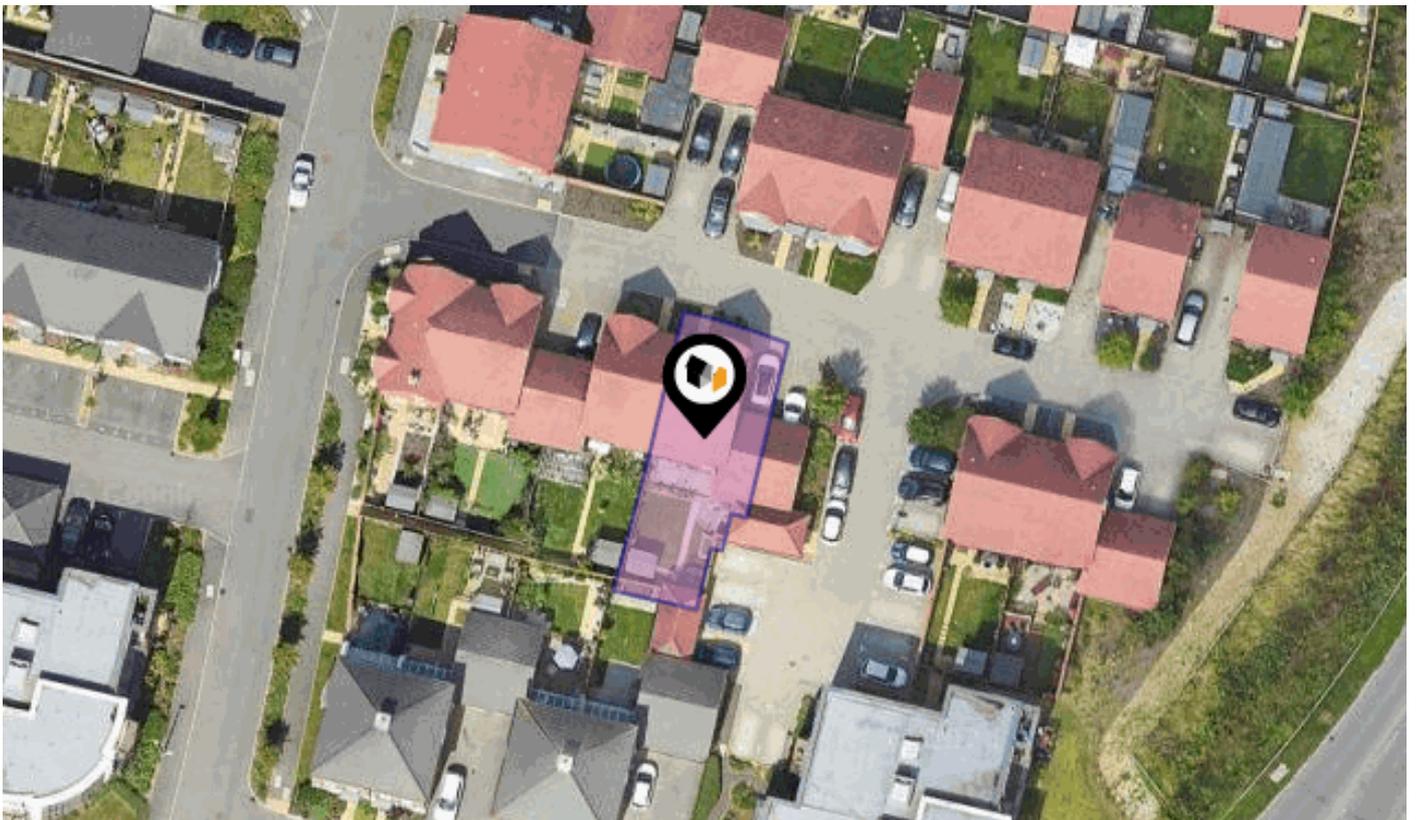




See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area  
**Monday 23rd February 2026**



**POTTER CRESCENT, WOKINGHAM, RG41**

**Avocado Property**

07917 157387

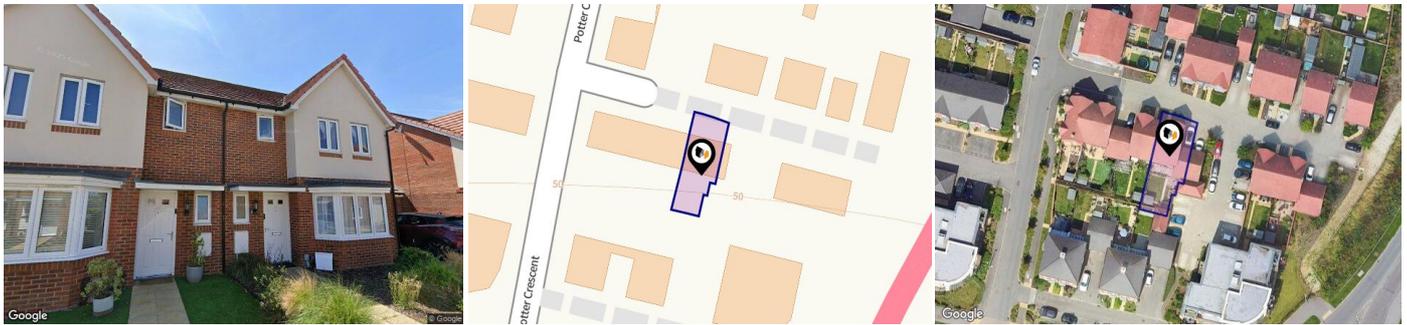
neil@avocadoberkshire.co.uk

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# Property Overview



## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	1,097 ft <sup>2</sup> / 102 m <sup>2</sup>		
<b>Plot Area:</b>	0.05 acres		
<b>Council Tax :</b>	Band E		
<b>Annual Estimate:</b>	£2,904		
<b>Title Number:</b>	BK530231		

## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>7</b> mb/s	<b>1800</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Property EPC - Certificate



Potter Crescent, RG41

Energy rating

# B

Valid until 26.06.2027

Score	Energy rating	Current	Potential
92+	A		95   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

---

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Mains gas - this is for backwards compatibility only and should not be used
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.18 W/m-Â°K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Average thermal transmittance 0.13 W/m-Â°K
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Time and temperature zone control
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Average thermal transmittance 0.15 W/m-Â°K
<b>Total Floor Area:</b>	102 m <sup>2</sup>

# Market Sold in Street



<b>86, Potter Crescent, Wokingham, RG41 1AN</b>	Terraced House
Last Sold Date: 04/12/2025	
Last Sold Price: £234,000	
<b>74, Potter Crescent, Wokingham, RG41 1AN</b>	other House
Last Sold Date: 14/11/2025	
Last Sold Price: £145,000	
<b>60, Potter Crescent, Wokingham, RG41 1AN</b>	Semi-detached House
Last Sold Date: 28/02/2025   26/02/2021	
Last Sold Price: £286,000   £225,500	
<b>38, Potter Crescent, Wokingham, RG41 1AN</b>	Semi-detached House
Last Sold Date: 14/11/2024	
Last Sold Price: £220,000	
<b>66, Potter Crescent, Wokingham, RG41 1AN</b>	Semi-detached House
Last Sold Date: 13/09/2024   25/11/2022	
Last Sold Price: £212,000   £210,000	
<b>104, Potter Crescent, Wokingham, RG41 1AN</b>	Terraced House
Last Sold Date: 01/02/2024	
Last Sold Price: £210,000	
<b>108, Potter Crescent, Wokingham, RG41 1AN</b>	Semi-detached House
Last Sold Date: 30/10/2023	
Last Sold Price: £210,000	
<b>22, Potter Crescent, Wokingham, RG41 1AN</b>	Flat-maisonette House
Last Sold Date: 18/09/2023	
Last Sold Price: £138,000	
<b>88, Potter Crescent, Wokingham, RG41 1AN</b>	Terraced House
Last Sold Date: 21/10/2022   17/08/2018	
Last Sold Price: £250,000   £220,000	
<b>52, Potter Crescent, Wokingham, RG41 1AN</b>	Semi-detached House
Last Sold Date: 26/08/2022	
Last Sold Price: £250,000	
<b>24, Potter Crescent, Wokingham, RG41 1AN</b>	Flat-maisonette House
Last Sold Date: 31/08/2018	
Last Sold Price: £150,000	
<b>96, Potter Crescent, Wokingham, RG41 1AN</b>	Terraced House
Last Sold Date: 03/08/2018	
Last Sold Price: £192,500	

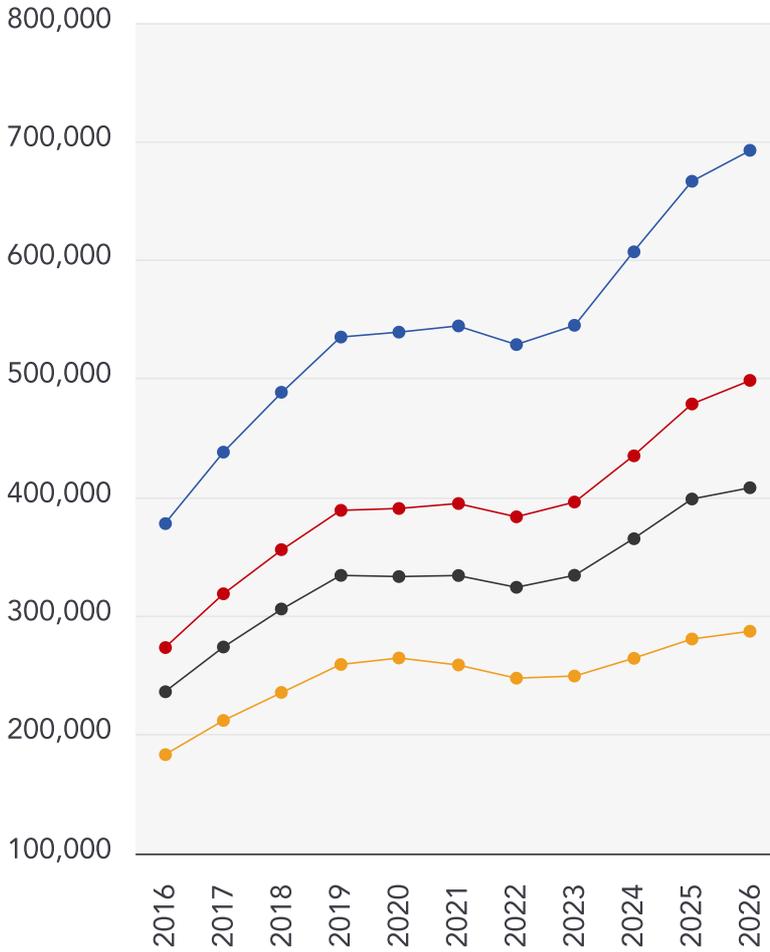
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in RG41



Detached

**+83.21%**

Semi-Detached

**+82.31%**

Terraced

**+72.76%**

Flat

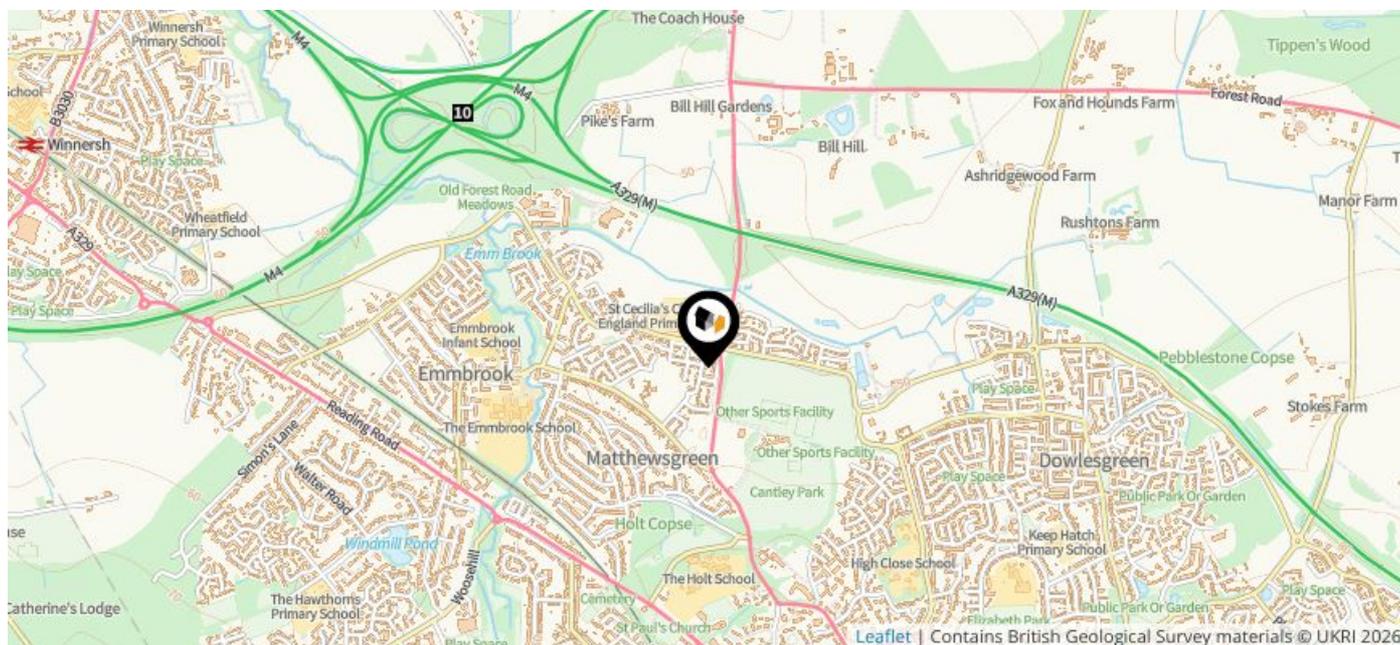
**+56.72%**

# 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.

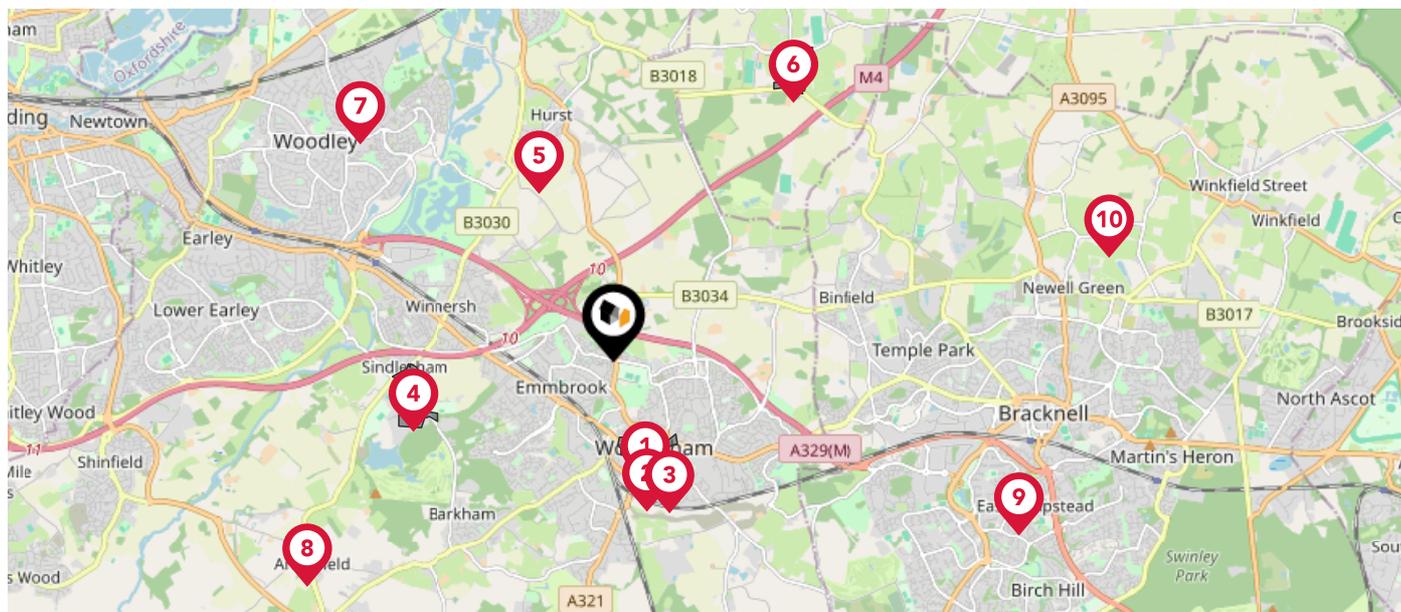
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

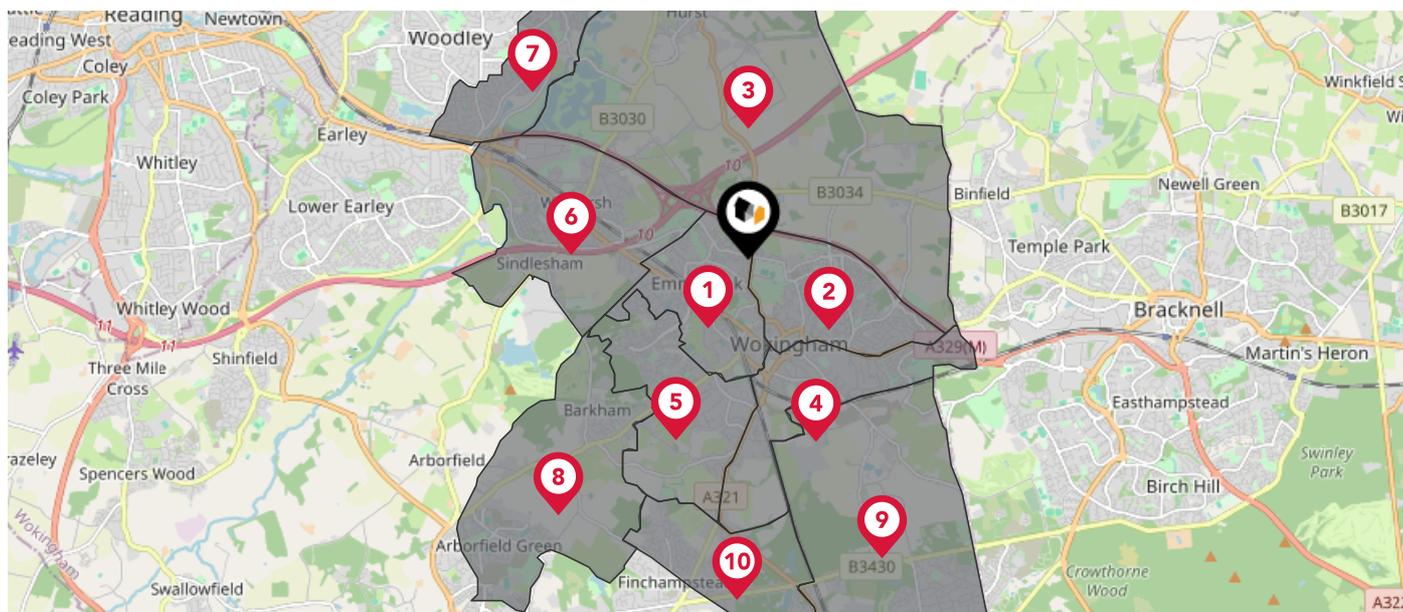
- 1 Wokingham Town Centre
- 2 Langborough Road
- 3 Murdoch Road
- 4 Sindlesham
- 5 Hurst
- 6 Shurlock Row
- 7 Woodley Green
- 8 Arborfield Cross
- 9 Easthampstead
- 10 Warfield

# 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

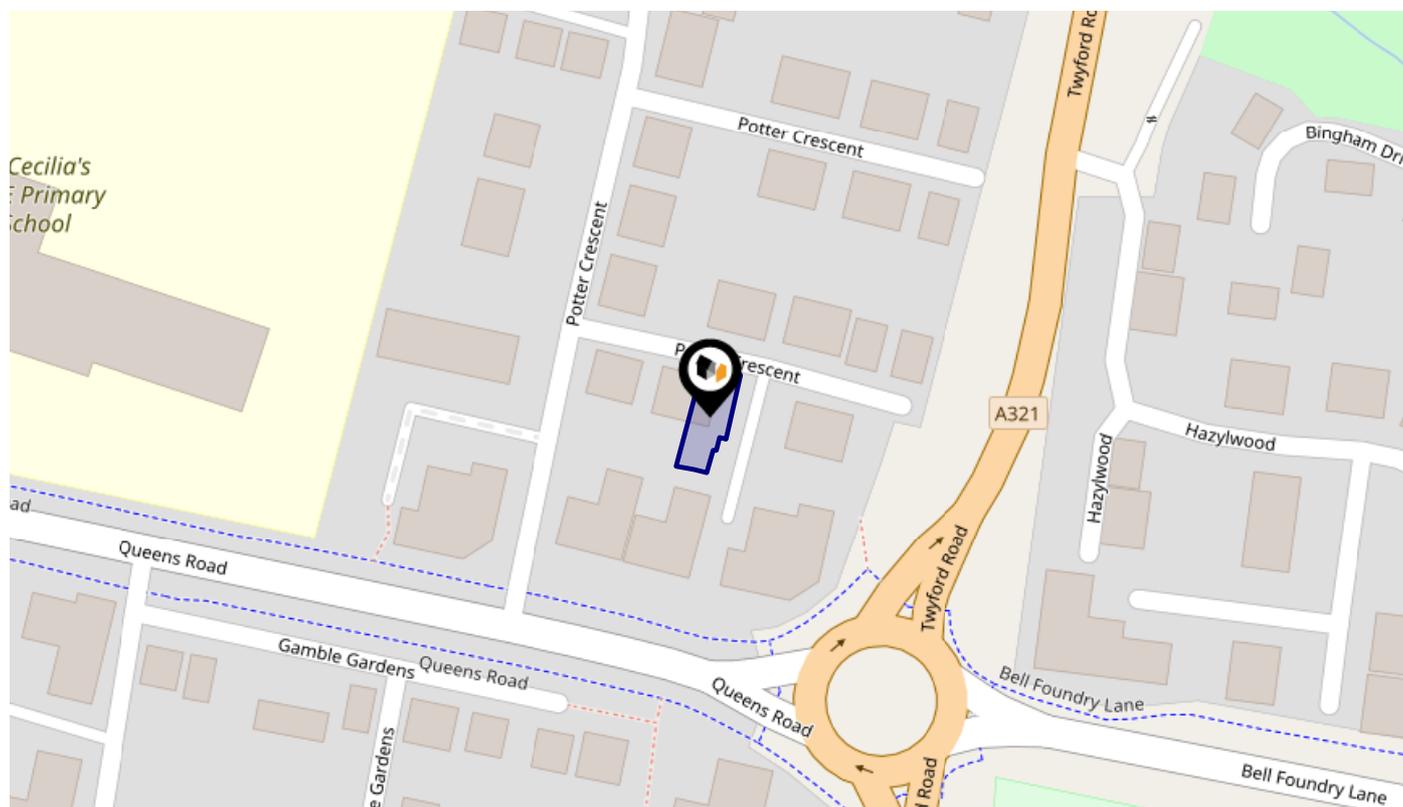
-  1 Emmbrook Ward
-  2 Norreys Ward
-  3 Hurst Ward
-  4 Wescott Ward
-  5 Evendons Ward
-  6 Winnersh Ward
-  7 Loddon Ward
-  8 Barkham Ward
-  9 Wokingham Without Ward
-  10 Finchampstead North Ward

# 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:

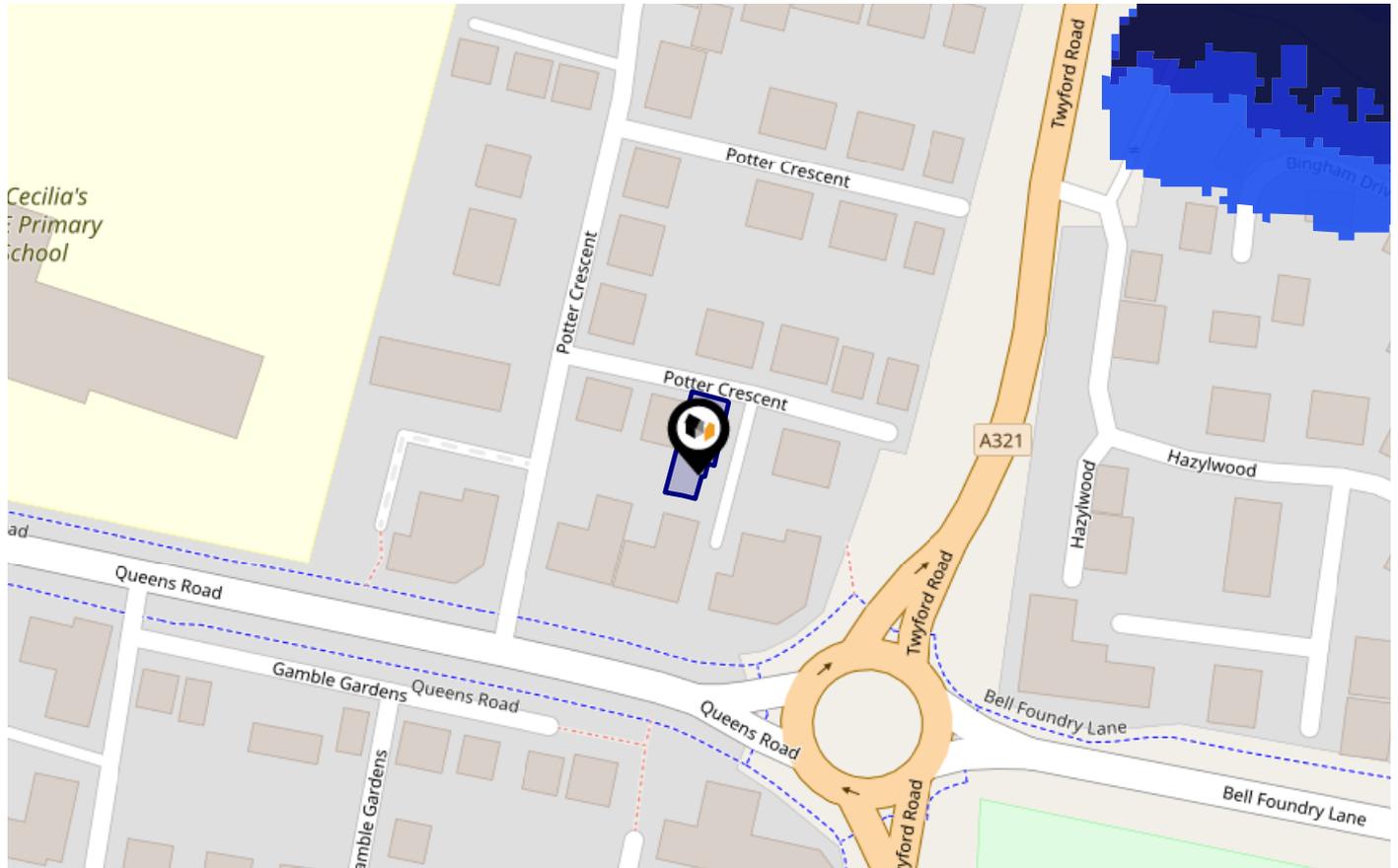
5		75.0+ dB	<span style="color: red;">■</span>
4		70.0-74.9 dB	<span style="color: orange;">■</span>
3		65.0-69.9 dB	<span style="color: yellow;">■</span>
2		60.0-64.9 dB	<span style="color: green;">■</span>
1		55.0-59.9 dB	<span style="color: blue;">■</span>

# Flood Risk

## Rivers & Seas - Flood Risk



This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.



**Risk Rating: Very low**

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

- **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- **Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

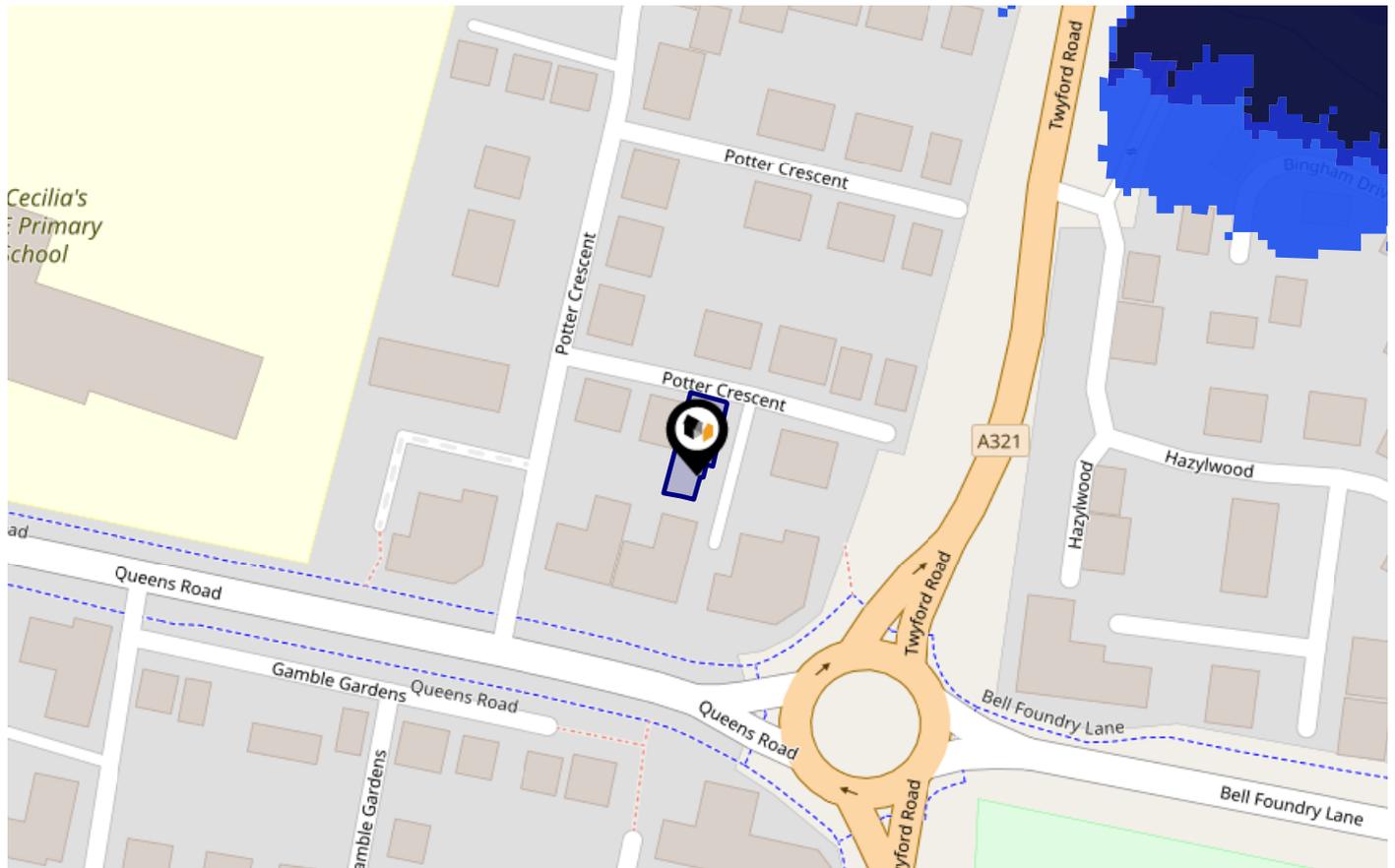


# Flood Risk

## Rivers & Seas - Climate Change



This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

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

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

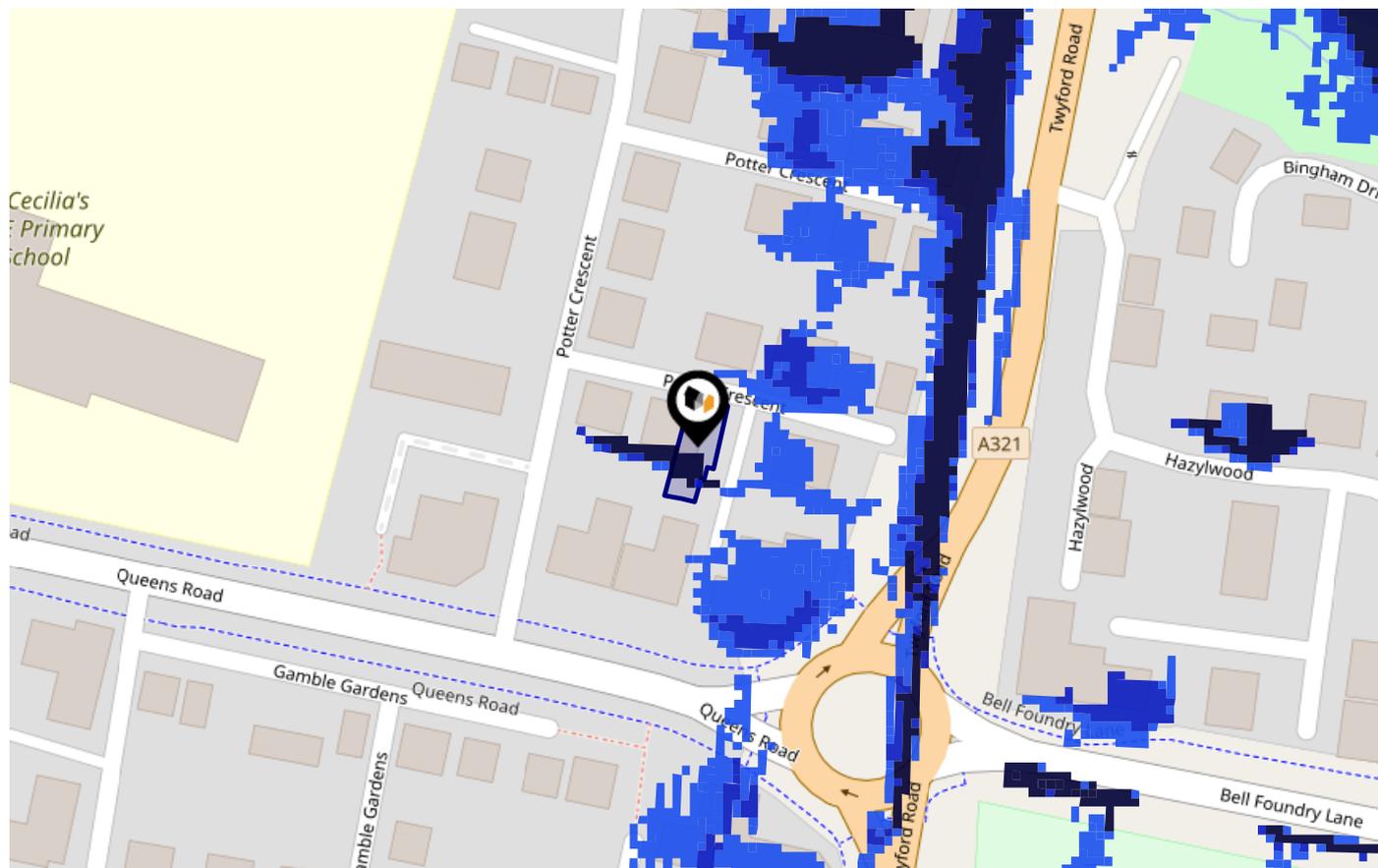


# Flood Risk

## Surface Water - Flood Risk



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

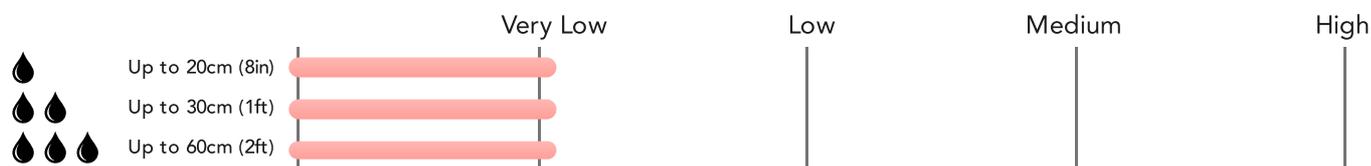


Risk Rating: Very low

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

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

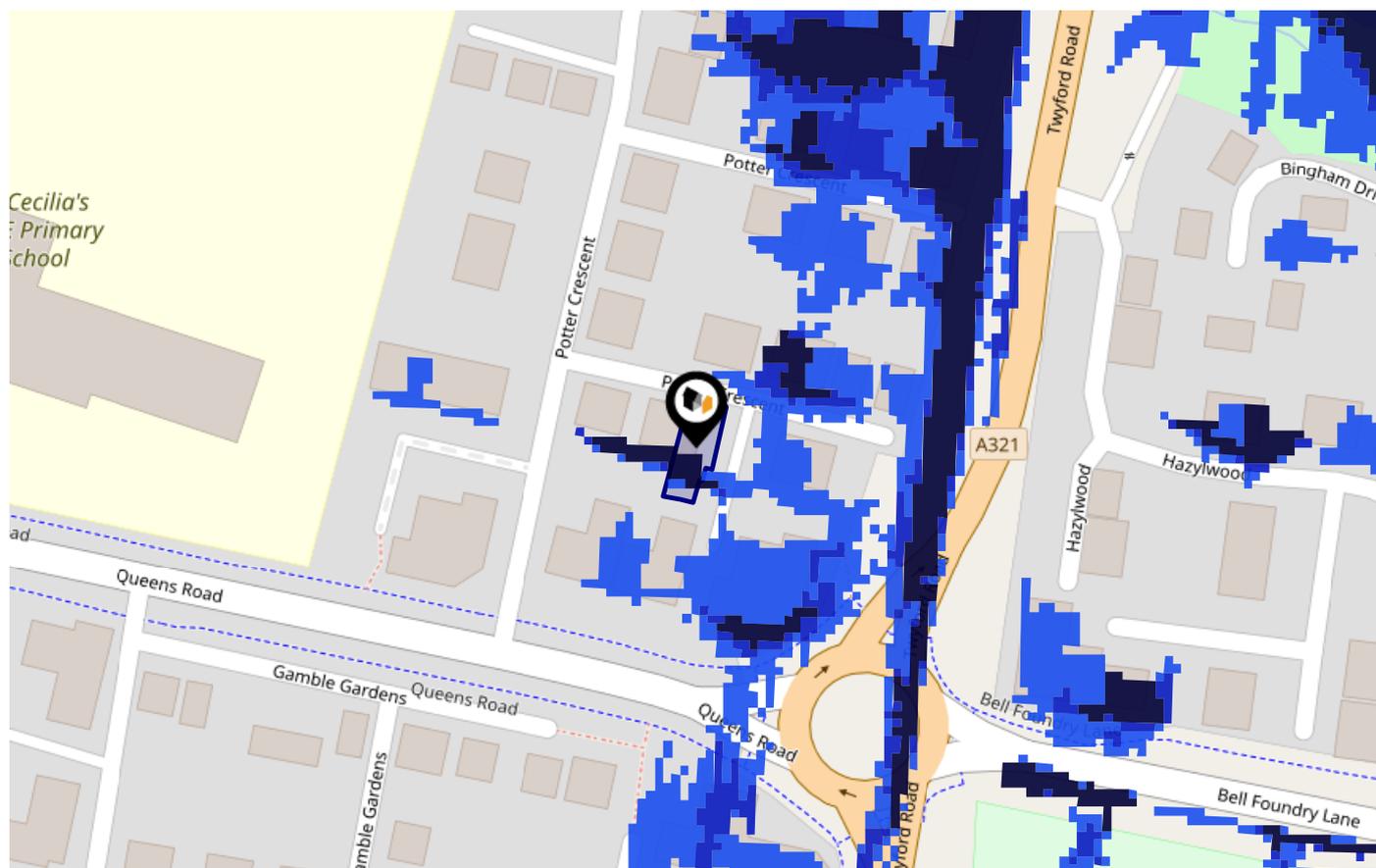


# Flood Risk

## Surface Water - Climate Change



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

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

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

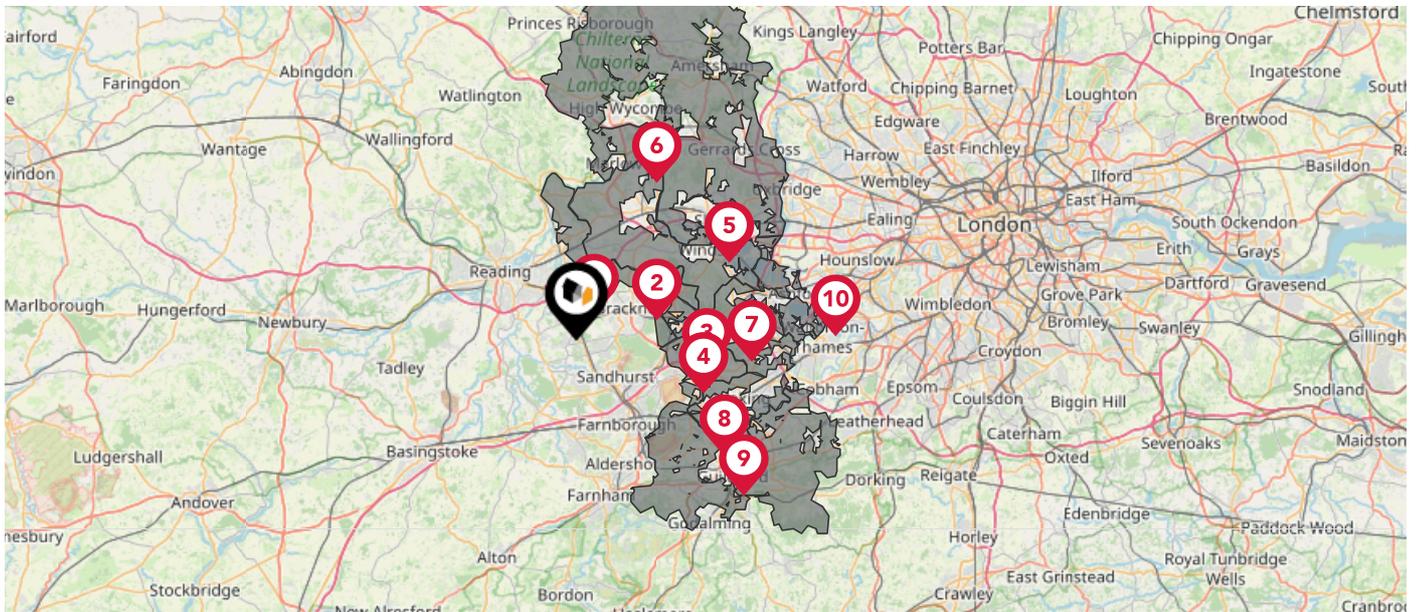


# Maps

## Green Belt



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



### Nearby Green Belt Land

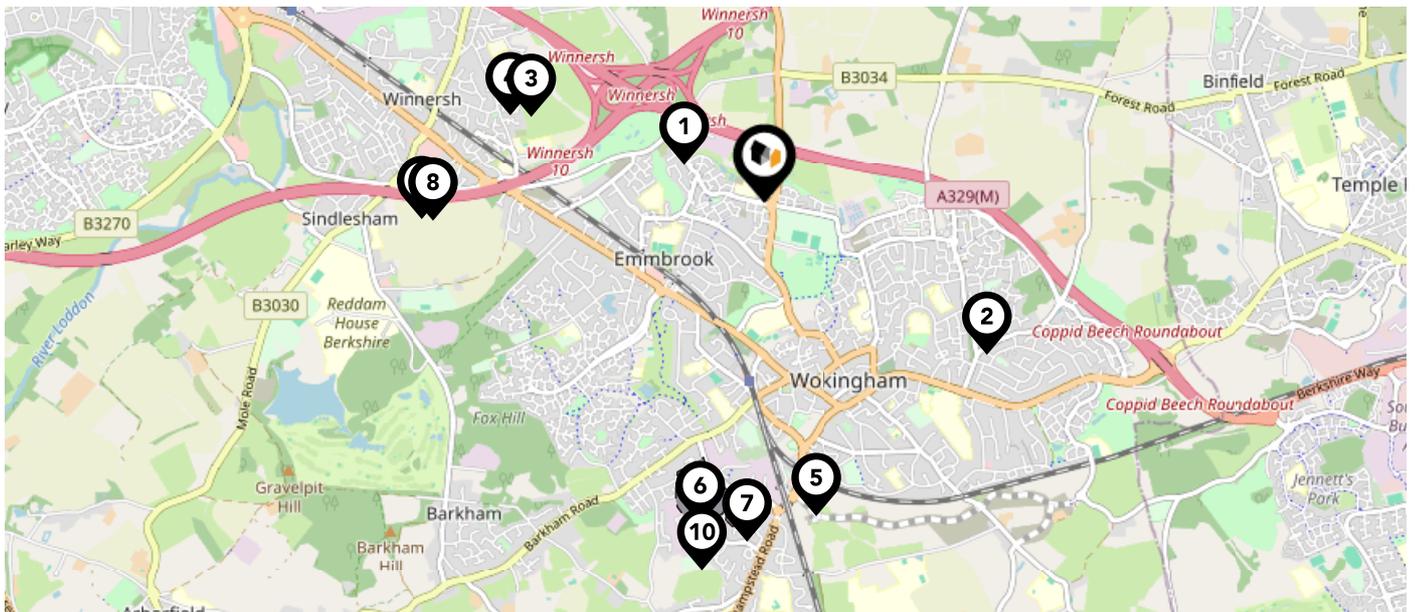
- 1 London Green Belt - Wokingham
- 2 London Green Belt - Bracknell Forest
- 3 London Green Belt - Windsor and Maidenhead
- 4 London Green Belt - Surrey Heath
- 5 London Green Belt - Slough
- 6 London Green Belt - Buckinghamshire
- 7 London Green Belt - Runnymede
- 8 London Green Belt - Woking
- 9 London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

# 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

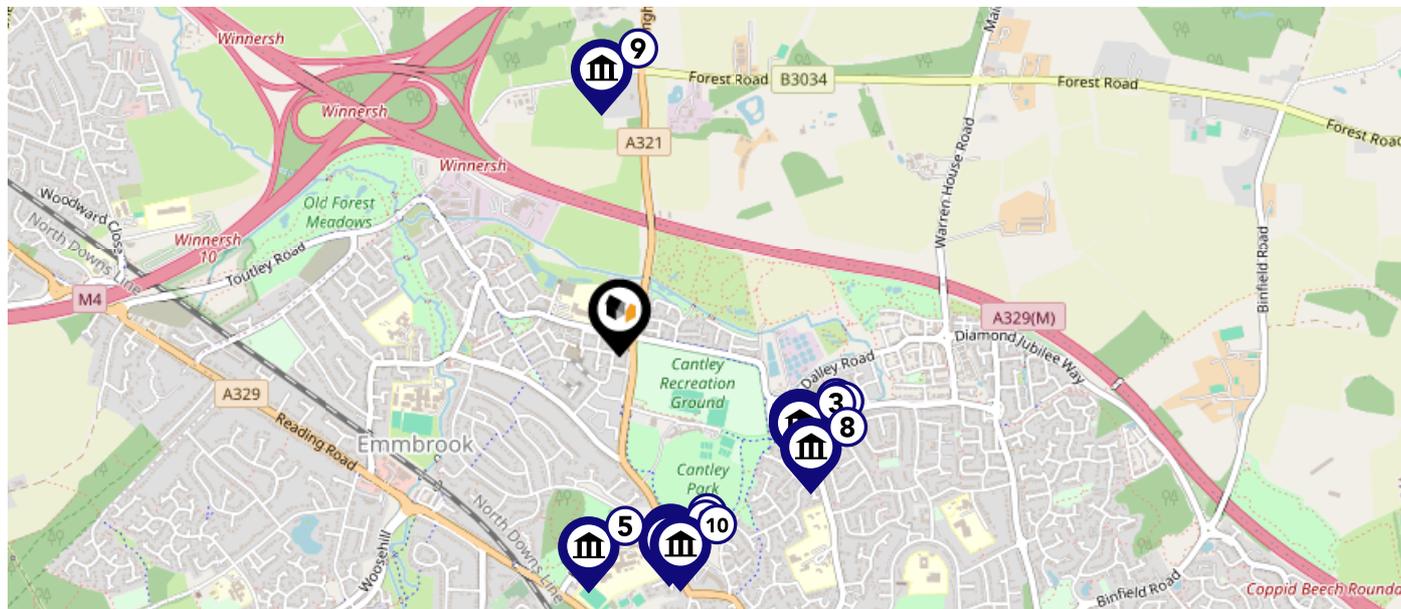
	Stevemar Metals, Forest Road-Wokingham	Historic Landfill <input type="checkbox"/>
	Keephatch Farm-Dowlesgreen, Wokingham	Historic Landfill <input type="checkbox"/>
	Caravan Site-Merryhill Green	Historic Landfill <input type="checkbox"/>
	Clarendon Close-Winnersh	Historic Landfill <input type="checkbox"/>
	Finchampstead Road-Wokingham	Historic Landfill <input type="checkbox"/>
	Molly Millars Lane-Wokingham	Historic Landfill <input type="checkbox"/>
	Mulberry Park-Wokingham	Historic Landfill <input type="checkbox"/>
	Sandstone Close-Winnersh	Historic Landfill <input type="checkbox"/>
	Sandstone Close-Winnersh	Historic Landfill <input type="checkbox"/>
	Blue Pool-Wokingham	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
 1319183 - Ashridge Farmhouse	Grade II	0.5 miles
 1154929 - Stables, North West Of Glebelands	Grade II	0.5 miles
 1155933 - Milestone In The Garden Of Ashridge Farmhouse, Approximately 3 Metres South Of Entrance Porch	Grade II	0.5 miles
 1303123 - Cattle Shed At Ashridge Farm, North Of Farmhouse	Grade II	0.5 miles
 1118055 - The Holt	Grade II	0.5 miles
 1118017 - Barn At Ashridge Farm, South East Of Farmhouse	Grade II	0.5 miles
 1319164 - Cottage Adjoining Stables At Glebelands The Cottage	Grade II	0.5 miles
 1117979 - Ashridge Cottage	Grade II	0.6 miles
 1118120 - Memorial Stone	Grade II	0.6 miles
 1118054 - Glebelands	Grade II	0.6 miles

# Area Schools



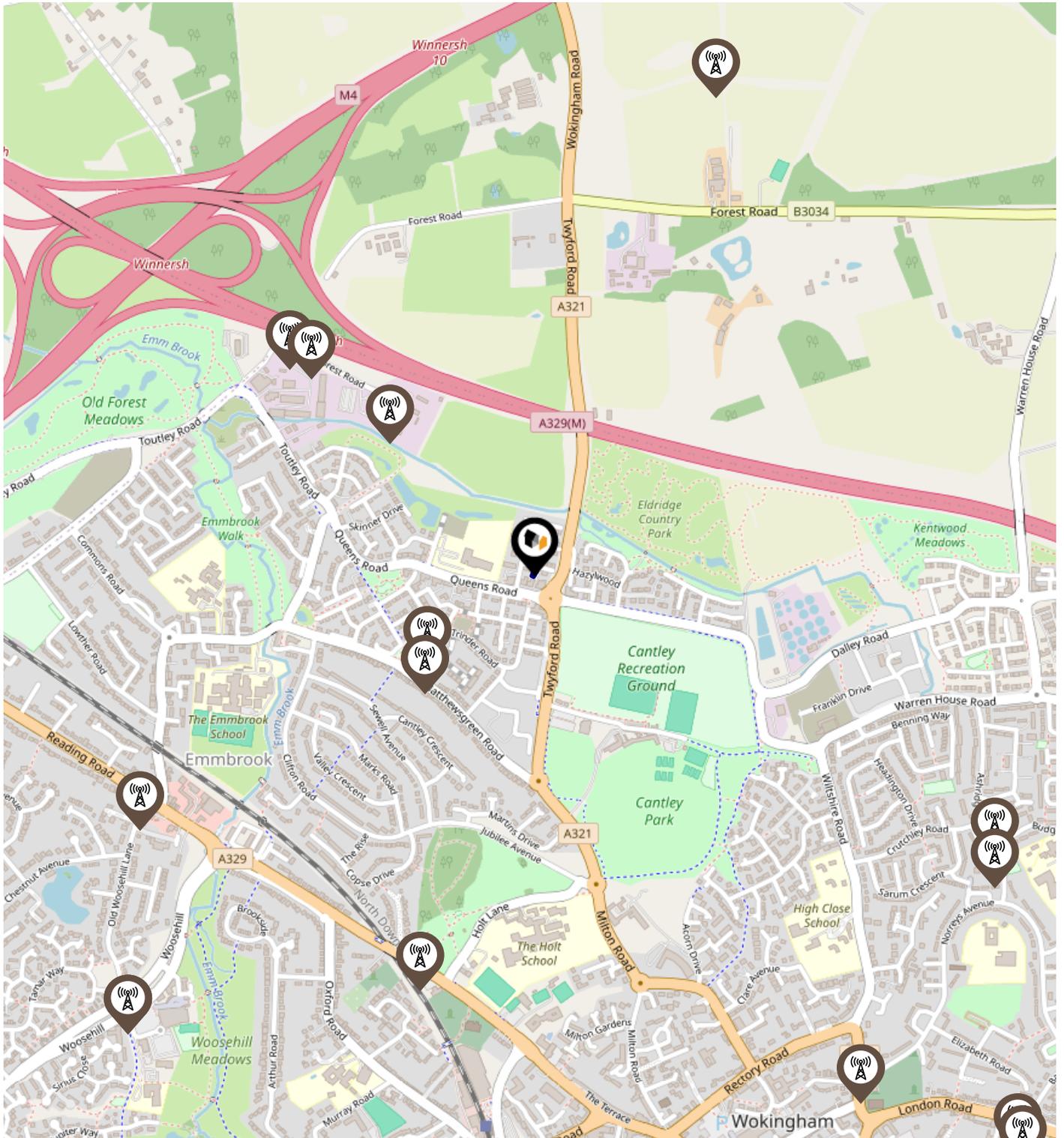
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>St Cecilia's CofE Primary School</b> Ofsted Rating: Not Rated   Pupils: 74   Distance:0.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>The Emmbrook School</b> Ofsted Rating: Good   Pupils: 1275   Distance:0.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Emmbrook Junior School</b> Ofsted Rating: Good   Pupils: 258   Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Emmbrook Infant School</b> Ofsted Rating: Outstanding   Pupils: 182   Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>The Holt School</b> Ofsted Rating: Outstanding   Pupils: 1417   Distance:0.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>High Close School</b> Ofsted Rating: Good   Pupils: 85   Distance:0.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St Paul's CofE Junior School</b> Ofsted Rating: Good   Pupils: 382   Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Keep Hatch Primary School</b> Ofsted Rating: Good   Pupils: 440   Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Walter Infant School</b> Ofsted Rating: Outstanding   Pupils: 298   Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>All Saints Church of England Primary School</b> Ofsted Rating: Good   Pupils: 234   Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Windmill Primary School</b> Ofsted Rating: Good   Pupils: 206   Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Foundry College</b> Ofsted Rating: Good   Pupils: 15   Distance:0.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>CAMHS Phoenix School</b> Ofsted Rating: Outstanding   Pupils:0   Distance:1.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Hawthorns Primary School</b> Ofsted Rating: Good   Pupils: 436   Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Westende Junior School</b> Ofsted Rating: Good   Pupils: 236   Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Wescott Infant School</b> Ofsted Rating: Good   Pupils: 143   Distance:1.15	<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

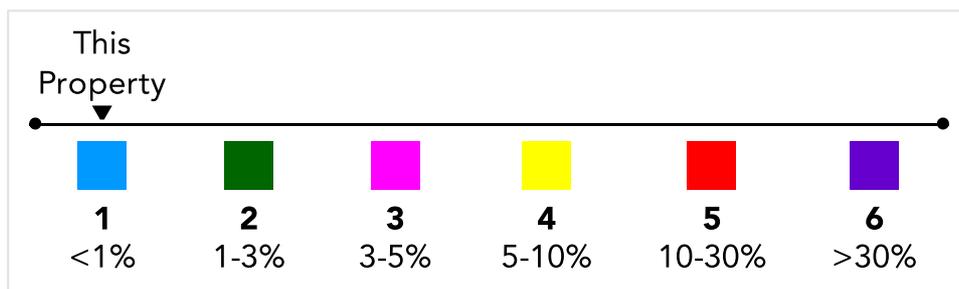
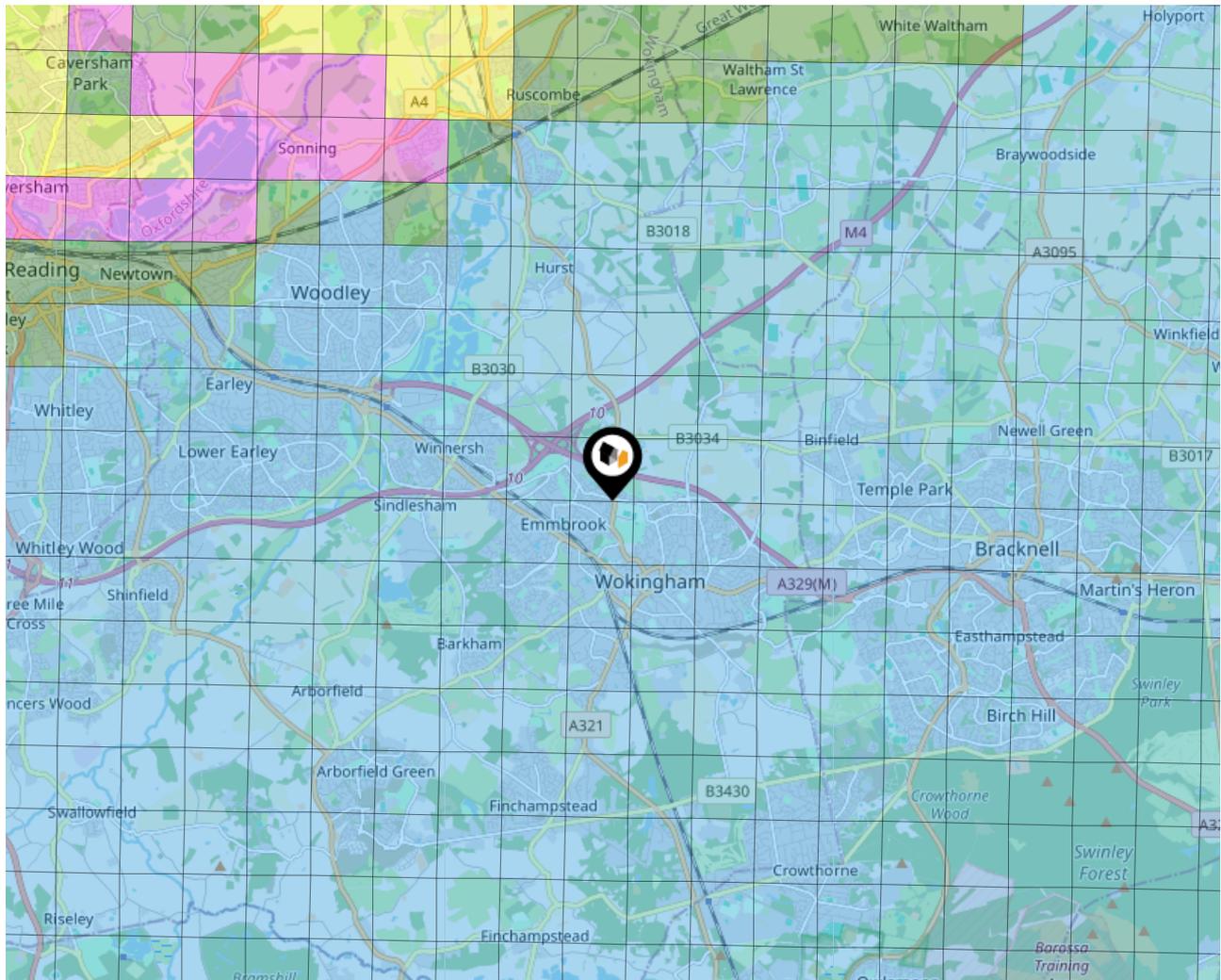
# Environment

## Radon Gas

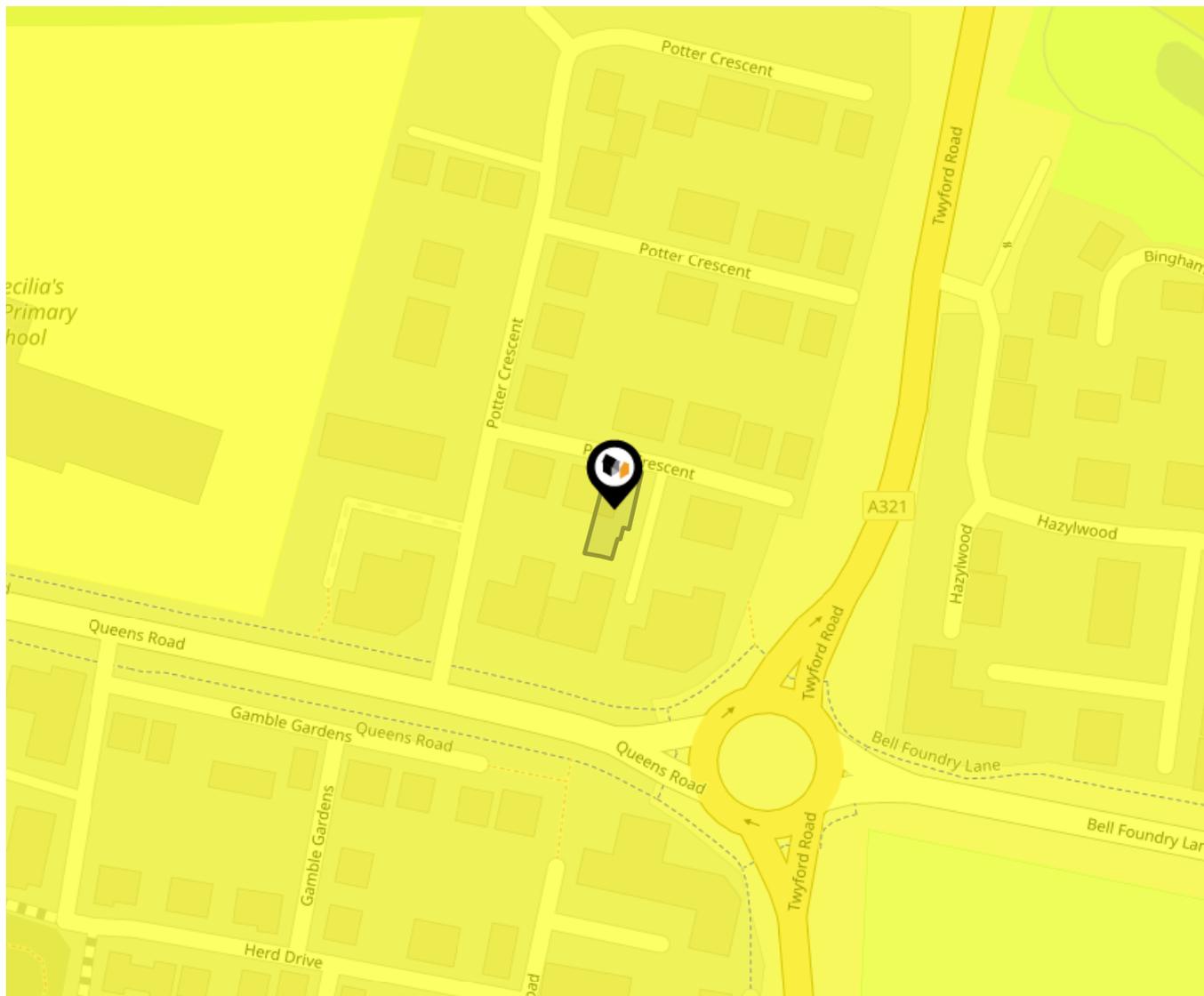


### What is Radon?

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/m<sup>3</sup>).



# Local Area Road Noise



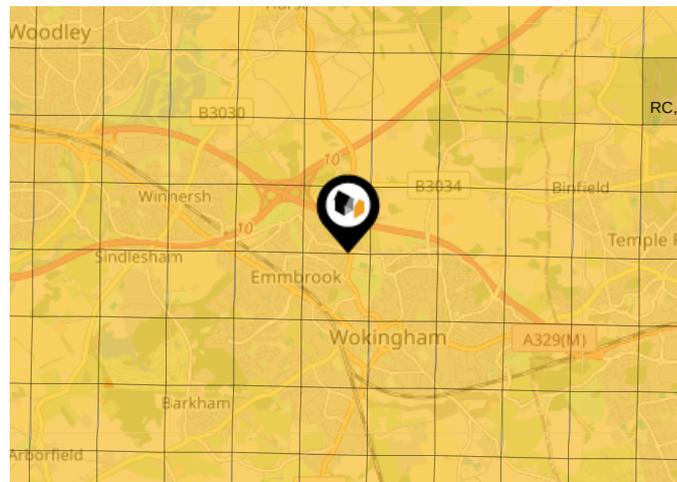
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	CLAY TO SILT
<b>Parent Material Grain:</b>	ARGILLACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY		

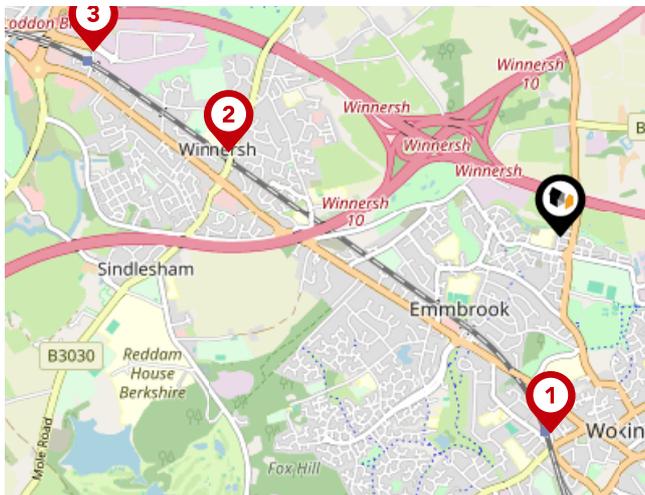


### Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

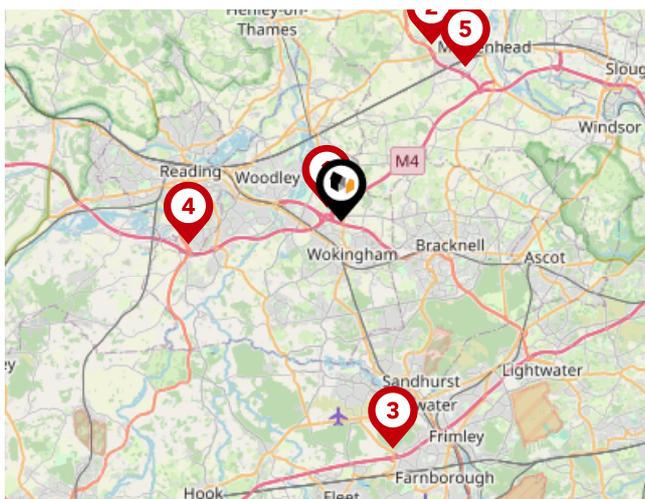
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Wokingham Rail Station	0.91 miles
2	Winkersham Rail Station	1.58 miles
3	Winkersham Triangle Rail Station	2.31 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J10	0.75 miles
2	A404(M) J9	7.32 miles
3	M3 J4A	8.64 miles
4	M4 J11	5.7 miles
5	A404(M) J9A	7.32 miles

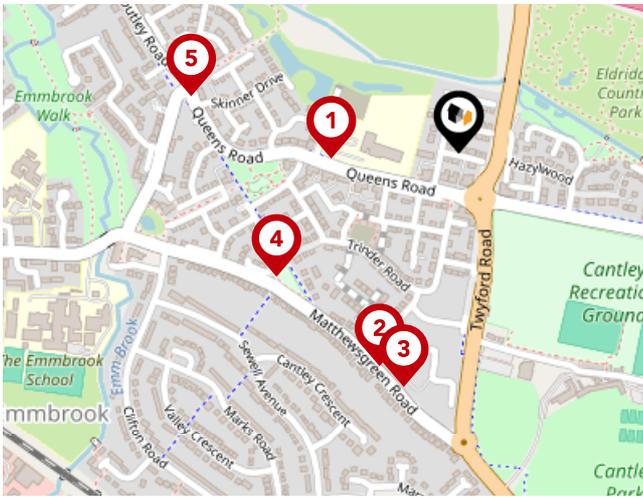


### Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	17.1 miles
2	Heathrow Airport Terminal 4	17.14 miles
3	Kidlington	34.75 miles
4	Gatwick Airport	34.67 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Queens Road	0.15 miles
2	Matthewsgreen East	0.26 miles
3	Matthewsgreen East	0.28 miles
4	Matthewsgreen Farm	0.25 miles
5	Toutley Road	0.31 miles

# Avocado Property

## About Us



### Avocado Property

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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



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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# Agent Disclaimer



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## Important - Please Read

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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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