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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Tuesday 10th March 2026



WESTALL STREET, SHINFIELD, READING, RG2

Avocado Property

07917 157387

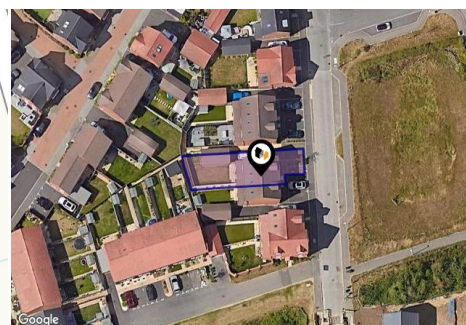
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Property Overview



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	1,302 ft ² / 121 m ²
Plot Area:	0.06 acres
Year Built :	2021
Council Tax :	Band E
Annual Estimate:	£2,904
Title Number:	BK514379

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

9 mb/s	75 mb/s	1800 mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Westall Street, Shinfield, RG2

Energy rating

B

Valid until 05.01.2031

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	86 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:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.24 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.16 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 0.11 W/m-Â°K
Total Floor Area:	121 m ²

Market Sold in Street



122, Westall Street, Reading, RG2 9RL		Semi-detached House
Last Sold Date:	23/07/2024	18/11/2019
Last Sold Price:	£485,000	£425,000
144, Westall Street, Reading, RG2 9RL		Detached House
Last Sold Date:	26/07/2023	31/05/2018
Last Sold Price:	£583,000	£530,000
16, Westall Street, Reading, RG2 9RL		Semi-detached House
Last Sold Date:	07/06/2023	30/09/2020
Last Sold Price:	£493,000	£440,000
160, Westall Street, Reading, RG2 9RL		Semi-detached House
Last Sold Date:	05/04/2023	26/10/2018
Last Sold Price:	£500,000	£445,000
Quarters, Westall Street, Reading, RG2 9RL		Detached House
Last Sold Date:	11/11/2022	
Last Sold Price:	£550,000	
Wayside, Westall Street, Reading, RG2 9RL		Detached House
Last Sold Date:	07/11/2022	
Last Sold Price:	£555,000	
162, Westall Street, Reading, RG2 9RL		Semi-detached House
Last Sold Date:	09/09/2022	16/03/2018
Last Sold Price:	£477,000	£464,950
24, Westall Street, Reading, RG2 9RL		Semi-detached House
Last Sold Date:	17/03/2021	
Last Sold Price:	£490,000	
22, Westall Street, Reading, RG2 9RL		Semi-detached House
Last Sold Date:	26/02/2021	
Last Sold Price:	£455,000	
18, Westall Street, Reading, RG2 9RL		Semi-detached House
Last Sold Date:	29/01/2021	
Last Sold Price:	£450,000	
20, Westall Street, Reading, RG2 9RL		Semi-detached House
Last Sold Date:	29/01/2021	
Last Sold Price:	£440,000	
14, Westall Street, Reading, RG2 9RL		Semi-detached House
Last Sold Date:	30/10/2020	
Last Sold Price:	£425,000	

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

Market Sold in Street



132, Westall Street, Reading, RG2 9RL	Detached House
Last Sold Date: 25/09/2020	
Last Sold Price: £585,000	
10, Westall Street, Reading, RG2 9RL	Detached House
Last Sold Date: 28/08/2020	
Last Sold Price: £575,000	
12, Westall Street, Reading, RG2 9RL	Detached House
Last Sold Date: 31/07/2020	
Last Sold Price: £565,000	
128, Westall Street, Reading, RG2 9RL	Detached House
Last Sold Date: 21/05/2020	
Last Sold Price: £535,000	
126, Westall Street, Reading, RG2 9RL	Detached House
Last Sold Date: 25/03/2020	
Last Sold Price: £530,000	
130, Westall Street, Reading, RG2 9RL	Detached House
Last Sold Date: 13/12/2019	
Last Sold Price: £450,000	
124, Westall Street, Reading, RG2 9RL	Semi-detached House
Last Sold Date: 15/10/2019	
Last Sold Price: £410,000	
166, Westall Street, Reading, RG2 9RL	Semi-detached House
Last Sold Date: 21/12/2018	
Last Sold Price: £388,864	
6, Westall Street, Reading, RG2 9RL	Semi-detached House
Last Sold Date: 30/11/2018	
Last Sold Price: £412,000	
8, Westall Street, Reading, RG2 9RL	Semi-detached House
Last Sold Date: 30/11/2018	
Last Sold Price: £415,000	
142, Westall Street, Reading, RG2 9RL	Detached House
Last Sold Date: 30/11/2018	
Last Sold Price: £630,000	
2, Westall Street, Reading, RG2 9RL	Detached House
Last Sold Date: 31/08/2018	
Last Sold Price: £535,000	

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

Market Sold in Street



4, Westall Street, Reading, RG2 9RL	Detached House
Last Sold Date: 27/07/2018	
Last Sold Price: £560,000	
138, Westall Street, Reading, RG2 9RL	Detached House
Last Sold Date: 29/06/2018	
Last Sold Price: £582,500	
136, Westall Street, Reading, RG2 9RL	Detached House
Last Sold Date: 31/05/2018	
Last Sold Price: £595,000	
140, Westall Street, Reading, RG2 9RL	Detached House
Last Sold Date: 31/05/2018	
Last Sold Price: £595,000	
134, Westall Street, Reading, RG2 9RL	Semi-detached House
Last Sold Date: 29/03/2018	
Last Sold Price: £440,000	
164, Westall Street, Reading, RG2 9RL	Semi-detached House
Last Sold Date: 29/08/2017	
Last Sold Price: £465,000	

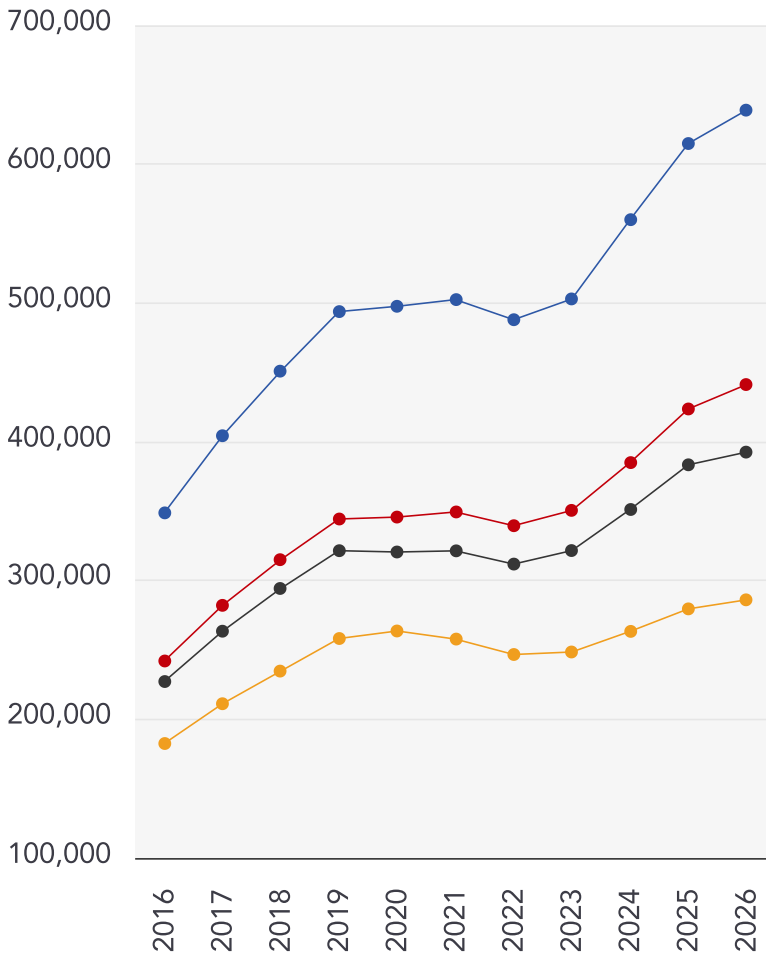
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



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



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.

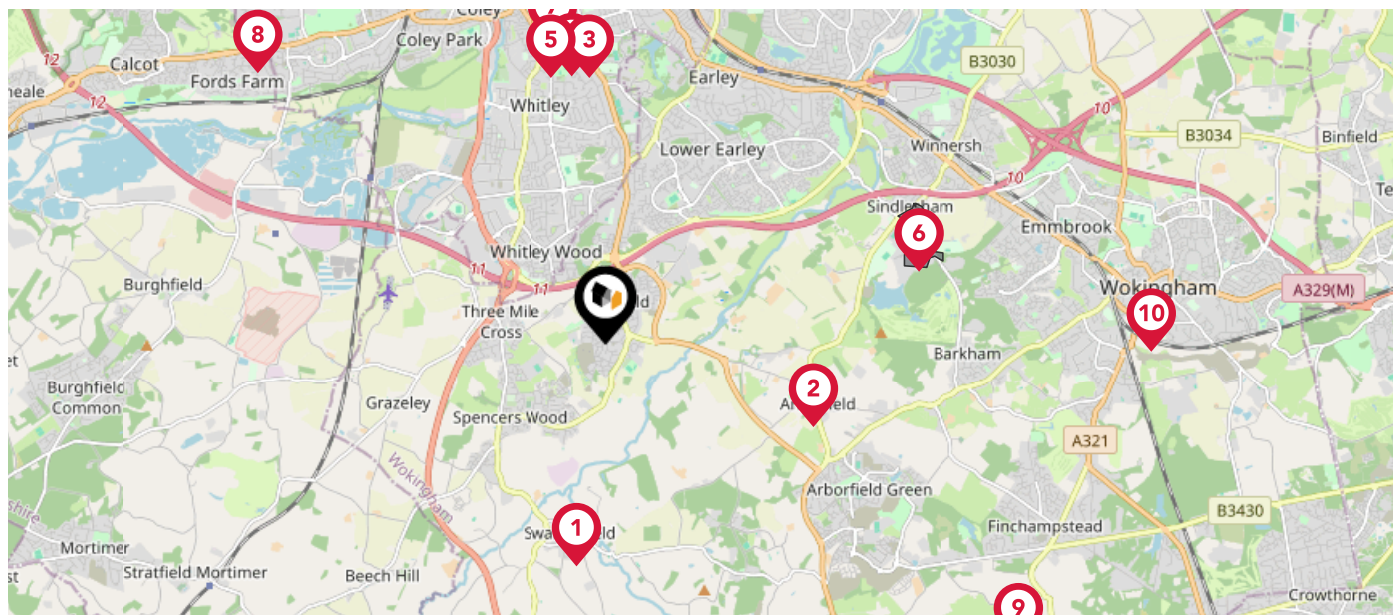
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

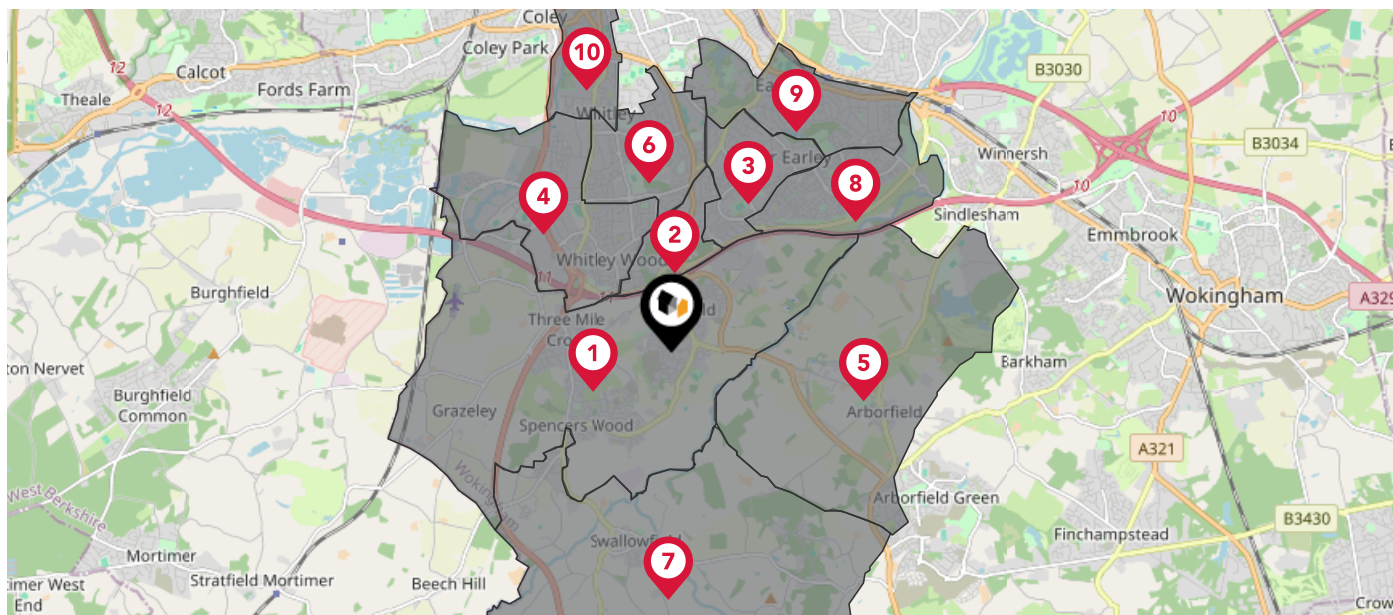
- 1 Swallowfield
- 2 Arborfield Cross
- 3 Redlands
- 4 The Mount
- 5 Christchurch
- 6 Sindlesham
- 7 Kendrick Road
- 8 Horncastle
- 9 Finchampstead Church
- 10 Langborough Road

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

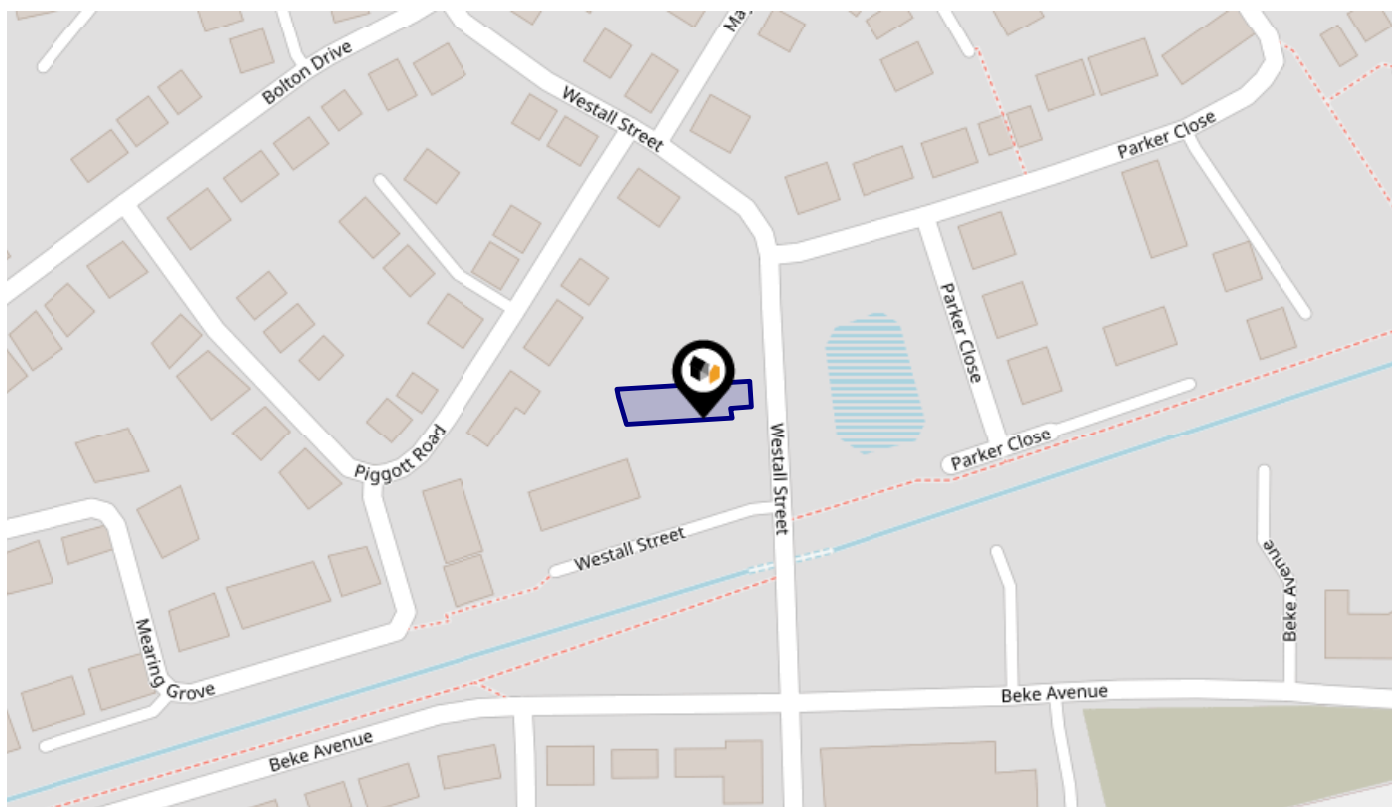
-  1 Shinfield South Ward
-  2 Shinfield North Ward
-  3 Hillside Ward
-  4 Whitley Ward
-  5 Arborfield Ward
-  6 Church Ward
-  7 Swallowfield Ward
-  8 Hawkedon Ward
-  9 Maiden Erlegh Ward
-  10 Katesgrove Ward

Maps

Rail Noise



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



Rail Noise Data

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

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

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

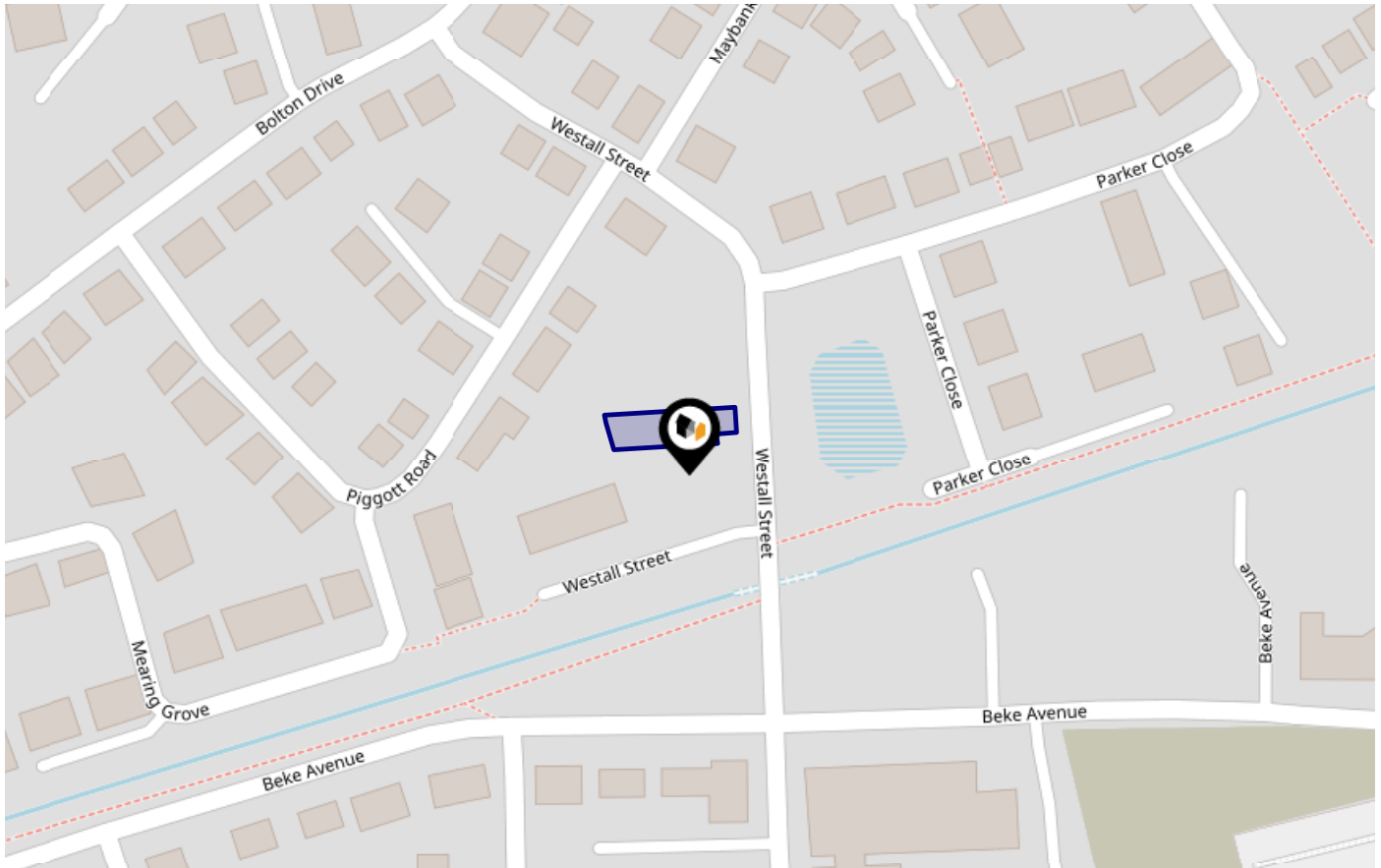
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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:

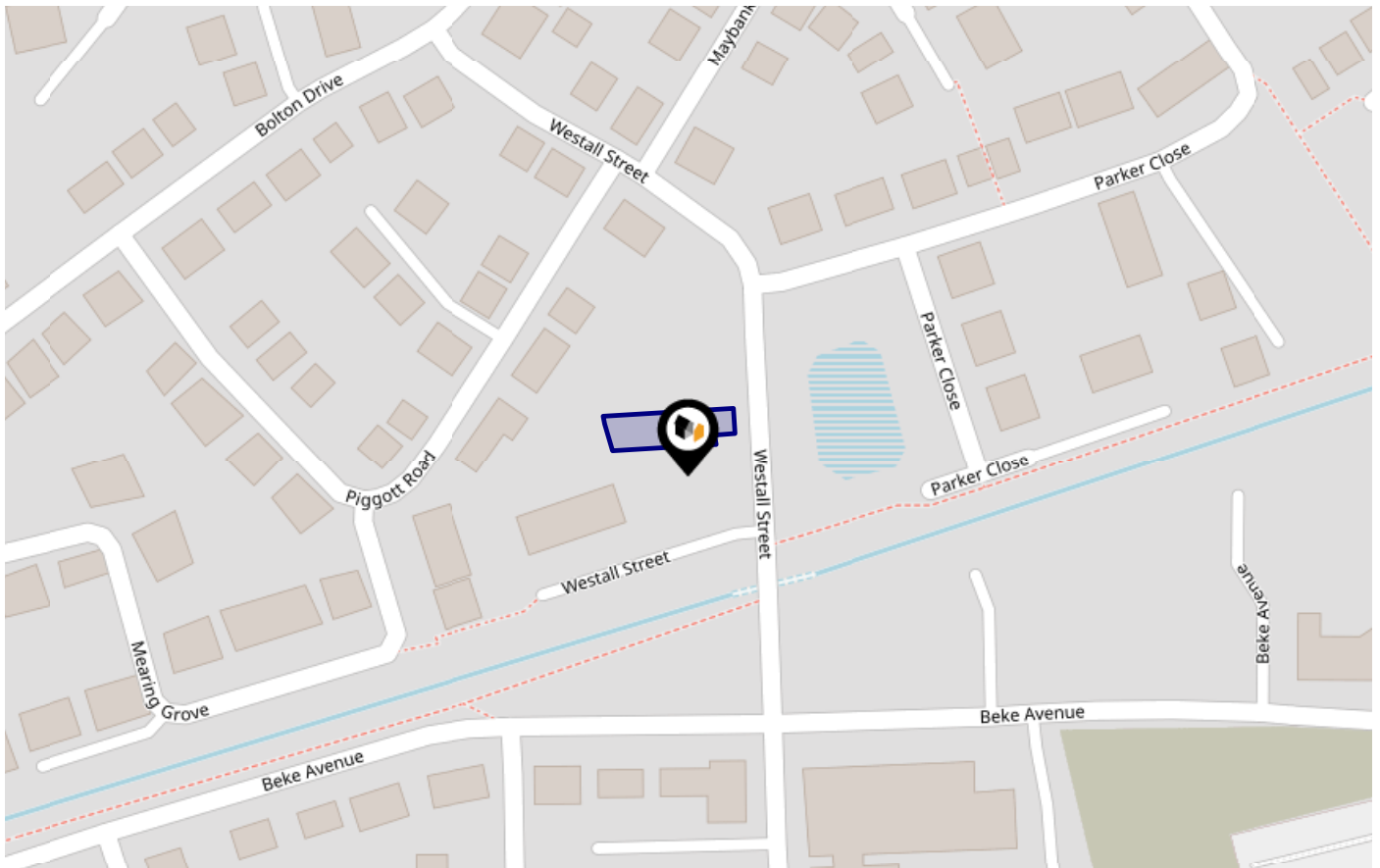


Flood Risk

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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Chance of flooding to the following depths at this property:

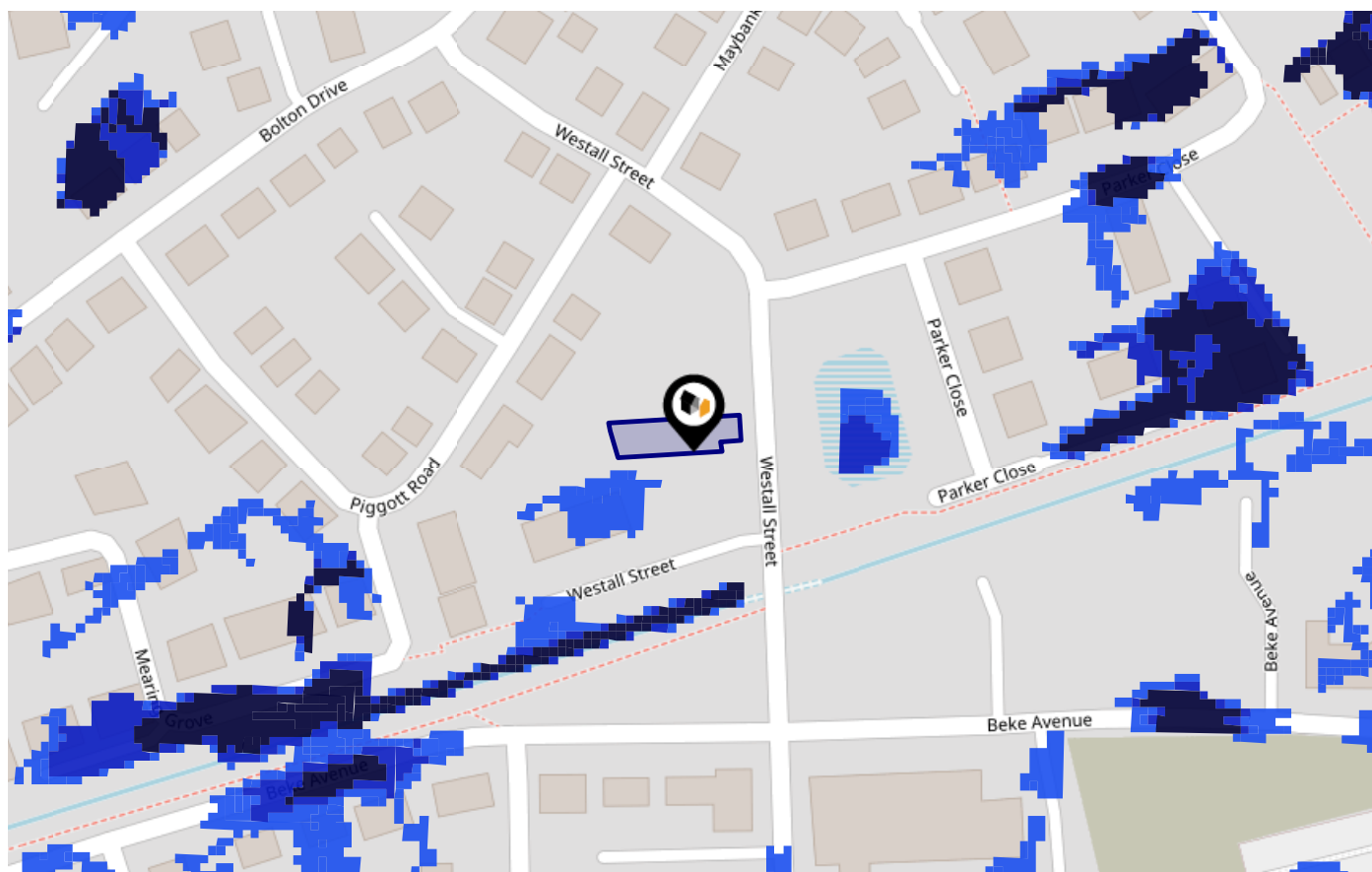


Flood Risk

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.

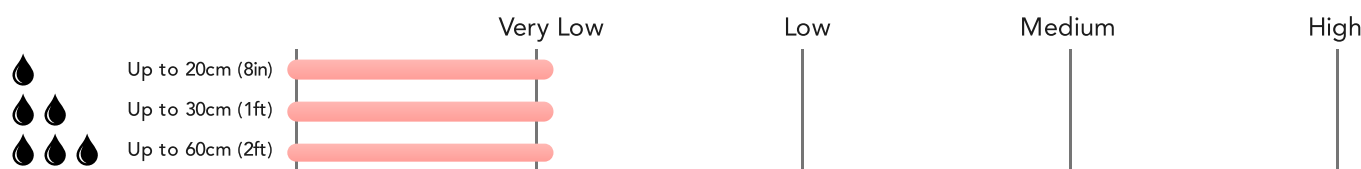


Risk Rating: Very low

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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:

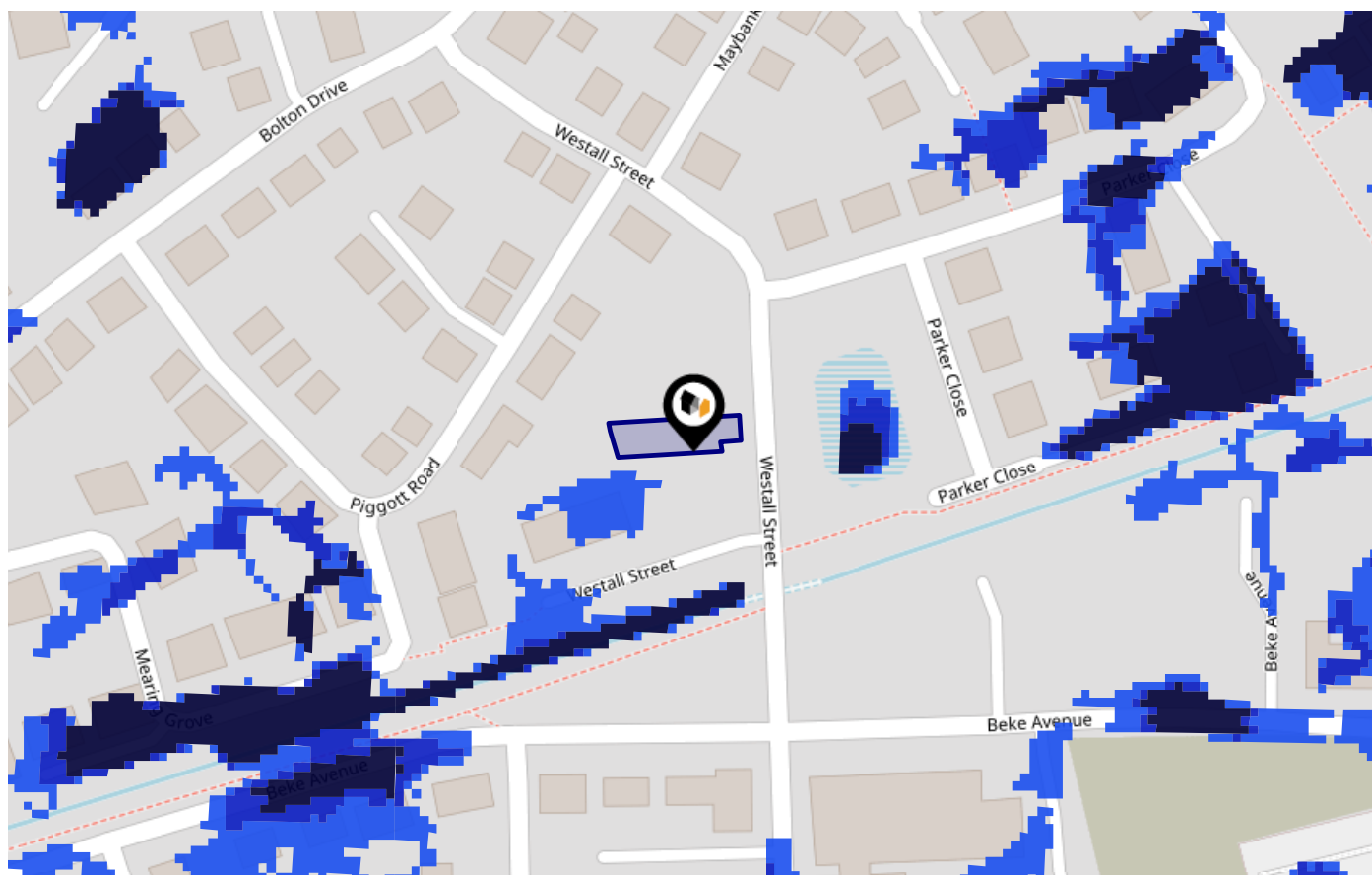


Flood Risk

Surface Water - 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:

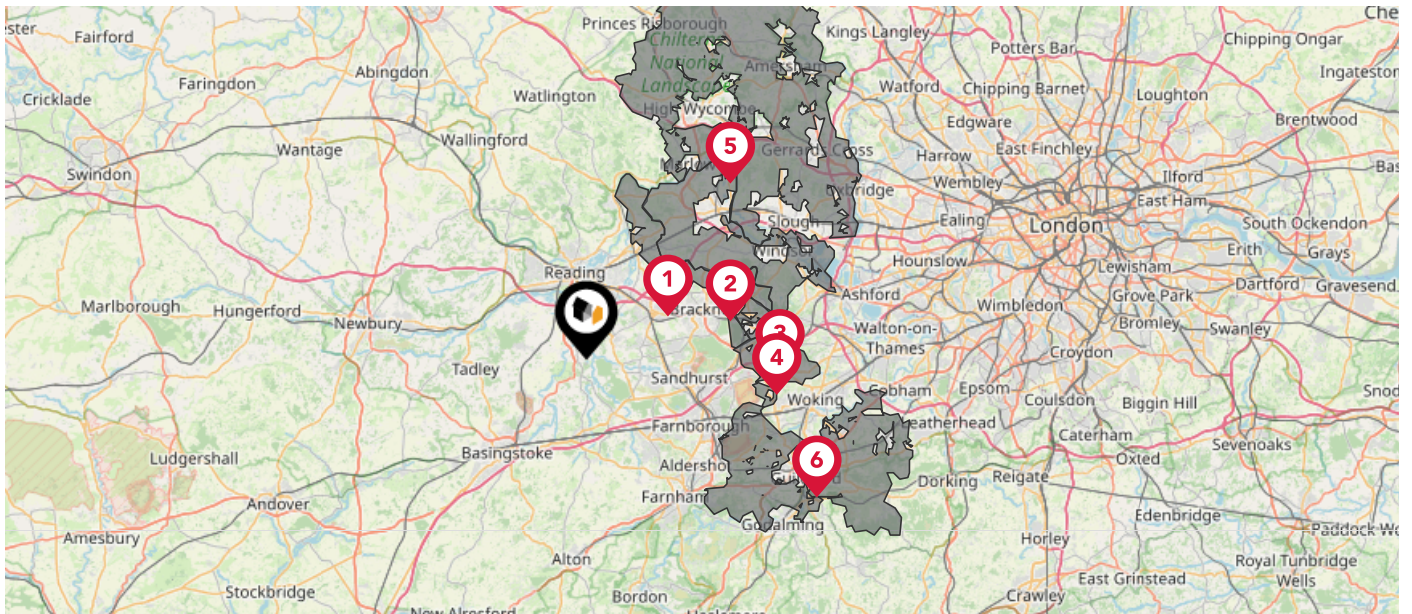


Maps

Green Belt



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



Nearby Green Belt Land

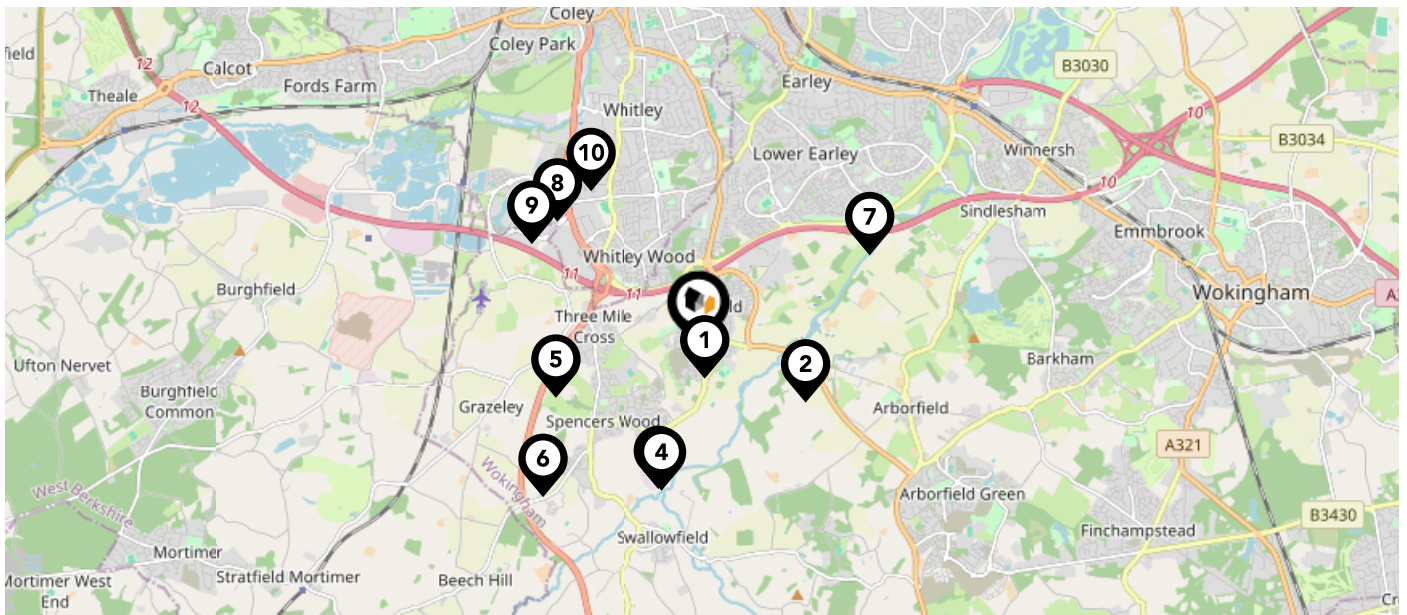
- 1 London Green Belt - Wokingham
- 2 London Green Belt - Bracknell Forest
- 3 London Green Belt - Windsor and Maidenhead
- 4 London Green Belt - Surrey Heath
- 5 London Green Belt - Buckinghamshire
- 6 London Green Belt - Guildford

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

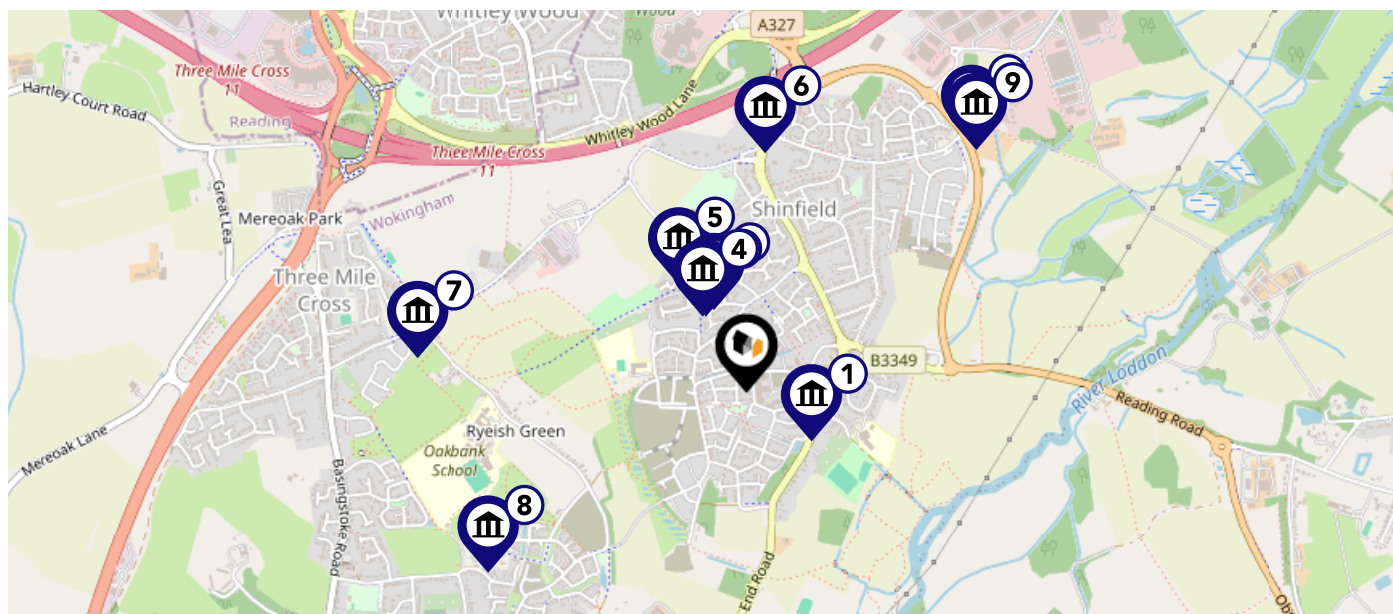
1	Land at School Green, Shinfield-Whitley Wood, Reading	Historic Landfill
2	Milkingbarn Lane-Arborfield	Historic Landfill
3	Sussex Way-Spencers Wood	Historic Landfill
4	Sussex Way-Spencers Wood	Historic Landfill
5	Grazeley Road-Three Mile Cross, Buckinghamshire	Historic Landfill
6	Whitehouse Farm-Spencers Wood, Wokingham, Buckinghamshire	Historic Landfill
7	Lower Earley Way-Reading, Berkshire	Historic Landfill
8	Smallmead Tip-Smallmead Road, Reading, Berkshire	Historic Landfill
9	EA/EPR/XP3199EZ/A001 - Reading Football Club	Active Landfill
10	Manor Farm-Reading, Berkshire	Historic Landfill











Maps

Listed Buildings

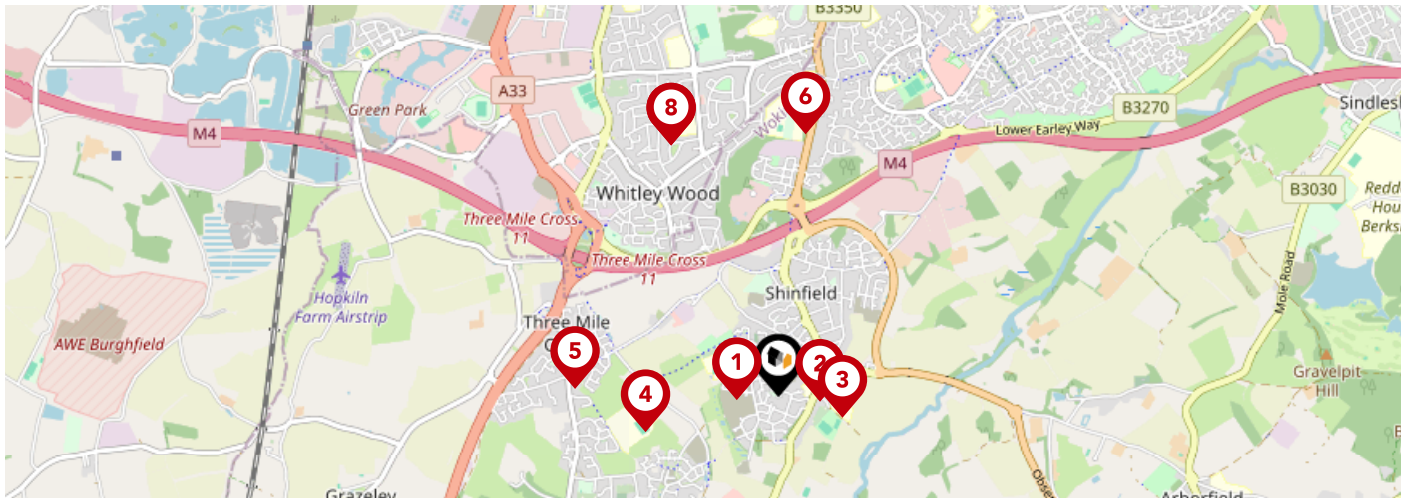


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



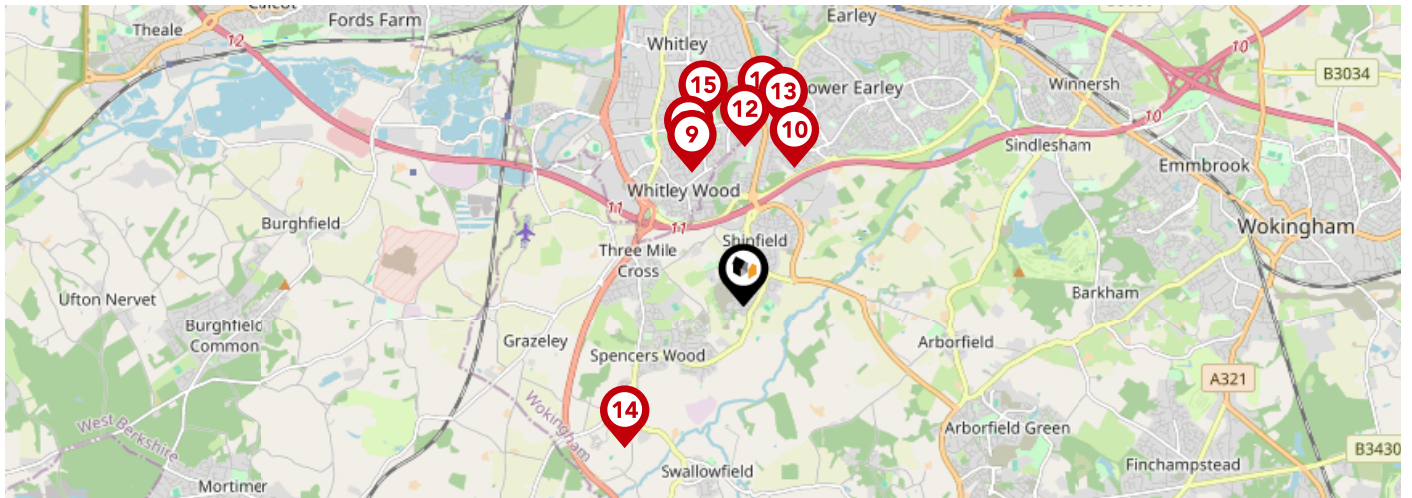
Listed Buildings in the local district	Grade	Distance
 1136149 - The School	Grade II	0.2 miles
 1118131 - Church Of St Mary	Grade I	0.2 miles
 1136103 - Granary In Garden Of Church Farmhouse Approximately 8 Metres To South West	Grade II	0.2 miles
 1118132 - Church Farmhouse	Grade II	0.2 miles
 1312966 - Milton Sandford Restaurant	Grade II	0.3 miles
 1136186 - Lane End Farmhouse	Grade II	0.6 miles
 1118134 - The Thatch	Grade II	0.7 miles
 1118111 - Nullis Farmhouse	Grade II	0.7 miles
 1136129 - Barn Adjoining Cutbush	Grade II	0.8 miles
 1118135 - Cutbush	Grade II	0.8 miles

Area Schools



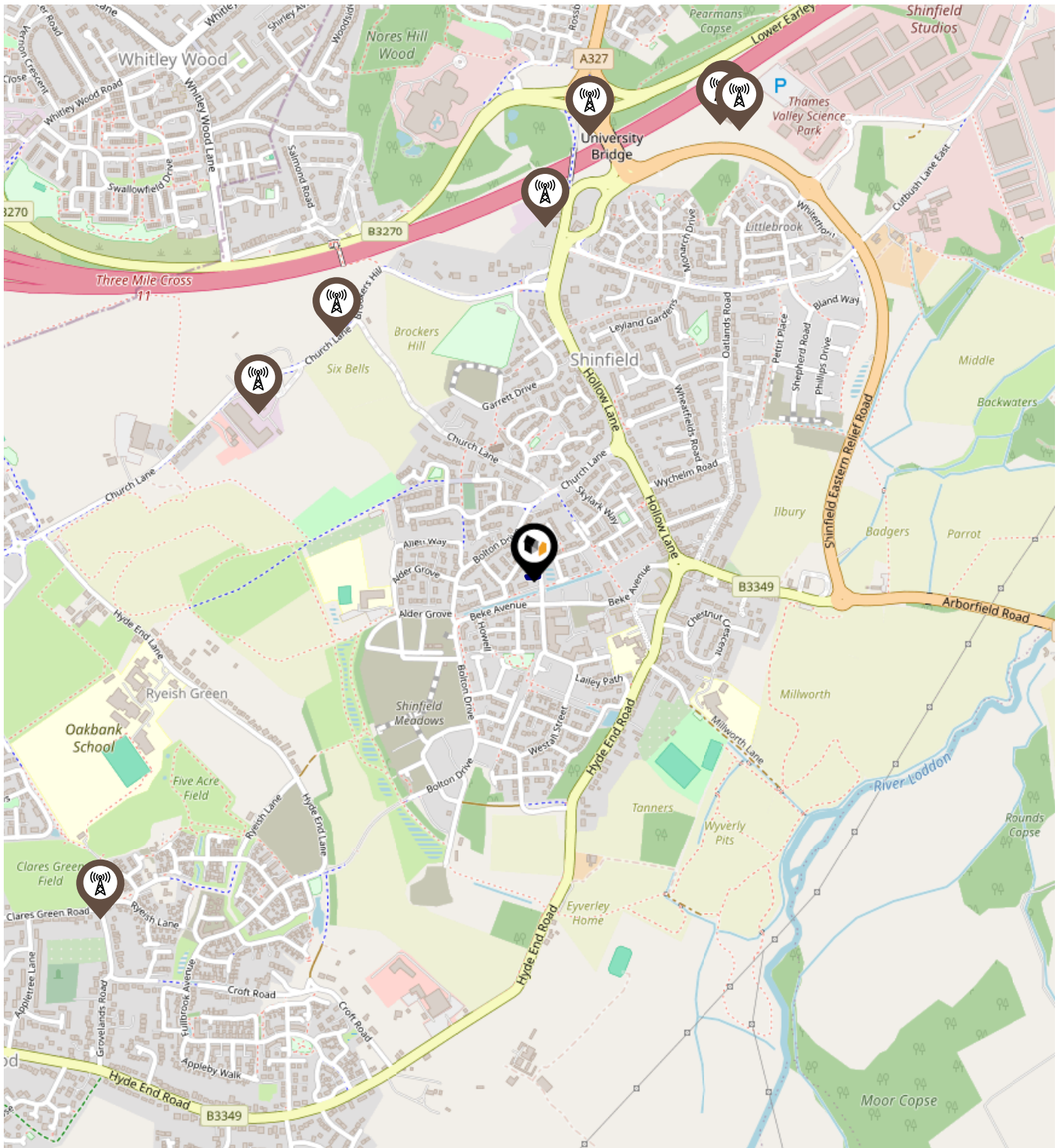
	Nursery	Primary	Secondary	College	Private
1 Alder Grove Church of England Primary School Ofsted Rating: Good Pupils: 290 Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Shinfield Infant and Nursery School Ofsted Rating: Good Pupils: 307 Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Shinfield St Mary's CofE Junior School Ofsted Rating: Good Pupils: 358 Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Oakbank Ofsted Rating: Requires improvement Pupils: 522 Distance:0.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 The Vine Christian School Ofsted Rating: Good Pupils: 28 Distance:0.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Crosfields School Ofsted Rating: Not Rated Pupils: 777 Distance:1.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Geoffrey Field Infant School Ofsted Rating: Outstanding Pupils: 313 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Geoffrey Field Junior School Ofsted Rating: Good Pupils: 354 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools





	Nursery	Primary	Secondary	College	Private
<p>9 Christ The King Catholic Primary School Ofsted Rating: Good Pupils: 327 Distance:1.33</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Hillside Primary School Ofsted Rating: Good Pupils: 457 Distance:1.37</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 John Madejski Academy Ofsted Rating: Serious Weaknesses Pupils: 871 Distance:1.46</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 The Ridgeway Primary School Ofsted Rating: Good Pupils: 410 Distance:1.48</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Whiteknights Primary School Ofsted Rating: Good Pupils: 457 Distance:1.68</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Lambs Lane Primary School Ofsted Rating: Good Pupils: 202 Distance:1.71</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Blagdon Nursery School Ofsted Rating: Outstanding Pupils: 152 Distance:1.74</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Leighton Park School Ofsted Rating: Not Rated Pupils: 537 Distance:1.76</p>	<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

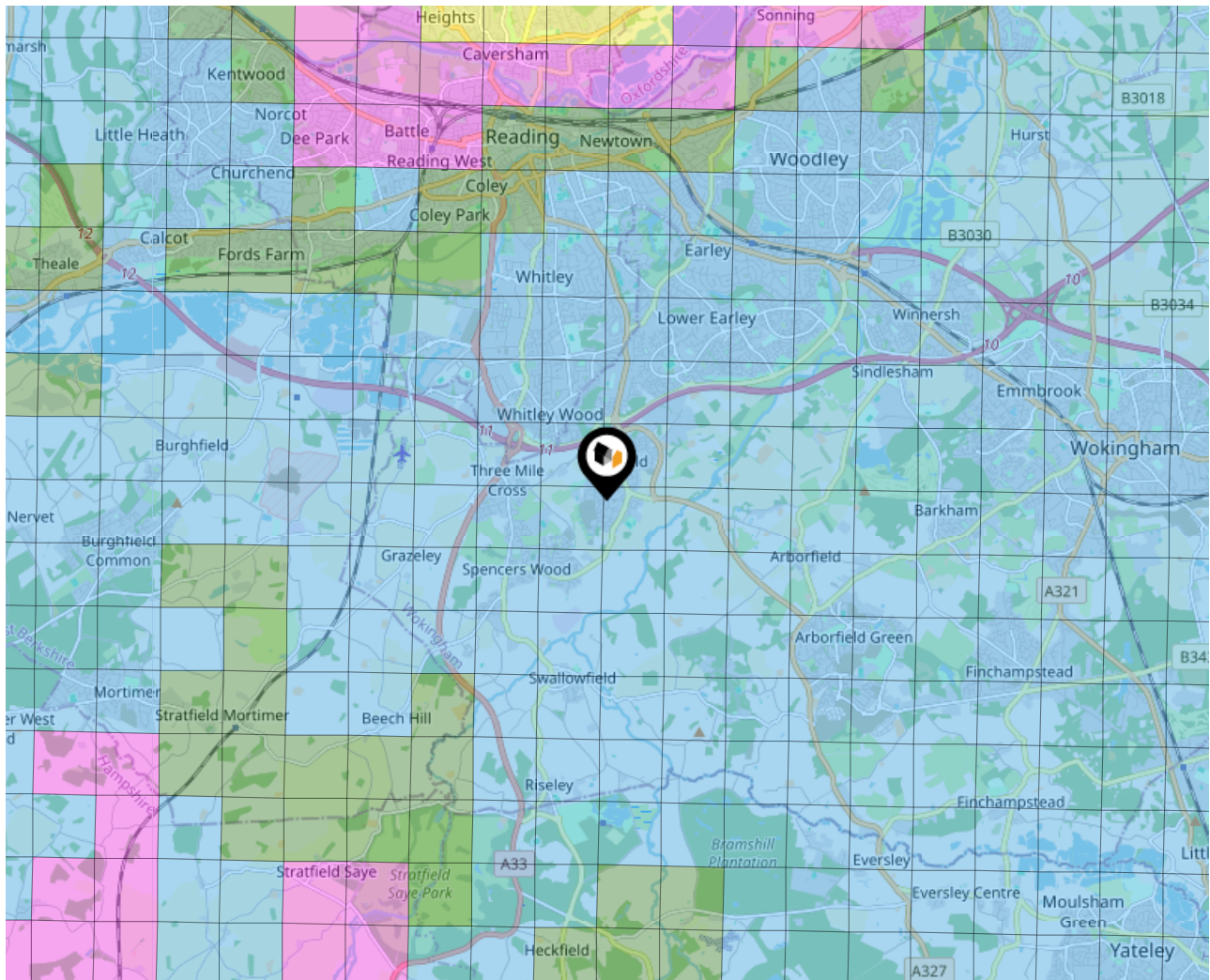
Environment

Radon Gas

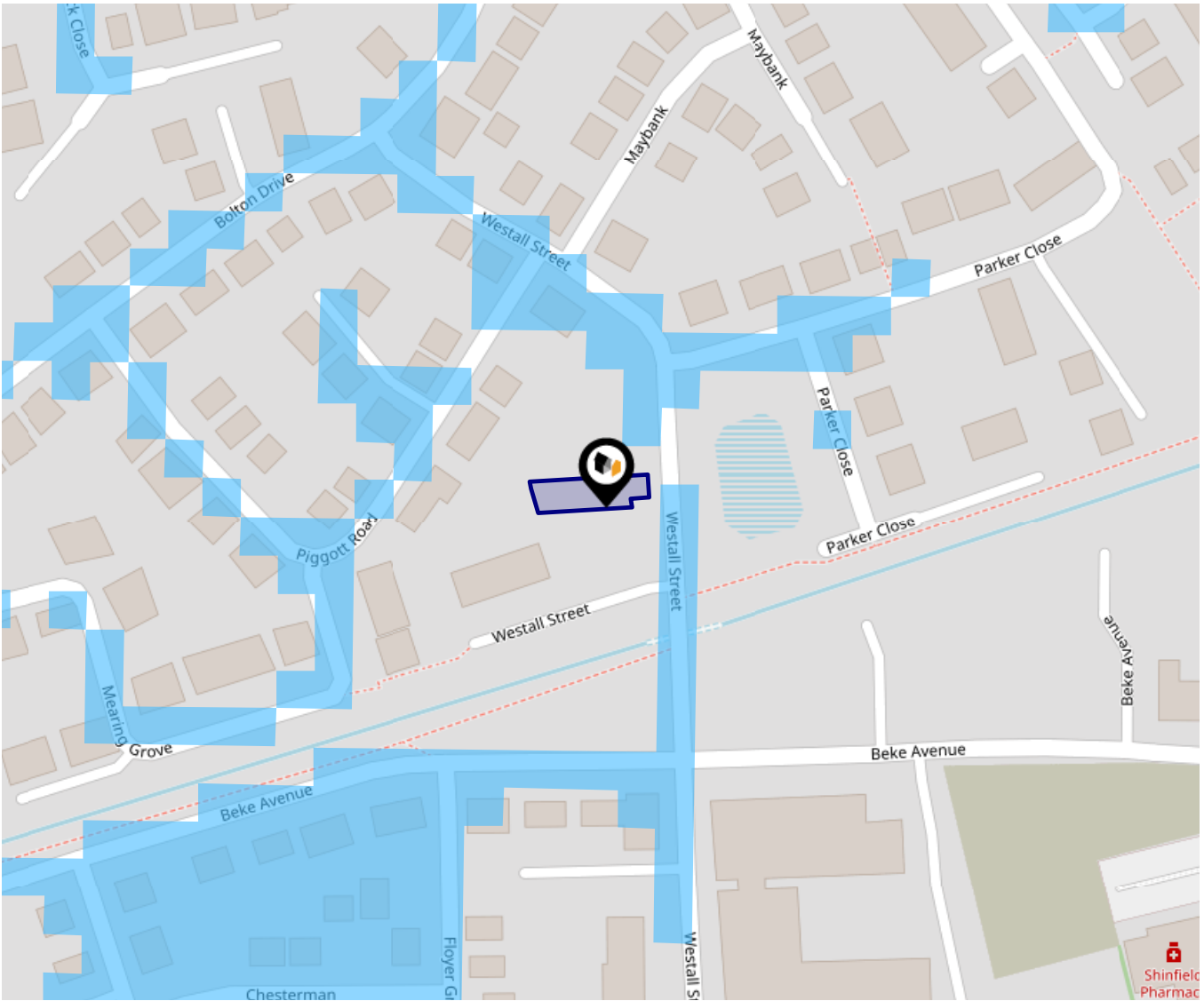


What is Radon?

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).



Local Area Road Noise

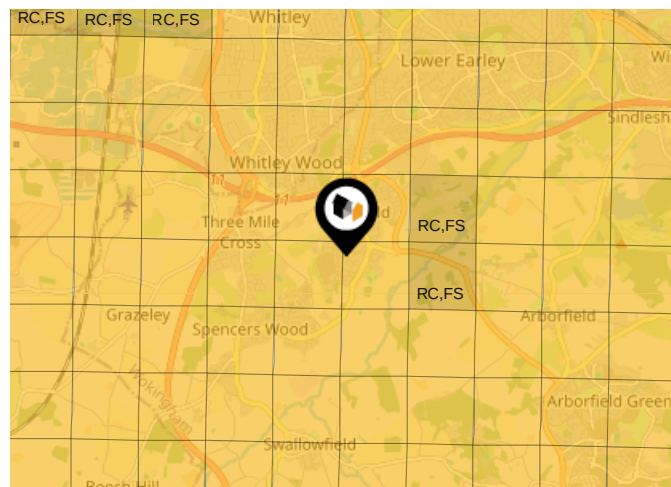


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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:	CLAY TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	ALL		

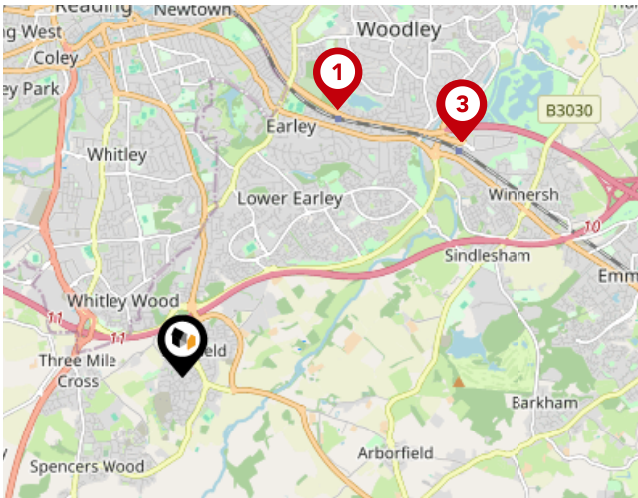


Primary Classifications (Most Common Clay Types)

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

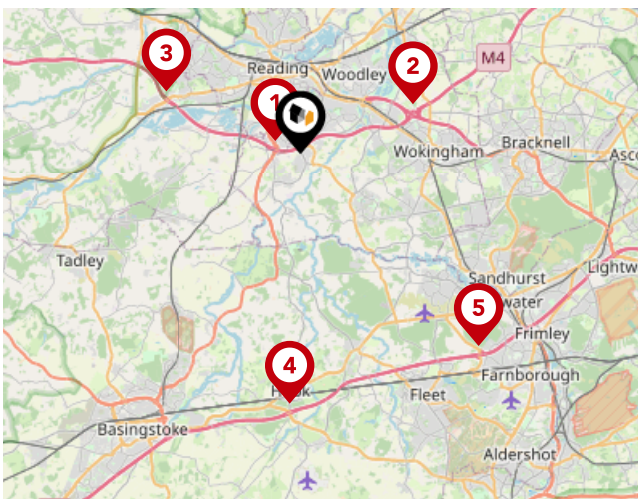
Area

Transport (National)



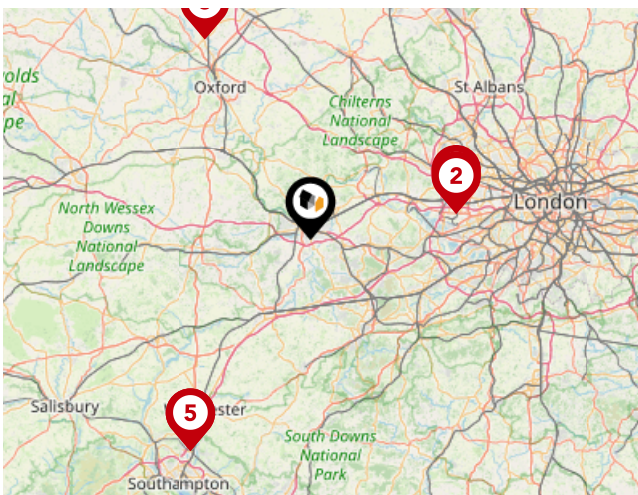
National Rail Stations

Pin	Name	Distance
1	Earley Rail Station	2.85 miles
2	Winnersh Triangle Rail Station	3.37 miles
3	Winnersh Triangle Rail Station	3.38 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J11	1.04 miles
2	M4 J10	4.54 miles
3	M4 J12	5.46 miles
4	M3 J5	9.28 miles
5	M3 J4A	9.72 miles

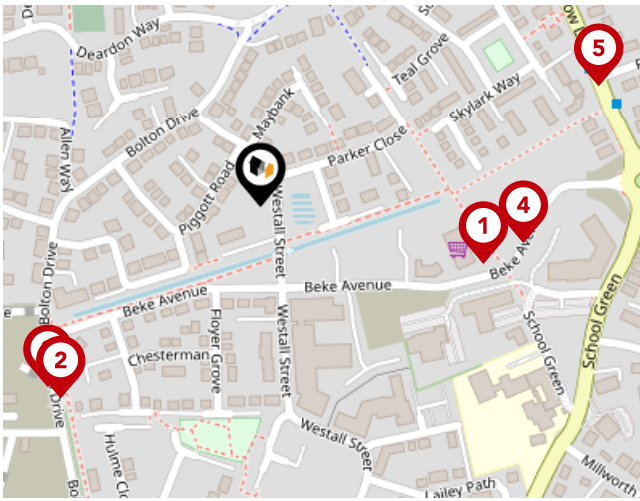


Airports/HELIPADS

Pin	Name	Distance
1	Heathrow Airport	22 miles
2	Heathrow Airport Terminal 4	22.02 miles
3	Kidlington	33.4 miles
4	North Stoneham	36.13 miles
5	Southampton Airport	36.13 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Shinfield View	0.13 miles
2	Clarendon Row	0.16 miles
3	Clarendon Row	0.16 miles
4	Shinfield View	0.15 miles
5	School Green	0.21 miles

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

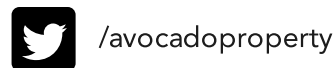
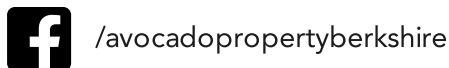


I have never known such an excellent service. I have experienced other Estate agents but this is gold star. I have now told 3 other friends to only use Dan and Neil at Avacado. They are supportive, kind , professional and modern day super heroes. Marvel will be on the lookout for them soon!

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.



Agent Disclaimer



Important - Please Read

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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