

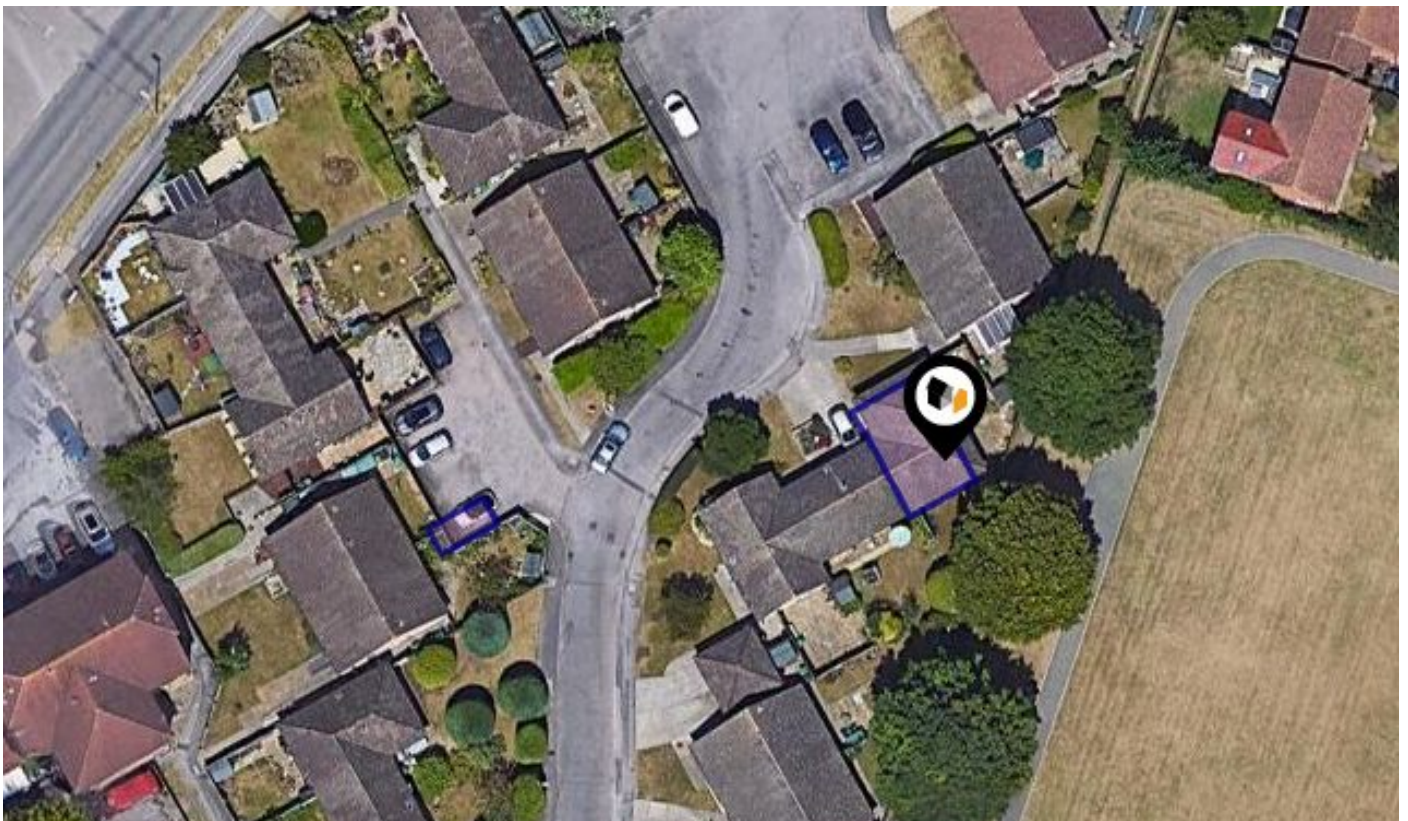


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Sunday 05th July 2026



CONDOR CLOSE, TILEHURST, READING, RG31

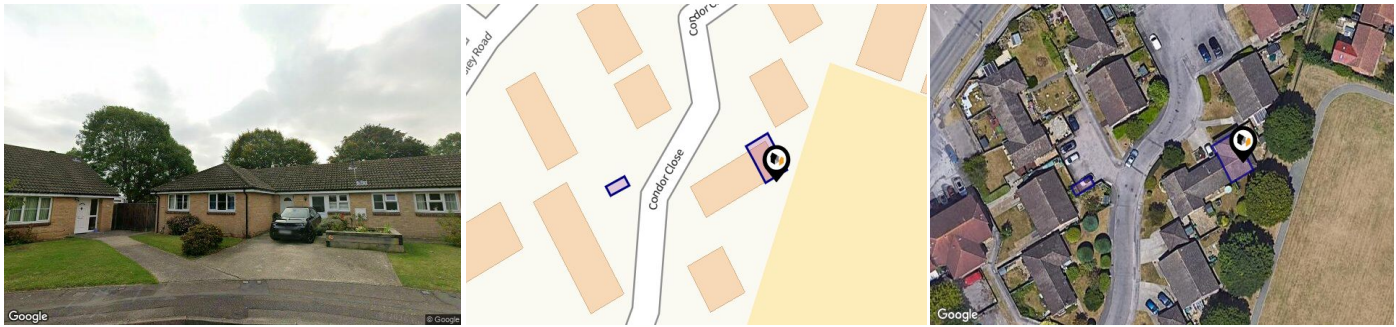
Avocado Property

07769 345086

kiel@avocadoberkshire.co.uk

www.avocadopropertyagents.co.uk





Property

Type:	Terraced	Tenure:	Leasehold
Bedrooms:	2		
Floor Area:	624 ft ² / 58 m ²		
Plot Area:	0.02 acres		
Council Tax :	Band C		
Annual Estimate:	£2,227		
Title Number:	BK379803		

Local Area

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

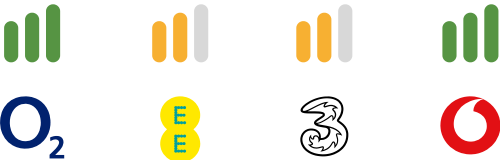
Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

4	92	5500
mb/s	mb/s	mb/s
		

Mobile Coverage:

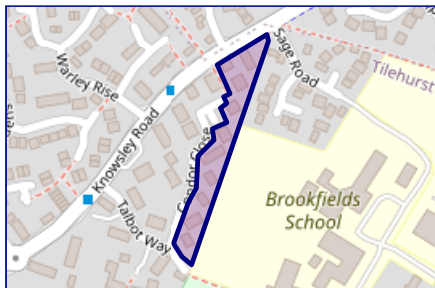
(based on calls indoors)



Satellite/Fibre TV Availability:

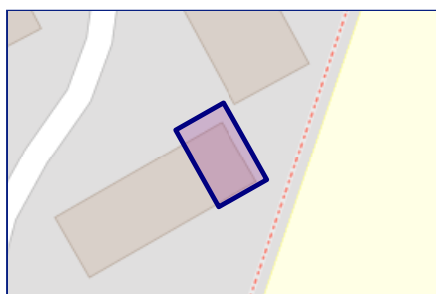


Freehold Title Plan



BK258983

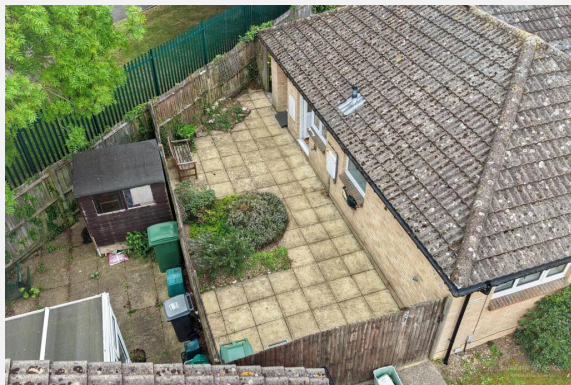
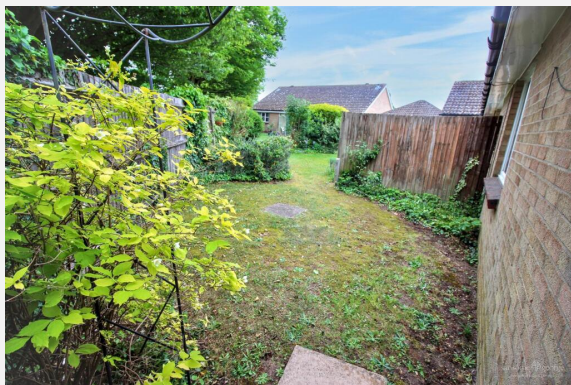
Leasehold Title Plan



BK379803

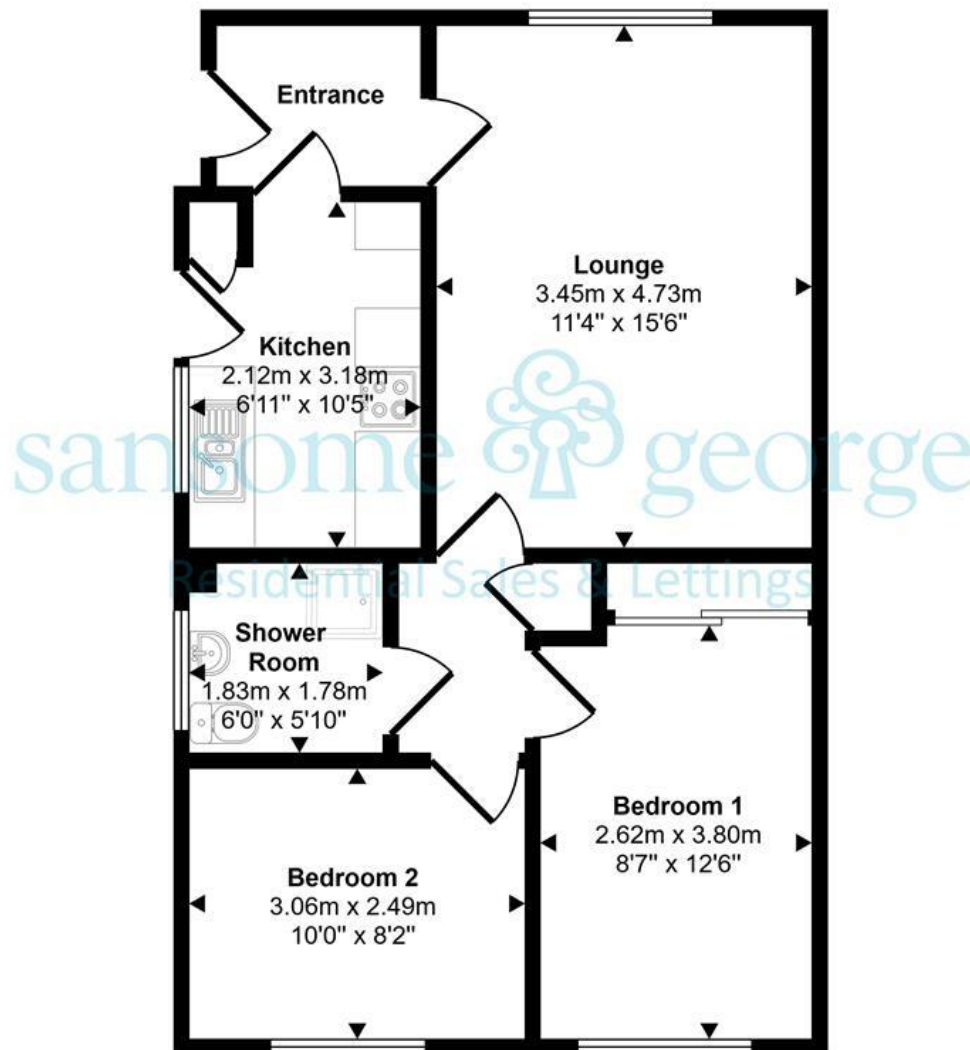
Start Date: 21/11/2002
End Date: 22/11/2101
Lease Term: 99 years from 22 November 2002
Term Remaining: 75 years





CONDOR CLOSE, TILEHURST, READING, RG31

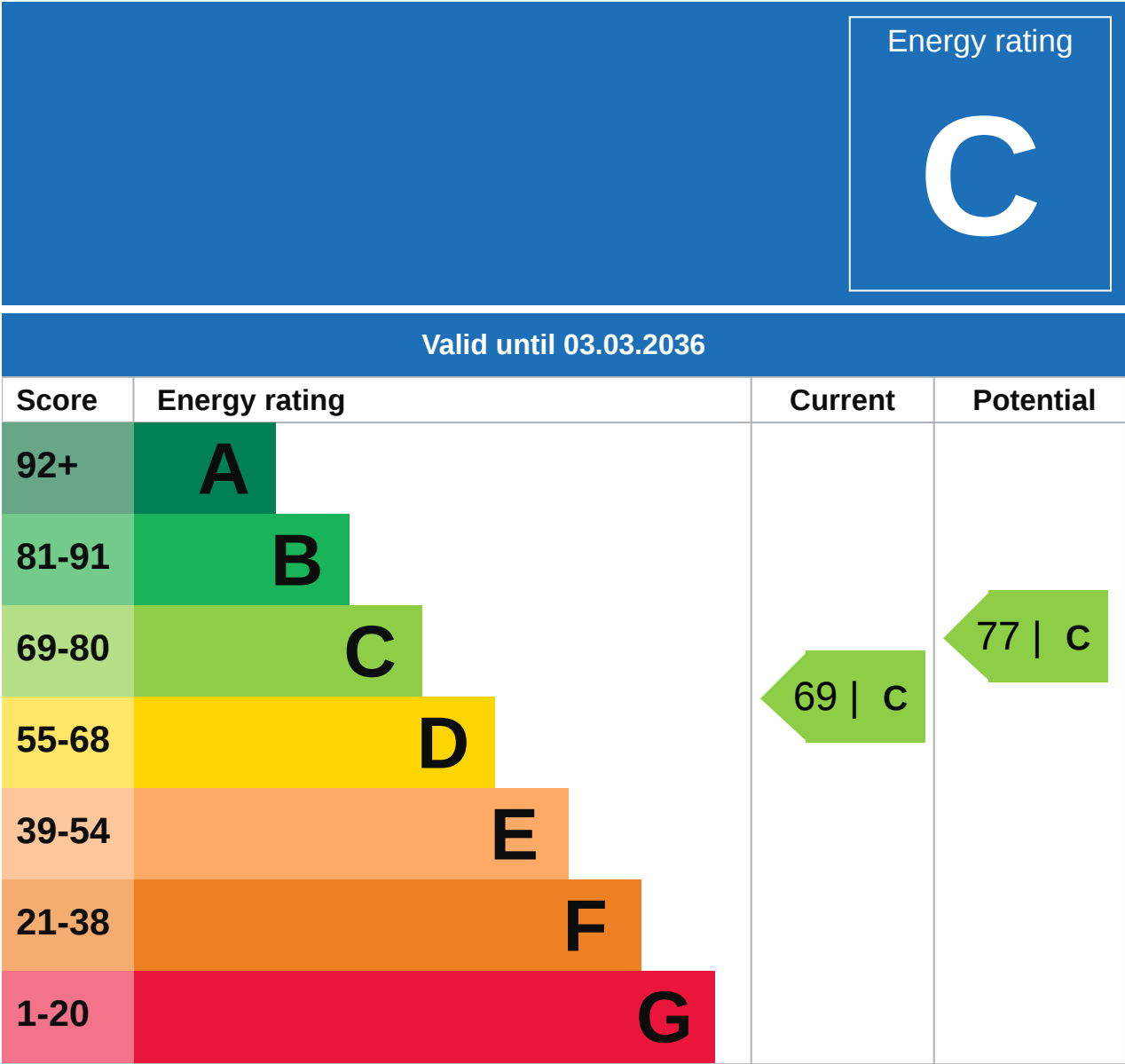
Approx Gross Internal Area
53 sq m / 575 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Property
EPC - Certificate



Additional EPC Data

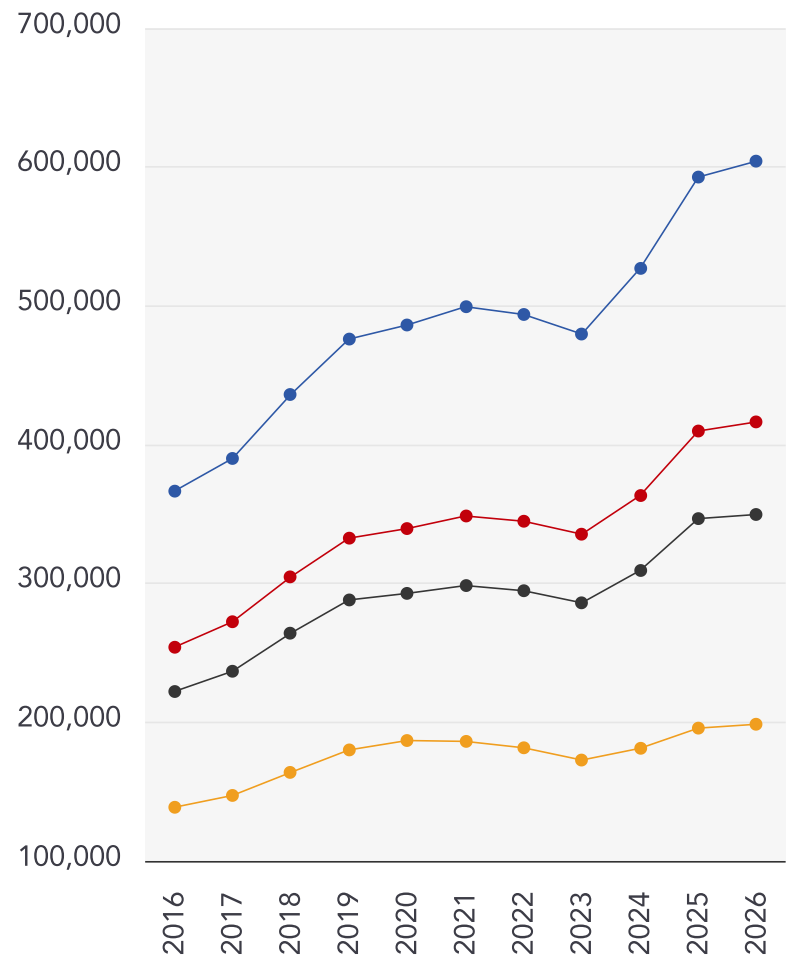
Property Type:	End-terrace bungalow
Previous Extension:	0
Open Fireplace:	0
Walls:	Timber frame, as built, insulated (assumed)
Walls Energy:	Timber frame, as built, insulated (assumed)
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Pitched, 270 mm loft insulation
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	From main system
Lighting:	Below average lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	58 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in RG31



Detached

+64.88%

Semi-Detached

+63.92%

Terraced

+57.43%

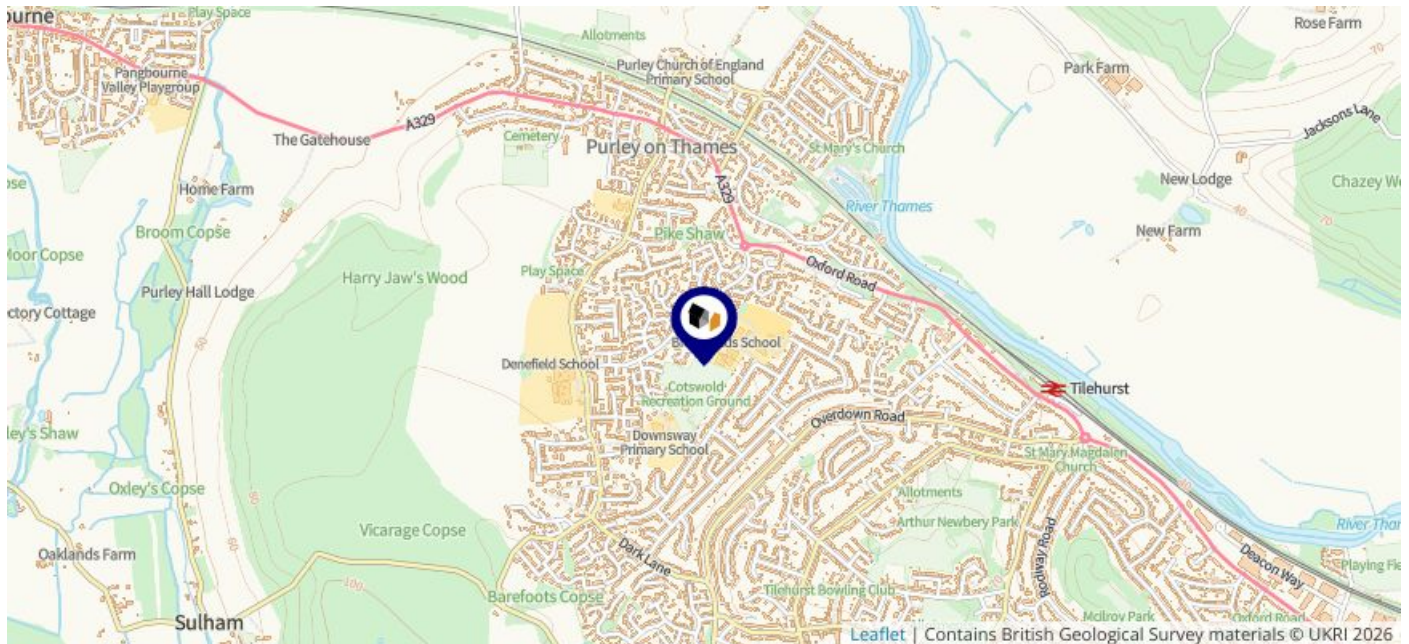
Flat

+43.13%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

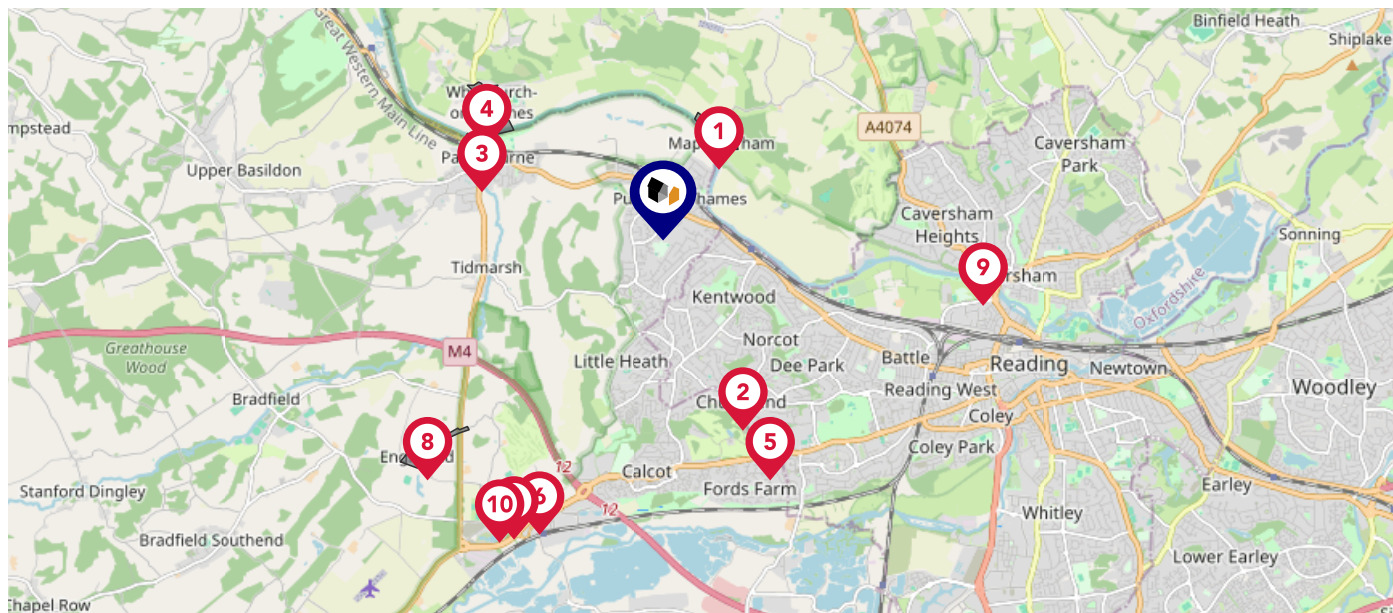
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



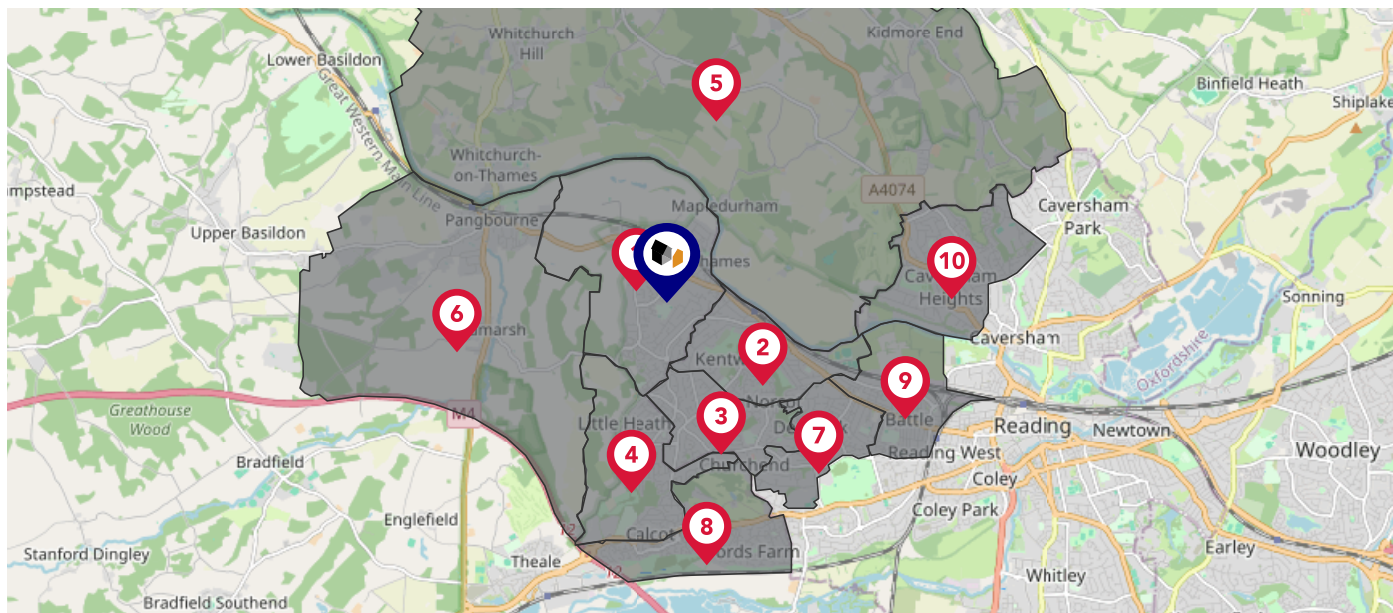
Nearby Conservation Areas

- 1 Mapledurham
- 2 Routh Lane
- 3 Pangbourne
- 4 Whitchurch
- 5 Horncastle
- 6 Theale High Street / Blossom Lane
- 7 Holy Trinity, Theale
- 8 Englefield
- 9 St Peter's
- 10 The Lamb, Theale

Maps

Council Wards

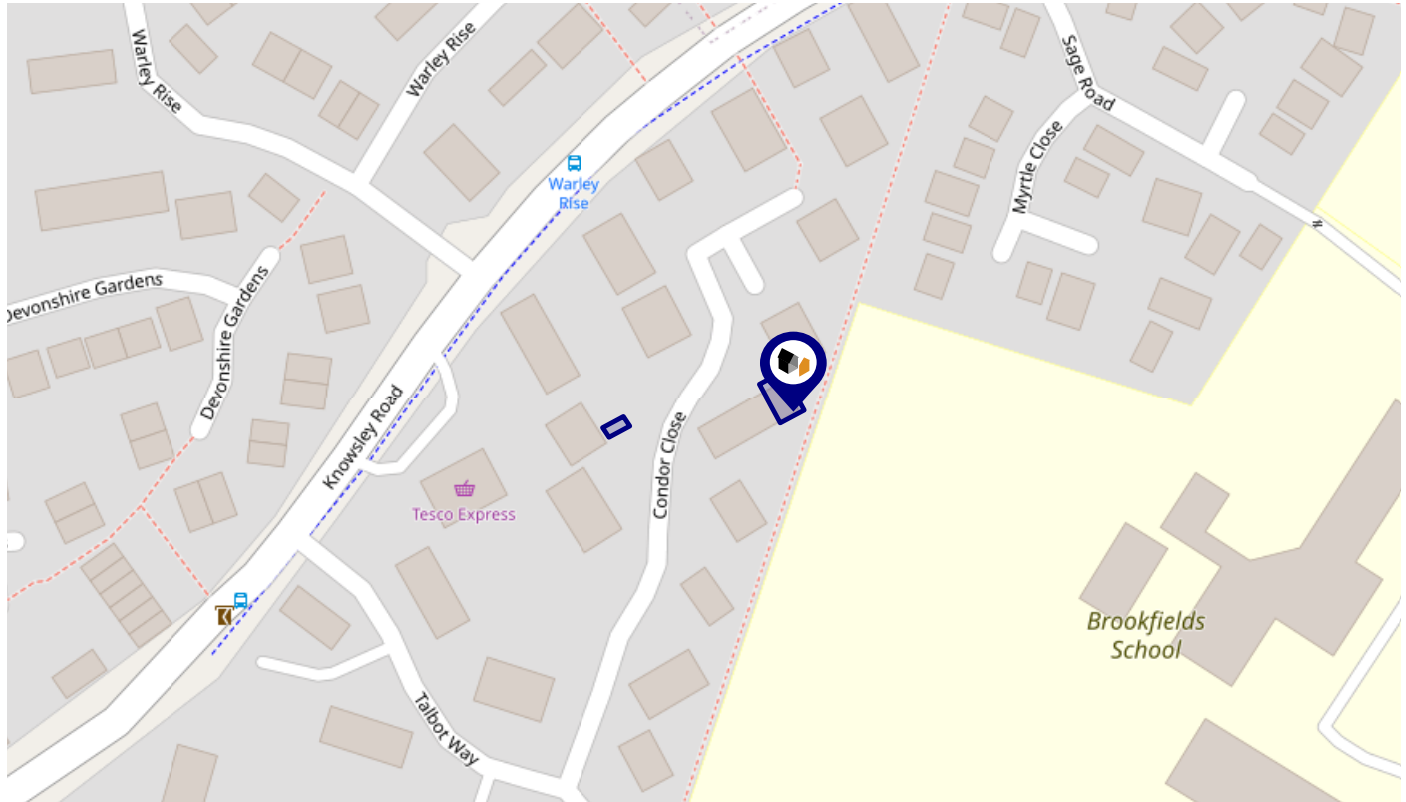
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- | | |
|----|----------------------------------|
| 1 | Tilehurst & Purley Ward |
| 2 | Kentwood Ward |
| 3 | Tilehurst Ward |
| 4 | Tilehurst Birch Copse Ward |
| 5 | Kidmore End & Whitchurch Ward |
| 6 | Pangbourne Ward |
| 7 | Norcot Ward |
| 8 | Tilehurst South & Holybrook Ward |
| 9 | Battle Ward |
| 10 | Caversham Heights Ward |

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.

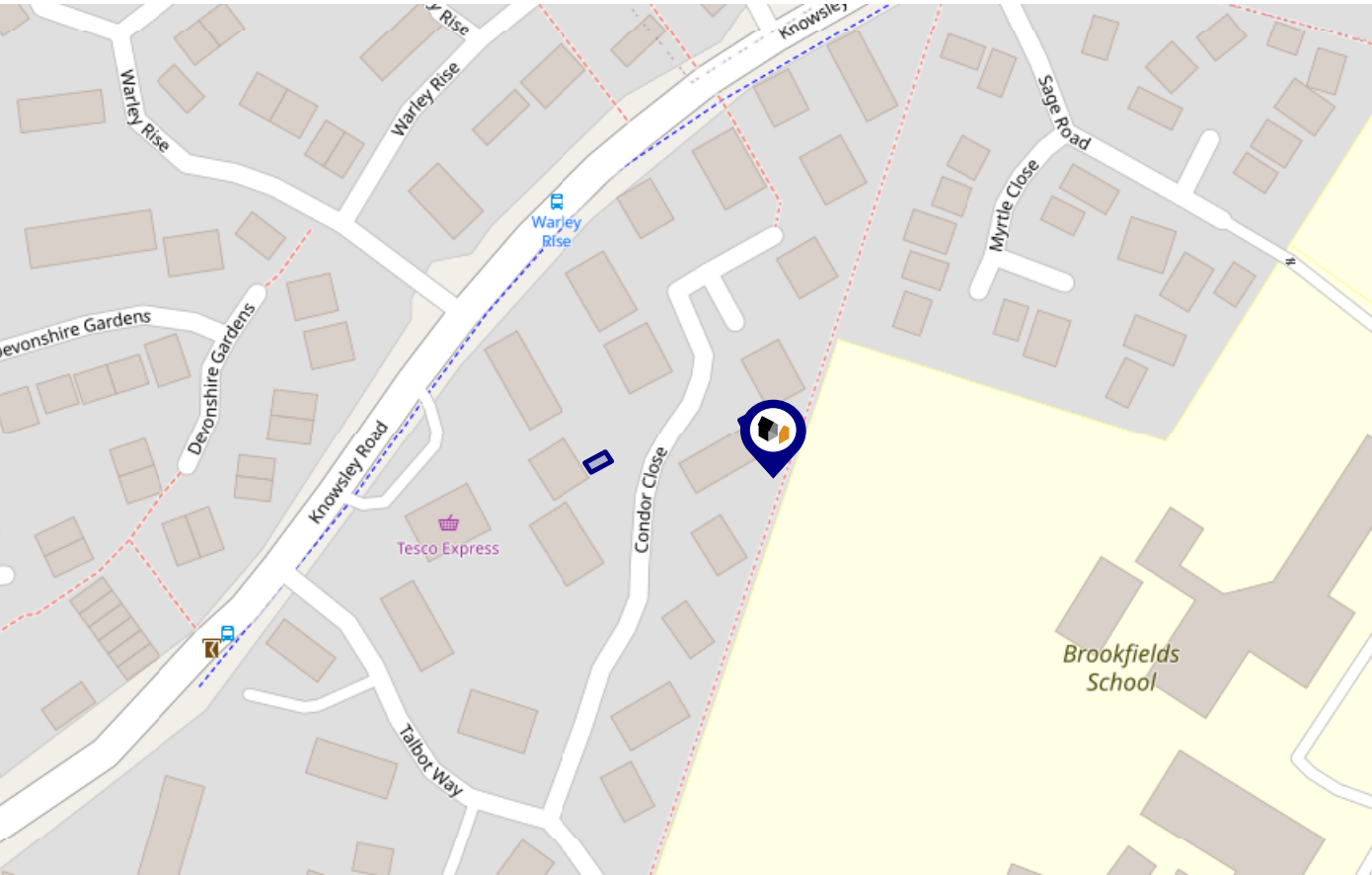
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

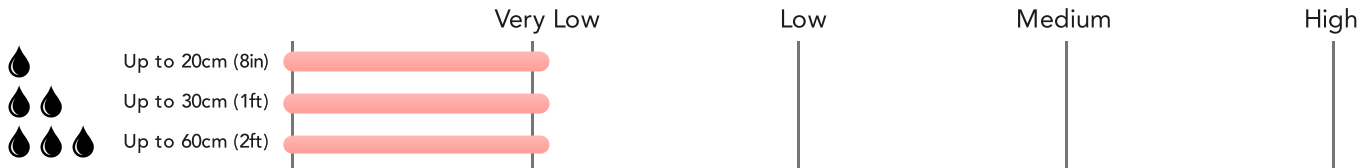


Risk Rating: Very low

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:

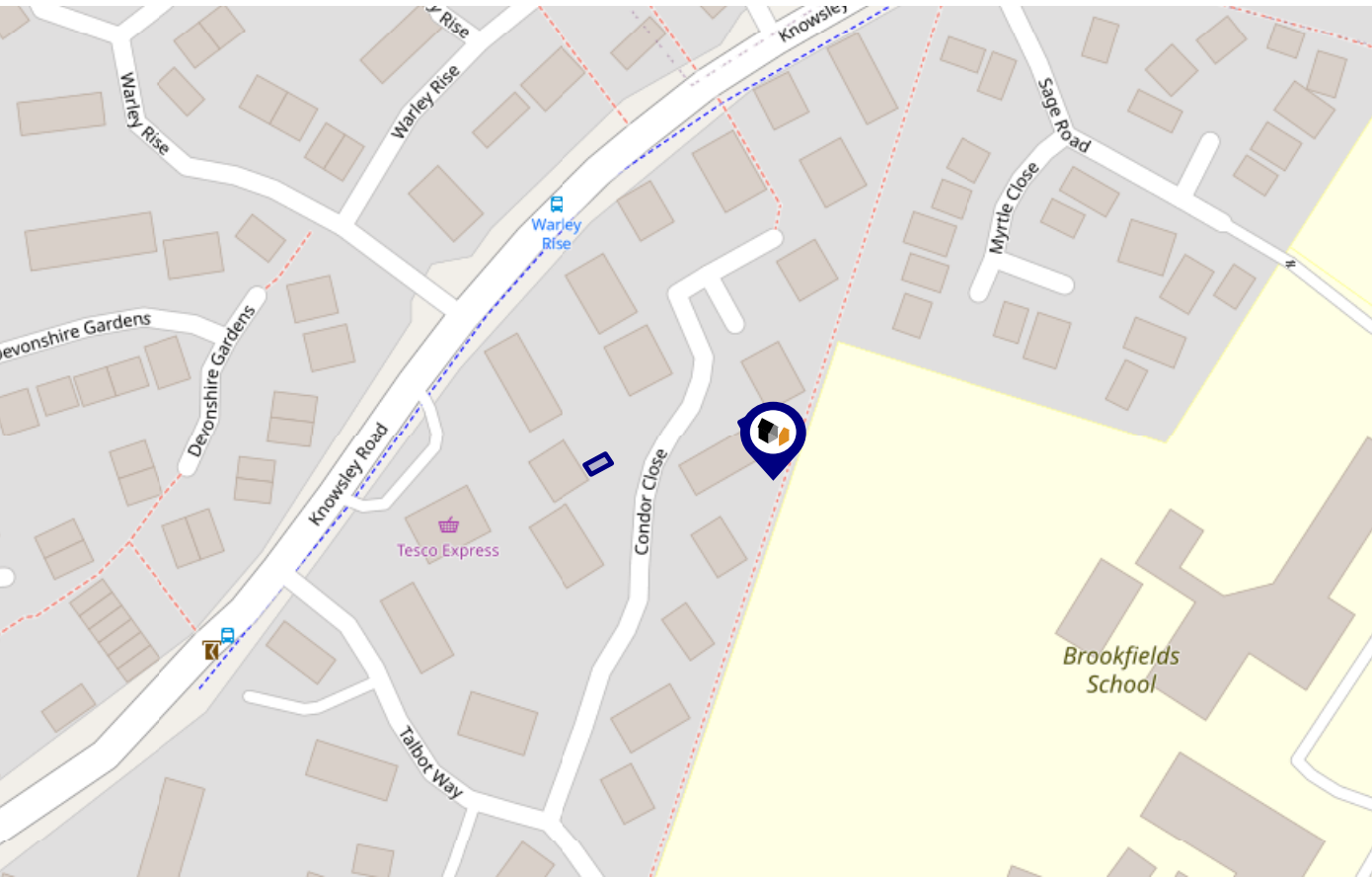


Flood Risk

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.

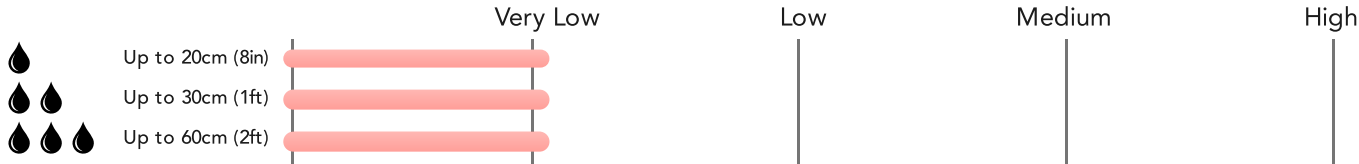


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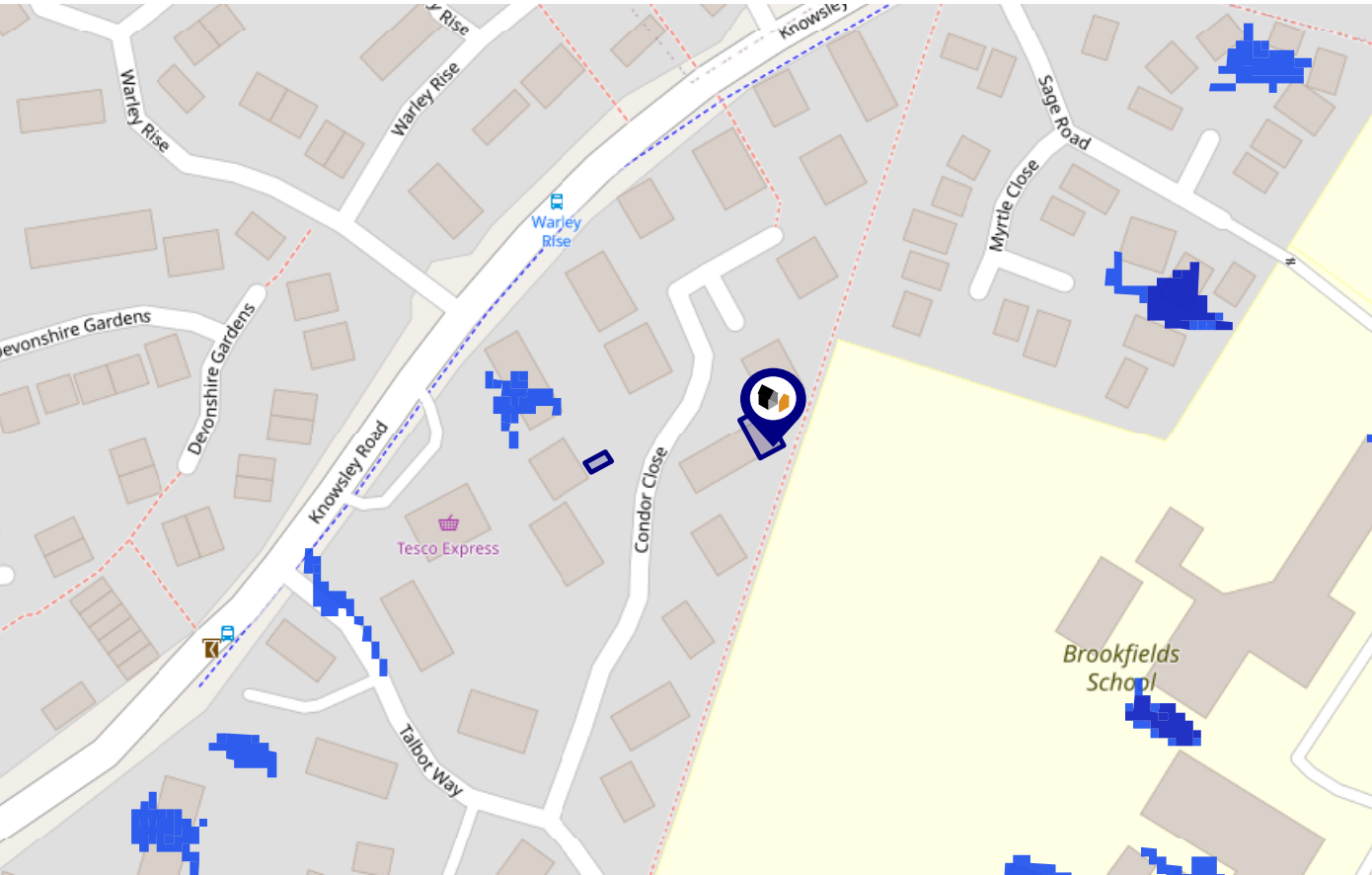
Chance of flooding to the following depths at this property:



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.

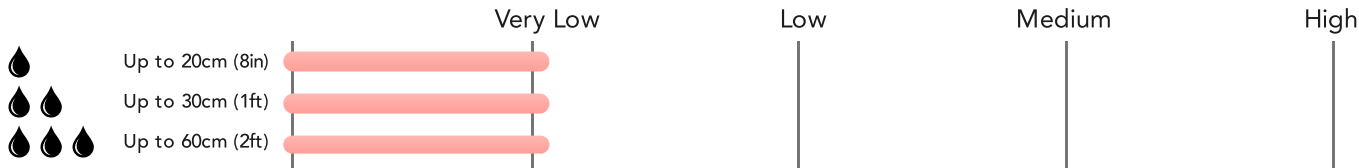


Risk Rating: Very low

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:

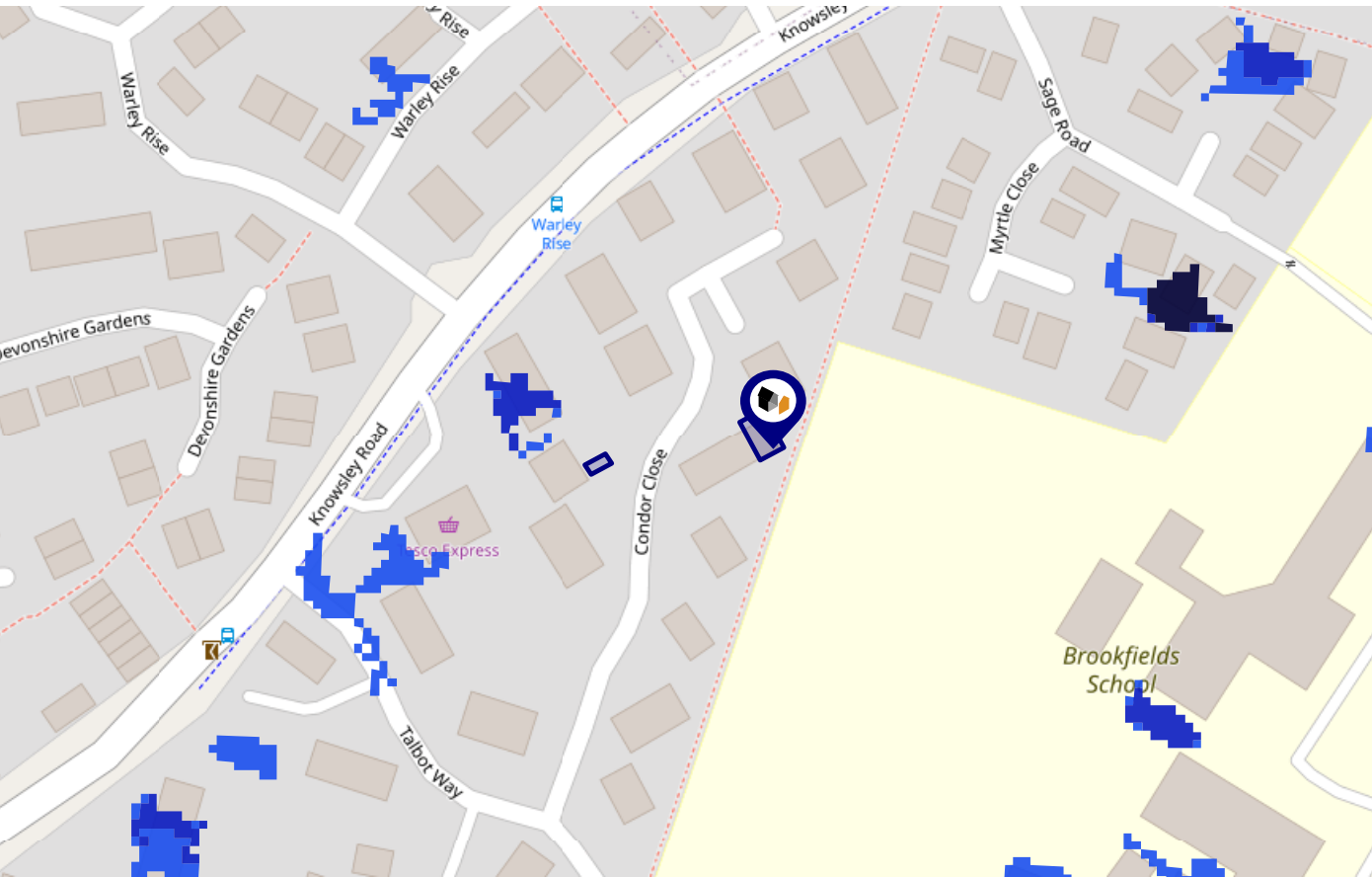


Flood Risk

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.

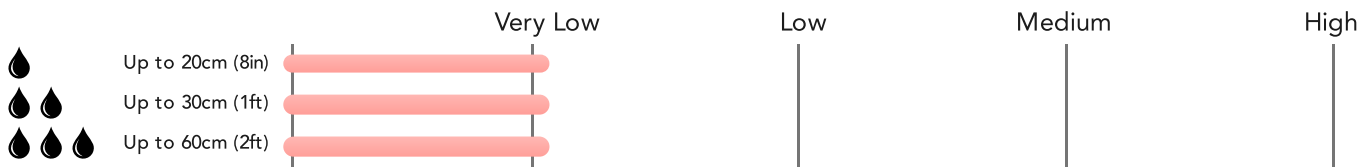


Risk Rating: Very low

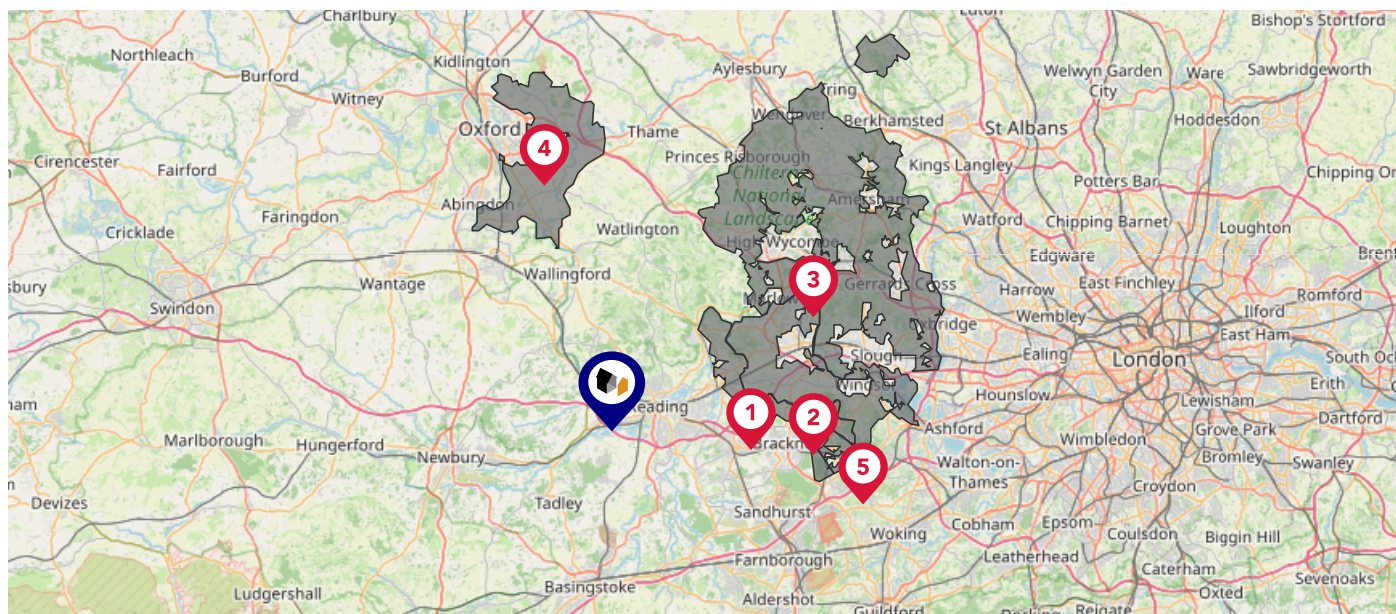
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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



Nearby Green Belt Land



London Green Belt - Wokingham



London Green Belt - Bracknell Forest



London Green Belt - Buckinghamshire



Oxford Green Belt - South Oxfordshire

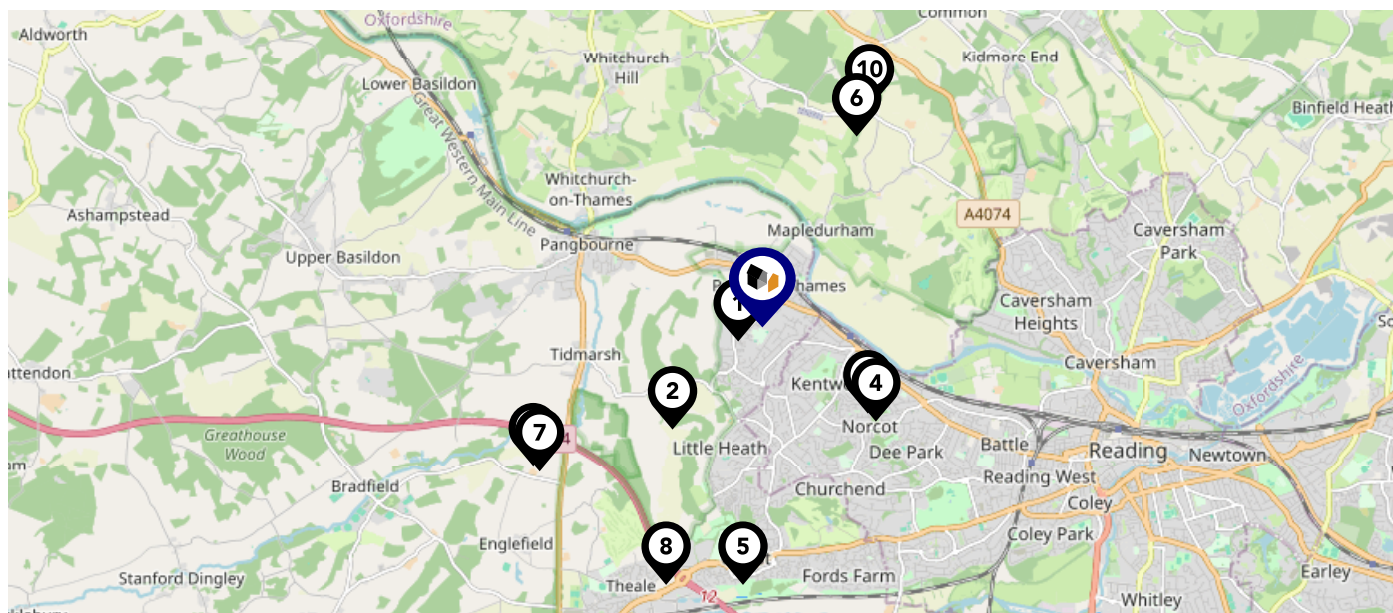


London Green Belt - Windsor and Maidenhead

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.



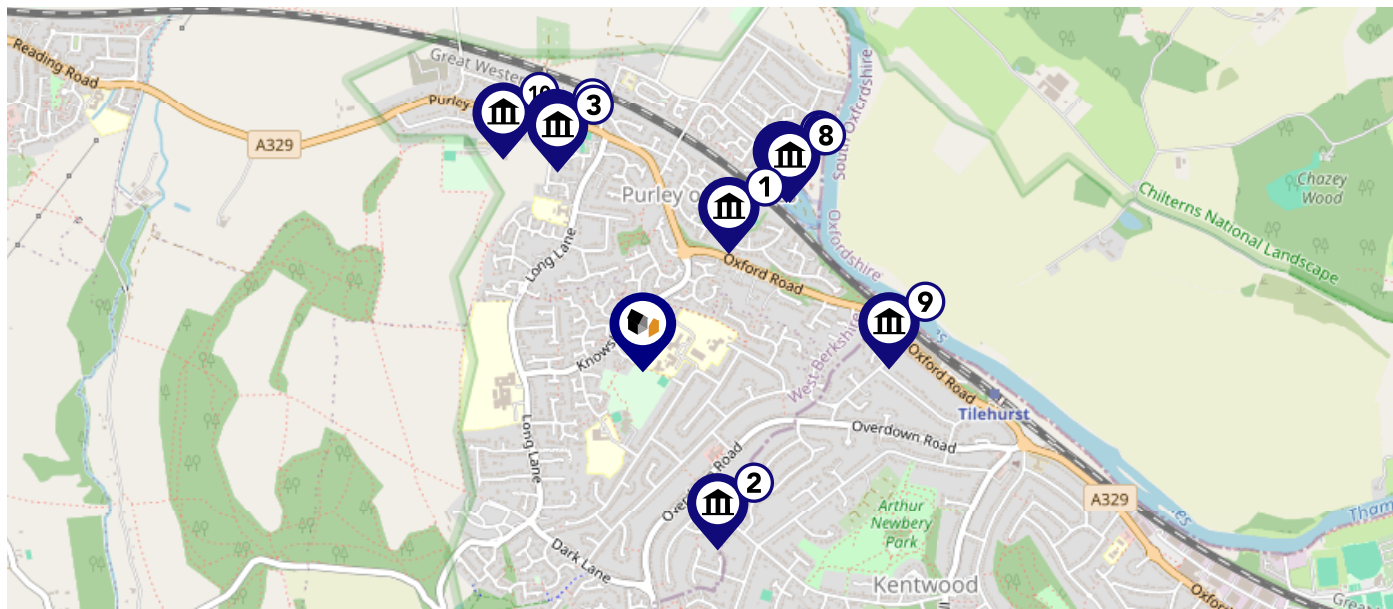
Nearby Landfill Sites

	Long Lane-Purley, Berkshire	Historic Landfill	
	Sadlers Farm-Sulham, Berkshire	Historic Landfill	
	Thirlmere Avenue-Reading, Berkshire	Historic Landfill	
	Beecham Hill-Reading, Berkshire	Historic Landfill	
	Clarence Way-Calcot, Reading, Berkshire	Historic Landfill	
	Mapledurham Chalk Pit-Goring Road, Mapledurham, Reading	Historic Landfill	
	Alder Copse-Tidmarsh, Berkshire	Historic Landfill	
	Nunhide Lane, Calcot-Sulham, Reading, Berkshire	Historic Landfill	
	Alder Copse-Tidmarsh, Berkshire	Historic Landfill	
	Cane End Farm-Cane End, Reading, Berkshire	Historic Landfill	

Maps

Listed Buildings

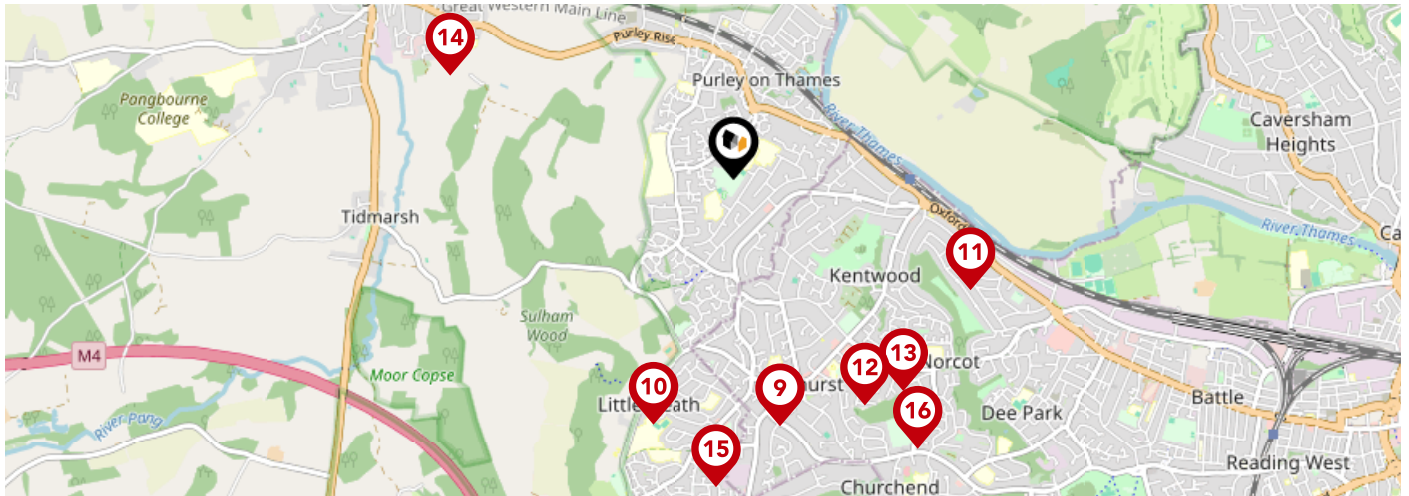
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1288453 - Purley Park	Grade II	0.4 miles
	1215998 - 25, Westwood Row	Grade II	0.4 miles
	1288374 - G P Trentham Limited	Grade II	0.5 miles
	1214857 - Canning Tomb Approximately 9 Metres To North West Of Tower Of Church Of St Mary	Grade II	0.5 miles
	1288375 - Church Of St Mary	Grade II	0.5 miles
	1288376 - Chest Tomb Approximately 6 Metres To South Of Nave Of Church Of St Mary	Grade II	0.5 miles
	1288464 - Milestone At Su 6582 7618	Grade II	0.5 miles
	1214855 - Sherwood Tomb Approximately 2 Metres To South Of Nave Of Church Of St Mary	Grade II	0.5 miles
	1321914 - West Wing Of Roebuck Public House	Grade II	0.6 miles
	1214852 - Yew Tree Cottage	Grade II	0.6 miles



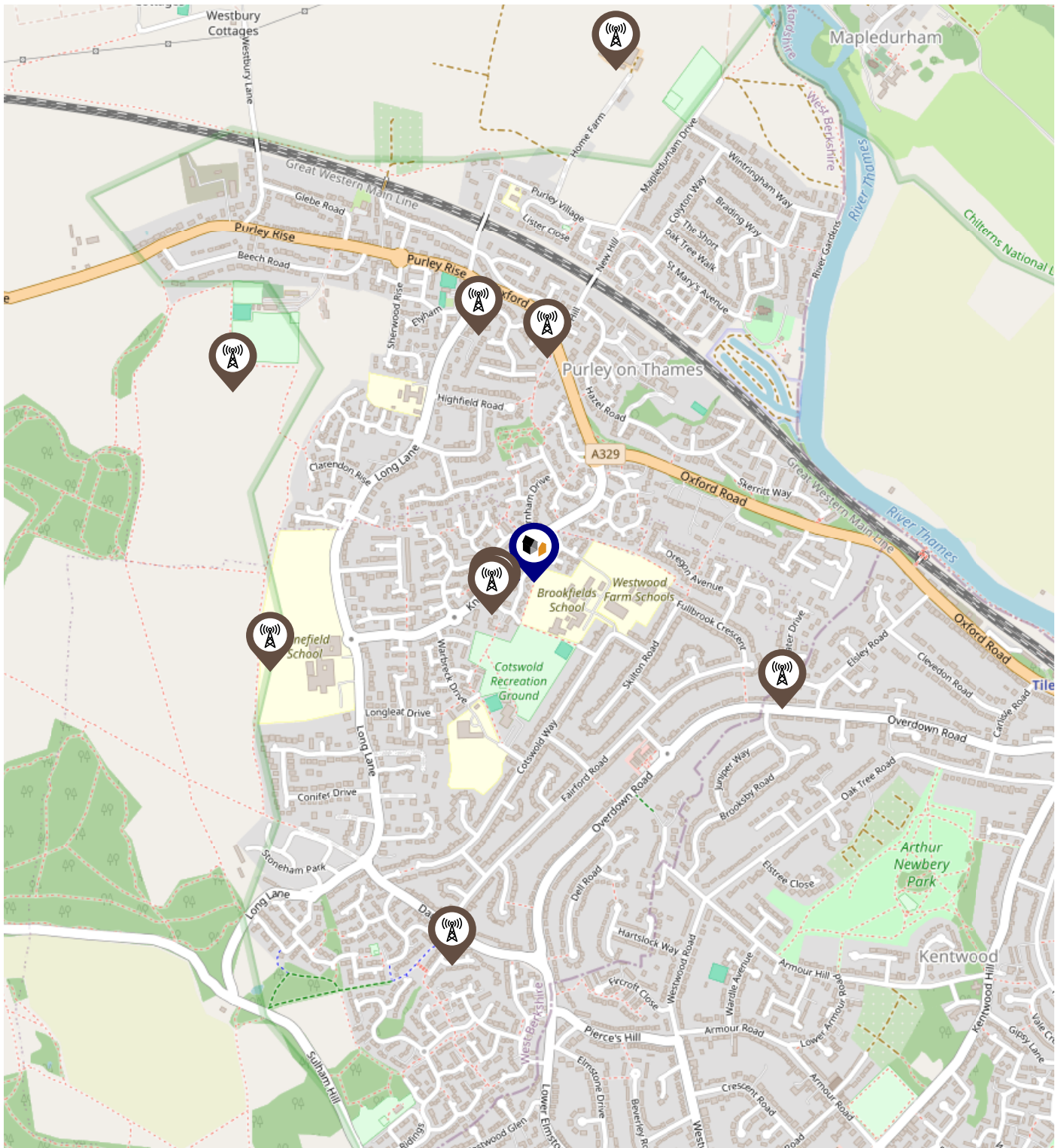
		Nursery	Primary	Secondary	College	Private
1	Brookfields Special School Ofsted Rating: Outstanding Pupils: 229 Distance:0.08	☐	☐	☒	☐	☐
2	Downsway Primary School Ofsted Rating: Good Pupils: 212 Distance:0.21	☐	☒	☐	☐	☐
3	Westwood Farm Infant School Ofsted Rating: Good Pupils: 222 Distance:0.21	☐	☒	☐	☐	☐
4	Westwood Farm Junior School Ofsted Rating: Good Pupils: 237 Distance:0.21	☐	☒	☐	☐	☐
5	Long Lane Primary School Ofsted Rating: Good Pupils: 208 Distance:0.33	☐	☒	☐	☐	☐
6	Denefield School Ofsted Rating: Good Pupils: 1120 Distance:0.35	☐	☐	☒	☐	☐
7	Purley CofE Primary School Ofsted Rating: Good Pupils: 96 Distance:0.61	☐	☒	☐	☐	☐
8	Birch Copse Primary School Ofsted Rating: Outstanding Pupils: 418 Distance:1.16	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Park Lane Primary School Ofsted Rating: Good Pupils: 402 Distance: 1.16	☐	☒	☐	☐	☐
	Little Heath School Ofsted Rating: Good Pupils: 1667 Distance: 1.19	☐	☐	☒	☐	☐
	Norcot Early Years Centre Ofsted Rating: Outstanding Pupils: 99 Distance: 1.2	☒	☐	☐	☐	☐
	Blagrove Nursery School Ofsted Rating: Good Pupils: 48 Distance: 1.21	☒	☐	☐	☐	☐
	Meadow Park Academy Ofsted Rating: Good Pupils: 354 Distance: 1.25	☐	☒	☐	☐	☐
	Pangbourne Primary School Ofsted Rating: Good Pupils: 176 Distance: 1.4	☐	☒	☐	☐	☐
	St Paul's Catholic Primary School Ofsted Rating: Good Pupils: 296 Distance: 1.42	☐	☒	☐	☐	☐
	Moorlands Primary School Ofsted Rating: Good Pupils: 331 Distance: 1.5	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

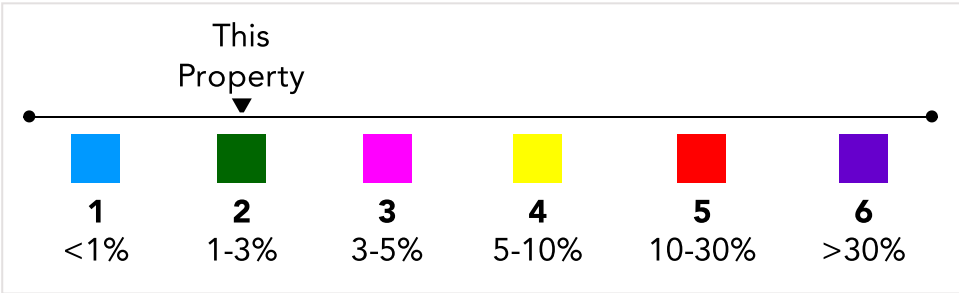
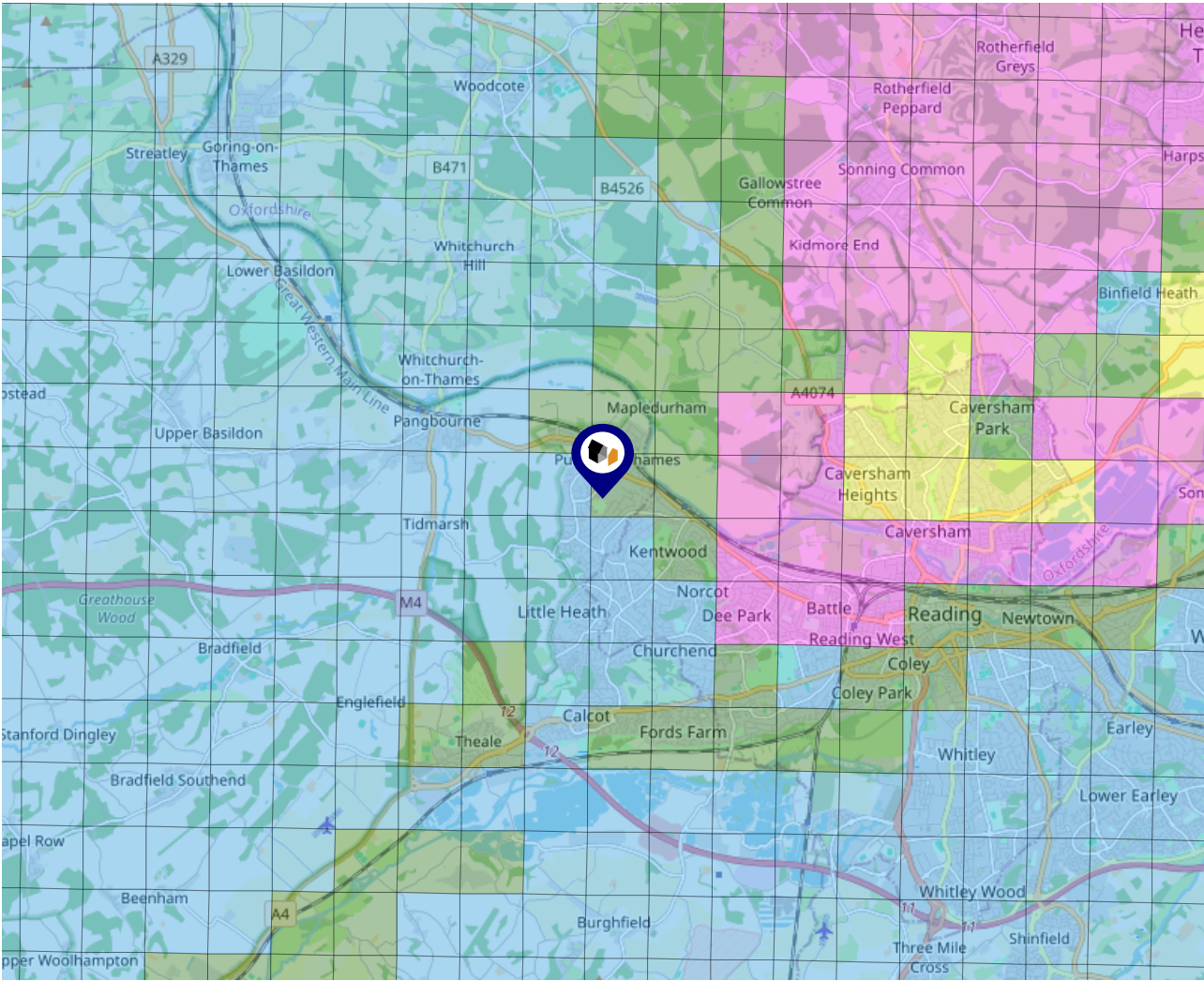


Key:

-  Power Pylons
-  Communication Masts

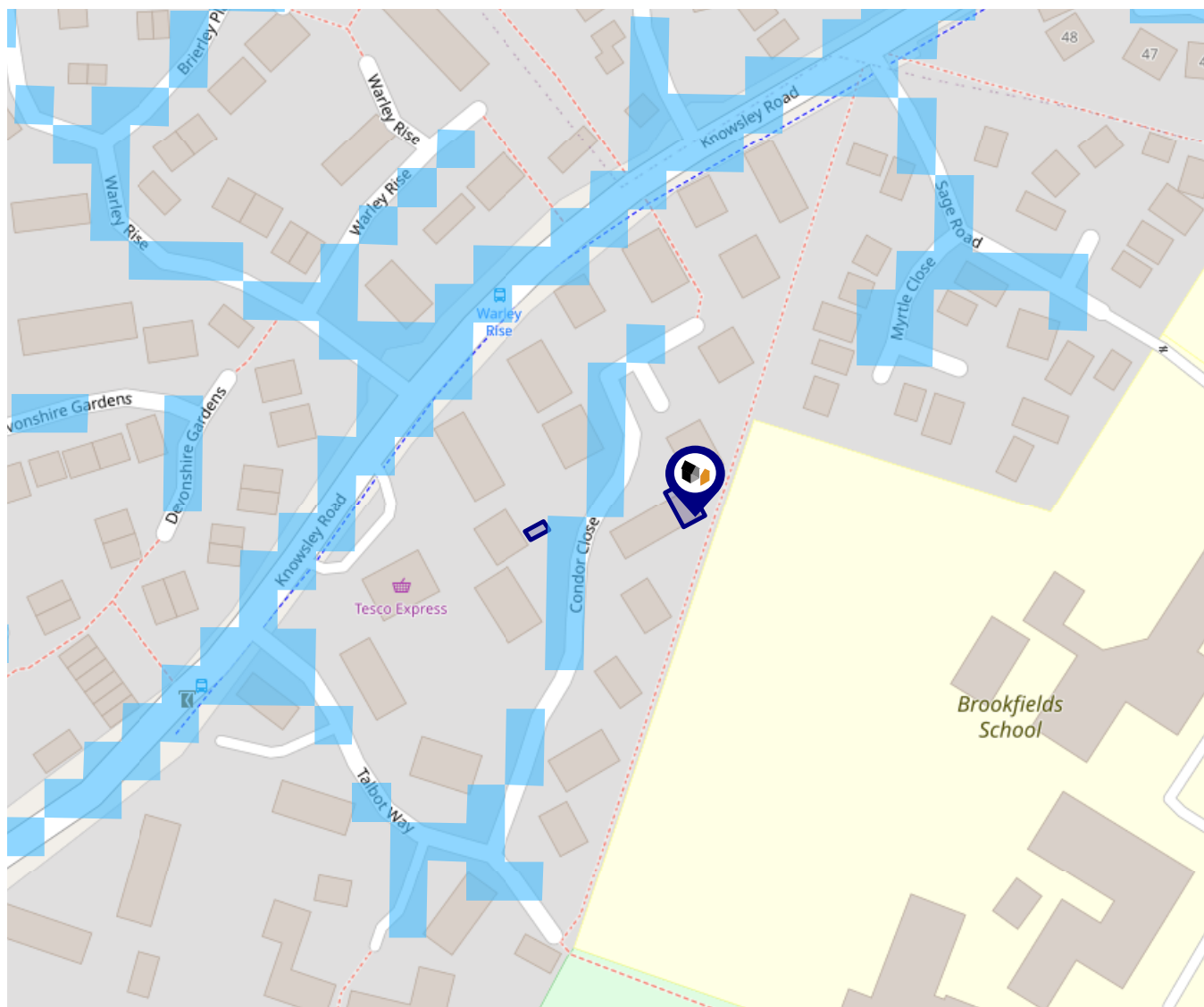
What is Radon?

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

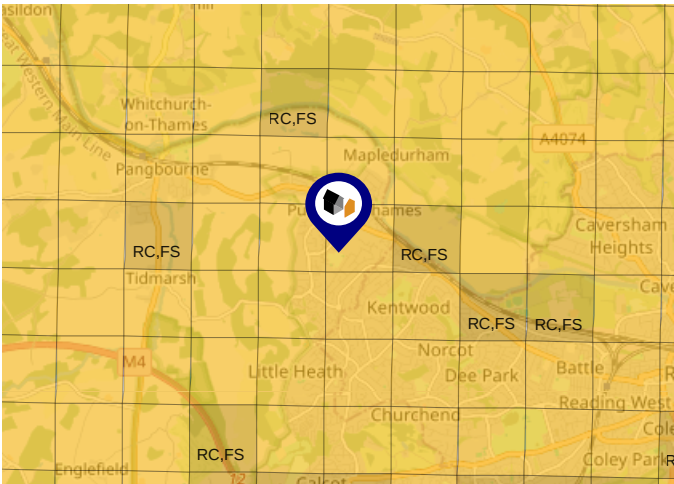


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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:	HIGH	Soil Texture:	CHALKY, SILTY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM(SILTY) TO LIGHT(SILTY) TO HEAVY		

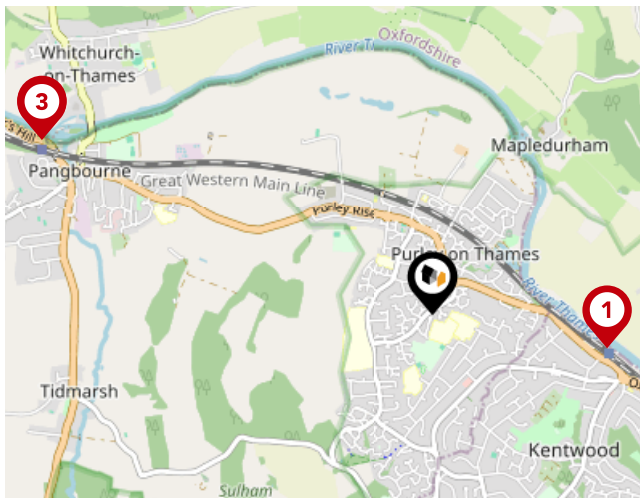


Primary Classifications (Most Common Clay Types)

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

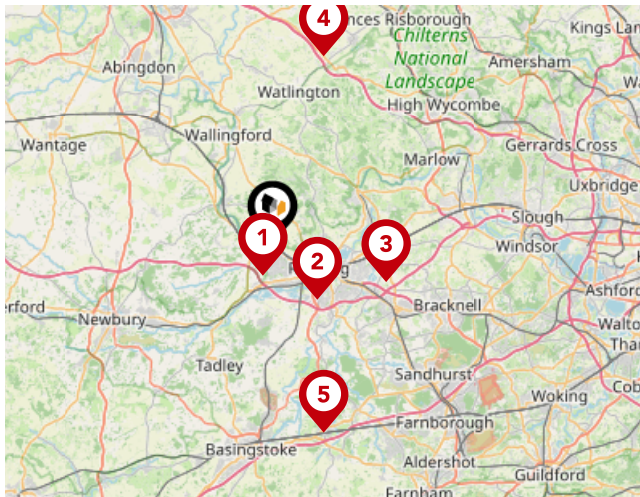
Area

Transport (National)



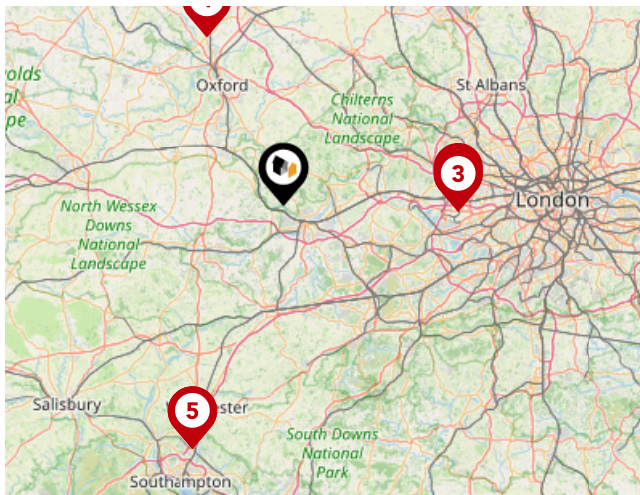
National Rail Stations

Pin	Name	Distance
	Tilehurst Rail Station	0.82 miles
	Pangbourne Rail Station	1.98 miles
	Pangbourne Rail Station	1.98 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M4 J12	2.51 miles
	M4 J11	5.37 miles
	M4 J10	8.86 miles
	M40 J6	14.25 miles
	M3 J5	14.51 miles

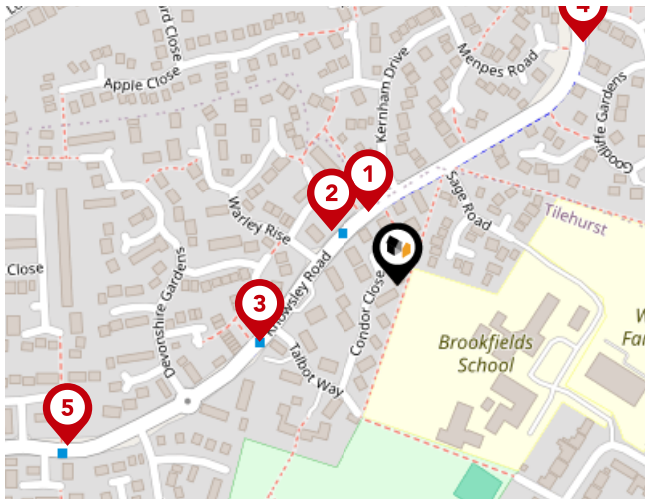


Airports/Helipads

Pin	Name	Distance
	Kidlington	27.3 miles
	Heathrow Airport	25.66 miles
	Heathrow Airport Terminal 4	25.9 miles
	North Stoneham	38.64 miles
	Southampton Airport	38.64 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Warley Rise	0.05 miles
2	Warley Rise	0.05 miles
3	Talbot Way	0.09 miles
4	Goodliffe Gardens	0.18 miles
5	Addiscombe Chase	0.21 miles



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.

Testimonial 1



Kiel was incredibly proactive and brought a level of enthusiasm and professionalism, which you should expect from someone with whom you are entrusting the sale of your home. I gave him free rein to present my property and his creative and innovative approach did not disappoint me, nor prospective buyers. He worked incredibly hard, was responsive and forthcoming with information throughout and made the process as stress free as it could be.

Testimonial 2



We recently had the pleasure of selling our house with the support of Kiel, and we couldn't be happier with the experience. From the very first interaction to the final completion, Kiel provided an exceptional level of service that made the entire process smooth, stress-free, and ultimately, highly successful.

We wholeheartedly recommend Kiel at avocado property. Simply outstanding!

Testimonial 3



Would just like to take this opportunity to thank Kiel who was brilliant throughout the sale of our property. He was informative, kept us up to date and willing to step in and sort out any problems that occurred emailing all parties.

Thank you Kiel.



/avocadopropertyberkshire



/avocadopropertyberkshire



/avocadoproperty

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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Avocado Property

07769 345086

kiel@avacadoberkshire.co.uk

www.avacadopropertyagents.co.uk

