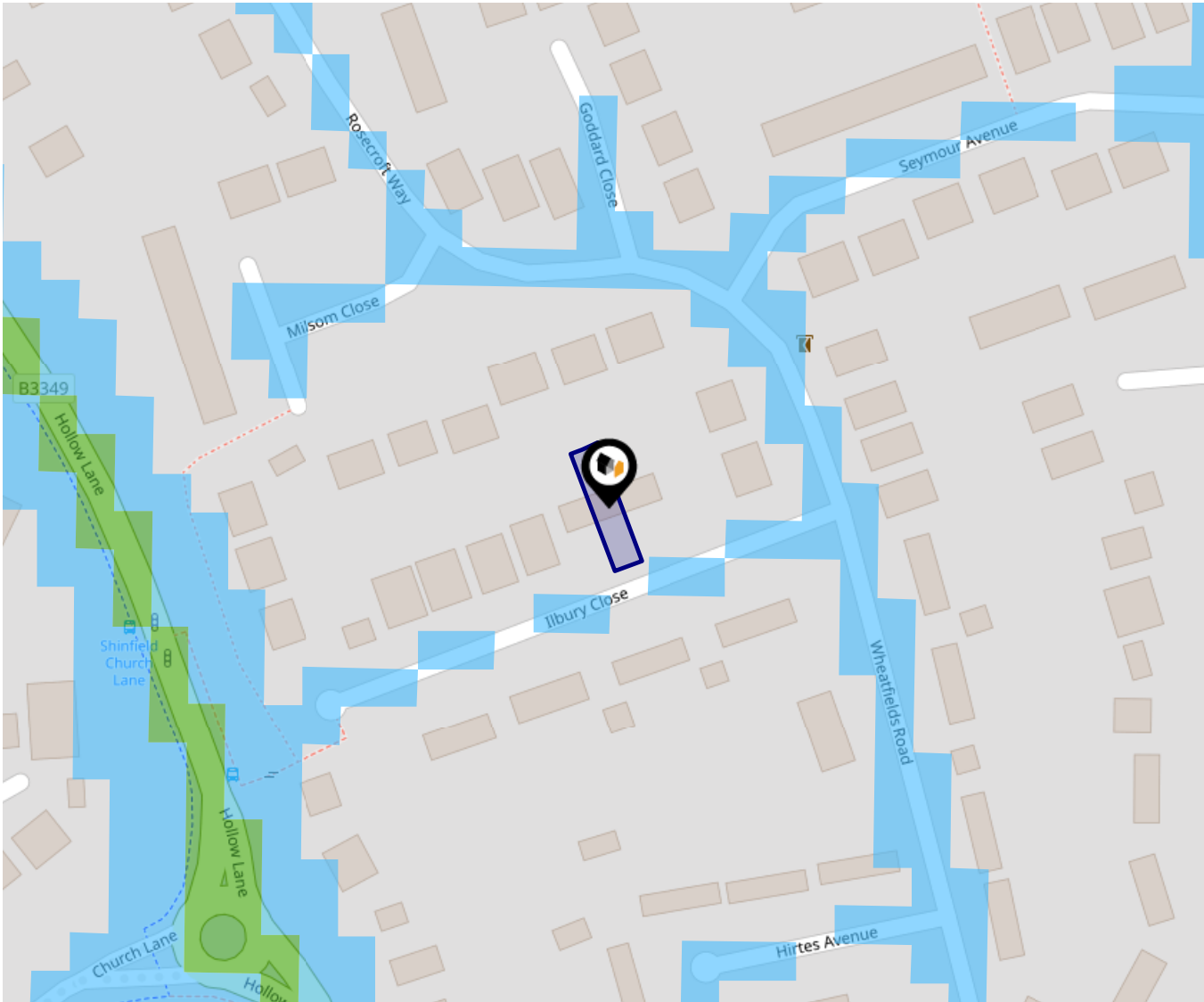
Radon Gas

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

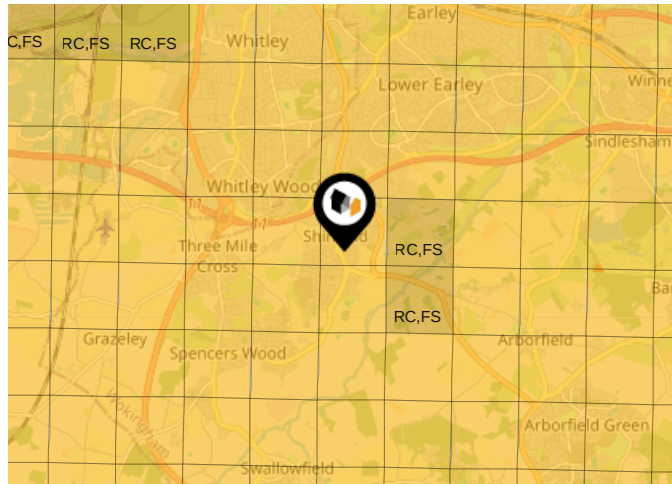


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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		

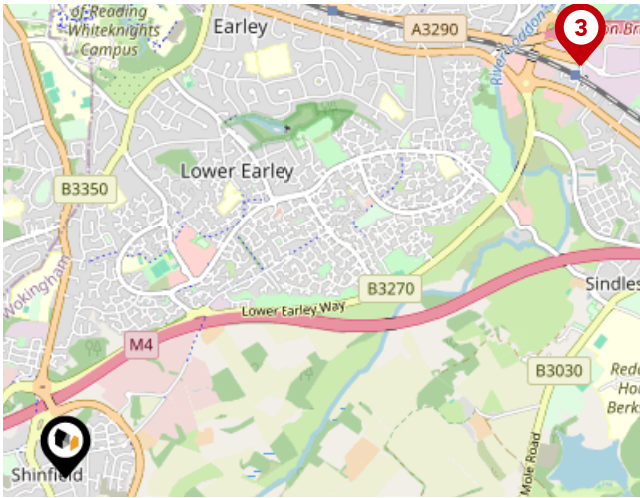


Primary Classifications (Most Common Clay Types)

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

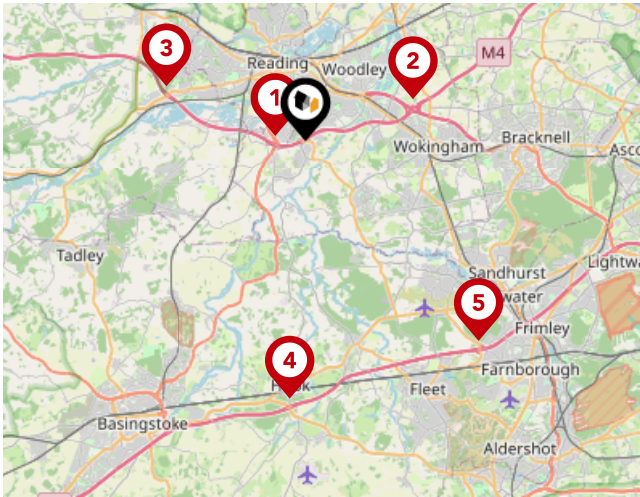
Area

Transport (National)



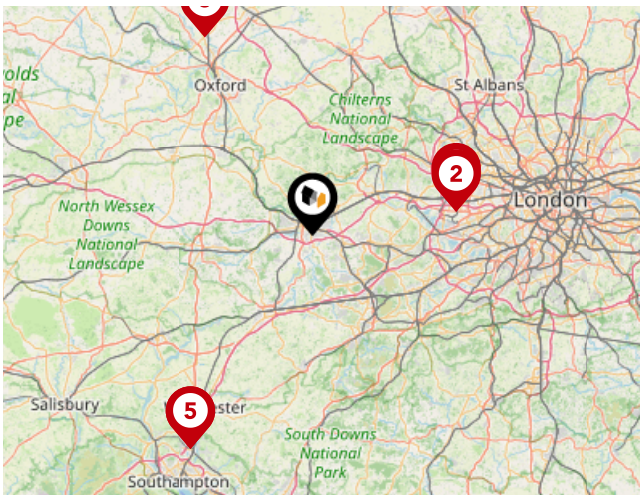
National Rail Stations

Pin	Name	Distance
1	Earley Rail Station	2.52 miles
2	Winnersh Triangle Rail Station	3.05 miles
3	Winnersh Triangle Rail Station	3.06 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J11	1.13 miles
2	M4 J10	4.26 miles
3	M4 J12	5.52 miles
4	M3 J5	9.56 miles
5	M3 J4A	9.79 miles

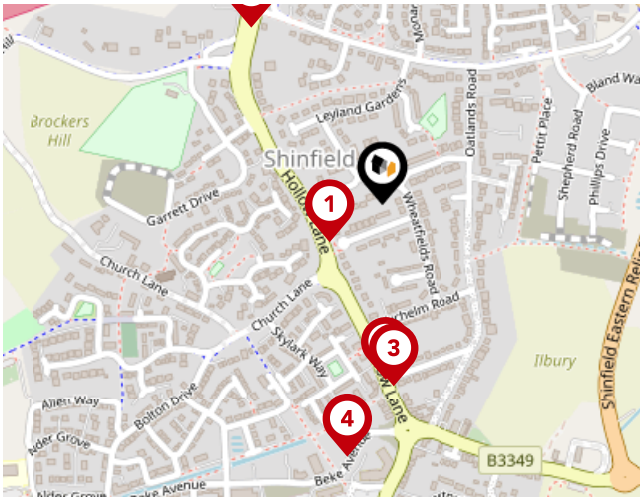


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	21.75 miles
2	Heathrow Airport Terminal 4	21.79 miles
3	Kidlington	33.26 miles
4	North Stoneham	36.46 miles
5	Southampton Airport	36.46 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Church Lane	0.07 miles
2	School Green	0.2 miles
3	School Green	0.21 miles
4	Shinfield View	0.29 miles
5	Brookers Hill	0.26 miles



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.

Testimonial 1



Dan and Neil were brilliant throughout the whole process of selling our home and helping us find our new one.

They were always honest, managed our expectations really well, and were incredibly prompt in getting our property on the market and finding us our next home.

Communication was excellent the whole way through, we always felt kept in the loop and supported.

Testimonial 2

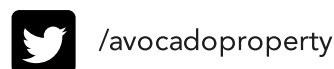
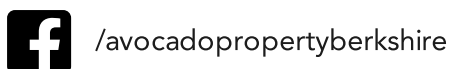


I can't recommend Dan and Neil highly enough. From the very beginning, their support was constant and genuine. They were always available to talk through our concerns and kept us informed at every single stage. It's rare to find agents who balance expert industry knowledge with such a proactive, communicative approach. They made what is usually a stressful time feel easy!

Testimonial 3



We had such a great experience with Dan & Neil Estate Agents! From start to finish, Dan and Emma were friendly, professional, and always happy to help. Communication was excellent throughout Everything was handled smoothly and stress-free for us, we were recommended Solicitors making the process a lot quicker than anticipated, and from the offer being accepted to us getting the keys was just over 2.5 months!



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.



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