

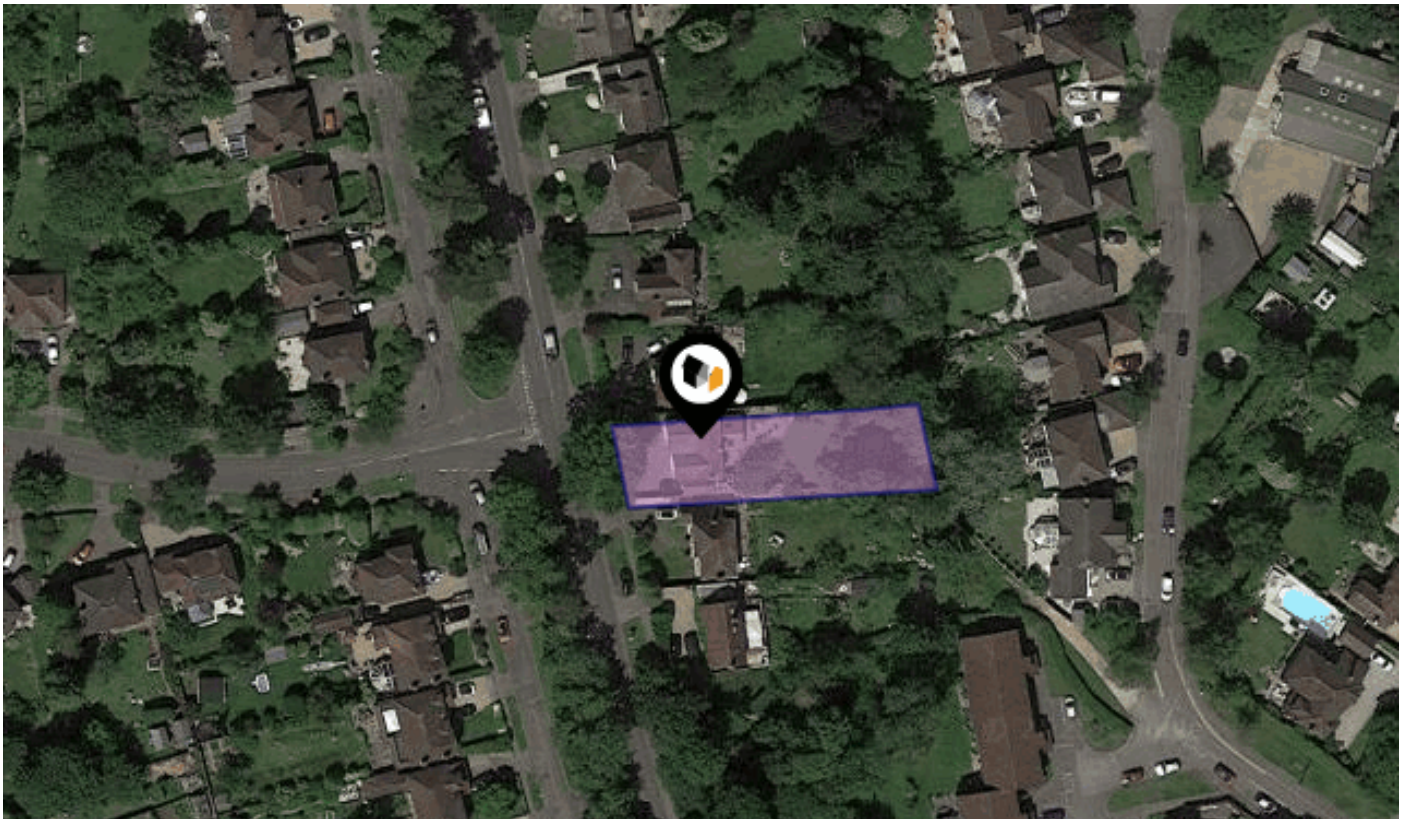


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 03rd February 2025



PEPPARD ROAD, EMMER GREEN, READING, RG4

Avocado Property

07917 157387

neil@avocadoberkshire.co.uk

www.avocadopropertyagents.co.uk



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Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,291 ft ² / 120 m ²		
Plot Area:	0.18 acres		
Council Tax :	Band F		
Annual Estimate:	£3,420		
Title Number:	BK87339		

Local Area

Local Authority:

Conservation Area:

Flood Risk:

Rivers & Seas

Surface Water

Reading

No

No Risk

Very Low

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

6

73

1000

mb/s

mb/s

mb/s

Mobile Coverage:

(based on calls indoors)

Satellite/Fibre TV Availability:

Planning History

This Address



Planning records for: *Peppard Road, Emmer Green, Reading, RG4*

Reference - 130129	
Decision:	-
Date:	23rd January 2013
Description:	Two storey front extension and single storey rear extension.

Reference - PL/13/0129	
Decision:	Decision Made
Date:	23rd January 2013
Description:	Two storey front extension and single storey rear extension.

Property EPC - Certificate



Peppard Road, Emmer Green, READING, RG4

Energy rating

D

Valid until 17.08.2018

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	70 C
39-54	E		
21-38	F		
1-20	G		

Property

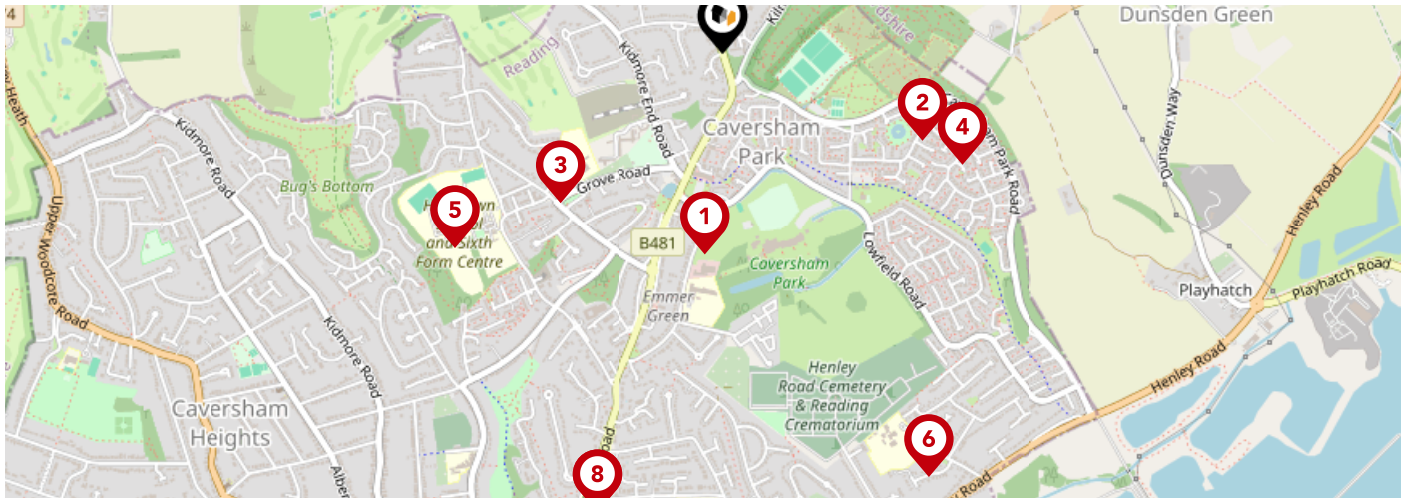
EPC - Additional Data



Additional EPC Data

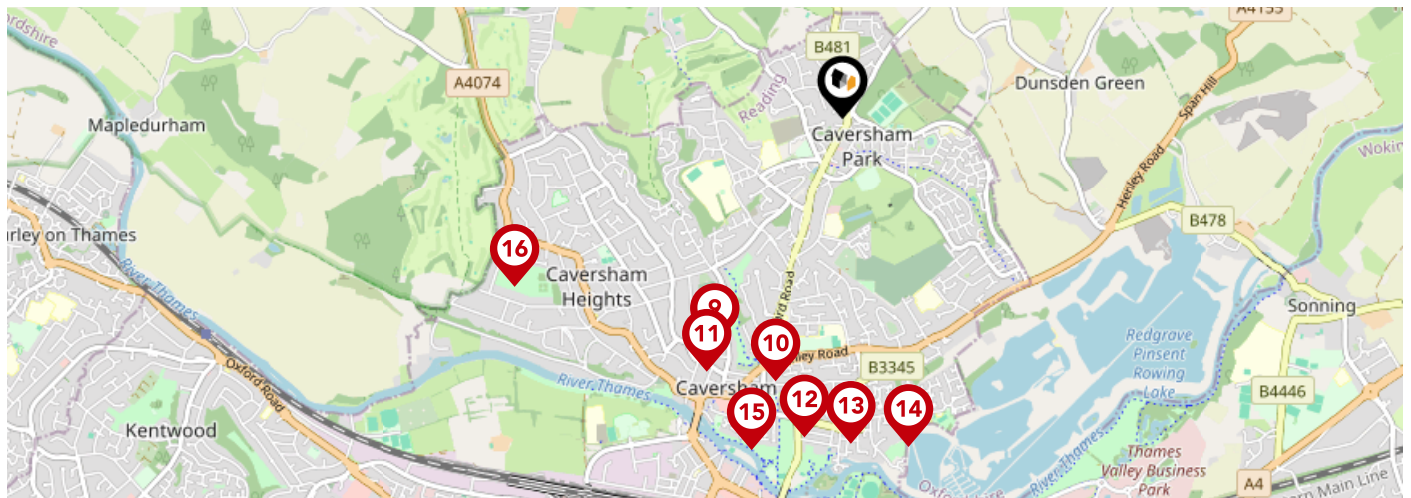
Walls:	Cavity wall, filled cavity + Chr(13) + Cavity wall, as built, insulated (assumed)
Roof:	Pitched, 200 mm loft insulation + Chr(13) + Pitched, insulated (assumed)
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 50% of fixed outlets
Lighting Energy:	Good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	120 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	The Hill Primary School Ofsted Rating: Good Pupils: 401 Distance:0.46	☐	☒	☐	☐	☐
2	Caversham Park Primary School Ofsted Rating: Good Pupils: 124 Distance:0.51	☐	☒	☐	☐	☐
3	Emmer Green Primary School Ofsted Rating: Outstanding Pupils: 414 Distance:0.51	☐	☒	☐	☐	☐
4	St Martin's Catholic Primary School Ofsted Rating: Good Pupils: 126 Distance:0.61	☐	☒	☐	☐	☐
5	Highdown School and Sixth Form Centre Ofsted Rating: Good Pupils: 1562 Distance:0.76	☐	☐	☒	☐	☐
6	Micklands Primary School Ofsted Rating: Good Pupils: 342 Distance:1.08	☐	☒	☐	☐	☐
7	Caversham Preparatory School Ofsted Rating: Not Rated Pupils: 59 Distance:1.1	☐	☒	☐	☐	☐
8	Chiltern Nursery Nurse Training School Ofsted Rating: Not Rated Pupils:0 Distance:1.1	☐	☒	☐	☐	☐

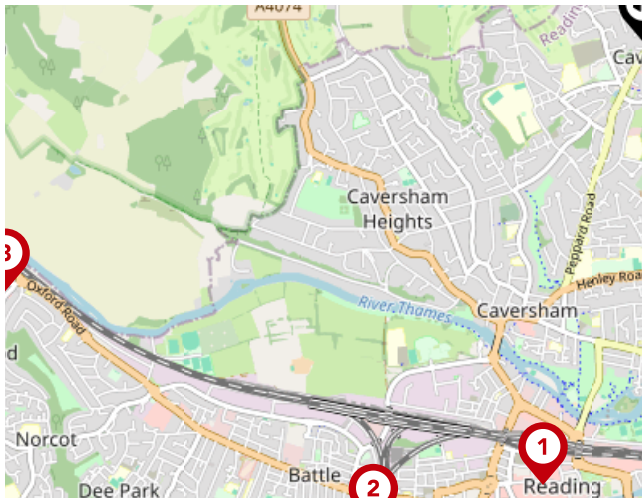
Area Schools



		Nursery	Primary	Secondary	College	Private
	Caversham Primary School Ofsted Rating: Good Pupils: 408 Distance: 1.21	☐	☒	☐	☐	☐
	Queen Anne's School Ofsted Rating: Not Rated Pupils: 403 Distance: 1.25	☐	☐	☒	☐	☐
	Hemdean House School Ofsted Rating: Not Rated Pupils: 44 Distance: 1.33	☐	☒	☐	☐	☐
	St Anne's Catholic Primary School Ofsted Rating: Good Pupils: 178 Distance: 1.49	☐	☒	☐	☐	☐
	New Bridge Nursery School Ofsted Rating: Outstanding Pupils: 68 Distance: 1.5	☒	☐	☐	☐	☐
	Caversham Nursery School Ofsted Rating: Outstanding Pupils: 58 Distance: 1.55	☒	☐	☐	☐	☐
	Thameside Primary School Ofsted Rating: Good Pupils: 374 Distance: 1.59	☐	☒	☐	☐	☐
	The Heights Primary School Ofsted Rating: Outstanding Pupils: 351 Distance: 1.7	☐	☒	☐	☐	☐

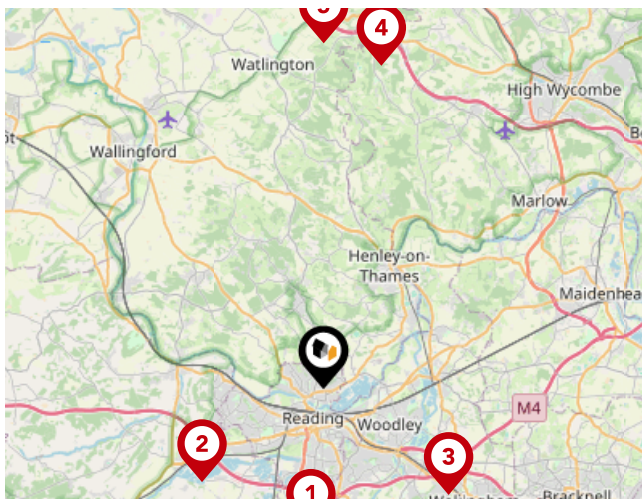
Area

Transport (National)



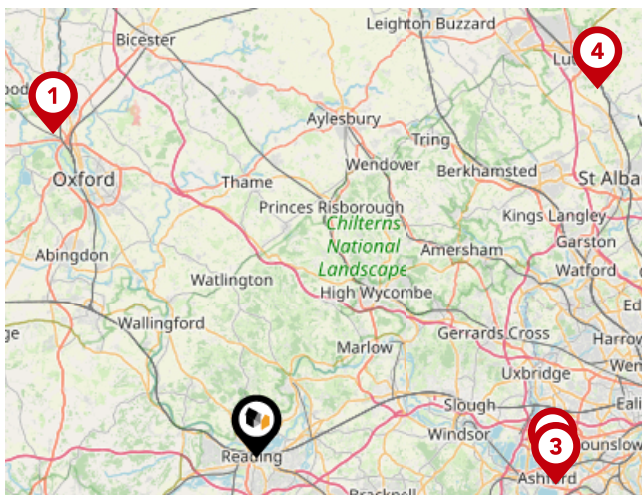
National Rail Stations

Pin	Name	Distance
	Reading Rail Station	2.1 miles
	Reading West Rail Station	2.57 miles
	Tilehurst Rail Station	3.17 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M4 J11	5.26 miles
	M4 J12	5.63 miles
	M4 J10	6.05 miles
	M40 J5	12.1 miles
	M40 J6	12.74 miles

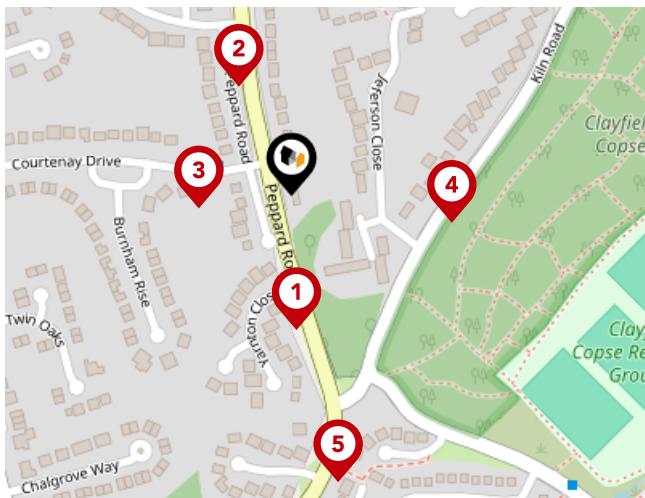


Airports/Helipads

Pin	Name	Distance
	Kidlington	28.09 miles
	Heathrow Airport	21.92 miles
	Heathrow Airport Terminal 4	22.21 miles
	Luton Airport	36.94 miles

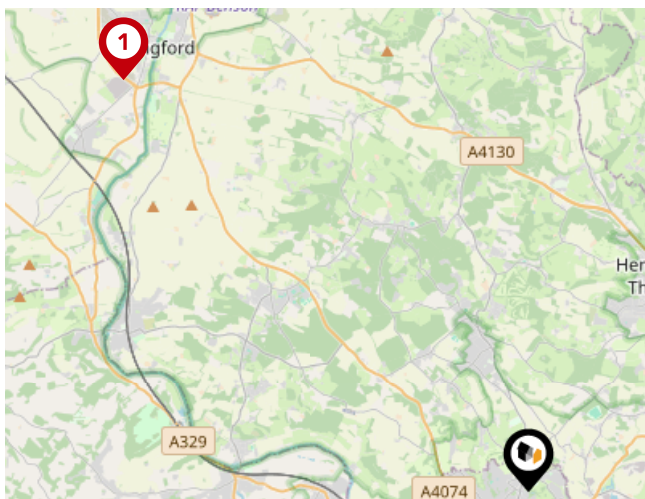
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Kiln Road	0.08 miles
2	Courtenay Drive	0.07 miles
3	Courtenay Drive Top	0.05 miles
4	Venetia Close	0.09 miles
5	Kiln Road	0.17 miles



Local Connections

Pin	Name	Distance
1	Wallingford (Cholsey & Wallingford Railway)	10.66 miles

Market Sold in Street



330, Peppard Road, Reading, RG4 8UY			Detached House
Last Sold Date:	15/12/2023	23/09/2002	
Last Sold Price:	£870,000	£290,000	
340, Peppard Road, Reading, RG4 8UY			Detached House
Last Sold Date:	27/01/2023		
Last Sold Price:	£850,000		
336, Peppard Road, Reading, RG4 8UY			Detached House
Last Sold Date:	13/08/2021	14/12/2001	
Last Sold Price:	£810,000	£265,000	
348, Peppard Road, Reading, RG4 8UY			Semi-detached House
Last Sold Date:	15/08/2014	11/08/2011	
Last Sold Price:	£475,000	£338,500	
342, Peppard Road, Reading, RG4 8UY			Detached House
Last Sold Date:	25/04/2014		
Last Sold Price:	£465,000		
340a, Peppard Road, Reading, RG4 8UY			Detached House
Last Sold Date:	09/07/2010		
Last Sold Price:	£465,000		
334, Peppard Road, Reading, RG4 8UY			Detached House
Last Sold Date:	04/09/2009		
Last Sold Price:	£430,000		
350, Peppard Road, Reading, RG4 8UY			Detached House
Last Sold Date:	29/01/1999	31/01/1995	
Last Sold Price:	£189,950	£153,000	
332, Peppard Road, Reading, RG4 8UY			Detached House
Last Sold Date:	11/06/1998		
Last Sold Price:	£177,500		
346, Peppard Road, Reading, RG4 8UY			Semi-detached House
Last Sold Date:	24/08/1995		
Last Sold Price:	£109,500		

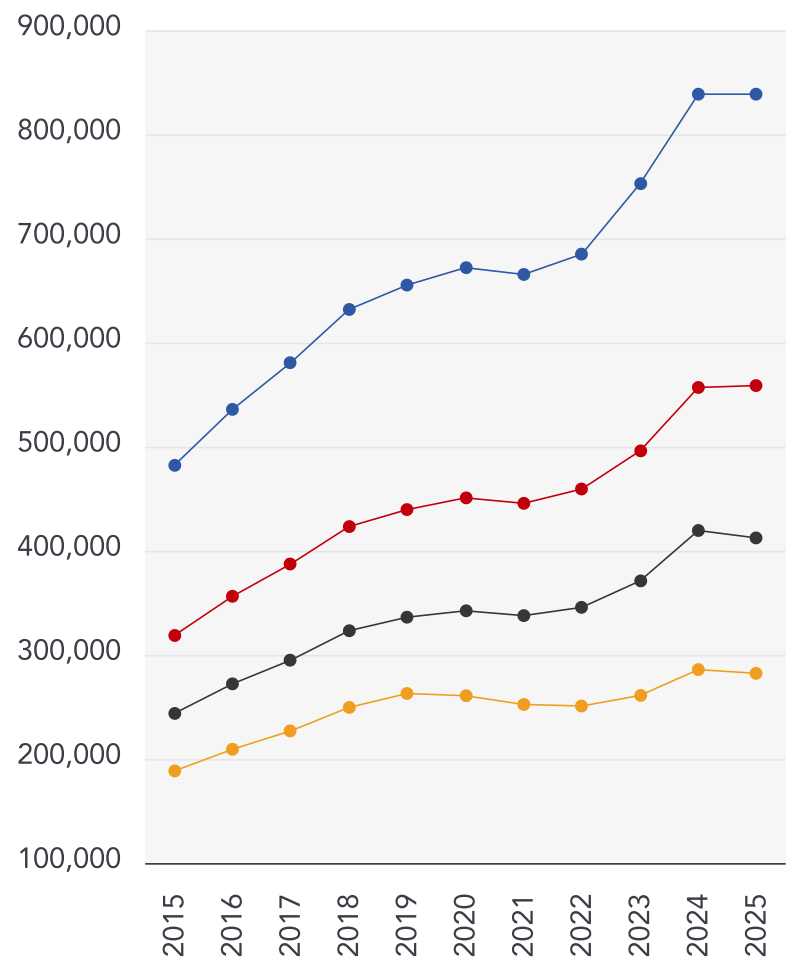
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in RG4



Detached

+73.97%

Semi-Detached

+75.35%

Terraced

+69.17%

Flat

+49.74%

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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Avocado Property

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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

