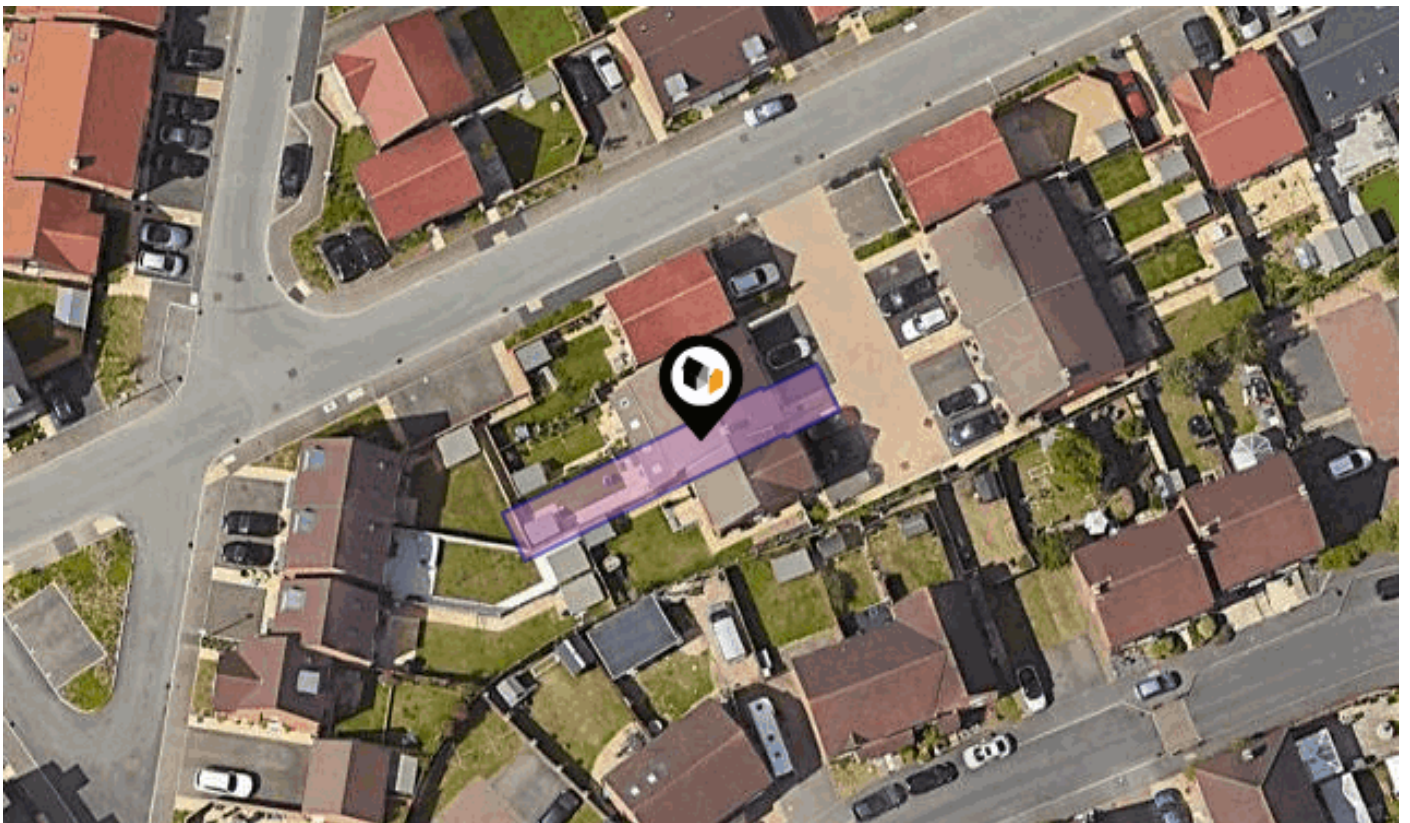




See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area  
**Wednesday 08th April 2026**



**GARRETT DRIVE, SHINFIELD, READING, RG2**

**Avocado Property**

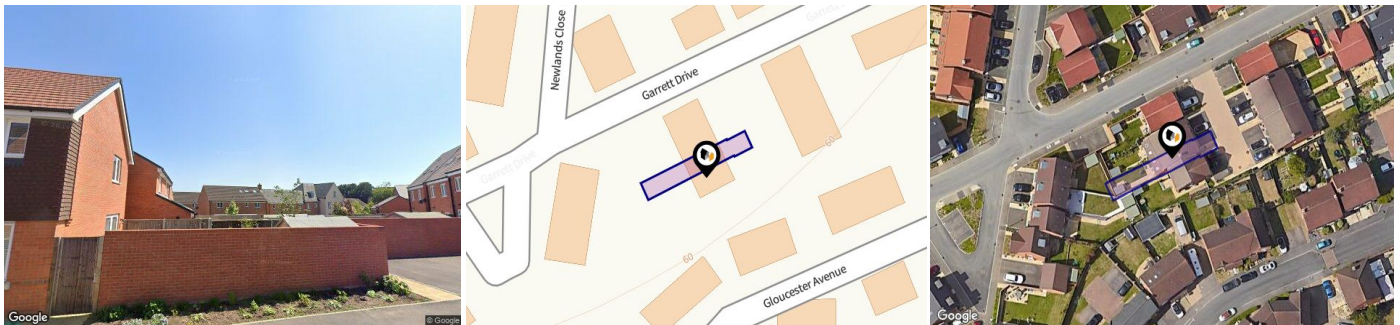
07917 157387

neil@avocadoberkshire.co.uk

www.avocadopropertyagents.co.uk



# Property Overview



## Property

<b>Type:</b>	Terraced	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	2		
<b>Floor Area:</b>	893 ft <sup>2</sup> / 83 m <sup>2</sup>		
<b>Plot Area:</b>	0.03 acres		
<b>Year Built :</b>	2020		
<b>Council Tax :</b>	Band D		
<b>Title Number:</b>	BK510917		

## Local Area

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

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

<b>6</b> mb/s	<b>80</b> mb/s	<b>900</b> mb/s

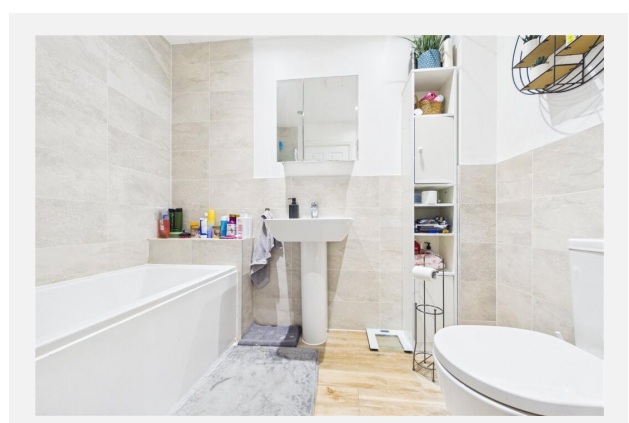
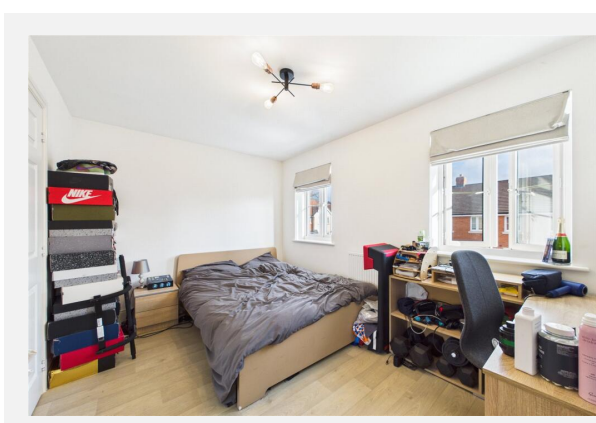
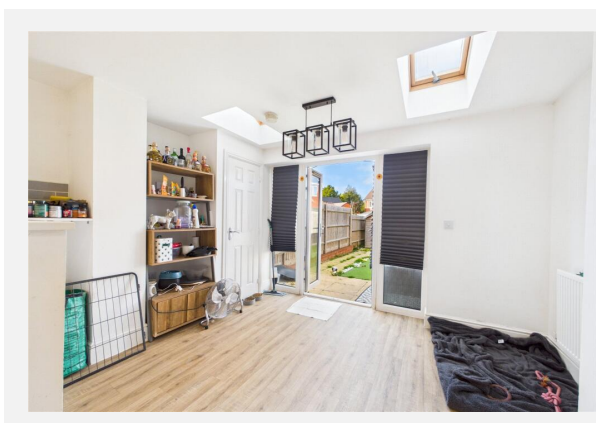
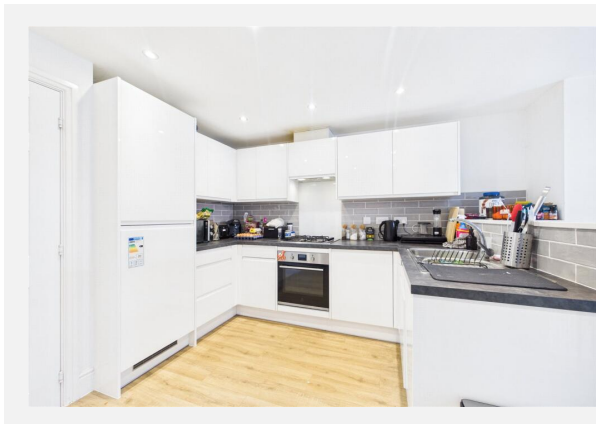
### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Gallery Photos





**Local Area**

<b>Local Authority:</b>	Wokingham	<b>Estimated Broadband Speeds</b> (Standard - Superfast - Ultrafast)		
<b>Conservation Area:</b>	No	<b>7</b> mb/s	<b>80</b> mb/s	<b>900</b> mb/s
<b>Flood Risk:</b>				
• Rivers & Seas	Very low			
• Surface Water	Very low			

<b>Mobile Coverage:</b> (based on calls indoors)	<b>Satellite/Fibre TV Availability:</b>

## GARRETT DRIVE, SHINFIELD, READING, RG2



# Property EPC - Certificate



Garrett Drive, Shinfield, RG2

Energy rating

# B

Valid until 10.09.2030

Score	Energy rating	Current	Potential
92+	A		96   A
81-91	B	84   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Property

## EPC - Additional Data



### Additional EPC Data

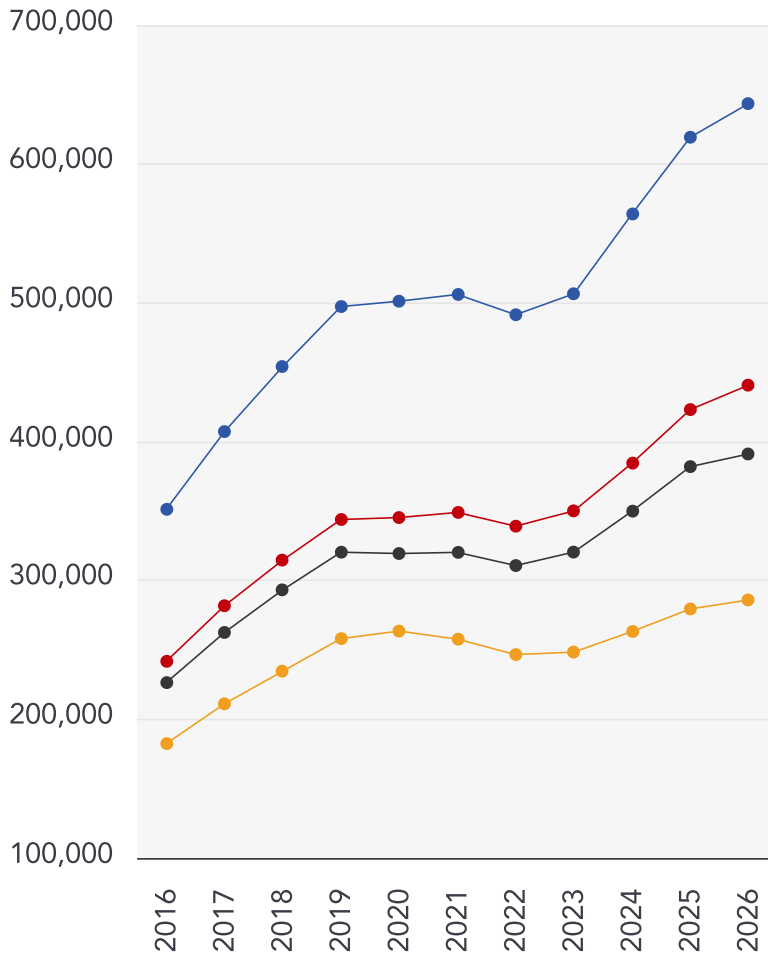
<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Mains gas - this is for backwards compatibility only and should not be used
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.25 W/m-Â°K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Average thermal transmittance 0.11 W/m-Â°K
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Time and temperature zone control
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Average thermal transmittance 0.17 W/m-Â°K
<b>Total Floor Area:</b>	83 m <sup>2</sup>

# 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

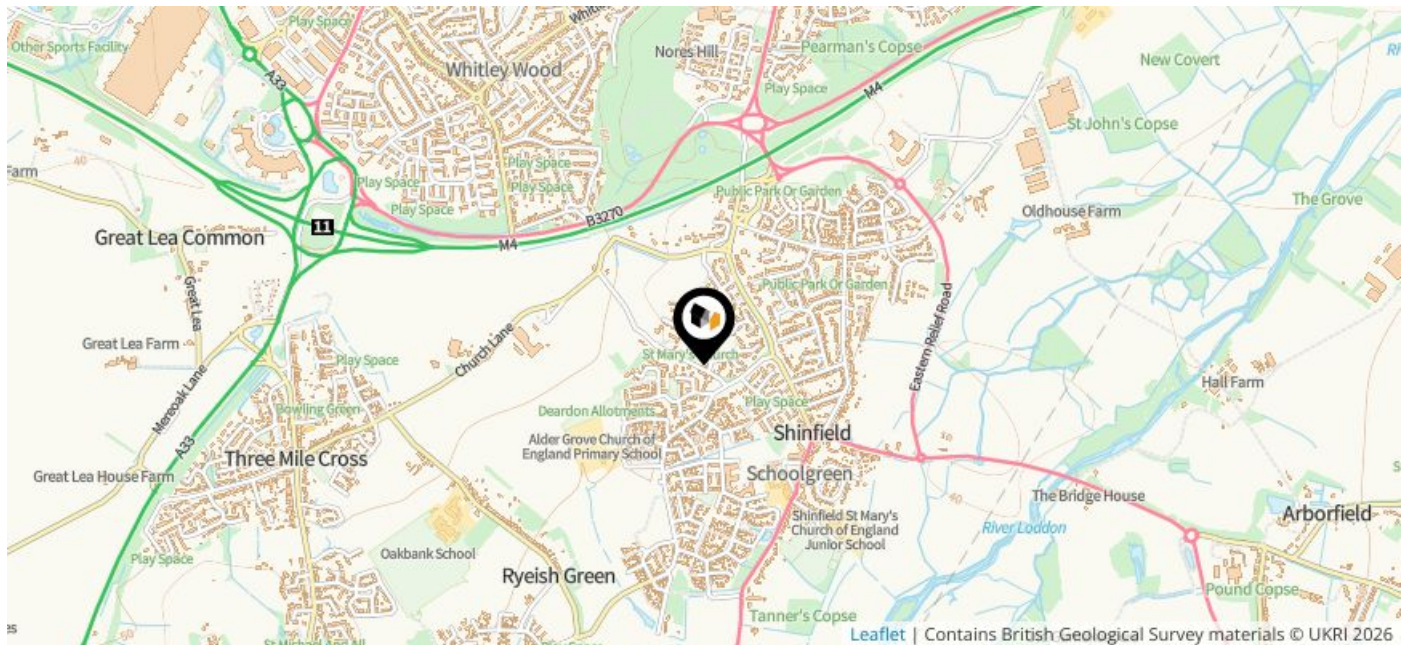
**+56.72%**

# 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.

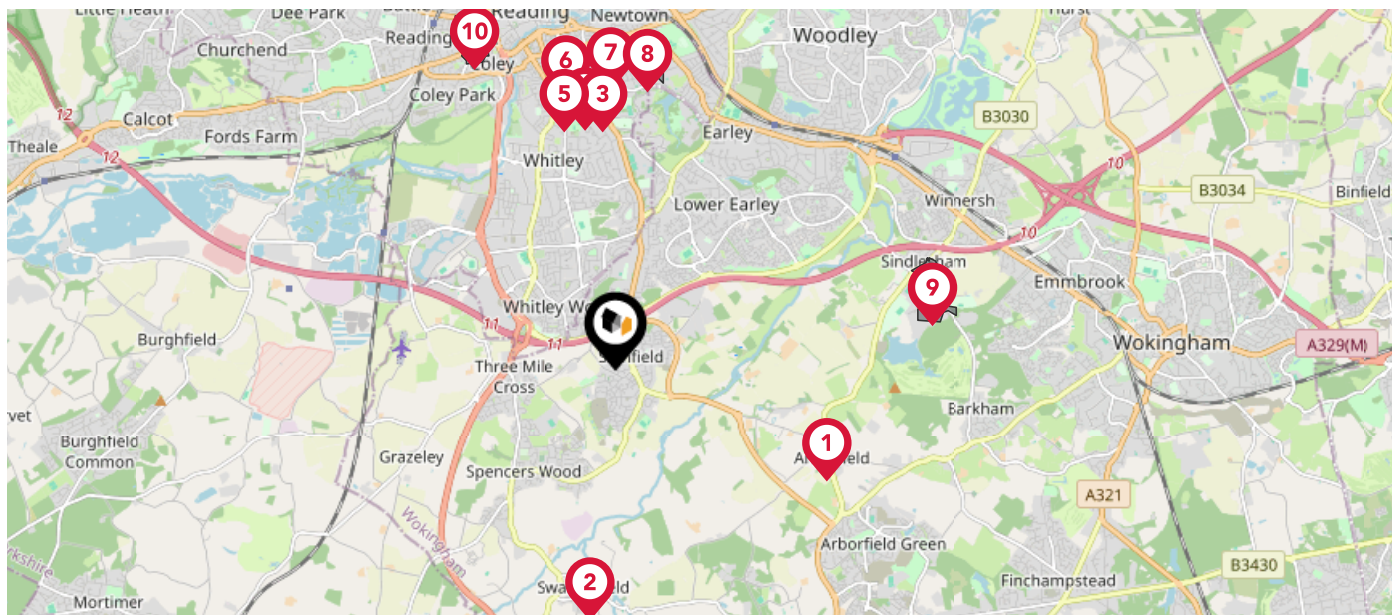
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

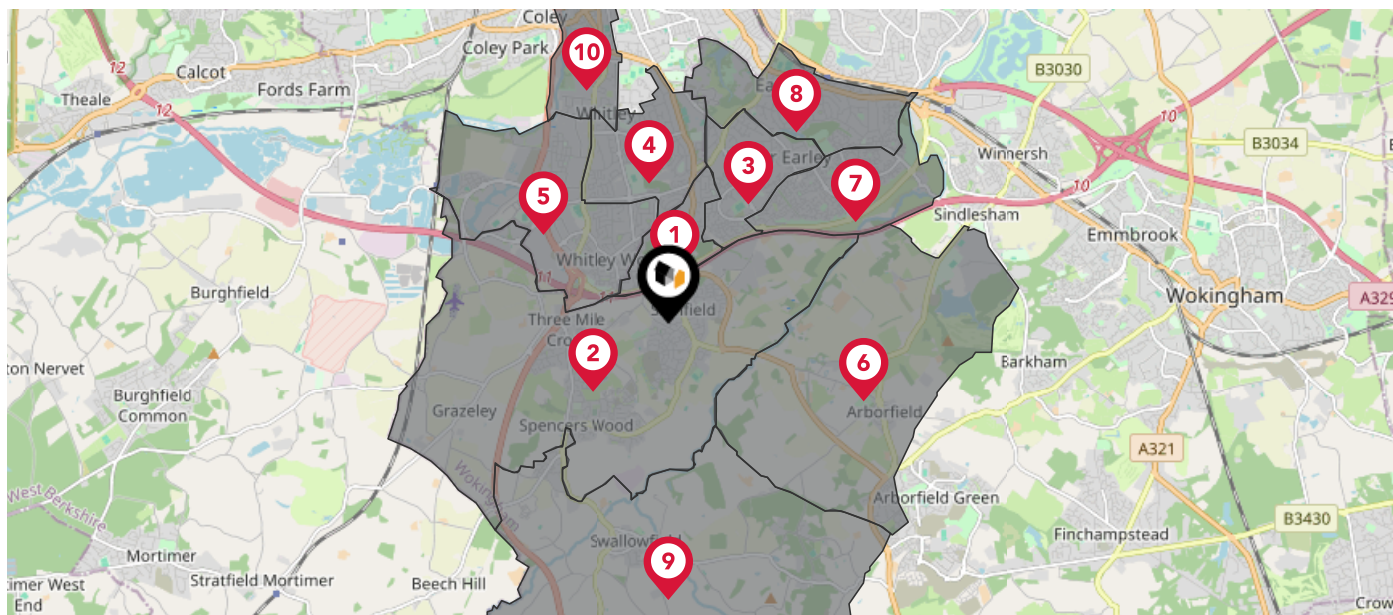
- 1 Arborfield Cross
- 2 Swallowfield
- 3 Redlands
- 4 The Mount
- 5 Christchurch
- 6 Kendrick Road
- 7 Alexandra Road
- 8 South Park
- 9 Sindlesham
- 10 Russell Street and Castle Hill

# 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

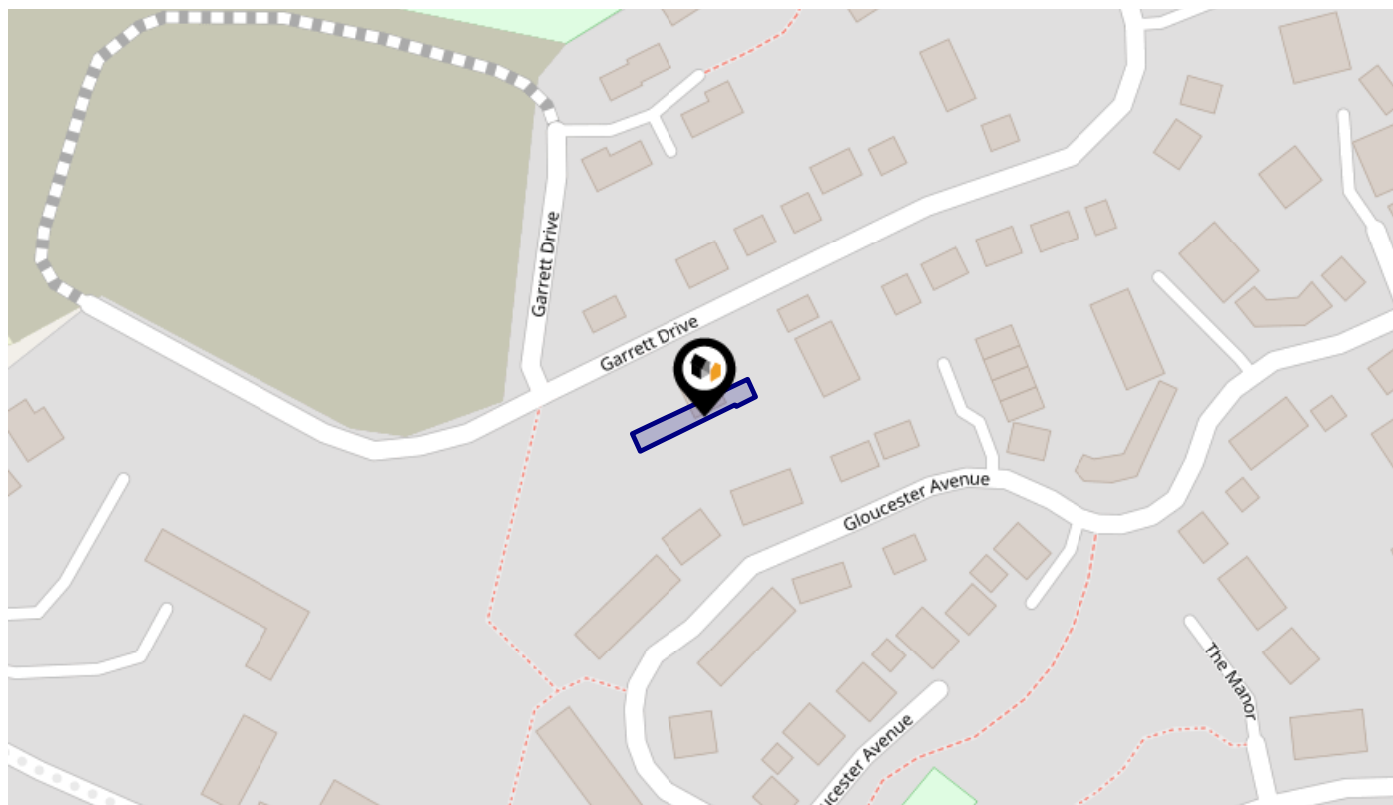
-  1 Shinfield North Ward
-  2 Shinfield South Ward
-  3 Hillside Ward
-  4 Church Ward
-  5 Whitley Ward
-  6 Arborfield Ward
-  7 Hawkedon Ward
-  8 Maiden Erlegh Ward
-  9 Swallowfield Ward
-  10 Katesgrove Ward

# 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:

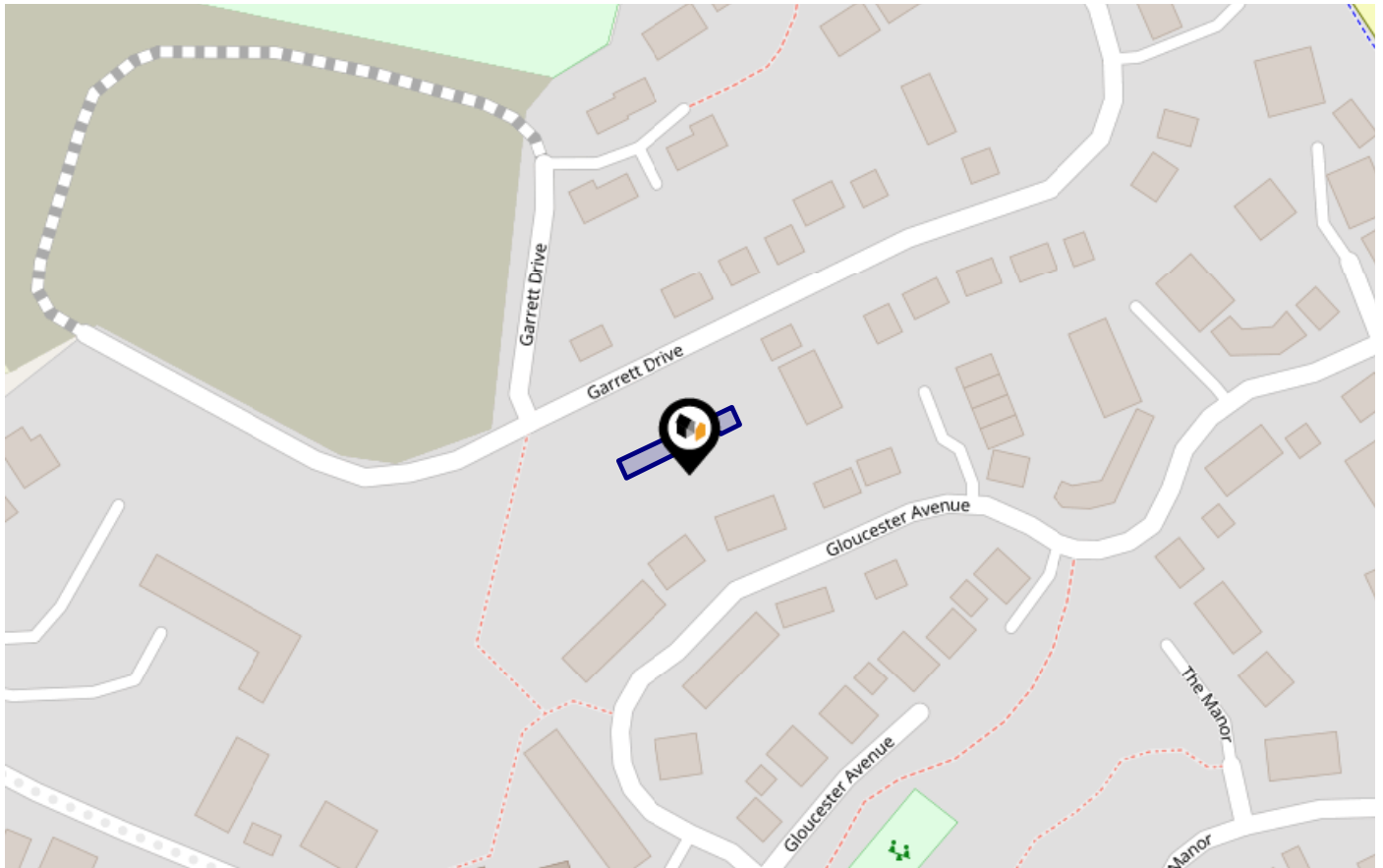
5		75.0+ dB	<span style="color: red;">■</span>
4		70.0-74.9 dB	<span style="color: orange;">■</span>
3		65.0-69.9 dB	<span style="color: yellow;">■</span>
2		60.0-64.9 dB	<span style="color: green;">■</span>
1		55.0-59.9 dB	<span style="color: blue;">■</span>

# Flood Risk

## Rivers & Seas - Flood Risk



This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.



**Risk Rating: Very low**

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

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

Chance of flooding to the following depths at this property:

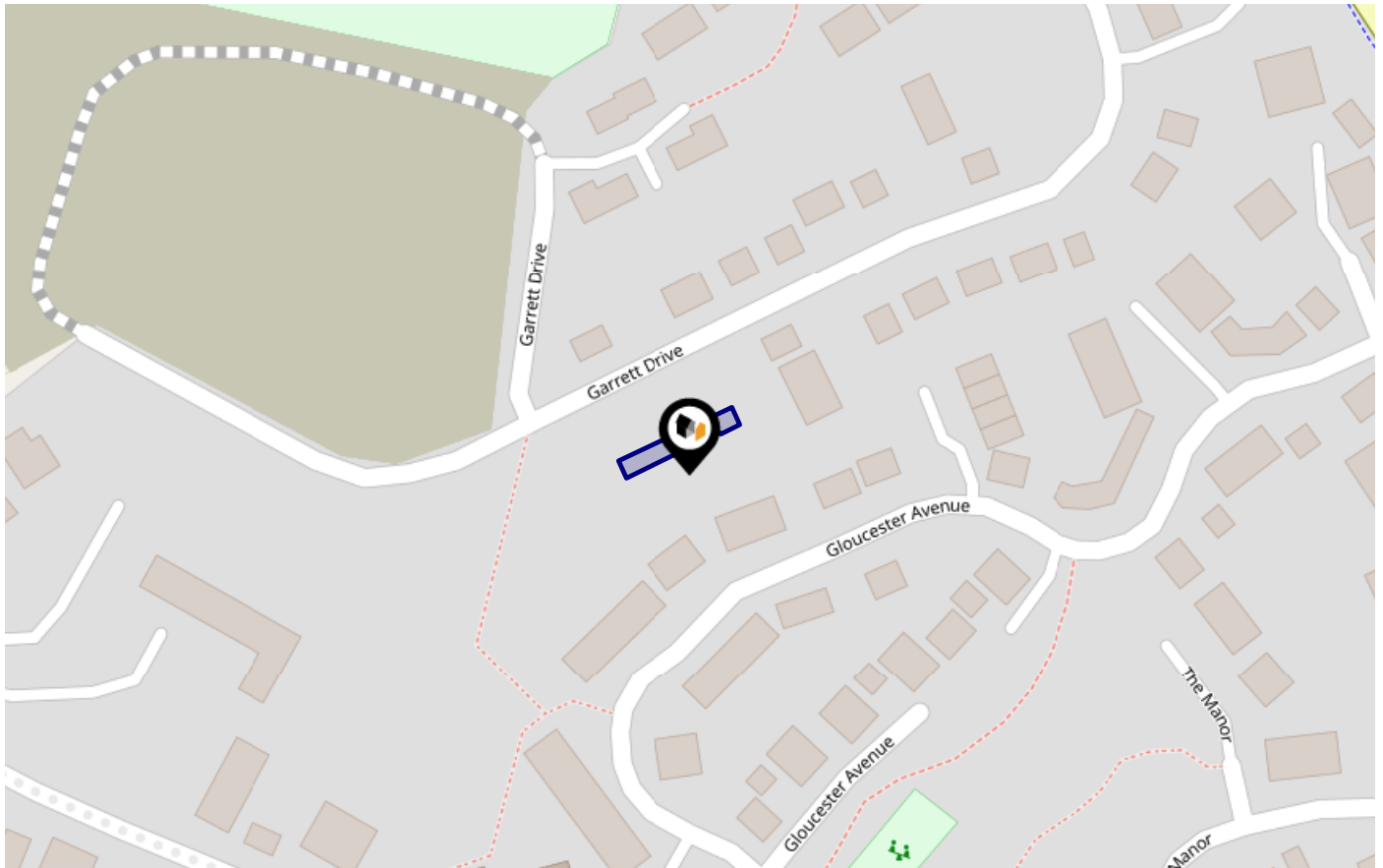


# Flood Risk

## Rivers & Seas - Climate Change



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



Risk Rating: Very low

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

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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Chance of flooding to the following depths at this property:



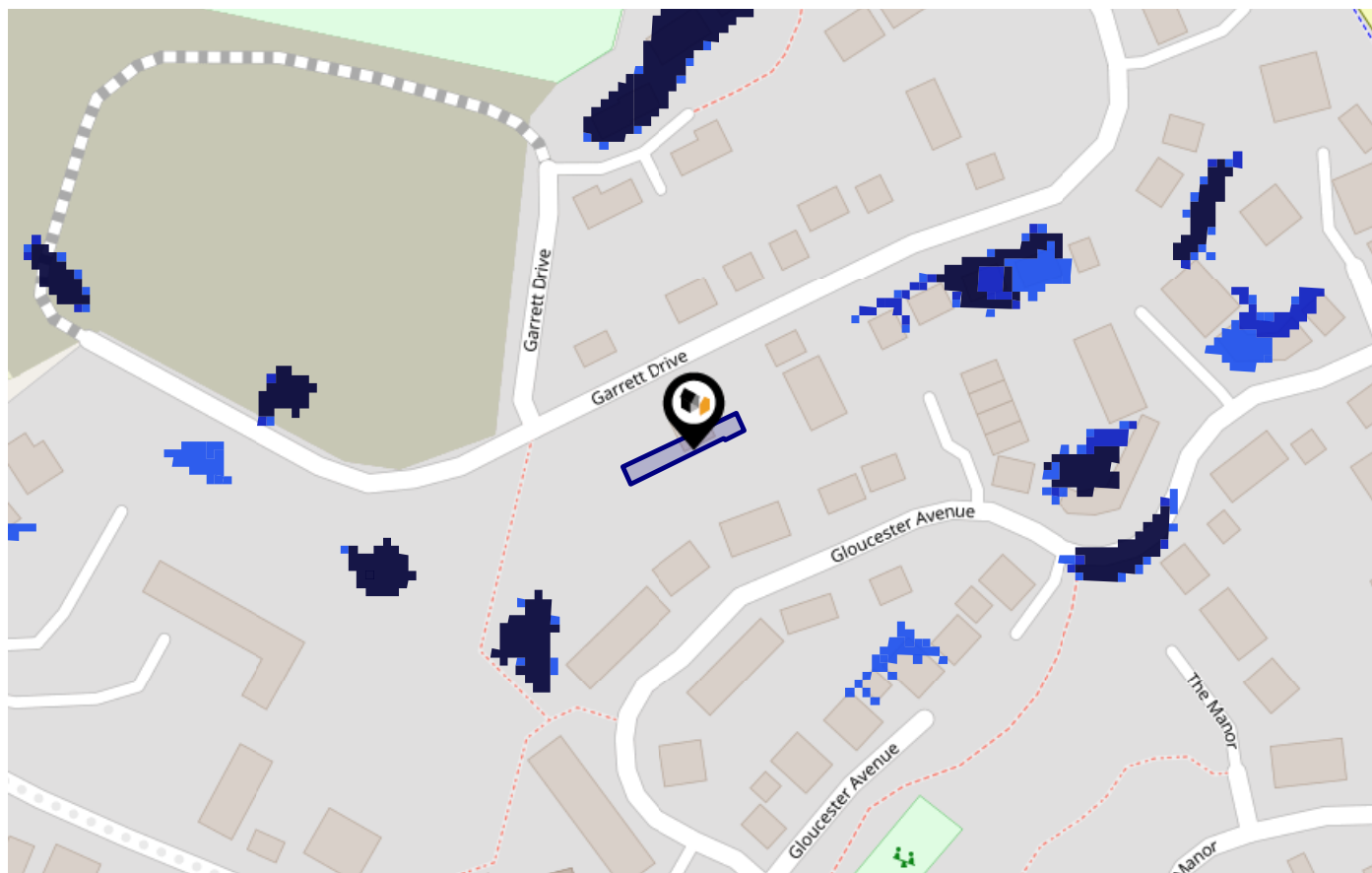
KFB - Key Facts For Buyers

# 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:

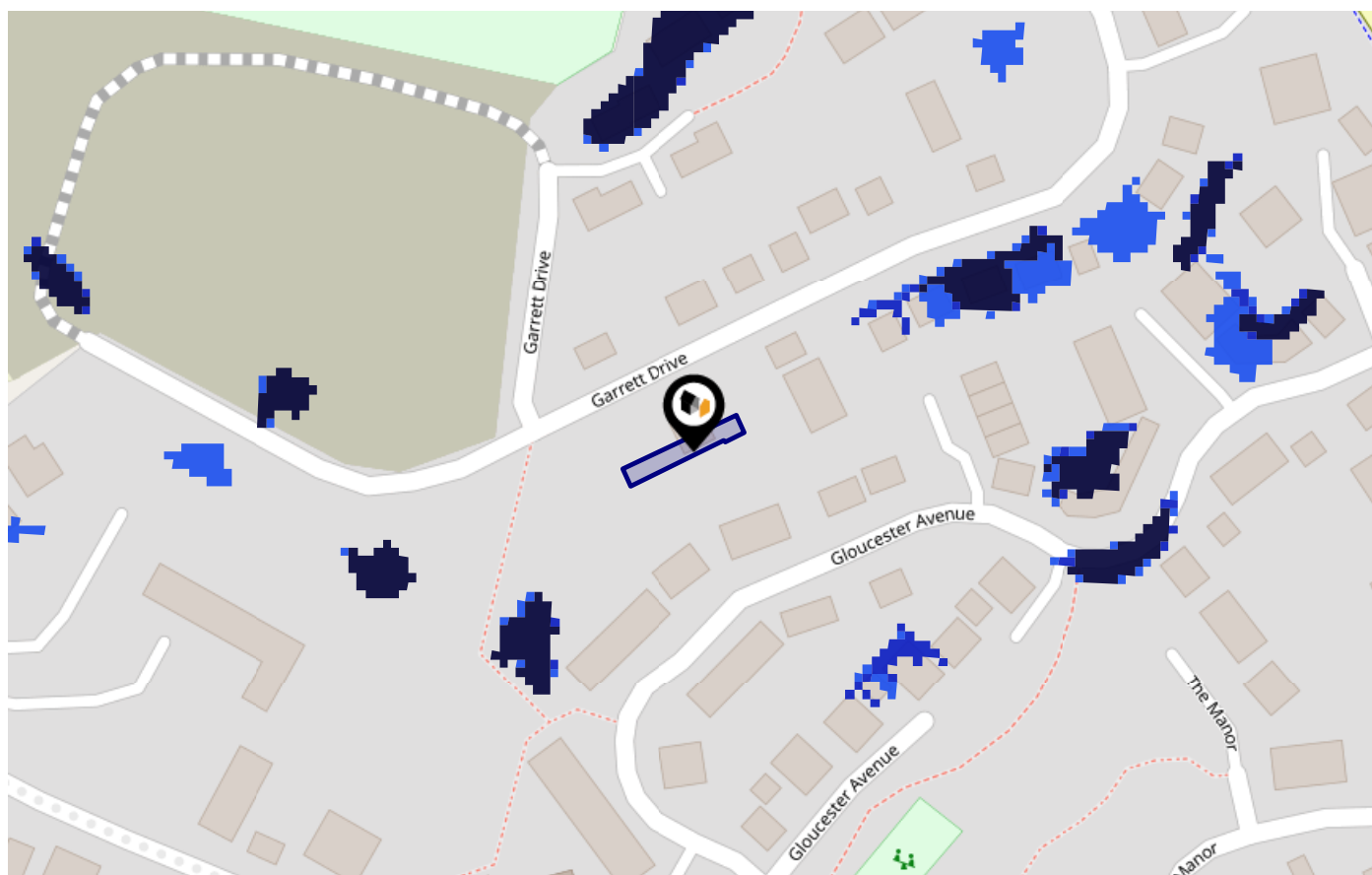


# Flood Risk

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

Chance of flooding to the following depths at this property:

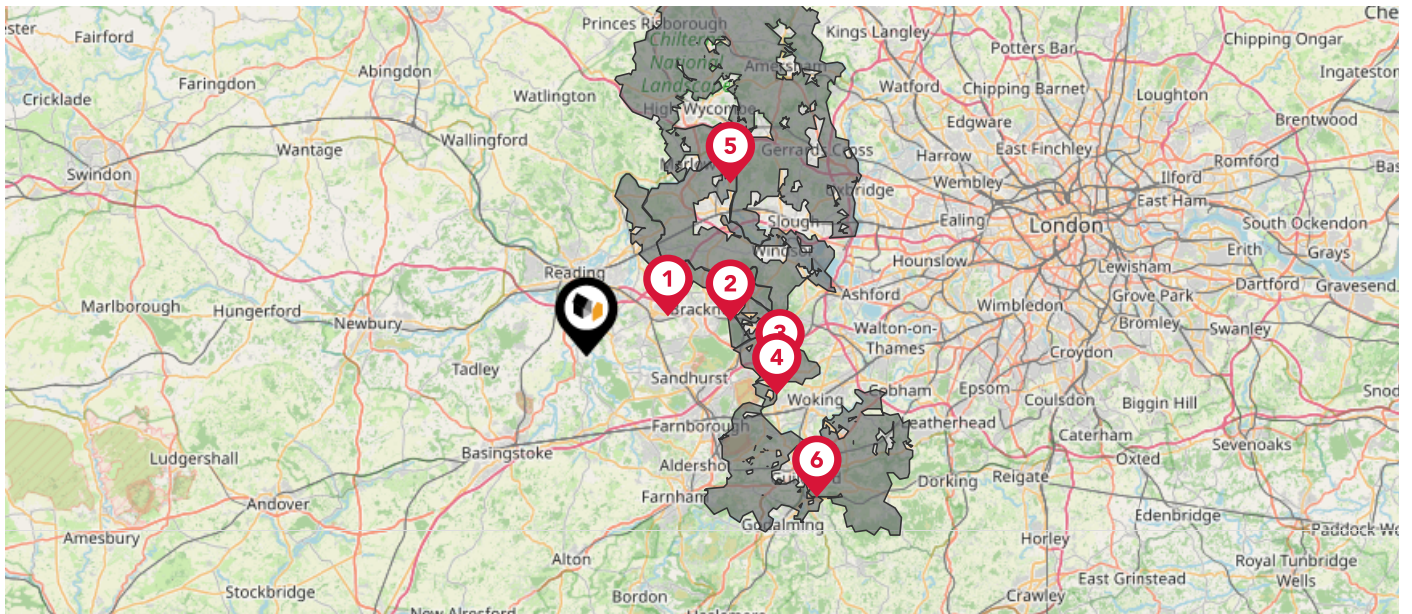


# Maps

## Green Belt



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



### Nearby Green Belt Land

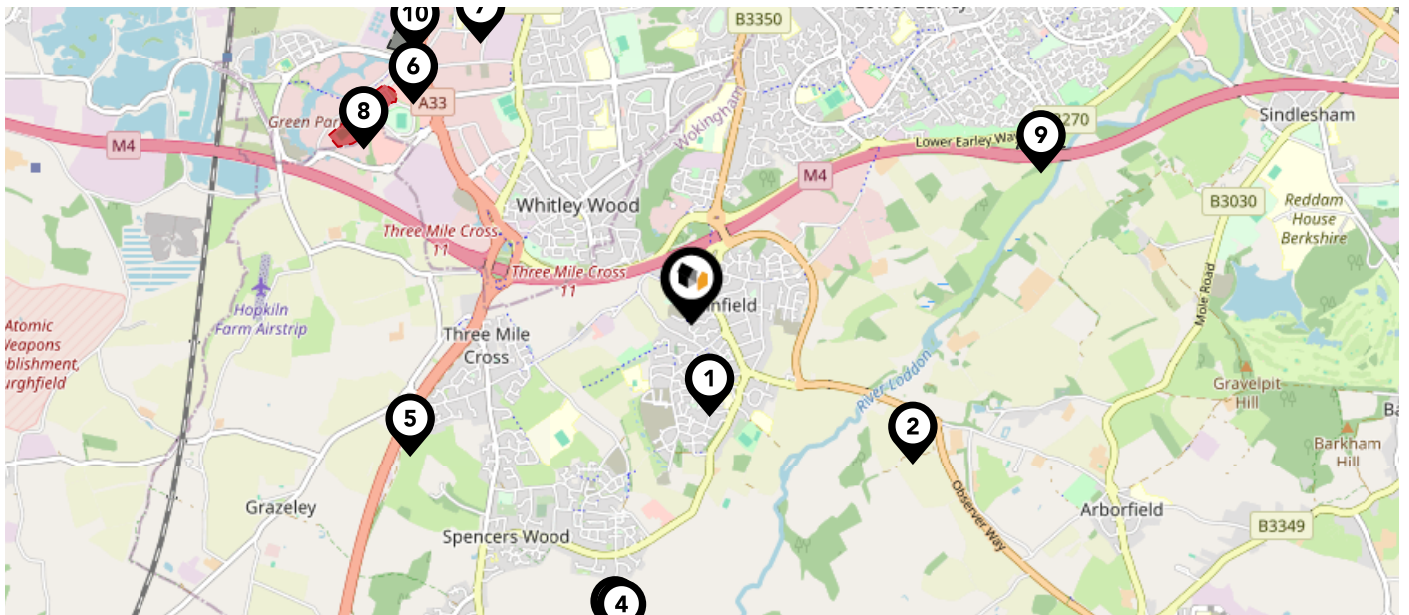
- 1 London Green Belt - Wokingham
- 2 London Green Belt - Bracknell Forest
- 3 London Green Belt - Windsor and Maidenhead
- 4 London Green Belt - Surrey Heath
- 5 London Green Belt - Buckinghamshire
- 6 London Green Belt - Guildford

# 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

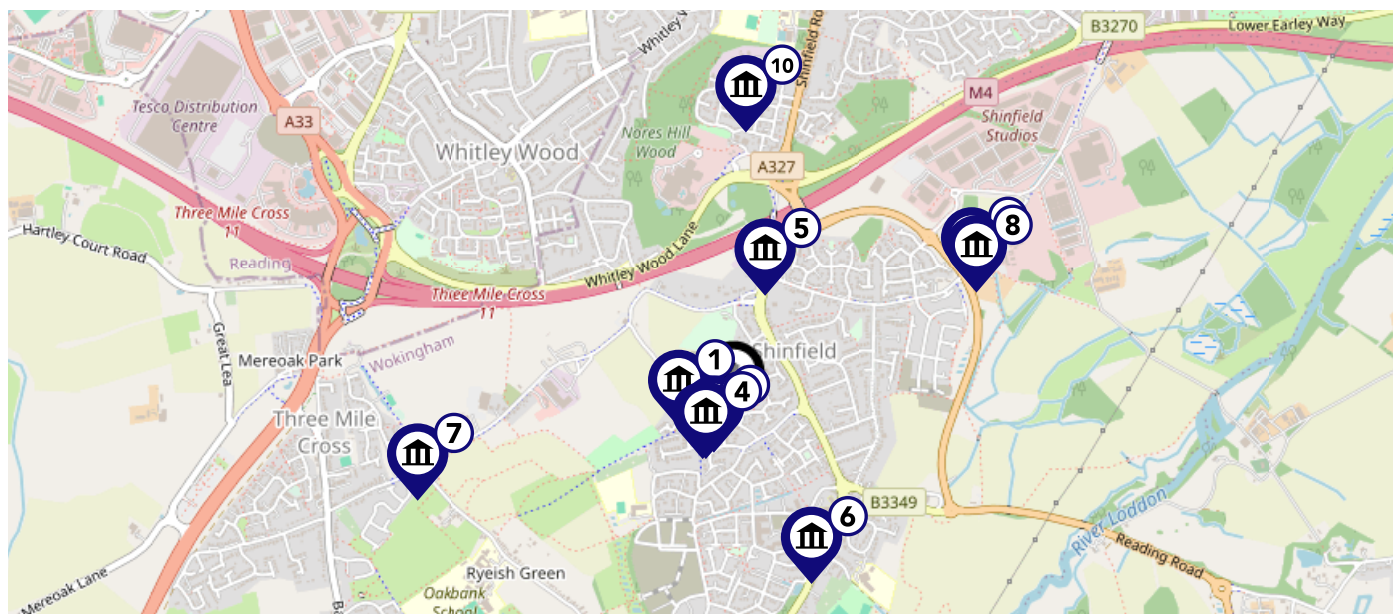
	Land at School Green, Shinfield-Whitley Wood, Reading	Historic Landfill 
	Milkingbarn Lane-Arborfield	Historic Landfill 
	Sussex Way-Spencers Wood	Historic Landfill 
	Sussex Way-Spencers Wood	Historic Landfill 
	Grazeley Road-Three Mile Cross, Buckinghamshire	Historic Landfill 
	Smallmead Tip-Smallmead Road, Reading, Berkshire	Historic Landfill 
	Manor Farm-Reading, Berkshire	Historic Landfill 
	EA/EPR/XP3199EZ/A001 - Reading Football Club	Active Landfill 
	Lower Earley Way-Reading, Berkshire	Historic Landfill 
	Smallmead Stadium-Reading, Berkshire	Historic Landfill 











# Maps

## Listed Buildings

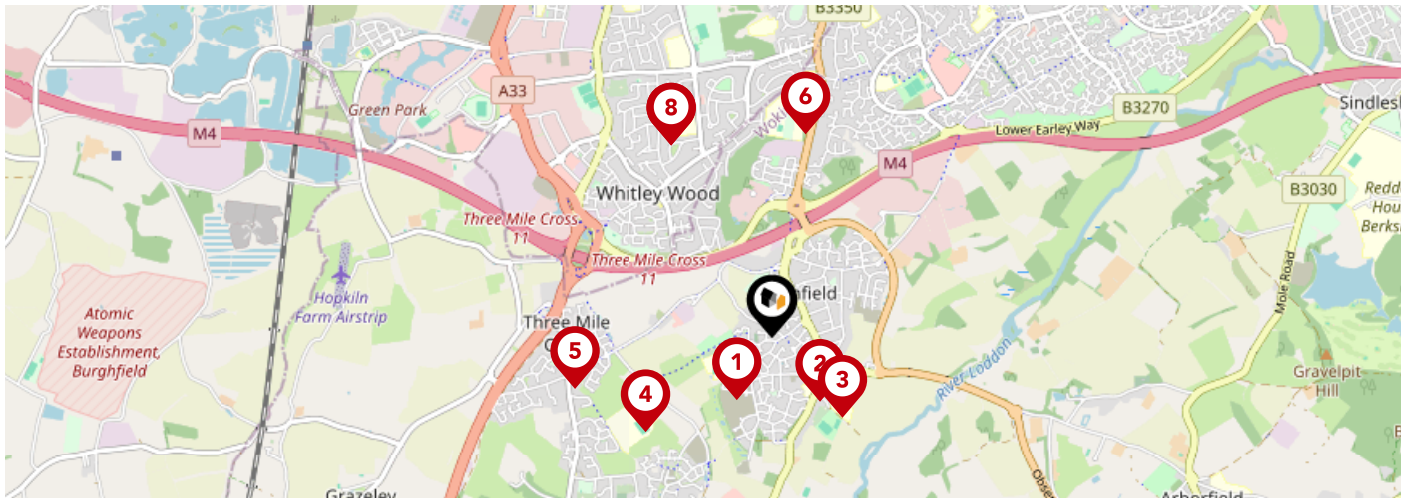


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



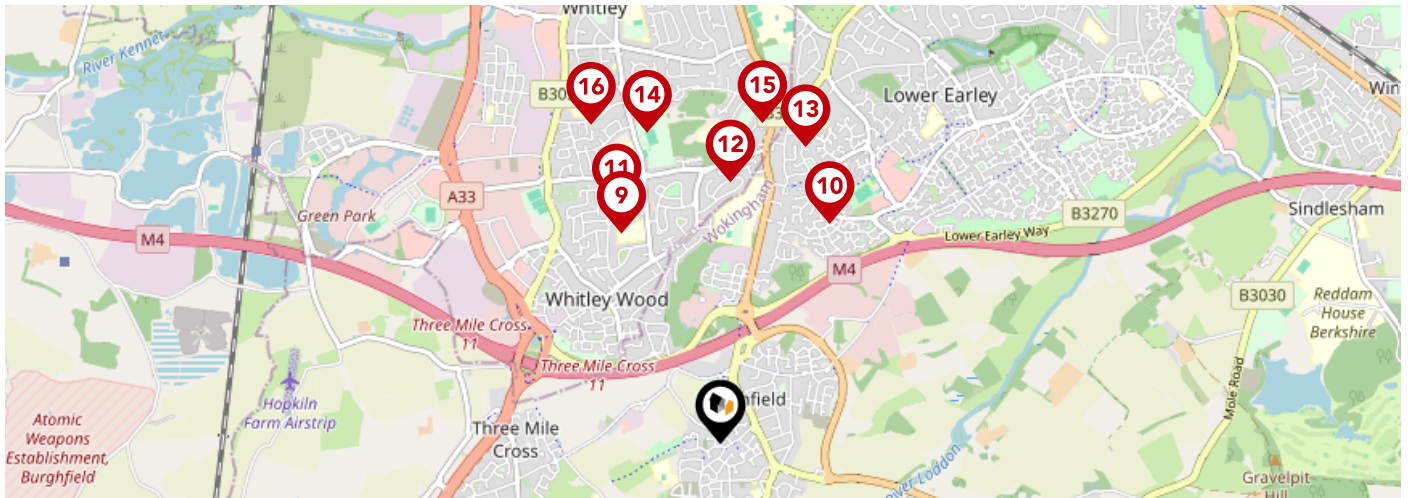
Listed Buildings in the local district	Grade	Distance
 1312966 - Milton Sandford Restaurant	Grade II	0.1 miles
 1118131 - Church Of St Mary	Grade I	0.1 miles
 1118132 - Church Farmhouse	Grade II	0.1 miles
 1136103 - Granary In Garden Of Church Farmhouse Approximately 8 Metres To South West	Grade II	0.1 miles
 1136186 - Lane End Farmhouse	Grade II	0.3 miles
 1136149 - The School	Grade II	0.4 miles
 1118134 - The Thatch	Grade II	0.7 miles
 1136129 - Barn Adjoining Cutbush	Grade II	0.7 miles
 1118135 - Cutbush	Grade II	0.7 miles
 1319127 - Lodge To Meteorological Office	Grade II	0.7 miles

# Area Schools



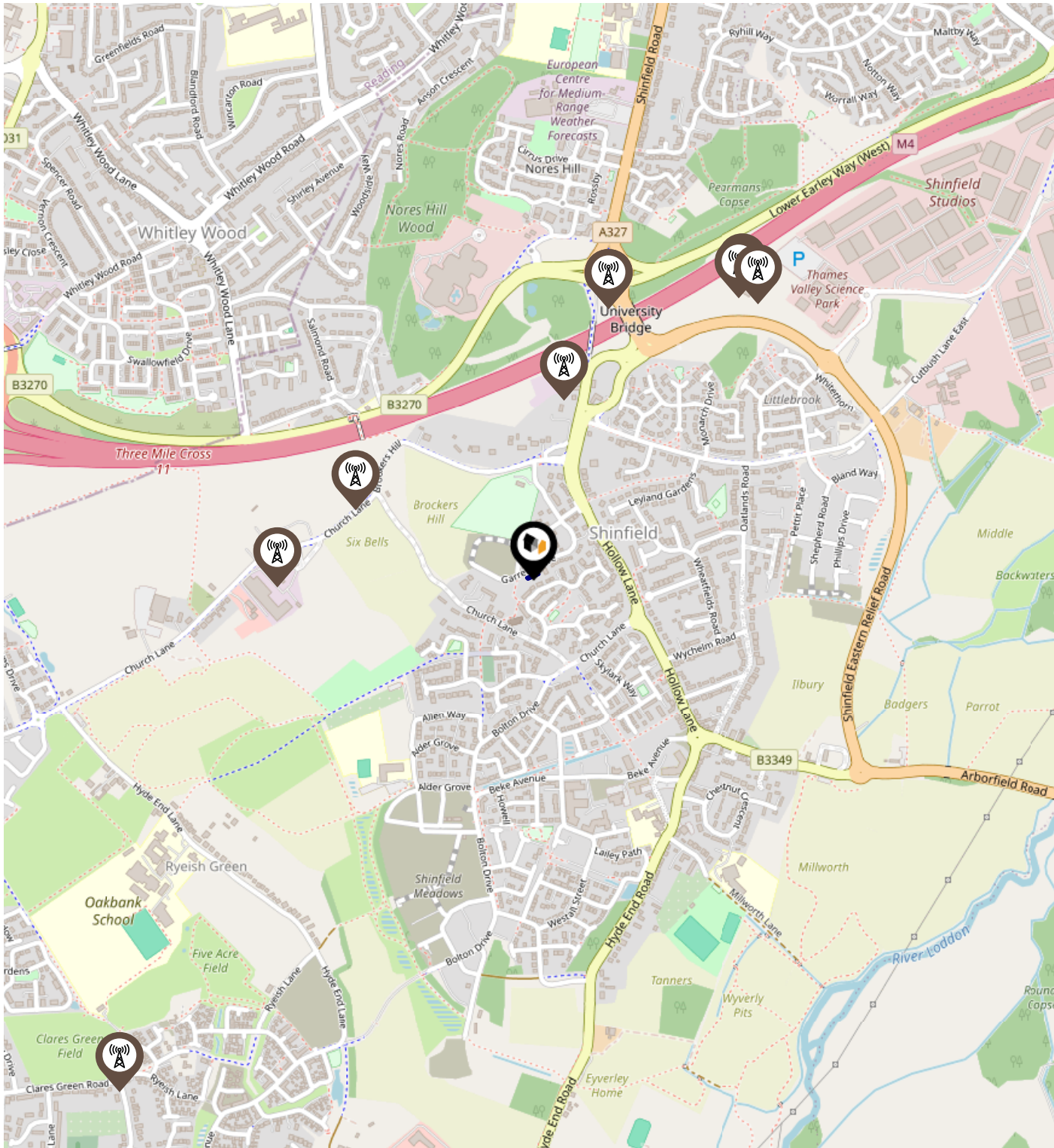
	Nursery	Primary	Secondary	College	Private
<b>1 Alder Grove Church of England Primary School</b> Ofsted Rating: Good   Pupils: 290   Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2 Shinfield Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 307   Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3 Shinfield St Mary's CofE Junior School</b> Ofsted Rating: Good   Pupils: 358   Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4 Oakbank</b> Ofsted Rating: Requires improvement   Pupils: 522   Distance:0.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5 The Vine Christian School</b> Ofsted Rating: Good   Pupils: 28   Distance:0.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6 Crosfields School</b> Ofsted Rating: Not Rated   Pupils: 777   Distance:0.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7 Geoffrey Field Infant School</b> Ofsted Rating: Outstanding   Pupils: 313   Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8 Geoffrey Field Junior School</b> Ofsted Rating: Good   Pupils: 354   Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Christ The King Catholic Primary School</b> Ofsted Rating: Good   Pupils: 327   Distance:1.07</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Hillside Primary School</b> Ofsted Rating: Good   Pupils: 457   Distance:1.13</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>John Madejski Academy</b> Ofsted Rating: Serious Weaknesses   Pupils: 871   Distance:1.2</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>The Ridgeway Primary School</b> Ofsted Rating: Good   Pupils: 410   Distance:1.21</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Whiteknights Primary School</b> Ofsted Rating: Good   Pupils: 457   Distance:1.42</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>Blagdon Nursery School</b> Ofsted Rating: Outstanding   Pupils: 152   Distance:1.48</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Leighton Park School</b> Ofsted Rating: Not Rated   Pupils: 537   Distance:1.5</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>Whitley Park Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 571   Distance:1.59</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area Masts & Pylons



- Key:**
- Power Pylons
  - Communication Masts

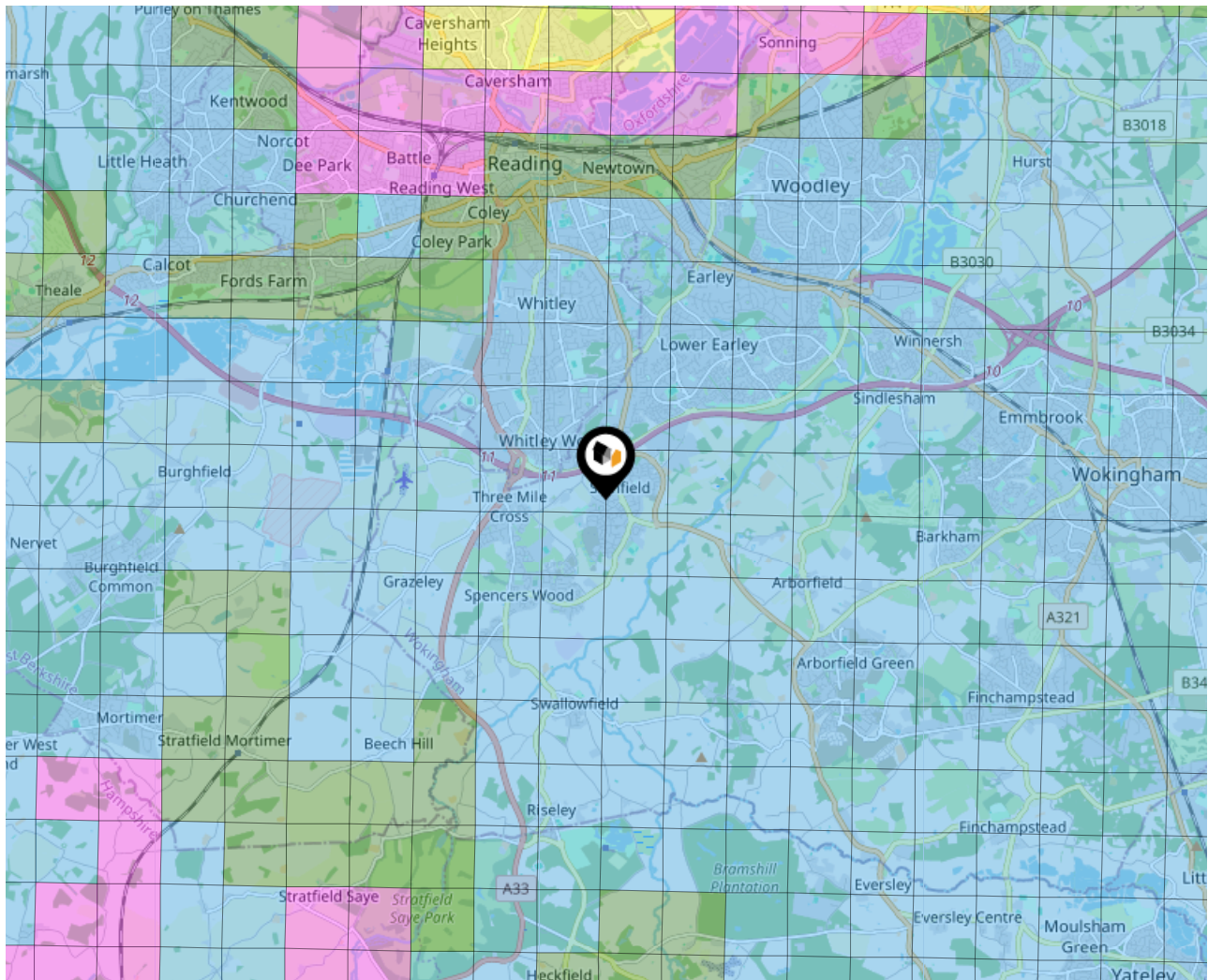
# Environment

## Radon Gas

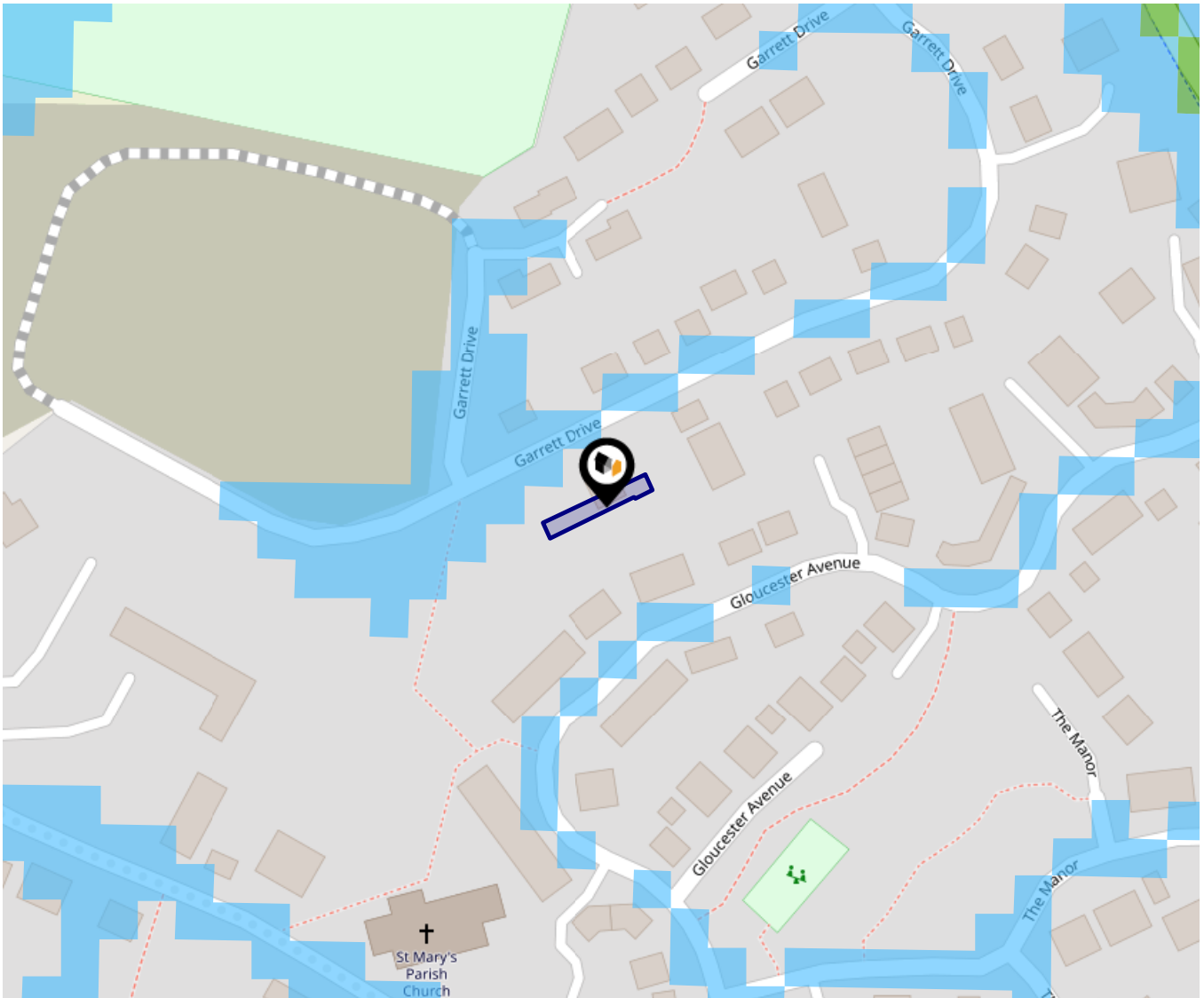


### What is Radon?

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



# Local Area Road Noise

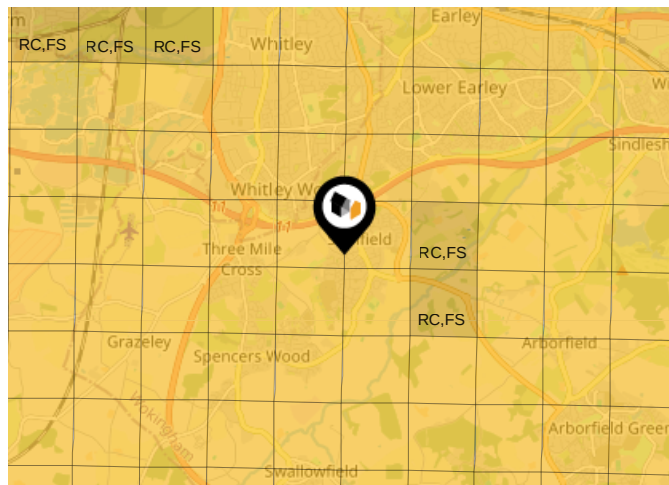


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

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

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



### Primary Classifications (Most Common Clay Types)

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

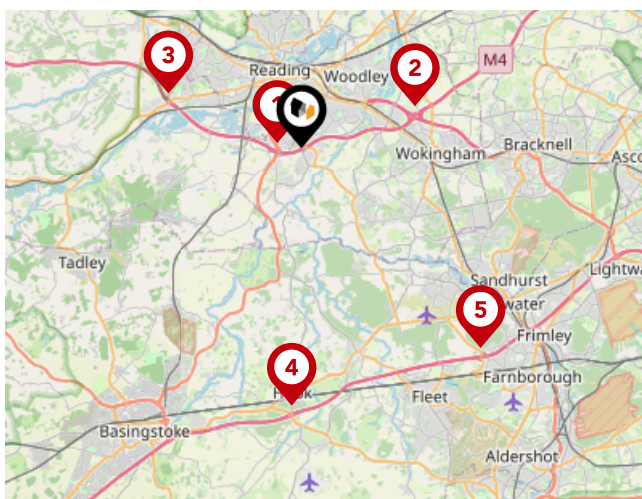
# Area

## Transport (National)



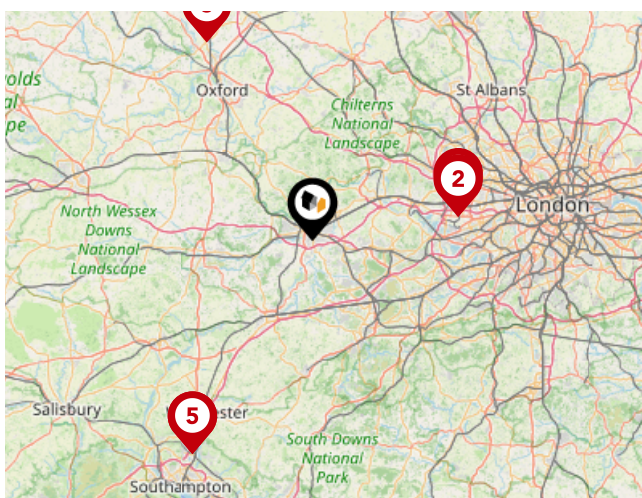
### National Rail Stations

Pin	Name	Distance
1	Earley Rail Station	2.64 miles
2	Winnersh Triangle Rail Station	3.22 miles
3	Winnersh Triangle Rail Station	3.23 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J11	0.91 miles
2	M4 J10	4.47 miles
3	M4 J12	5.32 miles
4	M3 J5	9.55 miles
5	M3 J4A	9.93 miles

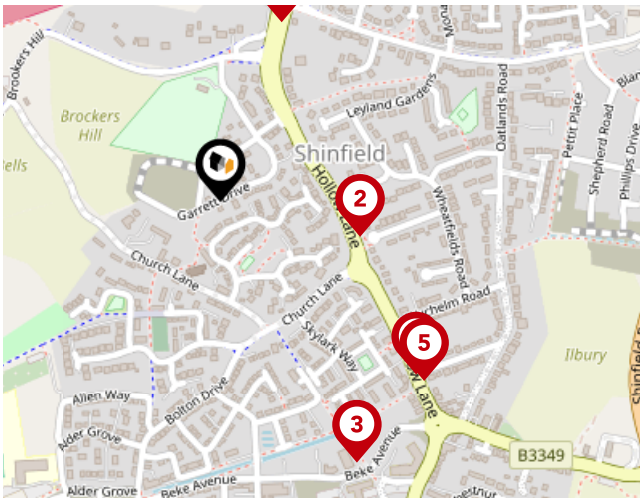


### Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	21.97 miles
2	Heathrow Airport Terminal 4	22.01 miles
3	Kidlington	33.15 miles
4	North Stoneham	36.35 miles
5	Southampton Airport	36.35 miles

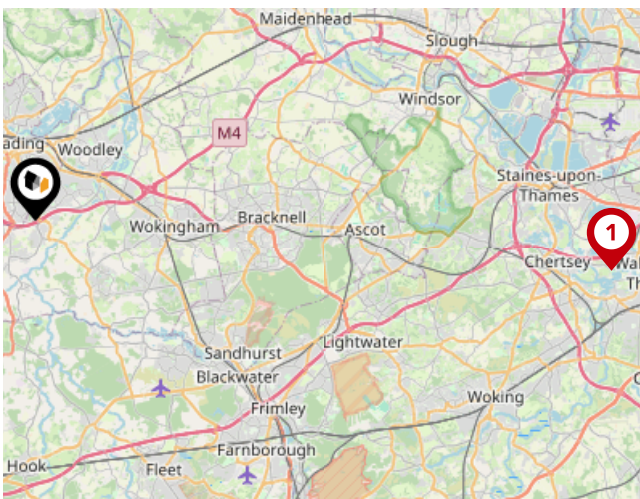
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Brookers Hill	0.22 miles
2	Church Lane	0.17 miles
3	Shinfield View	0.34 miles
4	School Green	0.3 miles
5	School Green	0.31 miles



### Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	21.42 miles

# Avocado Property

## About Us



### Avocado Property

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We are proud to be different, we want to create a legacy as the business that positively disrupted the industry and challenged the estate agent status quo.

Our clients all get direct access to business partners who live locally and are part of their local community. We work with local businesses to help promote their companies free of charge and we give back to teachers, nurses and armed forces servicemen/women.

We are passionate about changing the industry, passionate about helping people move on to the next chapter in their lives and passionate about property.

# 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

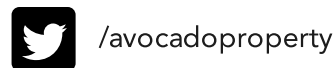
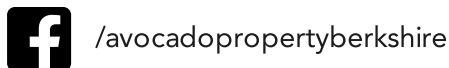


I have never known such an excellent service. I have experienced other Estate agents but this is gold star. I have now told 3 other friends to only use Dan and Neil at Avacado. They are supportive, kind , professional and modern day super heroes. Marvel will be on the lookout for them soon!

### 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.



# 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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