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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 06th November 2026



MARTYN CRESCENT, SHINFIELD, READING, RG2

Avocado Property

07917 157387

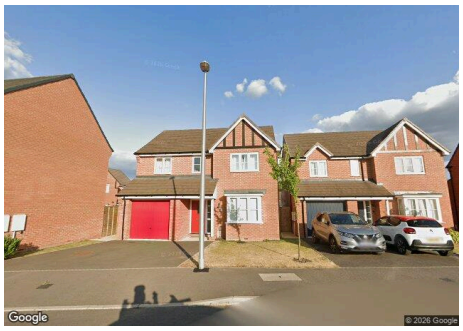
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Property
Overview







Property

Type:	Detached	**Tenure:**	Freehold
Bedrooms:	4		
Floor Area:	1,270 ft^2 / 118 m^2		
Plot Area:	1.35 acres		
Year Built :	2020		
Council Tax :	Band E		
Annual Estimate:	£3,053		
Title Number:	BK499750		

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)

Satellite/Fibre TV Availability:

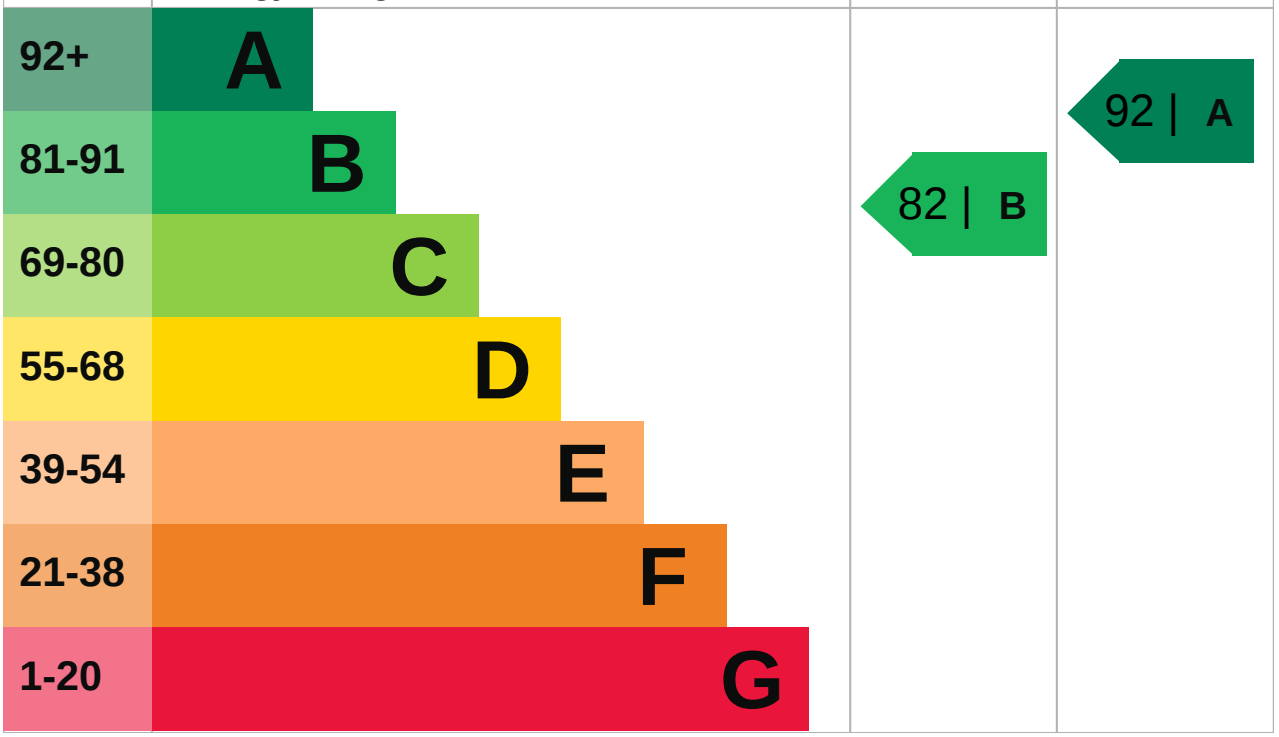
Property
EPC - Certificate

RG2

Energy rating

B

Valid until 15.09.2031



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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:	Gas: mains gas
Flat Top Storey:	No
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.25 W/mÂ²K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.17 W/mÂ²K
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 0.23 W/mÂ²K
Total Floor Area:	118 m^2

Market
Sold in Street

26, Martyn Crescent, Reading, RG2 9WF			Detached House
Last Sold Date:	09/07/2026	20/12/2021	
Last Sold Price:	£630,000	£595,000	

38, Martyn Crescent, Reading, RG2 9WF			Detached House
Last Sold Date:	20/12/2024	26/02/2021	
Last Sold Price:	£578,000	£500,000	

36, Martyn Crescent, Reading, RG2 9WF			Detached House
Last Sold Date:	20/12/2023	19/03/2021	
Last Sold Price:	£692,500	£605,000	

12, Martyn Crescent, Reading, RG2 9WF		Detached House
Last Sold Date:	01/09/2023	
Last Sold Price:	£537,161	

16, Martyn Crescent, Reading, RG2 9WF			Detached House
Last Sold Date:	31/07/2023	29/04/2022	
Last Sold Price:	£680,000	£635,000	

23, Martyn Crescent, Reading, RG2 9WF				Semi-detached House
Last Sold Date:	16/06/2023	05/05/2023	27/08/2021	
Last Sold Price:	£445,000	£440,000	£415,000	

8, Martyn Crescent, Reading, RG2 9WF		Semi-detached House
Last Sold Date:	22/12/2022	
Last Sold Price:	£480,000	

10, Martyn Crescent, Reading, RG2 9WF		Semi-detached House
Last Sold Date:	21/12/2022	
Last Sold Price:	£480,000	

4, Martyn Crescent, Reading, RG2 9WF		Detached House
Last Sold Date:	19/12/2022	
Last Sold Price:	£610,000	

6, Martyn Crescent, Reading, RG2 9WF		Detached House
Last Sold Date:	16/12/2022	
Last Sold Price:	£625,000	

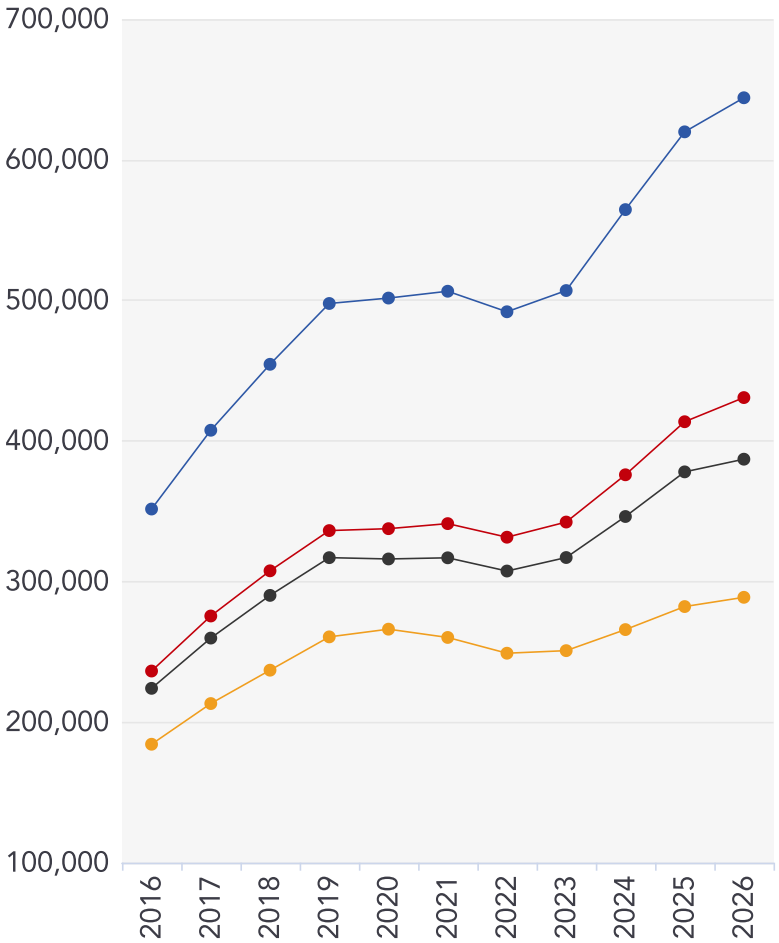
18, Martyn Crescent, Reading, RG2 9WF	
Last Sold Date:	27/05/2022
Last Sold Price:	£620,000

14, Martyn Crescent, Reading, RG2 9WF		Detached House
Last Sold Date:	28/04/2022	
Last Sold Price:	£600,000	

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%

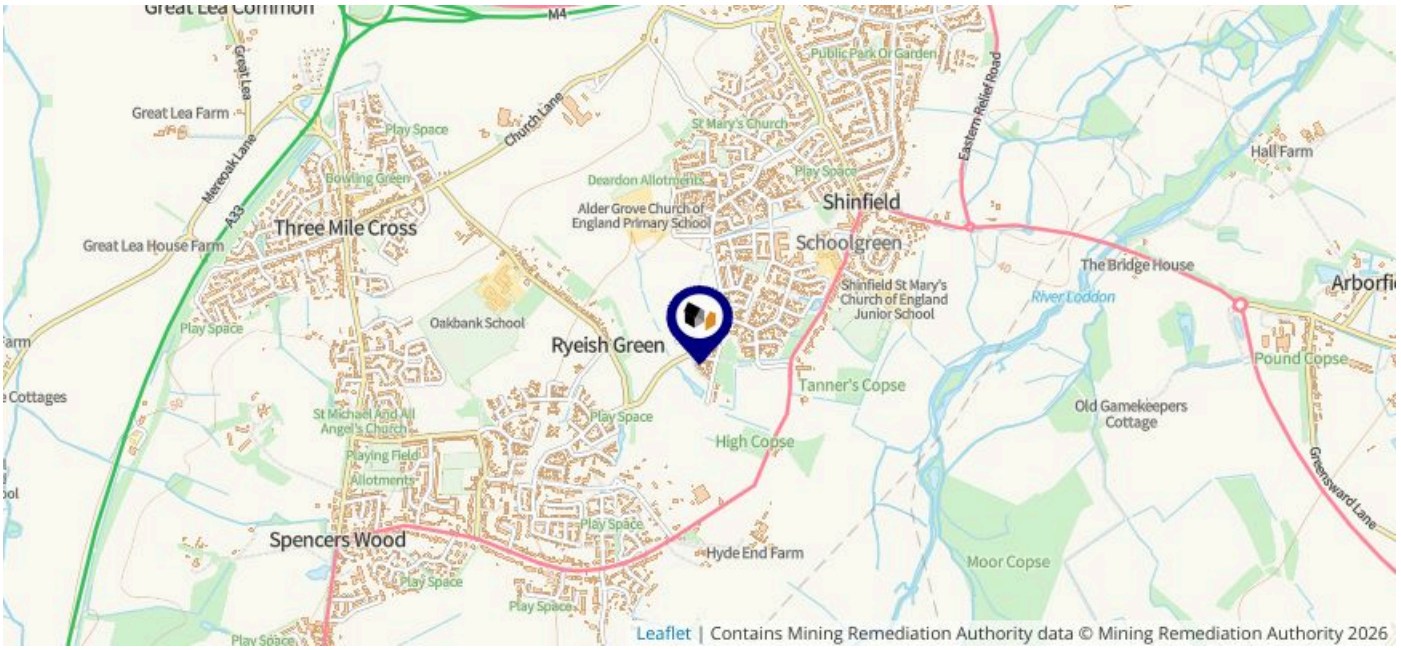
Flat

+56.72%

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Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

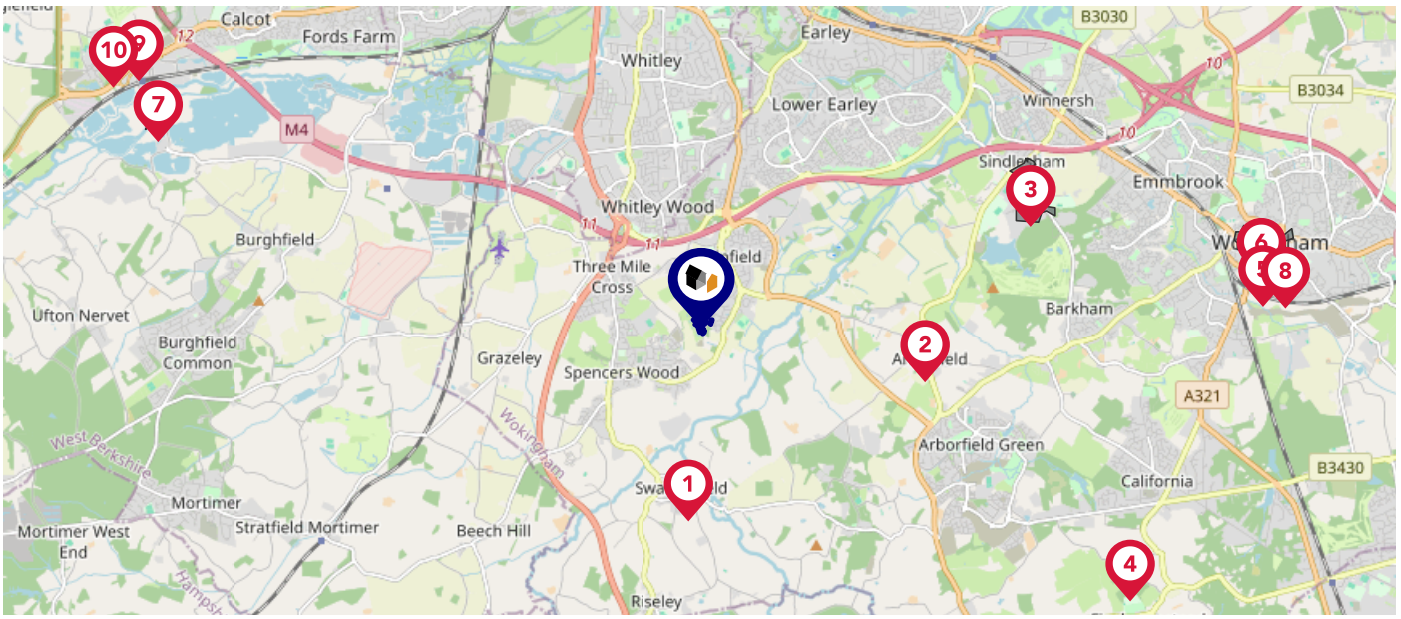
- Adit
- Gutter Pit
- Shaft

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.

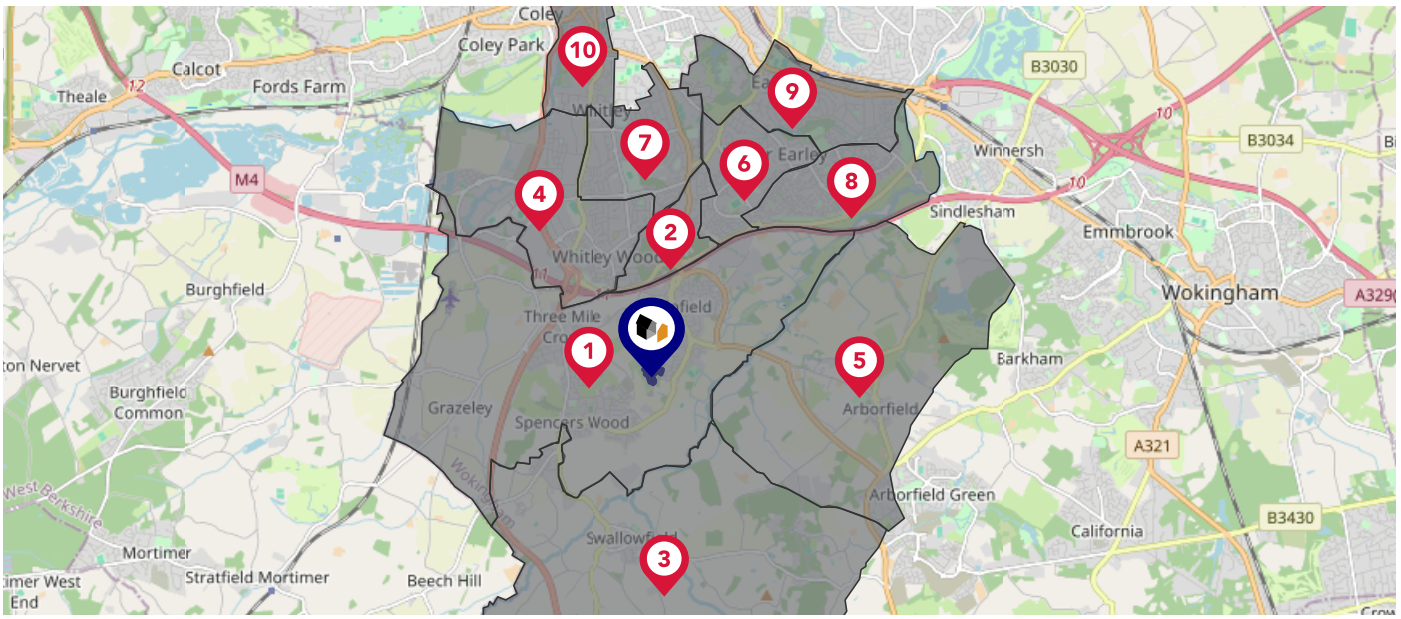


Nearby Conservation Areas	
1	Swallowfield
2	Arborfield Cross
3	Sindlesham
4	Finchampstead Church
5	Langborough Road
6	Wokingham Town Centre
7	Sheffield Bridge
8	Murdoch Road
9	Theale High Street-Blossom Lane
10	Holy Trinity, Theale

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Maps
Council Wards

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

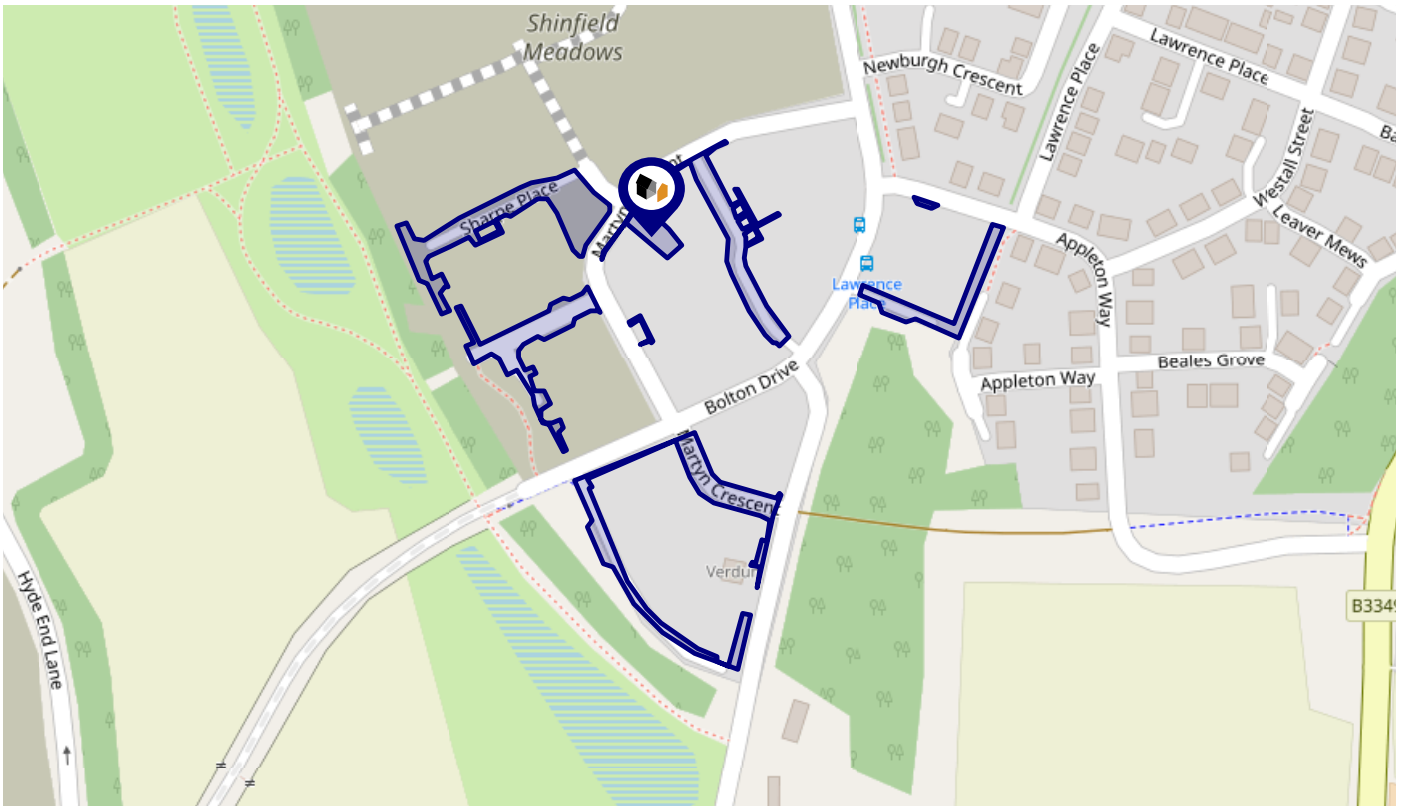


Nearby Council Wards	
1	Shinfield South Ward
2	Shinfield North Ward
3	Swallowfield Ward
4	Whitley Ward
5	Arborfield Ward
6	Hillside Ward
7	Church Ward
8	Hawkedon Ward
9	Maiden Erlegh Ward
10	Katesgrove Ward

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Maps
Rail Noise

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



Rail Noise Data

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

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

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

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

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.

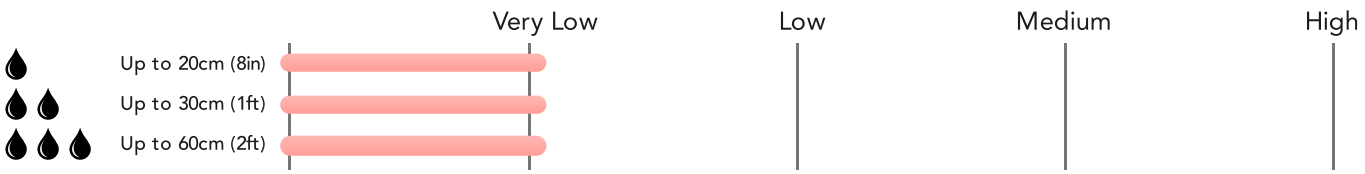


Risk Rating: Very low

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:



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Flood Risk
Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

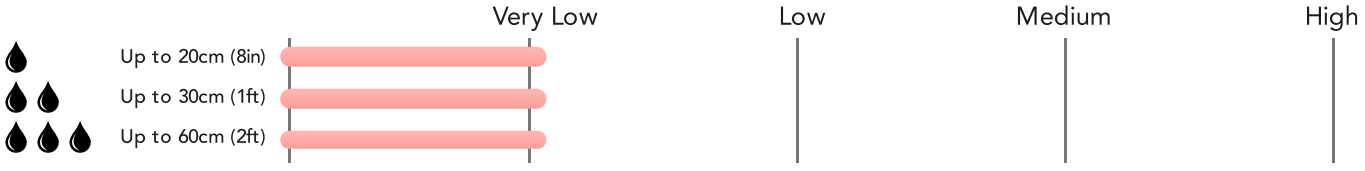


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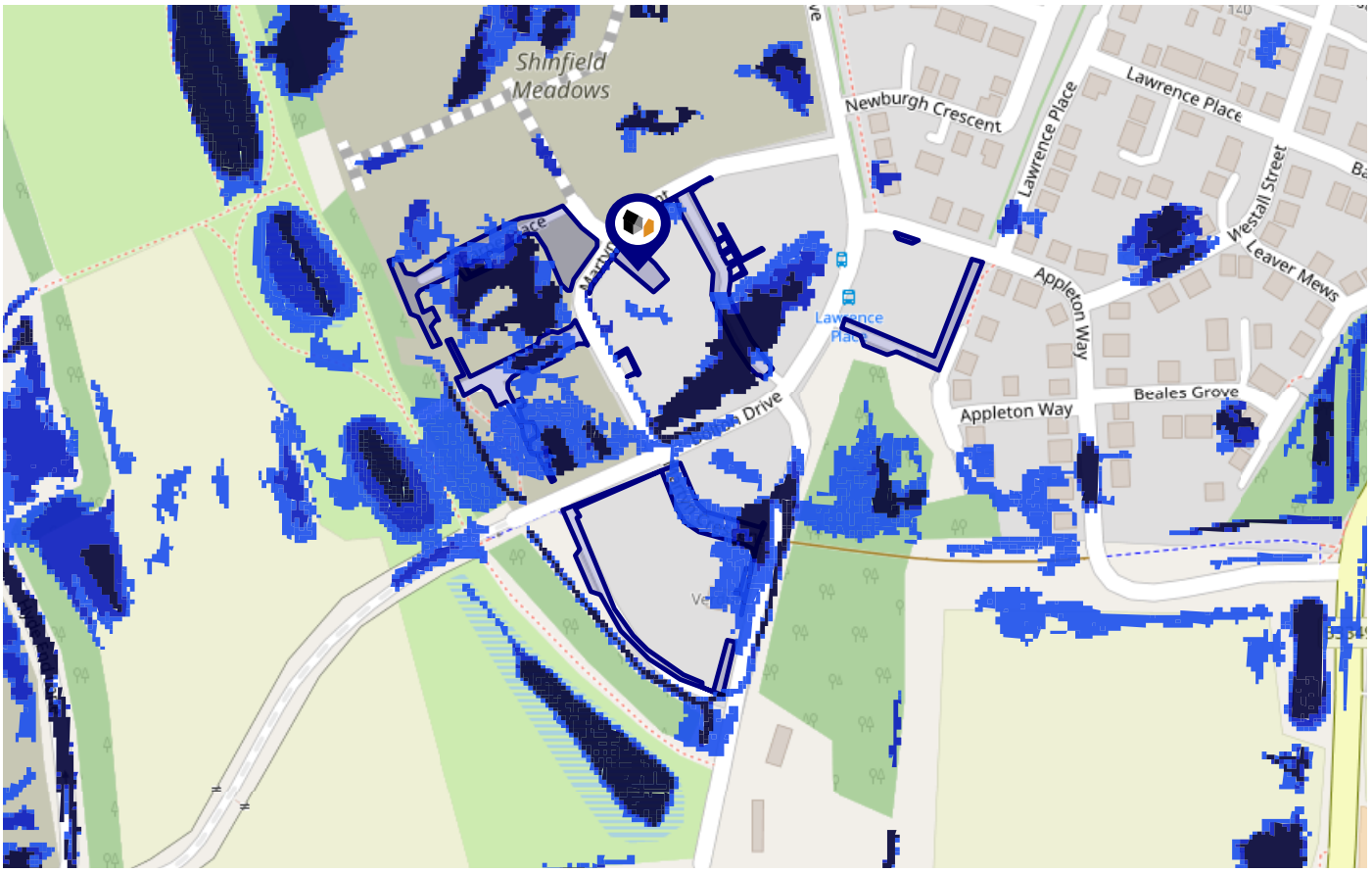
Chance of flooding to the following depths at this property:



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Flood Risk
Surface Water - Flood Risk

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

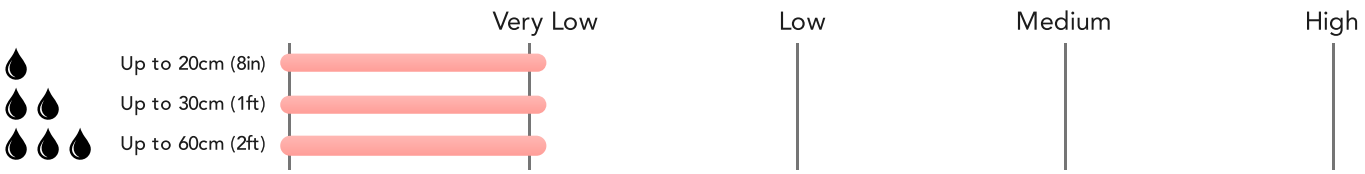


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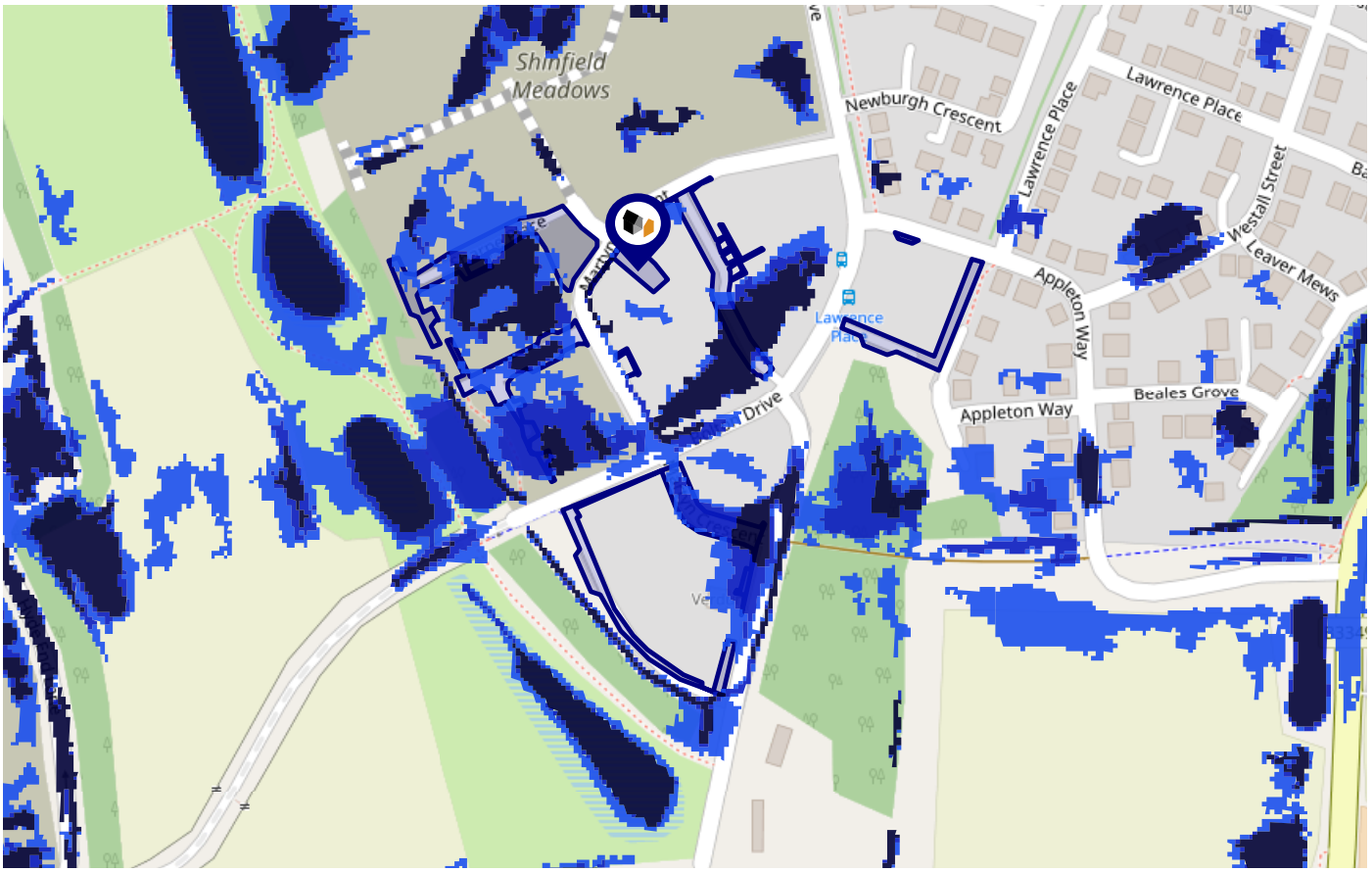
Chance of flooding to the following depths at this property:



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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.

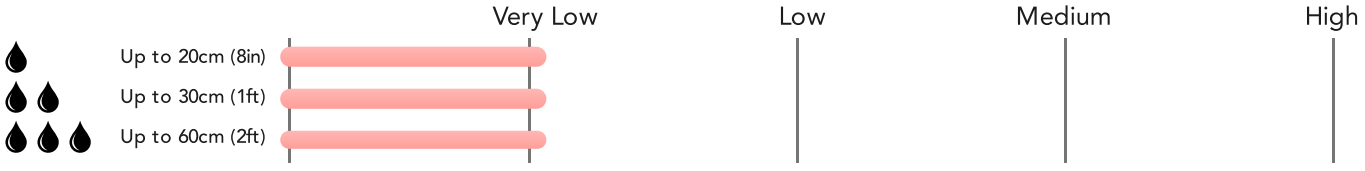


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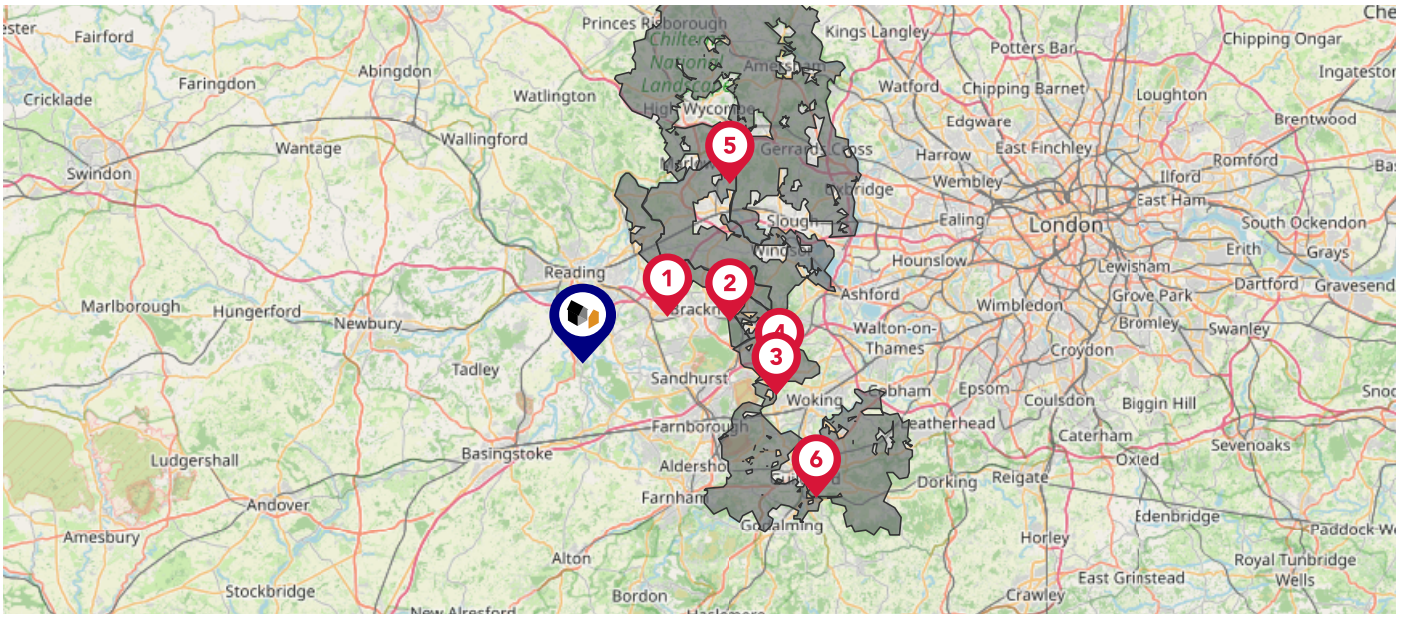
Chance of flooding to the following depths at this property:



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Maps
Green Belt

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



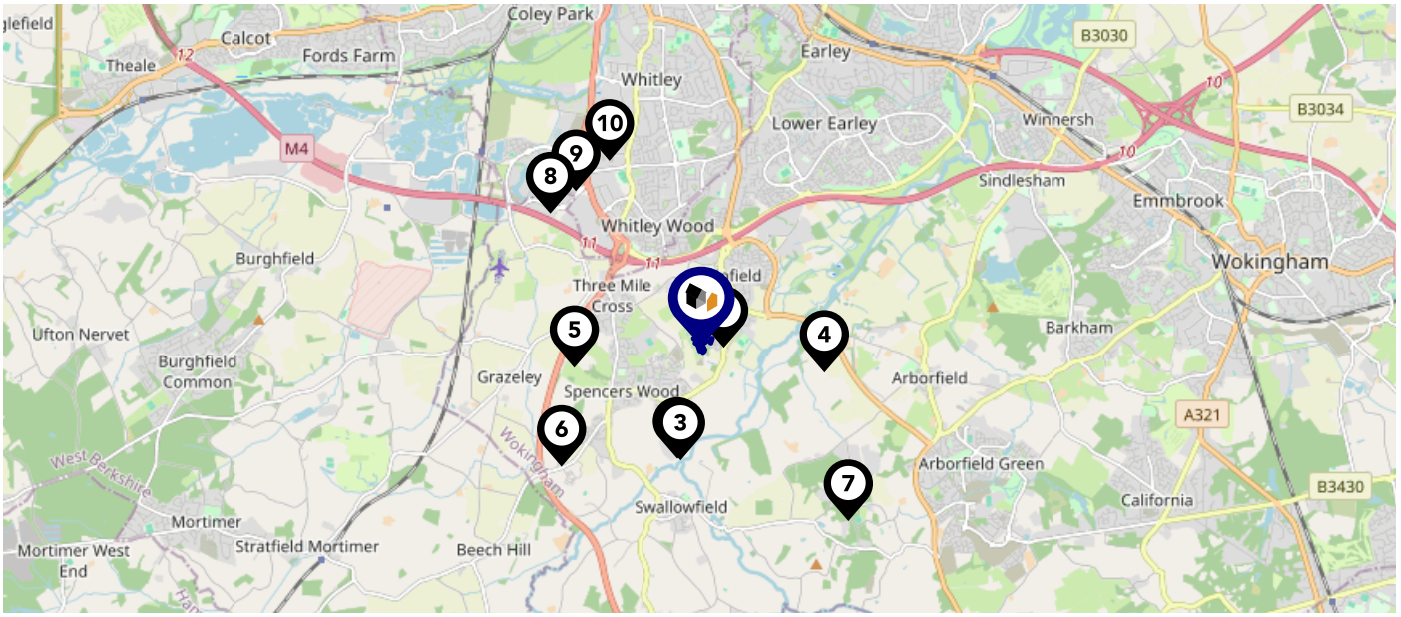
Nearby Green Belt Land

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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Maps
Landfill Sites

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



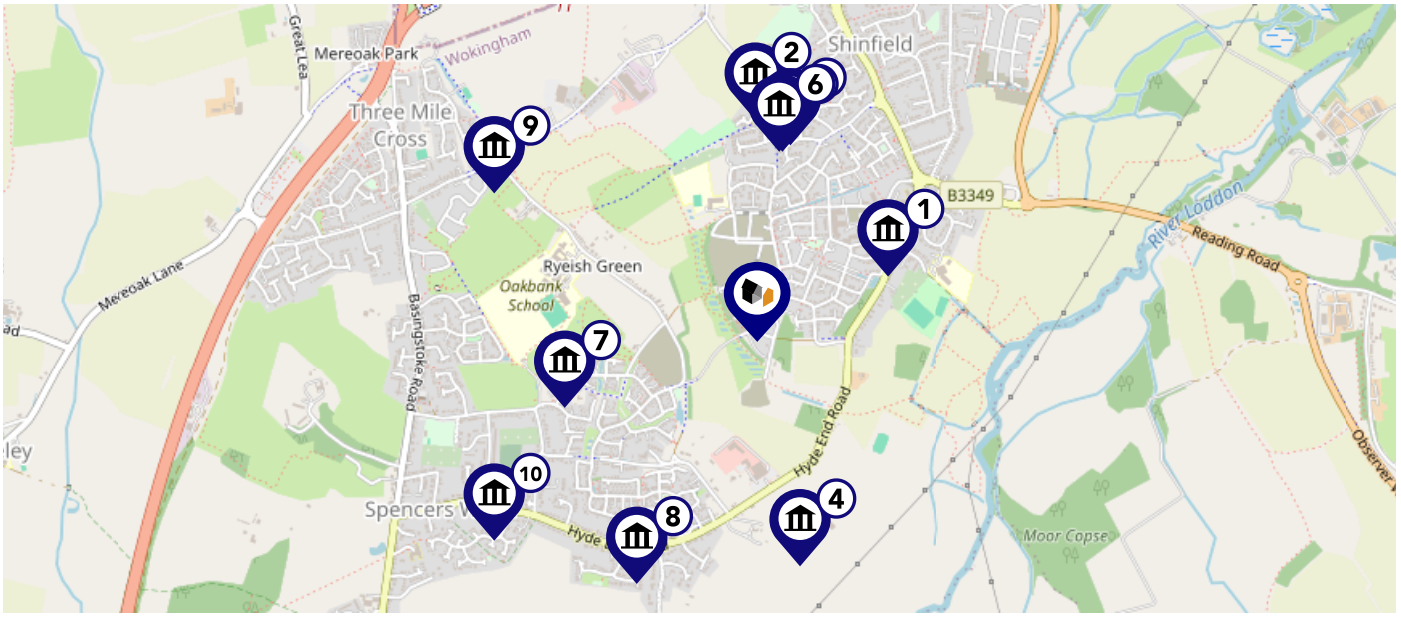
Nearby Landfill Sites

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

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Maps
Listed Buildings

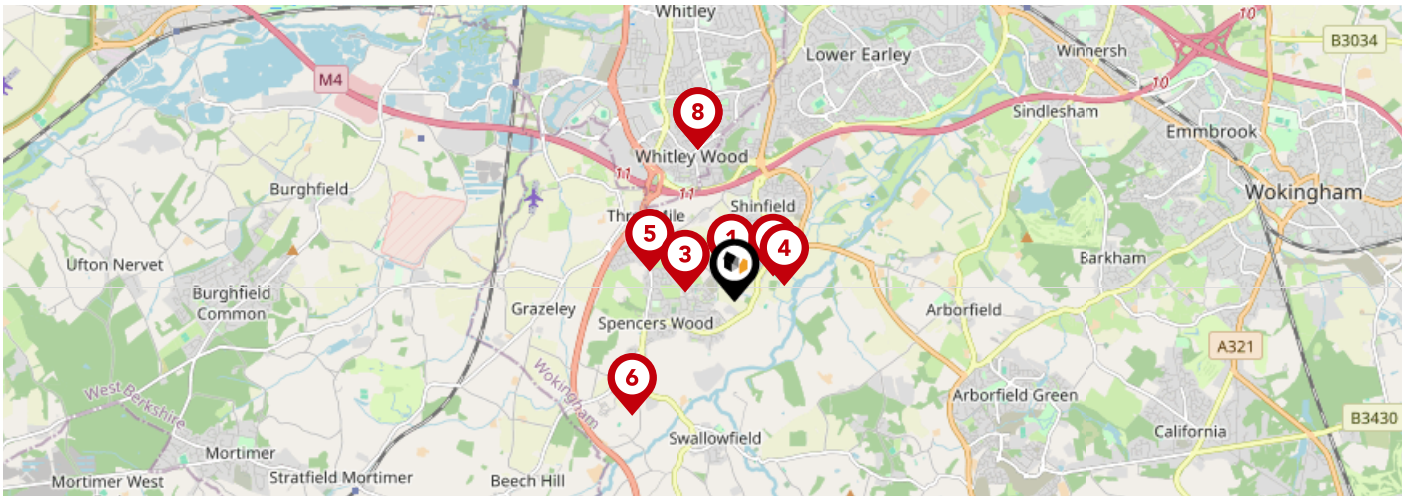
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1 1136149 - The School	Grade II	0.4 miles
2 1312966 - Milton Sandford Restaurant	Grade II	0.5 miles
3 1118131 - Church Of St Mary	Grade I	0.5 miles
4 1118138 - Hyde End Farmhouse	Grade II	0.5 miles
5 1136103 - Granary In Garden Of Church Farmhouse Approximately 8 Metres To South West	Grade II	0.5 miles
6 1118132 - Church Farmhouse	Grade II	0.5 miles
7 1118111 - Nullis Farmhouse	Grade II	0.5 miles
8 1312950 - Fullbrooks	Grade II	0.6 miles
9 1118134 - The Thatch	Grade II	0.7 miles
10 1118137 - The Homestead	Grade II	0.7 miles

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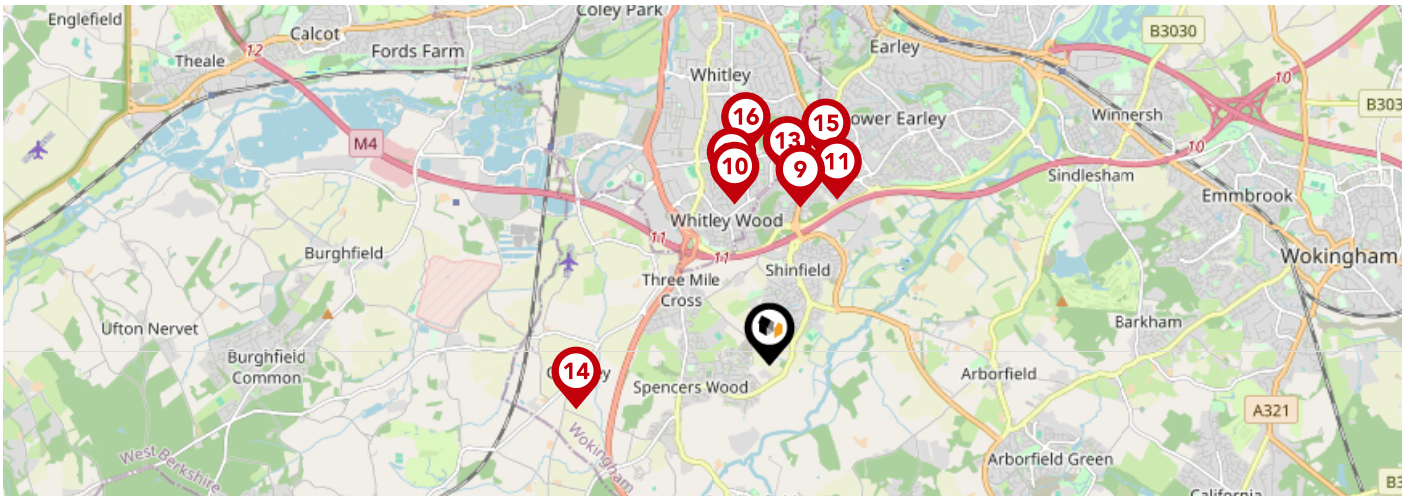
Area
Schools



	Nursery	Primary	Secondary	College	Private
1 Alder Grove Church of England Primary School Ofsted Rating: Good | Pupils: 290 | Distance:0.25	☐	☑	☐	☐	☐
2 Shinfield Infant and Nursery School Ofsted Rating: Good | Pupils: 307 | Distance:0.42	☐	☑	☐	☐	☐
3 Oakbank Ofsted Rating: Requires improvement | Pupils: 522 | Distance:0.47	☐	☐	☑	☐	☐
4 Shinfield St Mary's CofE Junior School Ofsted Rating: Good | Pupils: 358 | Distance:0.48	☐	☑	☐	☐	☐
5 The Vine Christian School Ofsted Rating: Good | Pupils: 28 | Distance:0.84	☐	☐	☑	☐	☐
6 Lambs Lane Primary School Ofsted Rating: Good | Pupils: 202 | Distance:1.41	☐	☑	☐	☐	☐
7 Geoffrey Field Infant School Ofsted Rating: Outstanding | Pupils: 313 | Distance:1.46	☐	☑	☐	☐	☐
8 Geoffrey Field Junior School Ofsted Rating: Good | Pupils: 354 | Distance:1.46	☐	☑	☐	☐	☐

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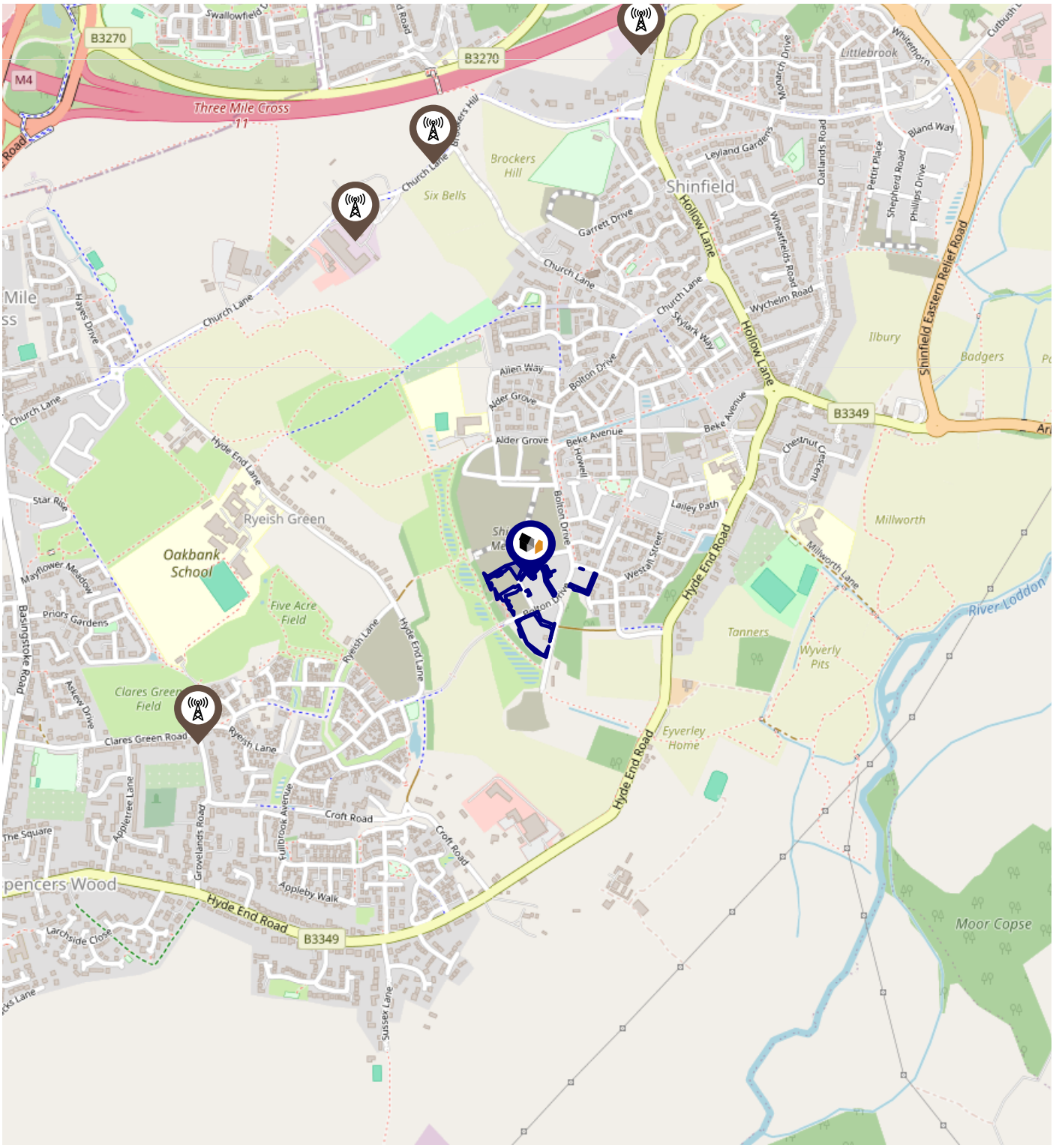
Area
Schools



		Nursery	Primary	Secondary	College	Private
9	**Crosfields School** Ofsted Rating: Not Rated | Pupils: 777 | Distance:1.5	☐	☐	☑	☐	☐
10	**Christ The King Catholic Primary School** Ofsted Rating: Good | Pupils: 327 | Distance:1.54	☐	☑	☐	☐	☐
11	**Hillside Primary School** Ofsted Rating: Good | Pupils: 457 | Distance:1.67	☐	☑	☐	☐	☐
12	**John Madejski Academy** Ofsted Rating: Serious Weaknesses | Pupils: 871 | Distance:1.67	☐	☐	☑	☐	☐
13	**The Ridgeway Primary School** Ofsted Rating: Good | Pupils: 410 | Distance:1.75	☐	☑	☐	☐	☐
14	**Grazeley Parochial Church of England Aided Primary School** Ofsted Rating: Requires improvement | Pupils: 203 | Distance:1.83	☐	☑	☐	☐	☐
15	**Whiteknights Primary School** Ofsted Rating: Good | Pupils: 457 | Distance:1.97	☐	☑	☐	☐	☐
16	**Blagdon Nursery School** Ofsted Rating: Outstanding | Pupils: 152 | Distance:1.98	☑	☐	☐	☐	☐

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Local Area
Masts & Pylons



Key:

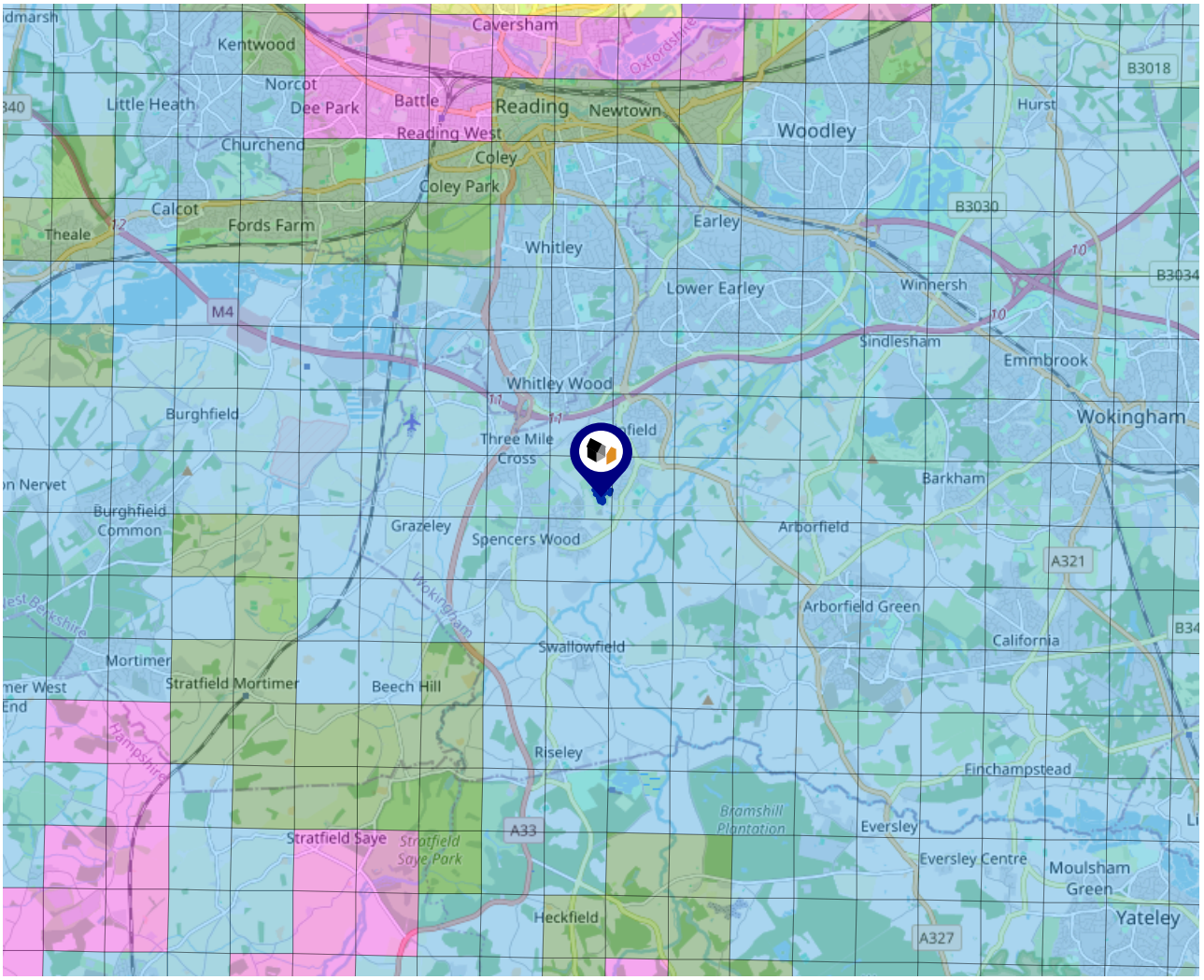
- Power Pylons
- Communication Masts

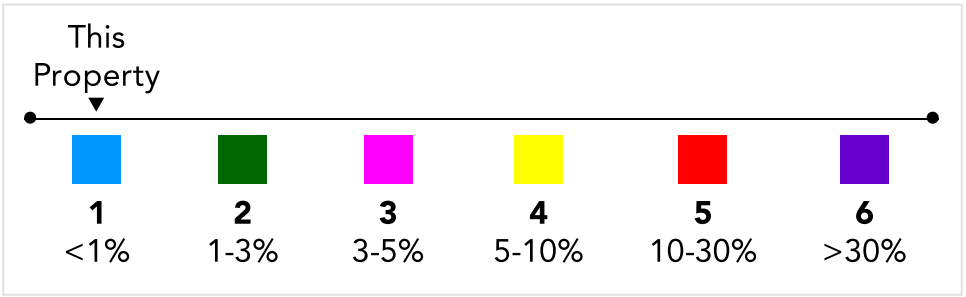
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Environment
Radon Gas

What is Radon?

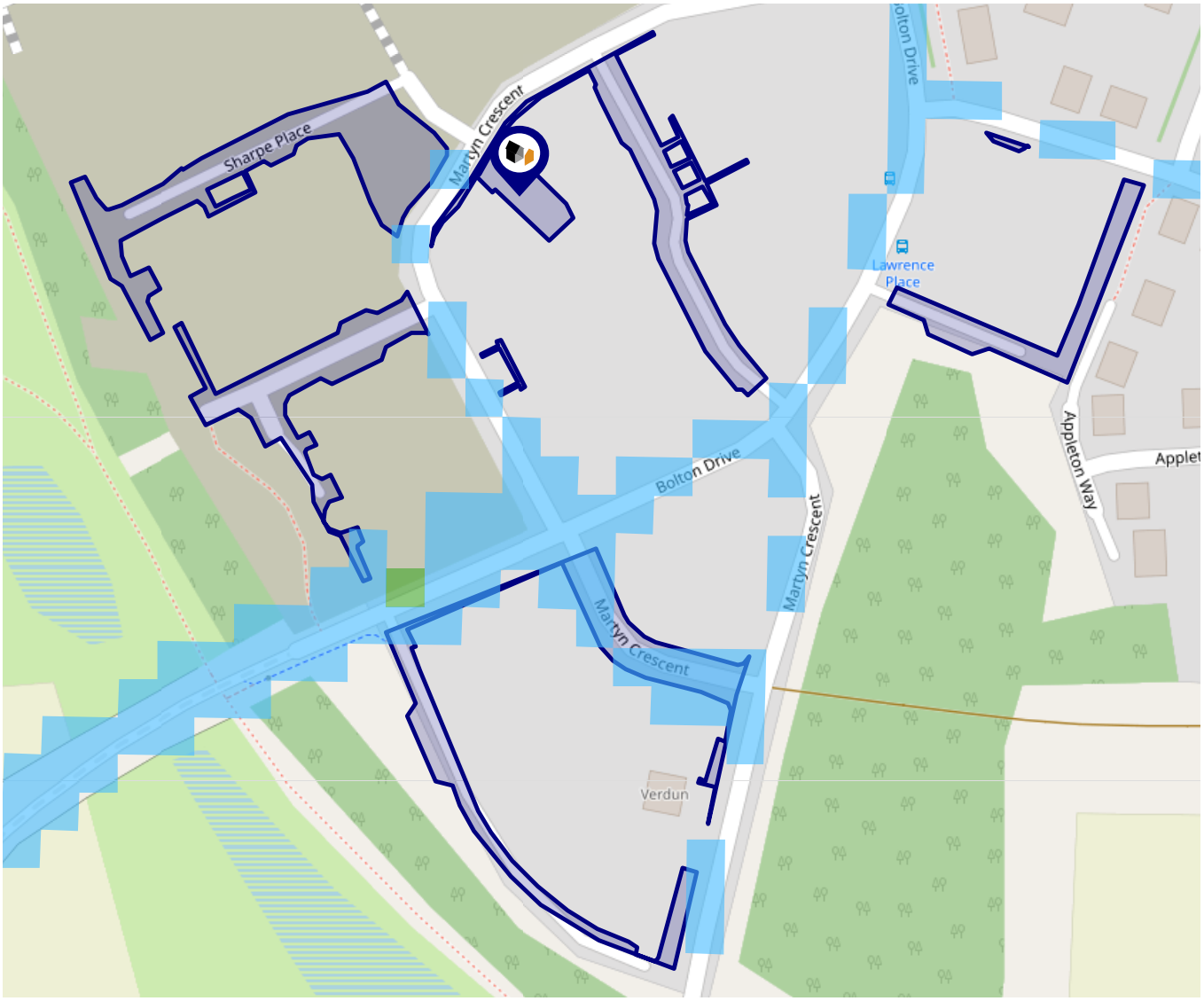
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).





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Local Area
Road Noise



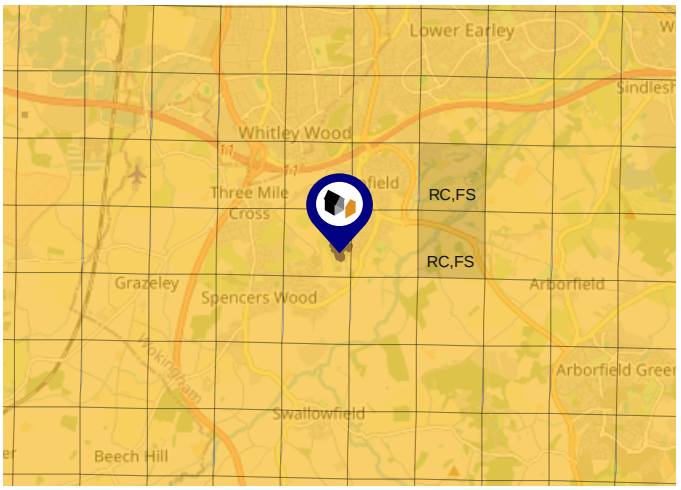
The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Environment
Soils & Clay

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	**Soil Texture:**	CLAY TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	**Soil Depth:**	DEEP
Soil Group:	ALL		

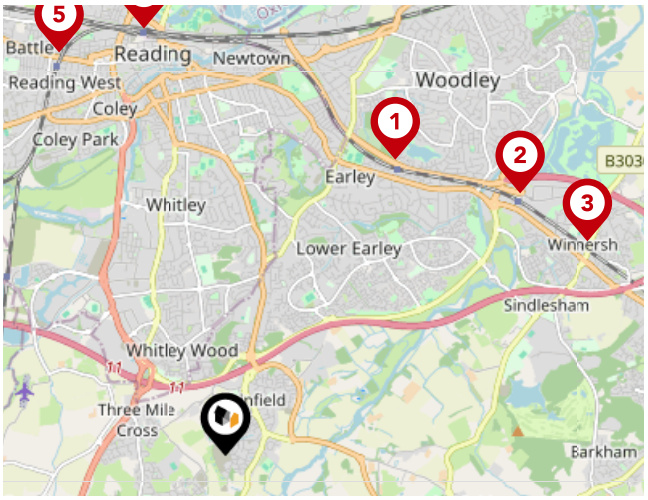


Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

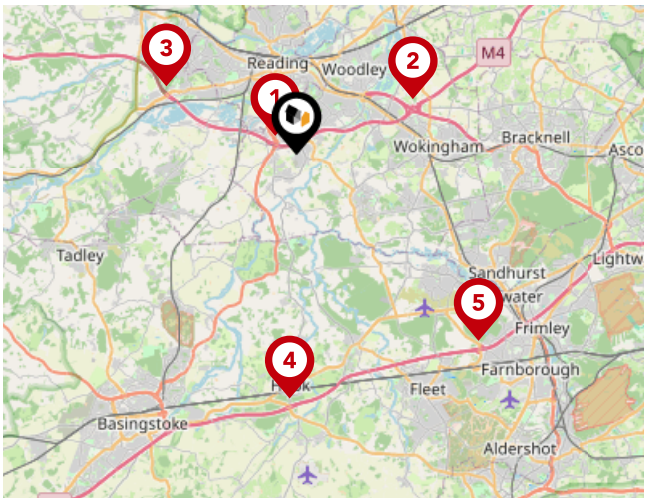
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Area
Transport (National)



National Rail Stations

Pin	Name	Distance
1	Earley Rail Station	3.15 miles
2	Winnersh Triangle Rail Station	3.65 miles
3	Winnersh Rail Station	3.89 miles
4	Reading Rail Station	4.03 miles
5	Reading West Rail Station	4.03 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J11	1.07 miles
2	M4 J10	4.78 miles
3	M4 J12	5.43 miles
4	M3 J5	9 miles
5	M3 J4A	9.62 miles

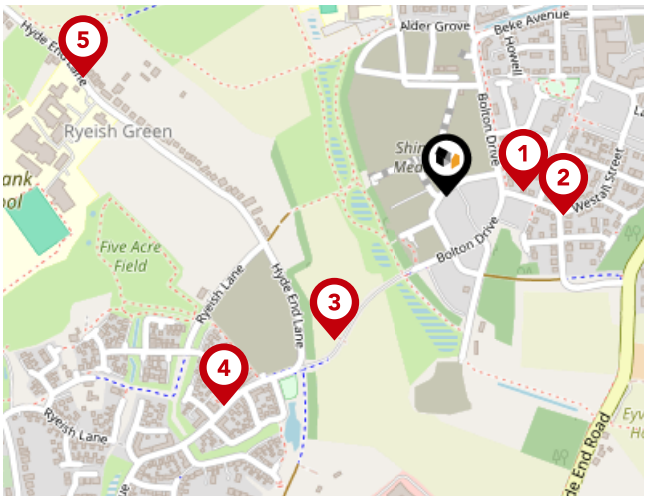


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	22.18 miles

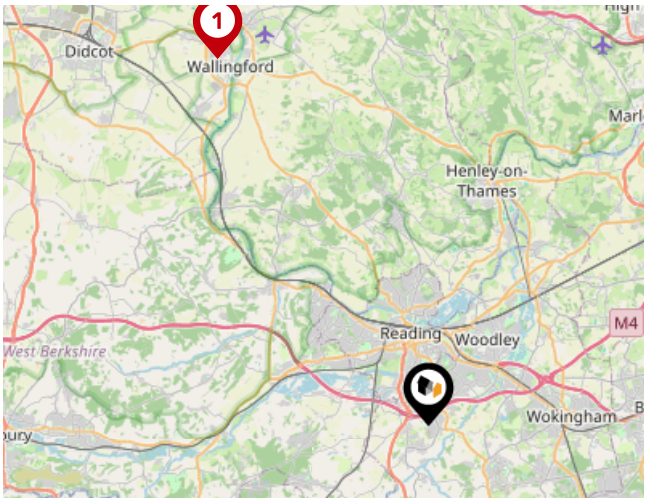
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Area
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Lawrence Place	0.08 miles
2	Westall Street	0.13 miles
3	Fullbrook Avenue	0.21 miles
4	Bays Crescent	0.35 miles
5	Ryeish Green School	0.44 miles



Local Connections

Pin	Name	Distance
1	Wallingford (Cholsey & Wallingford Railway)	15.64 miles

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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

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 then anticipated, and from the offer being accepted too us getting the keys was just over 2.5 months!

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Agent
Disclaimer

Important - Please Read

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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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