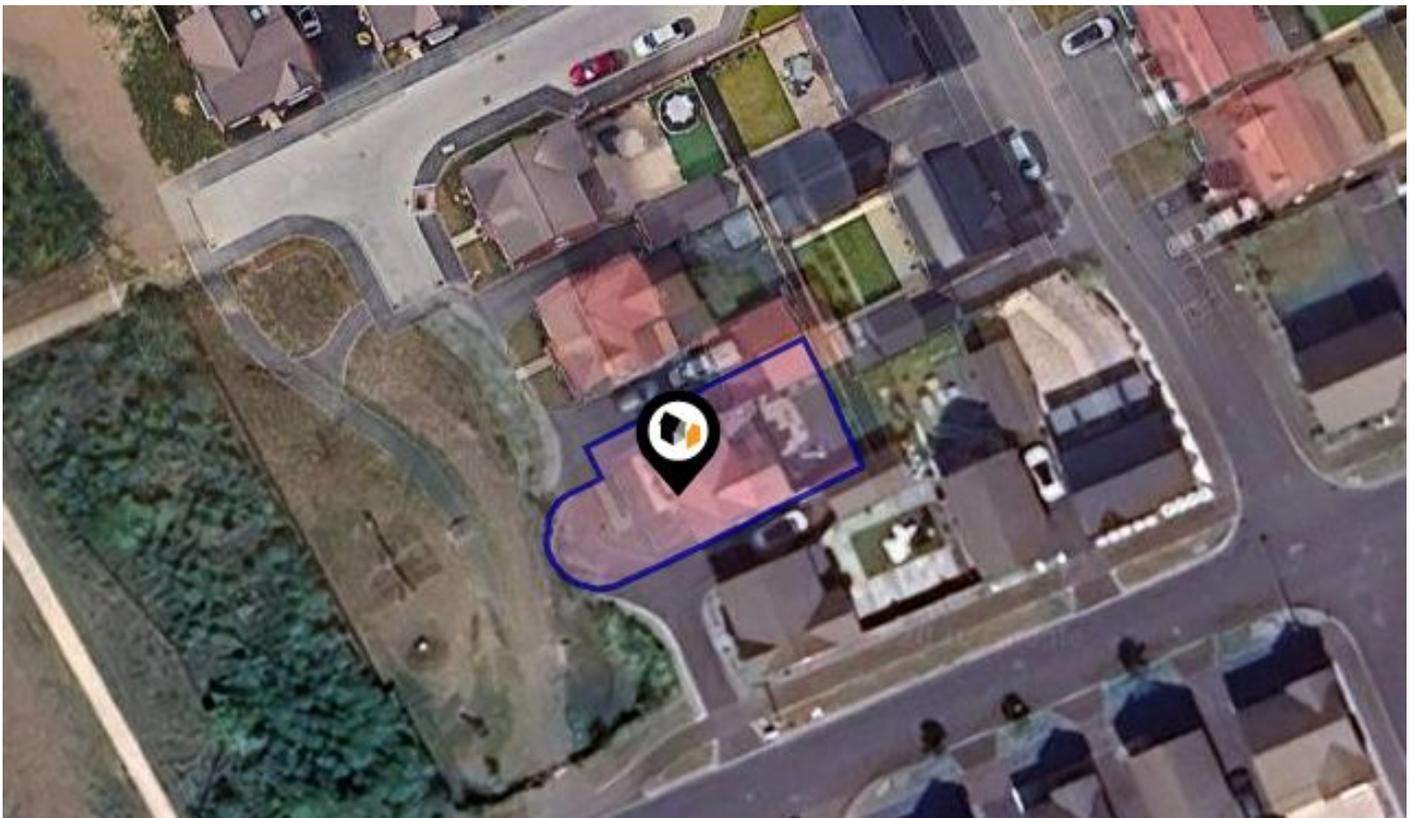# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
**Monday 02nd March 2026**



## MARTYN CRESCENT, SHINFIELD, READING, RG2

**Avocado Property**

07917 157387

neil@avocadoberkshire.co.uk

www.avocadopropertyagents.co.uk

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# Property
# **Overview**



## Property

| | | | |
|---|---|---|---|
| **Type:** | Detached | **Tenure:** | Freehold |
| **Bedrooms:** | 4 | | |
| **Floor Area:** | 1,410 ft$^2$ / 131 m$^2$ | | |
| **Plot Area:** | 0.07 acres | | |
| **Year Built :** | 2018 | | |
| **Council Tax :** | Band F | | |
| **Annual Estimate:** | £3,432 | | |
| **Title Number:** | BK520370 | | |

## Local Area

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

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

**15** mb/s

**1800** mb/s

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

O2    EE    3    Vodafone

**Satellite/Fibre TV Availability:**

✓ BT    ✓ sky    ✓ Virgin media

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RG2

Energy rating

**B**

**Valid until 30.11.2031**

| Score | Energy rating | Current | Potential |
|---|---|---|---|
| 92+ | A | | 93 \| A |
| 81-91 | B | 85 \| B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

# Property
## EPC - Additional Data

## Additional EPC Data

| | |
|---|---|
| **Property Type:** | House |
| **Build Form:** | Detached |
| **Transaction Type:** | New dwelling |
| **Energy Tariff:** | Standard tariff |
| **Main Fuel:** | Gas: mains gas |
| **Flat Top Storey:** | No |
| **Top Storey:** | 0 |
| **Previous Extension:** | 0 |
| **Open Fireplace:** | 0 |
| **Walls:** | Average thermal transmittance 0.24 W/m-Â¦K |
| **Walls Energy:** | Very Good |
| **Roof:** | Average thermal transmittance 0.17 W/m-Â¦K |
| **Roof Energy:** | 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 0.22 W/m-Â¦K |
| **Total Floor Area:** | 131 m$^2$ |

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# Market
## Sold in Street



### 38, Martyn Crescent, Reading, RG2 9WF — Detached House

| | | |
|---|---|---|
| Last Sold Date: | 20/12/2024 | 26/02/2021 |
| Last Sold Price: | £578,000 | £500,000 |

### 36, Martyn Crescent, Reading, RG2 9WF — Detached House

| | | |
|---|---|---|
| Last Sold Date: | 20/12/2023 | 19/03/2021 |
| Last Sold Price: | £692,500 | £605,000 |

### 12, Martyn Crescent, Reading, RG2 9WF — Detached House

| | |
|---|---|
| Last Sold Date: | 01/09/2023 |
| Last Sold Price: | £537,161 |

### 16, Martyn Crescent, Reading, RG2 9WF — Detached House

| | | |
|---|---|---|
| Last Sold Date: | 31/07/2023 | 29/04/2022 |
| Last Sold Price: | £680,000 | £635,000 |

### 23, Martyn Crescent, Reading, RG2 9WF — Semi-detached House

| | | | |
|---|---|---|---|
| Last Sold Date: | 16/06/2023 | 05/05/2023 | 27/08/2021 |
| Last Sold Price: | £445,000 | £440,000 | £415,000 |

### 8, Martyn Crescent, Reading, RG2 9WF — Semi-detached House

| | |
|---|---|
| Last Sold Date: | 22/12/2022 |
| Last Sold Price: | £480,000 |

### 10, Martyn Crescent, Reading, RG2 9WF — Semi-detached House

| | |
|---|---|
| Last Sold Date: | 21/12/2022 |
| Last Sold Price: | £480,000 |

### 4, Martyn Crescent, Reading, RG2 9WF — Detached House

| | |
|---|---|
| Last Sold Date: | 19/12/2022 |
| Last Sold Price: | £610,000 |

### 6, Martyn Crescent, Reading, RG2 9WF — Detached House

| | |
|---|---|
| Last Sold Date: | 16/12/2022 |
| Last Sold Price: | £625,000 |

### 18, Martyn Crescent, Reading, RG2 9WF — Detached House

| | |
|---|---|
| Last Sold Date: | 27/05/2022 |
| Last Sold Price: | £620,000 |

### 14, Martyn Crescent, Reading, RG2 9WF — Detached House

| | |
|---|---|
| Last Sold Date: | 28/04/2022 |
| Last Sold Price: | £600,000 |

### 34, Martyn Crescent, Reading, RG2 9WF — Detached House

| | |
|---|---|
| Last Sold Date: | 25/04/2022 |
| Last Sold Price: | £575,000 |

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

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# Market
## Sold in Street



**24, Martyn Crescent, Reading, RG2 9WF**  —  Detached House

| | |
|---|---|
| Last Sold Date: | 31/03/2022 |
| Last Sold Price: | £600,000 |

**22, Martyn Crescent, Reading, RG2 9WF**  —  Detached House

| | |
|---|---|
| Last Sold Date: | 22/03/2022 |
| Last Sold Price: | £485,000 |

**20, Martyn Crescent, Reading, RG2 9WF**  —  Detached House

| | |
|---|---|
| Last Sold Date: | 28/02/2022 |
| Last Sold Price: | £600,000 |

**30, Martyn Crescent, Reading, RG2 9WF**  —  Detached House

| | |
|---|---|
| Last Sold Date: | 22/12/2021 |
| Last Sold Price: | £620,000 |

**32, Martyn Crescent, Reading, RG2 9WF**  —  Detached House

| | |
|---|---|
| Last Sold Date: | 22/12/2021 |
| Last Sold Price: | £550,000 |

**26, Martyn Crescent, Reading, RG2 9WF**  —  Detached House

| | |
|---|---|
| Last Sold Date: | 20/12/2021 |
| Last Sold Price: | £595,000 |

**28, Martyn Crescent, Reading, RG2 9WF**  —  Detached House

| | |
|---|---|
| Last Sold Date: | 20/12/2021 |
| Last Sold Price: | £595,000 |

**19, Martyn Crescent, Reading, RG2 9WF**  —  Detached House

| | |
|---|---|
| Last Sold Date: | 29/10/2021 |
| Last Sold Price: | £600,000 |

**11, Martyn Crescent, Reading, RG2 9WF**  —  Detached House

| | |
|---|---|
| Last Sold Date: | 30/09/2021 |
| Last Sold Price: | £555,000 |

**15, Martyn Crescent, Reading, RG2 9WF**  —  Detached House

| | |
|---|---|
| Last Sold Date: | 30/09/2021 |
| Last Sold Price: | £530,000 |

**17, Martyn Crescent, Reading, RG2 9WF**  —  Detached House

| | |
|---|---|
| Last Sold Date: | 30/09/2021 |
| Last Sold Price: | £555,000 |

**21, Martyn Crescent, Reading, RG2 9WF**  —  Detached House

| | |
|---|---|
| Last Sold Date: | 30/09/2021 |
| Last Sold Price: | £525,000 |

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

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# Market
## Sold in Street

### 9, Martyn Crescent, Reading, RG2 9WF | Detached House

| | |
|---|---|
| Last Sold Date: | 07/09/2021 |
| Last Sold Price: | £540,000 |

### 25, Martyn Crescent, Reading, RG2 9WF | Semi-detached House

| | |
|---|---|
| Last Sold Date: | 31/08/2021 |
| Last Sold Price: | £412,500 |

### 27, Martyn Crescent, Reading, RG2 9WF | Detached House

| | |
|---|---|
| Last Sold Date: | 31/08/2021 |
| Last Sold Price: | £550,000 |

### 1, Martyn Crescent, Reading, RG2 9WF | other House

| | |
|---|---|
| Last Sold Date: | 30/06/2021 |
| Last Sold Price: | £470,001 |

### 5, Martyn Crescent, Reading, RG2 9WF | Detached House

| | |
|---|---|
| Last Sold Date: | 30/06/2021 |
| Last Sold Price: | £495,000 |

### 7, Martyn Crescent, Reading, RG2 9WF | Detached House

| | |
|---|---|
| Last Sold Date: | 30/06/2021 |
| Last Sold Price: | £500,000 |

### 3, Martyn Crescent, Reading, RG2 9WF | Detached House

| | |
|---|---|
| Last Sold Date: | 28/06/2021 |
| Last Sold Price: | £605,000 |

### 42, Martyn Crescent, Reading, RG2 9WF | Detached House

| | |
|---|---|
| Last Sold Date: | 26/03/2021 |
| Last Sold Price: | £575,000 |

### 29, Martyn Crescent, Reading, RG2 9WF | Detached House

| | |
|---|---|
| Last Sold Date: | 25/03/2021 |
| Last Sold Price: | £615,000 |

### 40, Martyn Crescent, Reading, RG2 9WF | Detached House

| | |
|---|---|
| Last Sold Date: | 26/02/2021 |
| Last Sold Price: | £490,000 |

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

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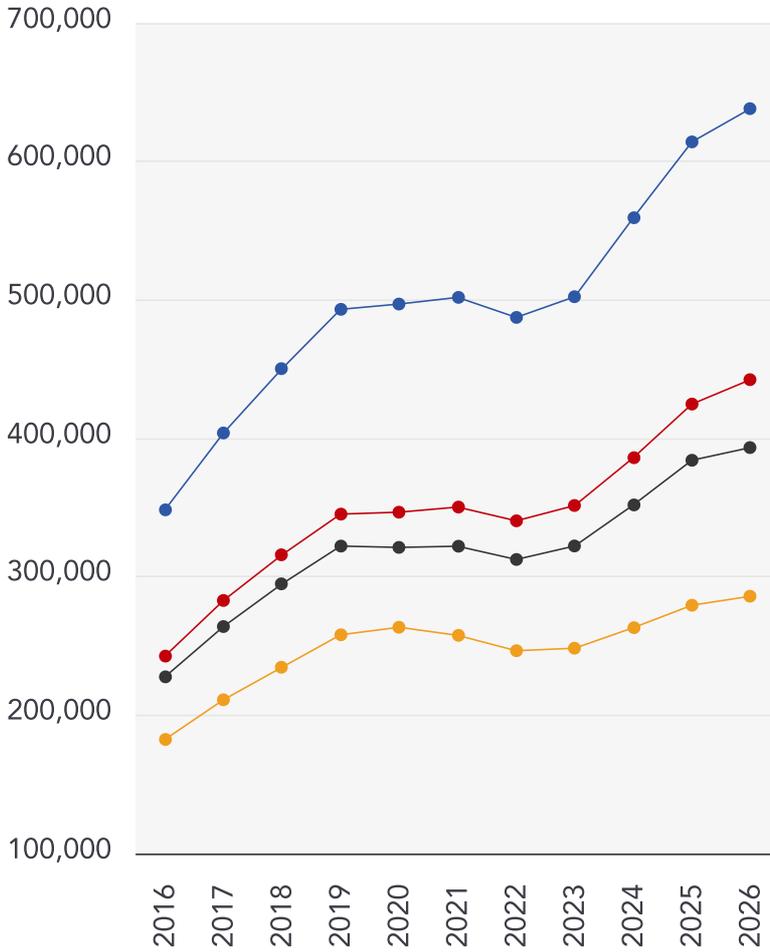


Detached
**+83.21%**

Semi-Detached
**+82.31%**

Terraced
**+72.76%**

Flat
**+56.72%**

# Maps
# Coal Mining

This map displays nearby coal mine entrances and their classifications.



Leaflet | Contains British Geological Survey materials © UKRI 2026

## 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.

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# 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.
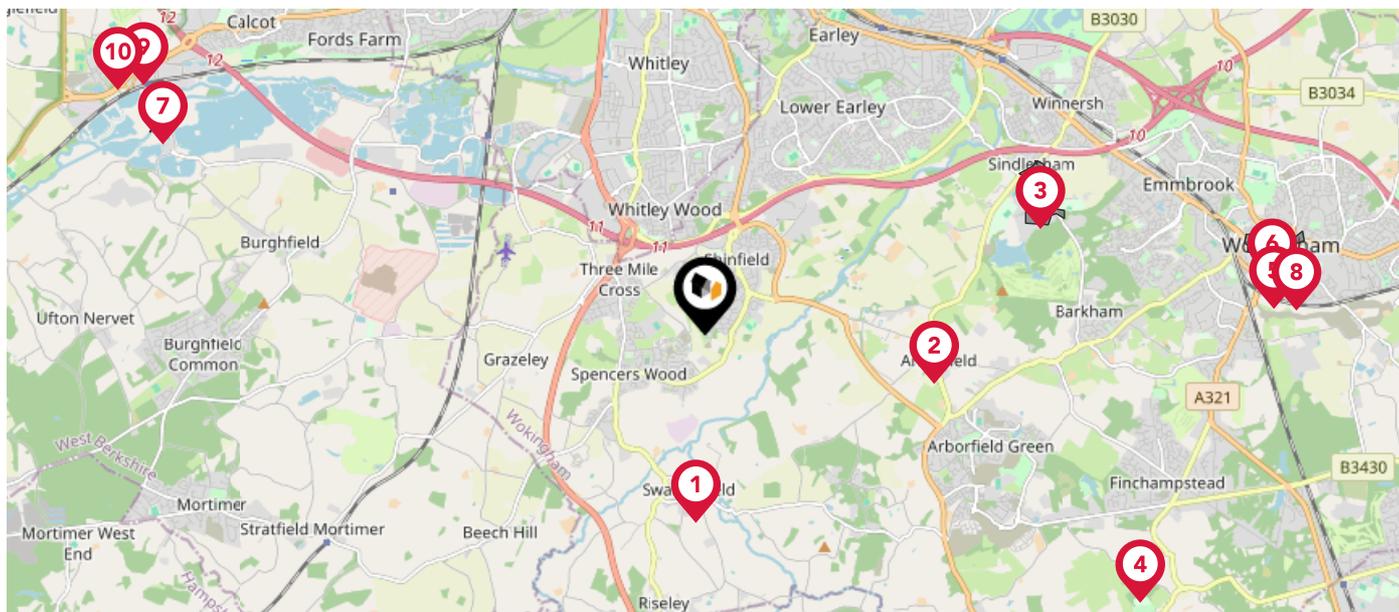


## Nearby Conservation Areas

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

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# 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
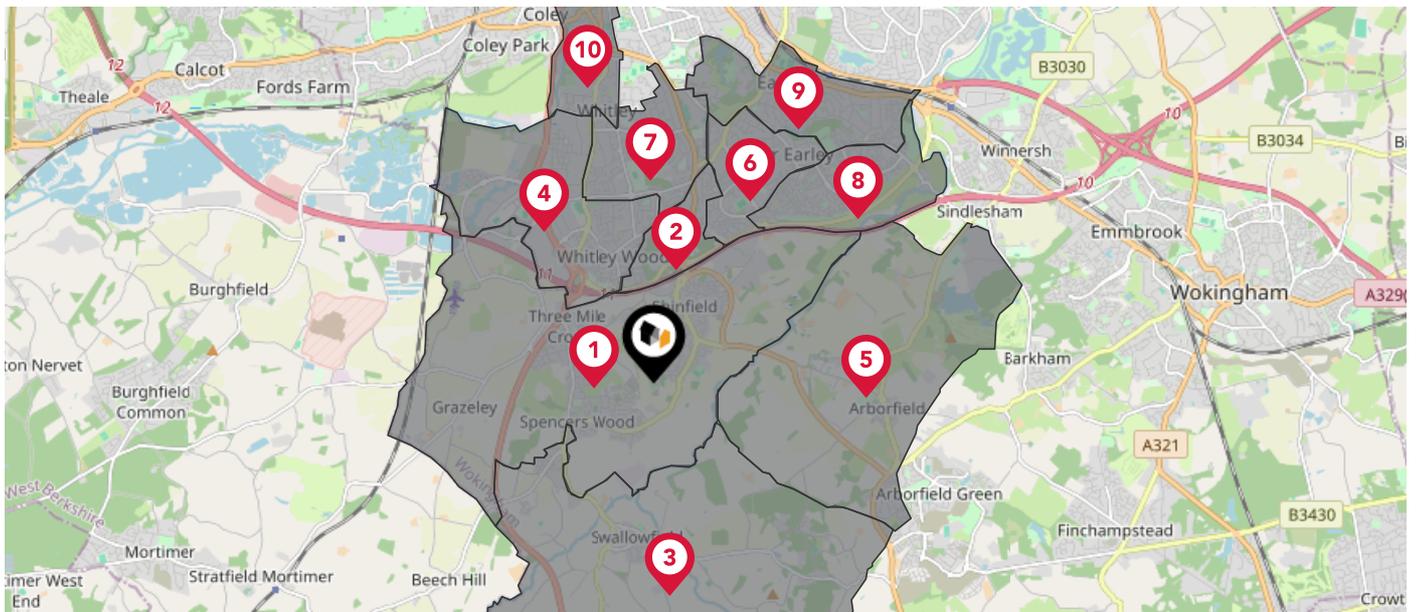


## Nearby Council Wards

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

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# Maps
## Rail Noise



This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...
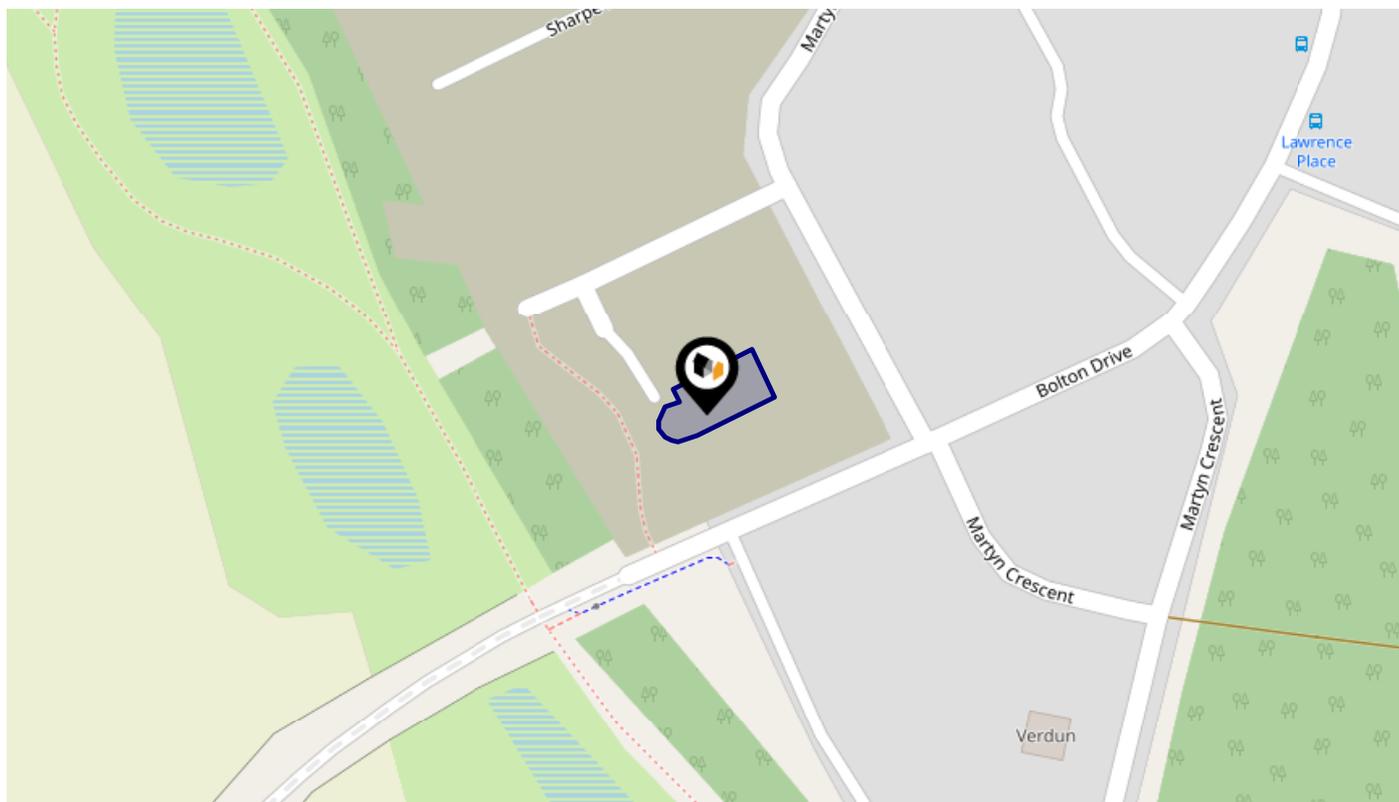


### Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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

| 5 | 75.0+ dB | 🟥 |
|---|----------|---|
| 4 | 70.0-74.9 dB | 🟧 |
| 3 | 65.0-69.9 dB | 🟨 |
| 2 | 60.0-64.9 dB | 🟩 |
| 1 | 55.0-59.9 dB | 🟦 |

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# 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.

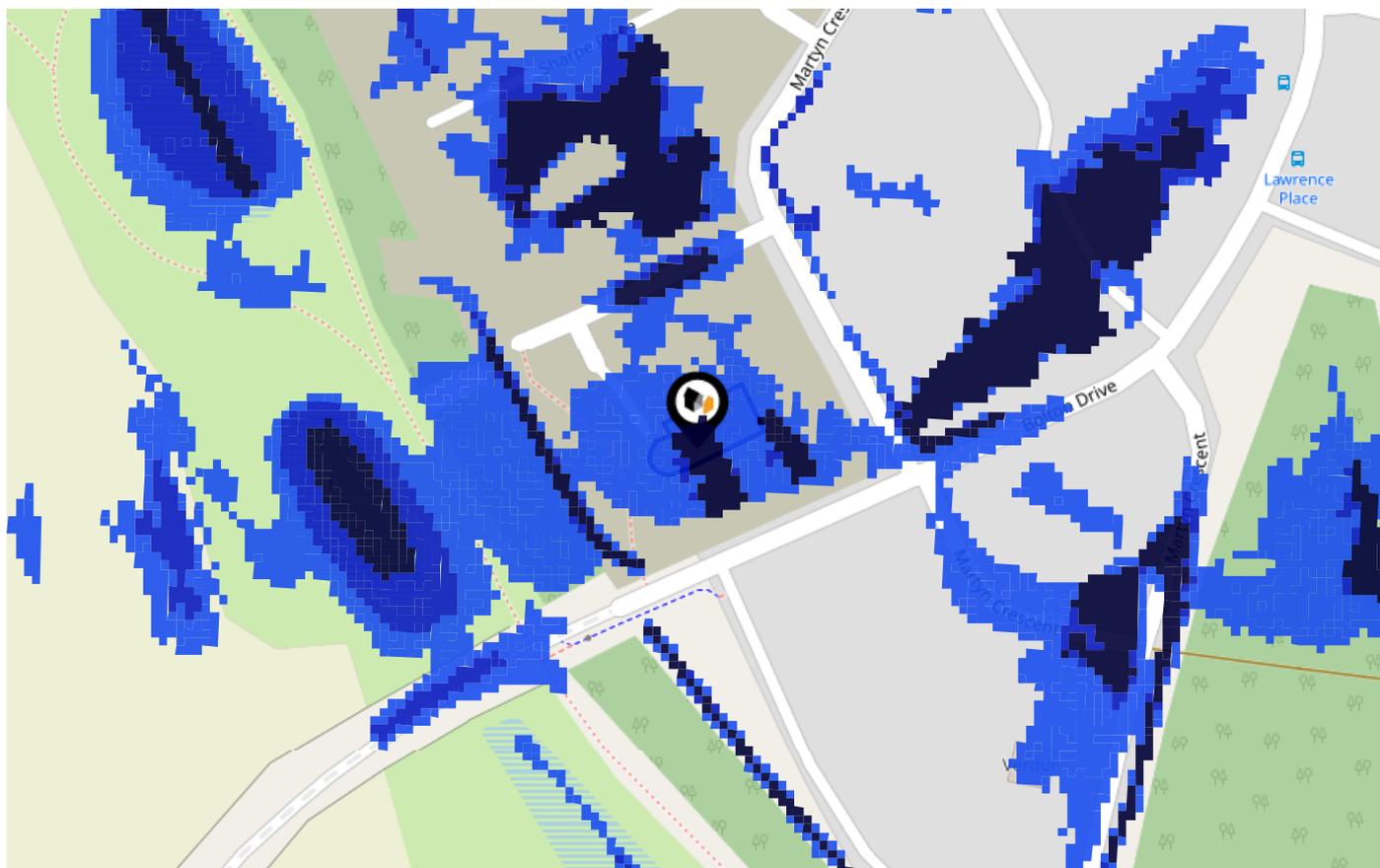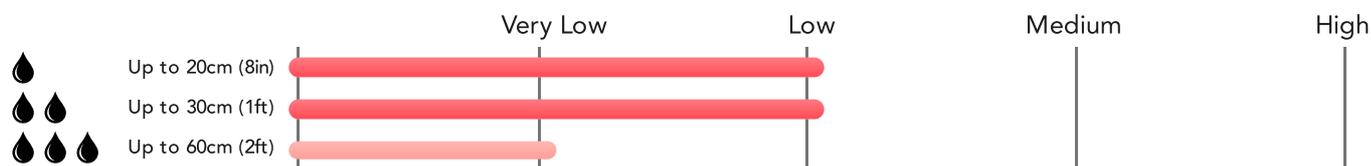Chance of flooding to the following depths at this property:

| | Very Low | Low | Medium | High |
|---|---|---|---|---|
| Up to 20cm (8in) | | | | |
| Up to 30cm (1ft) | | | | |
| Up to 60cm (2ft) | | | | |

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# 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.

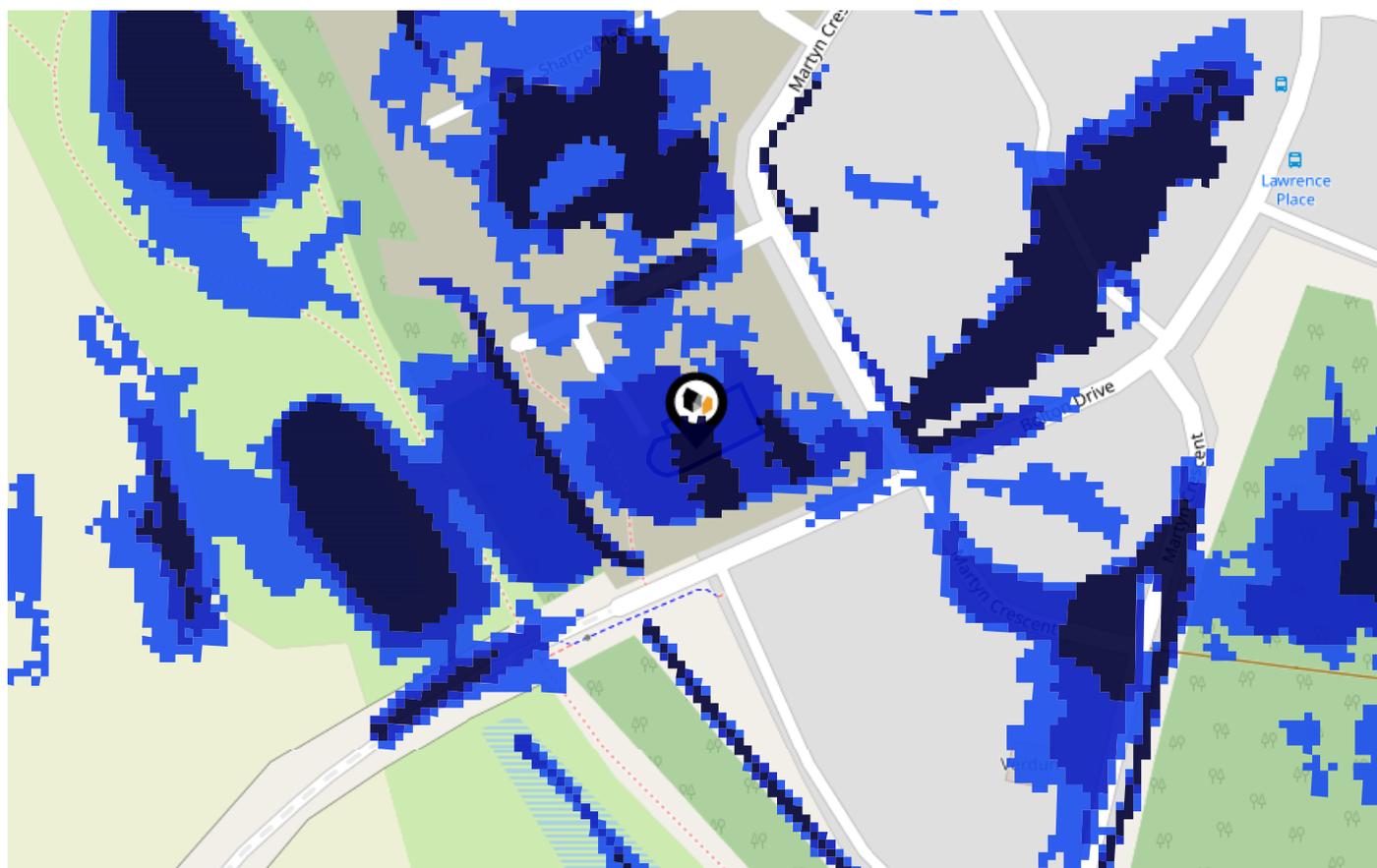Chance of flooding to the following depths at this property:

| | | Very Low | Low | Medium | High |
|---|---|---|---|---|---|
| ● | Up to 20cm (8in) | | | | |
| ●● | Up to 30cm (1ft) | | | | |
| ●●● | Up to 60cm (2ft) | | | | |

**KFB -** Key Facts For Buyers

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# 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:   High**

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:

|  | Very Low | Low | Medium | High |
|---|---|---|---|---|
| Up to 20cm (8in) |  |  |  |  |
| Up to 30cm (1ft) |  |  |  |  |
| Up to 60cm (2ft) |  |  |  |  |

# 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:   High**

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:

| | | Very Low | Low | Medium | High |
|---|---|---|---|---|---|
| 🌢 | Up to 20cm (8in) | | | | |
| 🌢🌢 | Up to 30cm (1ft) | | | | |
| 🌢🌢🌢 | Up to 60cm (2ft) | | | | |

**KFB -** Key Facts For Buyers

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# Maps
## Green Belt

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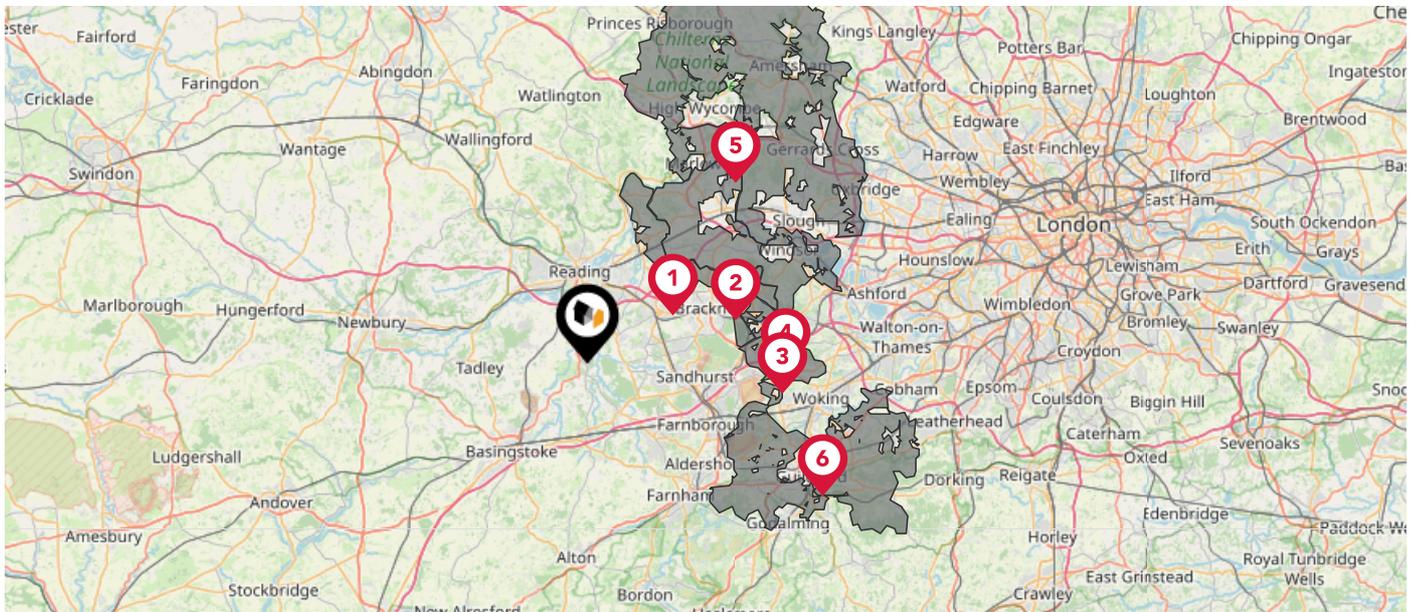


| Nearby Green Belt Land | |
|---|---|
| 1 | London Green Belt - Wokingham |
| 2 | London Green Belt - Bracknell Forest |
| 3 | London Green Belt - Surrey Heath |
| 4 | London Green Belt - Windsor and Maidenhead |
| 5 | London Green Belt - Buckinghamshire |
| 6 | London Green Belt - Guildford |

# Maps
## Landfill Sites

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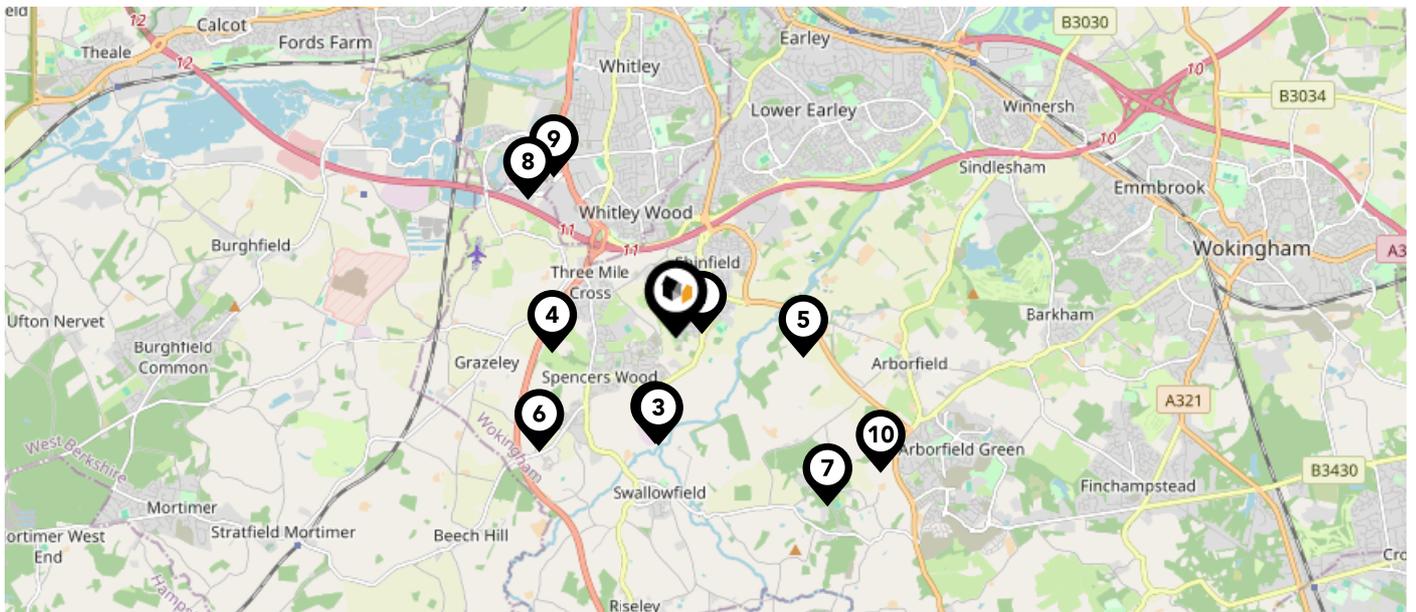


## Nearby Landfill Sites

| | | | |
|---|---|---|---|
| **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** | Milkingbarn Lane-Arborfield | Historic Landfill | |
| **6** | Whitehouse Farm-Spencers Wood, Wokingham, Buckinghamshire | 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 | |

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# Maps
## Listed Buildings

avocado property

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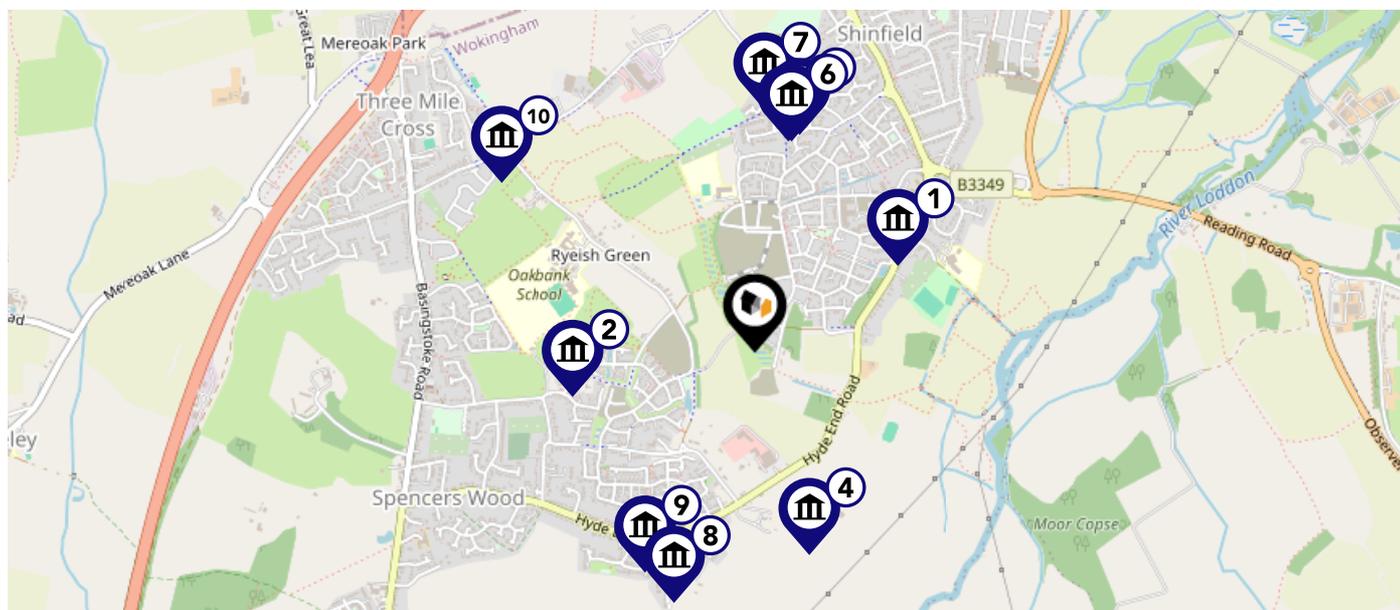


| Listed Buildings in the local district | Grade | Distance |
|---|---|---|
| ① 1136149 - The School | Grade II | 0.4 miles |
| ② 1118111 - Nullis Farmhouse | Grade II | 0.4 miles |
| ③ 1118131 - Church Of St Mary | Grade I | 0.5 miles |
| ④ 1118138 - Hyde End Farmhouse | Grade II | 0.5 miles |
| ⑤ 1118132 - Church Farmhouse | Grade II | 0.5 miles |
| ⑥ 1136103 - Granary In Garden Of Church Farmhouse Approximately 8 Metres To South West | Grade II | 0.5 miles |
| ⑦ 1312966 - Milton Sandford Restaurant | Grade II | 0.6 miles |
| ⑧ 1319125 - Sussex Lodge | Grade II | 0.6 miles |
| ⑨ 1312950 - Fullbrooks | Grade II | 0.6 miles |
| ⑩ 1118134 - The Thatch | Grade II | 0.7 miles |

# Area
# Schools
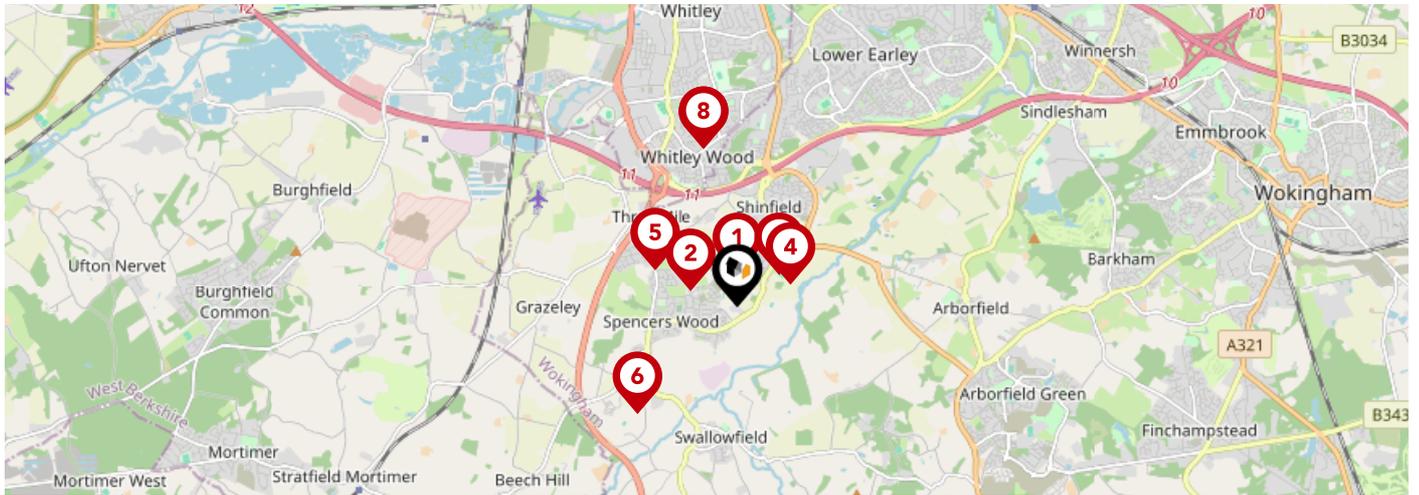
| | Nursery | Primary | Secondary | College | Private |
|---|---|---|---|---|---|
| **1** **Alder Grove Church of England Primary School**<br>Ofsted Rating: Good  |  Pupils: 290  | Distance:0.3 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **2** **Oakbank**<br>Ofsted Rating: Requires improvement  |  Pupils: 522  | Distance:0.46 | ☐ | ☐ | ☑ | ☐ | ☐ |
| **3** **Shinfield Infant and Nursery School**<br>Ofsted Rating: Good  |  Pupils: 307  | Distance:0.47 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **4** **Shinfield St Mary's CofE Junior School**<br>Ofsted Rating: Good  |  Pupils: 358  | Distance:0.52 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **5** **The Vine Christian School**<br>Ofsted Rating: Good  |  Pupils: 28  | Distance:0.84 | ☐ | ☐ | ☑ | ☐ | ☐ |
| **6** **Lambs Lane Primary School**<br>Ofsted Rating: Good  |  Pupils: 202  | Distance:1.35 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **7** **Geoffrey Field Infant School**<br>Ofsted Rating: Outstanding  |  Pupils: 313  | Distance:1.5 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **8** **Geoffrey Field Junior School**<br>Ofsted Rating: Good  |  Pupils: 354  | Distance:1.5 | ☐ | ☑ | ☐ | ☐ | ☐ |

# Area
# **Schools**
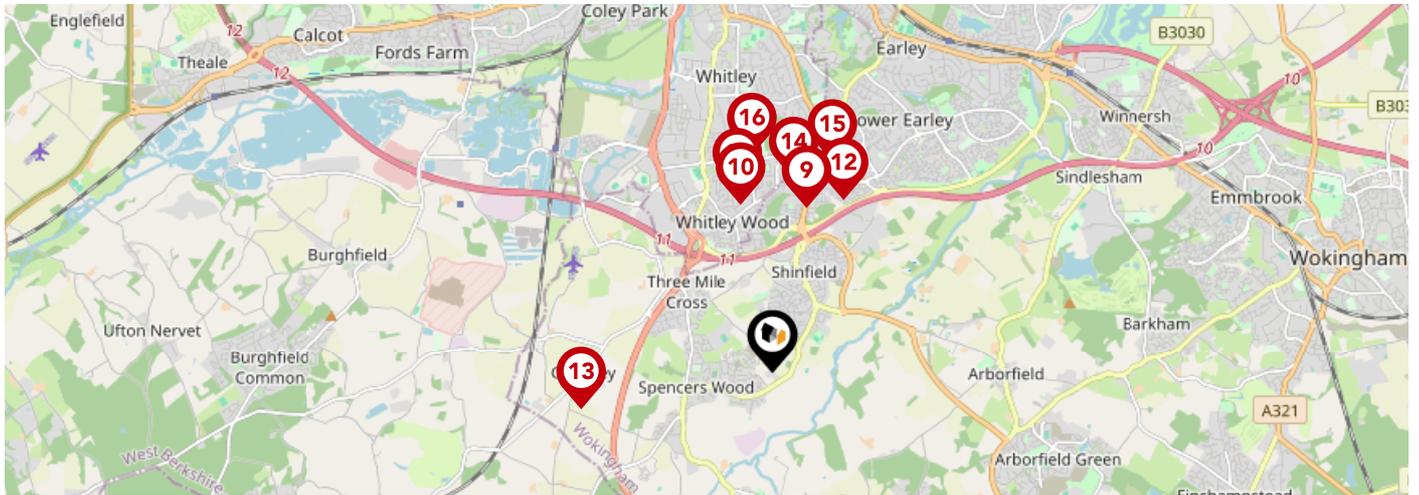


|  | Nursery | Primary | Secondary | College | Private |
|---|---|---|---|---|---|
| **9 Crosfields School**<br>Ofsted Rating: Not Rated  \|  Pupils: 777  \|  Distance:1.56 | ☐ | ☐ | ☑ | ☐ | ☐ |
| **10 Christ The King Catholic Primary School**<br>Ofsted Rating: Good  \|  Pupils: 327  \|  Distance:1.58 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **11 John Madejski Academy**<br>Ofsted Rating: Serious Weaknesses  \|  Pupils: 871  \|  Distance:1.71 | ☐ | ☐ | ☑ | ☐ | ☐ |
| **12 Hillside Primary School**<br>Ofsted Rating: Good  \|  Pupils: 457  \|  Distance:1.72 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **13 Grazeley Parochial Church of England Aided Primary School**<br>Ofsted Rating: Requires improvement  \|  Pupils: 203  \|  Distance:1.8 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **14 The Ridgeway Primary School**<br>Ofsted Rating: Good  \|  Pupils: 410  \|  Distance:1.8 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **15 Whiteknights Primary School**<br>Ofsted Rating: Good  \|  Pupils: 457  \|  Distance:2.03 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **16 Blagdon Nursery School**<br>Ofsted Rating: Outstanding  \|  Pupils: 152  \|  Distance:2.03 | ☑ | ☐ | ☐ | ☐ | ☐ |

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# Local Area
## Masts & Pylons

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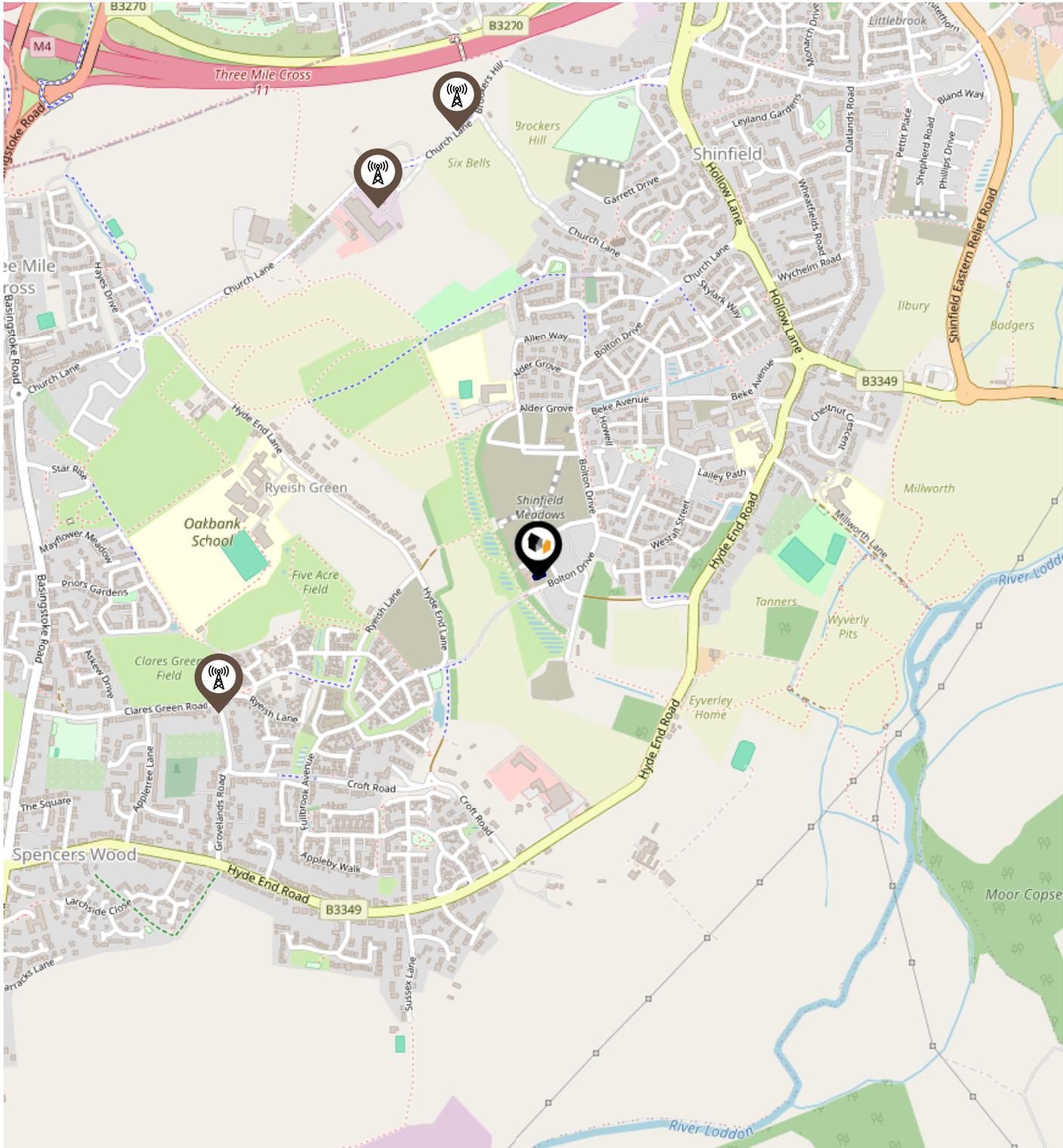


**Key:**

⚡ Power Pylons

📡 Communication Masts

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# 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).



This
Property

| 1 | 2 | 3 | 4 | 5 | 6 |
|---|---|---|---|---|---|
| <1% | 1-3% | 3-5% | 5-10% | 10-30% | >30% |
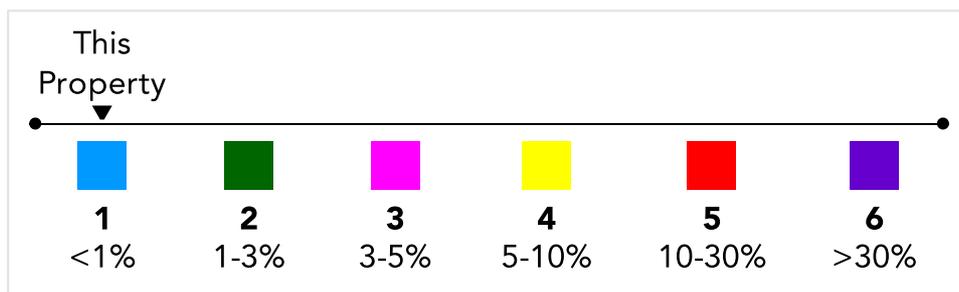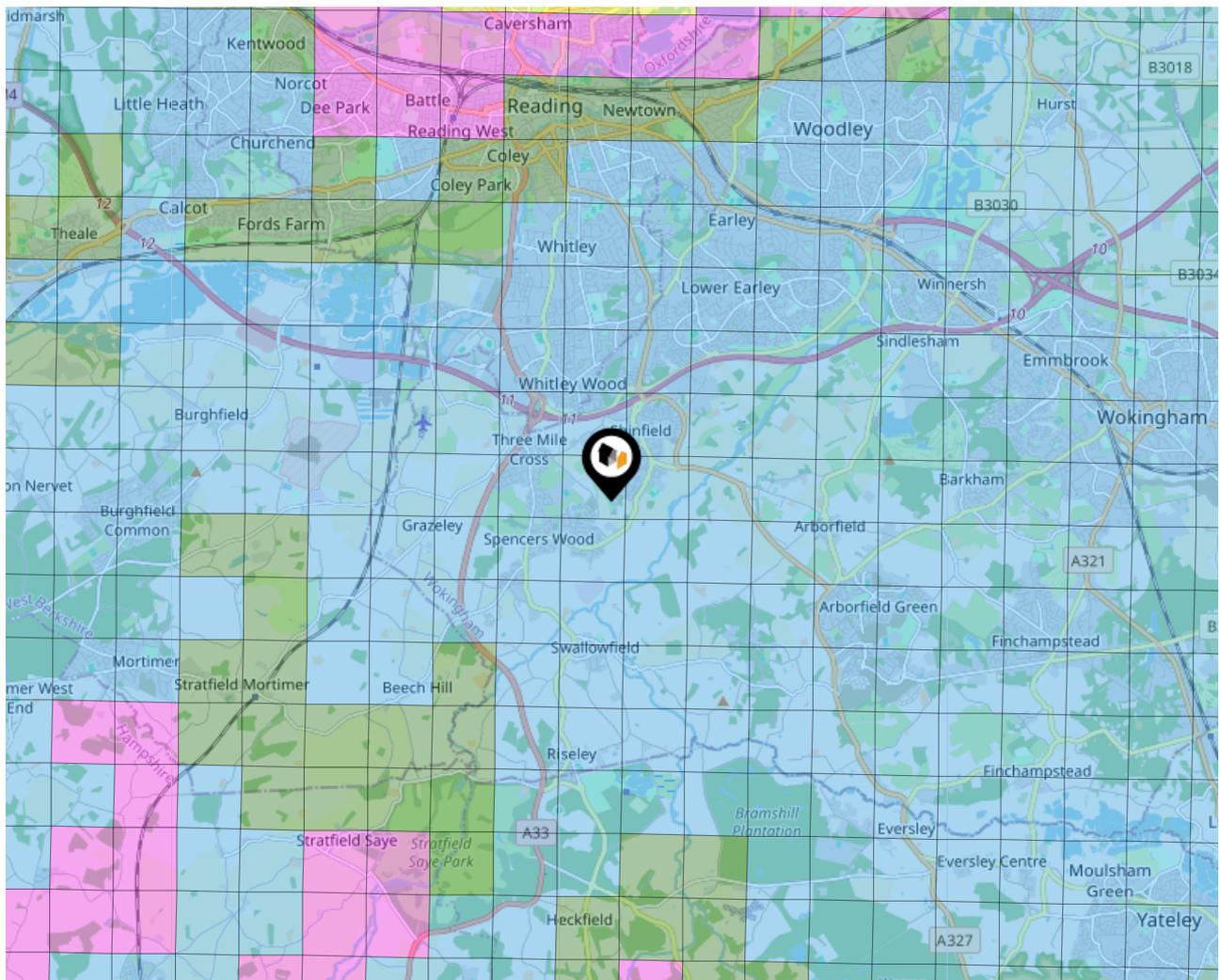
# Local Area
## Road Noise
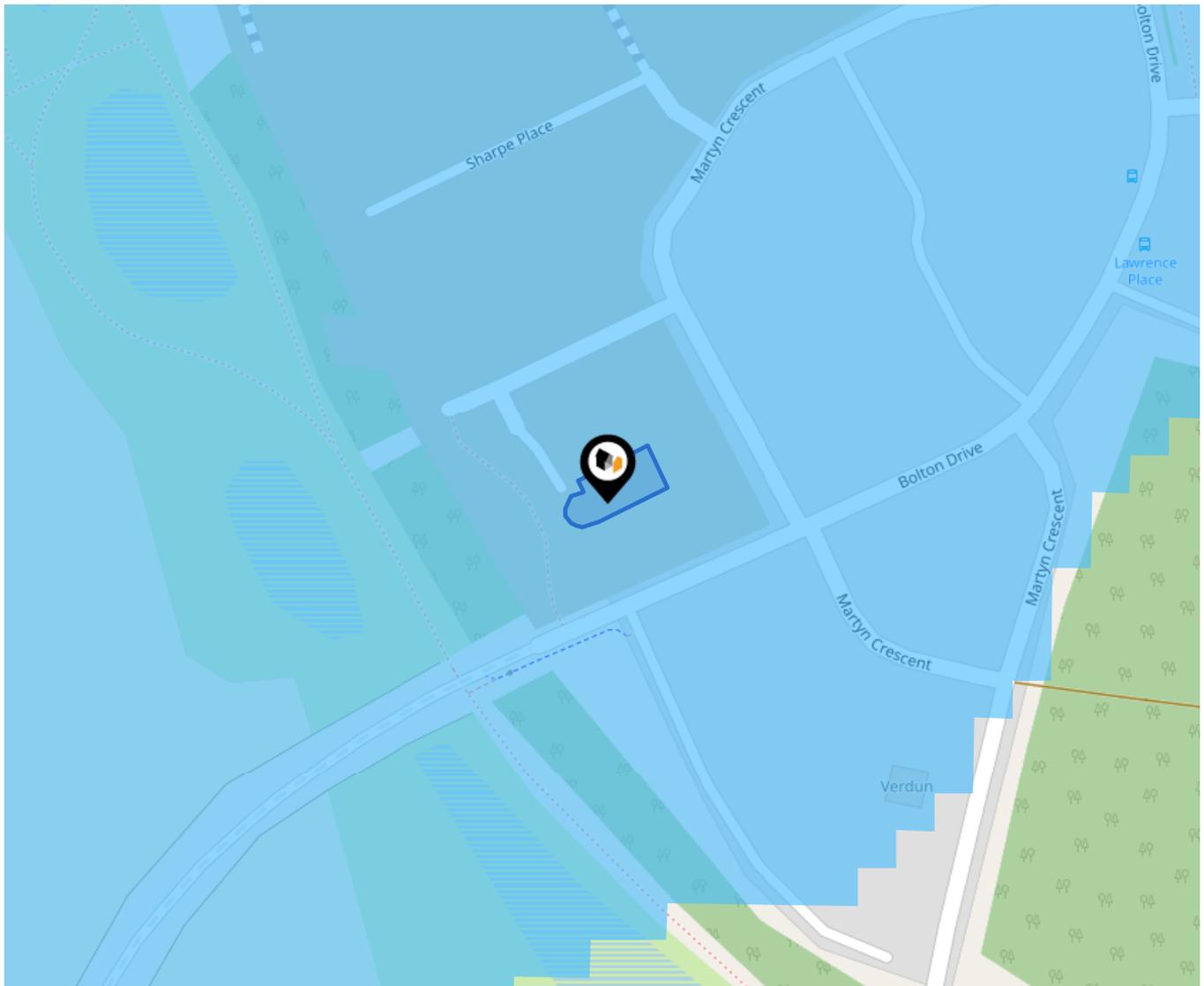


This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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# Environment
## Soils & Clay

### 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 | | |
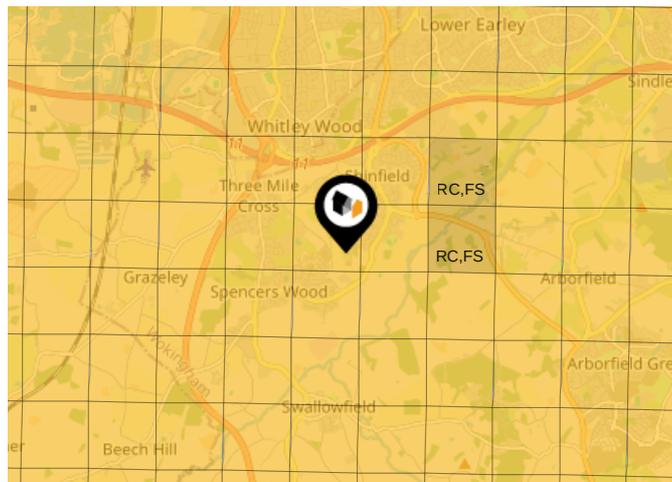


### Primary Classifications (Most Common Clay Types)

| | |
|---|---|
| **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 |
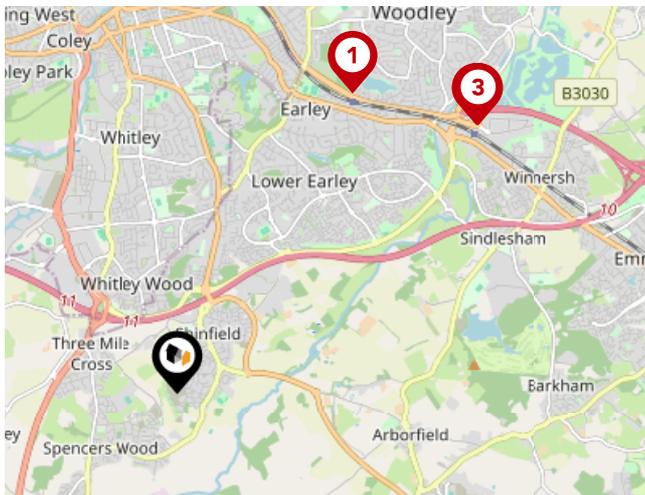
## National Rail Stations

| Pin | Name | Distance |
|---|---|---|
| 1 | Earley Rail Station | 3.21 miles |
| 2 | Winnersh Triangle Rail Station | 3.71 miles |
| 3 | Winnersh Triangle Rail Station | 3.72 miles |
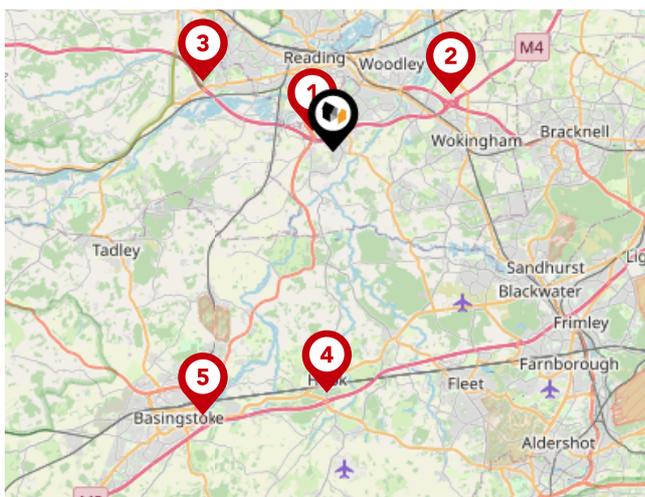


## Trunk Roads/Motorways

| Pin | Name | Distance |
|---|---|---|
| 1 | M4 J11 | 1.09 miles |
| 2 | M4 J10 | 4.84 miles |
| 3 | M4 J12 | 5.44 miles |
| 4 | M3 J5 | 8.96 miles |
| 5 | M3 J6 | 10.88 miles |
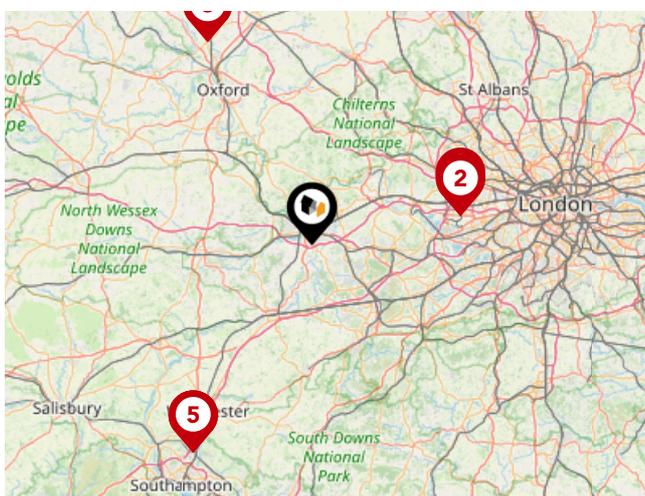


## Airports/Helipads

| Pin | Name | Distance |
|---|---|---|
| 1 | Heathrow Airport | 22.24 miles |
| 2 | Heathrow Airport Terminal 4 | 22.26 miles |
| 3 | Kidlington | 33.6 miles |
| 4 | North Stoneham | 35.77 miles |
| 5 | Southampton Airport | 35.77 miles |

# Area
## Transport (Local)
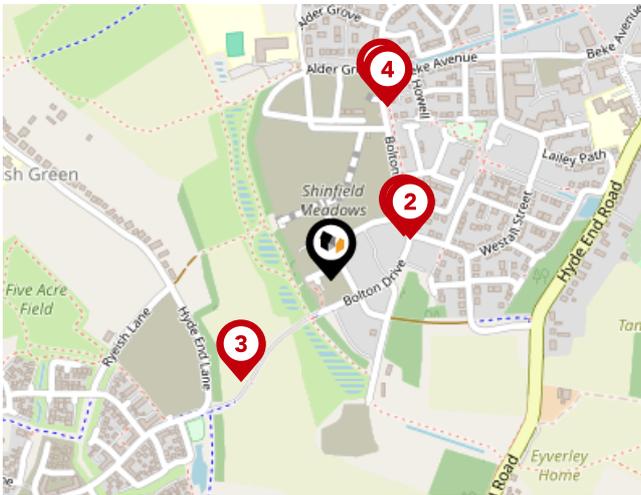


## Bus Stops/Stations

| Pin | Name | Distance |
|-----|------|----------|
| 1 | Lawrence Place | 0.1 miles |
| 2 | Lawrence Place | 0.1 miles |
| 3 | Fullbrook Avenue | 0.16 miles |
| 4 | Clarendon Row | 0.21 miles |
| 5 | Clarendon Row | 0.22 miles |
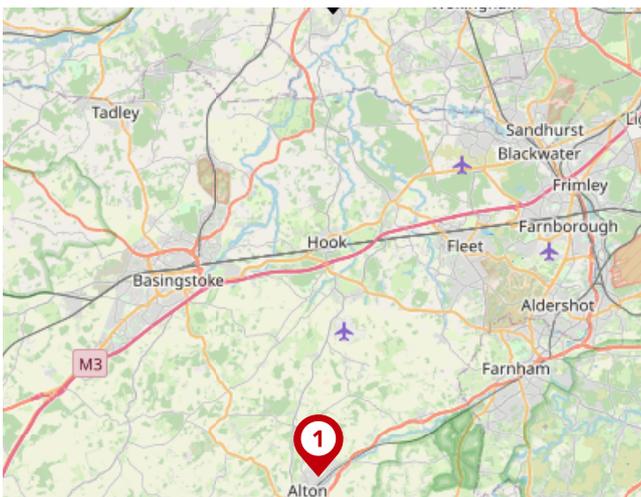
## Local Connections

| Pin | Name | Distance |
|-----|------|----------|
| 1 | Alton (Mid-Hants Railway) | 17.21 miles |

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# 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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# Avocado Property
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