![avocado property]
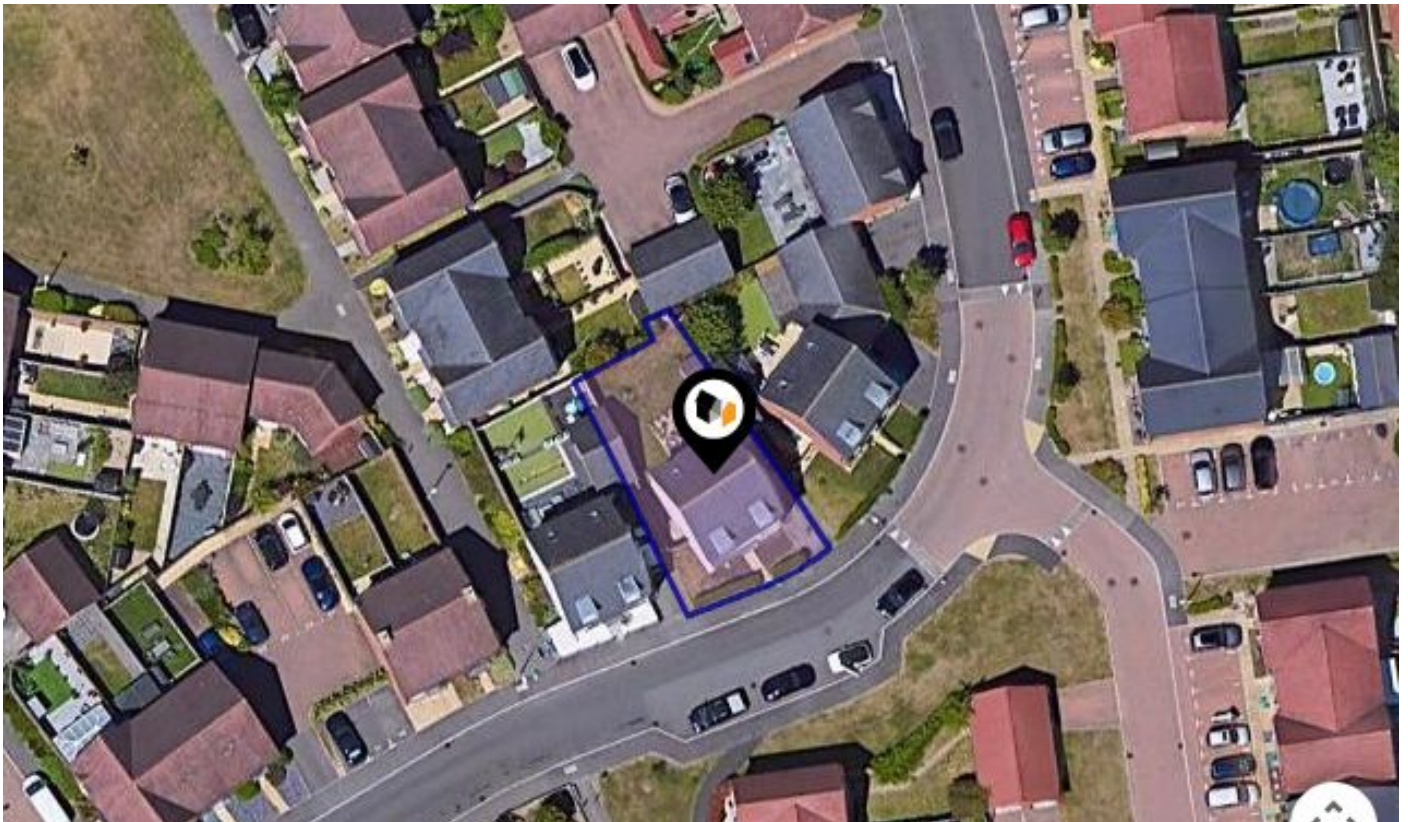
KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 18th November 2025

TABBY DRIVE, THREE MILE CROSS, READING, RG7

Avocado Property

07917 157387

neil@avocadoberkshire.co.uk

www.avocadopropertyagents.co.uk

arla | propertymark
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Property
Overview

Property

Type:	Detached	**Tenure:**	Freehold
Bedrooms:	5		
Plot Area:	0.07 acres		
Council Tax :	Band F		
Annual Estimate:	£3,432		
Title Number:	BK460788		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

16 mb/s

10000 mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone

Satellite/Fibre TV Availability:

✓ BT   ✓ sky   ✓ Virgin media

Market
Sold in Street

19, Tabby Drive, Reading, RG7 1WQ

Last Sold Date:	12/08/2025	19/03/2021	31/05/2016	23/04/2014
Last Sold Price:	£365,000	£282,000	£335,000	£239,950

89, Tabby Drive, Reading, RG7 1WQ

Last Sold Date:	18/06/2025	20/09/2013
Last Sold Price:	£740,000	£450,000

25, Tabby Drive, Reading, RG7 1WQ

Last Sold Date:	13/12/2024	31/05/2017	25/04/2014
Last Sold Price:	£367,500	£327,000	£264,950

65, Tabby Drive, Reading, RG7 1WQ

Last Sold Date:	01/11/2024	21/02/2022	16/08/2013
Last Sold Price:	£375,000	£330,000	£239,995

57, Tabby Drive, Reading, RG7 1WQ

Last Sold Date:	24/08/2023	16/08/2019	09/08/2013
Last Sold Price:	£380,000	£320,000	£235,000

77, Tabby Drive, Reading, RG7 1WQ

Last Sold Date:	16/02/2023	28/02/2017	18/03/2014
Last Sold Price:	£650,000	£515,000	£430,000

73, Tabby Drive, Reading, RG7 1WQ

Last Sold Date:	16/01/2023	21/01/2015	09/08/2013
Last Sold Price:	£390,000	£267,000	£234,626

47, Tabby Drive, Reading, RG7 1WQ

Last Sold Date:	10/05/2022
Last Sold Price:	£176,000

37, Tabby Drive, Reading, RG7 1WQ

Last Sold Date:	15/12/2021
Last Sold Price:	£225,000

39, Tabby Drive, Reading, RG7 1WQ

Last Sold Date:	13/09/2021	10/06/2015
Last Sold Price:	£222,500	£225,000

23, Tabby Drive, Reading, RG7 1WQ

Last Sold Date:	25/06/2021	30/04/2014
Last Sold Price:	£315,000	£235,000

83, Tabby Drive, Reading, RG7 1WQ

Last Sold Date:	25/06/2021	09/06/2017
Last Sold Price:	£547,000	£529,000

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

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Market
Sold in Street

69, Tabby Drive, Reading, RG7 1WQ

Last Sold Date:	28/05/2021	27/09/2013
Last Sold Price:	£310,000	£236,995

11, Tabby Drive, Reading, RG7 1WQ

Last Sold Date:	07/04/2021	25/04/2014
Last Sold Price:	£295,000	£239,950

61, Tabby Drive, Reading, RG7 1WQ

Last Sold Date:	16/12/2020	27/11/2020	12/08/2013
Last Sold Price:	£305,000	£307,500	£239,995

45, Tabby Drive, Reading, RG7 1WQ

Last Sold Date:	15/11/2019
Last Sold Price:	£217,000

59, Tabby Drive, Reading, RG7 1WQ

Last Sold Date:	02/09/2019	04/07/2017	23/08/2013
Last Sold Price:	£325,000	£325,000	£237,995

21, Tabby Drive, Reading, RG7 1WQ

Last Sold Date:	05/08/2019	24/04/2014
Last Sold Price:	£275,000	£239,950

51, Tabby Drive, Reading, RG7 1WQ

Last Sold Date:	31/05/2019	22/11/2013
Last Sold Price:	£478,000	£400,000

29, Tabby Drive, Reading, RG7 1WQ

Last Sold Date:	01/02/2019	23/12/2013
Last Sold Price:	£355,000	£299,950

55, Tabby Drive, Reading, RG7 1WQ

Last Sold Date:	10/08/2017	31/07/2017	27/02/2014
Last Sold Price:	£520,000	£490,000	£429,950

67, Tabby Drive, Reading, RG7 1WQ

Last Sold Date:	26/05/2017	22/10/2013
Last Sold Price:	£318,000	£236,995

95, Tabby Drive, Reading, RG7 1WQ

Last Sold Date:	30/05/2014
Last Sold Price:	£399,995

7, Tabby Drive, Reading, RG7 1WQ

Last Sold Date:	09/05/2014
Last Sold Price:	£481,950

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

Market
Sold in Street

5, Tabby Drive, Reading, RG7 1WQ

Last Sold Date:	30/04/2014
Last Sold Price:	£450,000

79, Tabby Drive, Reading, RG7 1WQ

Last Sold Date:	28/03/2014
Last Sold Price:	£439,995

81, Tabby Drive, Reading, RG7 1WQ

Last Sold Date:	07/03/2014
Last Sold Price:	£449,995

49, Tabby Drive, Reading, RG7 1WQ

Last Sold Date:	27/02/2014
Last Sold Price:	£435,000

27, Tabby Drive, Reading, RG7 1WQ

Last Sold Date:	23/12/2013
Last Sold Price:	£287,000

1, Tabby Drive, Reading, RG7 1WQ

Last Sold Date:	12/12/2013
Last Sold Price:	£450,000

93, Tabby Drive, Reading, RG7 1WQ

Last Sold Date:	25/10/2013
Last Sold Price:	£469,950

75, Tabby Drive, Reading, RG7 1WQ

Last Sold Date:	13/09/2013
Last Sold Price:	£236,995

63, Tabby Drive, Reading, RG7 1WQ

Last Sold Date:	05/09/2013
Last Sold Price:	£238,995

85, Tabby Drive, Reading, RG7 1WQ

Last Sold Date:	30/08/2013
Last Sold Price:	£353,000

71, Tabby Drive, Reading, RG7 1WQ

Last Sold Date:	08/08/2013
Last Sold Price:	£229,000

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

Market
House Price Statistics

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10 Year History of Average House Prices by Property Type in RG7
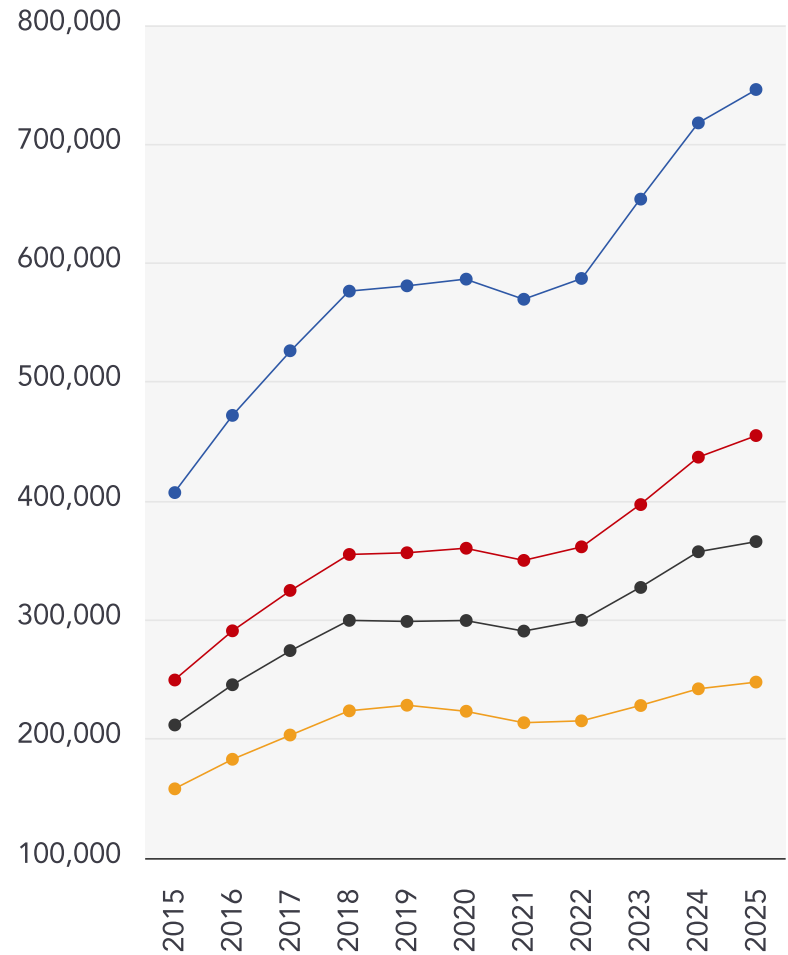
Detached

+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 2025
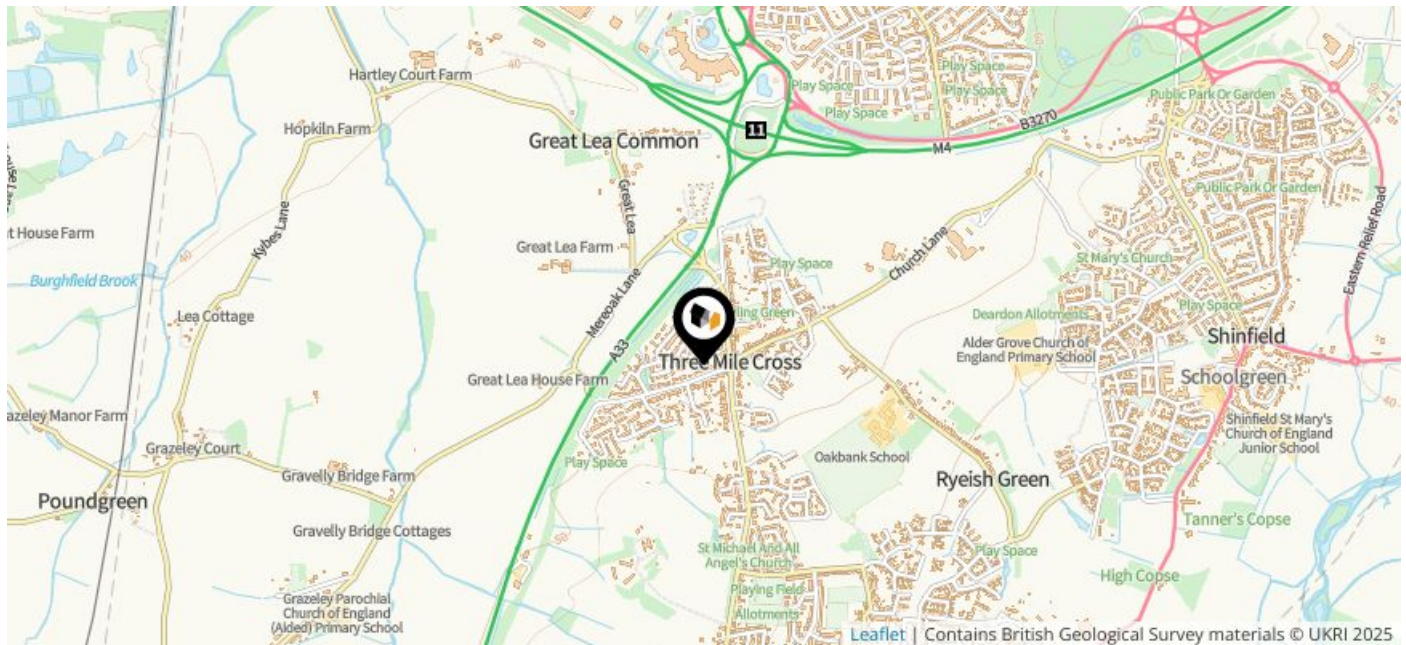
Mine Entry

✕   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.
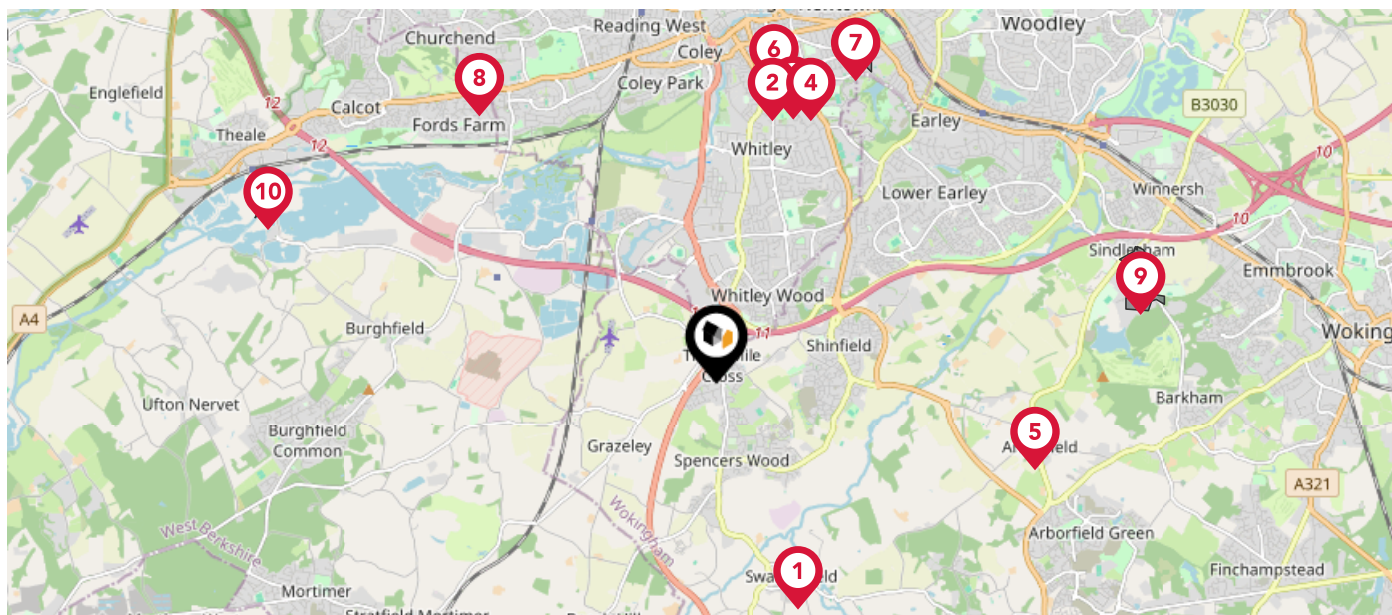
Nearby Conservation Areas

1	Swallowfield
2	Christchurch
3	The Mount
4	Redlands
5	Arborfield Cross
6	Kendrick Road
7	South Park
8	Horncastle
9	Sindlesham
10	Sheffield Bridge

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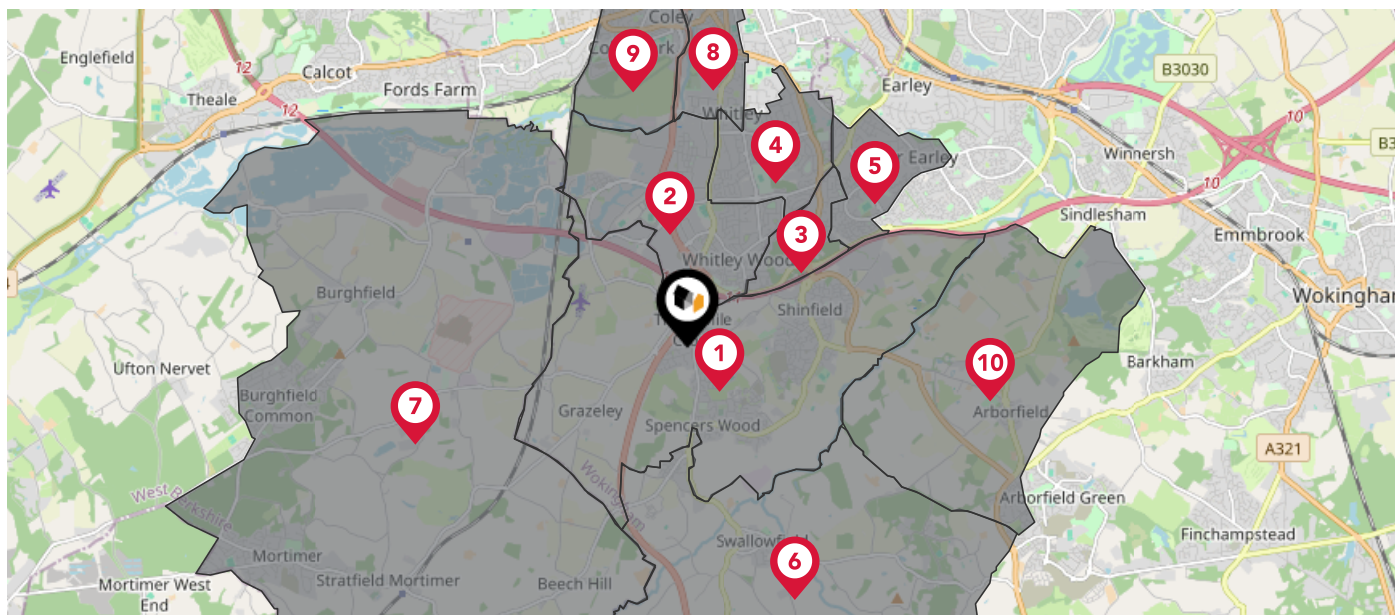
Nearby Council Wards	
1	Shinfield South Ward
2	Whitley Ward
3	Shinfield North Ward
4	Church Ward
5	Hillside Ward
6	Swallowfield Ward
7	Burghfield & Mortimer Ward
8	Katesgrove Ward
9	Coley Ward
10	Arborfield Ward

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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...
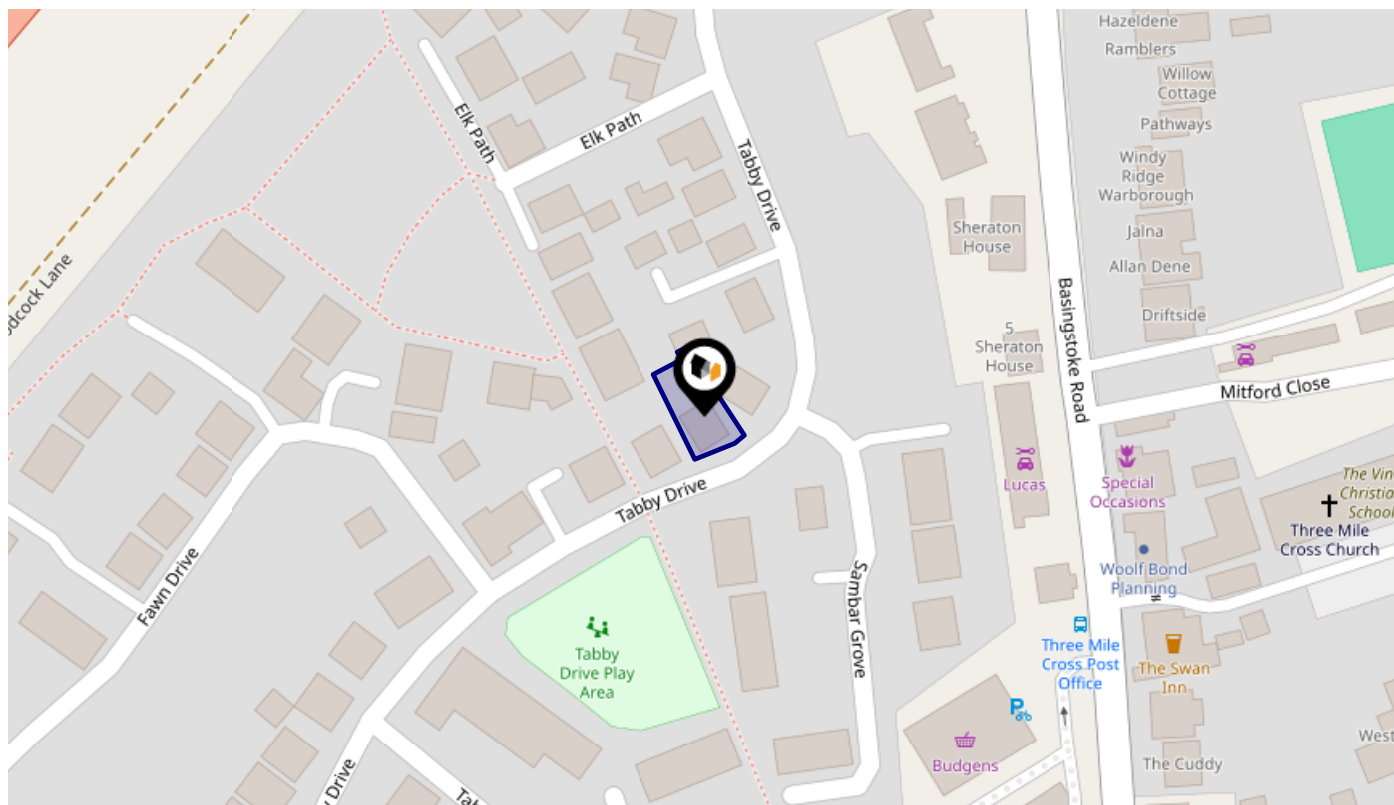
Rail Noise Data

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.
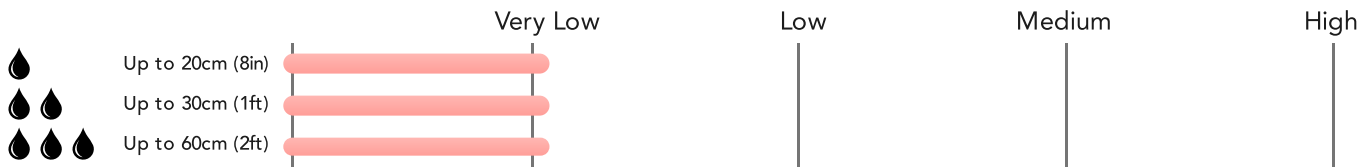

Risk Rating: Very low

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.

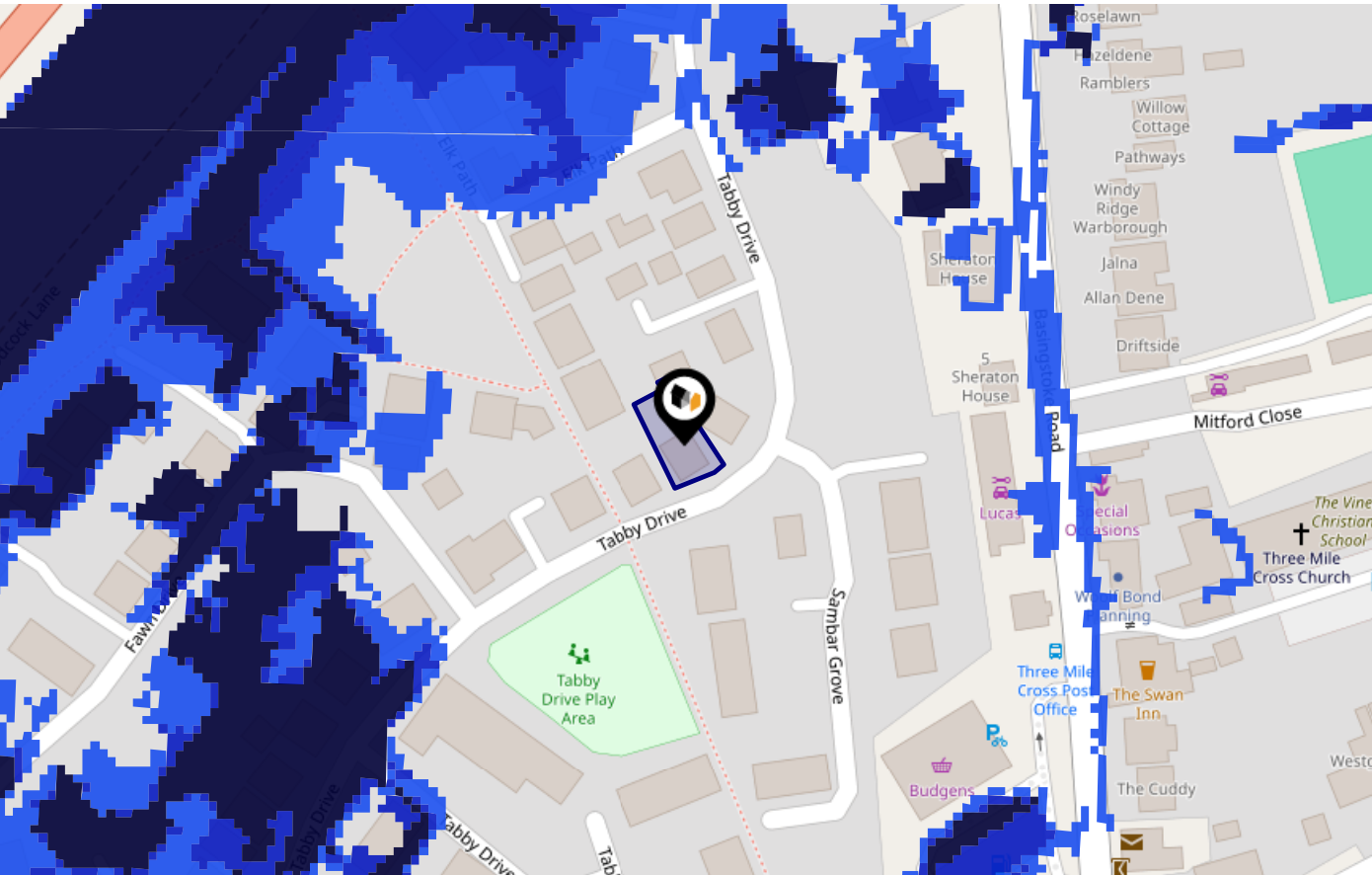Chance of flooding to the following depths at this property:

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

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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.
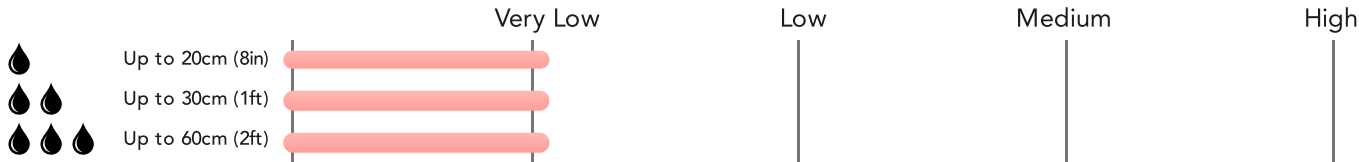

Risk Rating: Very low

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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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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Flood Risk
Surface Water - Flood Risk

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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

avocado
property

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.
- **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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Maps
Green Belt

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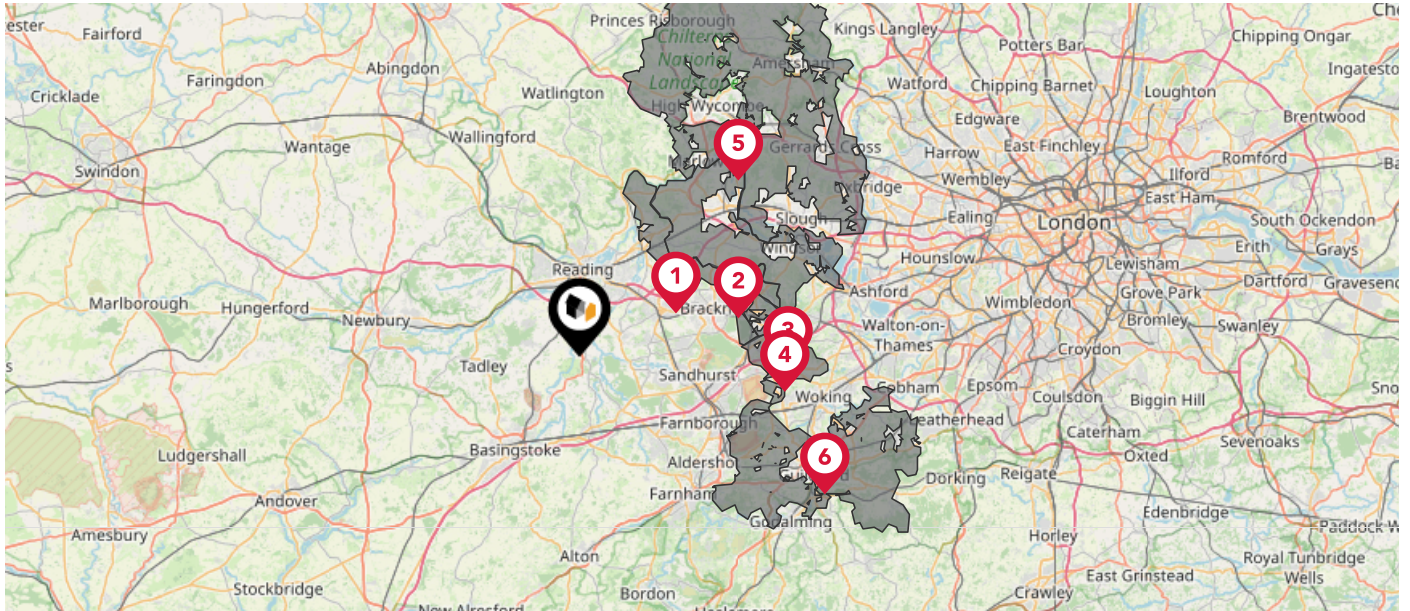
Nearby Green Belt Land

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

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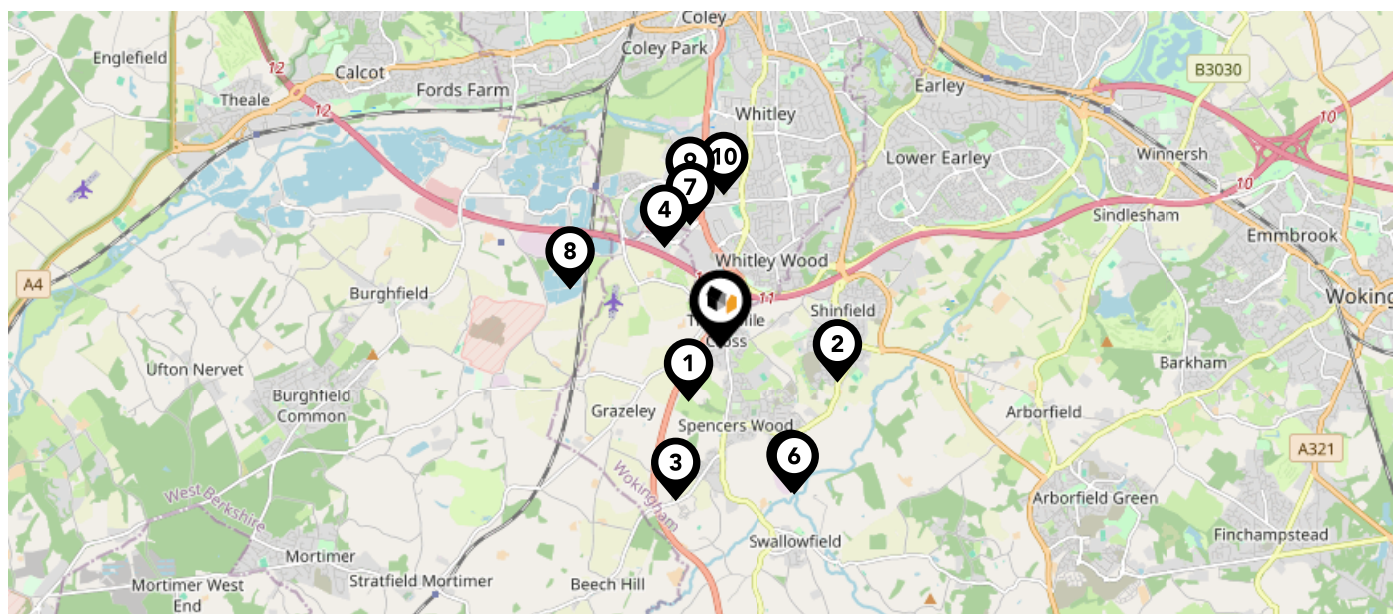
| Nearby Landfill Sites		
1	Grazeley Road-Three Mile Cross, Buckinghamshire	Historic Landfill
2	Land at School Green, Shinfield-Whitley Wood, Reading	Historic Landfill
3	Whitehouse Farm-Spencers Wood, Wokingham, Buckinghamshire	Historic Landfill
4	EA/EPR/XP3199EZ/A001 - Reading Football Club	Active Landfill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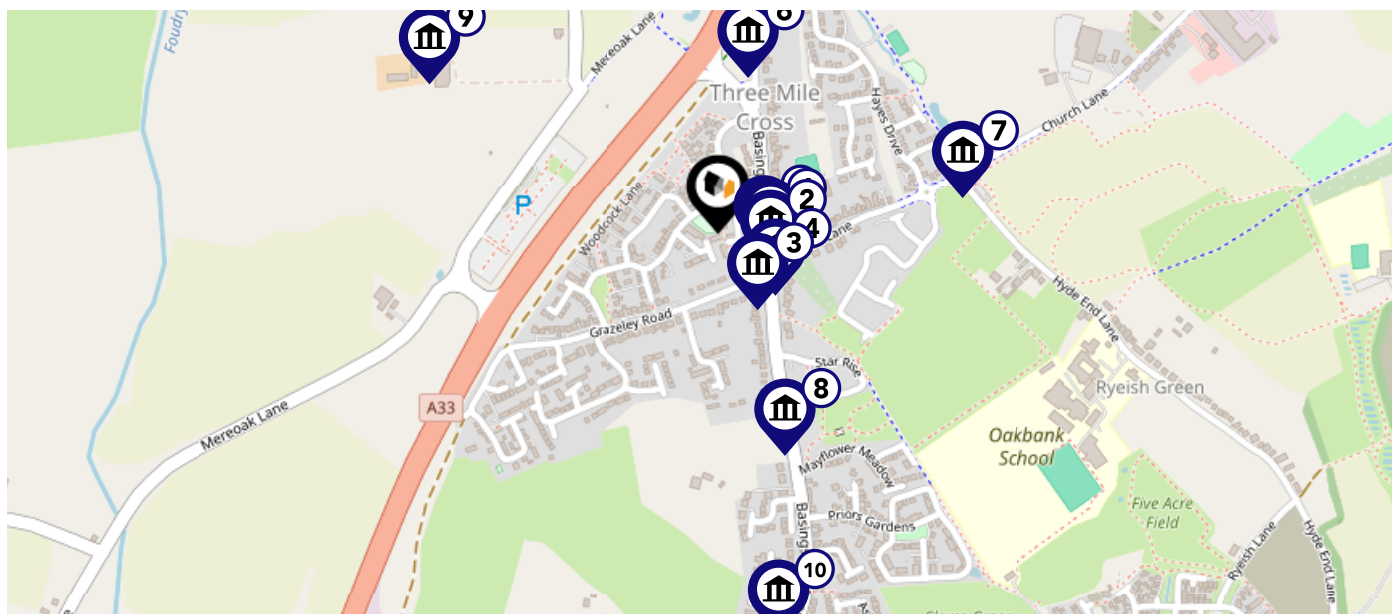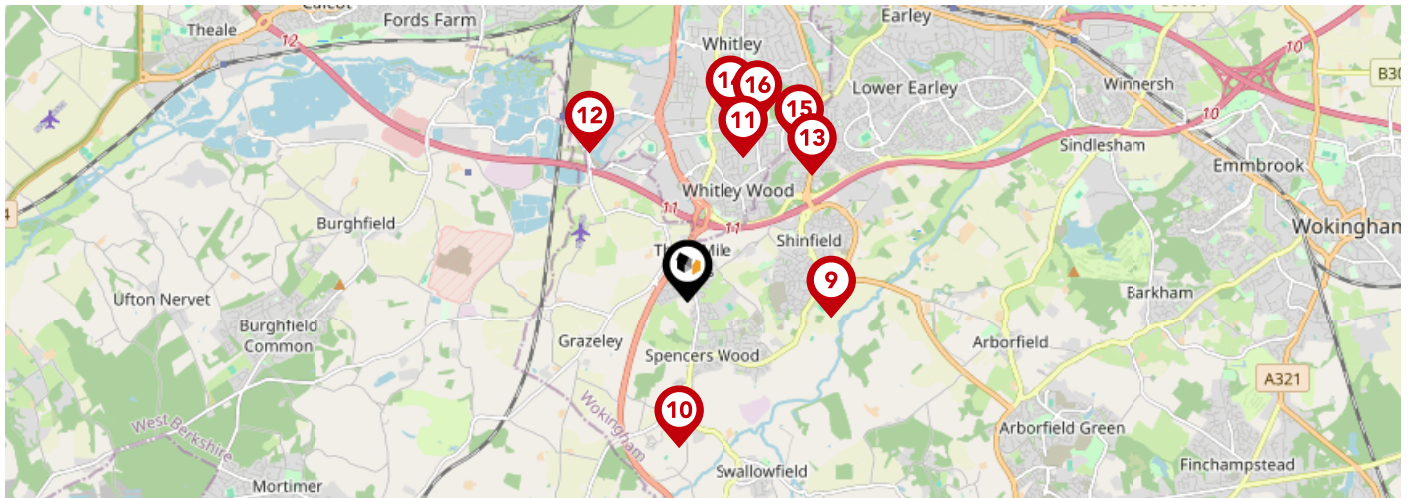

Listed Buildings in the local district		Grade	Distance
1	1312956 - The Swan Inn	Grade II	0.1 miles
2	1118129 - Post Office And Newsagent	Grade II	0.1 miles
3	1312959 - Highway Cottage	Grade II	0.1 miles
4	1118133 - Wistaria Cottage	Grade II	0.1 miles
5	1118130 - The Mitford	Grade II	0.1 miles
6	1393098 - Milestone At Three Mile Cross	Grade II	0.2 miles
7	1118134 - The Thatch	Grade II	0.3 miles
8	1136071 - The Lieutenant's Cottage	Grade II	0.3 miles
9	1245425 - Great Lea Farmhouse	Grade II	0.4 miles
10	1319123 - Hill House	Grade II	0.5 miles

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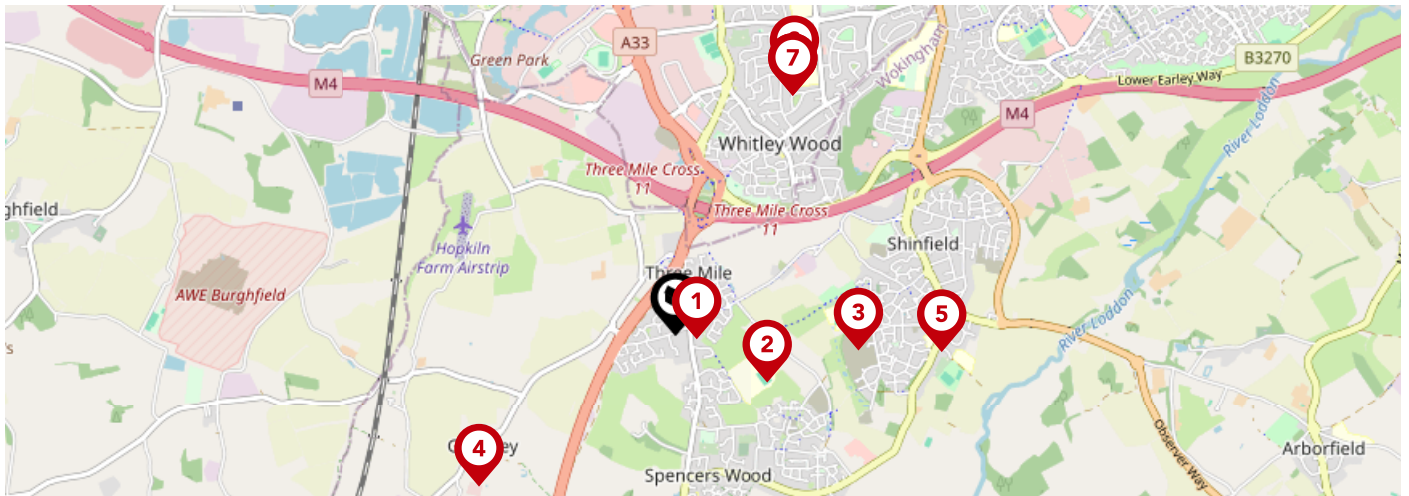
	Nursery	Primary	Secondary	College	Private
1 **The Vine Christian School** Ofsted Rating: Good	Pupils: 28	Distance:0.09	☐	☐	☑	☐	☐
2 **Oakbank** Ofsted Rating: Requires improvement	Pupils: 522	Distance:0.47	☐	☐	☑	☐	☐
3 **Alder Grove Church of England Primary School** Ofsted Rating: Good	Pupils: 290	Distance:0.85	☐	☑	☐	☐	☐
4 **Grazeley Parochial Church of England Aided Primary School** Ofsted Rating: Requires improvement	Pupils: 203	Distance:1.15	☐	☑	☐	☐	☐
5 **Shinfield Infant and Nursery School** Ofsted Rating: Good	Pupils: 307	Distance:1.23	☐	☑	☐	☐	☐
6 **Geoffrey Field Infant School** Ofsted Rating: Outstanding	Pupils: 313	Distance:1.24	☐	☑	☐	☐	☐
7 **Geoffrey Field Junior School** Ofsted Rating: Good	Pupils: 354	Distance:1.24	☐	☑	☐	☐	☐
8 **Christ The King Catholic Primary School** Ofsted Rating: Good	Pupils: 327	Distance:1.32	☐	☑	☐	☐	☐

Area
Schools

	Nursery	Primary	Secondary	College	Private
9 Shinfield St Mary's CofE Junior School Ofsted Rating: Good	Pupils: 358	Distance:1.34	☐	☑	☐	☐	☐
10 Lambs Lane Primary School Ofsted Rating: Good	Pupils: 202	Distance:1.35	☐	☑	☐	☐	☐
11 John Madejski Academy Ofsted Rating: Serious Weaknesses	Pupils: 871	Distance:1.42	☐	☐	☑	☐	☐
12 Green Park Village Primary Academy Ofsted Rating: Good	Pupils: 155	Distance:1.63	☐	☑	☐	☐	☐
13 Crosfields School Ofsted Rating: Not Rated	Pupils: 777	Distance:1.65	☐	☐	☑	☐	☐
14 Whitley Park Primary and Nursery School Ofsted Rating: Good	Pupils: 571	Distance:1.75	☐	☑	☐	☐	☐
15 The Ridgeway Primary School Ofsted Rating: Good	Pupils: 410	Distance:1.78	☐	☑	☐	☐	☐
16 Blagdon Nursery School Ofsted Rating: Outstanding	Pupils: 152	Distance:1.79	☑	☐	☐	☐	☐

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Local Area
Masts & Pylons
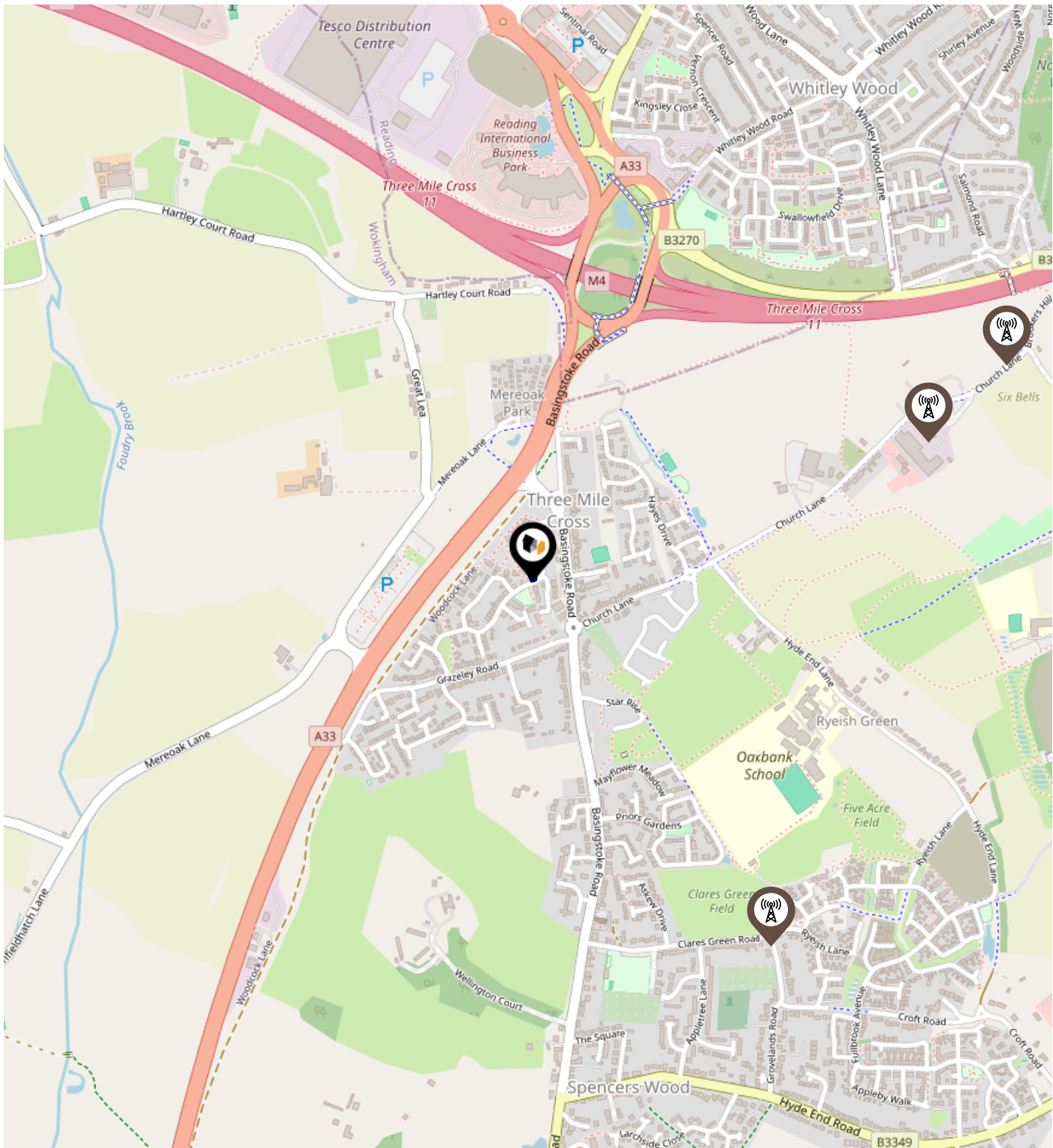
Key:

🗼 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).

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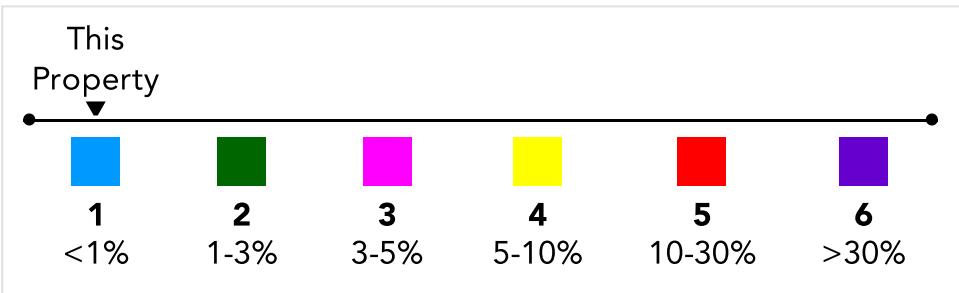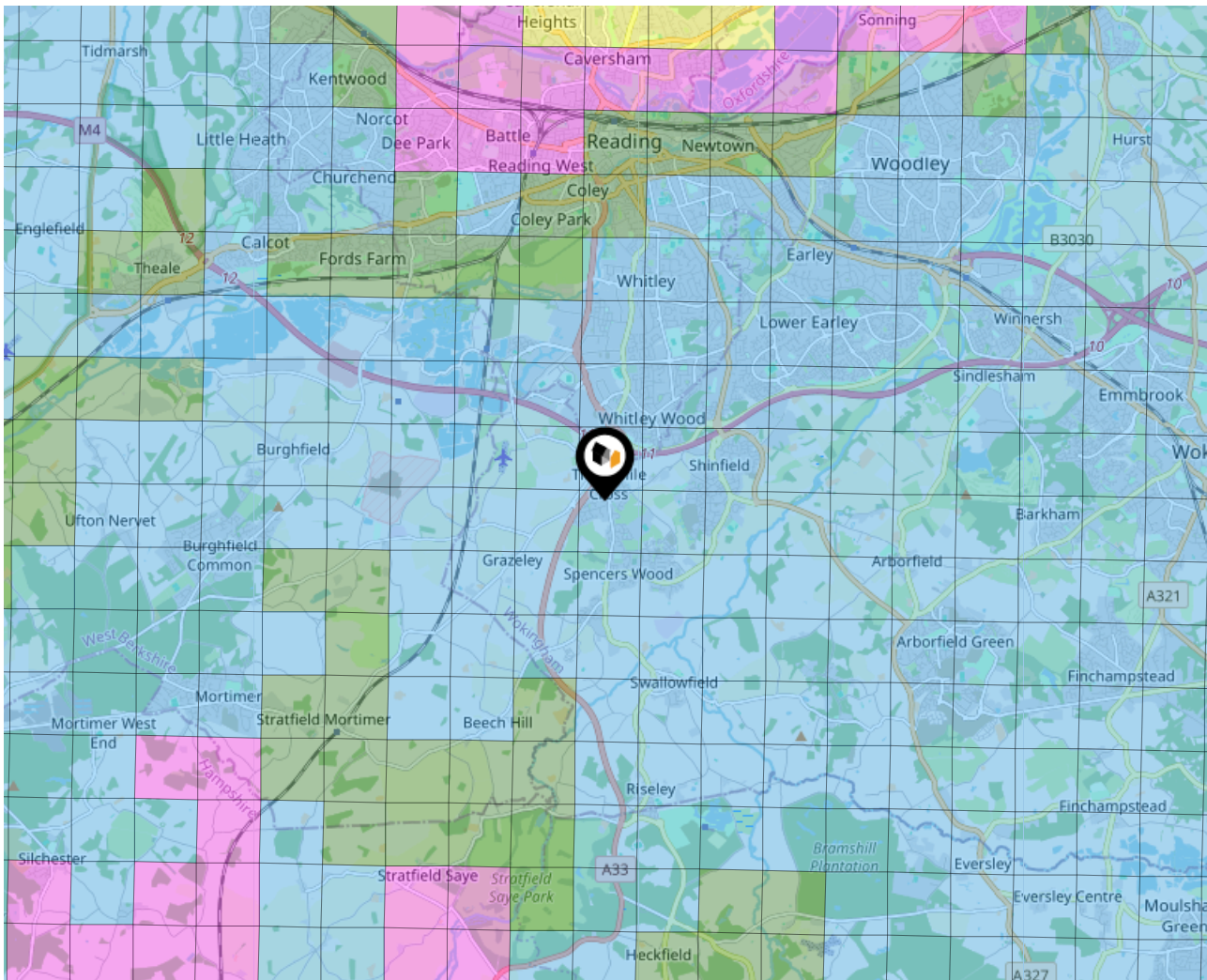
Local Area
Road Noise
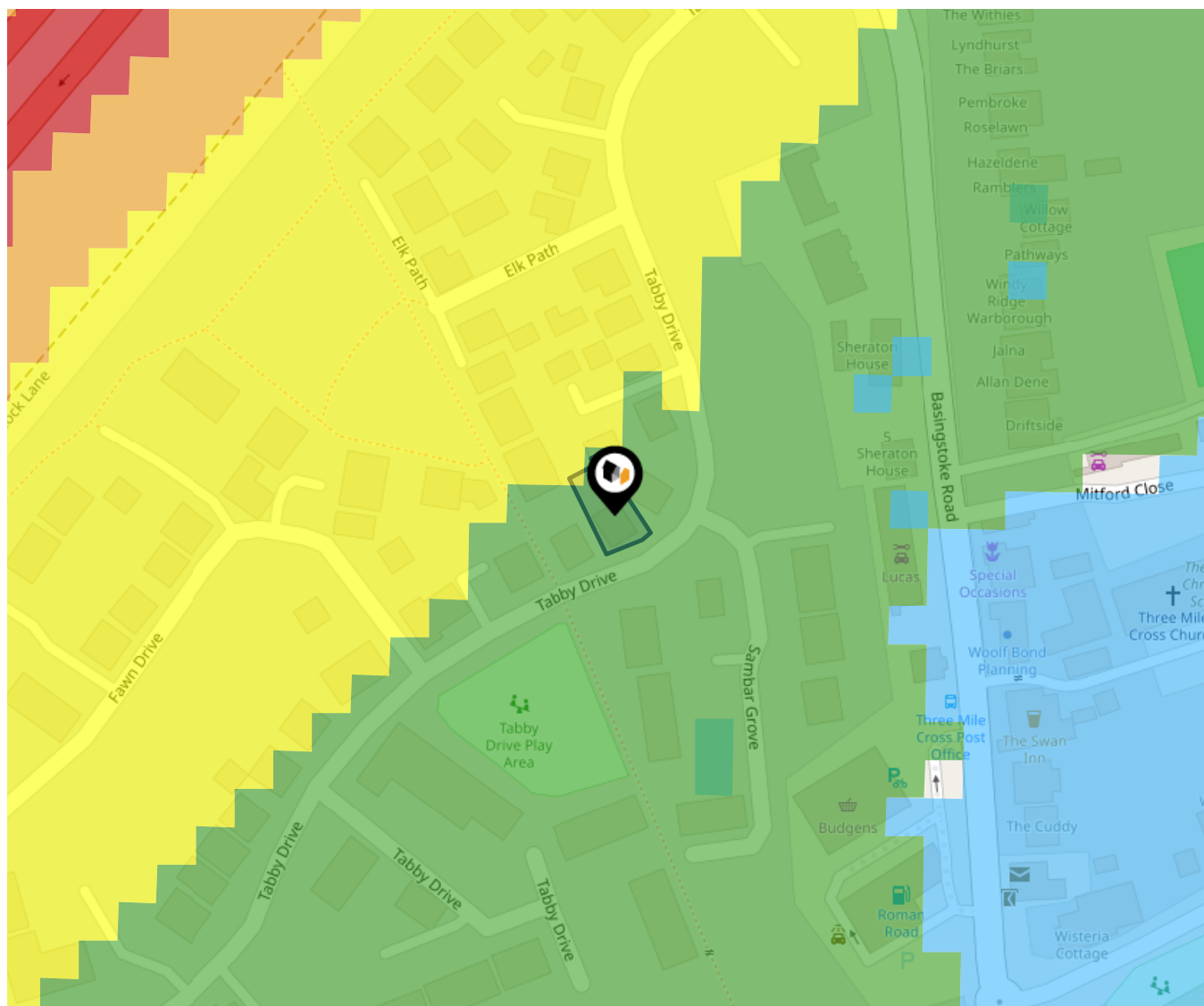
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

Environment
Soils & Clay

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

Carbon Content:	NONE	**Soil Texture:**	CLAY TO SILT
Parent Material Grain:	ARGILLACEOUS	**Soil Depth:**	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		
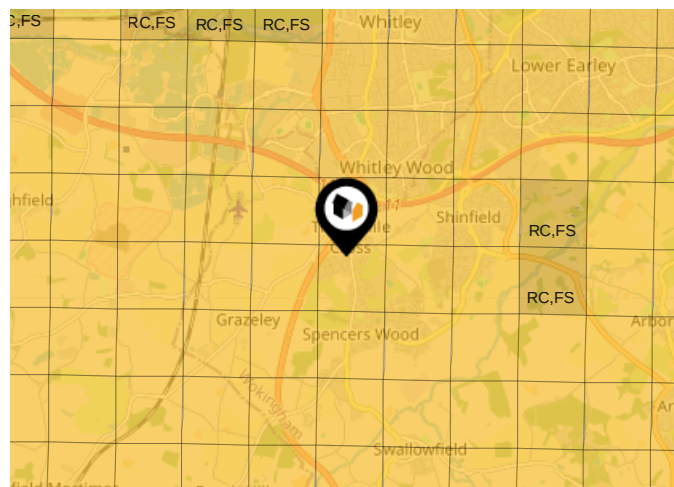
Primary Classifications (Most Common Clay Types)

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)
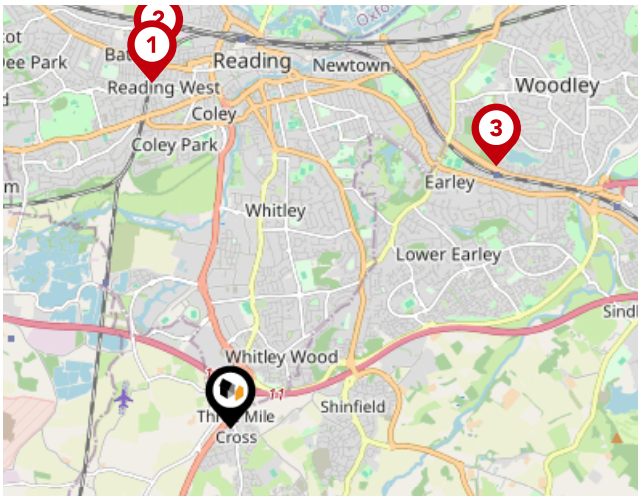
National Rail Stations

Pin	Name	Distance
1	Reading West Rail Station	3.28 miles
2	Reading West Rail Station	3.49 miles
3	Earley Rail Station	3.45 miles
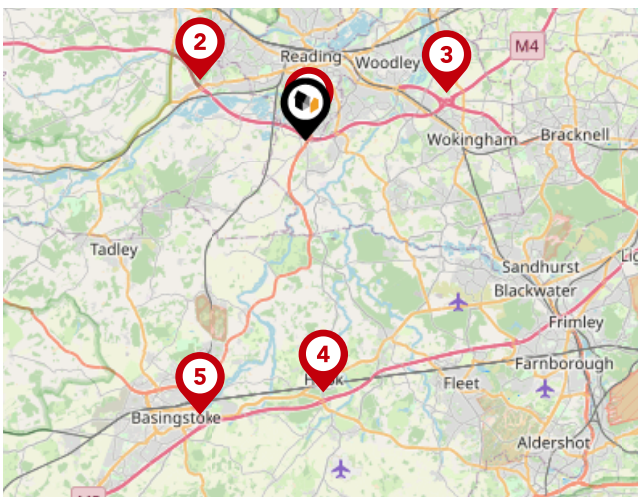
Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J11	0.47 miles
2	M4 J12	4.52 miles
3	M4 J10	5.49 miles
4	M3 J5	9.34 miles
5	M3 J6	10.86 miles
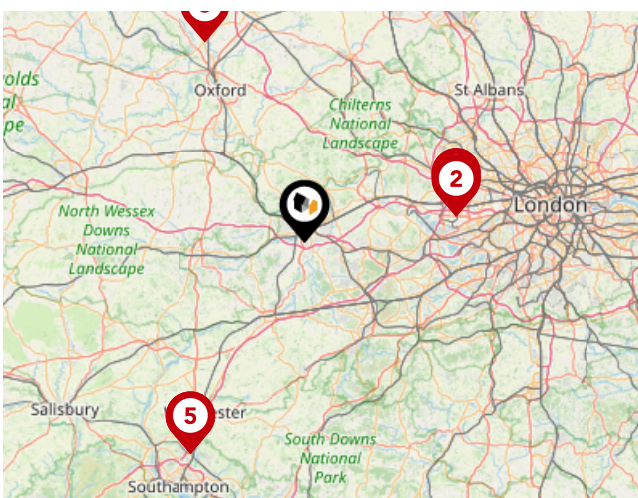
Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	23 miles
2	Heathrow Airport Terminal 4	23.03 miles
3	Kidlington	32.9 miles
4	North Stoneham	35.67 miles
5	Southampton Airport	35.67 miles

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Area
Transport (Local)
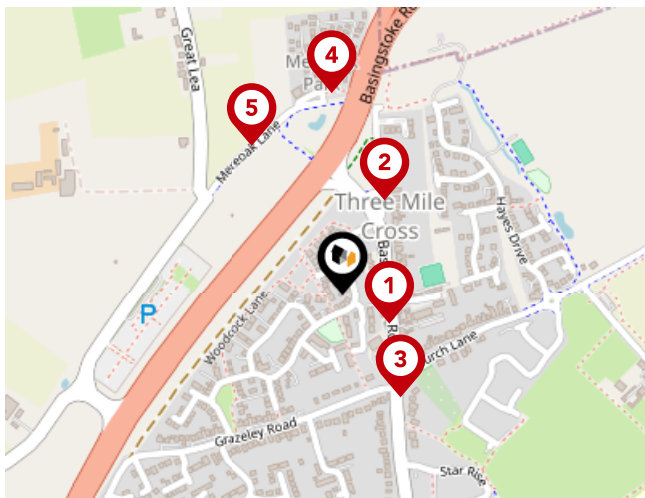
Bus Stops/Stations

Pin	Name	Distance
1	Three Mile Cross Post Office	0.06 miles
2	Mereoak Lane Turn	0.12 miles
3	Three Mile Cross Post Office	0.14 miles
4	Hartley Court Turn	0.23 miles
5	Mereoak Lane - Great Lea	0.2 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.

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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

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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

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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