

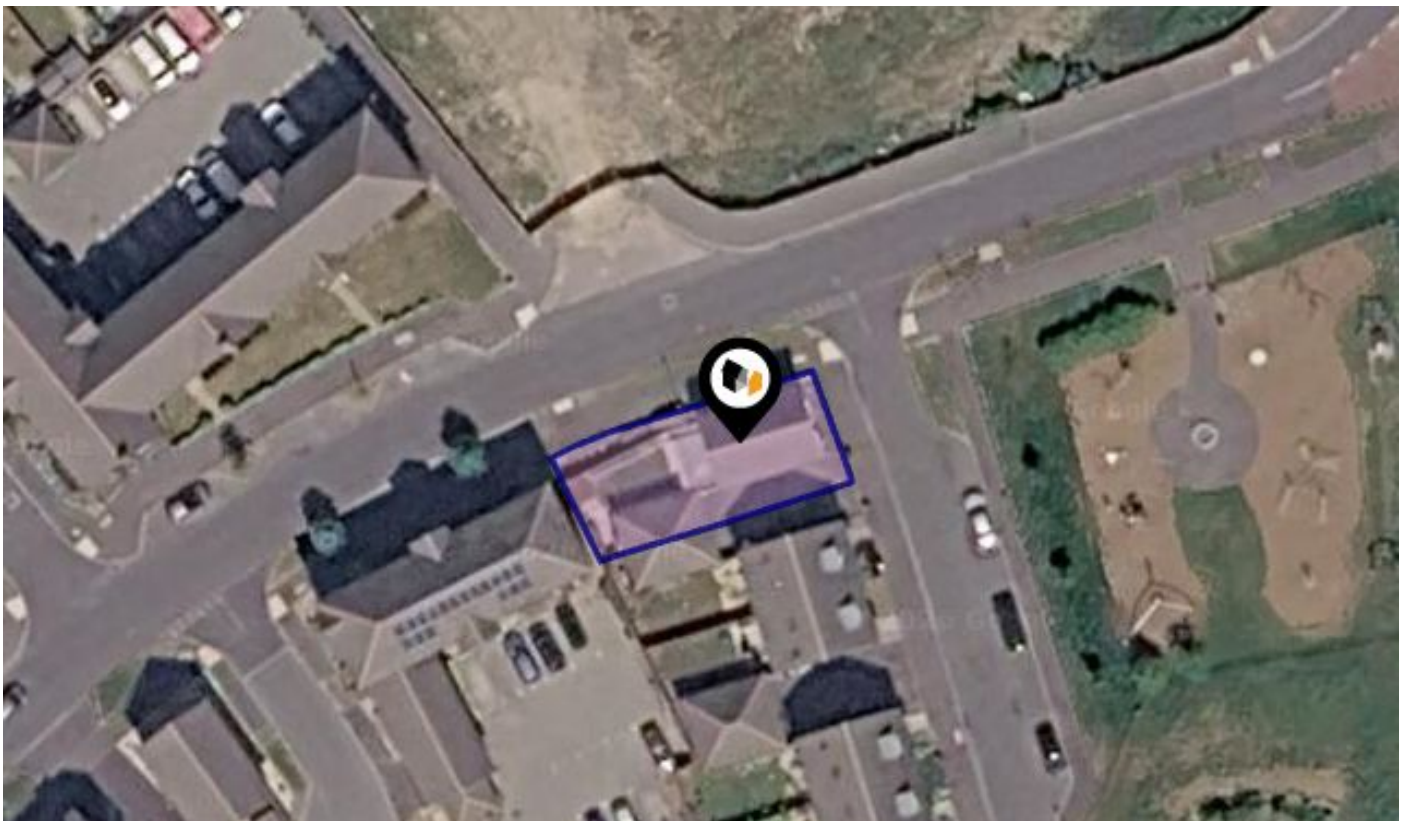


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 14th July 2026



BAYS CRESCENT, SPENCERS WOOD, READING, RG7

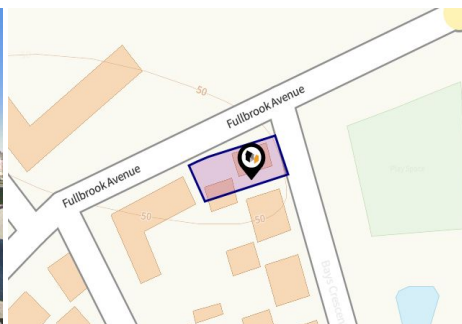
Avocado Property

07917 157387

neil@avocadoberkshire.co.uk

www.avocadopropertyagents.co.uk





Property

Type:	Detached
Bedrooms:	3
Floor Area:	936 ft ² / 87 m ²
Plot Area:	0.06 acres
Year Built :	2019
Council Tax :	Band E
Annual Estimate:	£3,053
Title Number:	BK502832

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)

25
mb/s



1800
mb/s



Mobile Coverage:
(based on calls indoors)

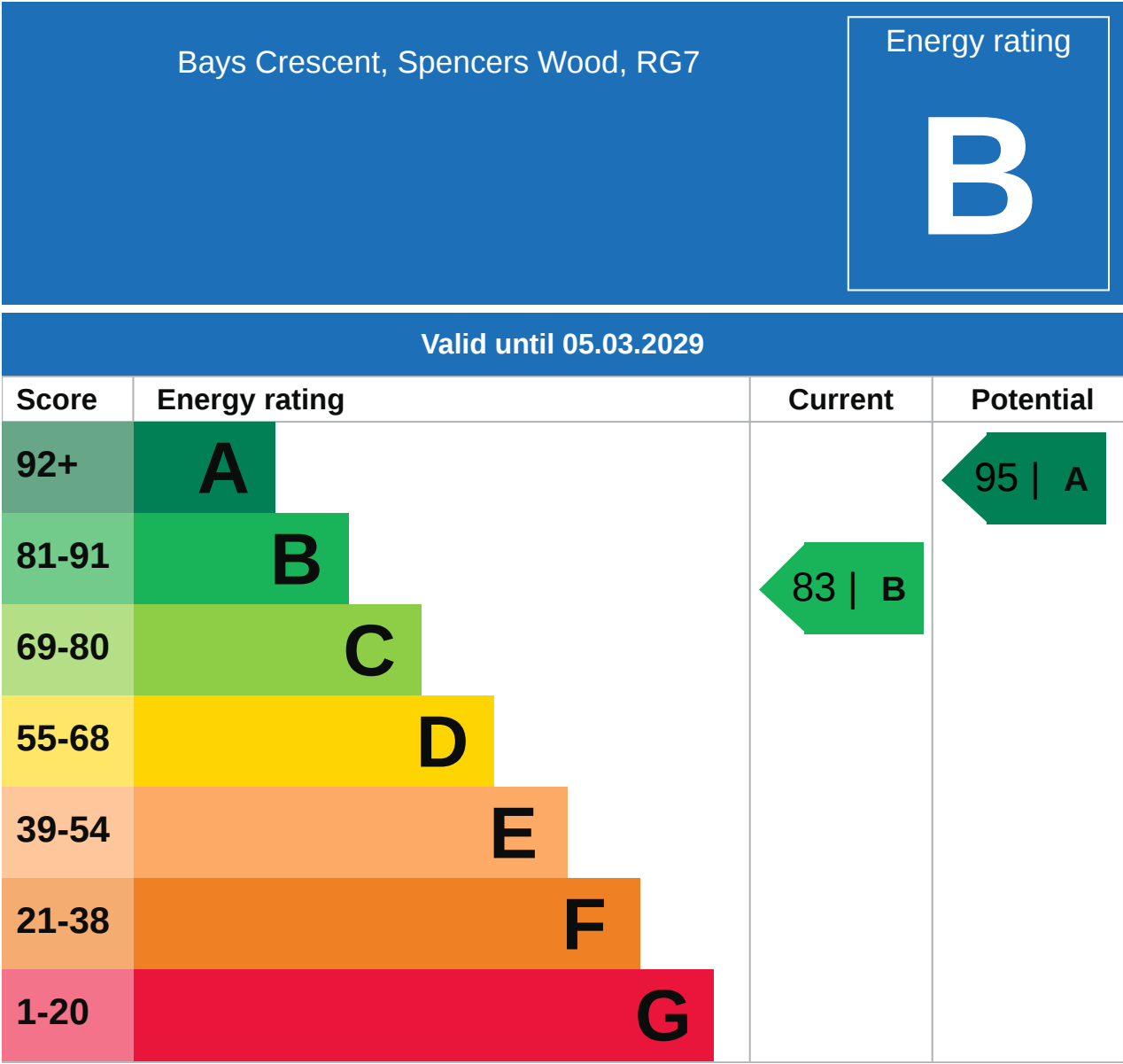


Satellite/Fibre TV Availability:



Property

EPC - Certificate



Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.25 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 0.15 W/m-Â°K
Total Floor Area:	87 m ²

Market Sold in Street



23, Bays Crescent, Reading, RG7 1DF			Semi-detached House
Last Sold Date:	27/03/2026	24/05/2019	
Last Sold Price:	£465,000	£415,000	
3, Bays Crescent, Reading, RG7 1DF			Detached House
Last Sold Date:	20/11/2025	18/11/2019	
Last Sold Price:	£675,000	£580,000	
9, Bays Crescent, Reading, RG7 1DF			Detached House
Last Sold Date:	28/03/2025	14/06/2019	
Last Sold Price:	£485,000	£413,000	
1, Bays Crescent, Reading, RG7 1DF			Flat-maisonette House
Last Sold Date:	01/12/2023	13/12/2019	
Last Sold Price:	£280,700	£261,500	
35, Bays Crescent, Reading, RG7 1DF			Semi-detached House
Last Sold Date:	31/03/2023	24/05/2019	
Last Sold Price:	£472,500	£395,000	
4, Bays Crescent, Reading, RG7 1DF			Detached House
Last Sold Date:	24/02/2020		
Last Sold Price:	£559,000		
2, Bays Crescent, Reading, RG7 1DF			Detached House
Last Sold Date:	12/12/2019		
Last Sold Price:	£559,000		
19, Bays Crescent, Reading, RG7 1DF			Detached House
Last Sold Date:	23/08/2019		
Last Sold Price:	£490,000		
41, Bays Crescent, Reading, RG7 1DF			Detached House
Last Sold Date:	21/08/2019		
Last Sold Price:	£410,000		
15, Bays Crescent, Reading, RG7 1DF			Semi-detached House
Last Sold Date:	05/07/2019		
Last Sold Price:	£410,000		
5, Bays Crescent, Reading, RG7 1DF			Semi-detached House
Last Sold Date:	28/06/2019		
Last Sold Price:	£410,000		
7, Bays Crescent, Reading, RG7 1DF			Semi-detached House
Last Sold Date:	28/06/2019		
Last Sold Price:	£420,000		

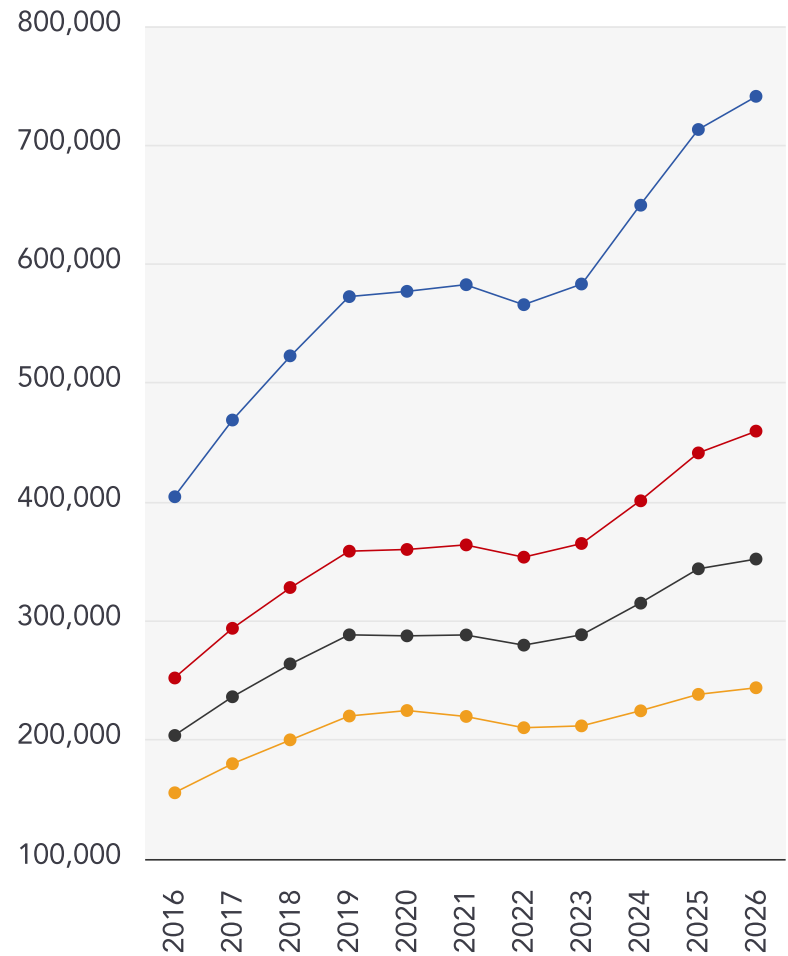
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



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



Detached

+83.21%

Semi-Detached

+82.31%

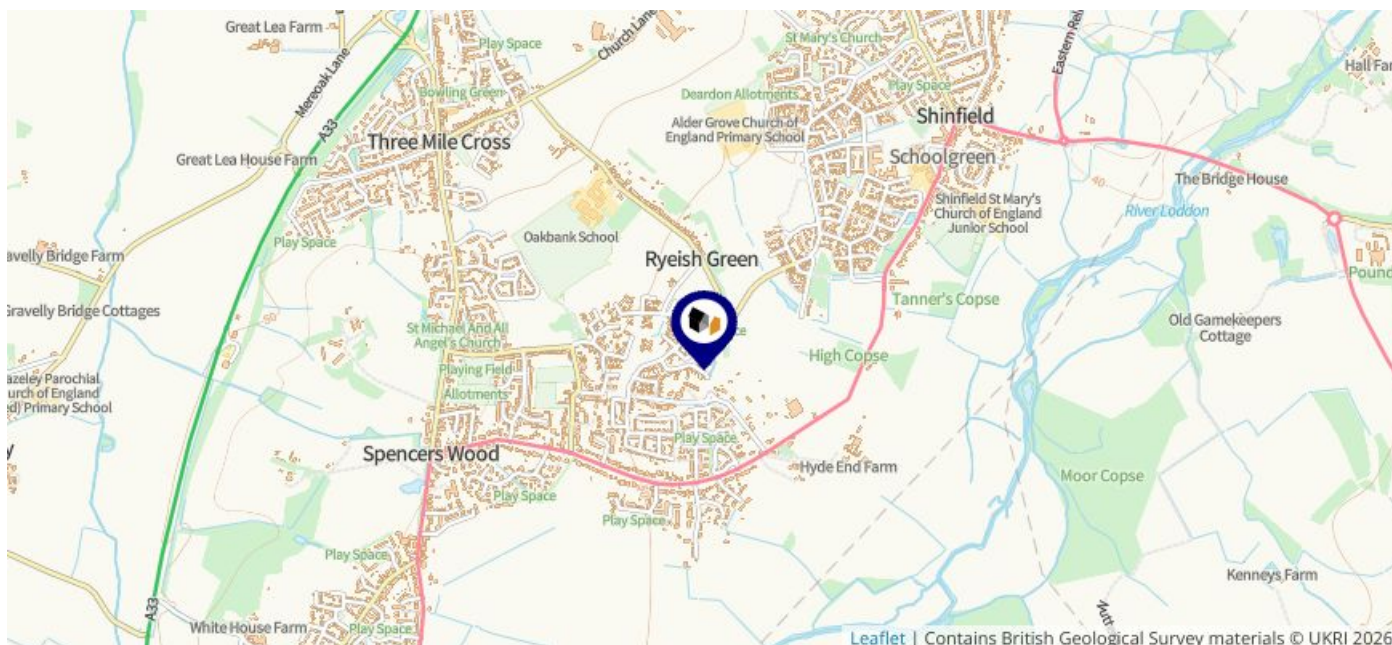
Terraced

+72.76%

Flat

+56.72%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

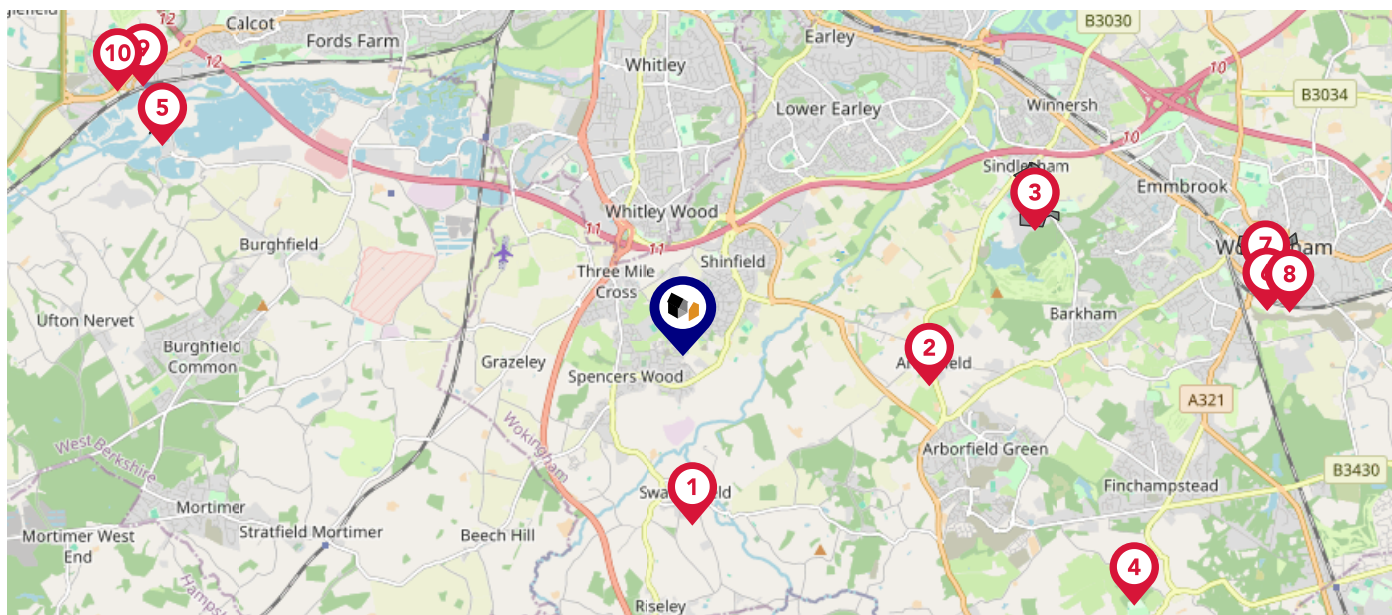
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



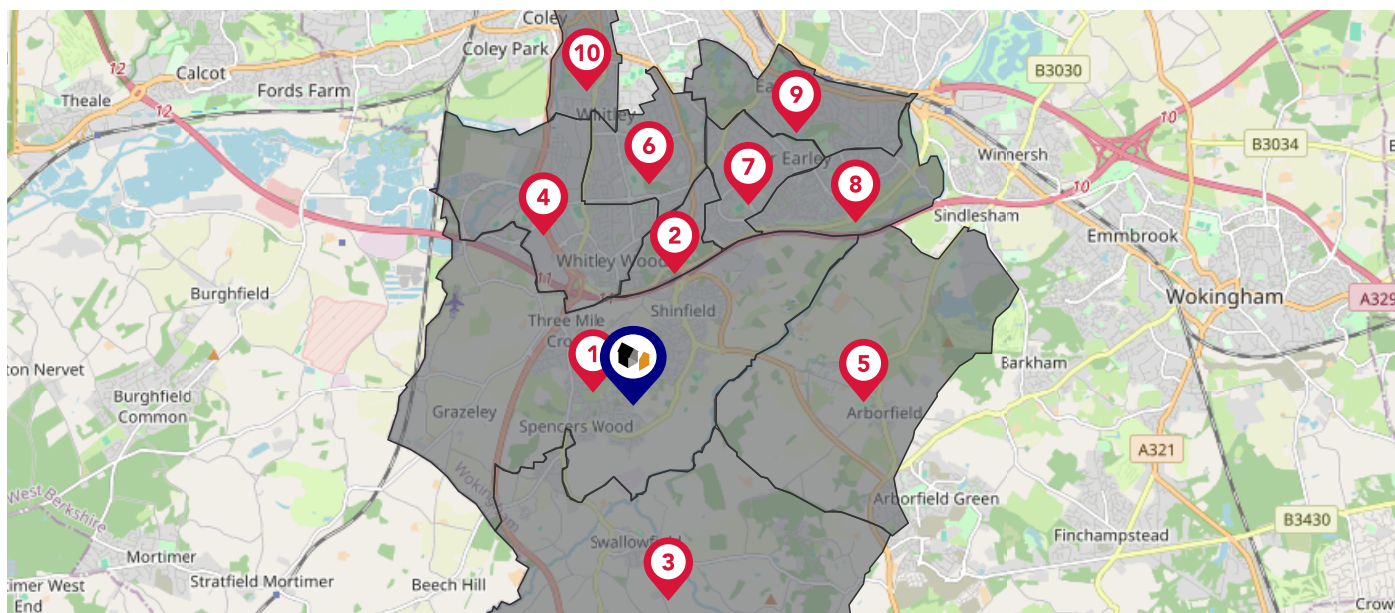
Nearby Conservation Areas

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

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

Shinfield North Ward

3

Swallowfield Ward

4

Whitley Ward

5

Arborfield Ward

6

Church Ward

7

Hillside Ward

8

Hawkedon Ward

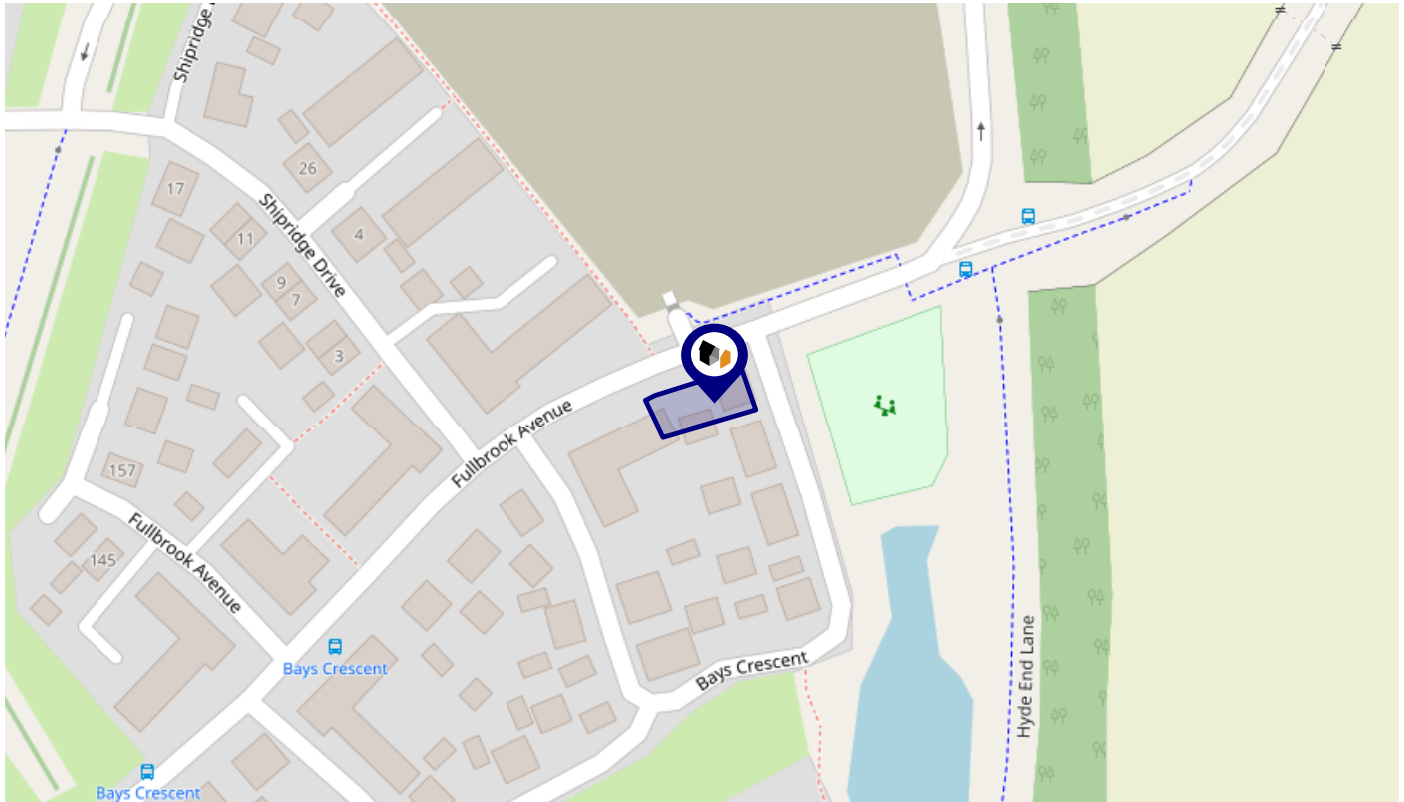
9

Maiden Erlegh 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.

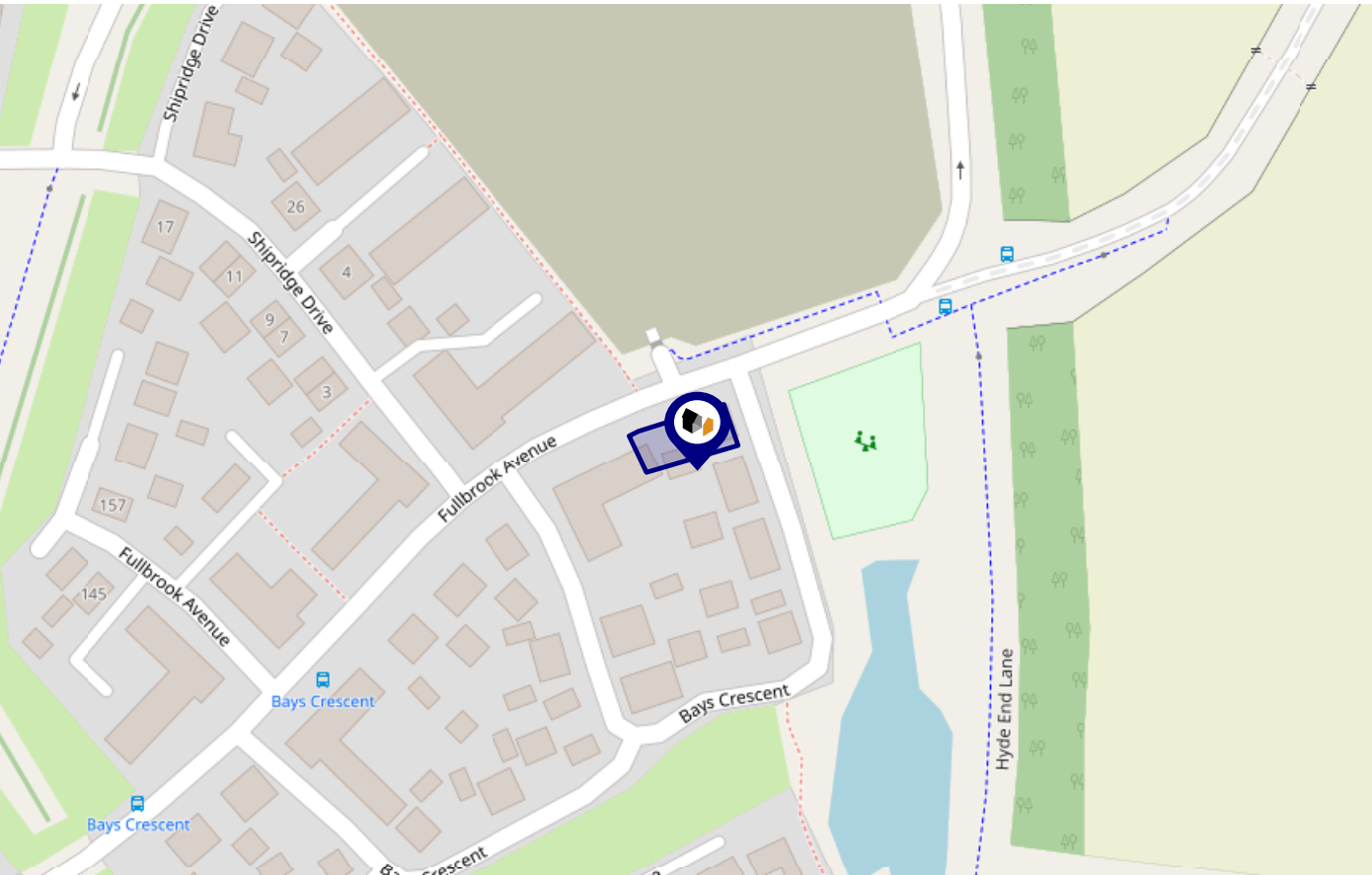
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

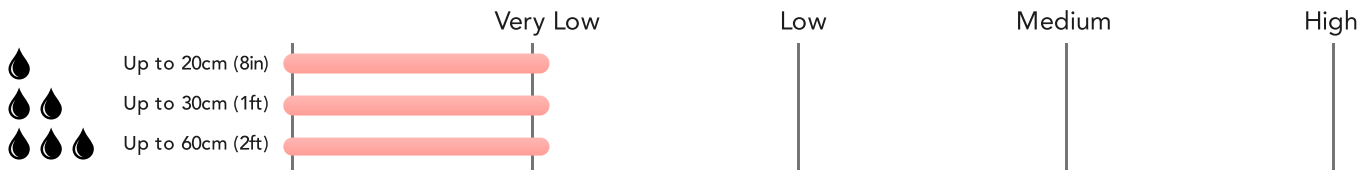


Risk Rating: Very low

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.

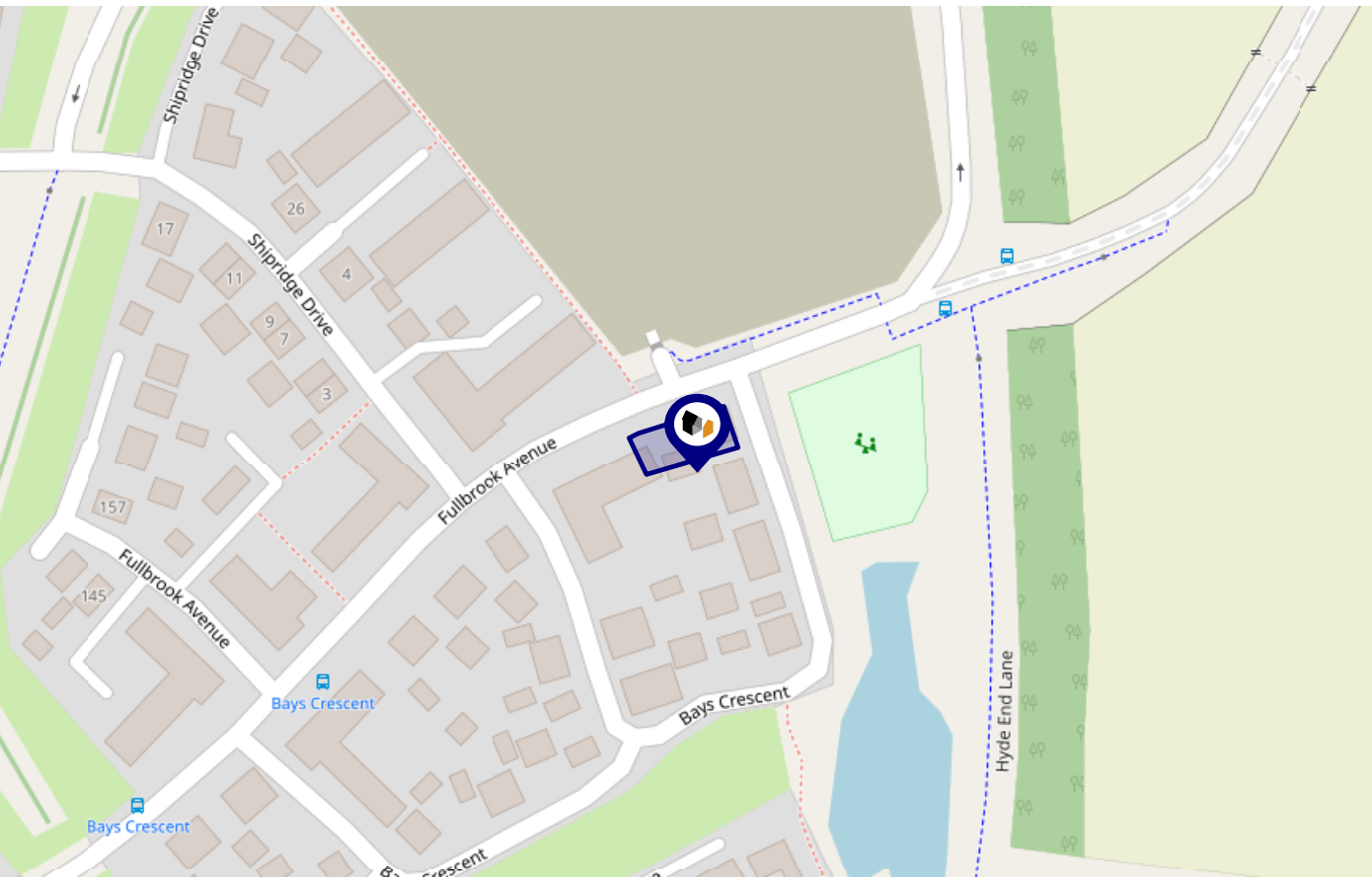
Chance of flooding to the following depths at this property:



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.

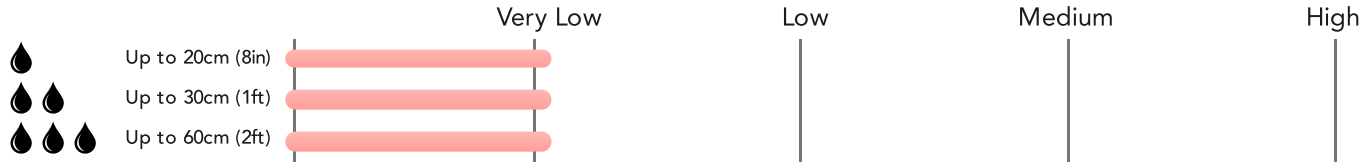


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

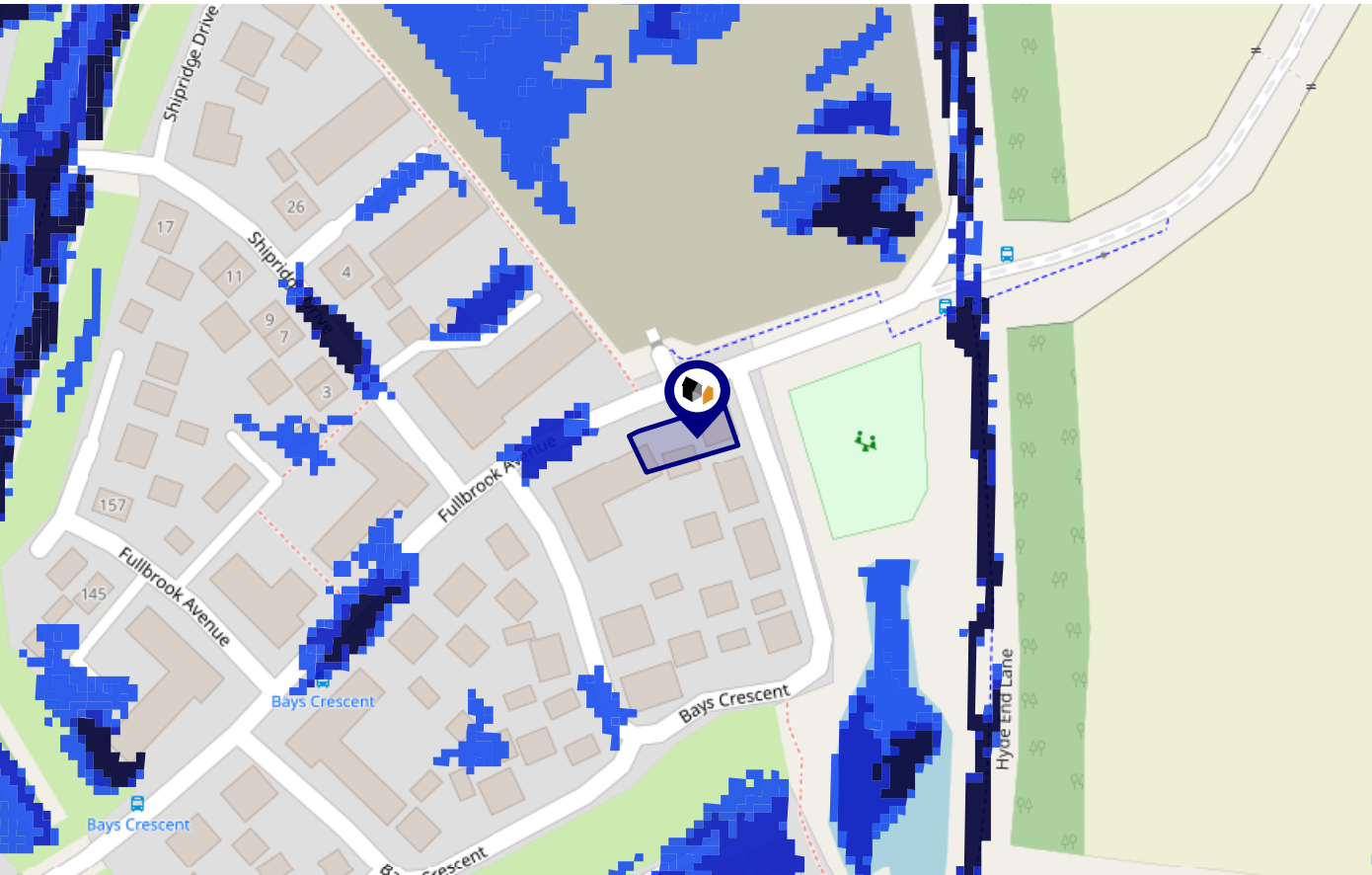


Flood Risk

Surface Water - Flood Risk



This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

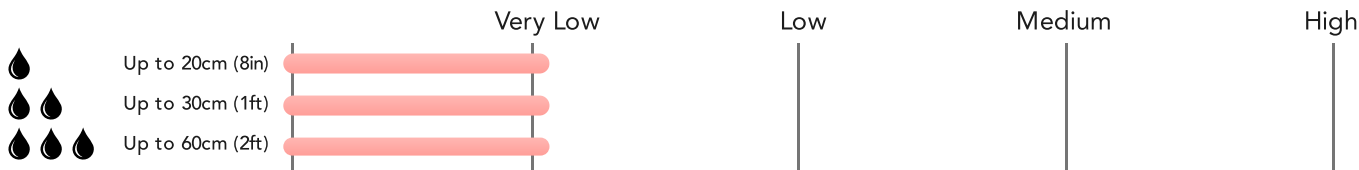


Risk Rating: Very low

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.
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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:

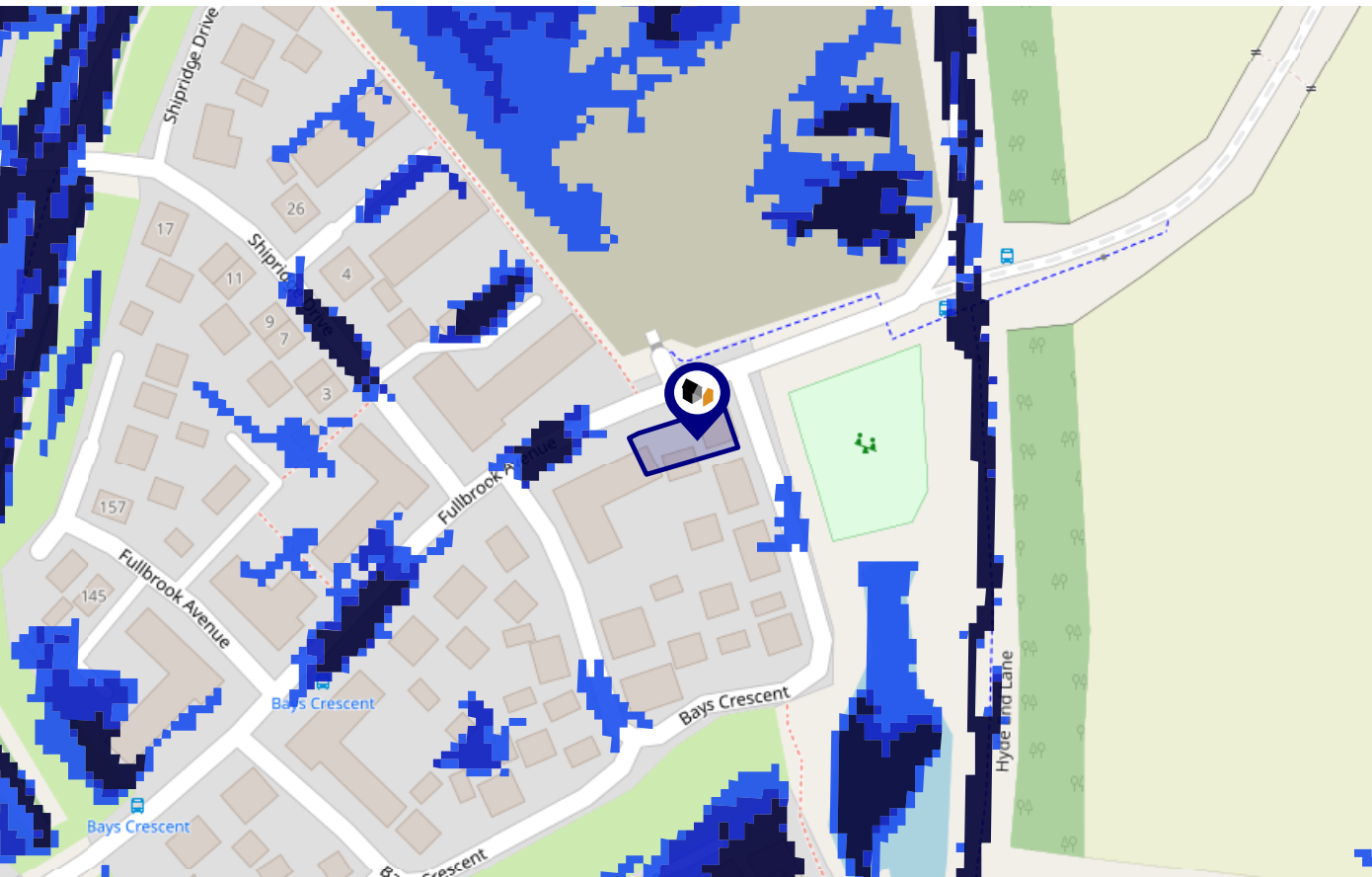


Flood Risk

Surface Water - 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.

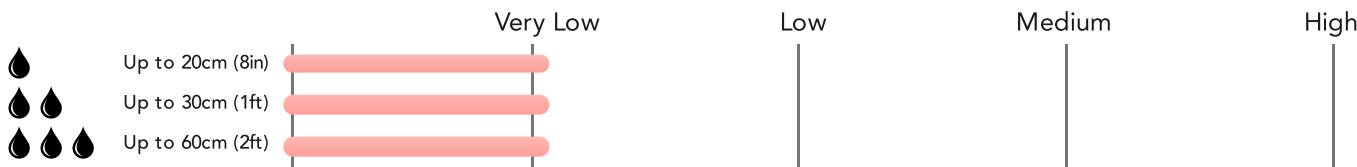


Risk Rating: Very low

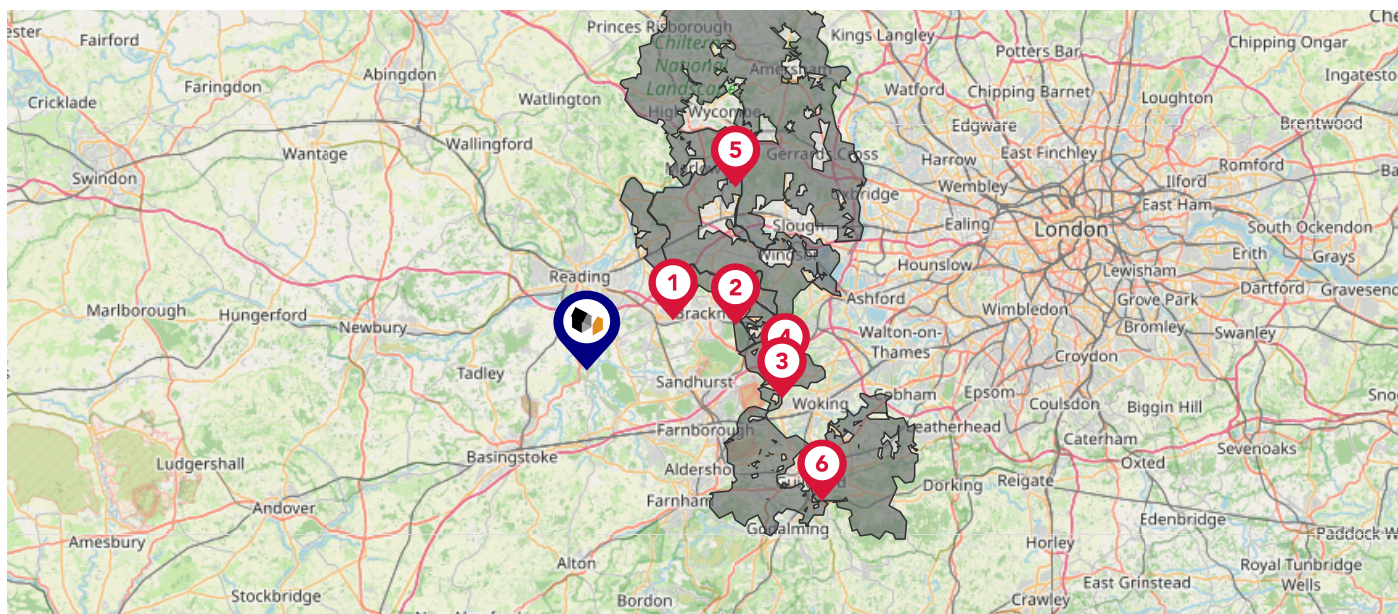
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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- 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:



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 - Surrey Heath



London Green Belt - Windsor and Maidenhead



London Green Belt - Buckinghamshire

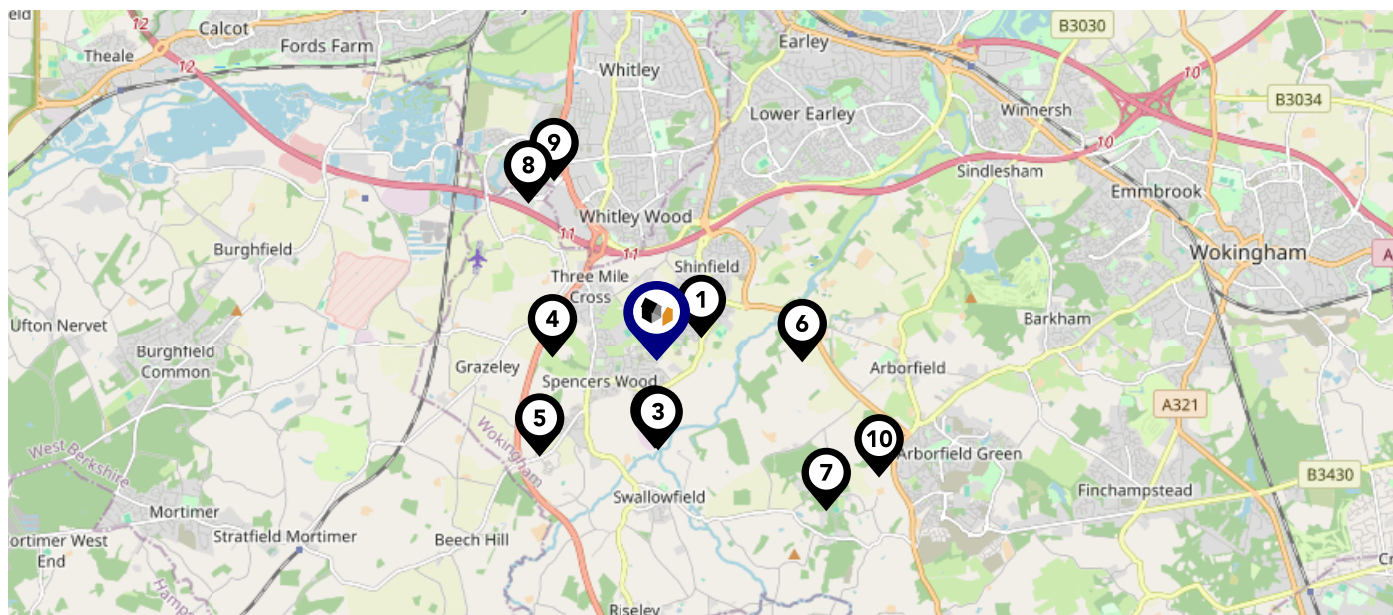


London Green Belt - Guildford

Maps

Landfill Sites

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Land at School Green, Shinfield-Whitley Wood, Reading	Historic Landfill	
2	Sussex Way-Spencers Wood	Historic Landfill	
3	Sussex Way-Spencers Wood	Historic Landfill	
4	Grazeley Road-Three Mile Cross, Buckinghamshire	Historic Landfill	
5	Whitehouse Farm-Spencers Wood, Wokingham, Buckinghamshire	Historic Landfill	
6	Milkingbarn Lane-Arborfield	Historic Landfill	
7	Hephaistos School-Farley Hill	Historic Landfill	
8	EA/EPR/XP3199EZ/A001 - Reading Football Club	Active Landfill	
9	Smallmead Tip-Smallmead Road, Reading, Berkshire	Historic Landfill	
10	The Piggery-Arborfield	Historic Landfill	

Maps

Listed Buildings

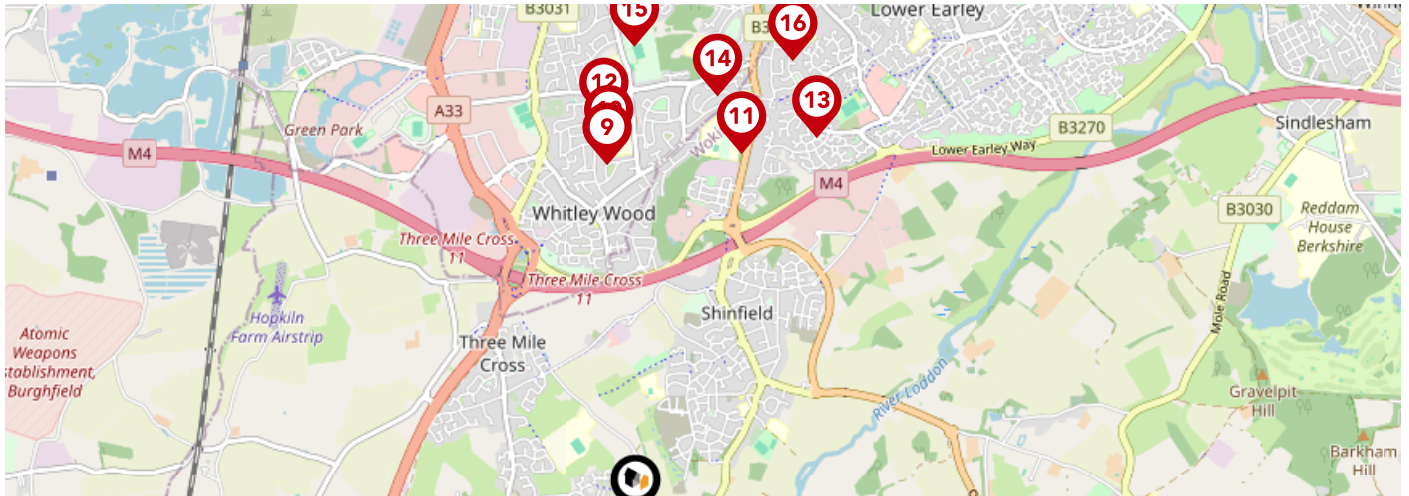
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1118111 - Nullis Farmhouse	Grade II	0.2 miles
	1312950 - Fullbrooks	Grade II	0.3 miles
	1319125 - Sussex Lodge	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
	1118137 - The Homestead	Grade II	0.5 miles
	1319123 - Hill House	Grade II	0.6 miles
	1136149 - The School	Grade II	0.6 miles
	1136071 - The Lieutenant's Cottage	Grade II	0.6 miles
	1246235 - Milestone At Spencers Wood	Grade II	0.7 miles



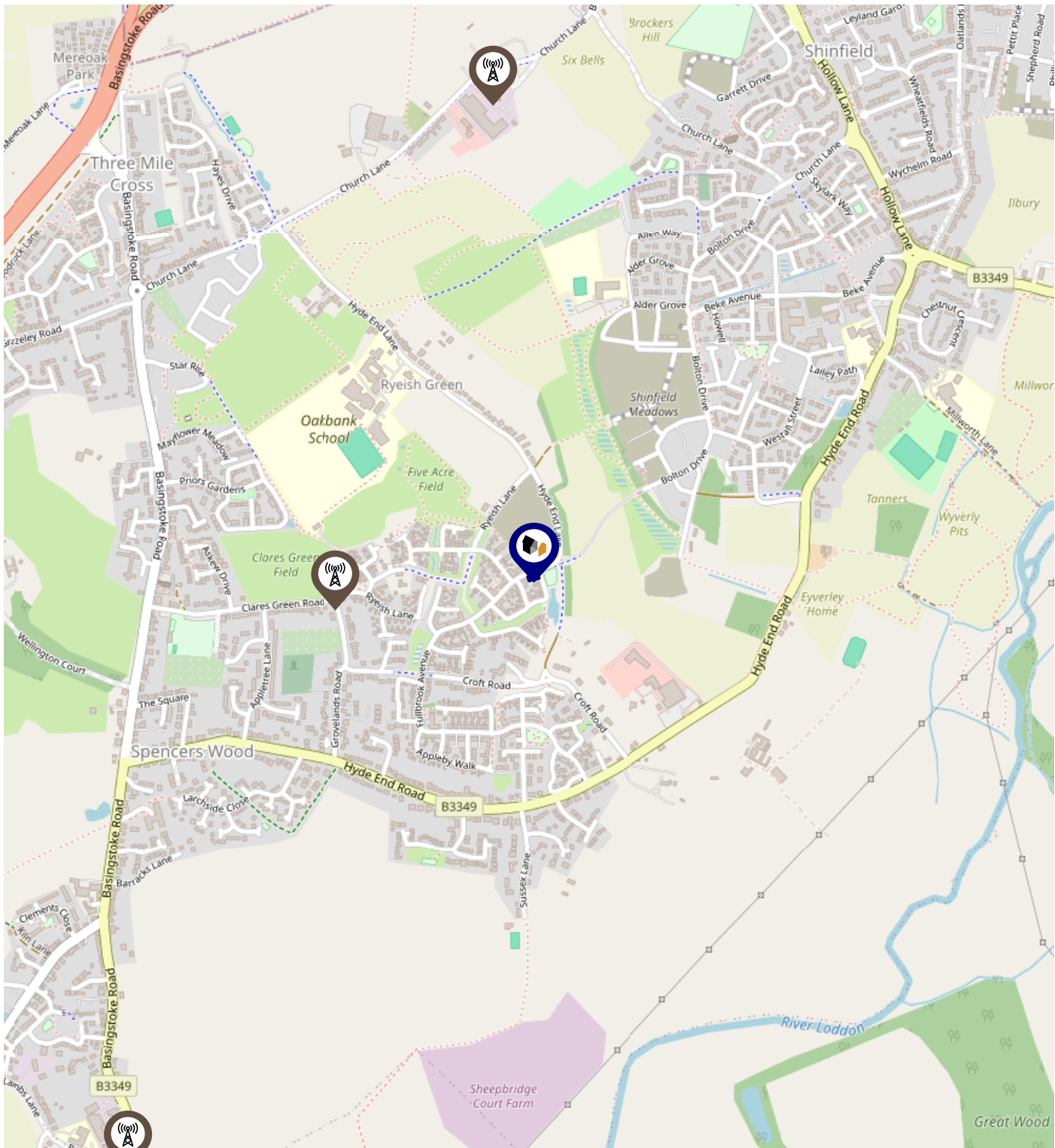
		Nursery	Primary	Secondary	College	Private
1	Oakbank Ofsted Rating: Requires improvement Pupils: 522 Distance:0.4	☐	☐	☒	☐	☐
2	Alder Grove Church of England Primary School Ofsted Rating: Good Pupils: 290 Distance:0.49	☐	☒	☐	☐	☐
3	Shinfield Infant and Nursery School Ofsted Rating: Good Pupils: 307 Distance:0.71	☐	☒	☐	☐	☐
4	Shinfield St Mary's CofE Junior School Ofsted Rating: Good Pupils: 358 Distance:0.76	☐	☒	☐	☐	☐
5	The Vine Christian School Ofsted Rating: Good Pupils: 28 Distance:0.77	☐	☐	☒	☐	☐
6	Lambs Lane Primary School Ofsted Rating: Good Pupils: 202 Distance:1.11	☐	☒	☐	☐	☐
7	Grazeley Parochial Church of England Aided Primary School Ofsted Rating: Requires improvement Pupils: 203 Distance:1.6	☐	☒	☐	☐	☐
8	Geoffrey Field Infant School Ofsted Rating: Outstanding Pupils: 313 Distance:1.63	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Geoffrey Field Junior School Ofsted Rating: Good Pupils: 354 Distance: 1.63	☐	☒	☐	☐	☐
	Christ The King Catholic Primary School Ofsted Rating: Good Pupils: 327 Distance: 1.72	☐	☒	☐	☐	☐
	Crosfields School Ofsted Rating: Not Rated Pupils: 777 Distance: 1.76	☐	☐	☒	☐	☐
	John Madejski Academy Ofsted Rating: Serious Weaknesses Pupils: 871 Distance: 1.85	☐	☐	☒	☐	☐
	Hillside Primary School Ofsted Rating: Good Pupils: 457 Distance: 1.94	☐	☒	☐	☐	☐
	The Ridgeway Primary School Ofsted Rating: Good Pupils: 410 Distance: 1.99	☐	☒	☐	☐	☐
	Blagdon Nursery School Ofsted Rating: Outstanding Pupils: 152 Distance: 2.18	☒	☐	☐	☐	☐
	Whiteknights Primary School Ofsted Rating: Good Pupils: 457 Distance: 2.23	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

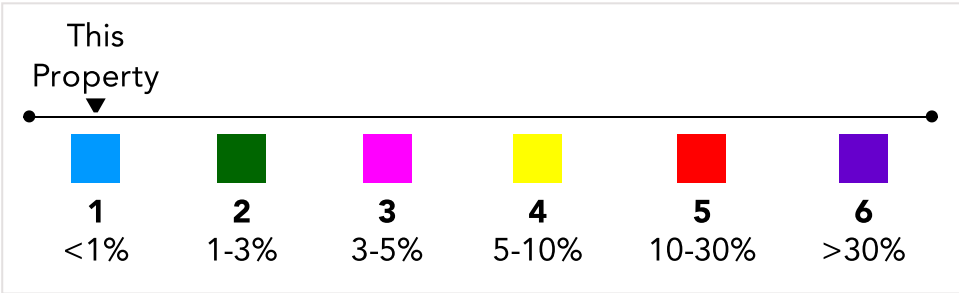
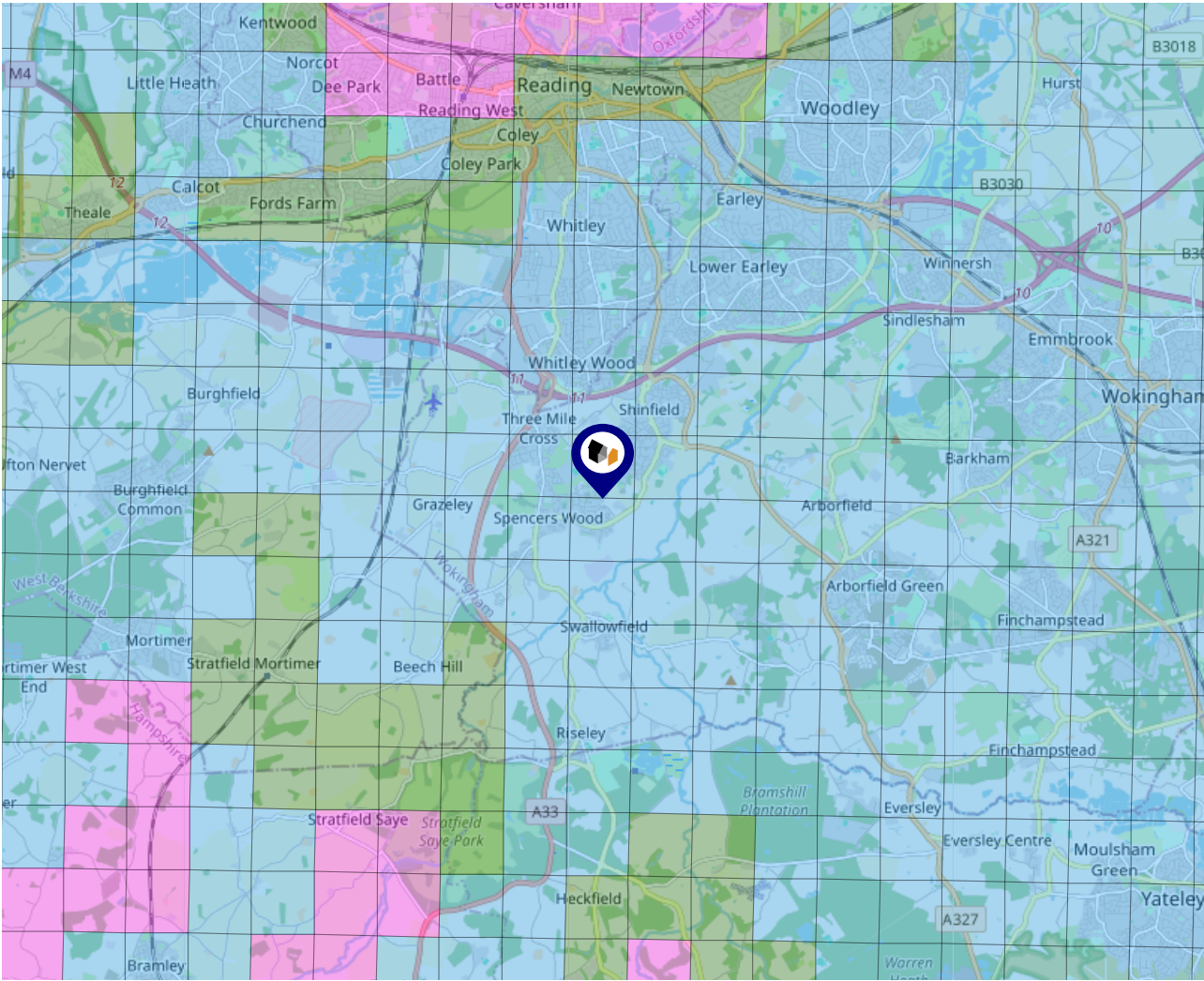


Key:

-  Power Pylons
-  Communication Masts

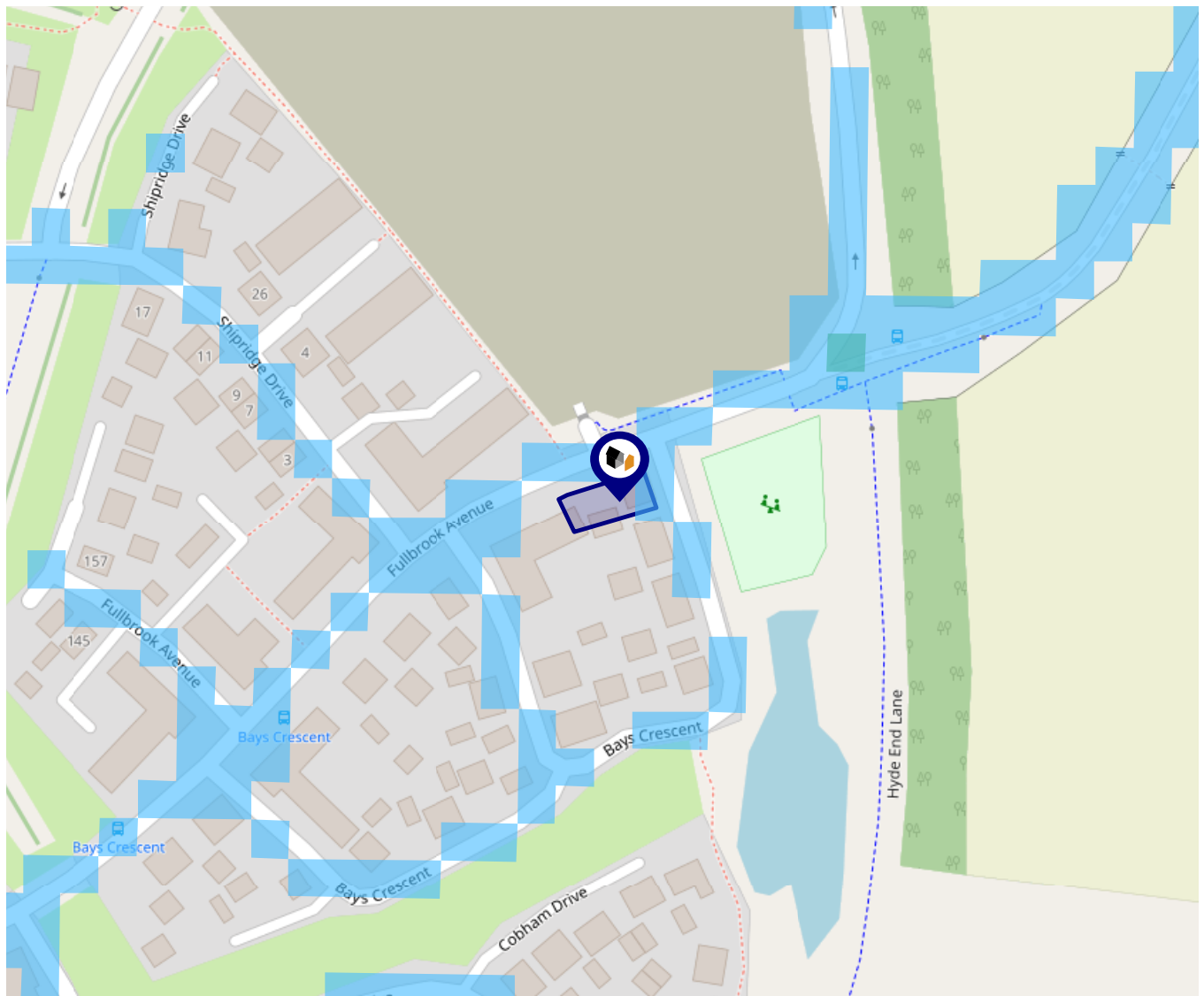
What is Radon?

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

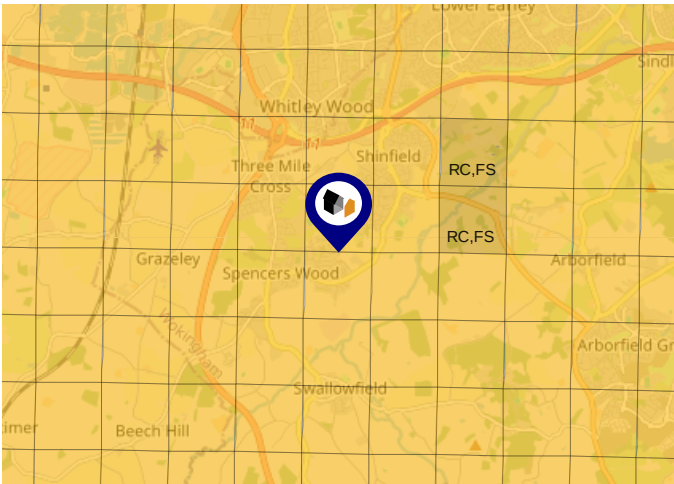


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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		

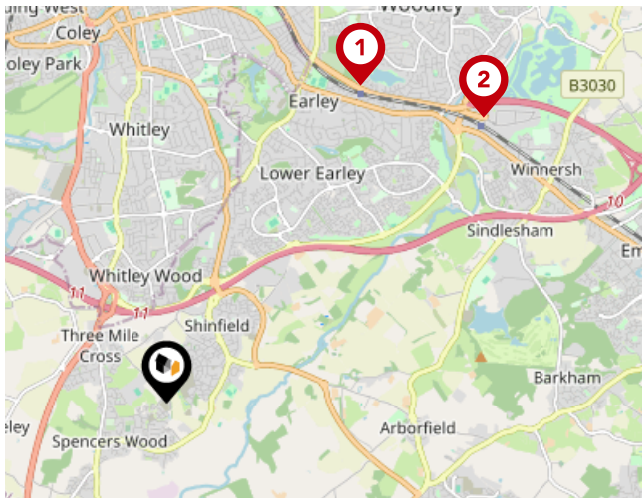


Primary Classifications (Most Common Clay Types)

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

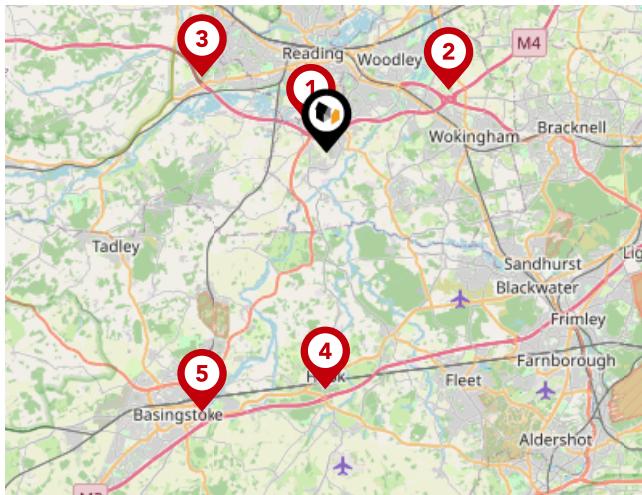
Area

Transport (National)



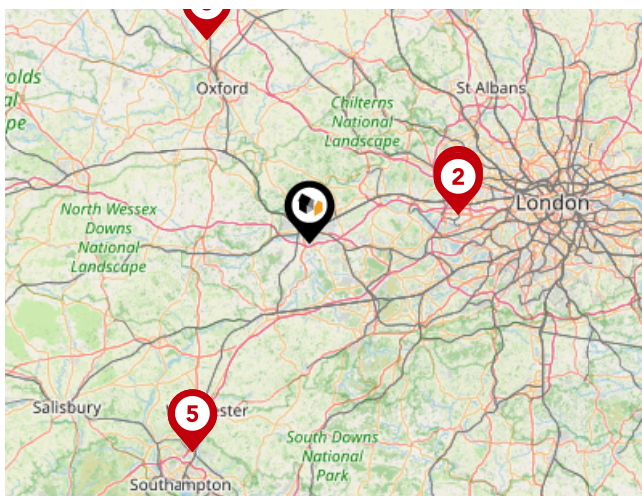
National Rail Stations

Pin	Name	Distance
	Earley Rail Station	3.44 miles
	Winnersh Triangle Rail Station	3.95 miles
	Mortimer Rail Station	3.76 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M4 J11	1.12 miles
	M4 J10	5.07 miles
	M4 J12	5.36 miles
	M3 J5	8.8 miles
	M3 J6	10.66 miles

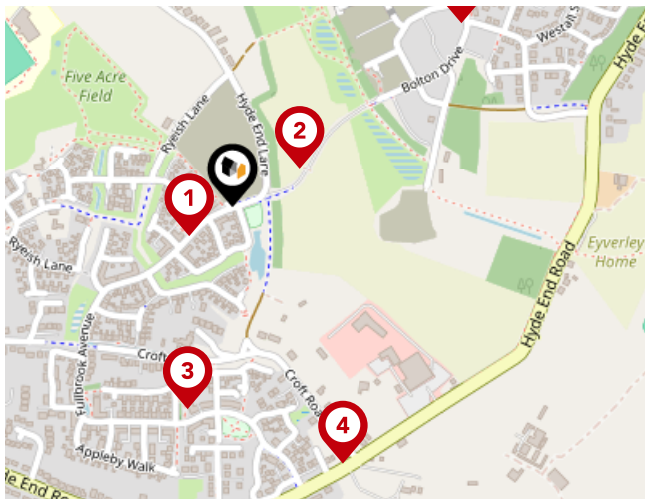


Airports/Helipads

Pin	Name	Distance
	Heathrow Airport	22.46 miles
	Heathrow Airport Terminal 4	22.46 miles
	Kidlington	33.66 miles
	North Stoneham	35.54 miles
	Southampton Airport	35.54 miles

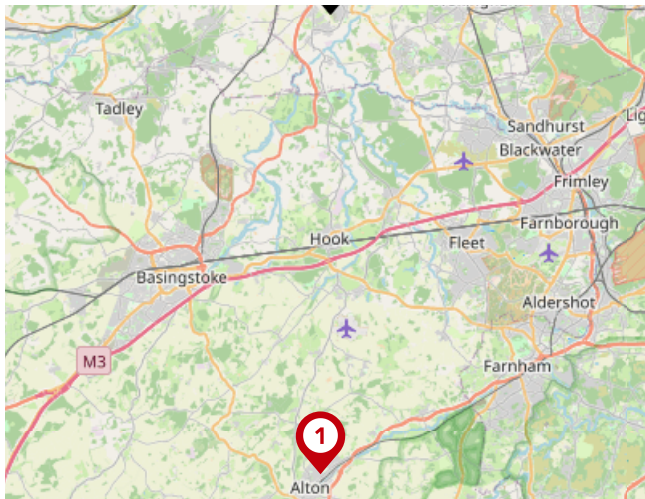
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Bays Crescent	0.06 miles
2	Fullbrook Avenue	0.09 miles
3	Peartree Walk	0.24 miles
4	Croft Road	0.32 miles
5	Lawrence Place	0.34 miles



Local Connections

Pin	Name	Distance
1	Alton (Mid-Hants Railway)	17.05 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 too us getting the keys was just over 2.5 months!



/avocadopropertyberkshire



/avocadoproperty



/avocadopropertyberkshire

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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