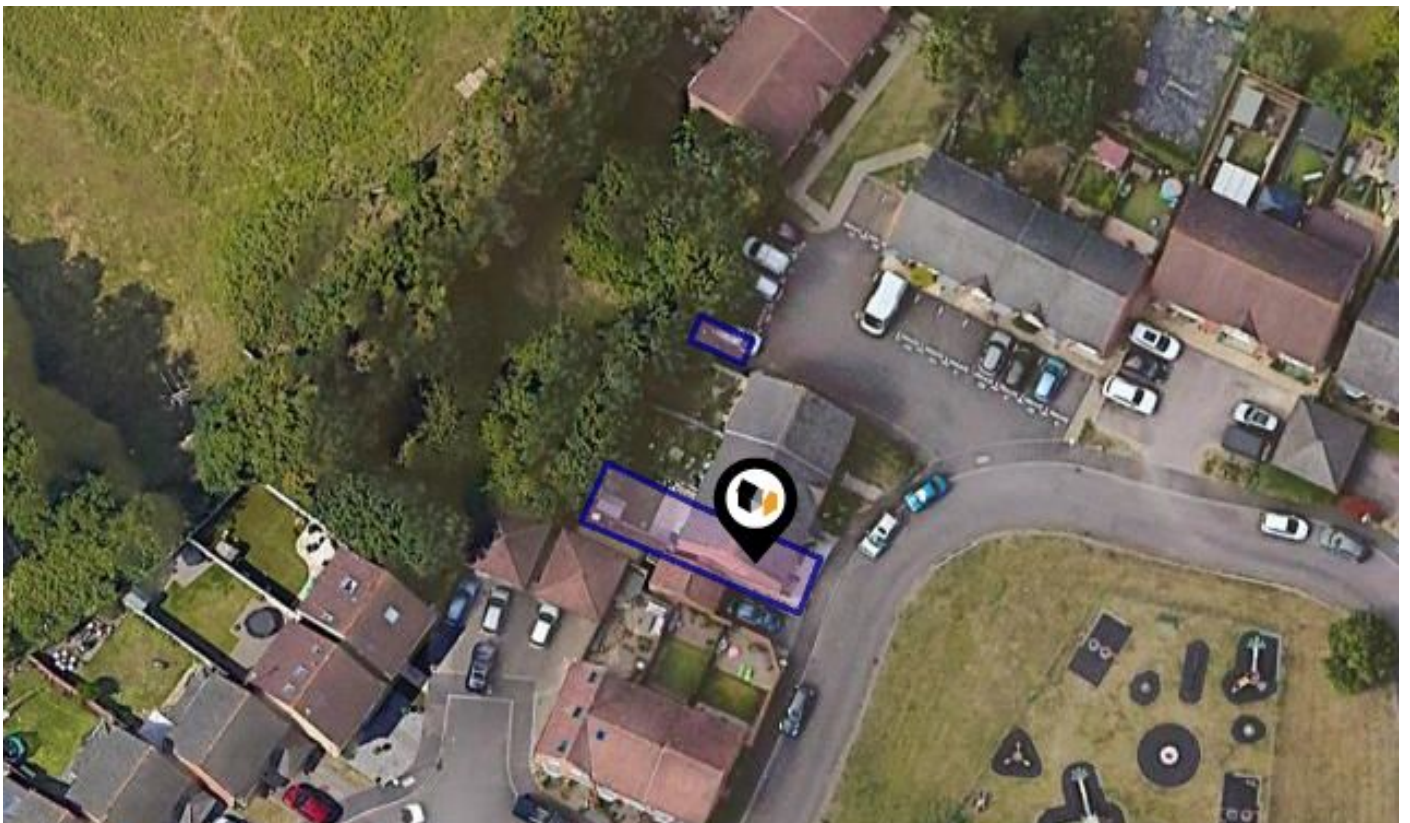




See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Tuesday 03rd March 2026



DEARDON WAY, SHINFIELD, READING, RG2

Avocado Property

07917 157387

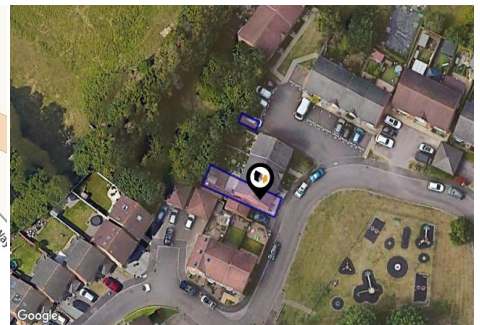
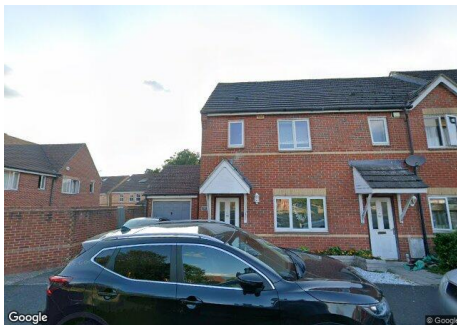
neil@avocadoberkshire.co.uk

www.avocadopropertyagents.co.uk



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Property Overview



Property

Type:	Terraced
Bedrooms:	3
Floor Area:	904 ft ² / 84 m ²
Plot Area:	0.03 acres
Year Built :	2003-2006
Council Tax :	Band D
Annual Estimate:	£2,376
Title Number:	BK419351

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

11 mb/s	70 mb/s	2000 mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Energy rating

C

Valid until 20.02.2036

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

Property Type:	End-terrace house
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Cavity wall, as built, insulated (assumed)
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Pitched, 200 mm loft insulation
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	From main system
Lighting:	Excellent lighting efficiency
Floors:	Suspended, limited insulation (assumed)
Total Floor Area:	84 m ²

Market Sold in Street



96, Deardon Way, Reading, RG2 9HF					Detached House
Last Sold Date:	10/10/2025	12/08/2016	12/05/2006	23/04/2004	
Last Sold Price:	£575,000	£510,000	£269,950	£281,295	
44, Deardon Way, Reading, RG2 9HF					Terraced House
Last Sold Date:	22/07/2025	01/03/2013	25/05/2007	31/03/2004	
Last Sold Price:	£418,000	£285,000	£387,000	£272,999	
23, Deardon Way, Reading, RG2 9HF					Detached House
Last Sold Date:	14/02/2024	30/07/2004			
Last Sold Price:	£675,000	£474,999			
66, Deardon Way, Reading, RG2 9HF					Terraced House
Last Sold Date:	20/07/2023	07/08/2017	27/07/2017	28/05/2004	
Last Sold Price:	£410,000	£320,000	£350,000	£86,400	
36, Deardon Way, Reading, RG2 9HF					Semi-detached House
Last Sold Date:	17/06/2023	22/12/2003			
Last Sold Price:	£430,000	£274,999			
90, Deardon Way, Reading, RG2 9HF					Terraced House
Last Sold Date:	21/06/2021	03/08/2016	14/11/2003		
Last Sold Price:	£370,000	£350,000	£220,765		
42, Deardon Way, Reading, RG2 9HF					Terraced House
Last Sold Date:	07/05/2021	18/04/2011	27/04/2004		
Last Sold Price:	£375,000	£278,000	£259,349		
32, Deardon Way, Reading, RG2 9HF					Semi-detached House
Last Sold Date:	28/04/2021	20/10/2010	23/04/2004		
Last Sold Price:	£372,000	£285,000	£256,499		
34, Deardon Way, Reading, RG2 9HF					Terraced House
Last Sold Date:	08/12/2020	22/11/2013	25/03/2011	03/10/2005	30/01/2004
Last Sold Price:	£380,000	£287,500	£270,000	£245,000	£269,999
92, Deardon Way, Reading, RG2 9HF					Terraced House
Last Sold Date:	15/10/2020	22/09/2006	14/11/2003		
Last Sold Price:	£325,000	£224,950	£220,995		
40, Deardon Way, Reading, RG2 9HF					Semi-detached House
Last Sold Date:	31/03/2020	07/04/2004			
Last Sold Price:	£385,000	£272,999			
88, Deardon Way, Reading, RG2 9HF					Terraced House
Last Sold Date:	12/10/2018	05/07/2007			
Last Sold Price:	£332,000	£108,750			

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

Market Sold in Street



38, Deardon Way, Reading, RG2 9HF				Terraced House
Last Sold Date:	19/07/2018	14/09/2006	26/03/2004	
Last Sold Price:	£385,000	£274,000	£276,999	
58, Deardon Way, Reading, RG2 9HF				Terraced House
Last Sold Date:	31/05/2018	23/05/2014	02/03/2007	12/12/2003
Last Sold Price:	£350,000	£282,250	£241,000	£218,995
27, Deardon Way, Reading, RG2 9HF				Detached House
Last Sold Date:	22/09/2017	12/05/2015	15/12/2006	19/05/2005
Last Sold Price:	£680,000	£605,000	£512,000	£284,999
94, Deardon Way, Reading, RG2 9HF				Terraced House
Last Sold Date:	23/05/2017	03/09/2007	31/08/2007	14/11/2003
Last Sold Price:	£360,000	£249,950	£239,500	£222,995
41, Deardon Way, Reading, RG2 9HF				Detached House
Last Sold Date:	31/03/2016	15/07/2005	30/09/2003	
Last Sold Price:	£470,000	£296,000	£299,995	
50, Deardon Way, Reading, RG2 9HF				Detached House
Last Sold Date:	30/03/2016	15/05/2009	25/07/2005	19/12/2003
Last Sold Price:	£645,000	£467,000	£465,000	£499,995
102, Deardon Way, Reading, RG2 9HF				Detached House
Last Sold Date:	19/01/2016	05/04/2012		
Last Sold Price:	£406,000	£288,000		
31, Deardon Way, Reading, RG2 9HF				Detached House
Last Sold Date:	02/06/2015	31/01/2005		
Last Sold Price:	£650,000	£499,950		
33, Deardon Way, Reading, RG2 9HF				Detached House
Last Sold Date:	17/04/2013	29/10/2004		
Last Sold Price:	£539,000	£534,999		
60, Deardon Way, Reading, RG2 9HF				Terraced House
Last Sold Date:	17/12/2012	04/05/2007	12/12/2003	
Last Sold Price:	£248,000	£245,000	£218,995	
25, Deardon Way, Reading, RG2 9HF				Detached House
Last Sold Date:	22/02/2010			
Last Sold Price:	£435,000			
28, Deardon Way, Reading, RG2 9HF				Detached House
Last Sold Date:	10/06/2009	16/12/2005	30/01/2004	
Last Sold Price:	£236,000	£249,950	£276,999	

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

Market Sold in Street



64, Deardon Way, Reading, RG2 9HF		Terraced House
Last Sold Date:	19/10/2007	16/08/2004
Last Sold Price:	£106,000	£87,400
62, Deardon Way, Reading, RG2 9HF		Terraced House
Last Sold Date:	18/07/2007	12/12/2003
Last Sold Price:	£246,000	£220,995
46, Deardon Way, Reading, RG2 9HF		Terraced House
Last Sold Date:	22/08/2006	29/03/2004
Last Sold Price:	£277,500	£276,999
100, Deardon Way, Reading, RG2 9HF		Detached House
Last Sold Date:	28/07/2006	30/01/2004
Last Sold Price:	£279,950	£285,000
35, Deardon Way, Reading, RG2 9HF		Detached House
Last Sold Date:	20/06/2005	
Last Sold Price:	£484,950	
29, Deardon Way, Reading, RG2 9HF		Detached House
Last Sold Date:	15/06/2005	
Last Sold Price:	£484,950	
37, Deardon Way, Reading, RG2 9HF		Detached House
Last Sold Date:	11/02/2005	
Last Sold Price:	£500,000	
39, Deardon Way, Reading, RG2 9HF		Detached House
Last Sold Date:	29/10/2004	
Last Sold Price:	£515,000	
68, Deardon Way, Reading, RG2 9HF		Semi-detached House
Last Sold Date:	30/09/2004	
Last Sold Price:	£97,650	
84, Deardon Way, Reading, RG2 9HF		Terraced House
Last Sold Date:	23/07/2004	
Last Sold Price:	£87,000	
86, Deardon Way, Reading, RG2 9HF		Terraced House
Last Sold Date:	23/07/2004	
Last Sold Price:	£214,500	
48, Deardon Way, Reading, RG2 9HF		Detached House
Last Sold Date:	28/06/2004	
Last Sold Price:	£421,950	

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

Market Sold in Street



52, Deardon Way, Reading, RG2 9HF	Detached House
Last Sold Date: 23/06/2004	
Last Sold Price: £424,860	
54, Deardon Way, Reading, RG2 9HF	Detached House
Last Sold Date: 18/05/2004	
Last Sold Price: £266,750	
98, Deardon Way, Reading, RG2 9HF	Terraced House
Last Sold Date: 31/03/2004	
Last Sold Price: £120,695	
30, Deardon Way, Reading, RG2 9HF	Semi-detached House
Last Sold Date: 30/01/2004	
Last Sold Price: £269,999	
56, Deardon Way, Reading, RG2 9HF	Terraced House
Last Sold Date: 12/10/2003	
Last Sold Price: £207,735	

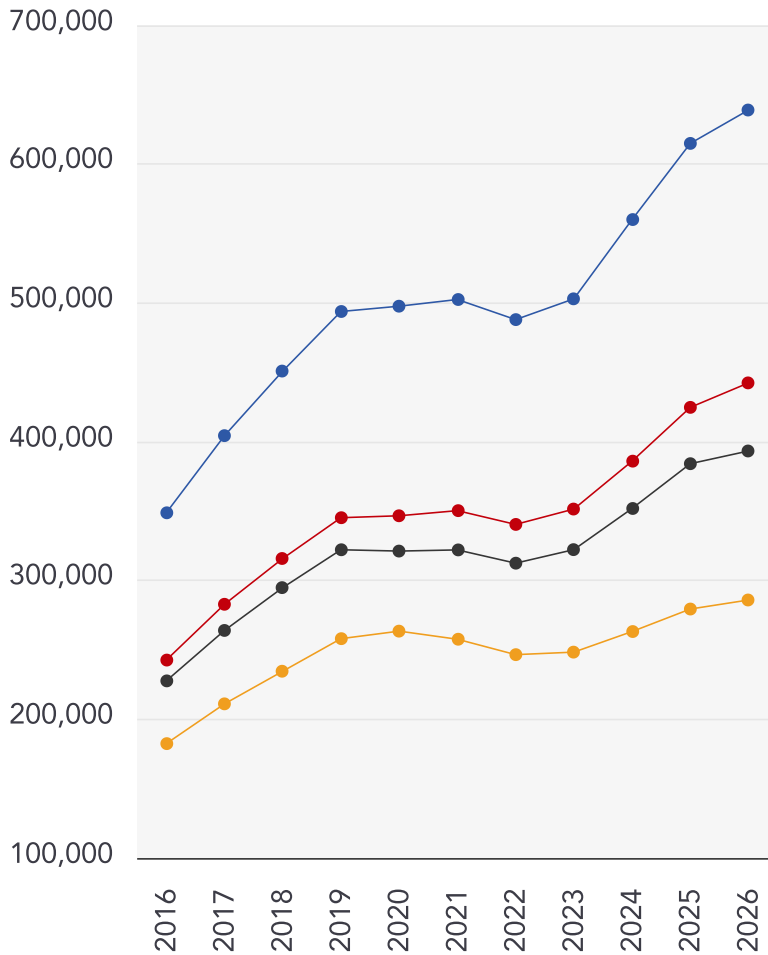
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in RG2



Detached

+83.21%

Semi-Detached

+82.31%

Terraced

+72.76%

Flat

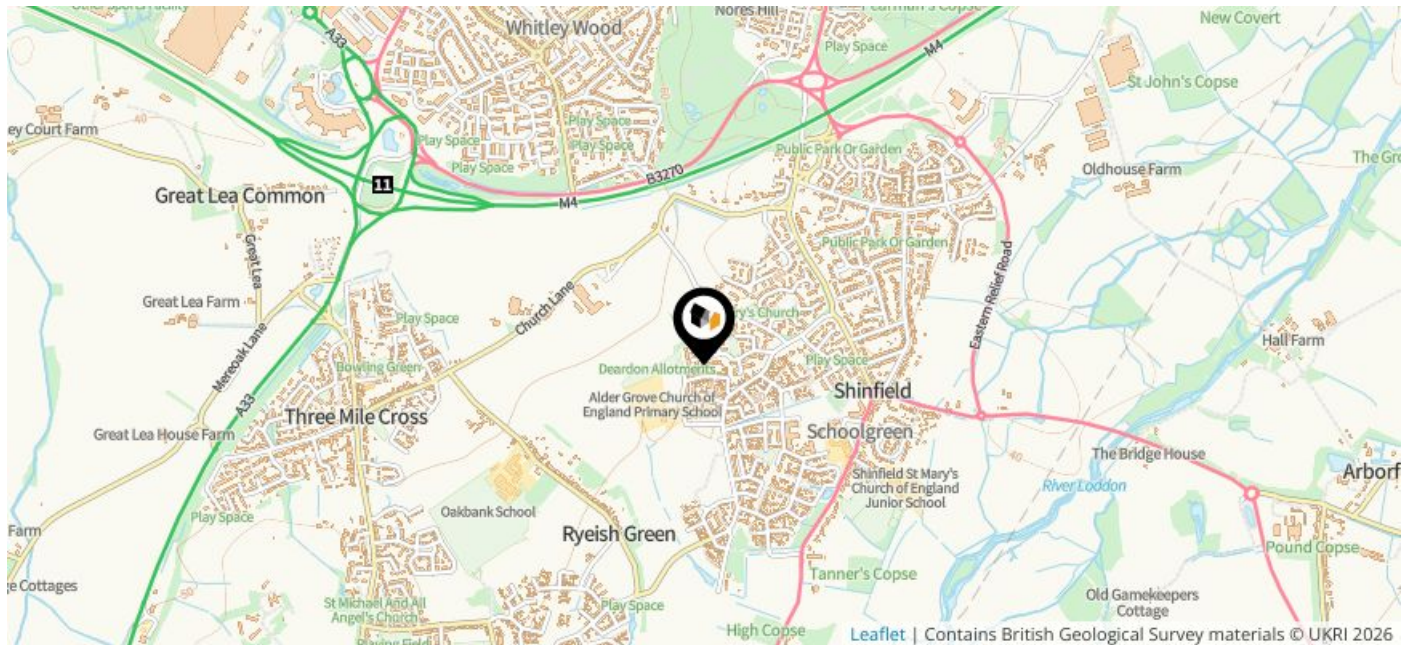
+56.72%

Maps

Coal Mining



This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✗ Adit
- ✗ Gutter Pit
- ✗ Shaft

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

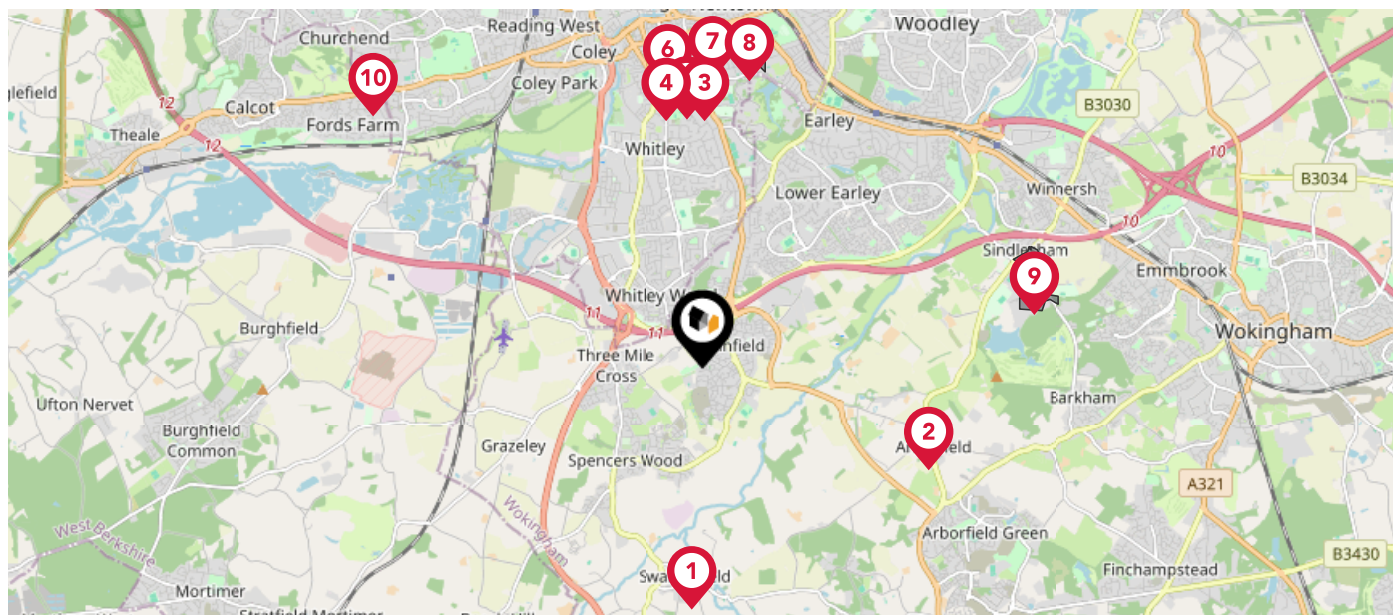
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Maps

Conservation Areas



This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

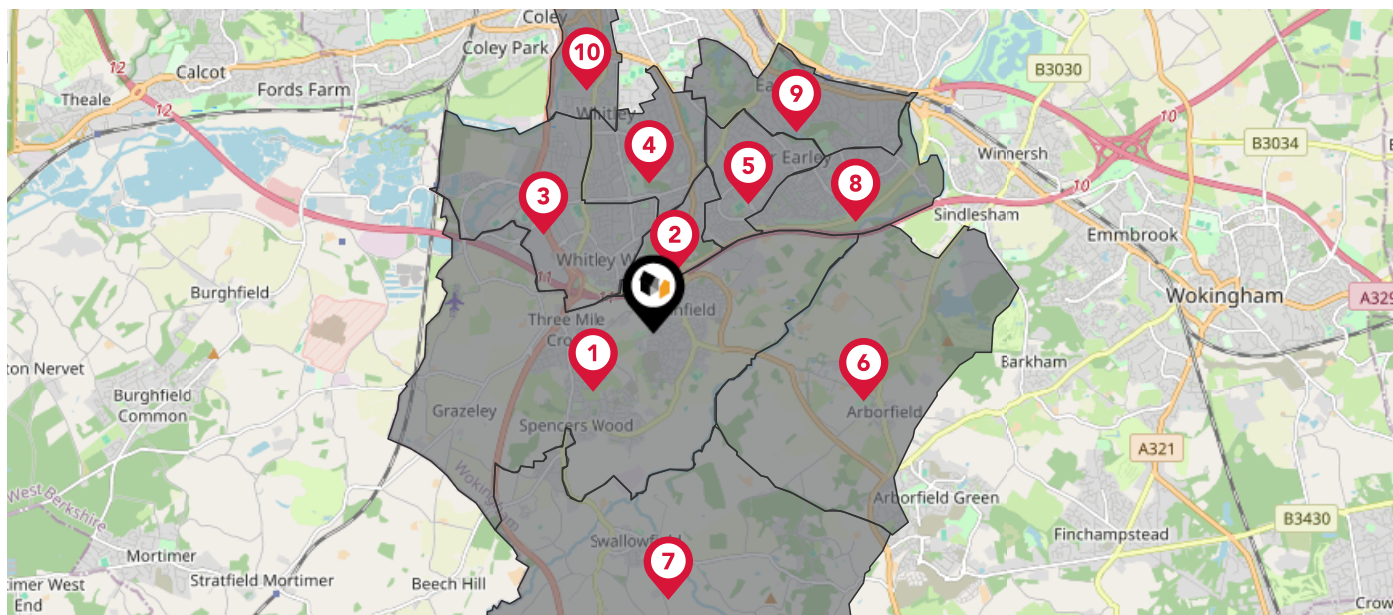
- 1 Swallowfield
- 2 Arborfield Cross
- 3 Redlands
- 4 Christchurch
- 5 The Mount
- 6 Kendrick Road
- 7 Alexandra Road
- 8 South Park
- 9 Sindlesham
- 10 Horncastle

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

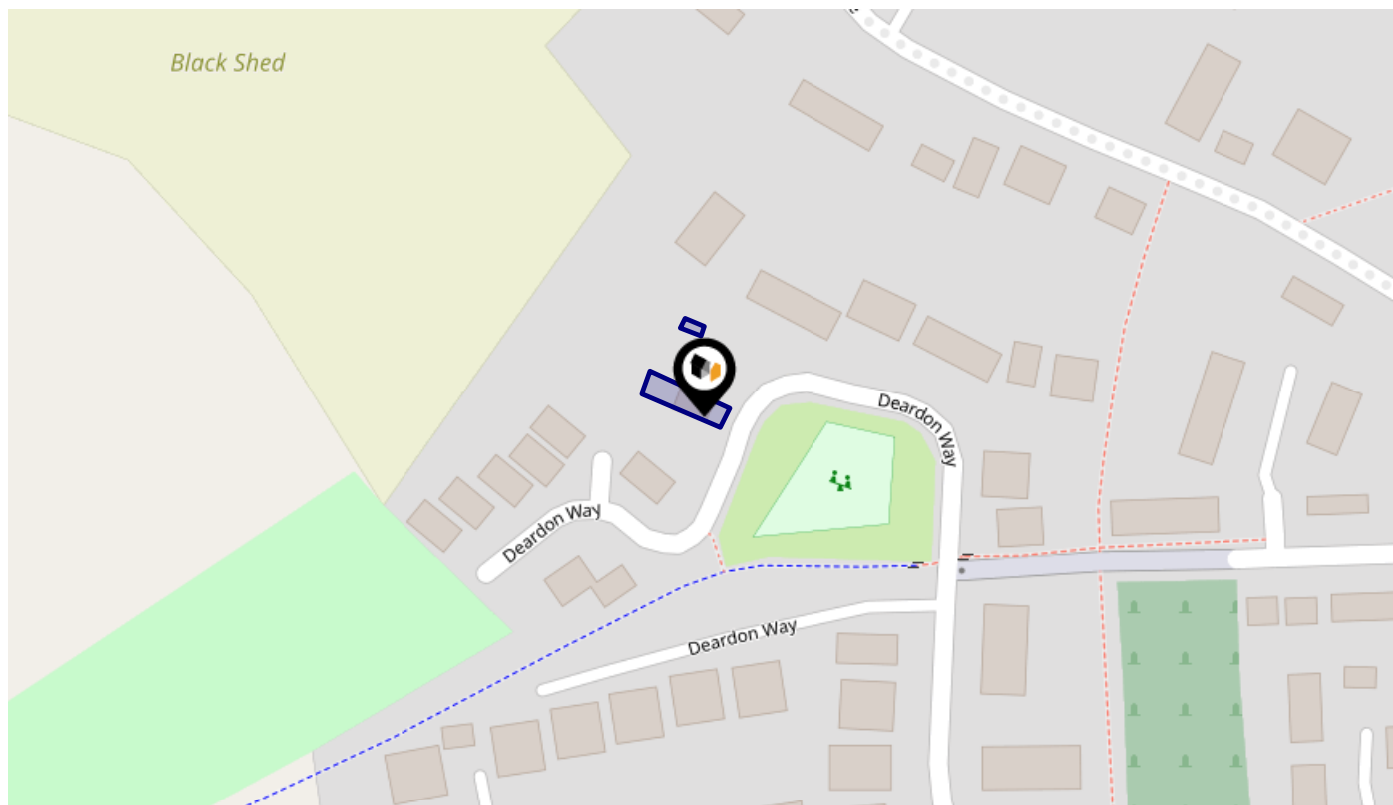
-  1 Shinfield South Ward
-  2 Shinfield North Ward
-  3 Whitley Ward
-  4 Church Ward
-  5 Hillside Ward
-  6 Arborfield Ward
-  7 Swallowfield Ward
-  8 Hawkedon Ward
-  9 Maiden Erlegh Ward
-  10 Katesgrove Ward

Maps

Rail Noise



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



Rail Noise Data

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

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

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

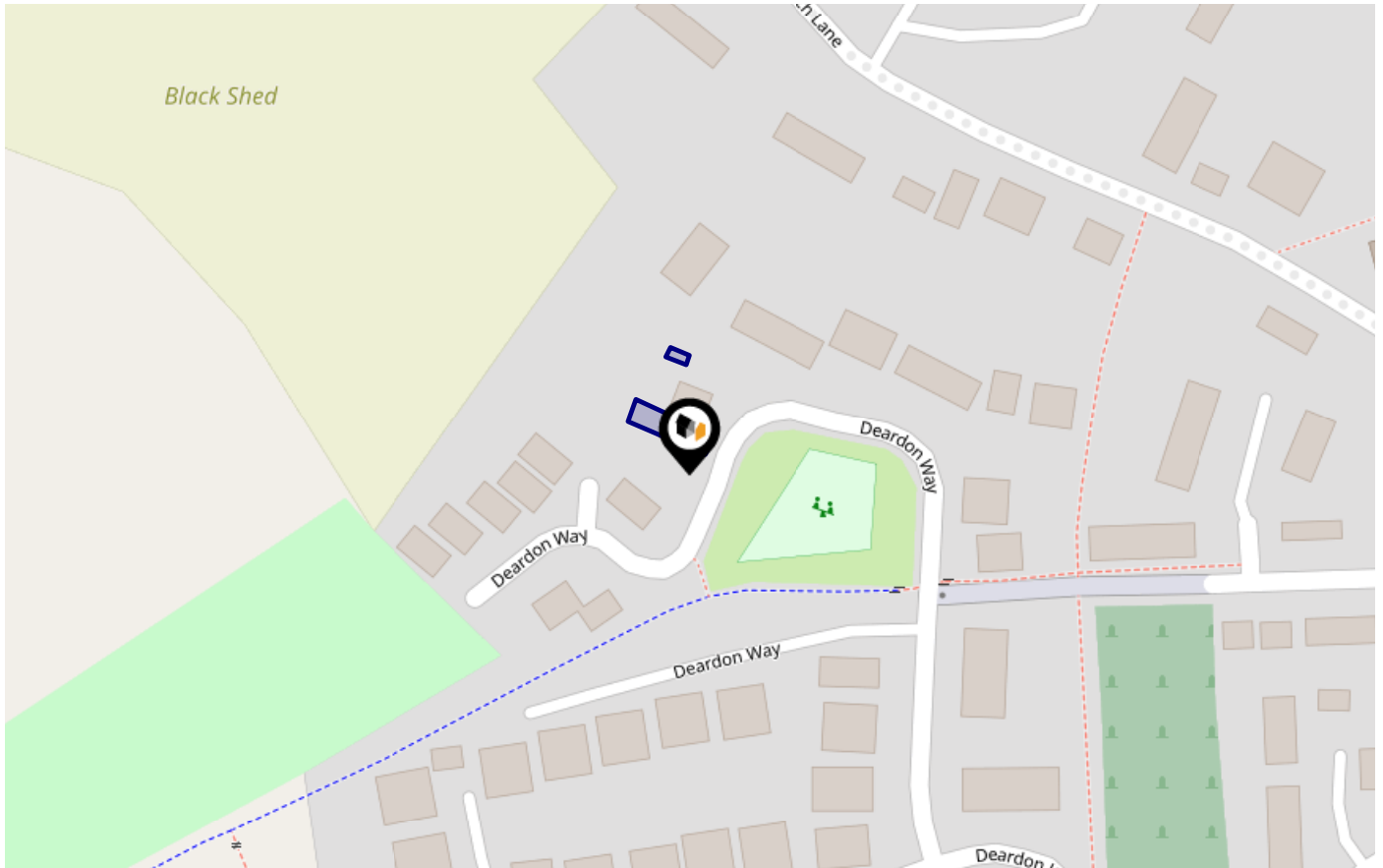
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

Flood Risk

Rivers & Seas - Flood Risk



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



Risk Rating: Very low

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

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

Chance of flooding to the following depths at this property:

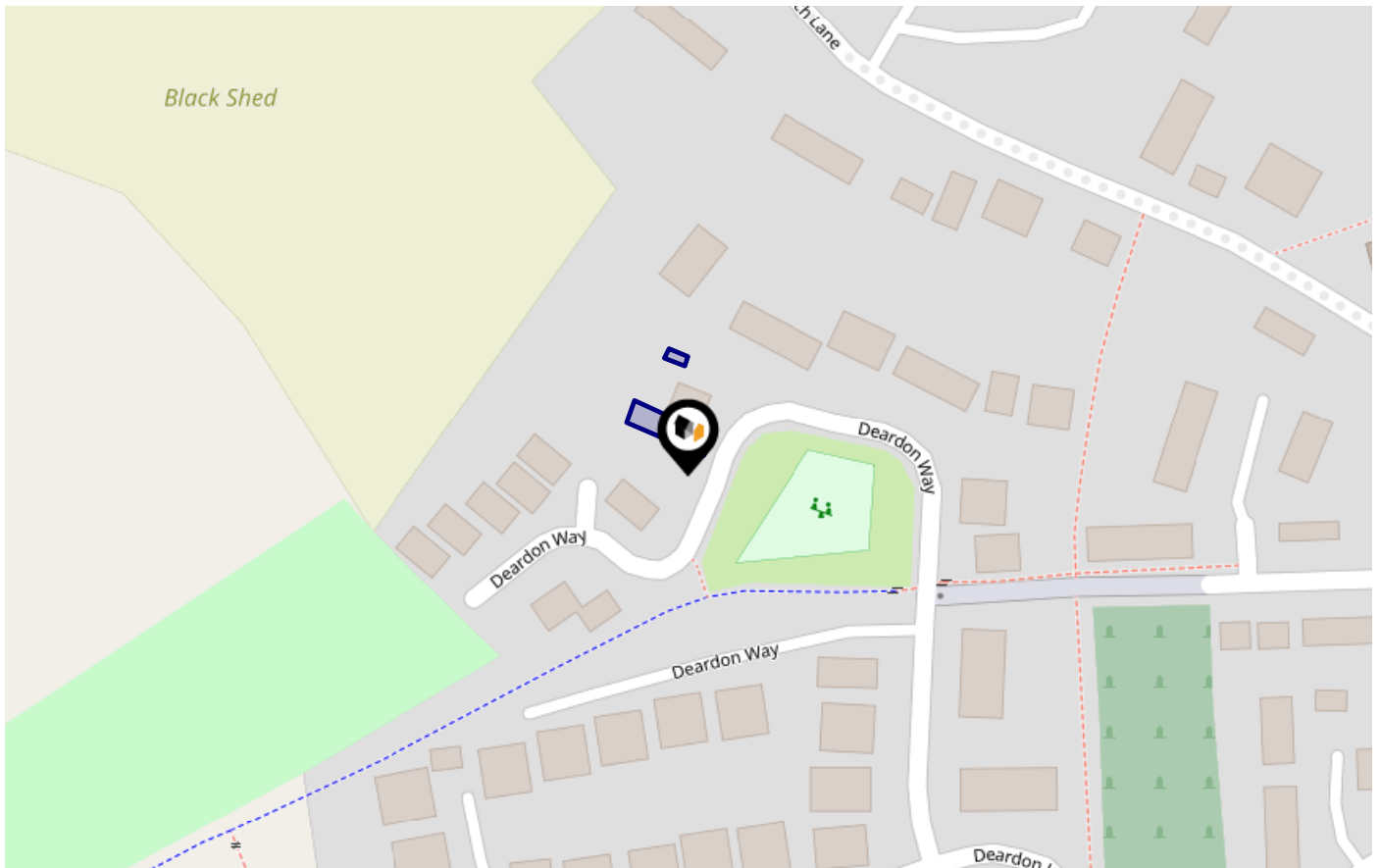


Flood Risk

Rivers & Seas - Climate Change



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



Risk Rating: **Very low**

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

- **High Risk** - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- **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:

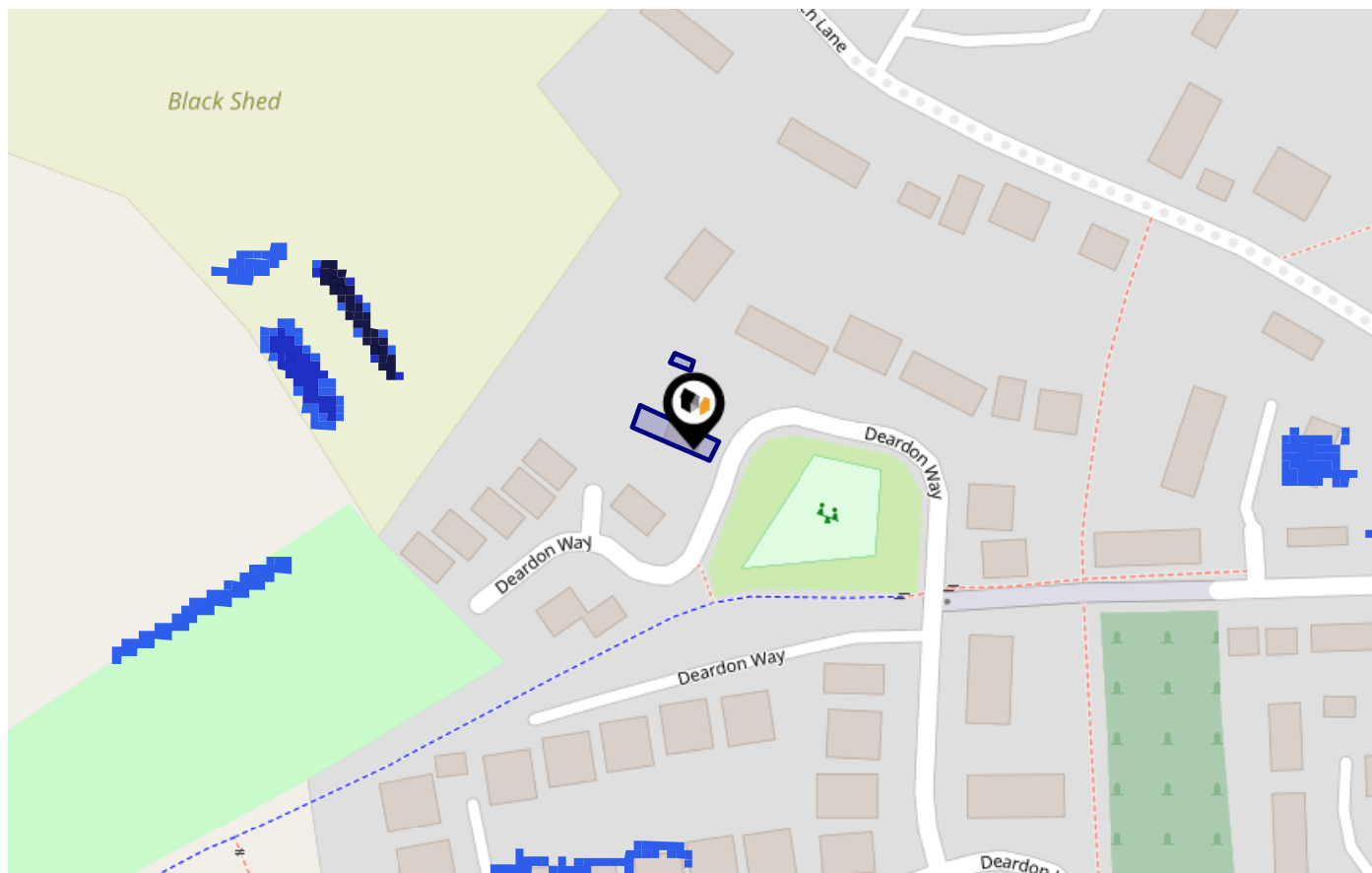


Flood Risk

Surface Water - 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.

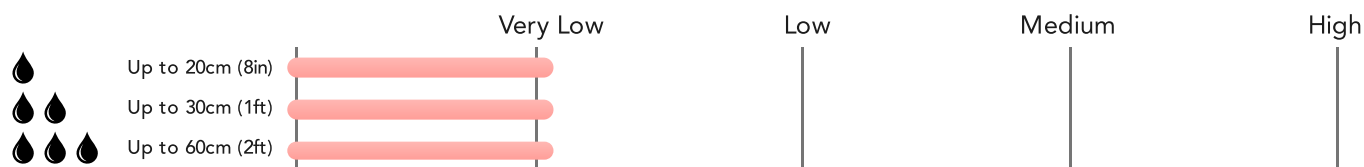


Risk Rating: Very low

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:

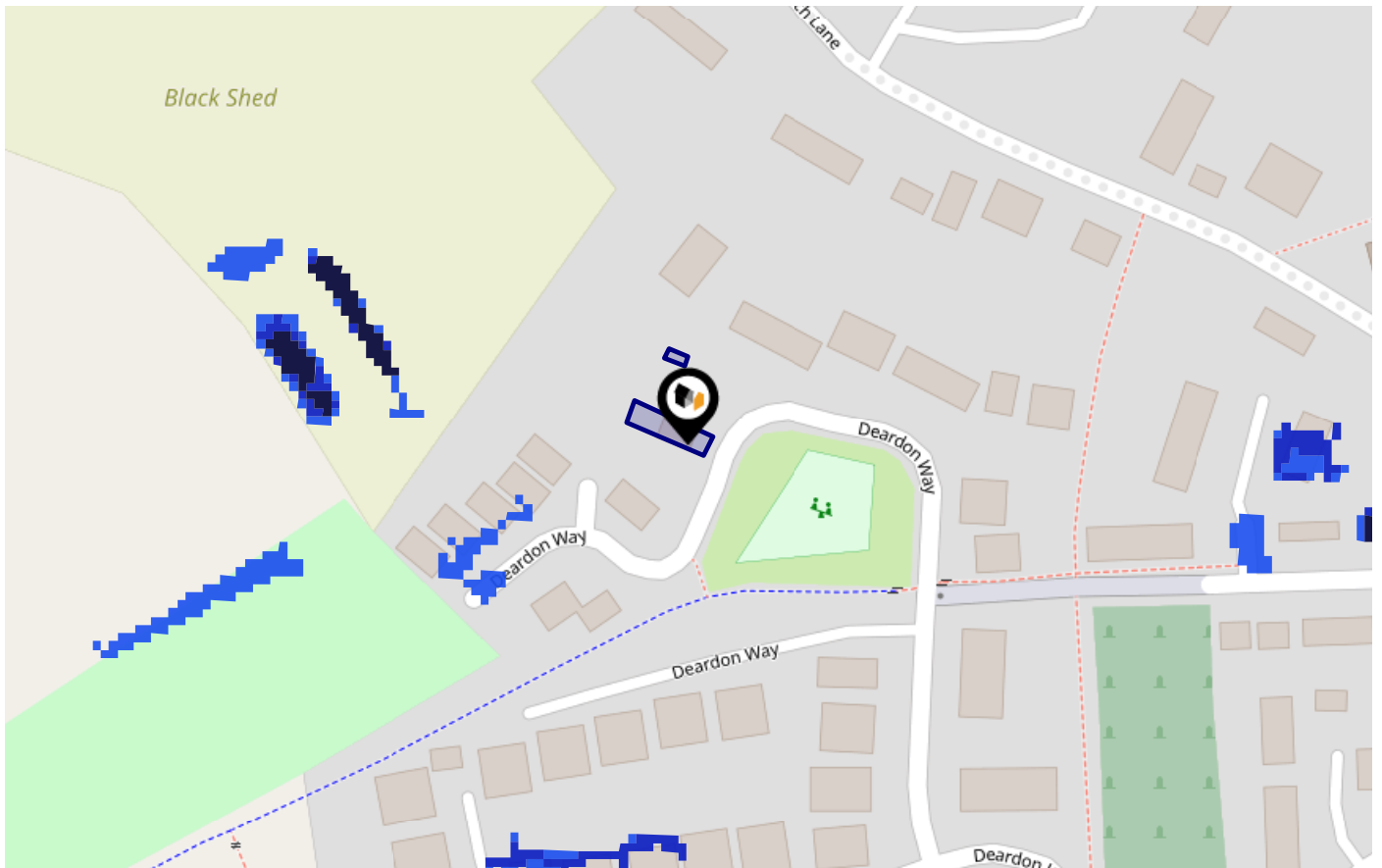


Flood Risk

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:

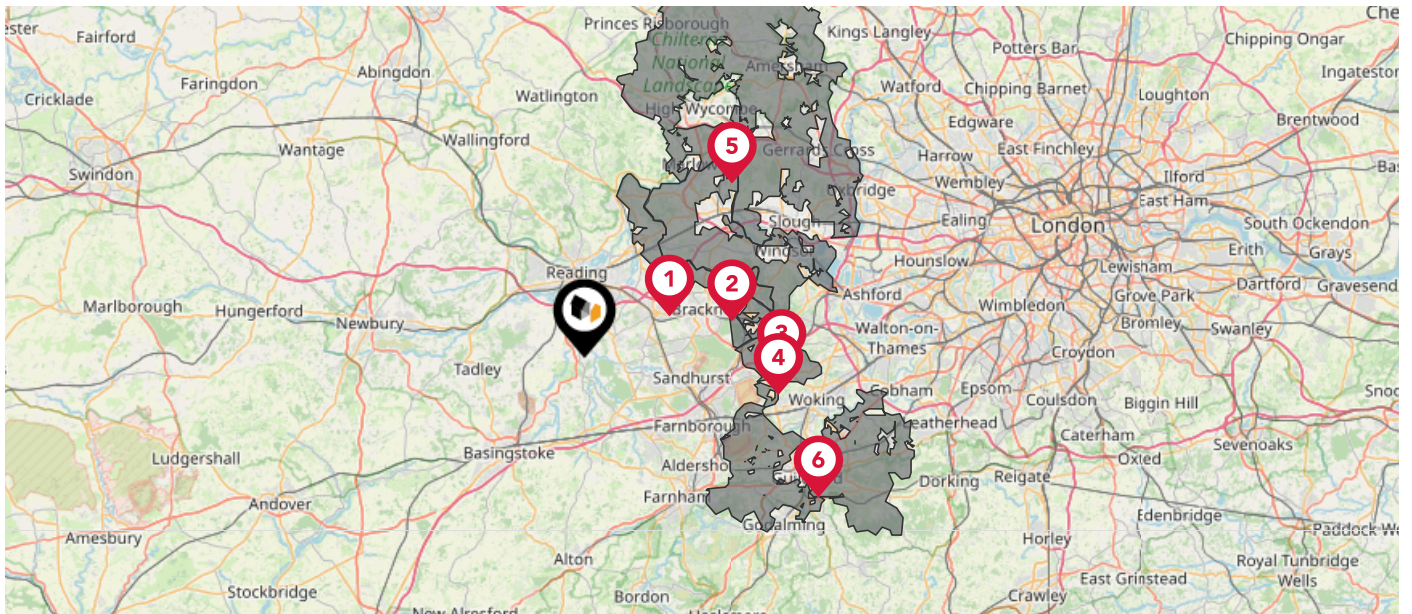


Maps

Green Belt



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



Nearby Green Belt Land

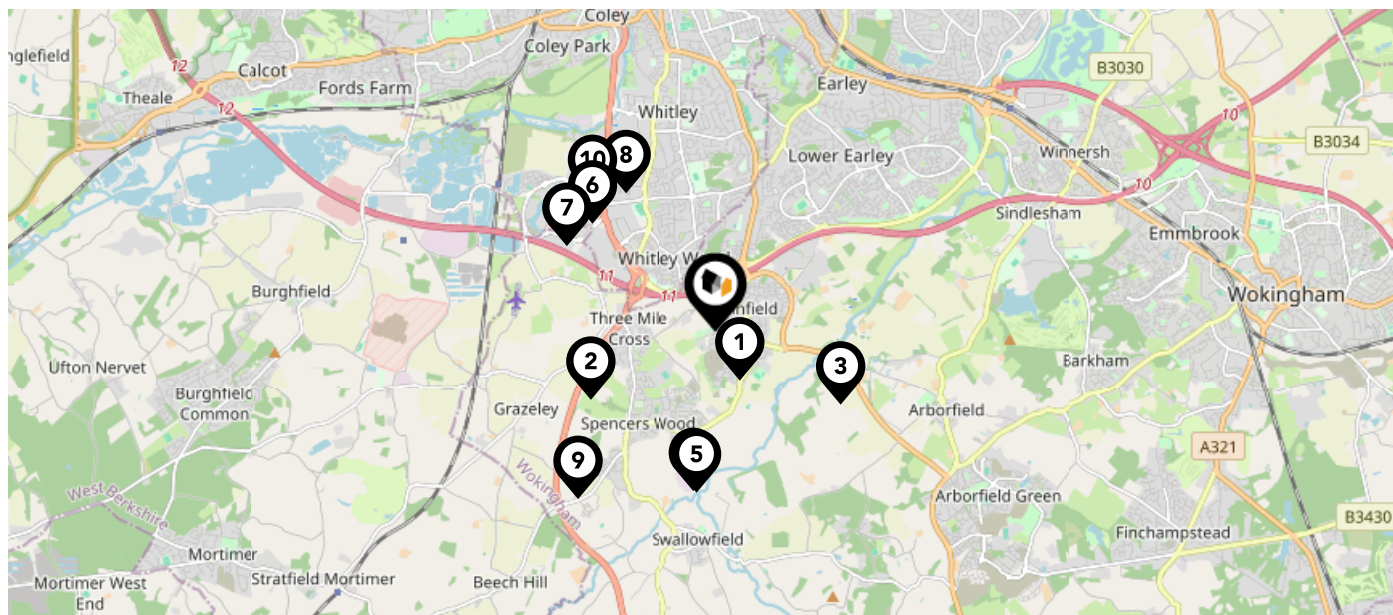
- 1 London Green Belt - Wokingham
- 2 London Green Belt - Bracknell Forest
- 3 London Green Belt - Windsor and Maidenhead
- 4 London Green Belt - Surrey Heath
- 5 London Green Belt - Buckinghamshire
- 6 London Green Belt - Guildford

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

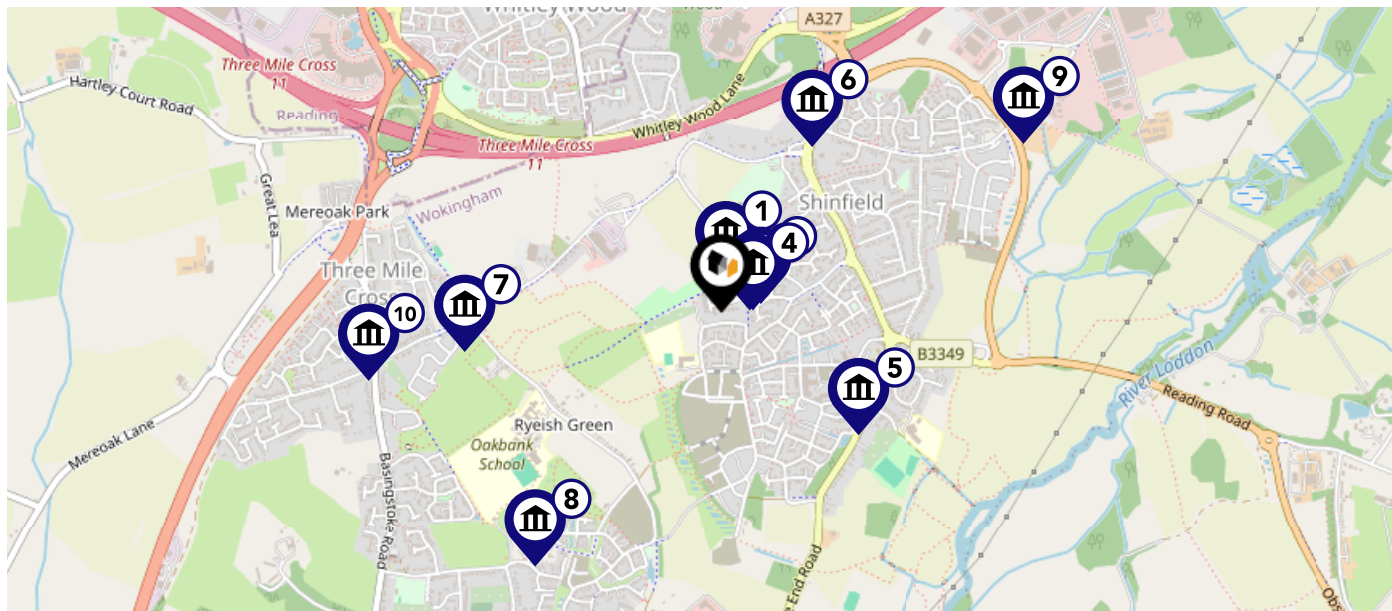
1	Land at School Green, Shinfield-Whitley Wood, Reading	Historic Landfill
2	Grazeley Road-Three Mile Cross, Buckinghamshire	Historic Landfill
3	Milkingbarn Lane-Arborfield	Historic Landfill
4	Sussex Way-Spencers Wood	Historic Landfill
5	Sussex Way-Spencers Wood	Historic Landfill
6	Smallmead Tip-Smallmead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











Maps

Listed Buildings

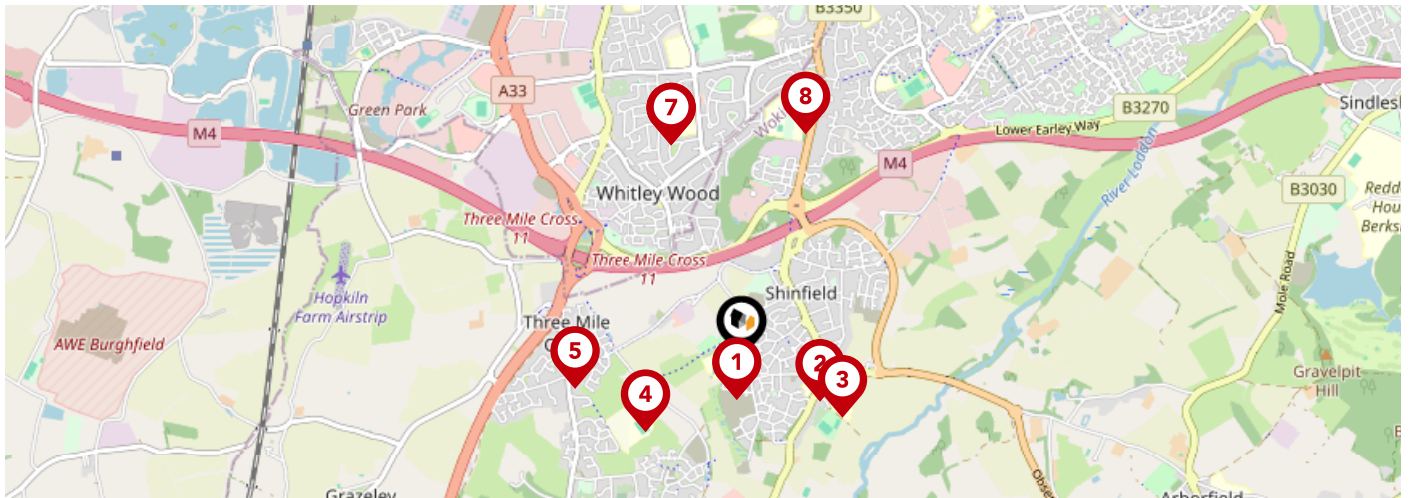


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



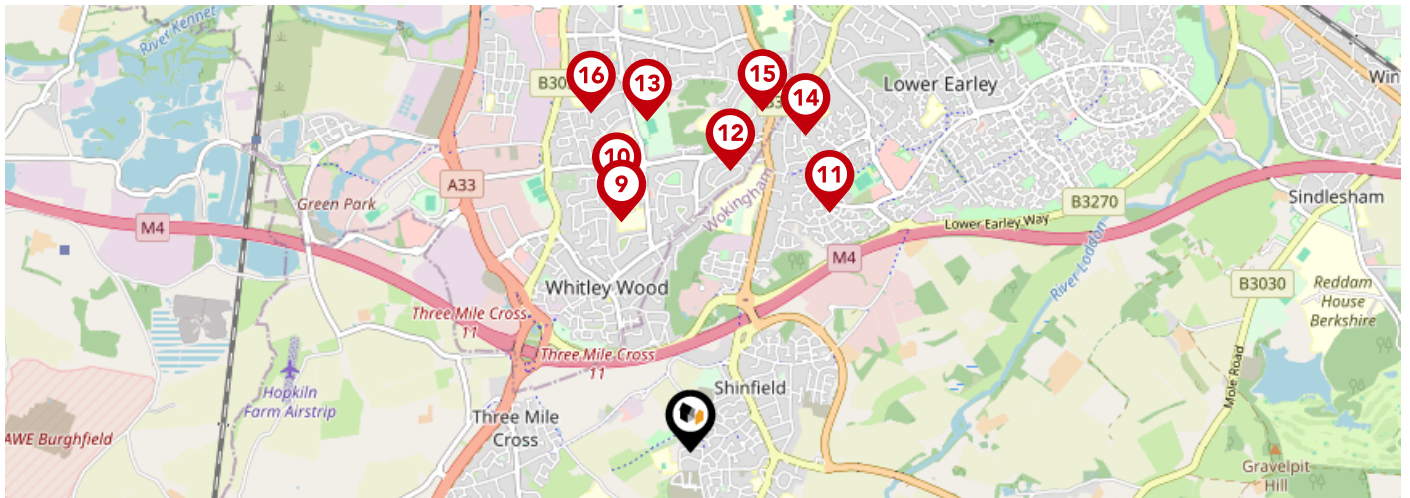
Listed Buildings in the local district	Grade	Distance
 1312966 - Milton Sandford Restaurant	Grade II	0.1 miles
 1118131 - Church Of St Mary	Grade I	0.1 miles
 1118132 - Church Farmhouse	Grade II	0.1 miles
 1136103 - Granary In Garden Of Church Farmhouse Approximately 8 Metres To South West	Grade II	0.1 miles
 1136149 - The School	Grade II	0.4 miles
 1136186 - Lane End Farmhouse	Grade II	0.5 miles
 1118134 - The Thatch	Grade II	0.6 miles
 1118111 - Nullis Farmhouse	Grade II	0.7 miles
 1136129 - Barn Adjoining Cutbush	Grade II	0.8 miles
 1312956 - The Swan Inn	Grade II	0.8 miles

Area Schools



	Nursery	Primary	Secondary	College	Private
1 Alder Grove Church of England Primary School Ofsted Rating: Good Pupils: 290 Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Shinfield Infant and Nursery School Ofsted Rating: Good Pupils: 307 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Shinfield St Mary's CofE Junior School Ofsted Rating: Good Pupils: 358 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Oakbank Ofsted Rating: Requires improvement Pupils: 522 Distance:0.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 The Vine Christian School Ofsted Rating: Good Pupils: 28 Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Geoffrey Field Infant School Ofsted Rating: Outstanding Pupils: 313 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Geoffrey Field Junior School Ofsted Rating: Good Pupils: 354 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Crosfields School Ofsted Rating: Not Rated Pupils: 777 Distance:1.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

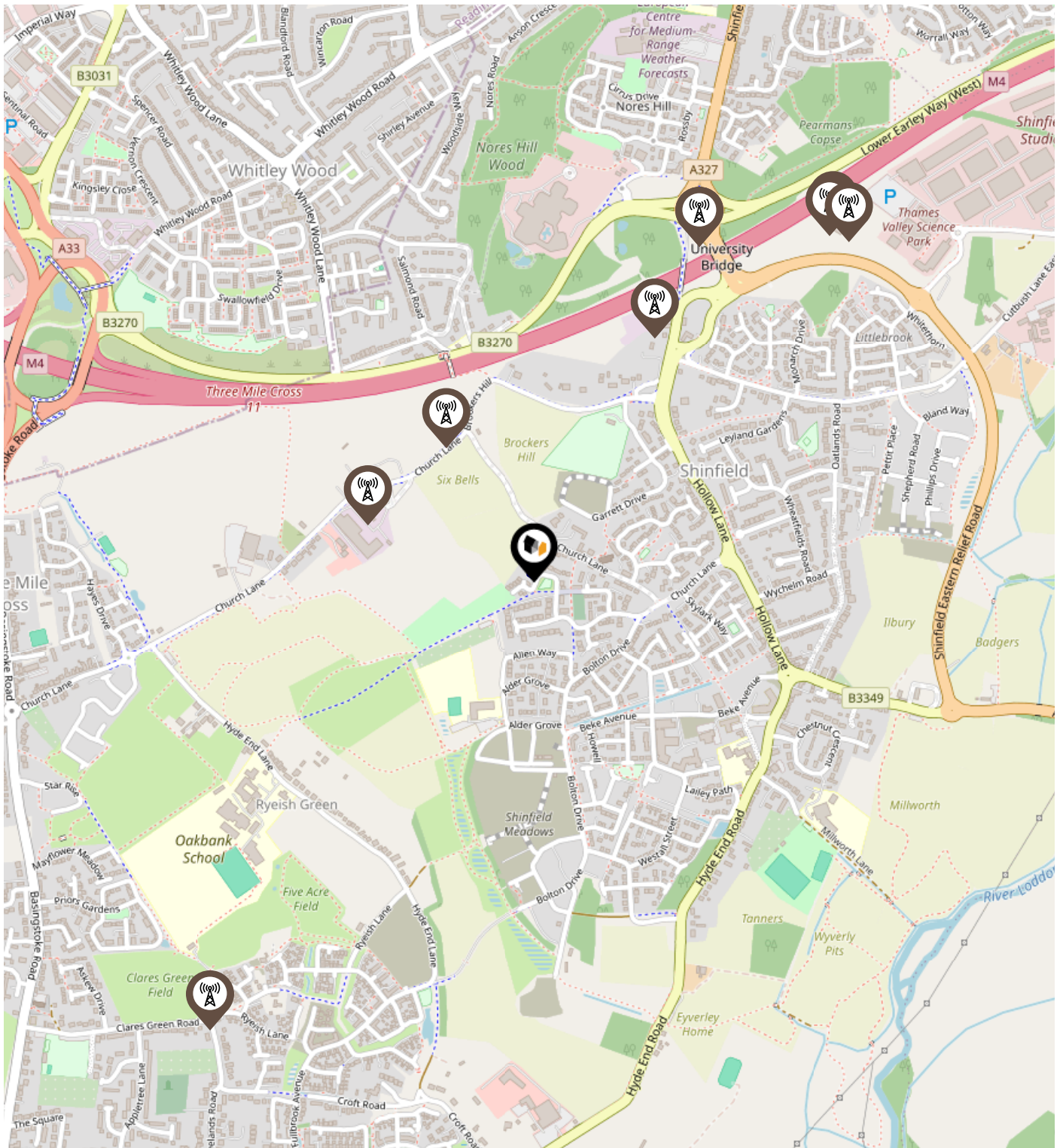
Area Schools





	Nursery	Primary	Secondary	College	Private
<p>9 Christ The King Catholic Primary School Ofsted Rating: Good Pupils: 327 Distance:1.11</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 John Madejski Academy Ofsted Rating: Serious Weaknesses Pupils: 871 Distance:1.24</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Hillside Primary School Ofsted Rating: Good Pupils: 457 Distance:1.28</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 The Ridgeway Primary School Ofsted Rating: Good Pupils: 410 Distance:1.32</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Blagdon Nursery School Ofsted Rating: Outstanding Pupils: 152 Distance:1.55</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Whiteknights Primary School Ofsted Rating: Good Pupils: 457 Distance:1.56</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Leighton Park School Ofsted Rating: Not Rated Pupils: 537 Distance:1.62</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Whitley Park Primary and Nursery School Ofsted Rating: Good Pupils: 571 Distance:1.64</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

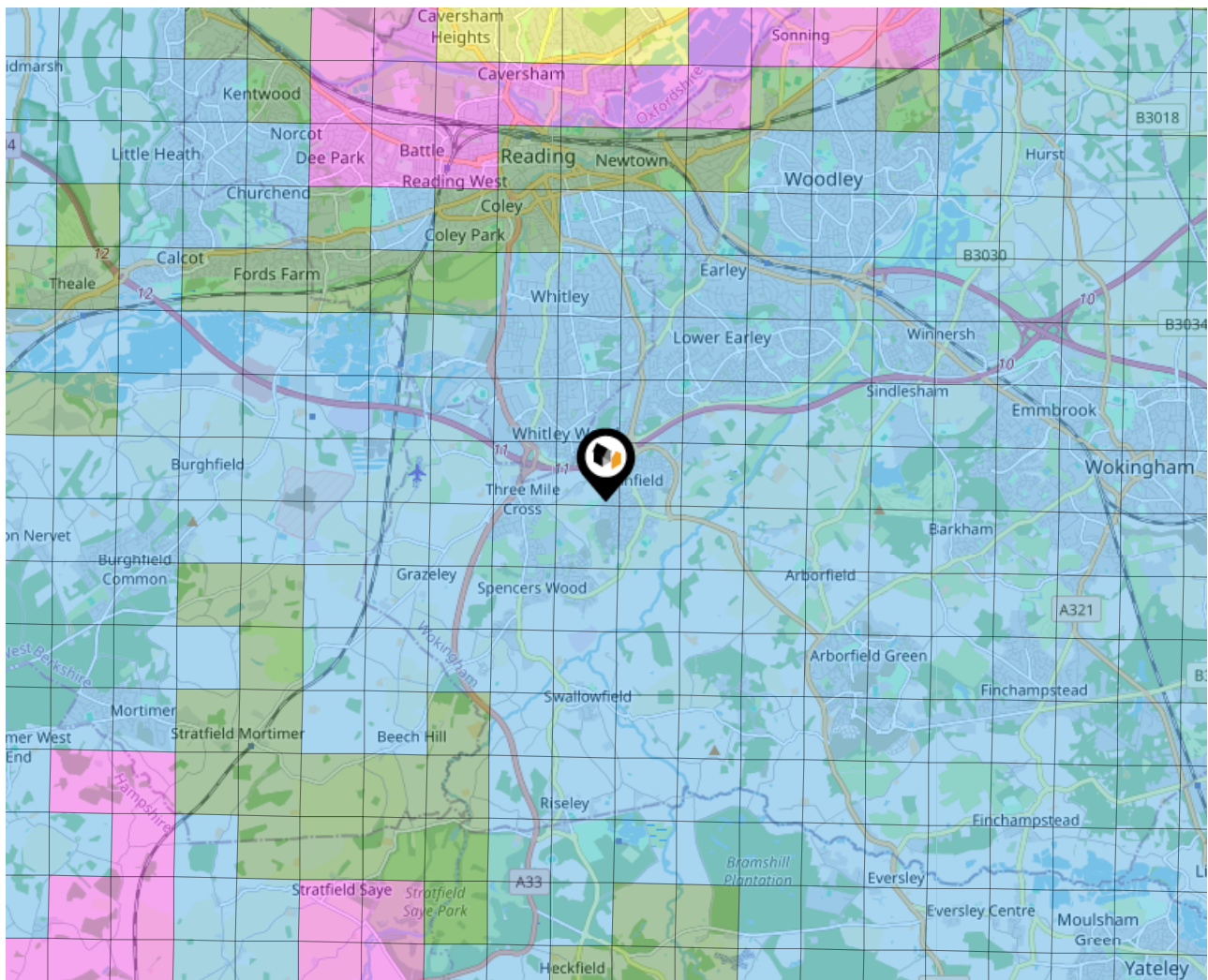
Environment

Radon Gas

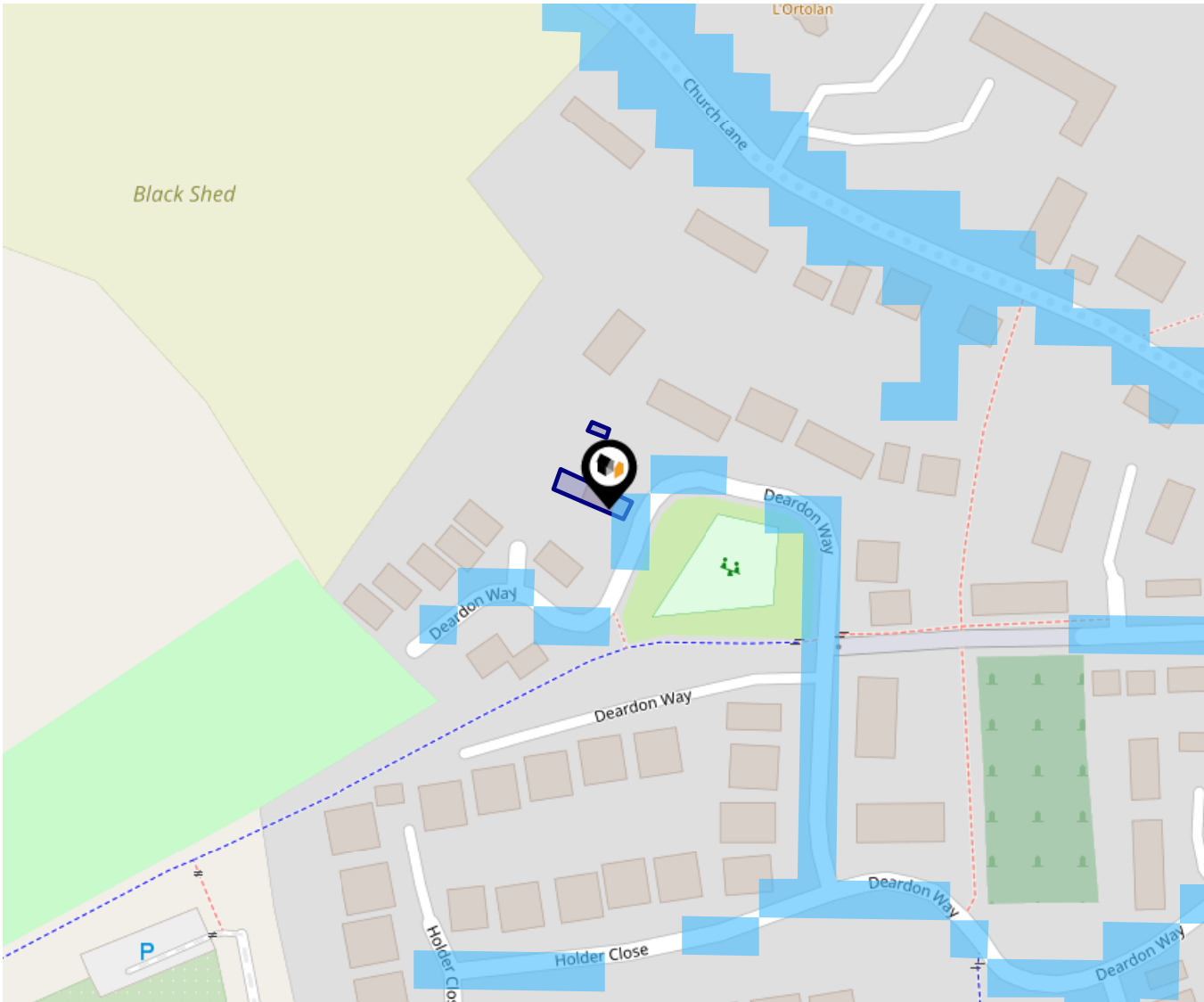


What is Radon?

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/m³).



Local Area Road Noise

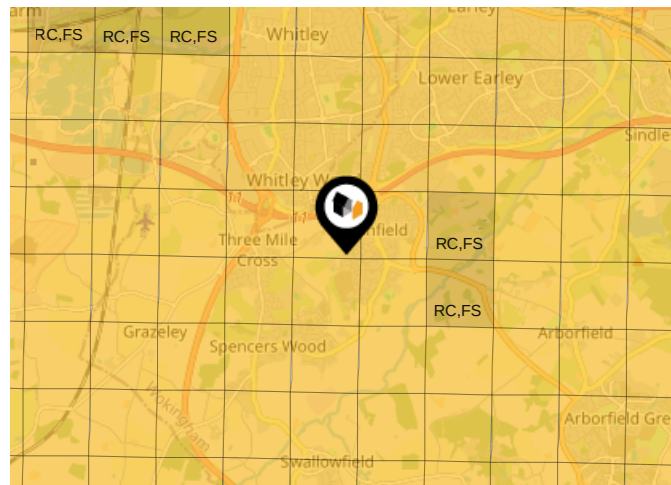


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

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

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

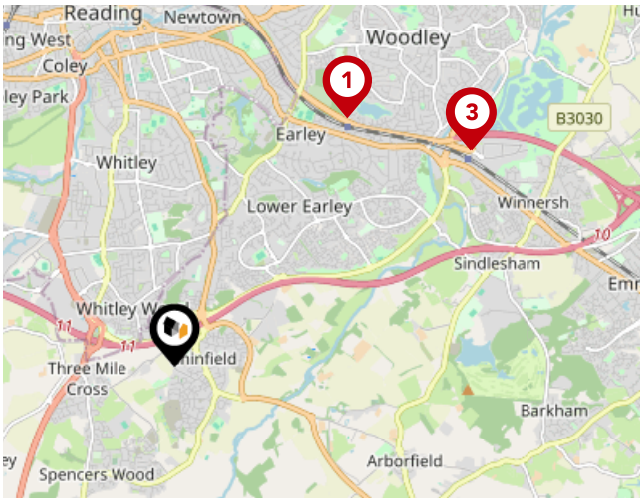


Primary Classifications (Most Common Clay Types)

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

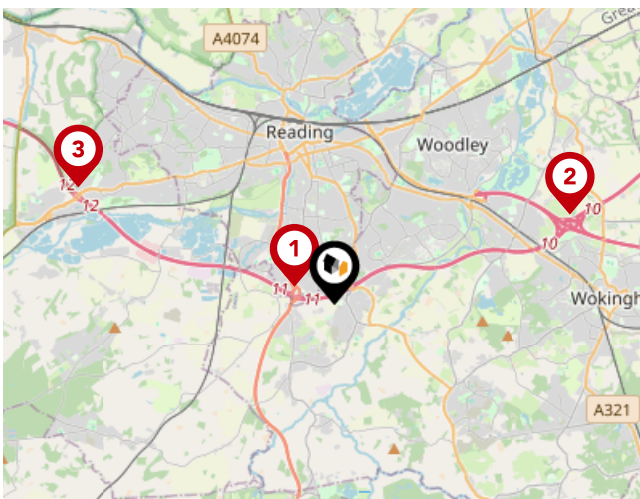
Area

Transport (National)



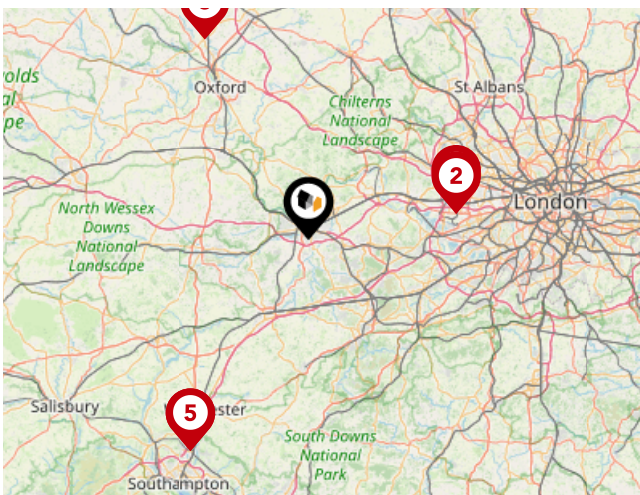
National Rail Stations

Pin	Name	Distance
1	Earley Rail Station	2.79 miles
2	Winnersh Triangle Rail Station	3.39 miles
3	Winnersh Triangle Rail Station	3.4 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J11	0.81 miles
2	M4 J10	4.64 miles
3	M4 J12	5.23 miles
4	M3 J5	9.45 miles
5	M3 J6	11.32 miles

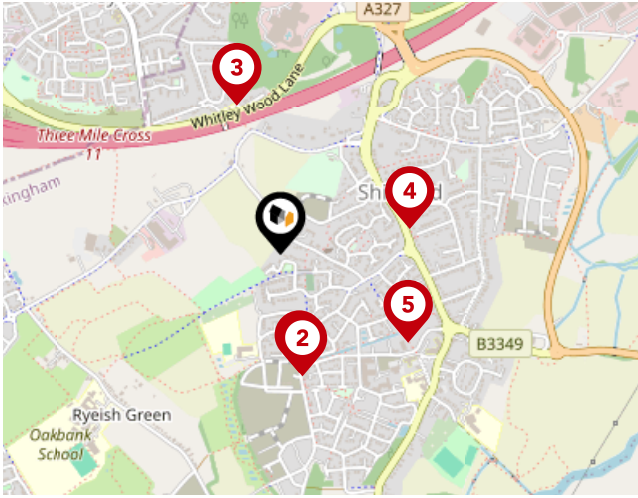


Airports/HELIPADS

Pin	Name	Distance
1	Heathrow Airport	22.13 miles
2	Heathrow Airport Terminal 4	22.16 miles
3	Kidlington	33.17 miles
4	North Stoneham	36.2 miles
5	Southampton Airport	36.2 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Clarendon Row	0.28 miles
2	Clarendon Row	0.29 miles
3	Motorway Footbridge	0.36 miles
4	Church Lane	0.31 miles
5	Shinfield View	0.36 miles

Avocado Property

About Us



Avocado Property

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

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

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

Avocado Property

Testimonials



Testimonial 1



I've been good friends with Dan and Neil for over a decade, so first I just want to say they're genuinely good, trustworthy, and hard-working guys. When I decided to sell my house I was only ever going to ask them... and they didn't disappoint. The house was only 'live' for about an hour before it was taken down because it had so much interest. The following weekend they did a block afternoon of viewings and got 6 offers - I accepted an offer over asking

Testimonial 2



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

Testimonial 3



Can't recommend these two genuine gentlemen enough. From the start they have been professional and personable and provided timely updates and check ins, no question or task is too big or small and they have taken all the stress of selling our house out of our hands.Would recommend to anyone and everyone.



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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.

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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

07917 157387

neil@avocadoberkshire.co.uk

www.avocadopropertyagents.co.uk

