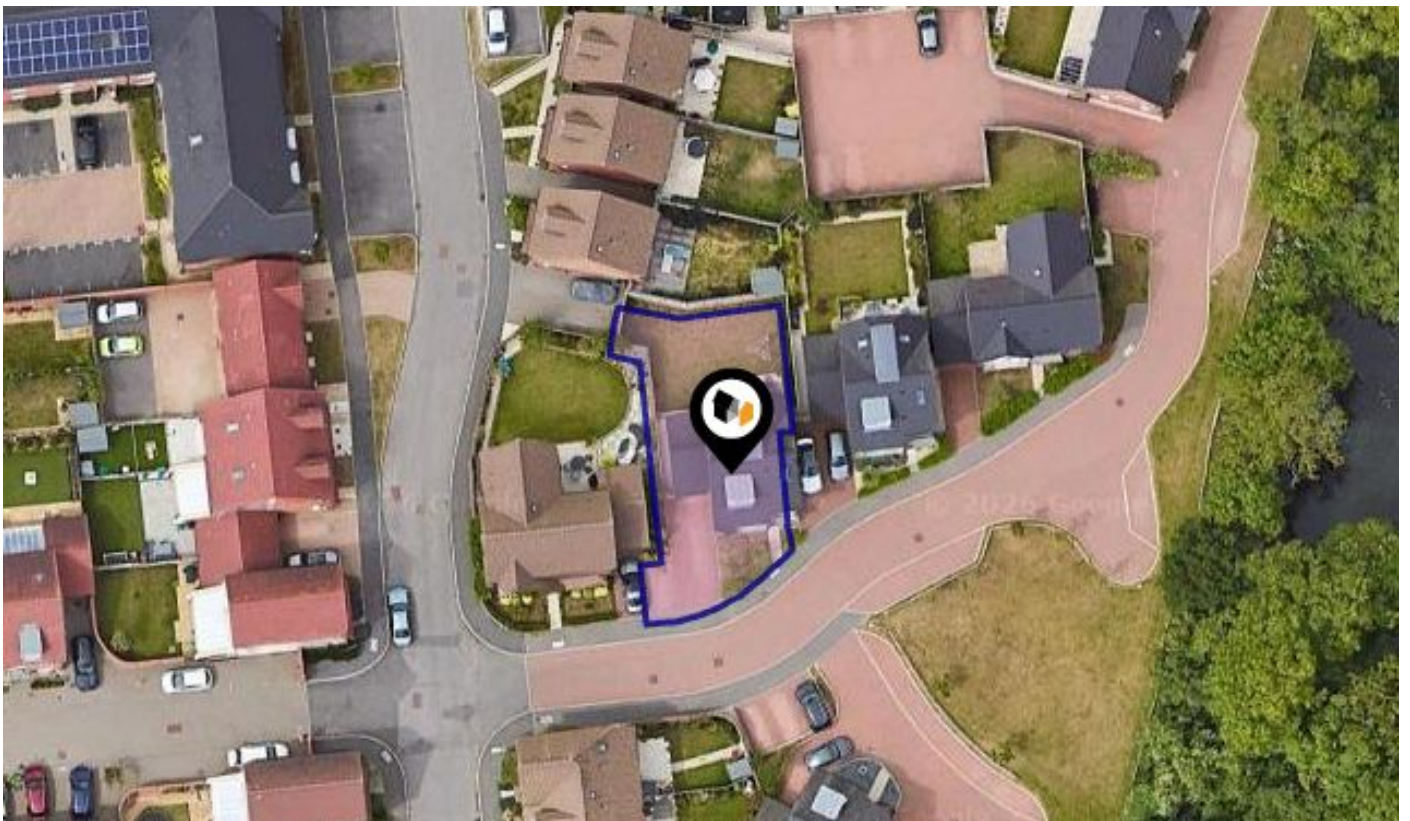




See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Wednesday 06th May 2026



SNOWDROP GARDENS, WOODLEY, READING, RG5

Avocado Property

07769 345086

kiel@avocadoberkshire.co.uk

www.avocadopropertyagents.co.uk





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,657 ft ² / 154 m ²		
Plot Area:	0.07 acres		
Year Built :	2019		
Council Tax :	Band F		
Annual Estimate:	£3,608		
Title Number:	BK497902		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

11 mb/s	61 mb/s	2000 mb/s

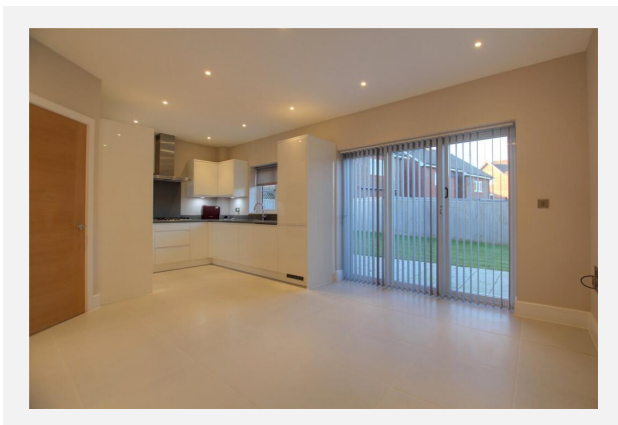
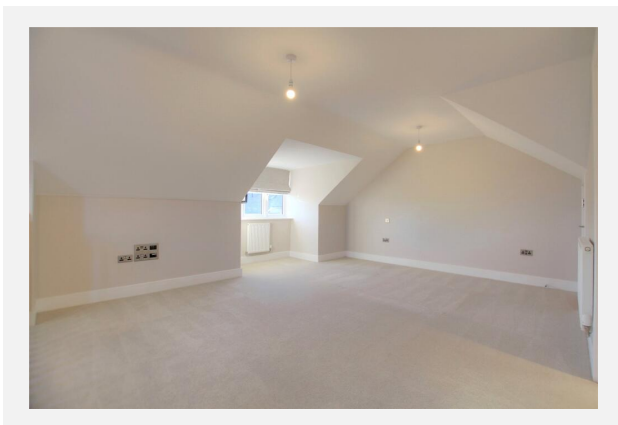
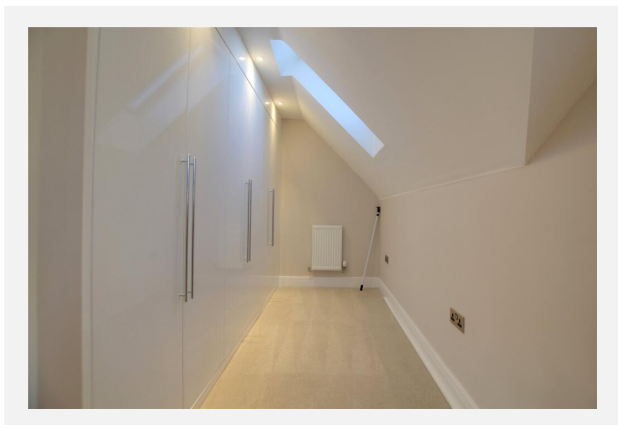
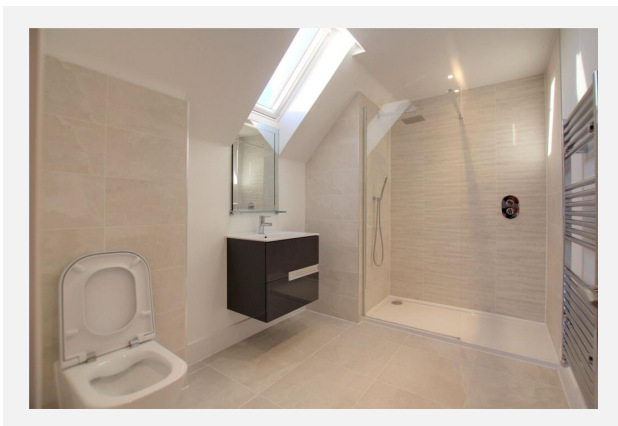
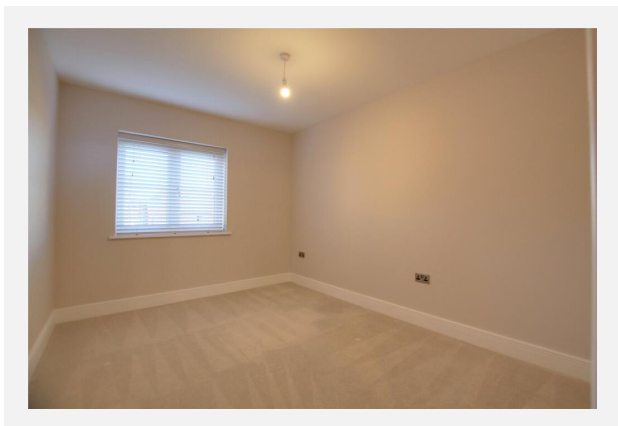
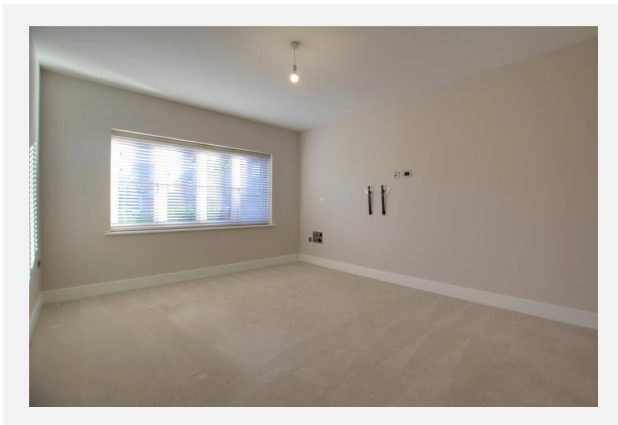
Mobile Coverage: (based on calls indoors)

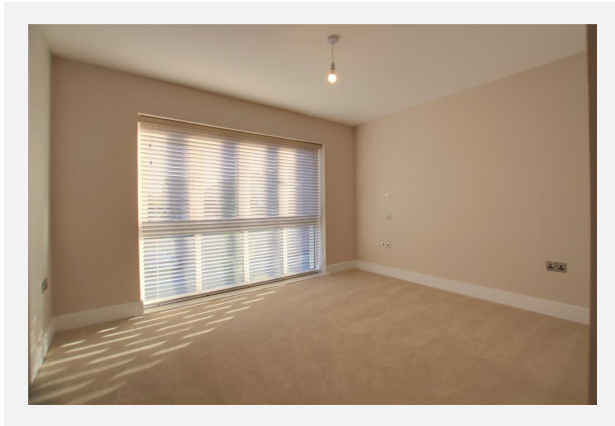


Satellite/Fibre TV Availability:





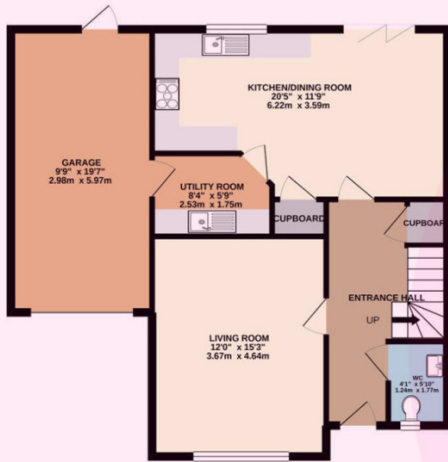




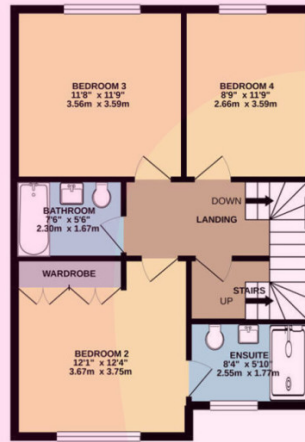
SNOWDROP GARDENS, WOODLEY, READING, RG5

Floorplan for **Snowdrop Gardens** Four bedroom detached family home

GROUND FLOOR
776 sq.ft. (72.1 sq.m.) approx.



1ST FLOOR
585 sq.ft. (54.4 sq.m.) approx.



2ND FLOOR
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA: 1801 sq.ft. (167.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Kiel Holder
avocado
property

Property EPC - Certificate



Snowdrop Gardens, Woodley, RG5

Energy rating

B

Valid until 03.10.2028

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

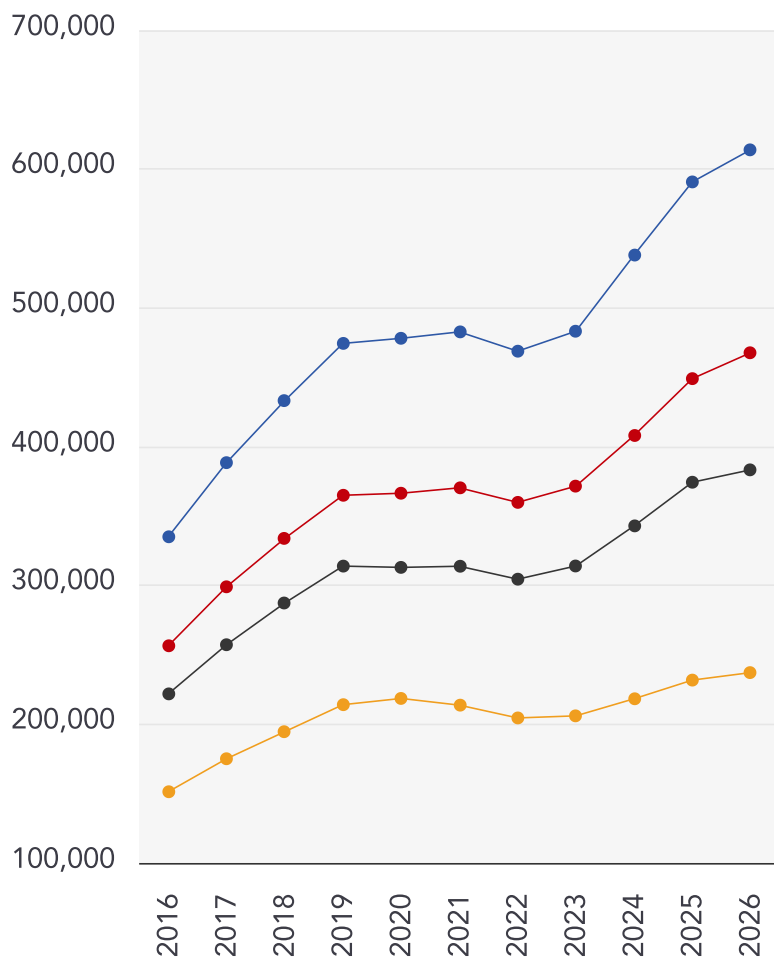
Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.24 W/m ² ·K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.12 W/m ² ·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 0.16 W/m ² ·K
Total Floor Area:	154 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in RG5



Detached

+83.21%

Semi-Detached

+82.31%

Terraced

+72.76%

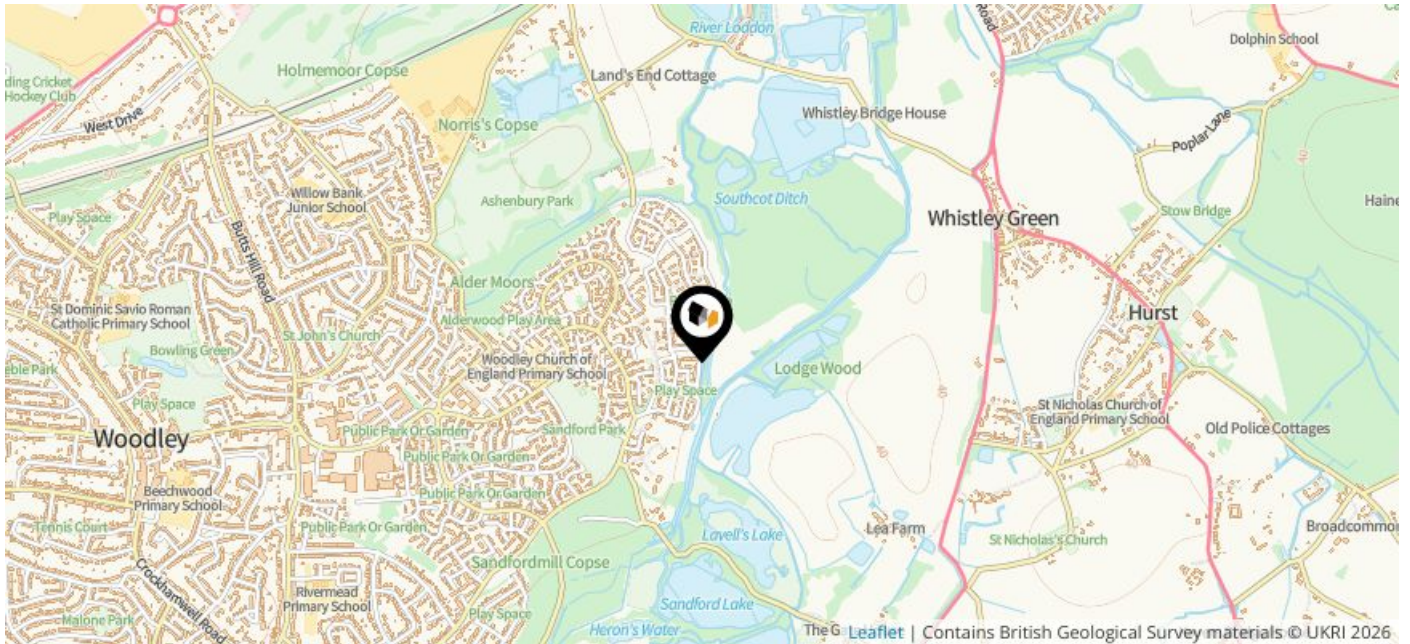
Flat

+56.72%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



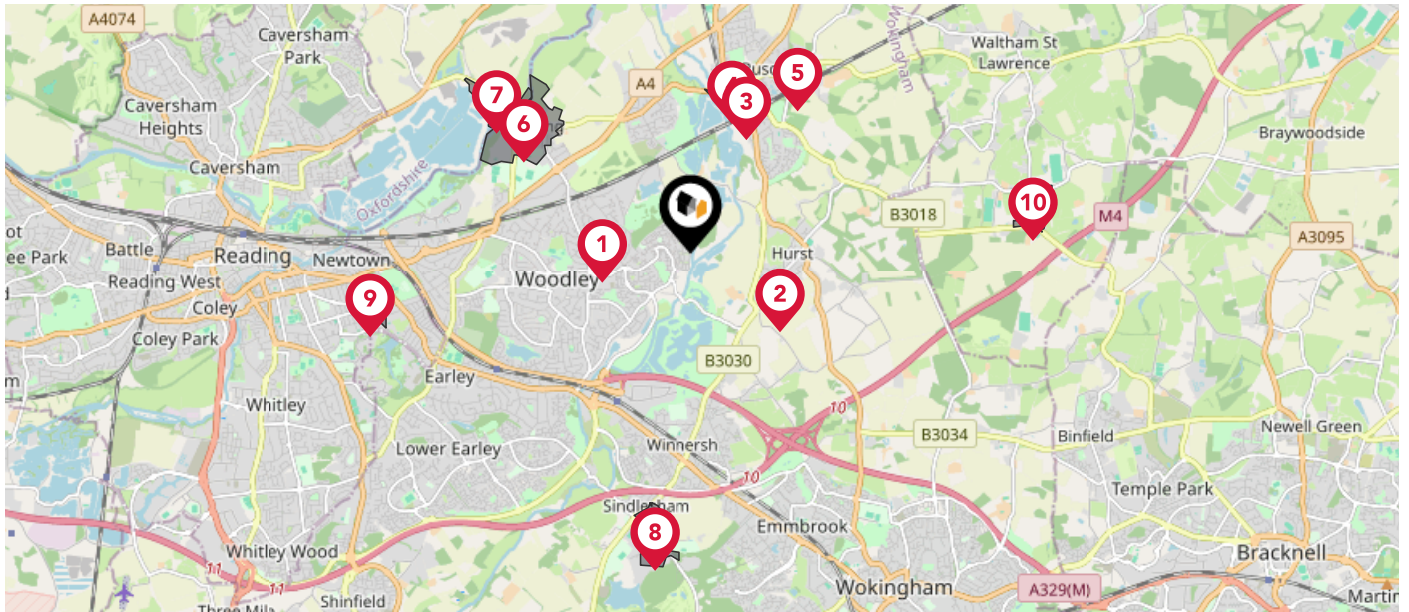
Mine Entry

- ✗ 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.

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 Woodley Green

2 Hurst

3 Twyford Station

4 Twyford

5 Ruscombe

6 Sonning

7 Sonning Eye

8 Sindlesham

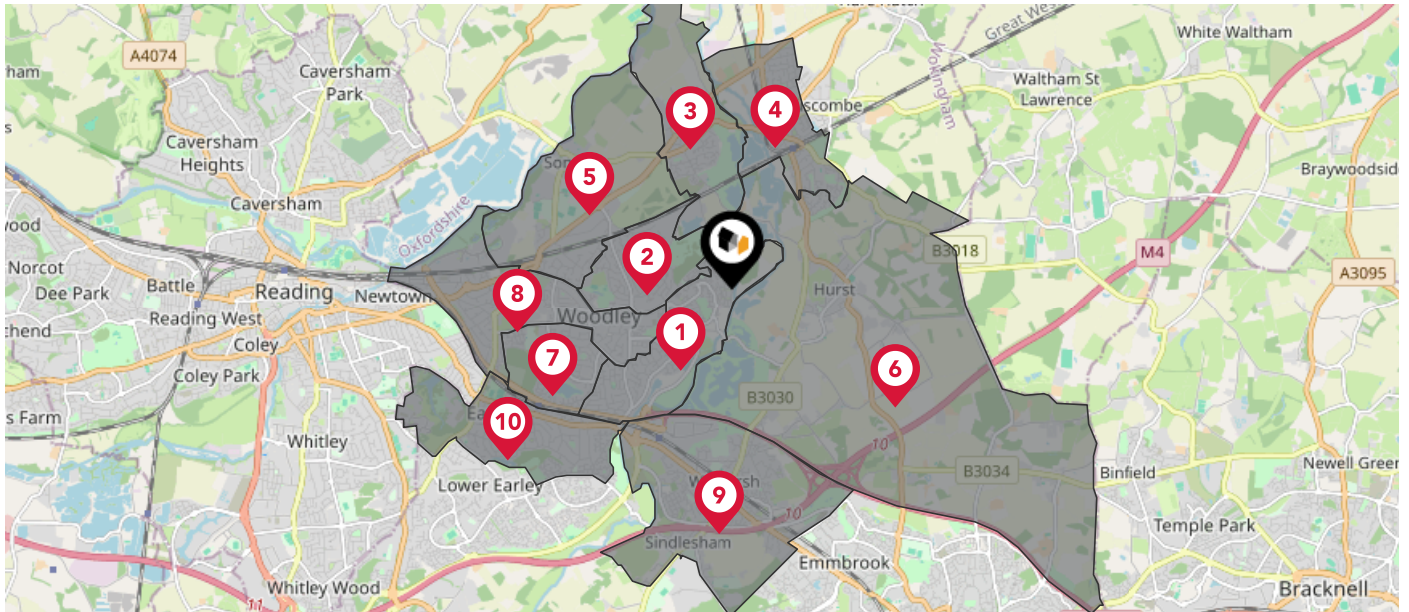
9 South Park

10 Shurlock Row











Maps

Council Wards

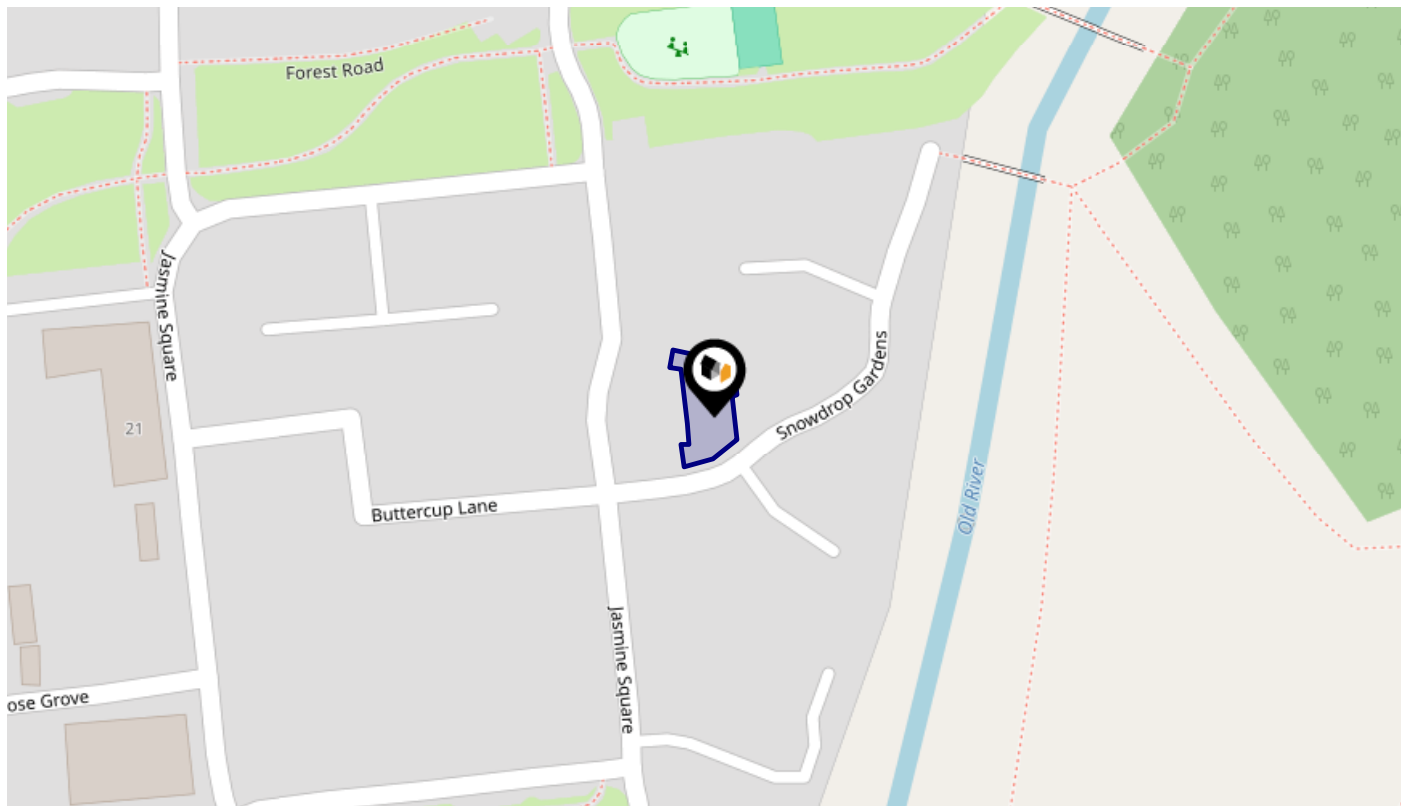
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  Loddon Ward
-  Coronation Ward
-  Charvil Ward
-  Twyford Ward
-  Sonning Ward
-  Hurst Ward
-  South Lake Ward
-  Bulmershe and Whitegates Ward
-  Winnersh Ward
-  Maiden Erlegh 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.

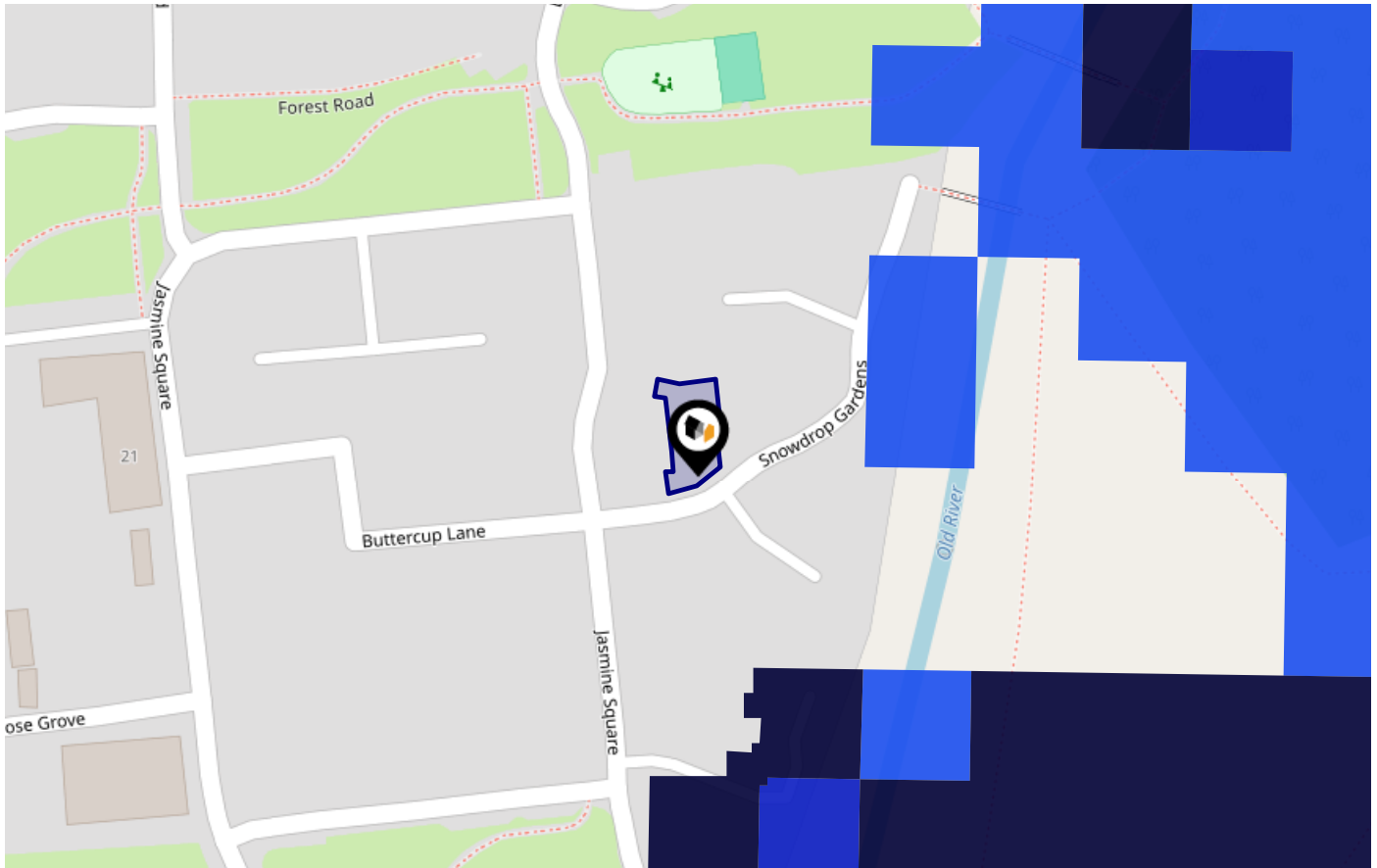
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

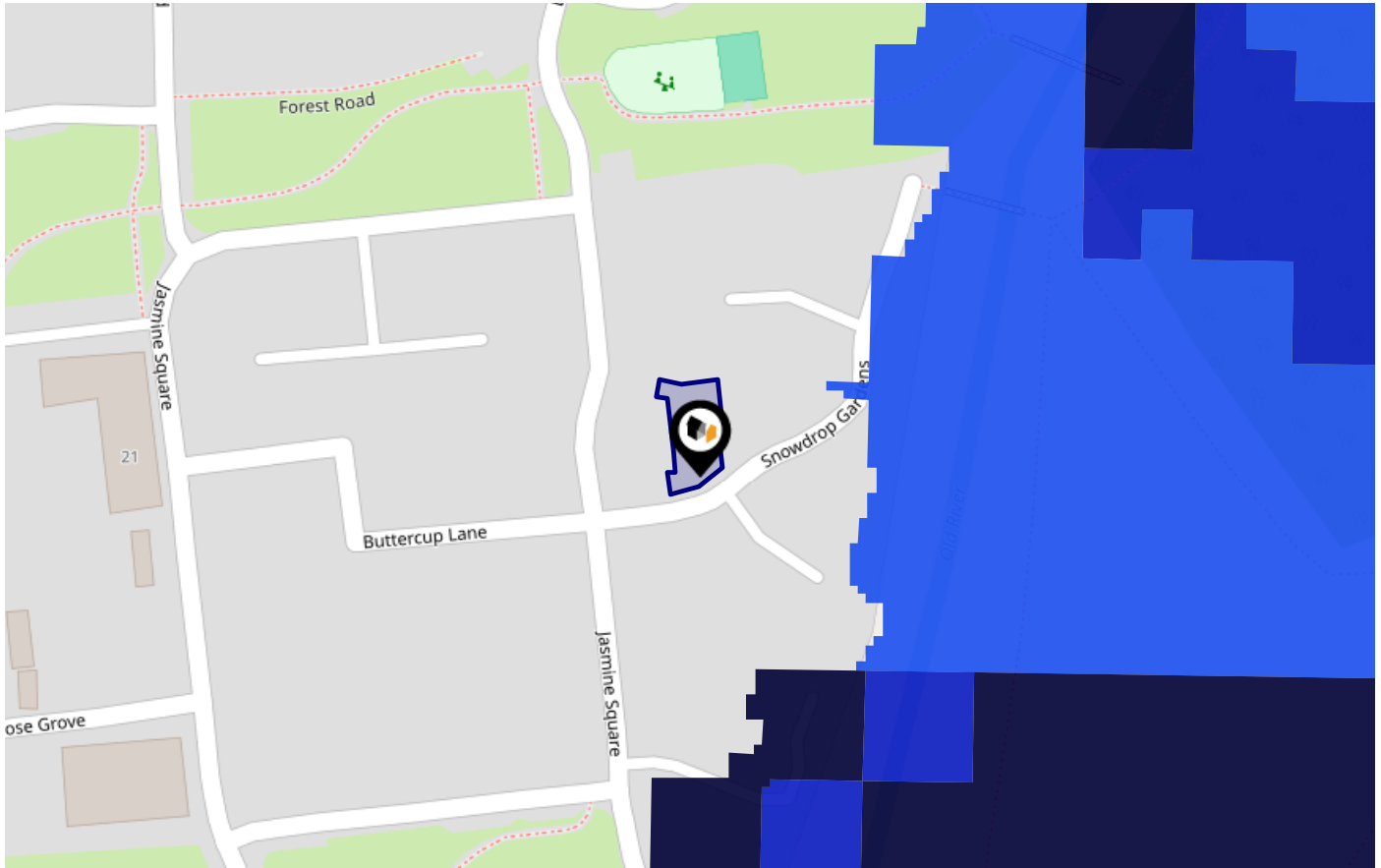
Chance of flooding to the following depths at this property:



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.
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- 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.

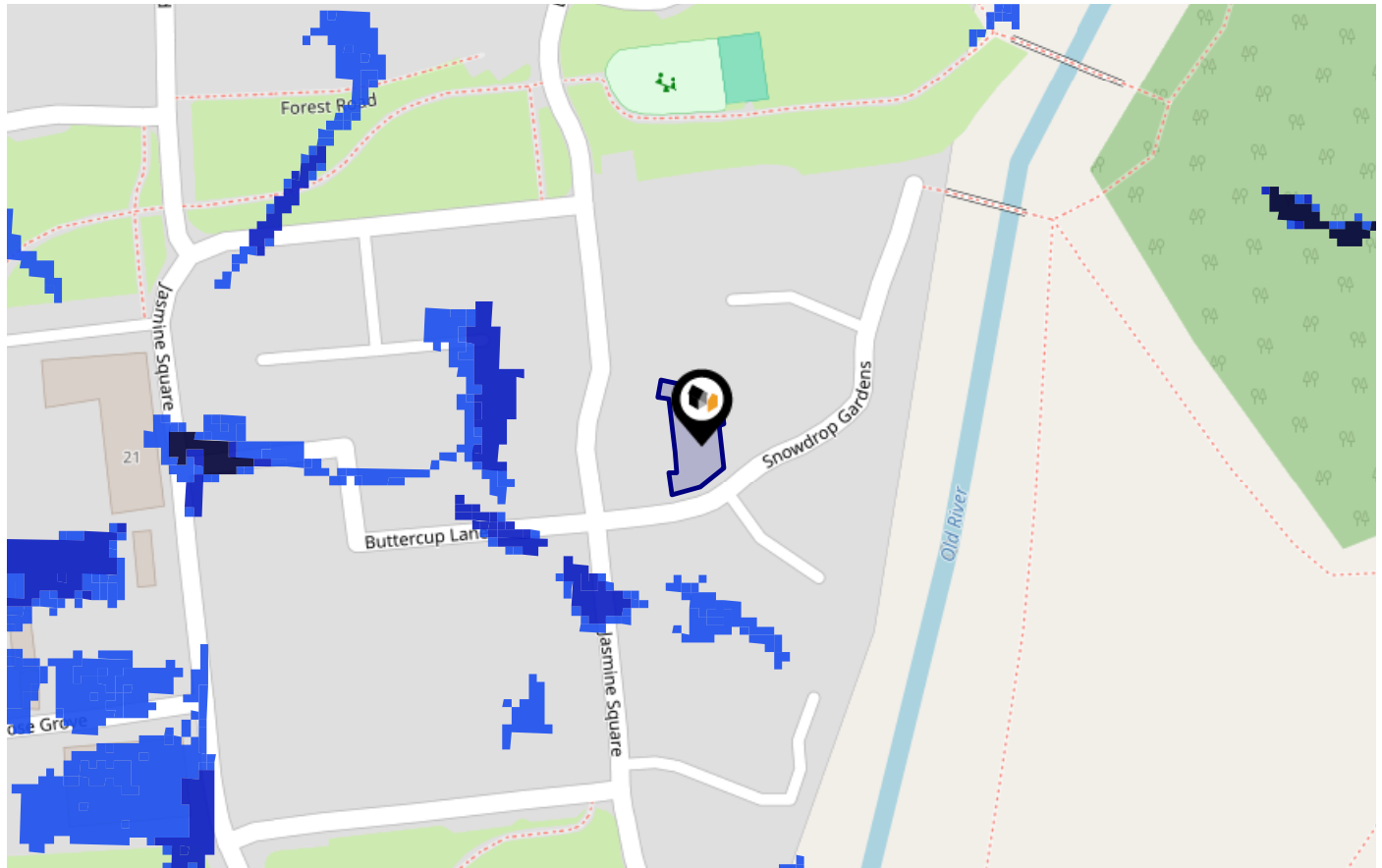
Chance of flooding to the following depths at this property:



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.

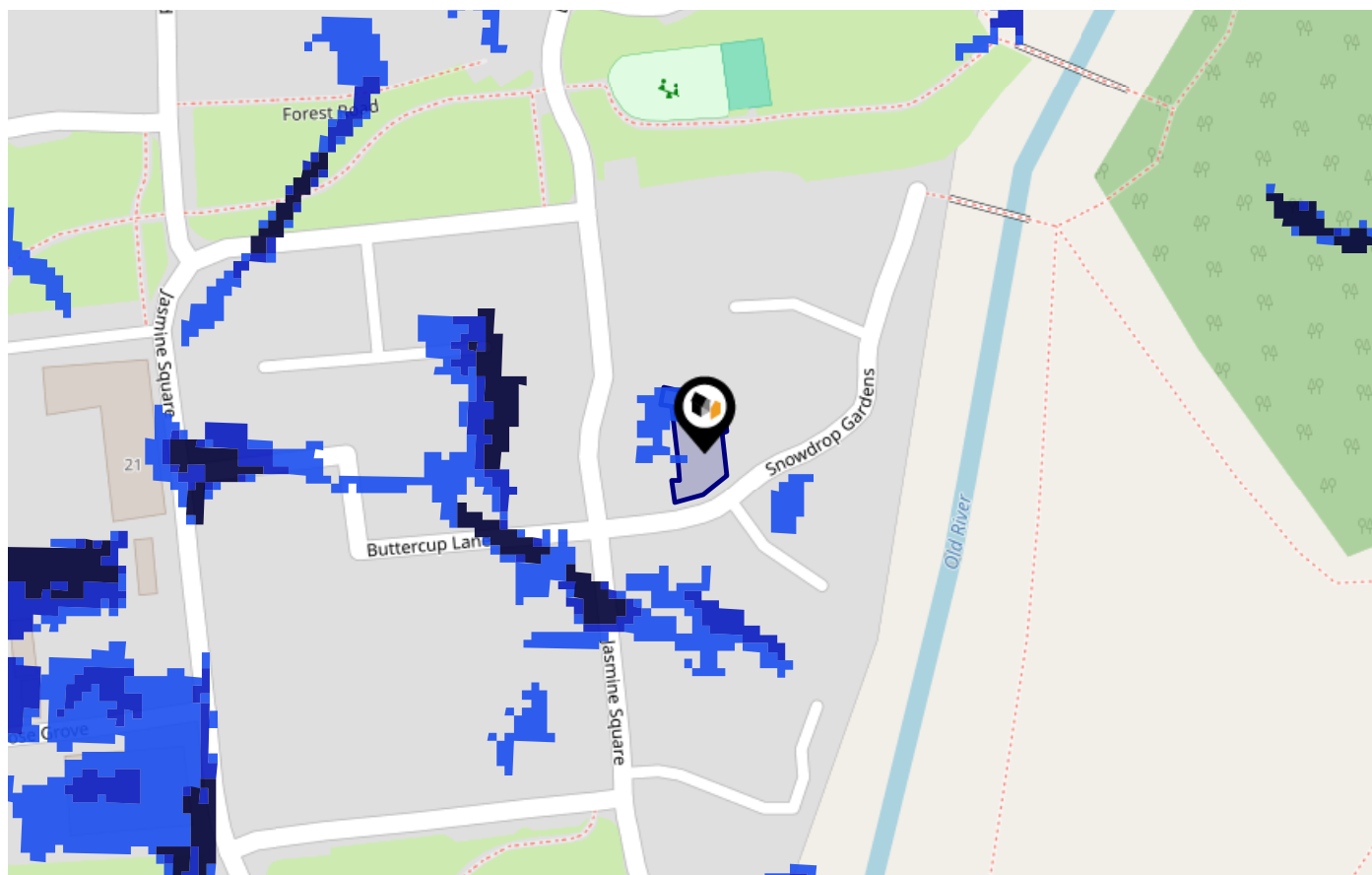
Chance of flooding to the following depths at this property:



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.

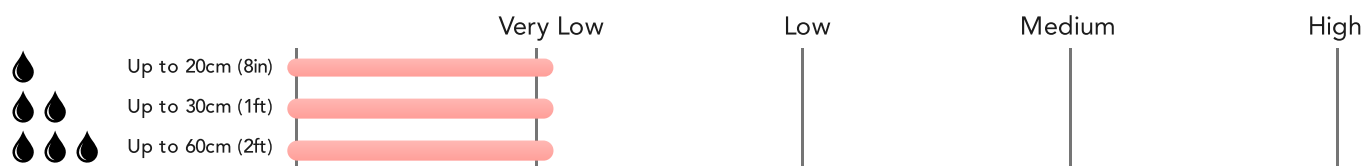


Risk Rating: **Very low**

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.
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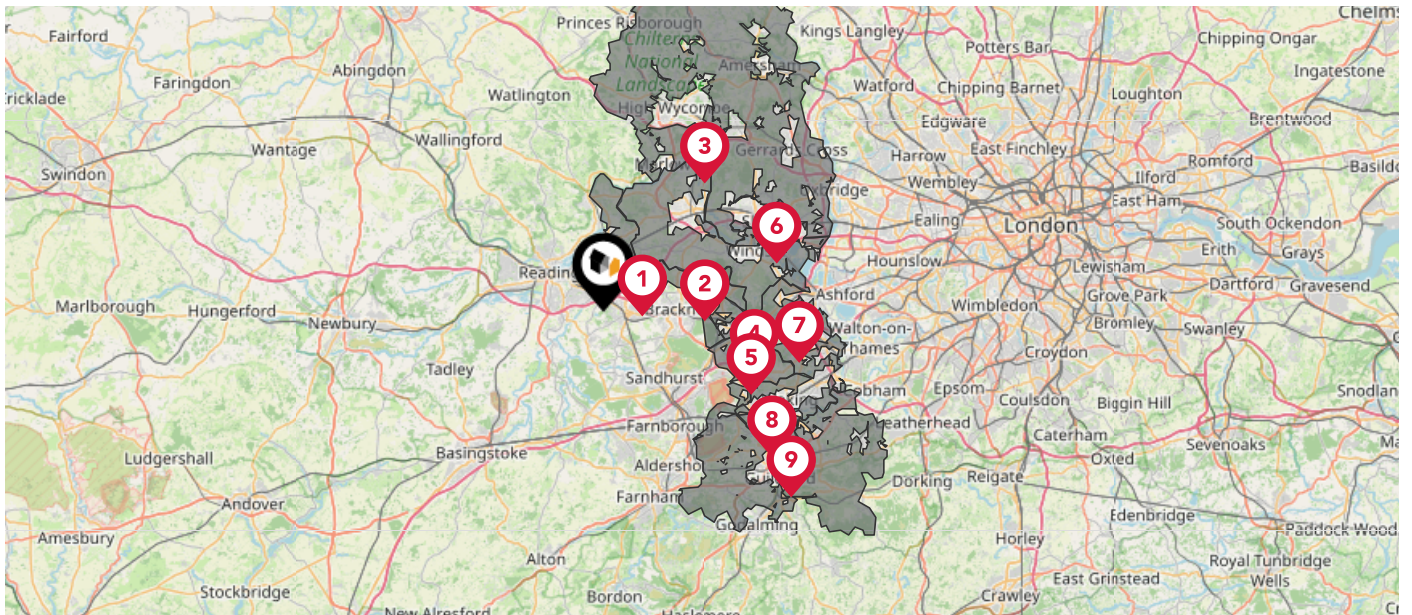
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



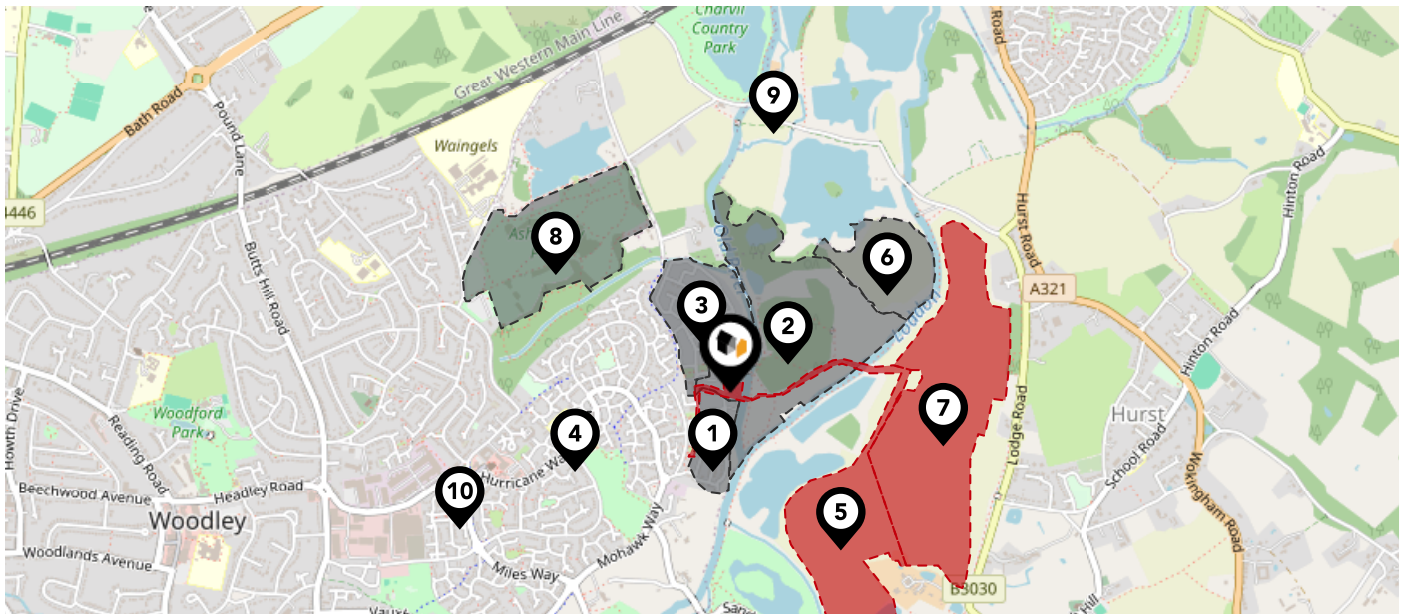
Nearby Green Belt Land

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



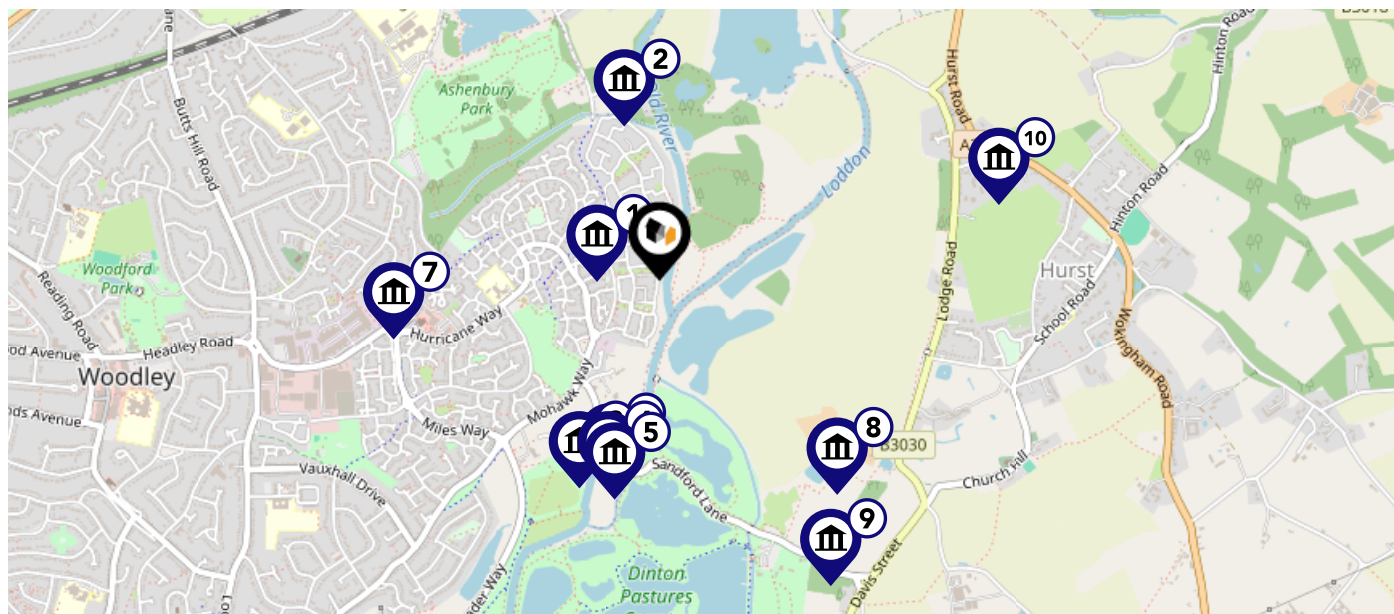
Nearby Landfill Sites











1	Sandford Farm-Woodley	Historic Landfill
2	Sandford Farm No.2-Woodley	Historic Landfill
3	Sandford Farm-Woodley	Historic Landfill
4	Airfield Woodley-Hurricane Way, Woodley, Reading	Historic Landfill
5	No name provided by source	Active Landfill
6	Whistley Mill Stage 1-Hurst, Near Twyford	Historic Landfill
7	EA/EPR/DP3893ER/V008 - Summerlease Ltd	Active Landfill
8	Ashenbury Park-Tippings Lane, Woodley	Historic Landfill
9	The Ford-Lands End, Twyford, Berkshire	Historic Landfill
10	Airfield Woodley-Spitfire Way, Woodley, Reading	Historic Landfill

Maps

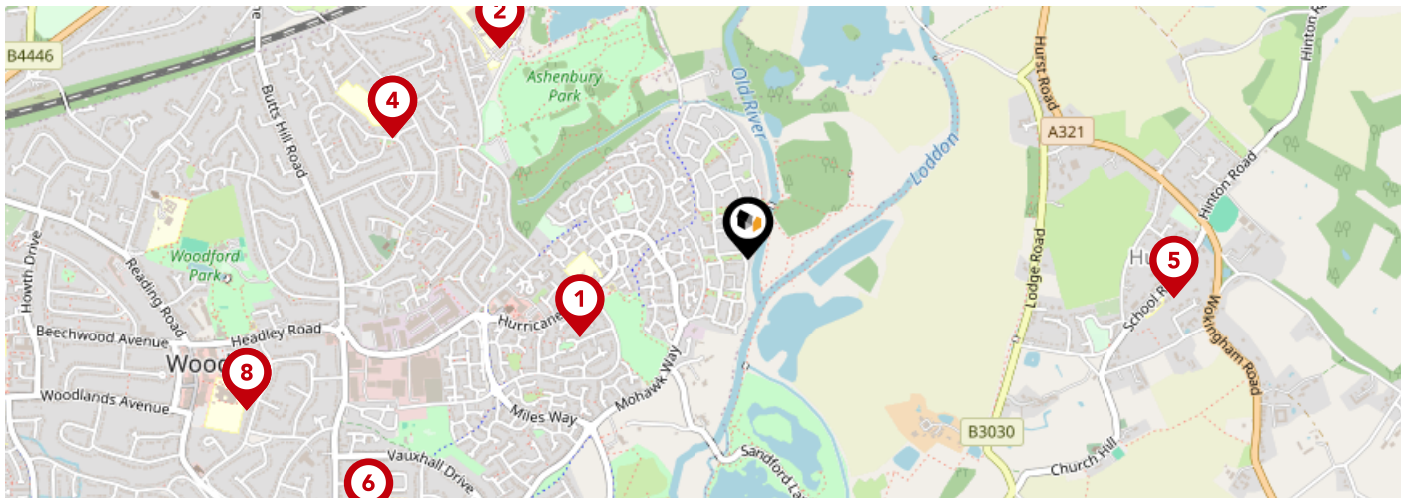
Listed Buildings

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



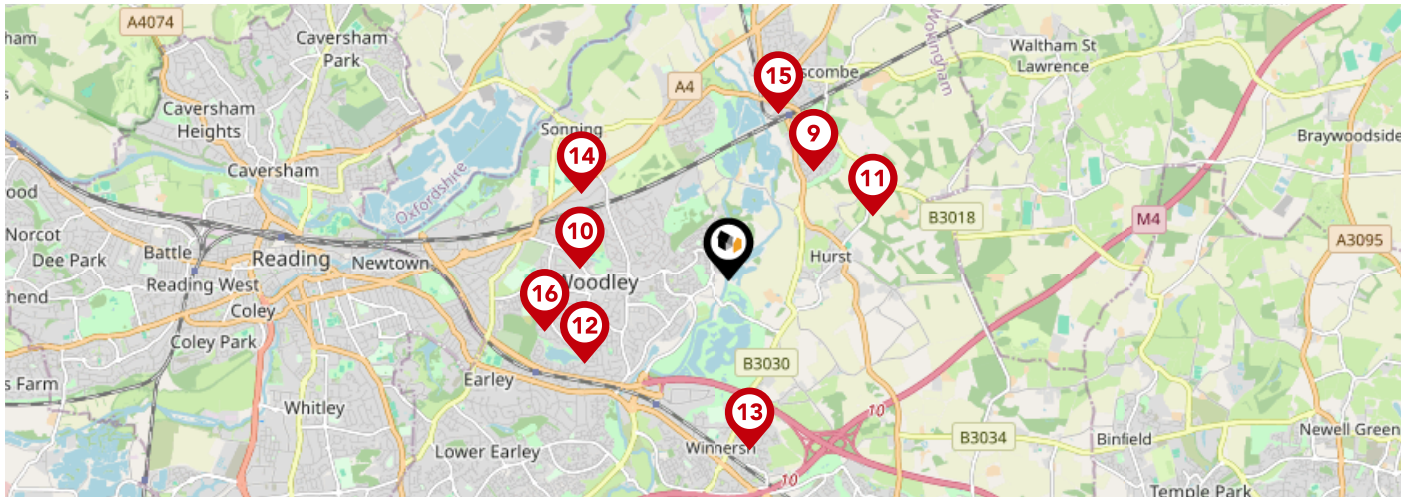
Listed Buildings in the local district	Grade	Distance
 1136267 - Sandford Farm Cottage	Grade II	0.1 miles
 1319129 - Land's End House	Grade II	0.4 miles
 1396416 - Randalls House	Grade II	0.5 miles
 1136311 - Sandford Mill	Grade II	0.5 miles
 1118110 - Sandford Mill Bridge	Grade II	0.5 miles
 1118109 - Sandford Mill House	Grade II	0.5 miles
 1319112 - Apple Tree Cottage The Cottage	Grade II	0.6 miles
 1117410 - The Old House, 200 Metres Off Track To Lea Farm	Grade II	0.6 miles
 1312935 - Hurst Grove	Grade II	0.8 miles
 1117399 - Buttercups	Grade II	0.8 miles

Area Schools



	Nursery	Primary	Secondary	College	Private
1 Woodley CofE Primary School Ofsted Rating: Good Pupils: 312 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Waingels Ofsted Rating: Good Pupils: 1419 Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Willow Bank Junior School Ofsted Rating: Good Pupils: 239 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Willow Bank Infant School Ofsted Rating: Good Pupils: 157 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 St Nicholas Church of England Primary, Hurst Ofsted Rating: Good Pupils: 139 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Rivermead Primary School Ofsted Rating: Good Pupils: 425 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 The Ambleside Centre Ofsted Rating: Outstanding Pupils: 118 Distance:1.21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Beechwood Primary School Ofsted Rating: Requires improvement Pupils: 327 Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

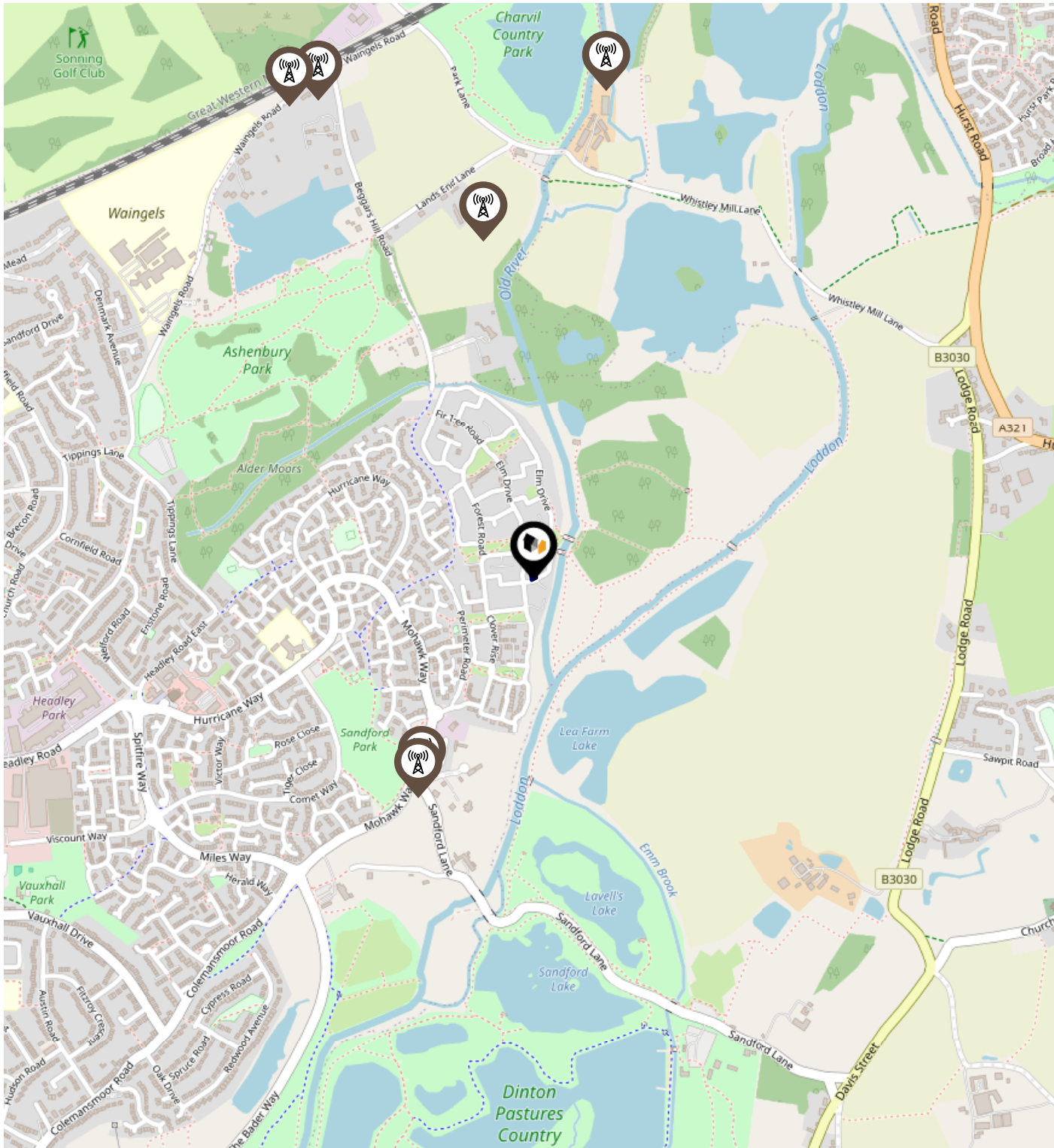
Area Schools





		Nursery	Primary	Secondary	College	Private
	The Colleton Primary School Ofsted Rating: Good Pupils: 284 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Dominic Savio Catholic Primary School Ofsted Rating: Outstanding Pupils: 419 Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Dolphin School Ofsted Rating: Not Rated Pupils: 225 Distance:1.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	South Lake Primary School Ofsted Rating: Outstanding Pupils:0 Distance:1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Winnersh Primary School Ofsted Rating: Good Pupils: 390 Distance:1.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sonning Church of England Primary School Ofsted Rating: Good Pupils: 210 Distance:1.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Polehampton Church of England Infant School Ofsted Rating: Good Pupils: 176 Distance:1.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Highwood Primary School Ofsted Rating: Good Pupils: 466 Distance:1.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

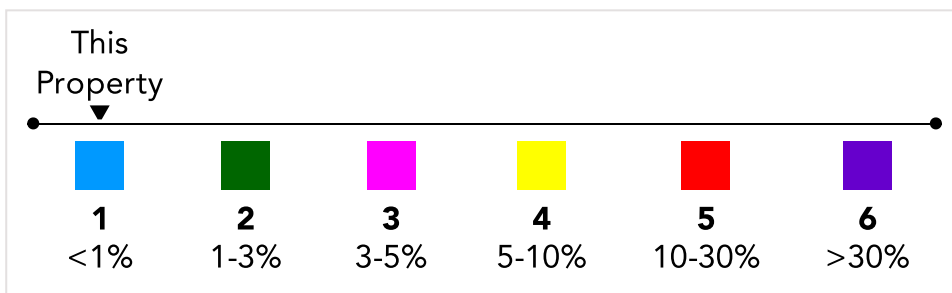
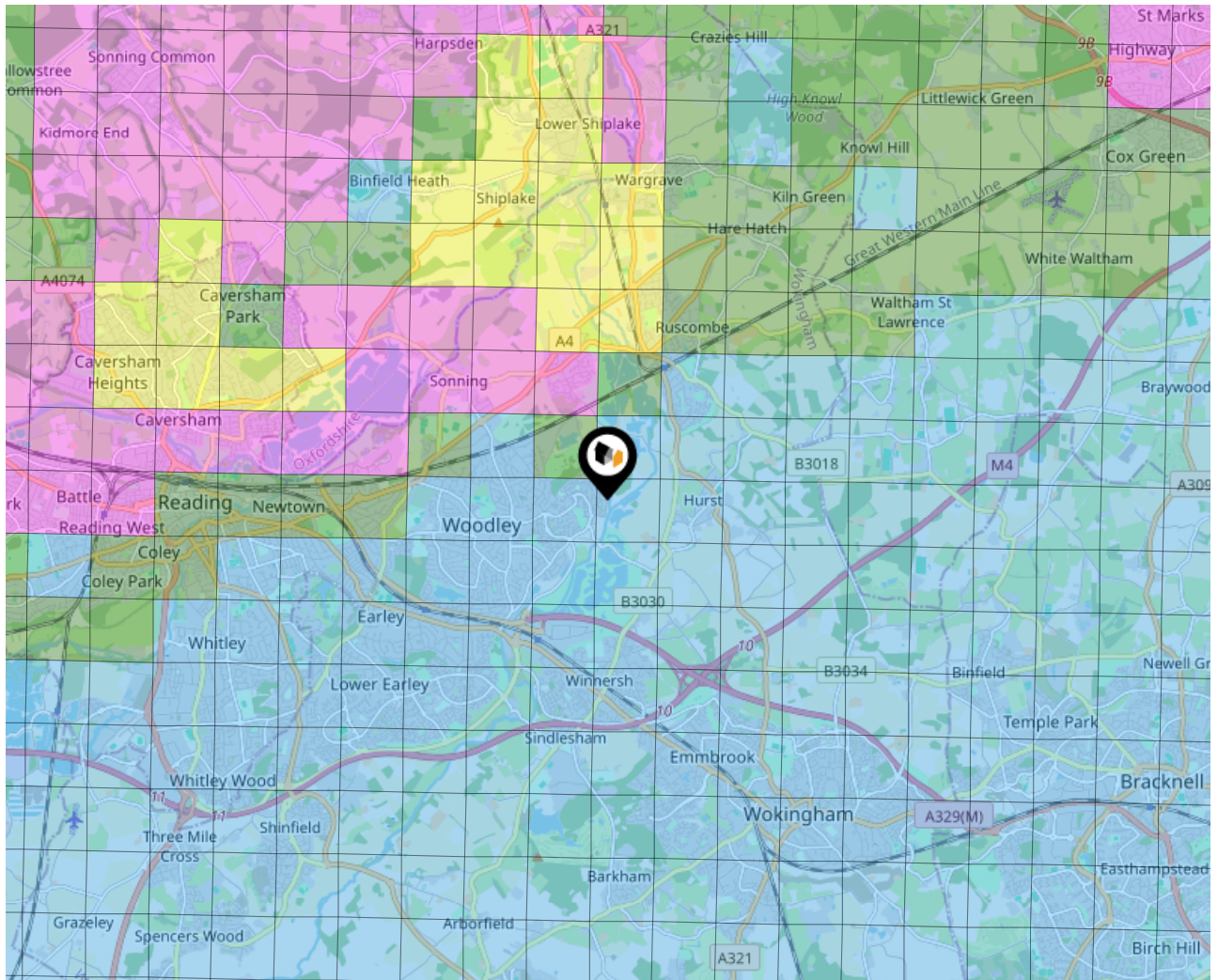


Key:

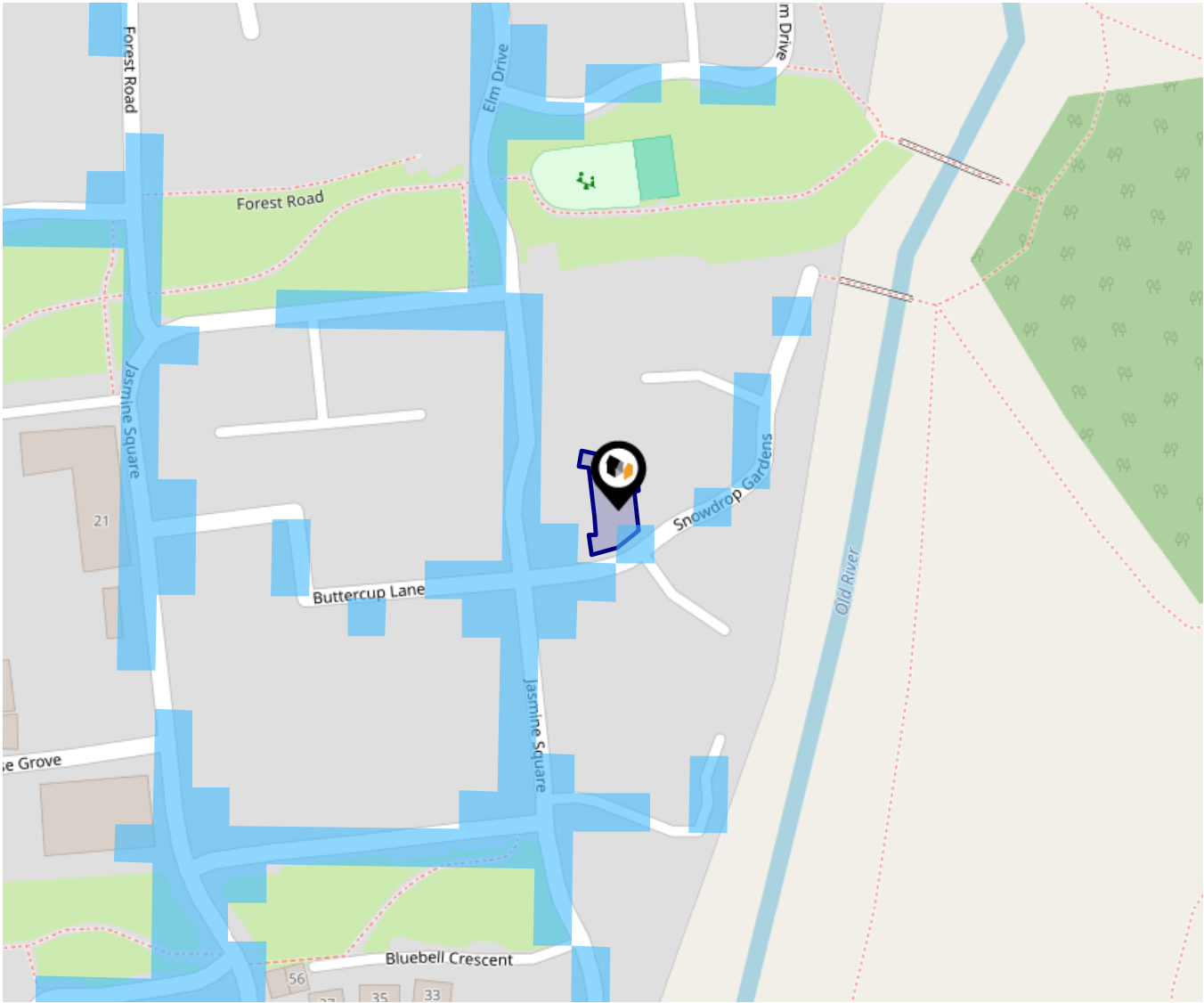
-  Power Pylons
-  Communication Masts

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

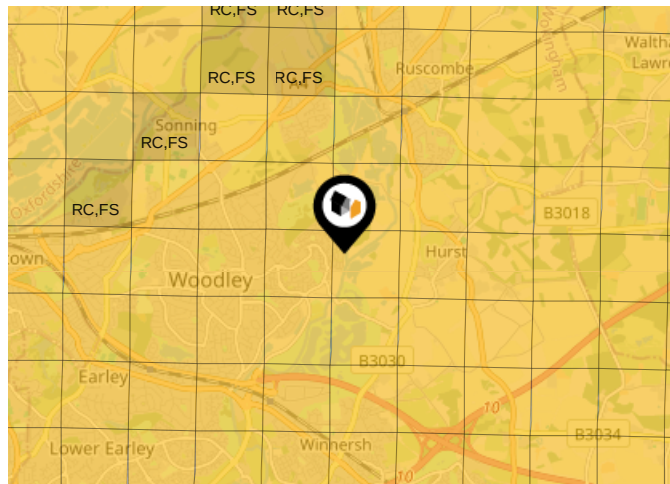


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		

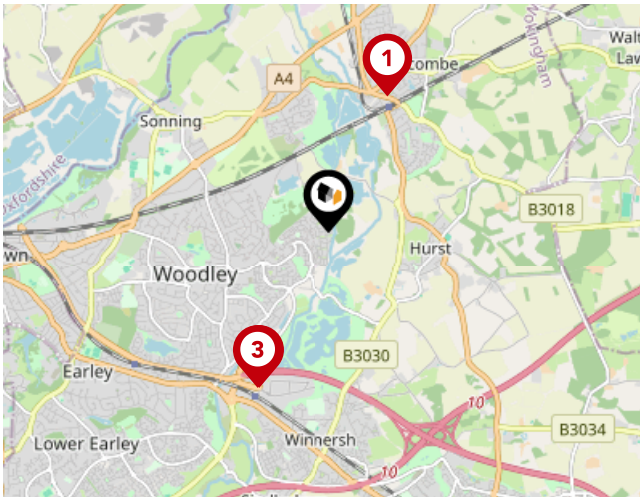


Primary Classifications (Most Common Clay Types)

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

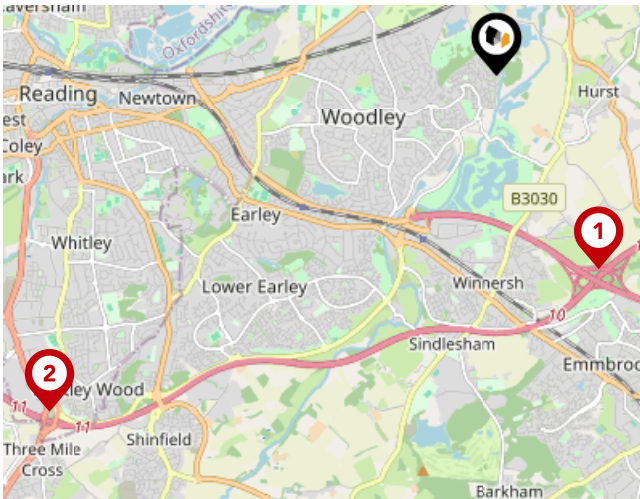
Area

Transport (National)



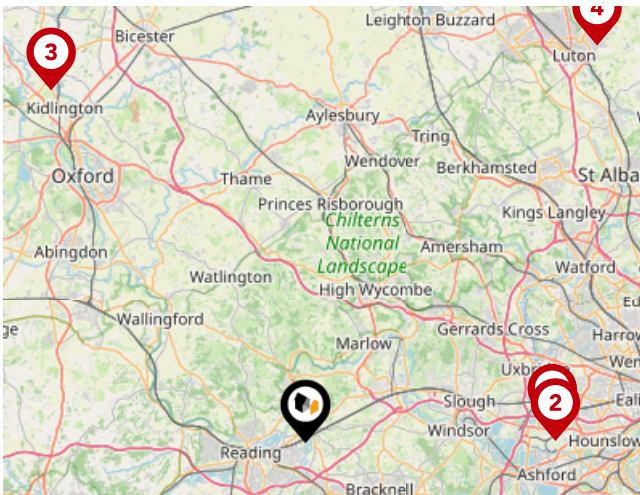
National Rail Stations

Pin	Name	Distance
1	Twyford Rail Station	1.36 miles
2	Winnersh Triangle Rail Station	1.58 miles
3	Winnersh Triangle Rail Station	1.58 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J10	2.03 miles
2	M4 J11	5.18 miles
3	A404(M) J9	6.41 miles
4	A404(M) J9A	6.95 miles
5	M4 J8	7.55 miles

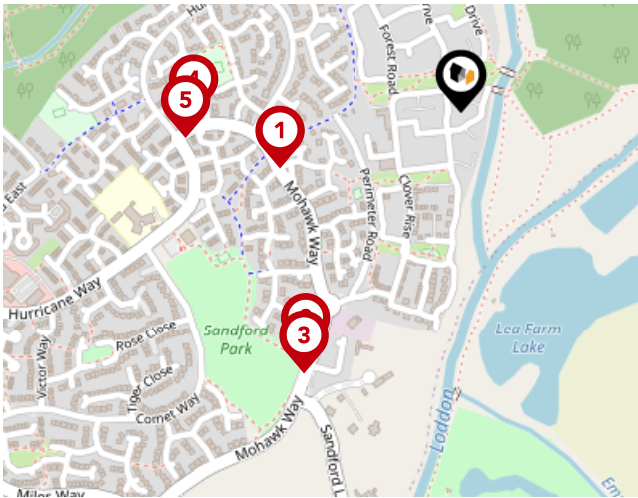


Airports/HELIPADS

Pin	Name	Distance
1	Heathrow Airport	18.27 miles
2	Heathrow Airport Terminal 4	18.46 miles
3	Kidlington	32.01 miles
4	Luton Airport	36.2 miles

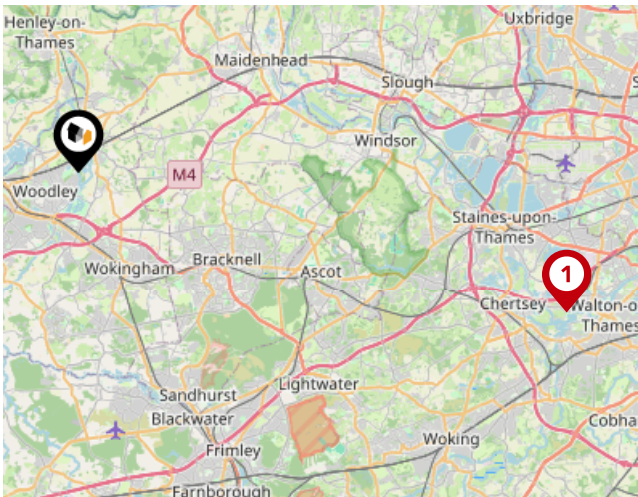
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Sunderland Close	0.22 miles
2	Sandford Lane	0.33 miles
3	Sandford Lane	0.35 miles
4	Harvard Close	0.31 miles
5	Harvard Close	0.32 miles



Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	18.8 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



Kiel was incredibly proactive and brought a level of enthusiasm and professionalism, which you should expect from someone with whom you are entrusting the sale of your home. I gave him free rein to present my property and his creative and innovative approach did not disappoint me, nor prospective buyers. He worked incredibly hard, was responsive and forthcoming with information throughout and made the process as stress free as it could be.

Testimonial 2



We recently had the pleasure of selling our house with the support of Kiel, and we couldn't be happier with the experience. From the very first interaction to the final completion, Kiel provided an exceptional level of service that made the entire process smooth, stress-free, and ultimately, highly successful.

We wholeheartedly recommend Kiel at avocado property. Simply outstanding!

Testimonial 3



Would just like to take this opportunity to thank Kiel who was brilliant throughout the sale of our property. He was informative, kept us up to date and willing to step in and sort out any problems that occurred emailing all parties.

Thank you Kiel.



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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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