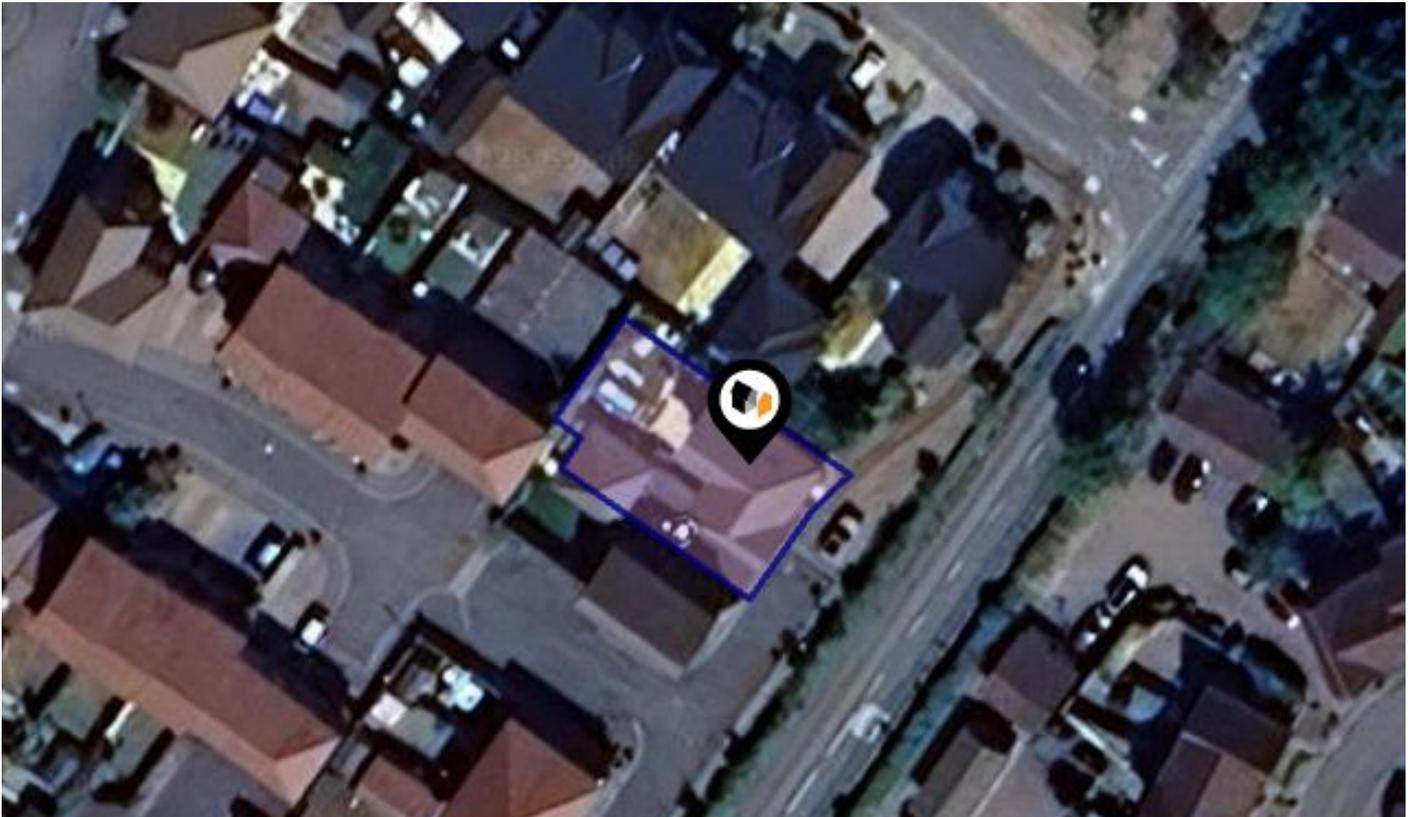# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Thursday 26th February 2026

ELISHA CLOSE, SPENCERS WOOD, READING, RG7

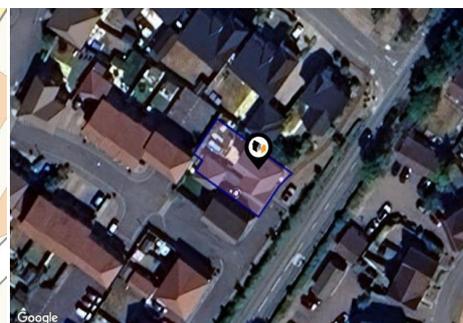**Avocado Property**

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:	1,808 ft^2 / 168 m^2		
Plot Area:	0.07 acres		
Year Built :	2019		
Council Tax :	Band G		
Annual Estimate:	£3,960		
Title Number:	BK502261		

Local Area

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

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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Property
EPC - Certificate

avocado property

Elisha Close, Spencers Wood, RG7

Energy rating

B

Valid until 11.09.2028

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

Current: 86 | B

Potential: 93 | A

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Property
EPC - Additional Data

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 0.17 W/m-Â¦K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/m-Â¦K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.16 W/m-Â¦K
Total Floor Area:	168 m^2

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Market
Sold in Street

7, Elisha Close, Reading, RG7 1ZG — other House

Last Sold Date:	05/12/2024	12/07/2018
Last Sold Price:	£417,000	£385,000

8, Elisha Close, Reading, RG7 1ZG — Terraced House

Last Sold Date:	23/05/2024	24/10/2018
Last Sold Price:	£415,000	£370,000

11, Elisha Close, Reading, RG7 1ZG — Detached House

Last Sold Date:	27/10/2022	27/06/2018
Last Sold Price:	£502,500	£430,000

9, Elisha Close, Reading, RG7 1ZG — Flat-maisonette House

Last Sold Date:	13/09/2022	06/07/2018
Last Sold Price:	£315,000	£320,000

4, Elisha Close, Reading, RG7 1ZG — Terraced House

Last Sold Date:	25/06/2021	02/07/2018
Last Sold Price:	£415,000	£410,000

15, Elisha Close, Reading, RG7 1ZG — Detached House

Last Sold Date:	29/07/2019
Last Sold Price:	£600,000

12, Elisha Close, Reading, RG7 1ZG — Semi-detached House

Last Sold Date:	19/10/2018
Last Sold Price:	£375,000

3, Elisha Close, Reading, RG7 1ZG — Terraced House

Last Sold Date:	04/09/2018
Last Sold Price:	£385,000

5, Elisha Close, Reading, RG7 1ZG — Terraced House

Last Sold Date:	16/08/2018
Last Sold Price:	£350,000

6, Elisha Close, Reading, RG7 1ZG — Terraced House

Last Sold Date:	09/08/2018
Last Sold Price:	£350,000

1, Elisha Close, Reading, RG7 1ZG — Detached House

Last Sold Date:	19/07/2018
Last Sold Price:	£650,000

10, Elisha Close, Reading, RG7 1ZG — Flat-maisonette House

Last Sold Date:	17/07/2018
Last Sold Price:	£320,000

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

Market
Sold in Street

14, Elisha Close, Reading, RG7 1ZG — Semi-detached House

Last Sold Date:	17/07/2018
Last Sold Price:	£397,500

2, Elisha Close, Reading, RG7 1ZG — Detached House

Last Sold Date:	29/06/2018
Last Sold Price:	£525,000

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

Market
House Price Statistics

10 Year History of Average House Prices by Property Type in RG7
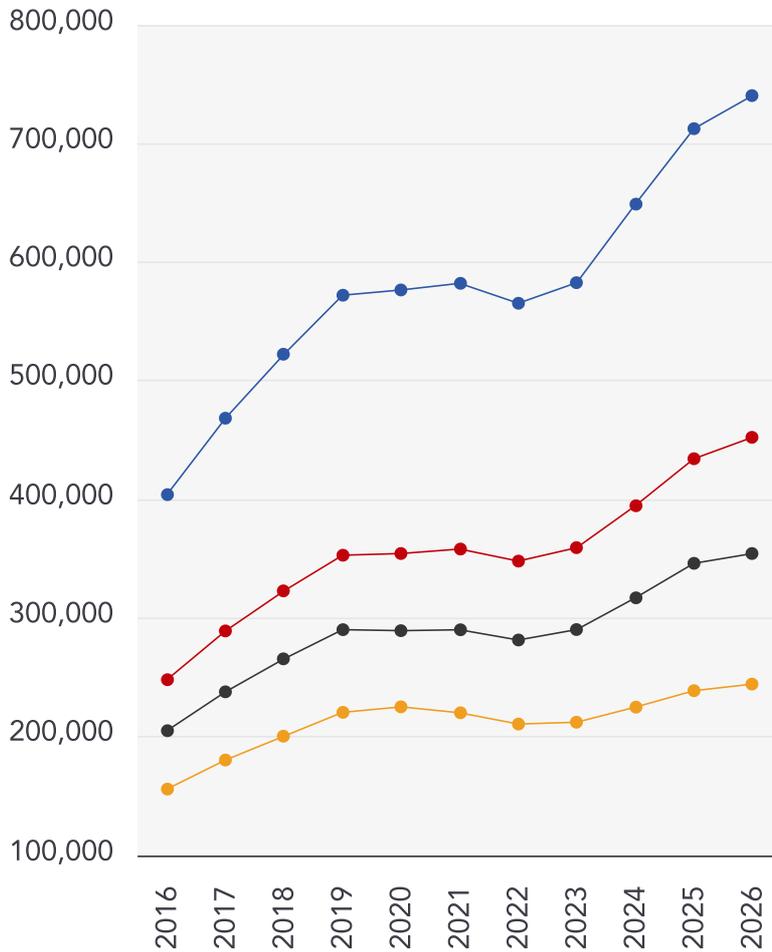
Detached	**+83.21%**
Semi-Detached	**+82.31%**
Terraced	**+72.76%**
Flat	**+56.72%**

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Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.

Leaflet | Contains British Geological Survey materials © UKRI 2026
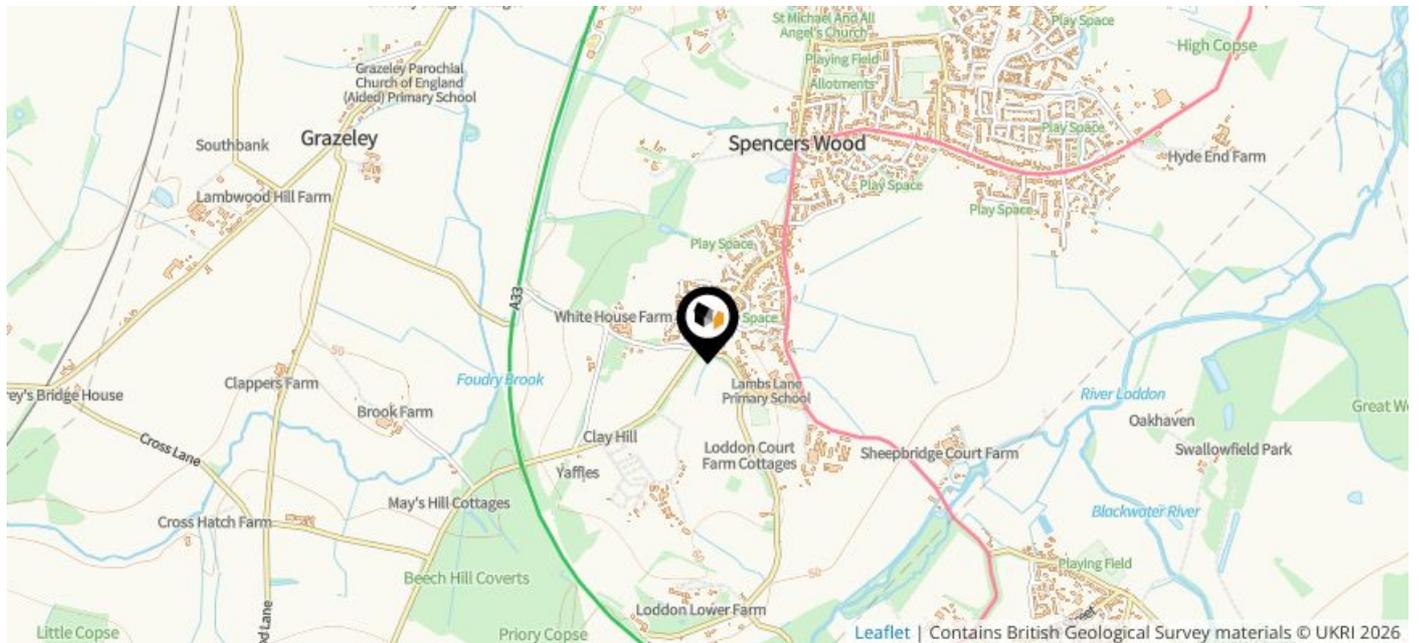
Mine Entry

✕   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.
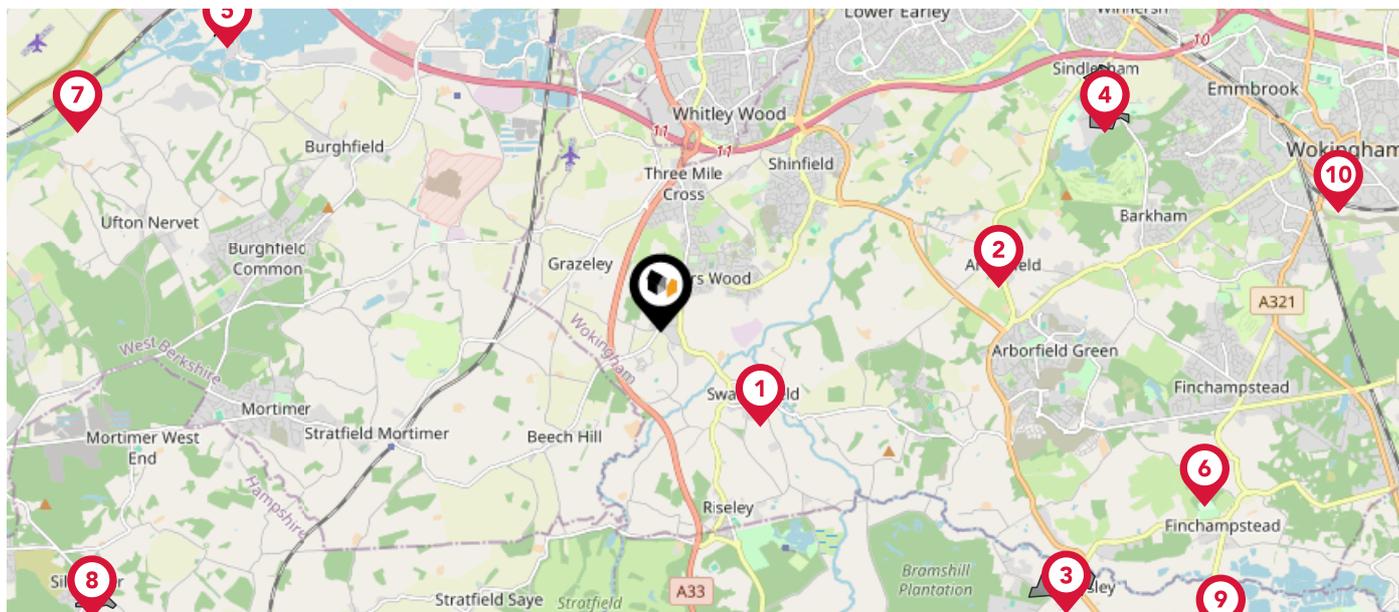

Nearby Conservation Areas	
1	Swallowfield
2	Arborfield Cross
3	Eversley Street
4	Sindlesham
5	Sheffield Bridge
6	Finchampstead Church
7	Tyle Mill
8	Silchester
9	Eversley Cross
10	Langborough Road

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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
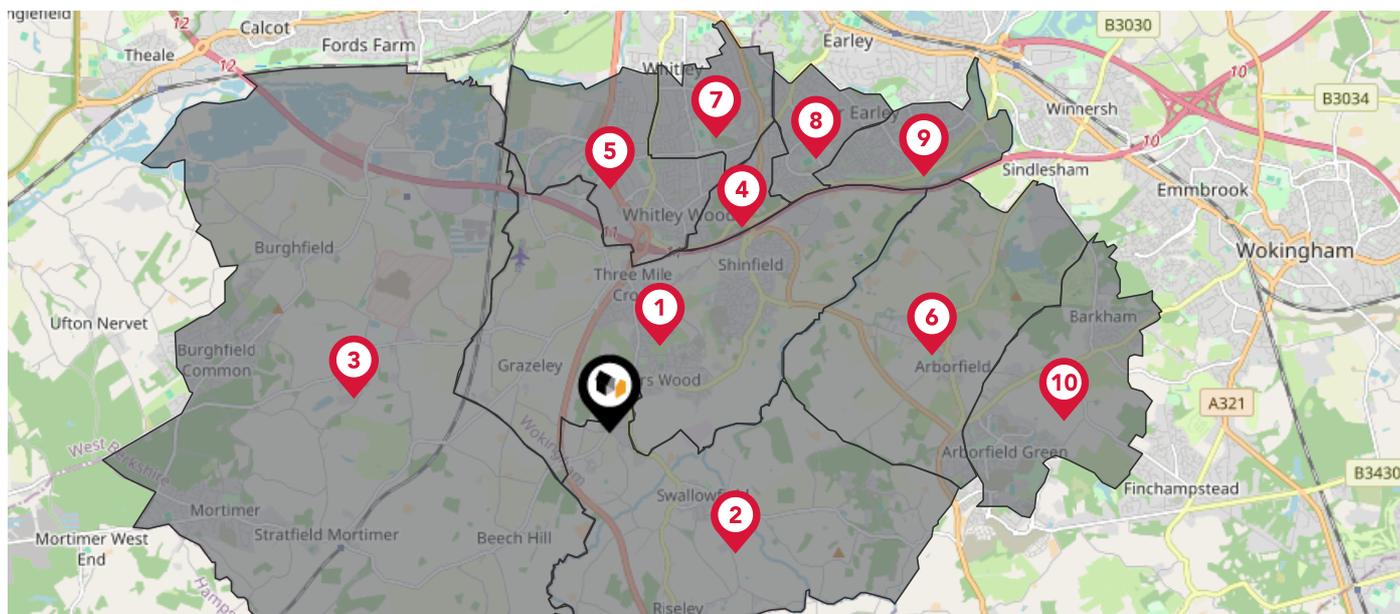
Nearby Council Wards	
1	Shinfield South Ward
2	Swallowfield Ward
3	Burghfield & Mortimer Ward
4	Shinfield North Ward
5	Whitley Ward
6	Arborfield Ward
7	Church Ward
8	Hillside Ward
9	Hawkedon Ward
10	Barkham Ward

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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...
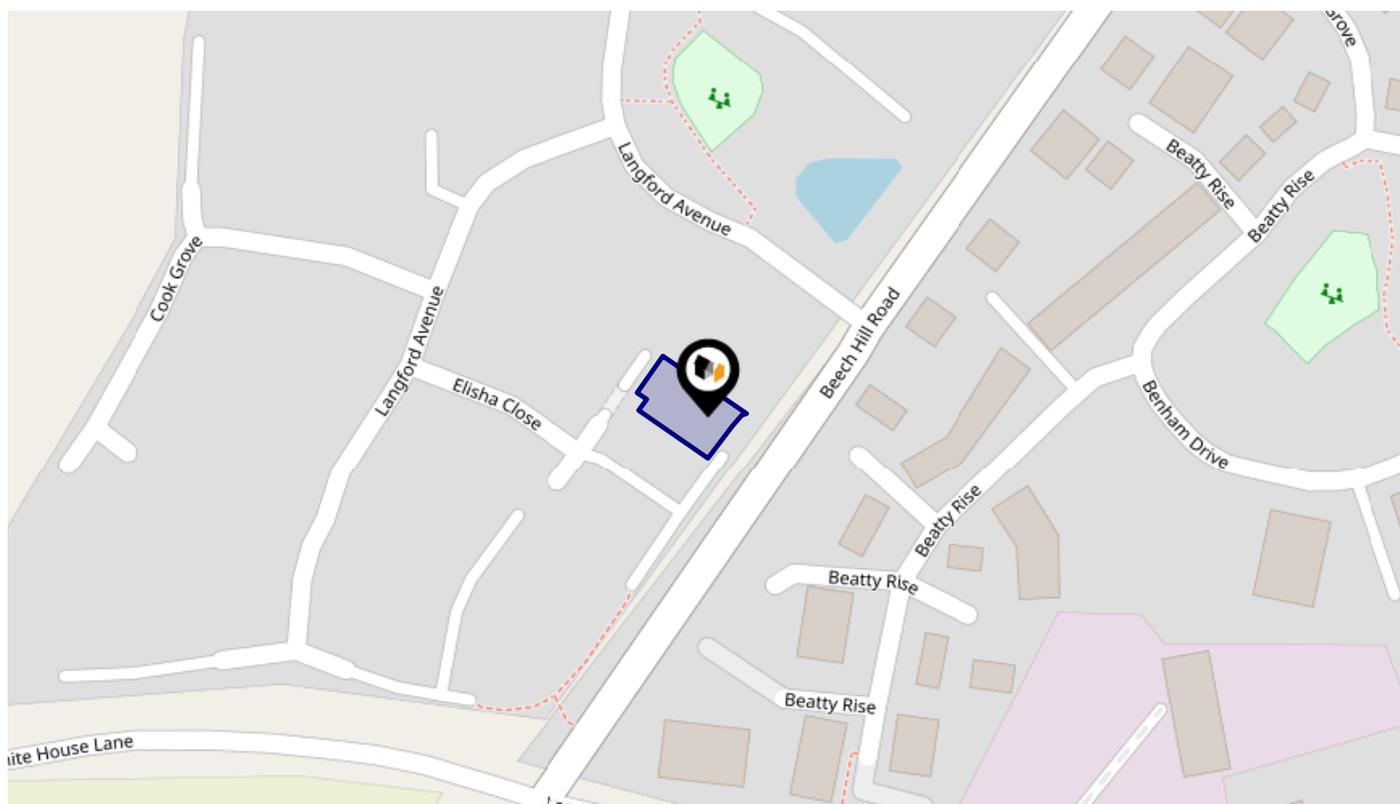
Rail Noise Data

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.

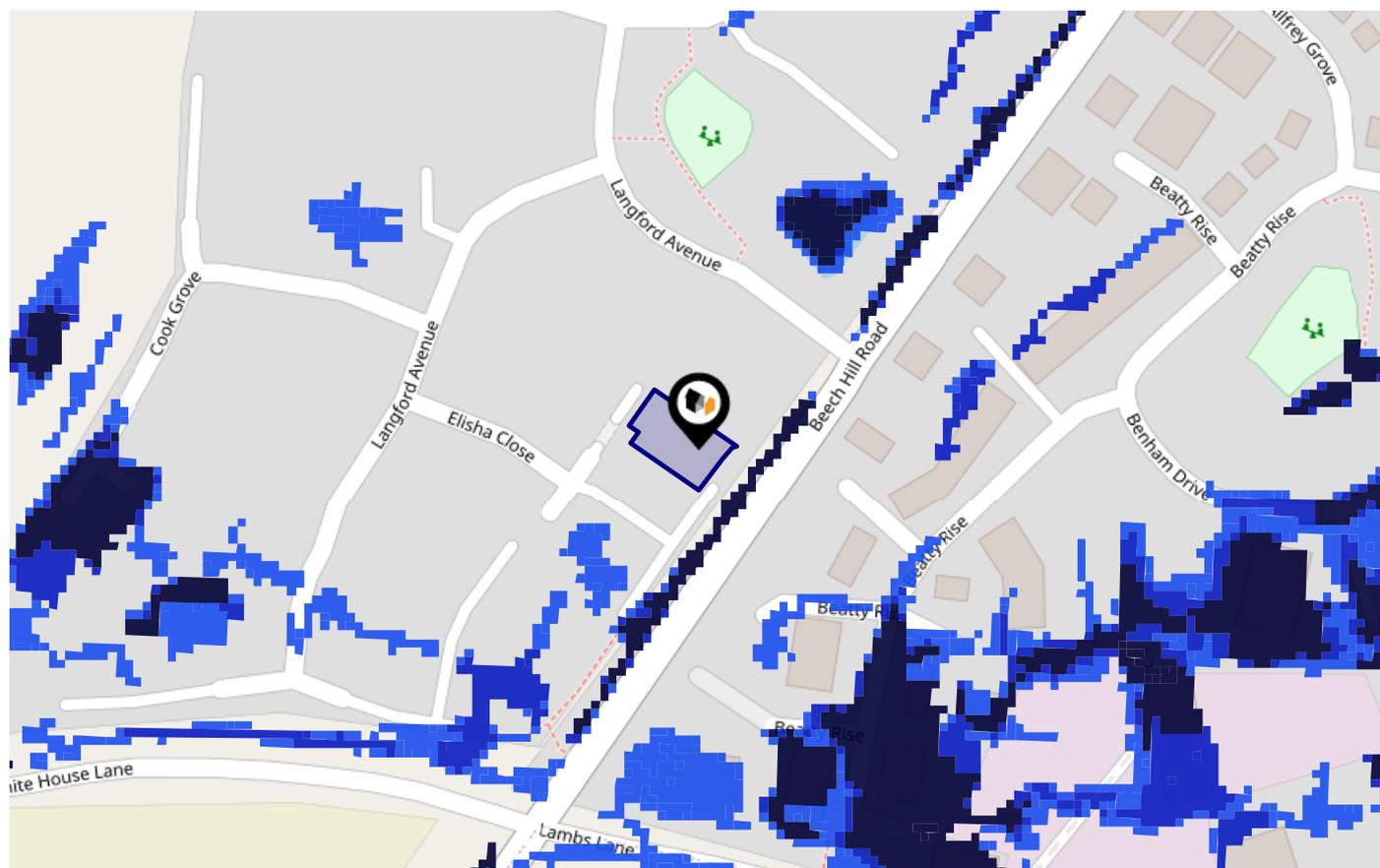Chance of flooding to the following depths at this property:

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

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.
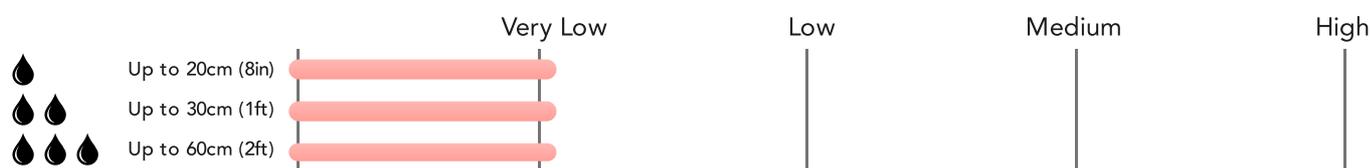

Risk Rating: Very low

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.

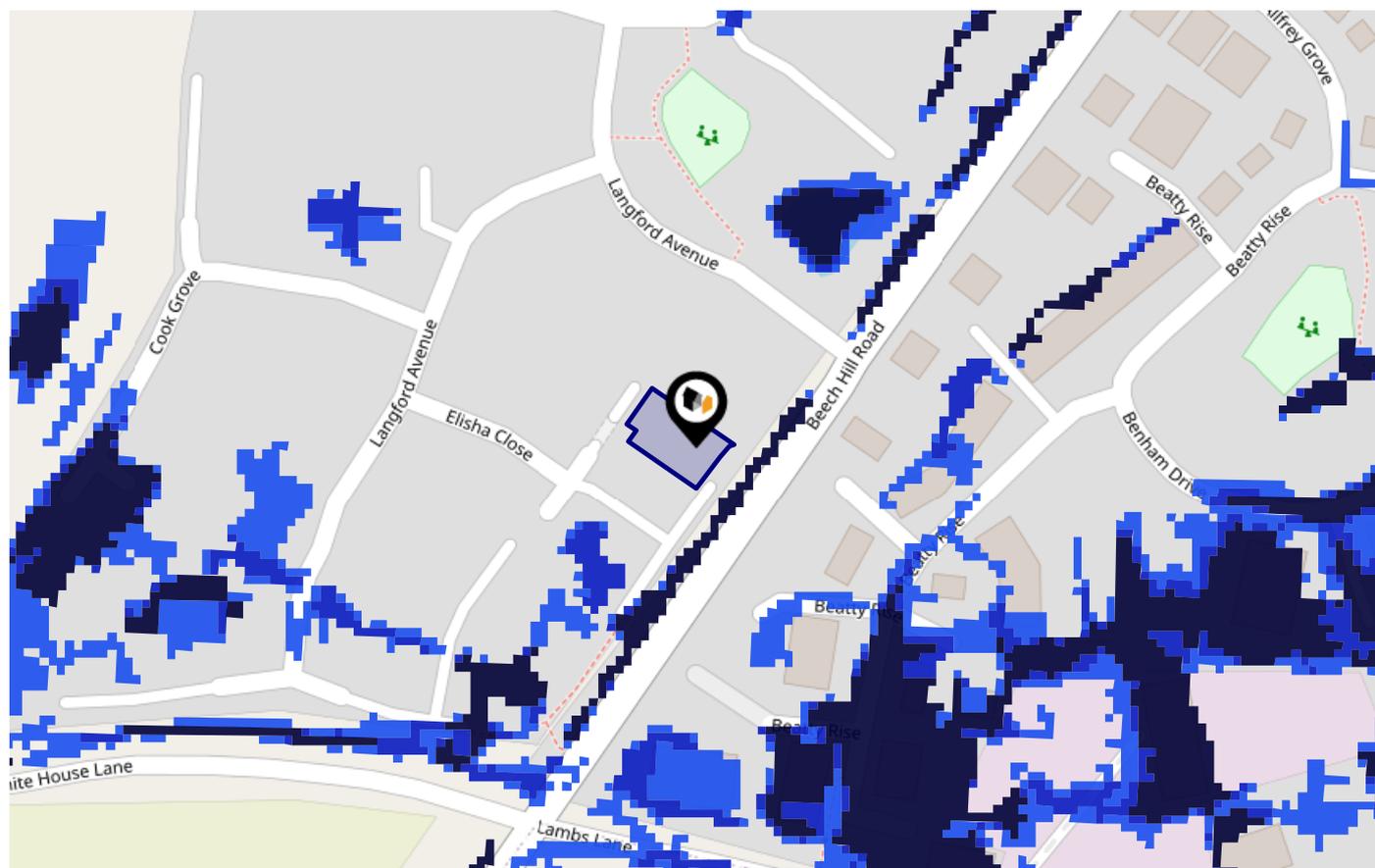Chance of flooding to the following depths at this property:

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

KFB - Key Facts For Buyers

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.

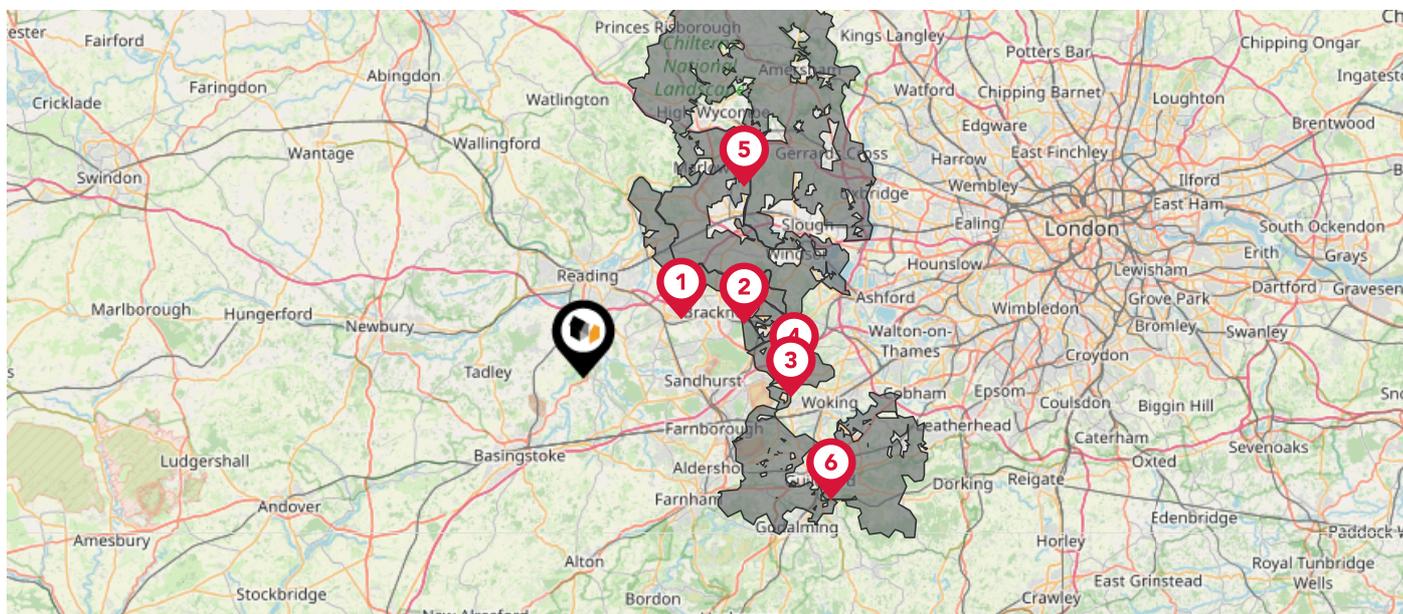Chance of flooding to the following depths at this property:

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

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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.

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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:

		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

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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.
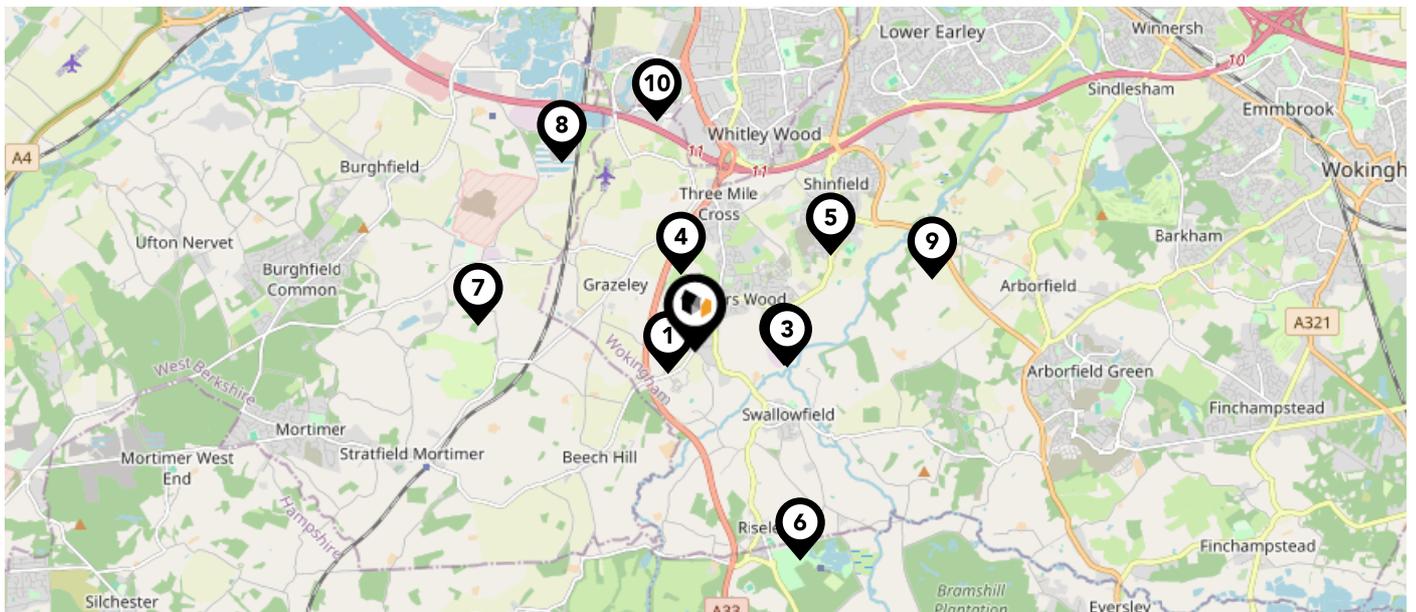
Nearby Landfill Sites		
1 Whitehouse Farm-Spencers Wood, Wokingham, Buckinghamshire	Historic Landfill	
2 Sussex Way-Spencers Wood	Historic Landfill	
3 Sussex Way-Spencers Wood	Historic Landfill	
4 Grazeley Road-Three Mile Cross, Buckinghamshire	Historic Landfill	
5 Land at School Green, Shinfield-Whitley Wood, Reading	Historic Landfill	
6 Kereba-Riseley	Historic Landfill	
7 Pitchkettle Farm-Grazeley, Berkshire	Historic Landfill	
8 Moores Farm-Pingewood, Berkshire	Historic Landfill	
9 Milkingbarn Lane-Arborfield	Historic Landfill	
10 EA/EPR/XP3199EZ/A001 - Reading Football Club	Active Landfill	

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Maps
Listed Buildings

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...
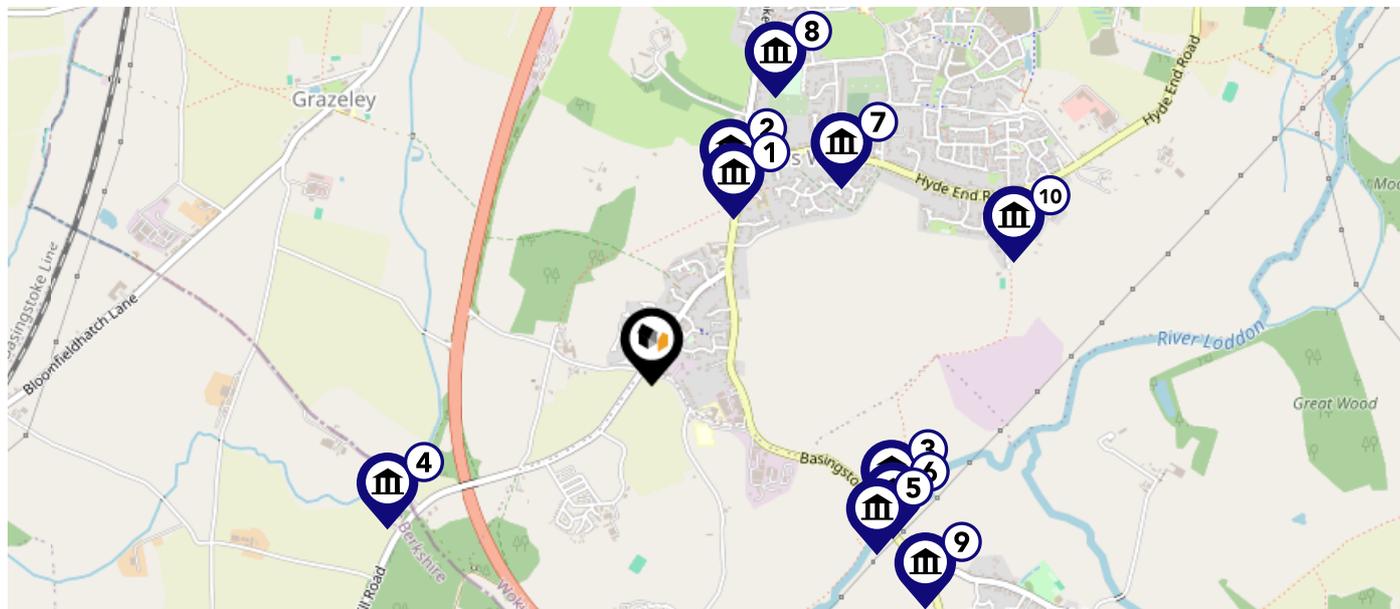
Listed Buildings in the local district	Grade	Distance
① 1246235 - Milestone At Spencers Wood	Grade II	0.4 miles
② 1312952 - Library The School House	Grade II	0.5 miles
③ 1135822 - Barn Approximately 80 Metres North Of Sheepbridge Court	Grade II	0.6 miles
④ 1392492 - Woodcote Cottages	Grade II	0.7 miles
⑤ 1389116 - Milestone North North West Of Sheep Bridge	Grade II	0.7 miles
⑥ 1313105 - Sheepbridge Court	Grade II	0.7 miles
⑦ 1118137 - The Homestead	Grade II	0.7 miles
⑧ 1312936 - Cottage In Garden Of No 9 (walnut Tree Cottage) Approximately 20 Metres North	Grade II	0.7 miles
⑨ 1135834 - Girdlers	Grade II	0.8 miles
⑩ 1319125 - Sussex Lodge	Grade II	0.9 miles

Area
Schools

	Nursery	Primary	Secondary	College	Private
1 Lambs Lane Primary School Ofsted Rating: Good | Pupils: 202 | Distance:0.16	☐	☑	☐	☐	☐
2 Grazeley Parochial Church of England Aided Primary School Ofsted Rating: Requires improvement | Pupils: 203 | Distance:0.92	☐	☑	☐	☐	☐
3 Oakbank Ofsted Rating: Requires improvement | Pupils: 522 | Distance:1.17	☐	☐	☑	☐	☐
4 The Vine Christian School Ofsted Rating: Good | Pupils: 28 | Distance:1.24	☐	☐	☑	☐	☐
5 Alder Grove Church of England Primary School Ofsted Rating: Good | Pupils: 290 | Distance:1.54	☐	☑	☐	☐	☐
6 Shinfield Infant and Nursery School Ofsted Rating: Good | Pupils: 307 | Distance:1.81	☐	☑	☐	☐	☐
7 Shinfield St Mary's CofE Junior School Ofsted Rating: Good | Pupils: 358 | Distance:1.84	☐	☑	☐	☐	☐
8 Geoffrey Field Infant School Ofsted Rating: Outstanding | Pupils: 313 | Distance:2.44	☐	☑	☐	☐	☐

Area
Schools
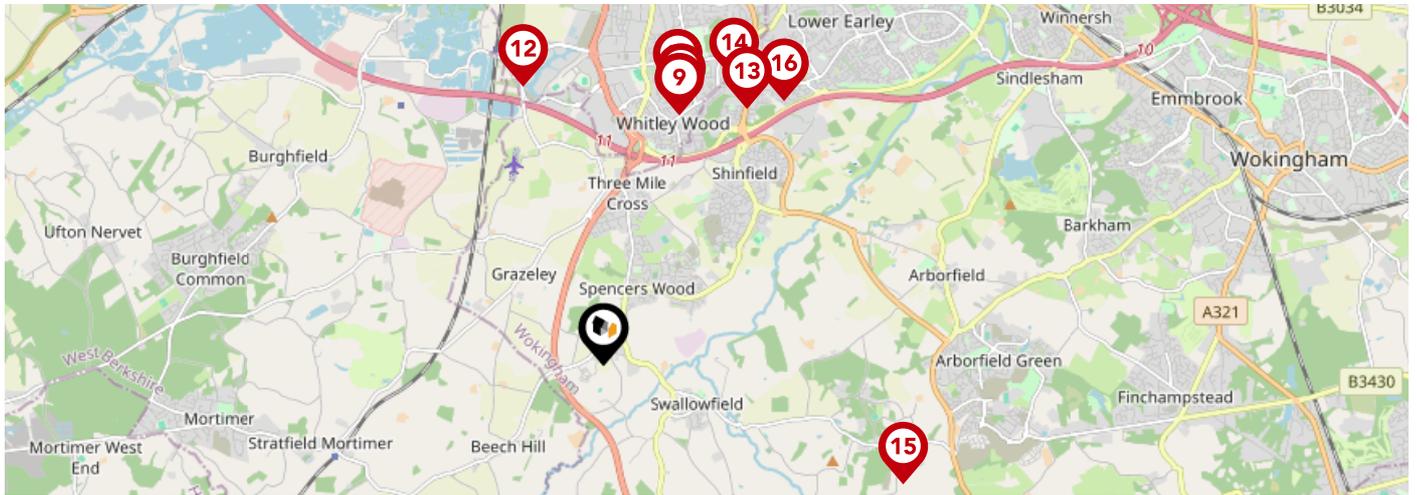
|	Nursery	Primary	Secondary	College	Private
9 Geoffrey Field Junior School Ofsted Rating: Good | Pupils: 354 | Distance: 2.44	☐	☑	☐	☐	☐
10 Christ The King Catholic Primary School Ofsted Rating: Good | Pupils: 327 | Distance: 2.52	☐	☑	☐	☐	☐
11 John Madejski Academy Ofsted Rating: Serious Weaknesses | Pupils: 871 | Distance: 2.64	☐	☐	☑	☐	☐
12 Green Park Village Primary Academy Ofsted Rating: Good | Pupils: 155 | Distance: 2.69	☐	☑	☐	☐	☐
13 Crosfields School Ofsted Rating: Not Rated | Pupils: 777 | Distance: 2.74	☐	☐	☑	☐	☐
14 The Ridgeway Primary School Ofsted Rating: Good | Pupils: 410 | Distance: 2.92	☐	☑	☐	☐	☐
15 Farley Hill Primary School Ofsted Rating: Good | Pupils: 302 | Distance: 2.97	☐	☑	☐	☐	☐
16 Hillside Primary School Ofsted Rating: Good | Pupils: 457 | Distance: 2.98	☐	☑	☐	☐	☐
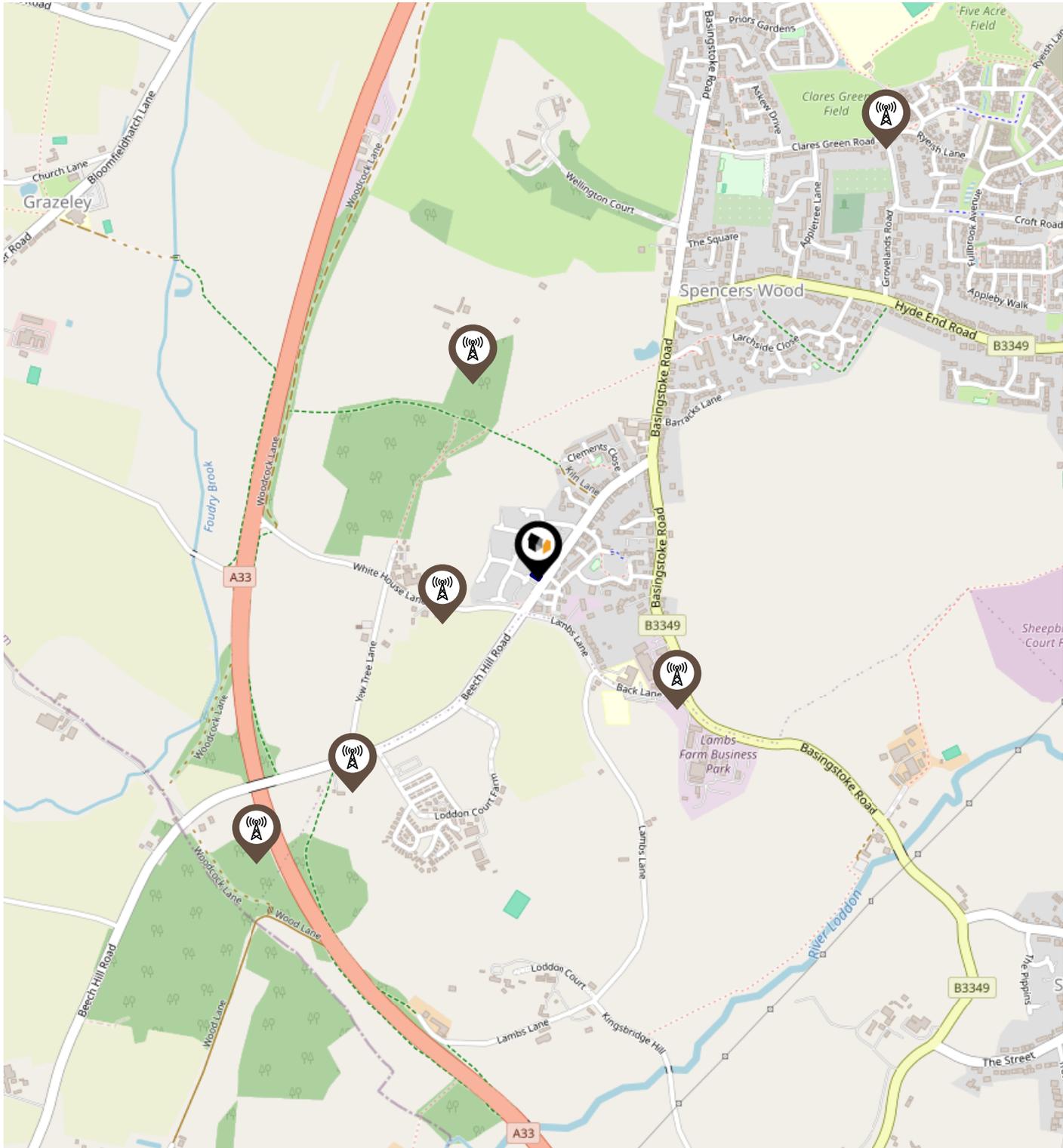
Key:

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/m3).

|					
This Property					
1	**2**	**3**	**4**	**5**	**6**
<1%	1-3%	3-5%	5-10%	10-30%	>30%
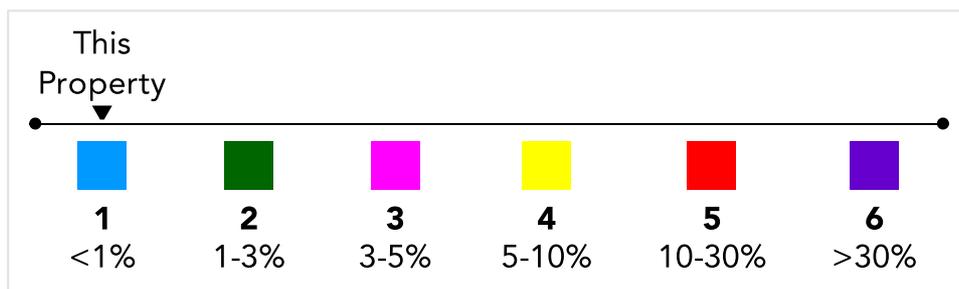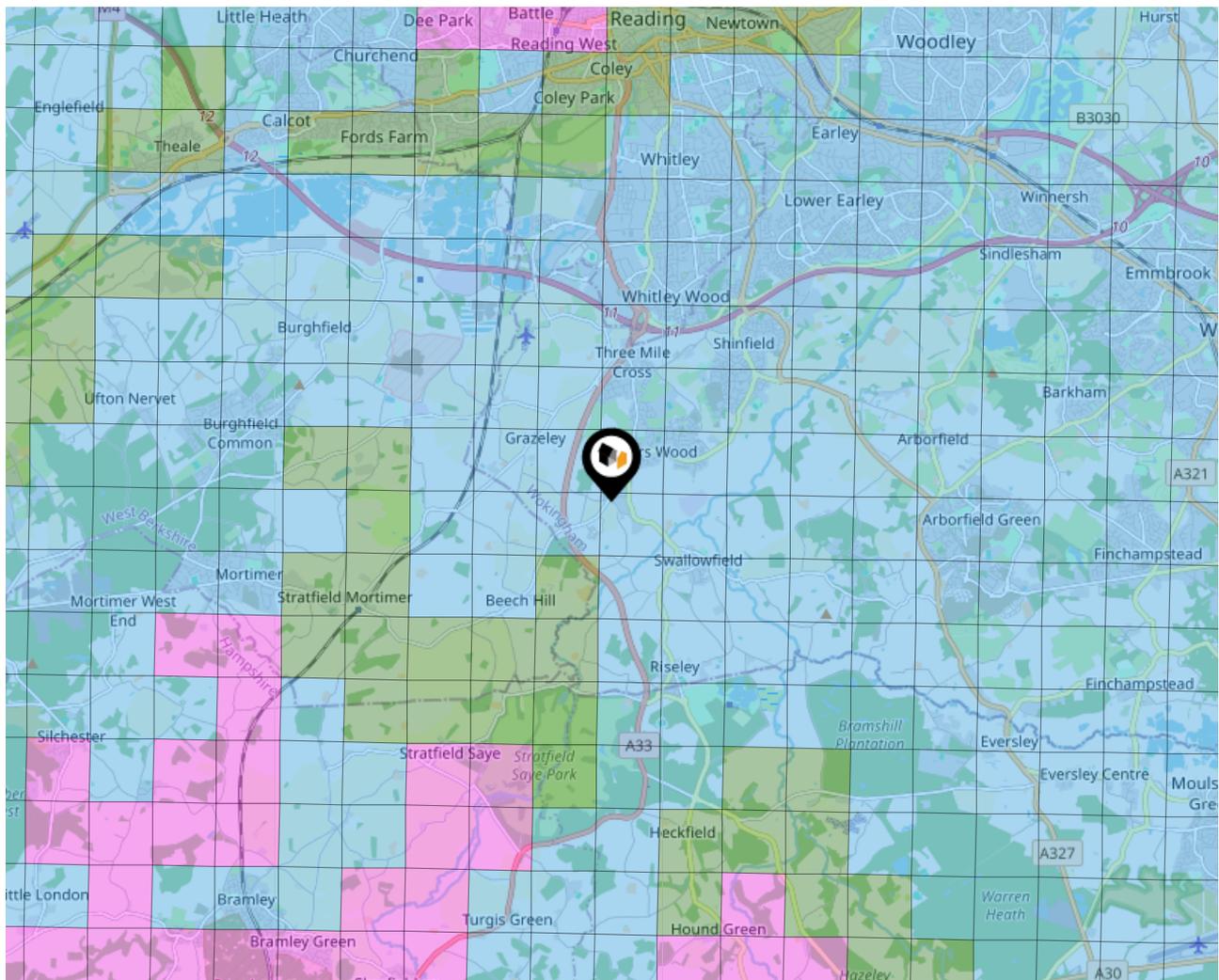
Local Area
Road Noise
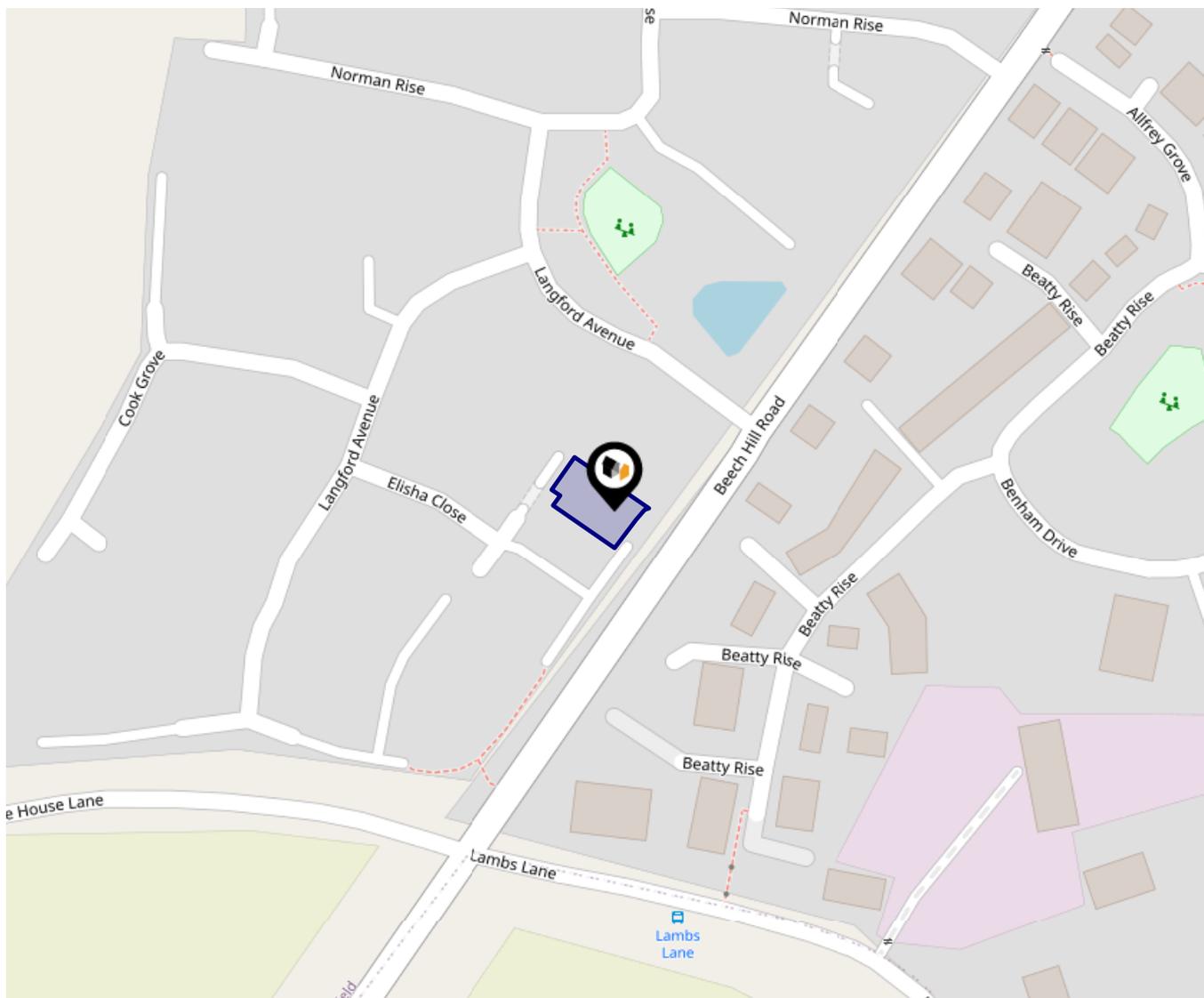
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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
Parent Material Grain: ARGILLACEOUS
Soil Group: MEDIUM TO LIGHT(SILTY) TO HEAVY

Soil Texture: CLAY TO SILT
Soil Depth: DEEP
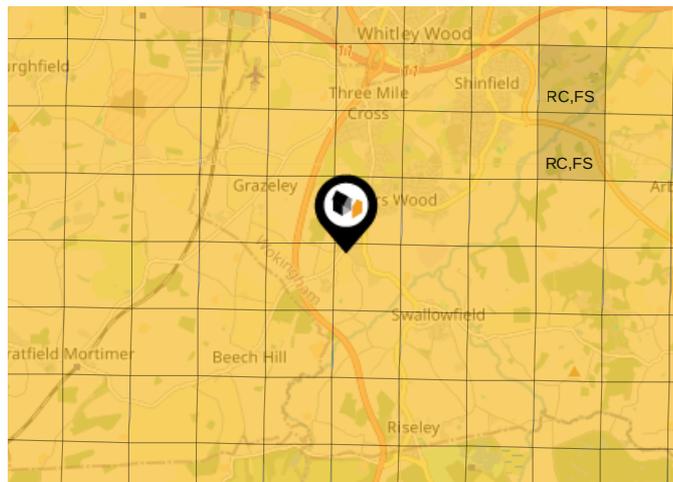
Primary Classifications (Most Common Clay Types)

|	
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)
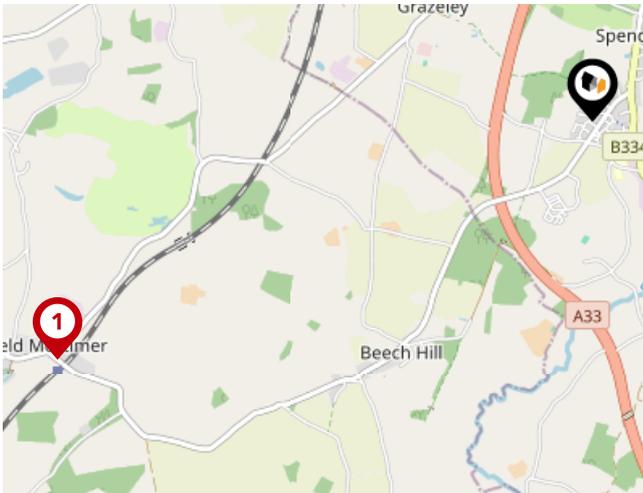
National Rail Stations

Pin	Name	Distance
1	Mortimer Rail Station	2.7 miles
2	Reading West Rail Station	4.46 miles
3	Earley Rail Station	4.49 miles
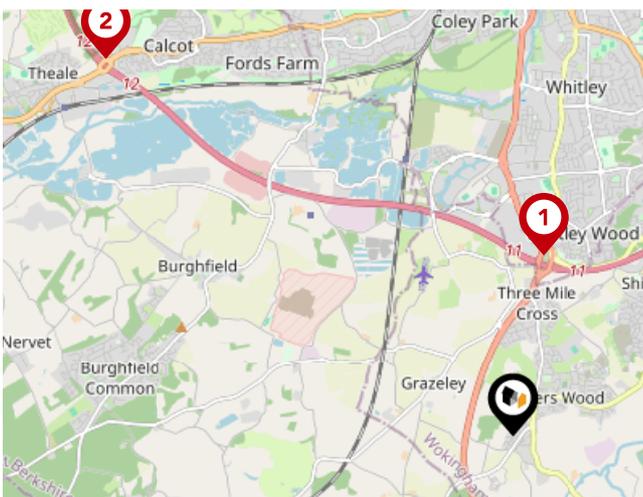
Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J11	1.7 miles
2	M4 J12	5.13 miles
3	M3 J5	8.13 miles
4	M4 J10	6.14 miles
5	M3 J6	9.67 miles
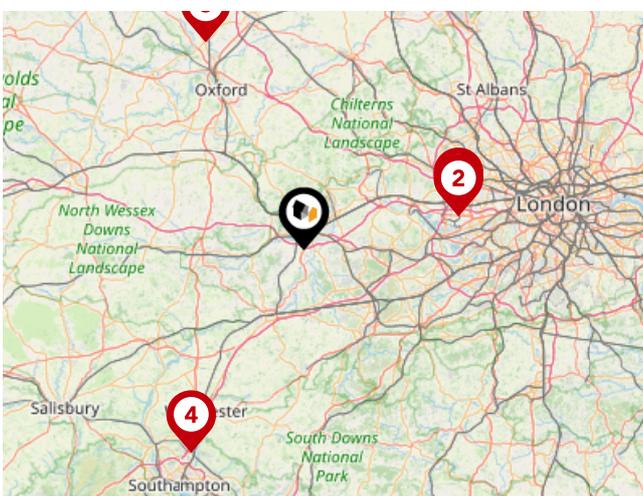
Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	23.44 miles
2	Heathrow Airport Terminal 4	23.43 miles
3	Kidlington	33.93 miles
4	North Stoneham	34.52 miles

Area
Transcript (Local)
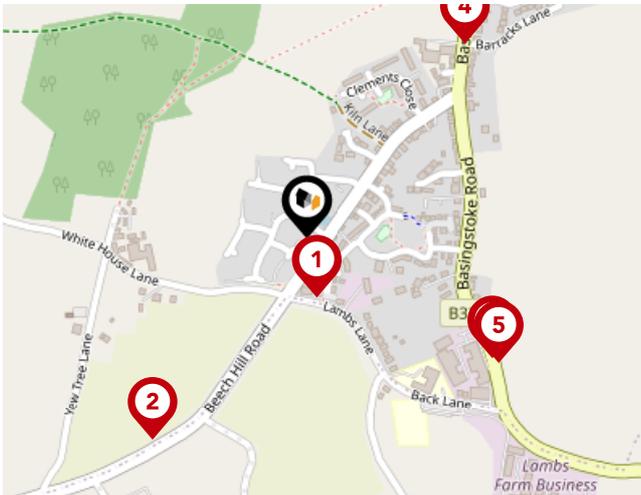
Bus Stops/Stations

Pin	Name	Distance
1	Lambs Lane	0.07 miles
2	Beech Hill Road	0.29 miles
3	Back Lane	0.25 miles
4	Post Office	0.29 miles
5	Back Lane	0.26 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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Agent
Disclaimer

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