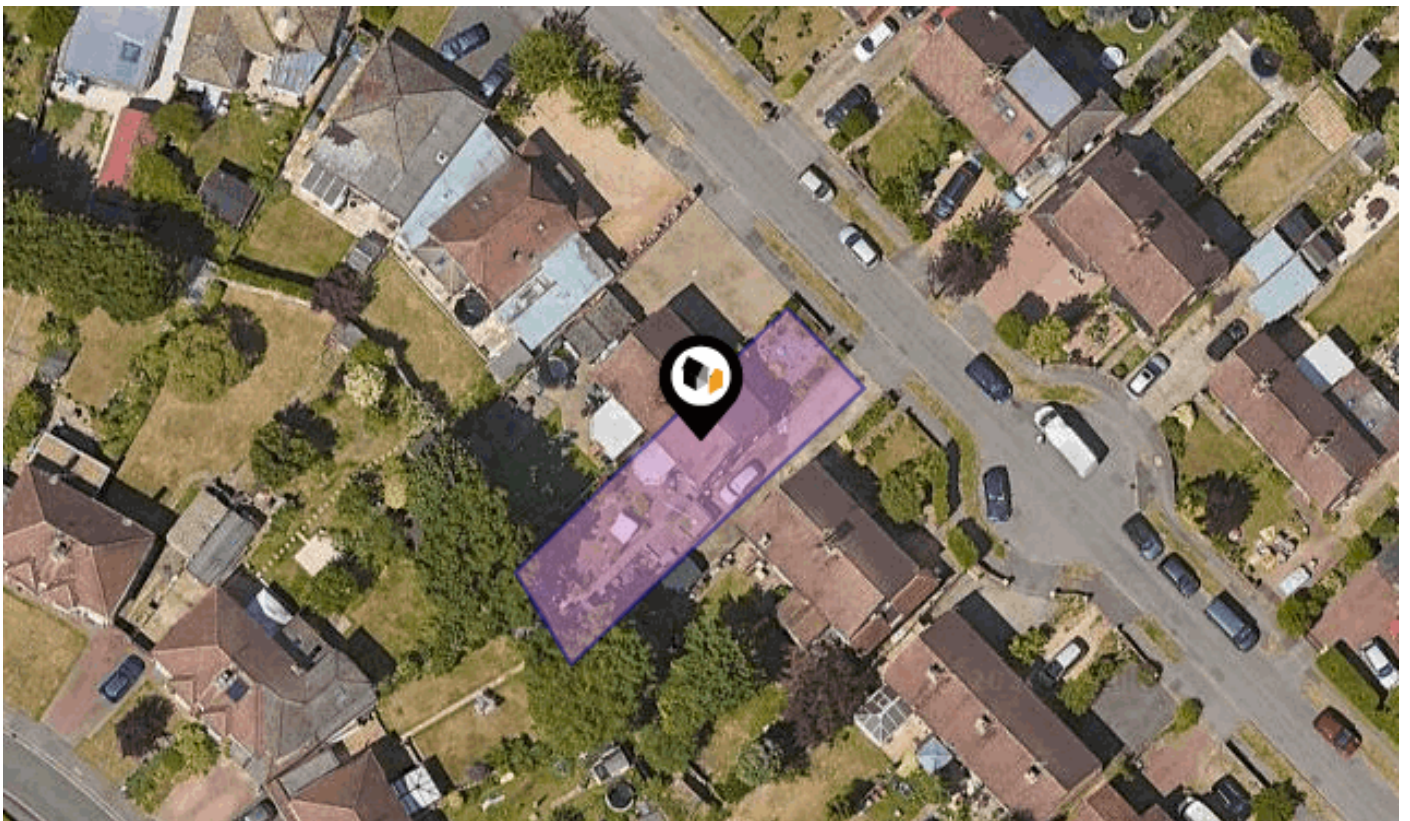




See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area  
**Monday 27th April 2026**



**FINCH ROAD, EARLEY, READING, RG6**

## Avocado Property

07917 157387

neil@avocadoberkshire.co.uk

www.avocadopropertyagents.co.uk





## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Plot Area:</b>	0.08 acres		
<b>Council Tax :</b>	Band D		
<b>Annual Estimate:</b>	£2,498		
<b>Title Number:</b>	BK279473		

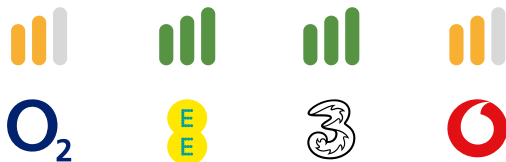
## Local Area

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

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

<b>7</b> mb/s	<b>60</b> mb/s	<b>1800</b> mb/s

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



### Satellite/Fibre TV Availability:



# Market Sold in Street



<b>48, Finch Road, Reading, RG6 7JU</b>	Terraced House				
Last Sold Date:	27/03/2025	01/06/2017			
Last Sold Price:	£422,000	£288,000			
<b>26, Finch Road, Reading, RG6 7JU</b>	Semi-detached House				
Last Sold Date:	20/12/2023	26/06/1997			
Last Sold Price:	£425,000	£108,950			
<b>44, Finch Road, Reading, RG6 7JU</b>	Terraced House				
Last Sold Date:	08/11/2023				
Last Sold Price:	£425,000				
<b>4, Finch Road, Reading, RG6 7JU</b>	Detached House				
Last Sold Date:	05/09/2023				
Last Sold Price:	£595,000				
<b>60a, Finch Road, Reading, RG6 7JU</b>	Semi-detached House				
Last Sold Date:	26/08/2022				
Last Sold Price:	£210,000				
<b>2, Finch Road, Reading, RG6 7JU</b>	Detached House				
Last Sold Date:	29/03/2022	20/07/1995			
Last Sold Price:	£520,000	£87,000			
<b>60, Finch Road, Reading, RG6 7JU</b>	Semi-detached House				
Last Sold Date:	13/03/2020	03/05/2007	10/06/2005	23/06/2004	18/06/2001
Last Sold Price:	£470,000	£285,000	£295,000	£225,000	£151,000
<b>58b, Finch Road, Reading, RG6 7JU</b>	Semi-detached House				
Last Sold Date:	29/11/2019				
Last Sold Price:	£470,000				
<b>58, Finch Road, Reading, RG6 7JU</b>	Semi-detached House				
Last Sold Date:	22/11/2019	06/06/2005			
Last Sold Price:	£420,000	£247,000			
<b>58a, Finch Road, Reading, RG6 7JU</b>	Semi-detached House				
Last Sold Date:	18/11/2019				
Last Sold Price:	£420,000				
<b>52, Finch Road, Reading, RG6 7JU</b>	Terraced House				
Last Sold Date:	30/05/2019				
Last Sold Price:	£312,000				
<b>46, Finch Road, Reading, RG6 7JU</b>	Terraced House				
Last Sold Date:	01/02/2019				
Last Sold Price:	£297,000				

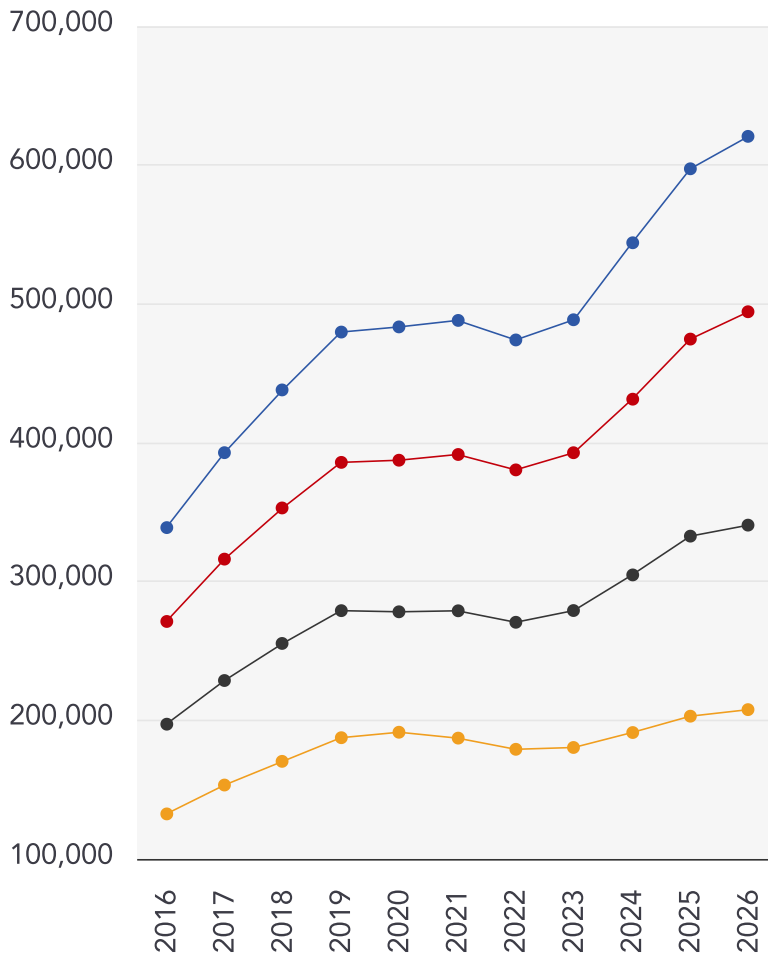
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in RG6



Detached

**+83.21%**

Semi-Detached

**+82.31%**

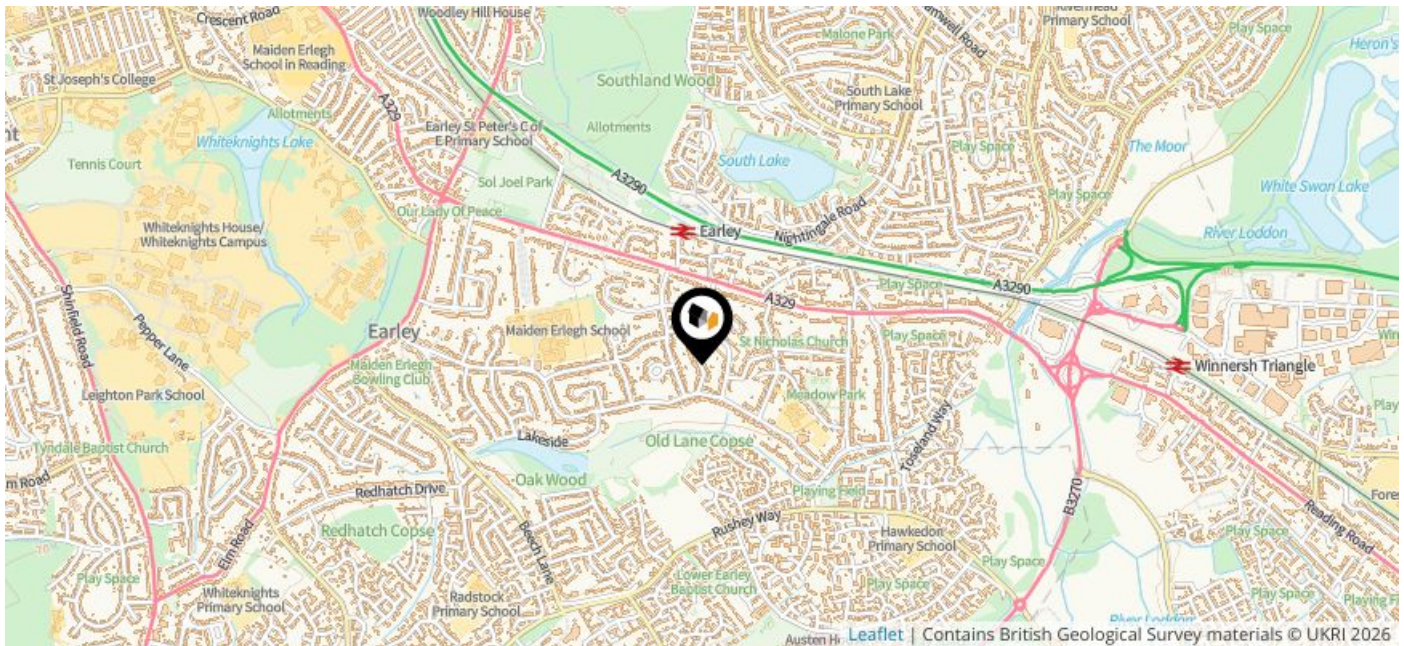
Terraced

**+72.76%**

Flat

**+56.72%**

This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✗ Adit
- ✗ Gutter Pit
- ✗ Shaft

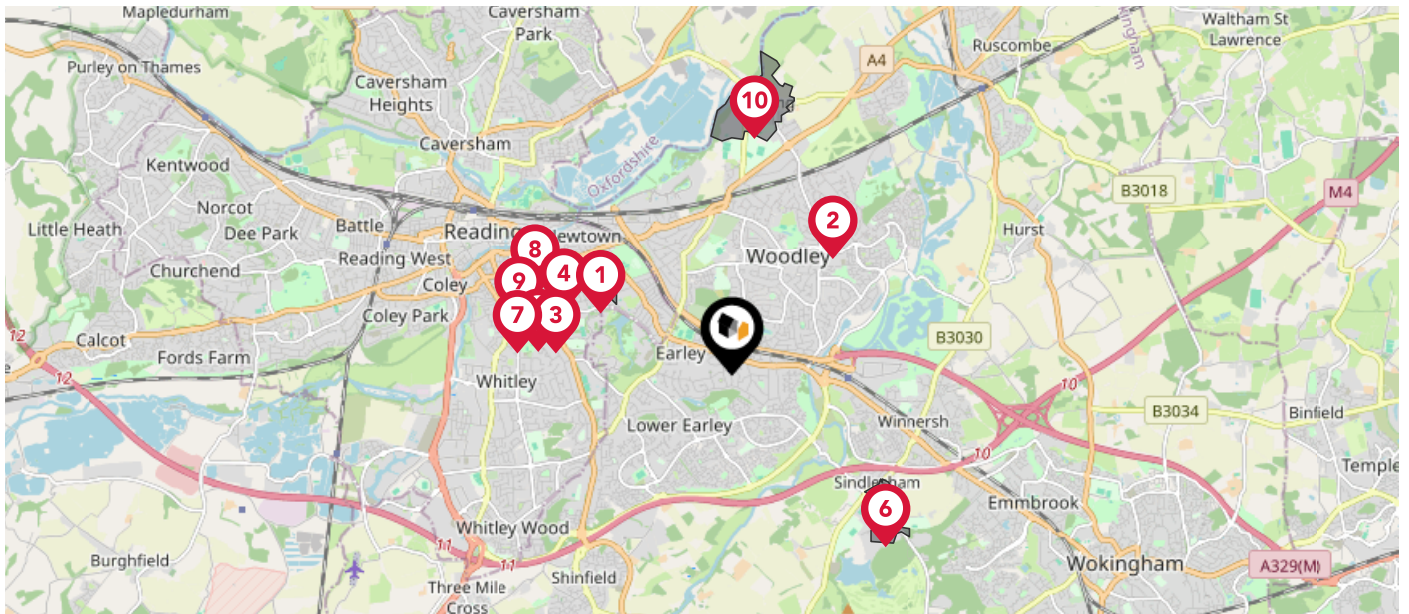
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



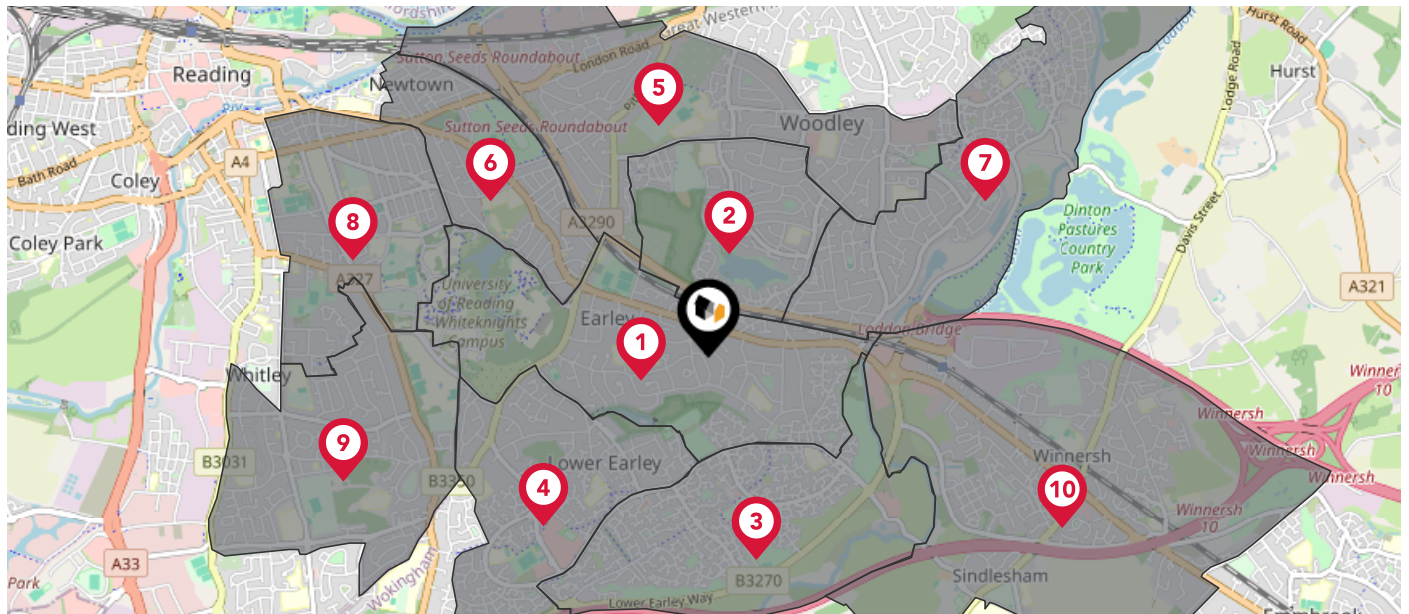
### Nearby Conservation Areas

-  1 South Park
-  2 Woodley Green
-  3 Redlands
-  4 Alexandra Road
-  5 The Mount
-  6 Sindlesham
-  7 Christchurch
-  8 Eldon Square
-  9 Kendrick Road
-  10 Sonning











# Maps

## Council Wards

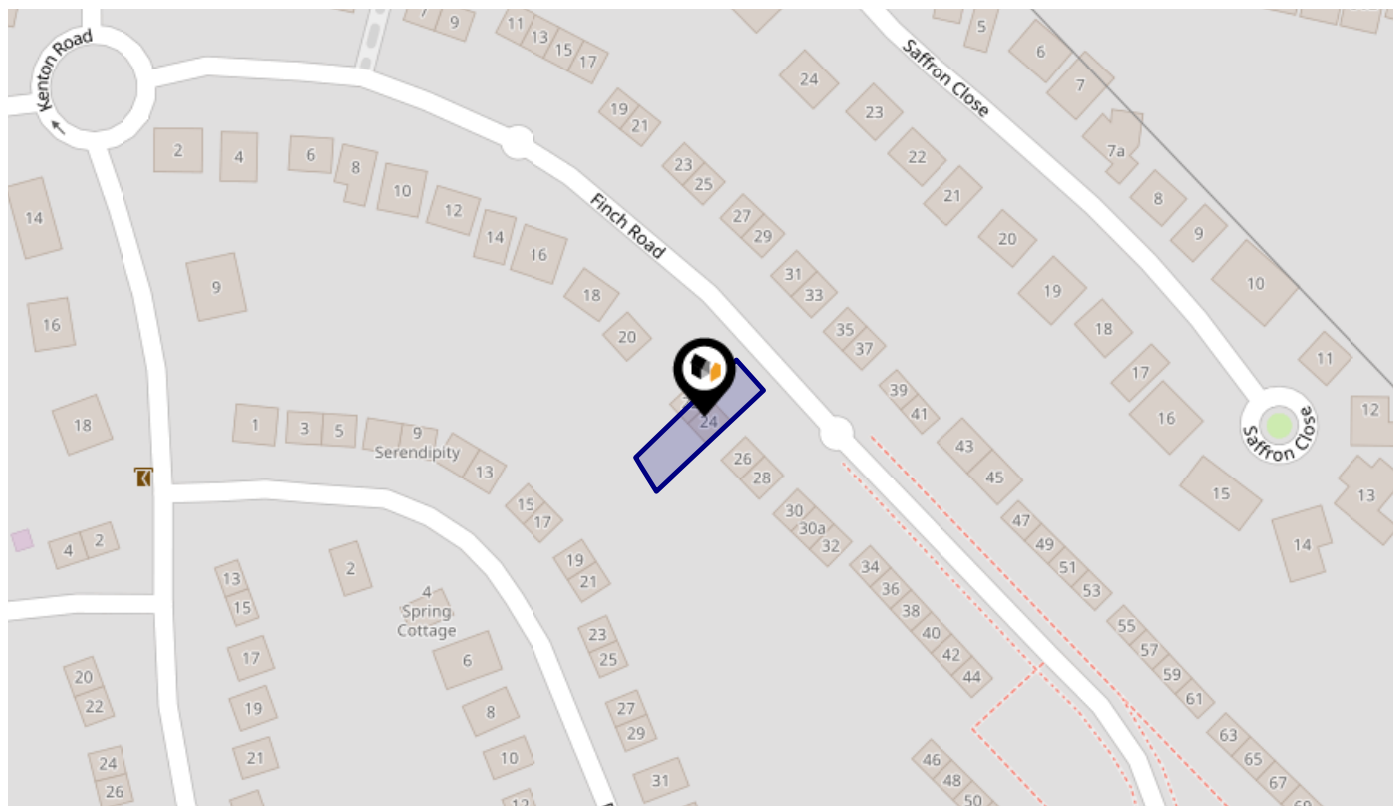
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

-  Maiden Erlegh Ward
-  South Lake Ward
-  Hawkedon Ward
-  Hillside Ward
-  Bulmershe and Whitegates Ward
-  Park Ward
-  Loddon Ward
-  Redlands Ward
-  Church Ward
-  Winnersh 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:

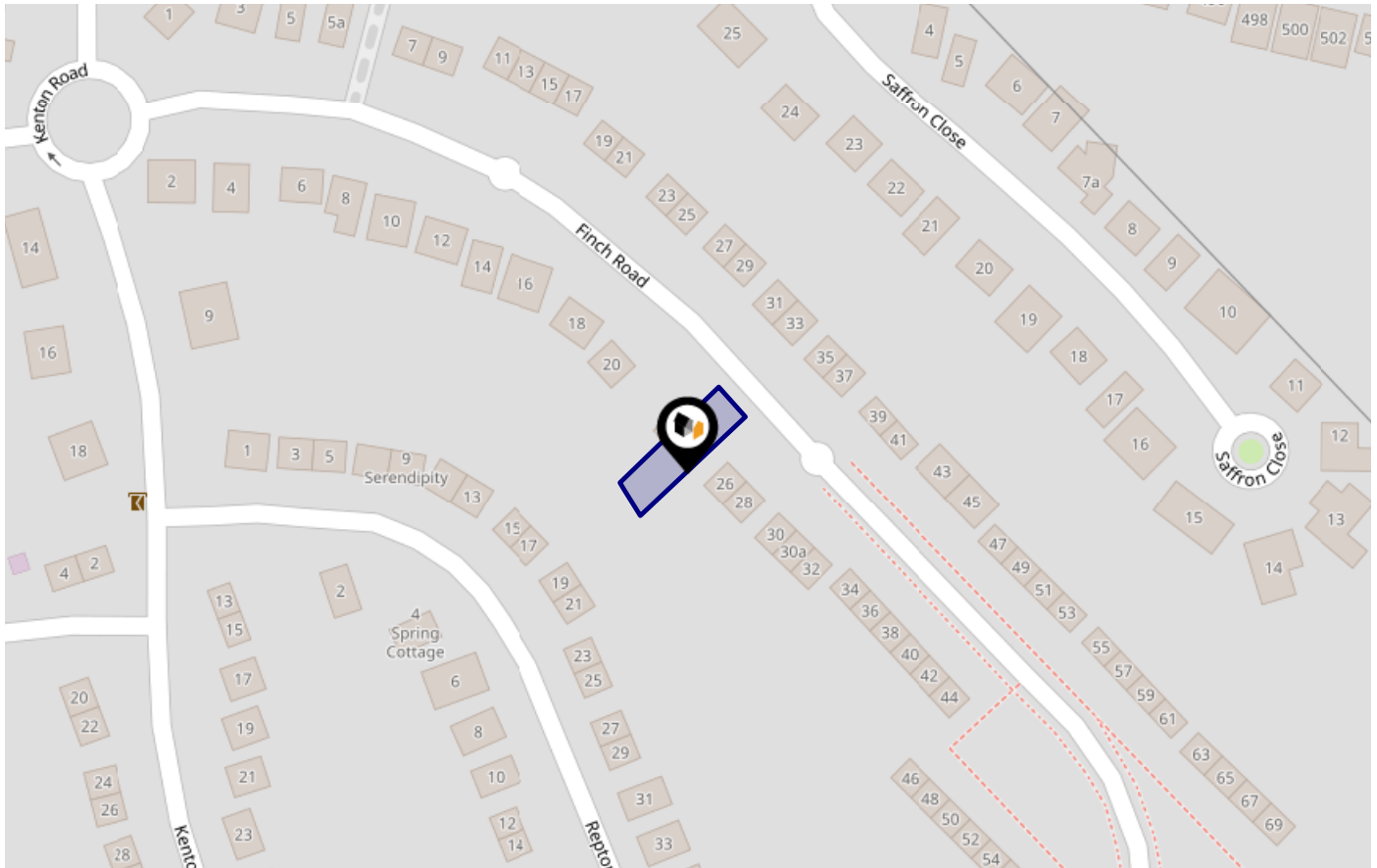
5		75.0+ dB	<span style="color: red;">■</span>
4		70.0-74.9 dB	<span style="color: orange;">■</span>
3		65.0-69.9 dB	<span style="color: yellow;">■</span>
2		60.0-64.9 dB	<span style="color: green;">■</span>
1		55.0-59.9 dB	<span style="color: blue;">■</span>



# 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.

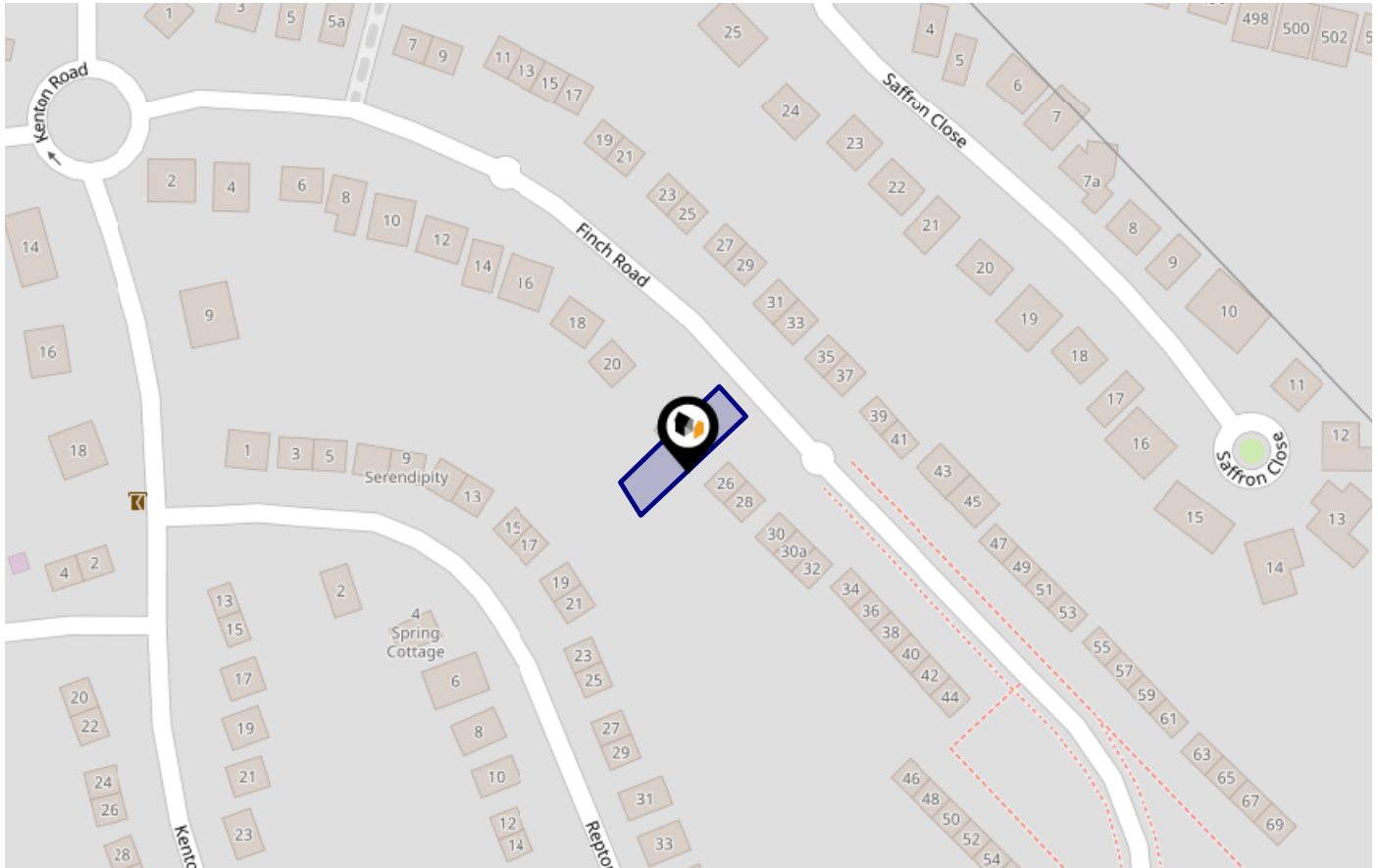
Chance of flooding to the following depths at this property:



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

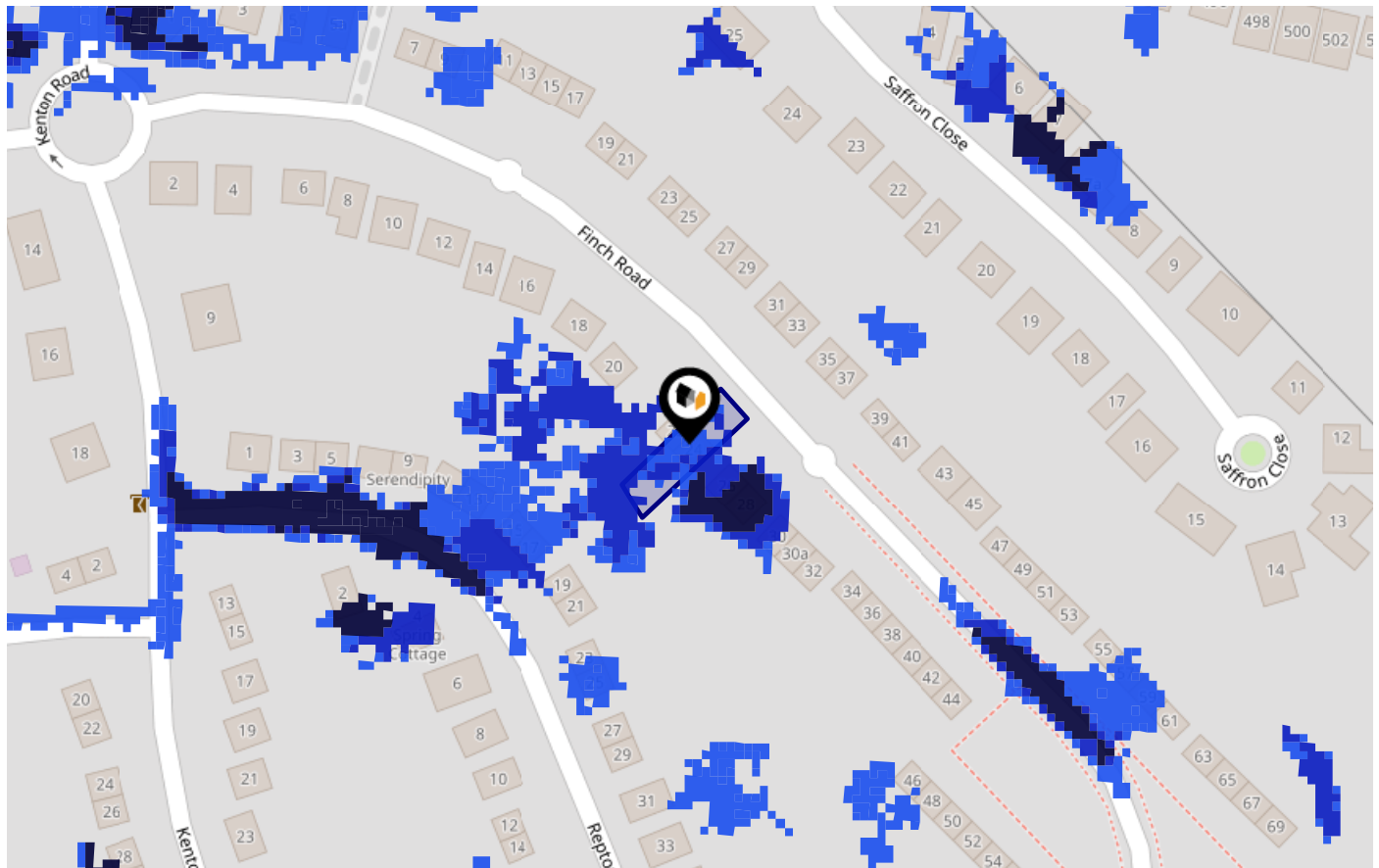
Chance of flooding to the following depths at this property:



# Flood Risk

## Surface Water - Flood Risk

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



**Risk Rating: 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.

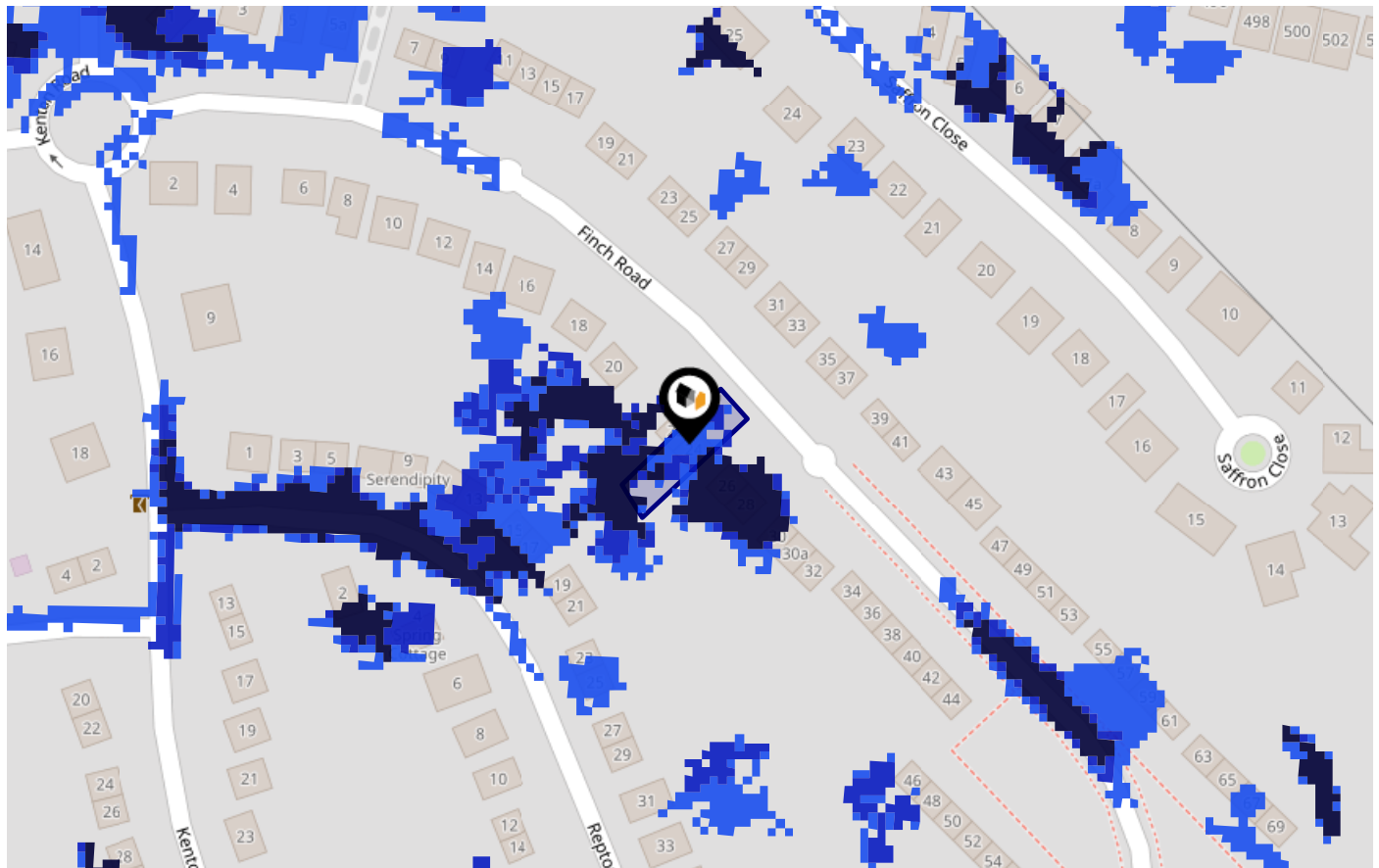
Chance of flooding to the following depths at this property:



# 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:** Low

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

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

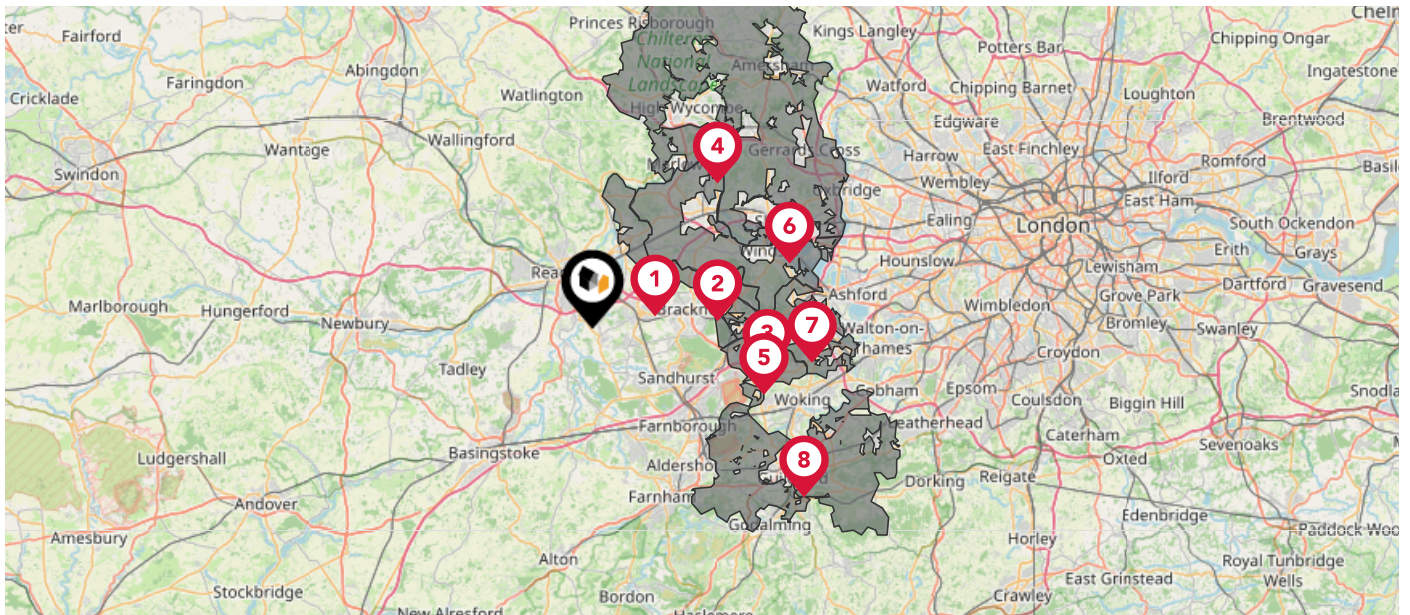
Chance of flooding to the following depths at this property:











# Maps

## Green Belt

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



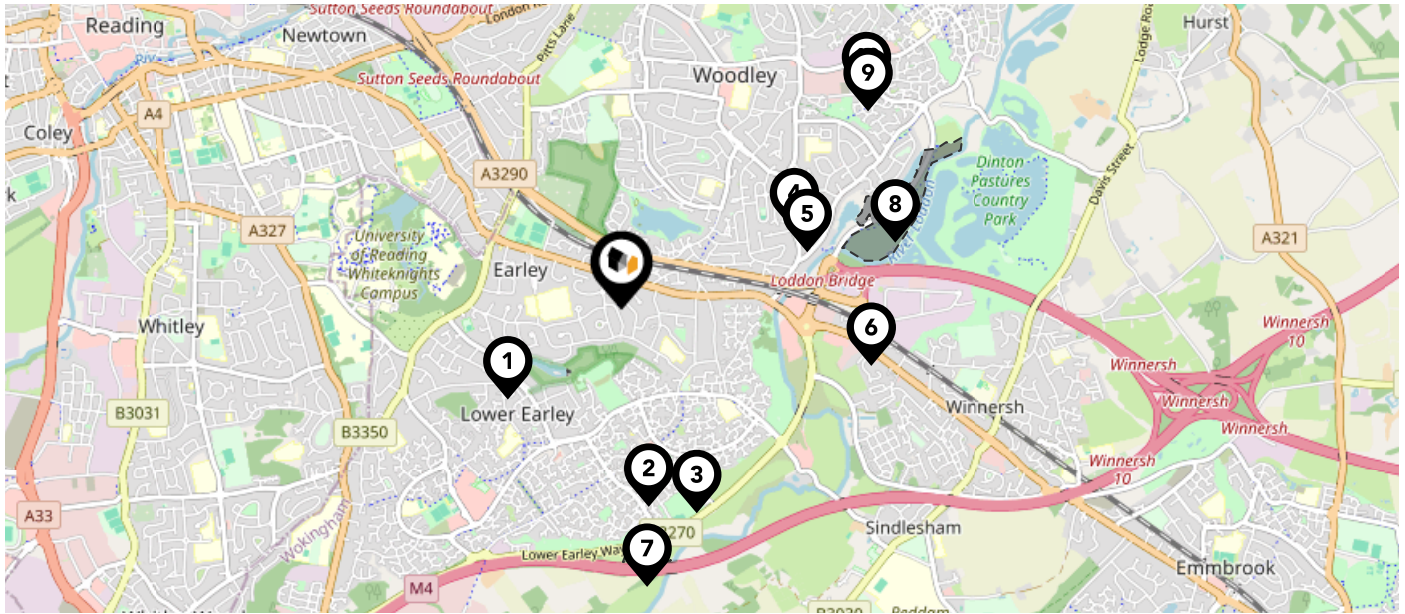
### Nearby Green Belt Land

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



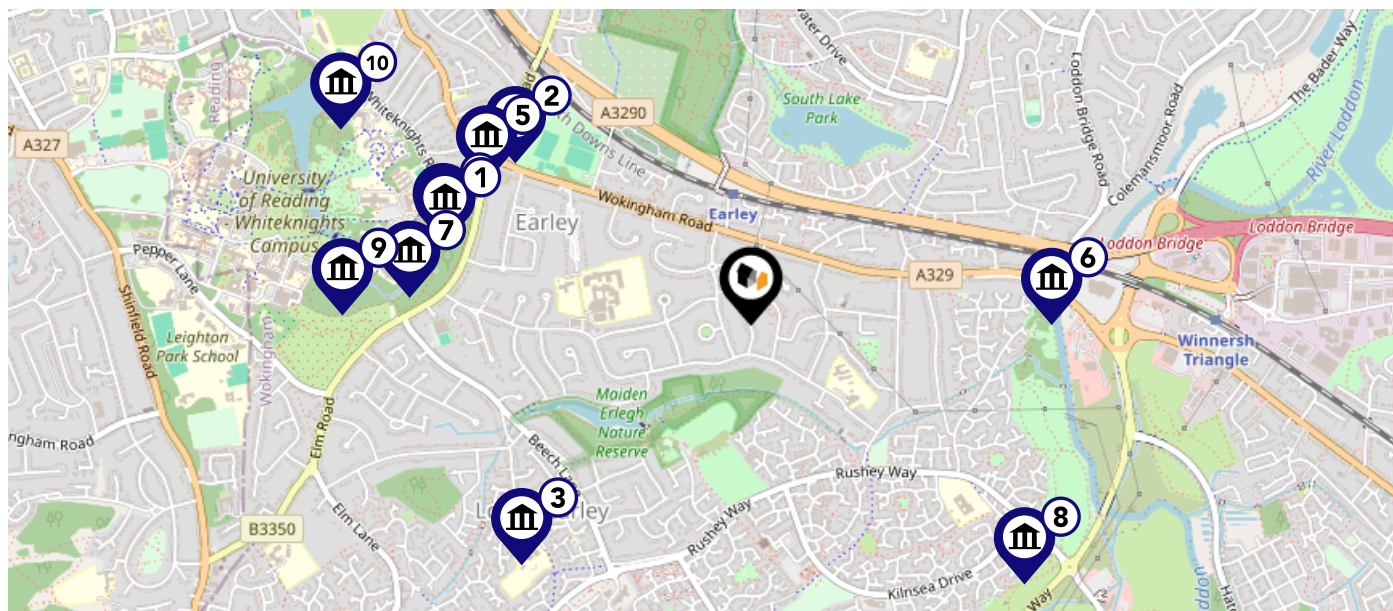
### Nearby Landfill Sites

<b>1</b>	Bovis Homes-Earley, Buckinghamshire	Historic Landfill
<b>2</b>	Reading University-Earley	Historic Landfill
<b>3</b>	Sewage Works-Lower Earley	Historic Landfill
<b>4</b>	Loddon Bridge Road-Earley	Historic Landfill
<b>5</b>	Loddon Bridge Road-Earley	Historic Landfill
<b>6</b>	Reading Road-Winnersh	Historic Landfill
<b>7</b>	Lower Earley Way-Reading, Berkshire	Historic Landfill
<b>8</b>	Mortimers Meadow-Winnersh	Historic Landfill
<b>9</b>	Airfield Woodley-Spitfire Way, Woodley, Reading	Historic Landfill
<b>10</b>	Airfield Woodley-Spitfire Way, Woodley, Reading	Historic Landfill

# Maps

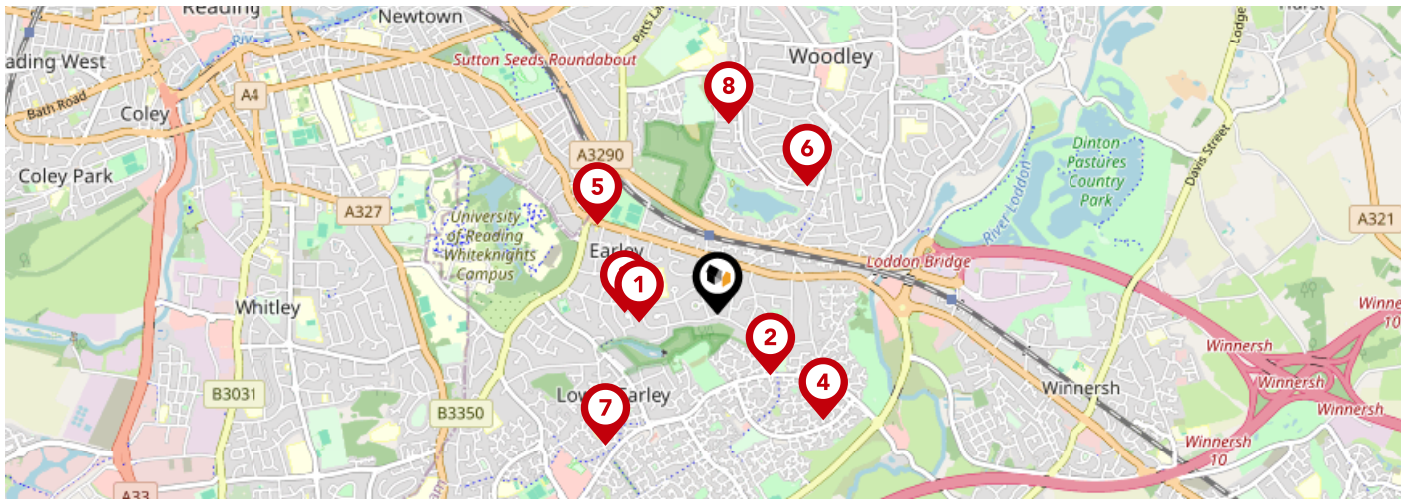
## Listed Buildings

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
1118128 - South Lodge	Grade II	0.7 miles
1118126 - Church Of St Peter	Grade II	0.7 miles
1136320 - Radstock Cottage	Grade II	0.7 miles
1136059 - North Lodge	Grade II	0.7 miles
1303525 - 25, Church Road	Grade II	0.7 miles
1136284 - The George Inn	Grade II	0.7 miles
1393194 - Reading War Room ('the Citadel'), University Of Reading	Grade II	0.8 miles
1136295 - Sindlesham Farmhouse	Grade II	0.9 miles
1118127 - Landscape Garden Feature At Ngr Su 7390 7158	Grade II	0.9 miles
1319122 - The Lodge	Grade II	1.0 miles

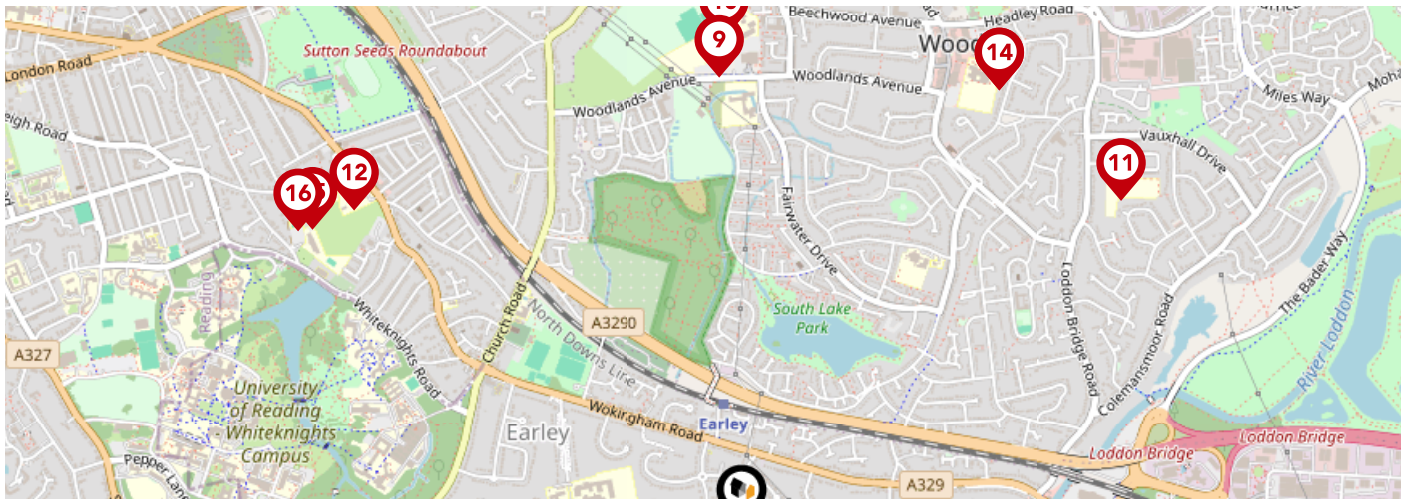
# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Maiden Erlegh School</b> Ofsted Rating: Outstanding   Pupils: 1837   Distance:0.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Loddon Primary School</b> Ofsted Rating: Good   Pupils: 557   Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Aldryngton Primary School</b> Ofsted Rating: Outstanding   Pupils: 315   Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Hawkedon Primary School</b> Ofsted Rating: Good   Pupils:0   Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Earley St Peter's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 483   Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>South Lake Primary School</b> Ofsted Rating: Outstanding   Pupils:0   Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Radstock Primary School</b> Ofsted Rating: Good   Pupils: 395   Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Highwood Primary School</b> Ofsted Rating: Good   Pupils: 466   Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

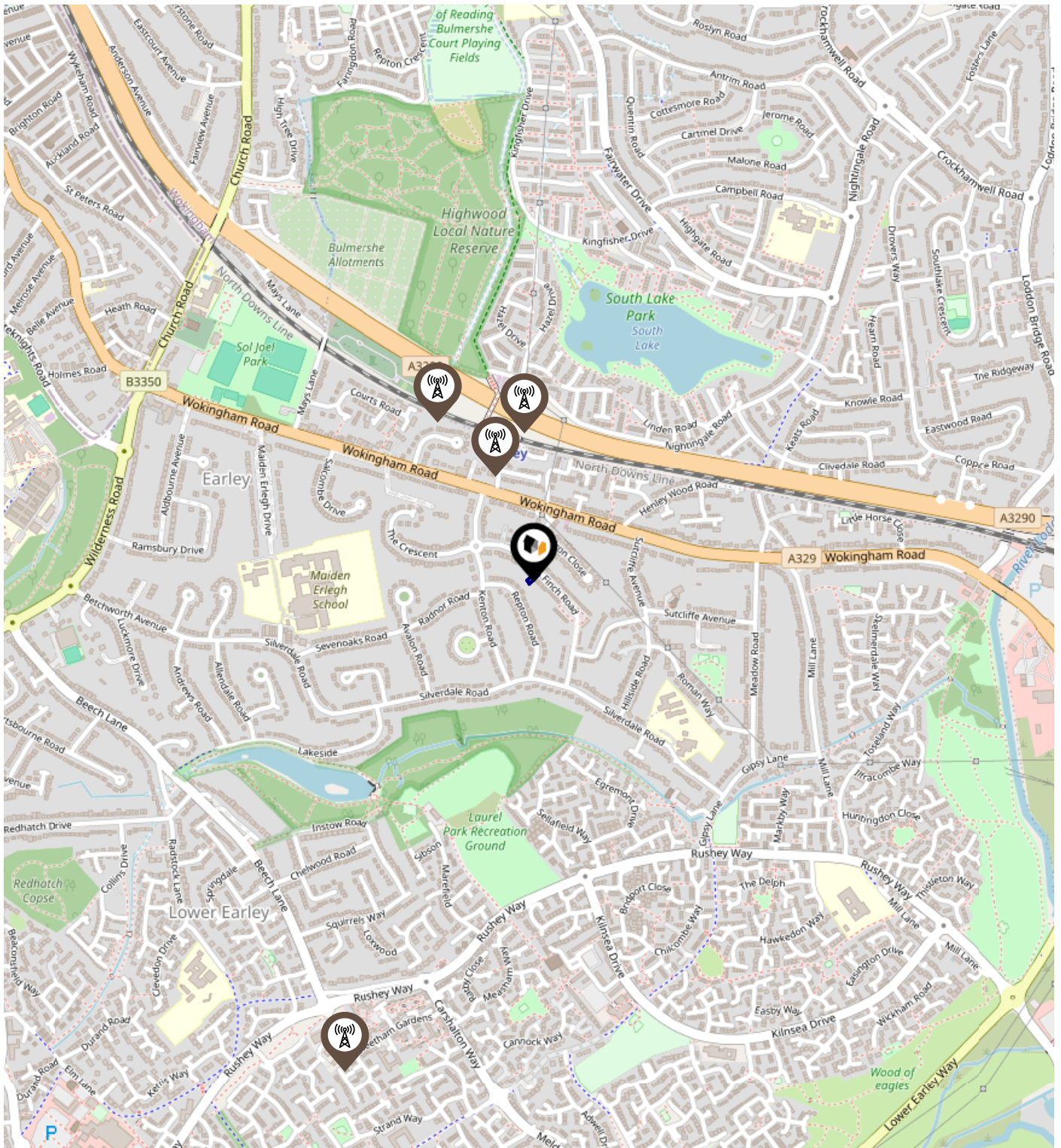


# Area Schools





		Nursery	Primary	Secondary	College	Private
	<b>Addington School</b> Ofsted Rating: Outstanding   Pupils: 289   Distance:1.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Bulmershe School</b> Ofsted Rating: Good   Pupils:0   Distance:1.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Rivermead Primary School</b> Ofsted Rating: Good   Pupils: 425   Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Alfred Sutton Primary School</b> Ofsted Rating: Good   Pupils: 683   Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Ambleside Centre</b> Ofsted Rating: Outstanding   Pupils: 118   Distance:1.18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Beechwood Primary School</b> Ofsted Rating: Requires improvement   Pupils: 327   Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>UTC Reading</b> Ofsted Rating: Serious Weaknesses   Pupils: 395   Distance:1.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Maiden Erlegh School in Reading</b> Ofsted Rating: Good   Pupils: 888   Distance:1.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area Masts & Pylons

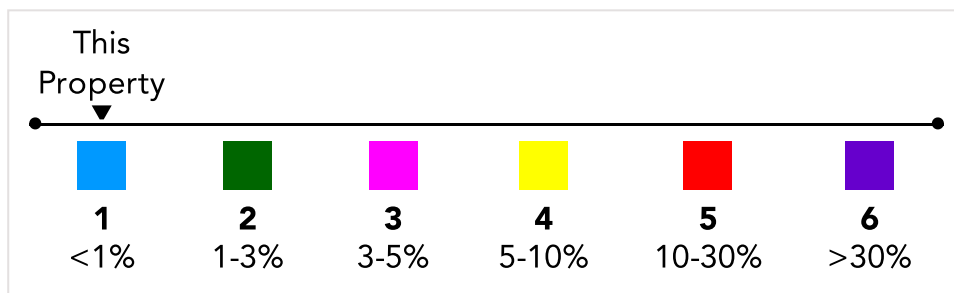
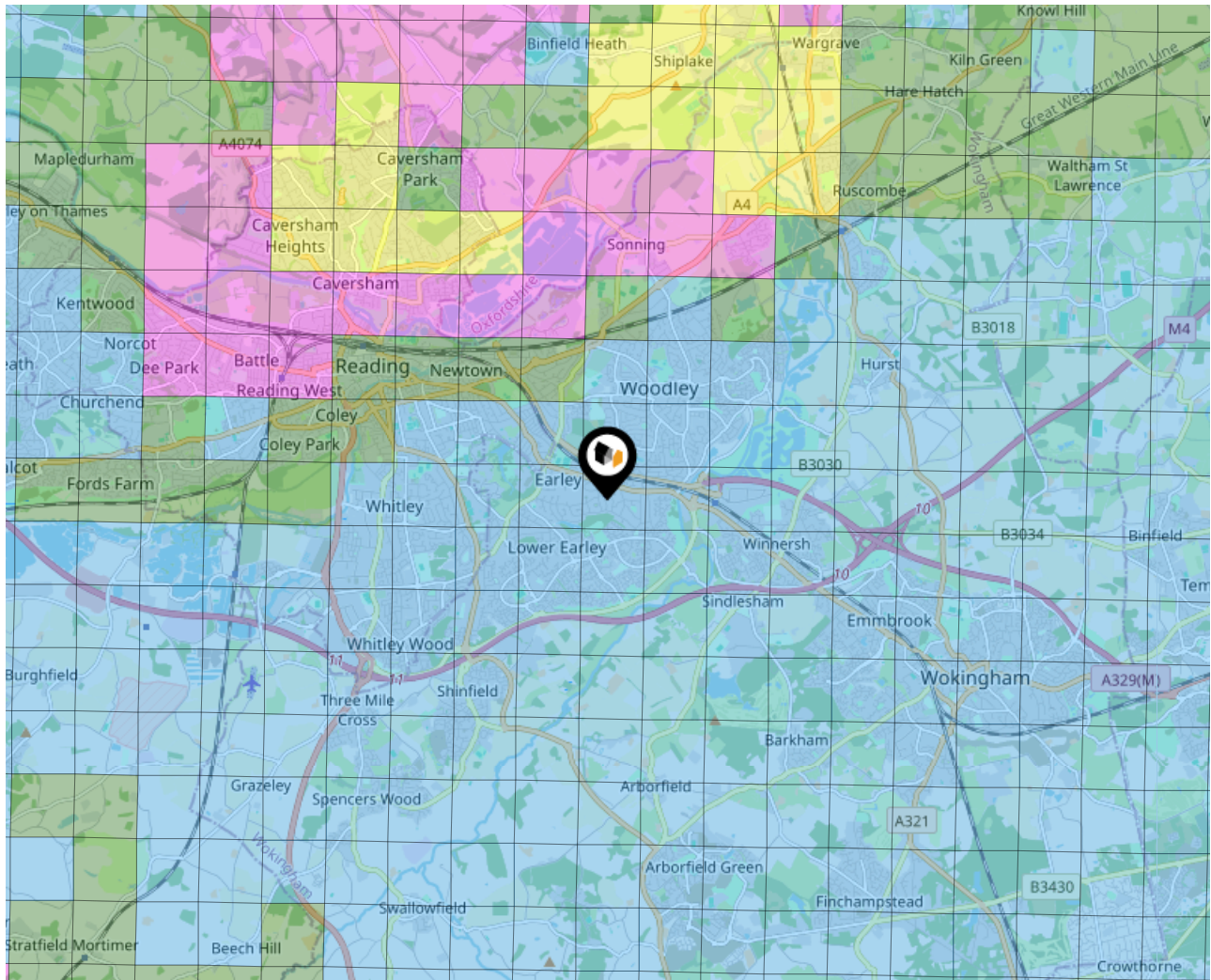


## Key:

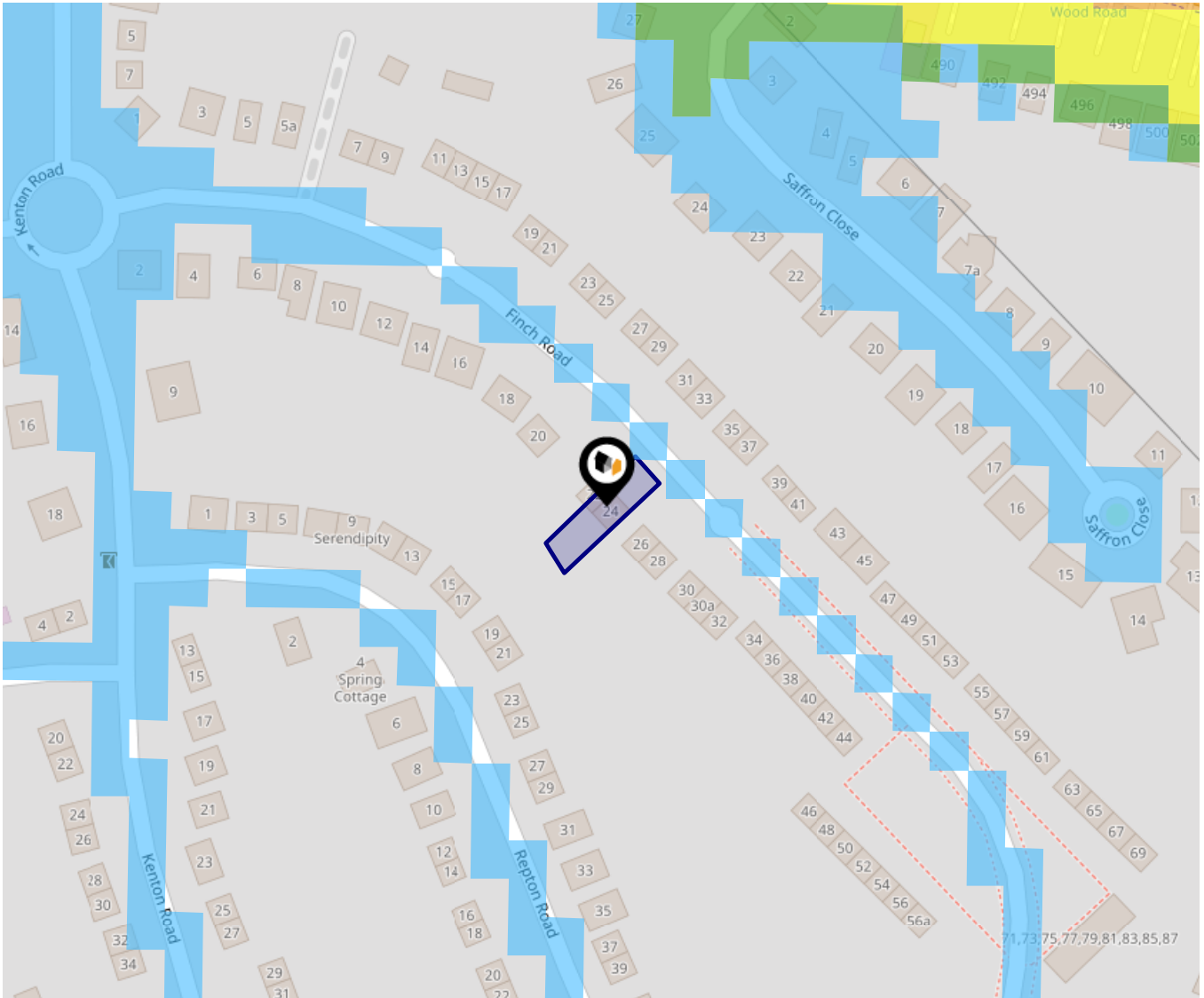
-  Power Pylons
-  Communication Masts

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



# Local Area Road Noise

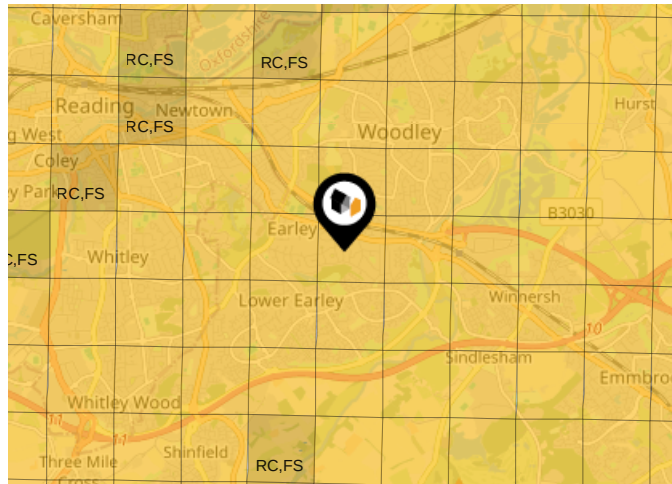


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

<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		

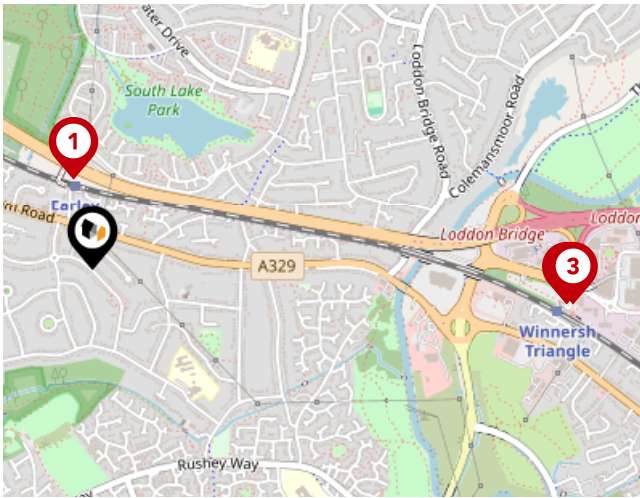


### Primary Classifications (Most Common Clay Types)

<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

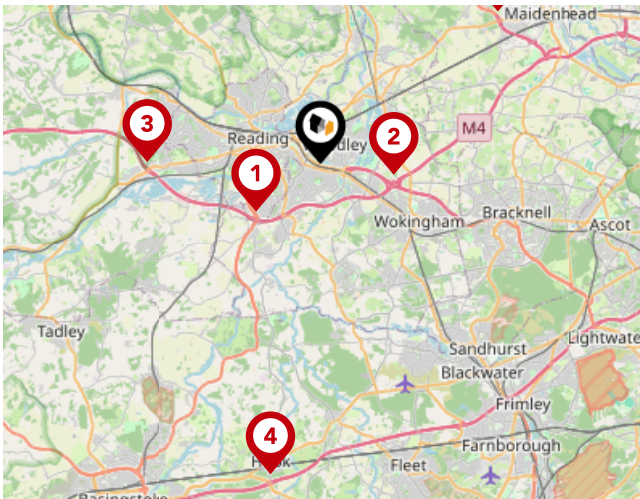
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Earley Rail Station	0.21 miles
2	Winnersh Triangle Rail Station	1.1 miles
3	Winnersh Triangle Rail Station	1.11 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J11	2.96 miles
2	M4 J10	2.73 miles
3	M4 J12	6.4 miles
4	M3 J5	11.68 miles
5	A404(M) J9	8.62 miles

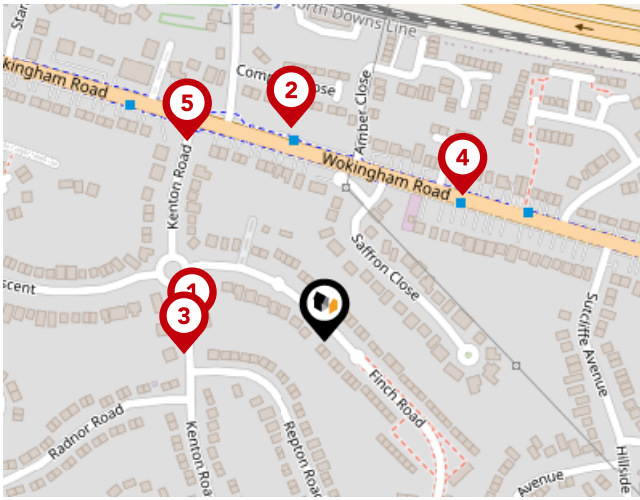


### Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	20.15 miles
2	Heathrow Airport Terminal 4	20.27 miles
3	Kidlington	32.17 miles
4	Gatwick Airport	37.94 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Repton Road	0.08 miles
2	Earley Station	0.12 miles
3	Repton Road	0.08 miles
4	Henley Wood Road	0.12 miles
5	Earley Station	0.14 miles



## 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



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

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

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

## Testimonial 2

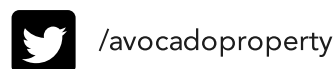


I can't recommend Dan and Neil highly enough. From the very beginning, their support was constant and genuine. They were always available to talk through our concerns and kept us informed at every single stage. It's rare to find agents who balance expert industry knowledge with such a proactive, communicative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

## Testimonial 3



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



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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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