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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 19th November 2025



ELK PATH, THREE MILE CROSS, READING, RG7

Avocado Property

07917 157387

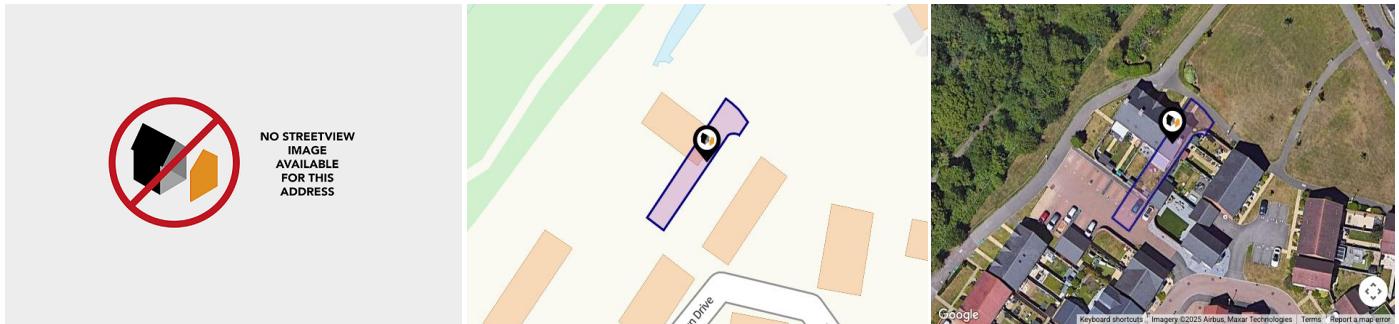
neil@avocadoberkshire.co.uk

www.avocadopropertyagents.co.uk



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Property Overview



Property

Type:	Terraced
Bedrooms:	2
Floor Area:	699 ft ² / 65 m ²
Plot Area:	0.05 acres
Year Built :	2014
Council Tax :	Band D
Annual Estimate:	£2,376
Title Number:	BK459998

Tenure: Freehold

Local Area

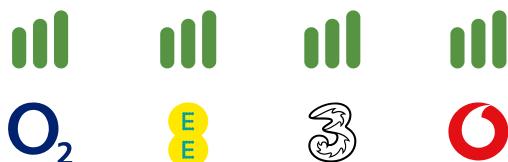
Local Authority:	Wokingham
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	High

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

16
mb/s **10000**
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Three Mile Cross, RG7

Energy rating

C

Valid until 22.04.2034

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

Property EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Very Good
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system, flue gas heat recovery
Hot Water Energy Efficiency:	Very Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, insulated (assumed)
Total Floor Area:	65 m ²

Market Sold in Street



32, Elk Path, Reading, RG7 1WE

Last Sold Date:	18/12/2024	20/11/2017	21/04/2017	02/08/2013
Last Sold Price:	£360,000	£300,000	£315,000	£231,995

24, Elk Path, Reading, RG7 1WE

Last Sold Date:	03/10/2024	27/01/2014
Last Sold Price:	£378,000	£234,000

37, Elk Path, Reading, RG7 1WE

Last Sold Date:	12/06/2023	14/08/2013
Last Sold Price:	£800,000	£542,995

33, Elk Path, Reading, RG7 1WE

Last Sold Date:	31/08/2022	27/09/2017	19/06/2017	05/06/2015
Last Sold Price:	£362,500	£320,000	£270,000	£279,950

15, Elk Path, Reading, RG7 1WE

Last Sold Date:	15/08/2022	01/04/2021	06/07/2017	30/05/2014
Last Sold Price:	£365,000	£300,000	£295,000	£249,950

16, Elk Path, Reading, RG7 1WE

Last Sold Date:	21/07/2022	30/11/2018	30/05/2014
Last Sold Price:	£330,000	£280,000	£244,950

29, Elk Path, Reading, RG7 1WE

Last Sold Date:	16/02/2022	11/11/2016	14/05/2013
Last Sold Price:	£324,000	£317,000	£220,352

21, Elk Path, Reading, RG7 1WE

Last Sold Date:	14/01/2022	28/01/2014
Last Sold Price:	£348,000	£232,000

23, Elk Path, Reading, RG7 1WE

Last Sold Date:	06/01/2022	23/11/2015	27/01/2014
Last Sold Price:	£330,000	£290,000	£237,995

43, Elk Path, Reading, RG7 1WE

Last Sold Date:	01/12/2021	01/08/2013
Last Sold Price:	£510,000	£345,000

18, Elk Path, Reading, RG7 1WE

Last Sold Date:	25/10/2021	10/02/2014
Last Sold Price:	£303,000	£218,500

39, Elk Path, Reading, RG7 1WE

Last Sold Date:	25/06/2021	20/12/2017	03/09/2013
Last Sold Price:	£365,000	£360,000	£266,000

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

Market Sold in Street



25, Elk Path, Reading, RG7 1WE

Last Sold Date:	13/04/2021	13/04/2018	13/08/2013
Last Sold Price:	£315,000	£320,000	£226,000

8, Elk Path, Reading, RG7 1WE

Last Sold Date:	31/03/2021	23/12/2013
Last Sold Price:	£287,000	£232,950

27, Elk Path, Reading, RG7 1WE

Last Sold Date:	06/08/2020	01/03/2017	31/07/2013
Last Sold Price:	£337,000	£335,000	£249,950

7, Elk Path, Reading, RG7 1WE

Last Sold Date:	20/12/2019	18/01/2018	30/12/2013
Last Sold Price:	£285,000	£295,000	£232,950

26, Elk Path, Reading, RG7 1WE

Last Sold Date:	27/08/2019	08/08/2013
Last Sold Price:	£290,000	£225,000

22, Elk Path, Reading, RG7 1WE

Last Sold Date:	28/02/2019	30/01/2014
Last Sold Price:	£290,000	£237,995

1, Elk Path, Reading, RG7 1WE

Last Sold Date:	10/09/2018	30/12/2013
Last Sold Price:	£370,000	£291,950

20, Elk Path, Reading, RG7 1WE

Last Sold Date:	27/07/2018	18/08/2017	31/01/2014
Last Sold Price:	£295,000	£315,000	£224,995

5, Elk Path, Reading, RG7 1WE

Last Sold Date:	11/05/2018	23/12/2013
Last Sold Price:	£350,000	£284,950

30, Elk Path, Reading, RG7 1WE

Last Sold Date:	29/06/2016	28/06/2016	22/05/2013
Last Sold Price:	£327,000	£325,000	£236,950

9, Elk Path, Reading, RG7 1WE

Last Sold Date:	24/03/2016	23/12/2013
Last Sold Price:	£300,000	£234,950

19, Elk Path, Reading, RG7 1WE

Last Sold Date:	25/01/2016	07/02/2014
Last Sold Price:	£290,000	£223,995

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

Market Sold in Street



17, Elk Path, Reading, RG7 1WE

Last Sold Date:	22/01/2016	30/05/2014
Last Sold Price:	£287,500	£249,950

45, Elk Path, Reading, RG7 1WE

Last Sold Date:	25/04/2014
Last Sold Price:	£576,000

2, Elk Path, Reading, RG7 1WE

Last Sold Date:	23/12/2013
Last Sold Price:	£280,000

4, Elk Path, Reading, RG7 1WE

Last Sold Date:	23/12/2013
Last Sold Price:	£280,000

3, Elk Path, Reading, RG7 1WE

Last Sold Date:	20/12/2013
Last Sold Price:	£289,950

41, Elk Path, Reading, RG7 1WE

Last Sold Date:	12/09/2013
Last Sold Price:	£269,000

38, Elk Path, Reading, RG7 1WE

Last Sold Date:	09/08/2013
Last Sold Price:	£559,995

40, Elk Path, Reading, RG7 1WE

Last Sold Date:	28/06/2013
Last Sold Price:	£263,500

28, Elk Path, Reading, RG7 1WE

Last Sold Date:	24/06/2013
Last Sold Price:	£231,950

42, Elk Path, Reading, RG7 1WE

Last Sold Date:	14/06/2013
Last Sold Price:	£286,995

31, Elk Path, Reading, RG7 1WE

Last Sold Date:	17/05/2013
Last Sold Price:	£236,950

35, Elk Path, Reading, RG7 1WE

Last Sold Date:	16/05/2013
Last Sold Price:	£389,995

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

Market **Sold in Street**



44, Elk Path, Reading, RG7 1WE

Last Sold Date: 13/05/2013

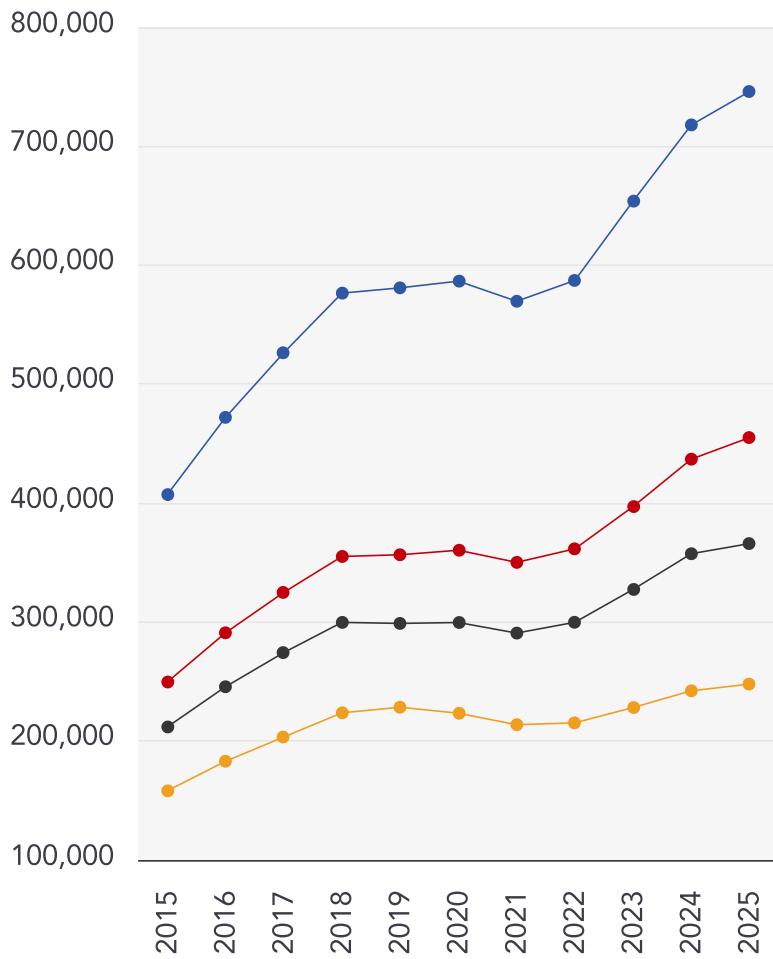
Last Sold Price: £374,950

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 RG7



Detached

+83.21%

Semi-Detached

+82.31%

Terraced

+72.76%

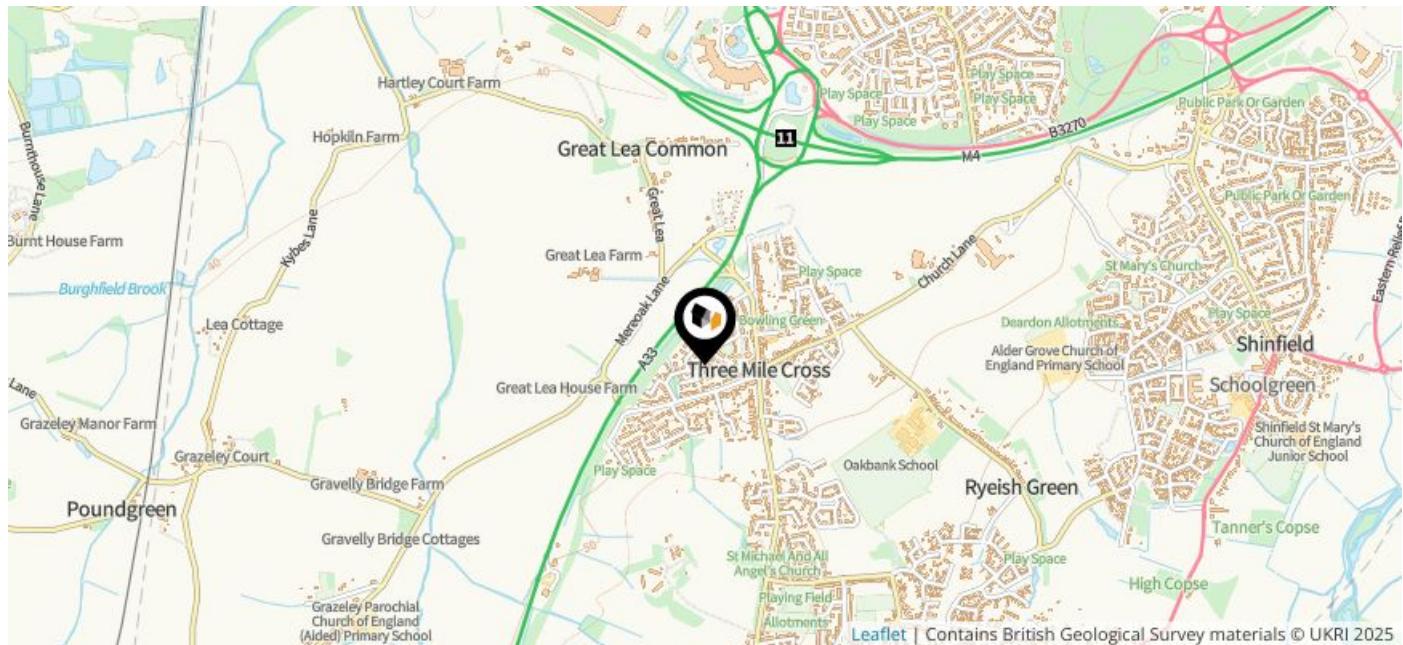
Flat

+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.

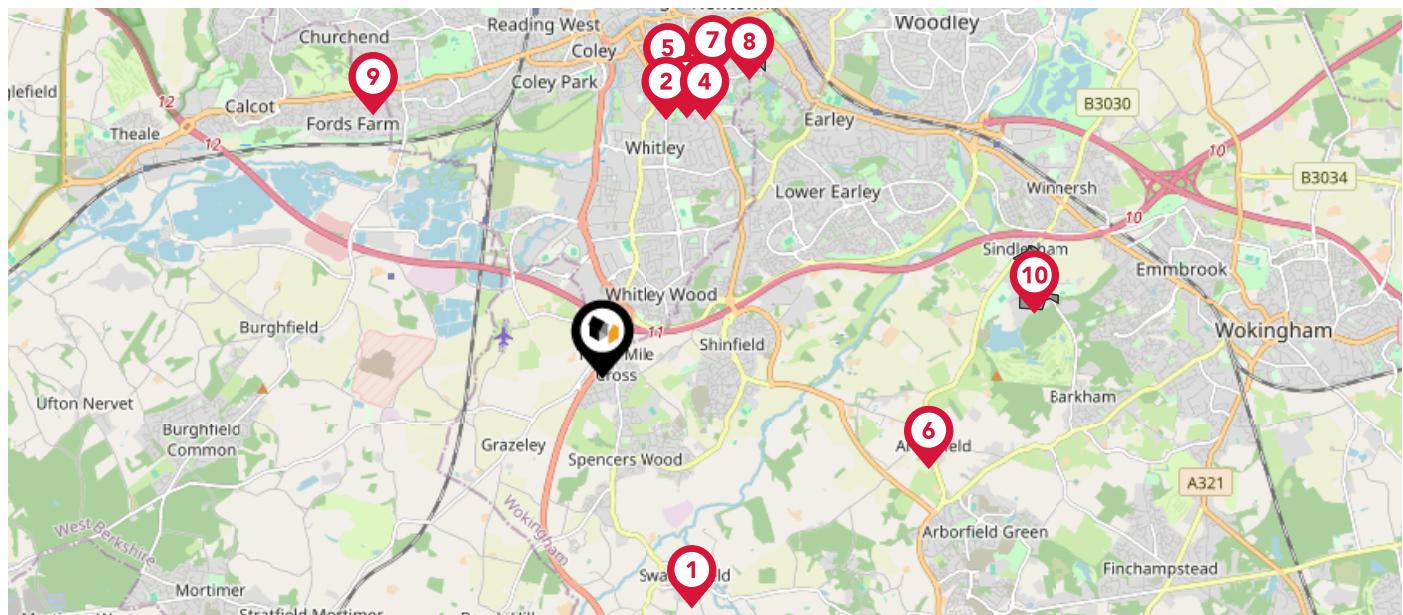
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

3 The Mount

4 Redlands

5 Kendrick Road

6 Arborfield Cross

7 Alexandra Road

8 South Park

9 Horncastle

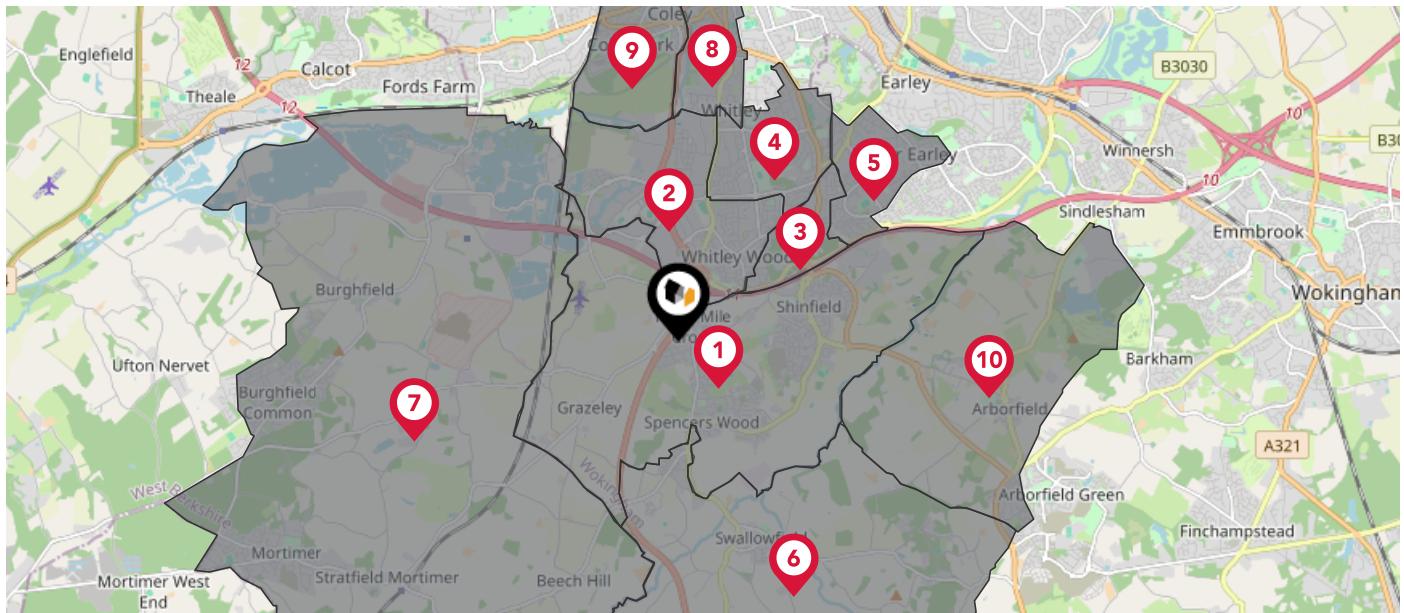
10 Sindlesham

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

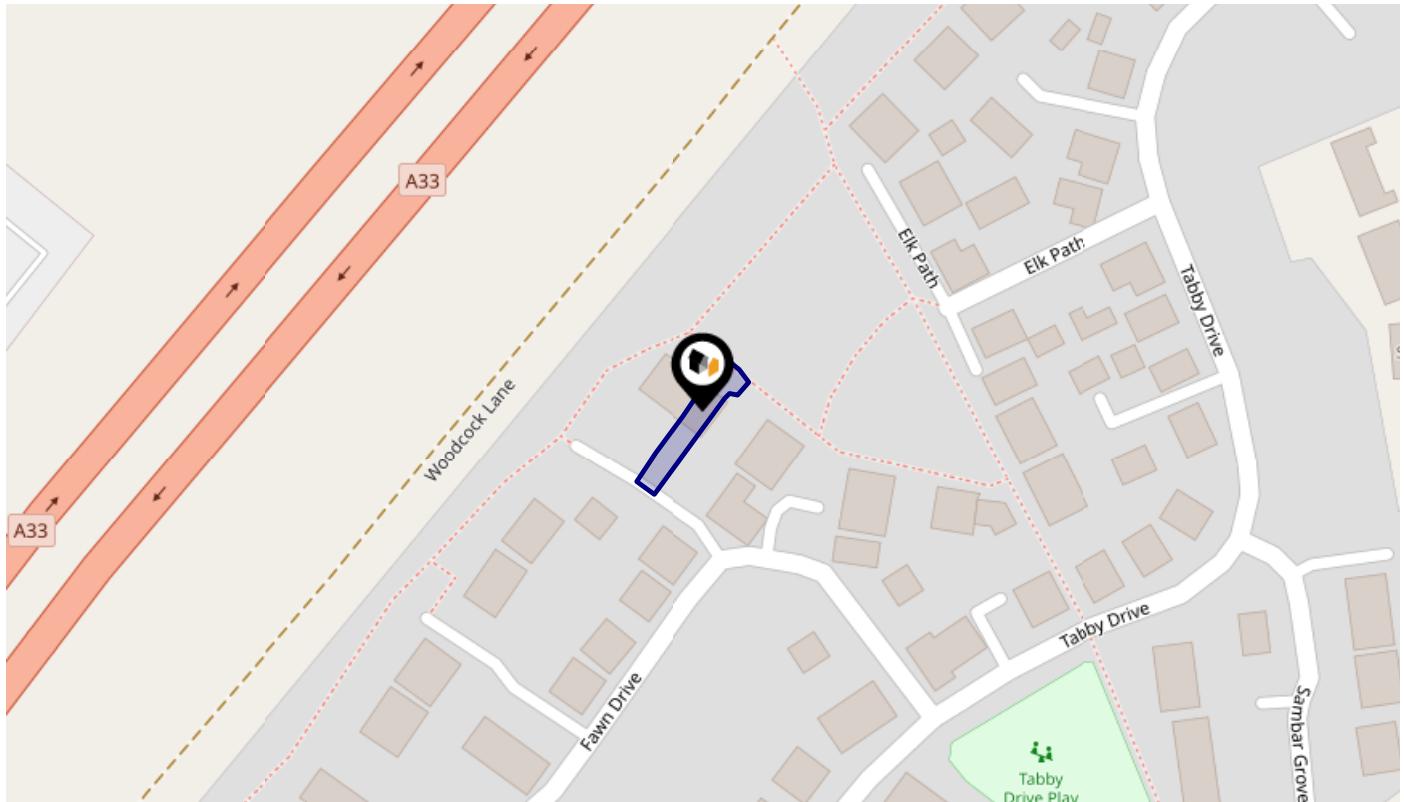
- 1 Shinfield South Ward
- 2 Whitley Ward
- 3 Shinfield North Ward
- 4 Church Ward
- 5 Hillside Ward
- 6 Swallowfield Ward
- 7 Burghfield & Mortimer Ward
- 8 Katesgrove Ward
- 9 Coley Ward
- 10 Arborfield Ward

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:

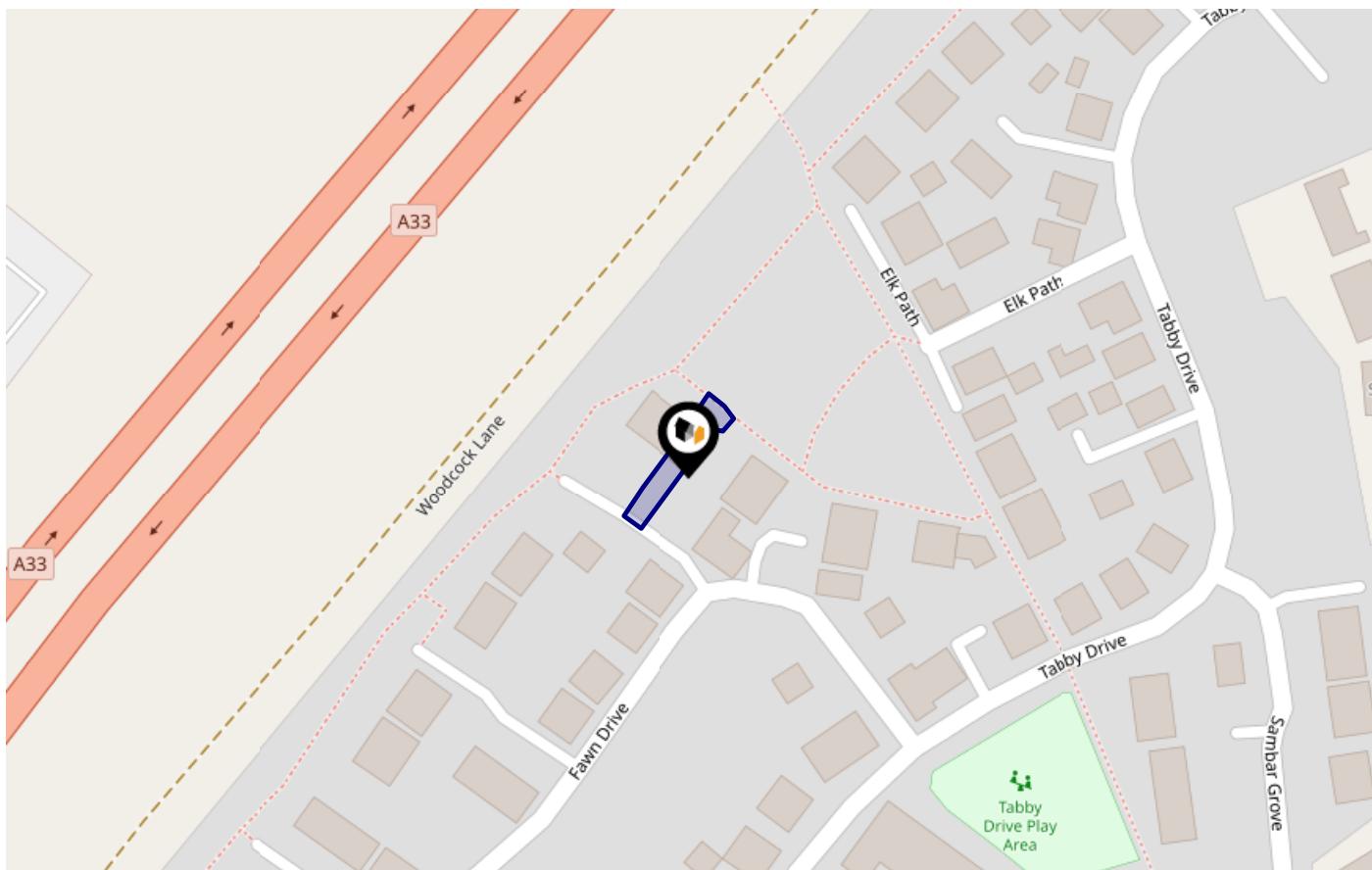


Flood Risk

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.

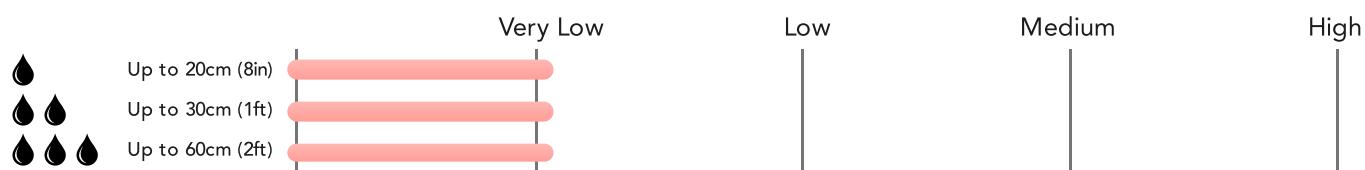


Risk Rating: Very low

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:

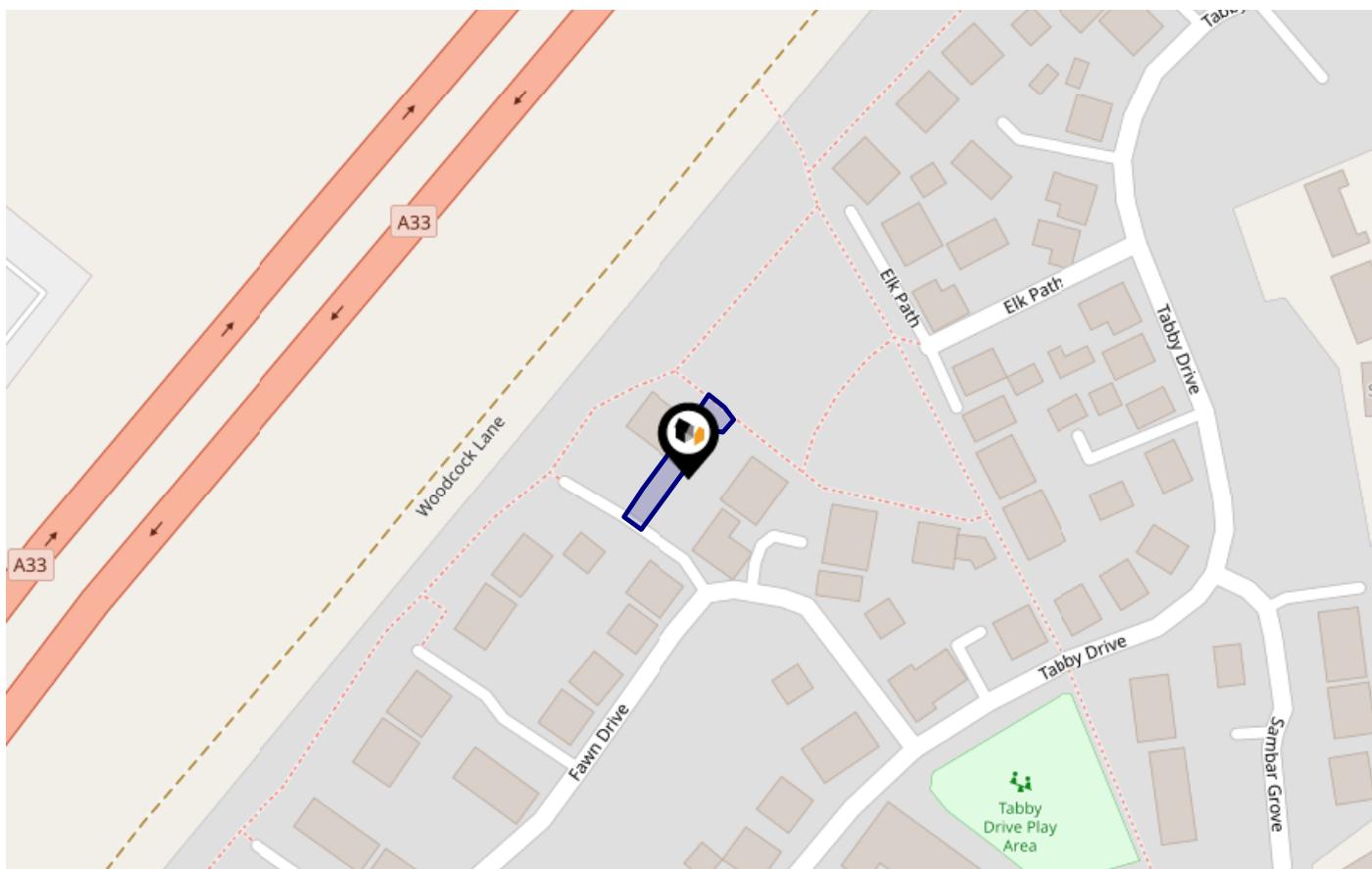


Flood Risk

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.

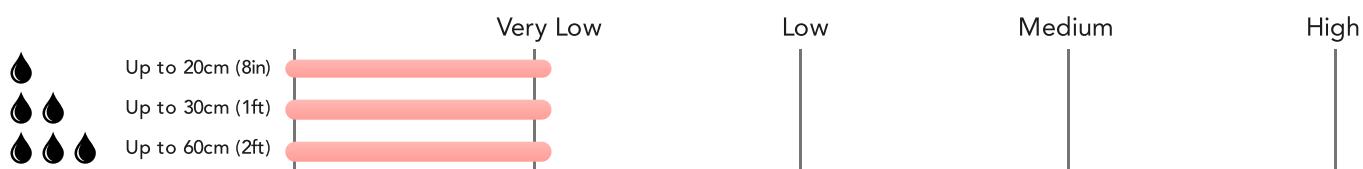


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Chance of flooding to the following depths at this property:

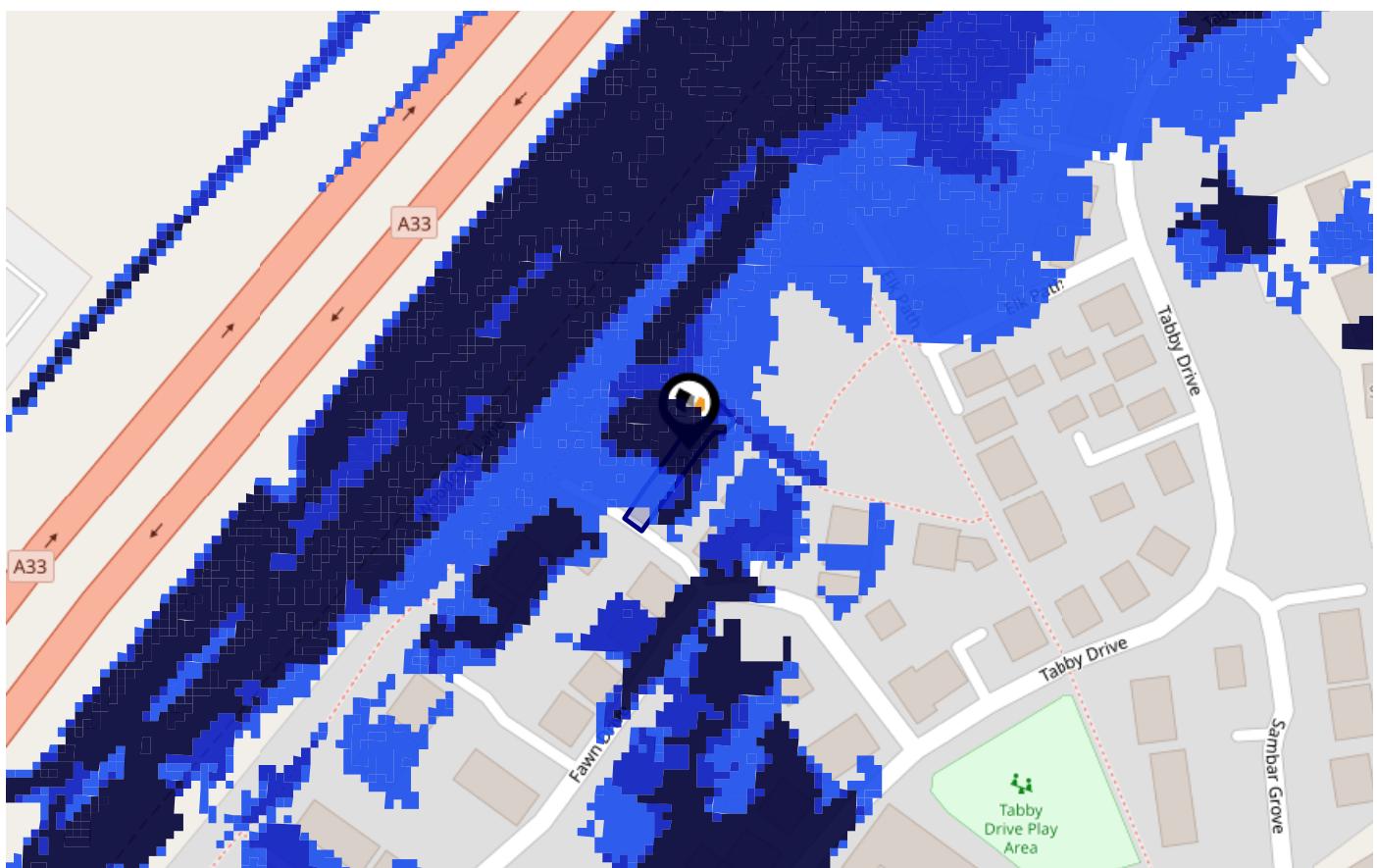


Flood Risk

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: High

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:

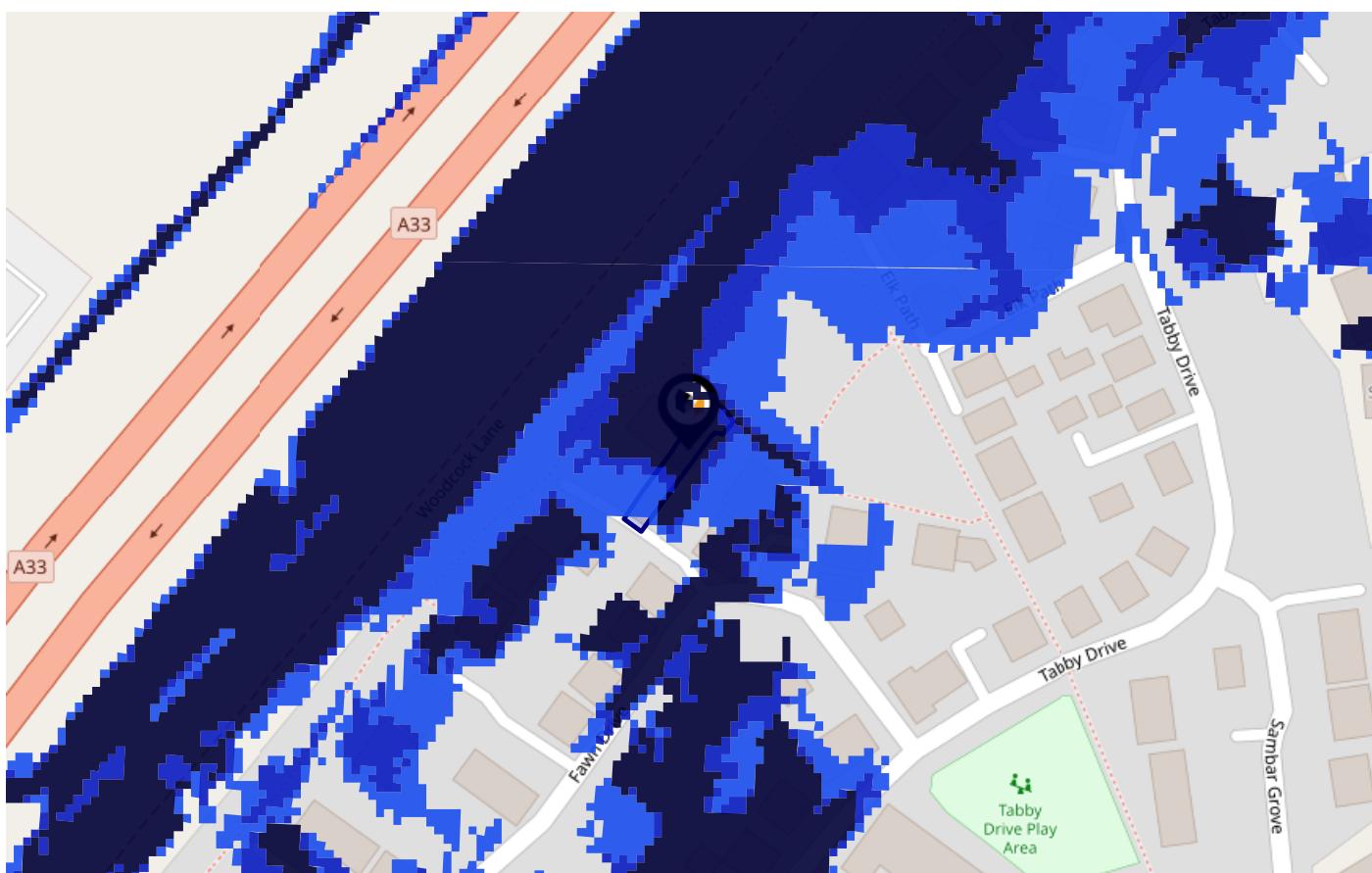


Flood Risk

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.

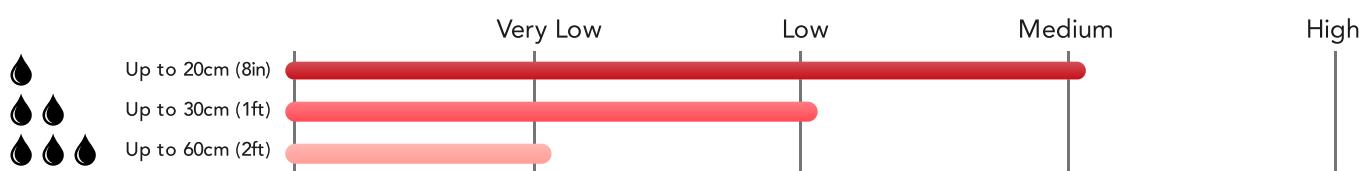


Risk Rating: High

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:

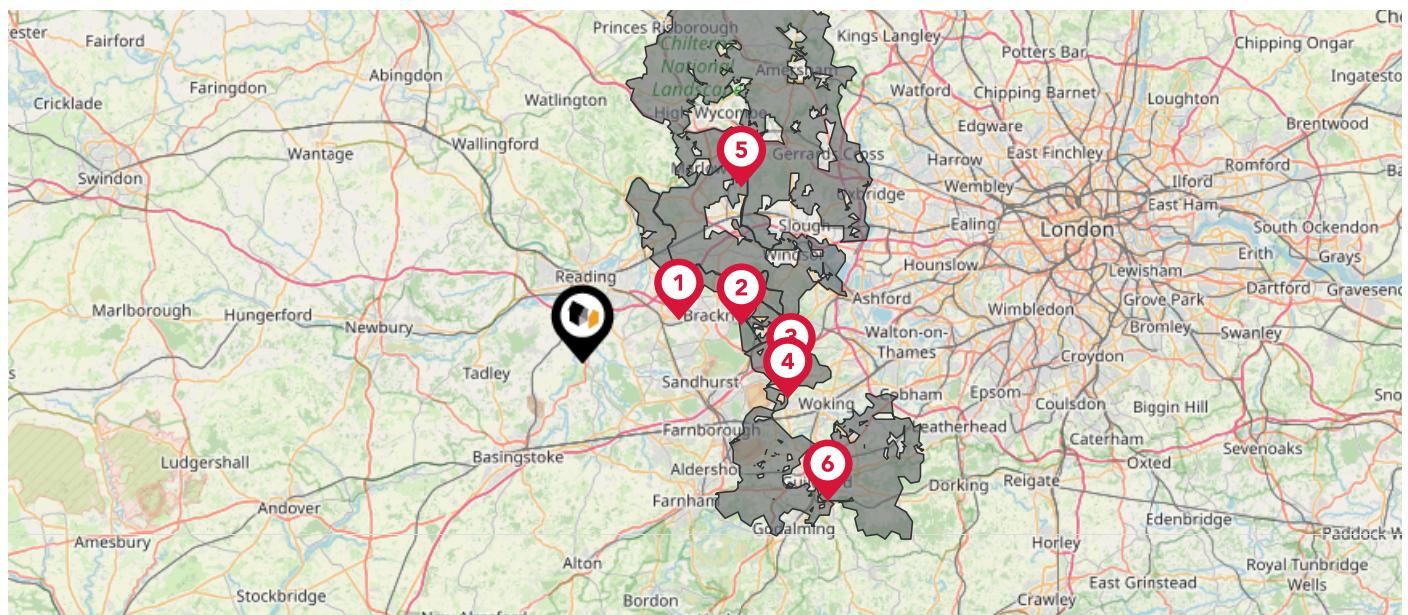


Maps

Green Belt



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



Nearby Green Belt Land

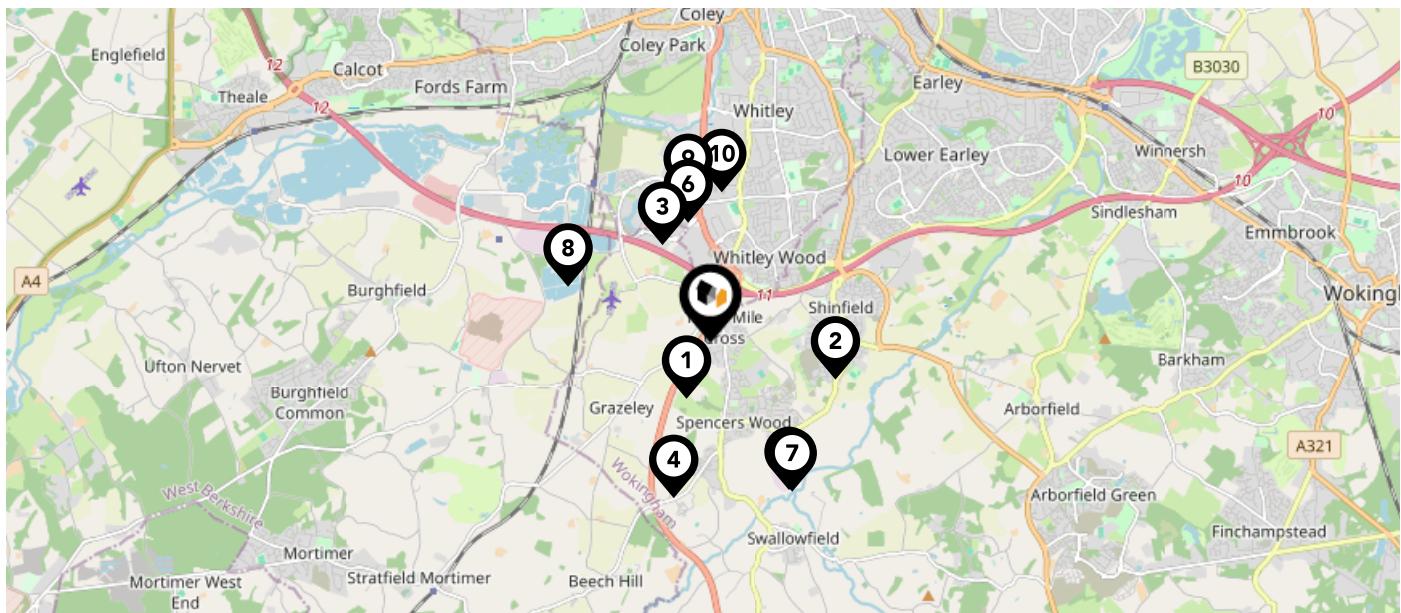
- 1 London Green Belt - Wokingham
- 2 London Green Belt - Bracknell Forest
- 3 London Green Belt - Windsor and Maidenhead
- 4 London Green Belt - Surrey Heath
- 5 London Green Belt - Buckinghamshire
- 6 London Green Belt - Guildford

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

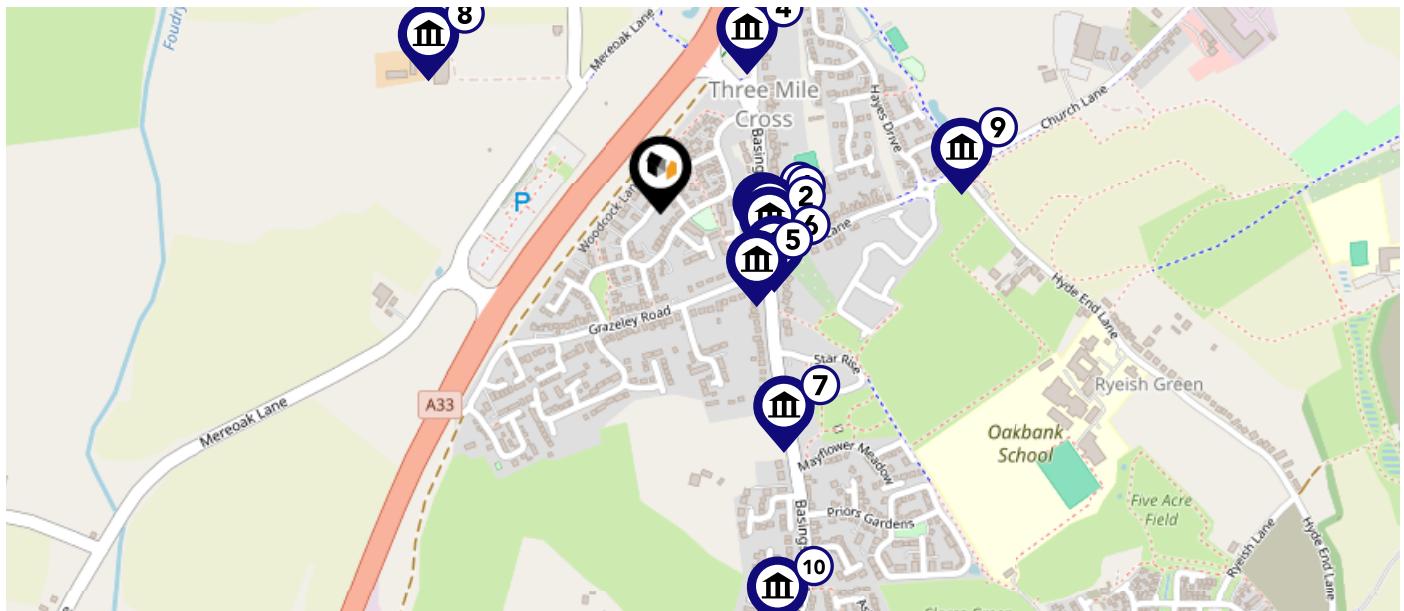
1	Grazeley Road-Three Mile Cross, Buckinghamshire	Historic Landfill	<input type="checkbox"/>
2	Land at School Green, Shinfield-Whitley Wood, Reading	Historic Landfill	<input type="checkbox"/>
3	EA/EPR/XP3199EZ/A001 - Reading Football Club	Active Landfill	<input checked="" type="checkbox"/>
4	Whitehouse Farm-Spencers Wood, Wokingham, Buckinghamshire	Historic Landfill	<input type="checkbox"/>
5	Sussex Way-Spencers Wood	Historic Landfill	<input type="checkbox"/>
6	Smallmead Tip-Smallmead Road, Reading, Berkshire	Historic Landfill	<input type="checkbox"/>
7	Sussex Way-Spencers Wood	Historic Landfill	<input type="checkbox"/>
8	Moores Farm-Pingewood, Berkshire	Historic Landfill	<input type="checkbox"/>
9	Smallmead Stadium-Reading, Berkshire	Historic Landfill	<input type="checkbox"/>
10	Manor Farm-Reading, Berkshire	Historic Landfill	<input type="checkbox"/>

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 1118130 - The Mitford	Grade II	0.1 miles
4 1393098 - Milestone At Three Mile Cross	Grade II	0.2 miles
5 1312959 - Highway Cottage	Grade II	0.2 miles
6 1118133 - Wistaria Cottage	Grade II	0.2 miles
7 1136071 - The Lieutenant's Cottage	Grade II	0.3 miles
8 1245425 - Great Lea Farmhouse	Grade II	0.3 miles
9 1118134 - The Thatch	Grade II	0.4 miles
10 1319123 - Hill House	Grade II	0.5 miles

Area Schools



Nursery Primary Secondary College Private

1

The Vine Christian School

Ofsted Rating: Good | Pupils: 28 | Distance:0.16



2

Oakbank

Ofsted Rating: Requires improvement | Pupils: 522 | Distance:0.54



3

Alder Grove Church of England Primary School

Ofsted Rating: Good | Pupils: 290 | Distance:0.91



4

Grazeley Parochial Church of England Aided Primary School

Ofsted Rating: Requires improvement | Pupils: 203 | Distance:1.11



5

Geoffrey Field Infant School

Ofsted Rating: Outstanding | Pupils: 313 | Distance:1.25



6

Geoffrey Field Junior School

Ofsted Rating: Good | Pupils: 354 | Distance:1.25



7

Shinfield Infant and Nursery School

Ofsted Rating: Good | Pupils: 307 | Distance:1.3



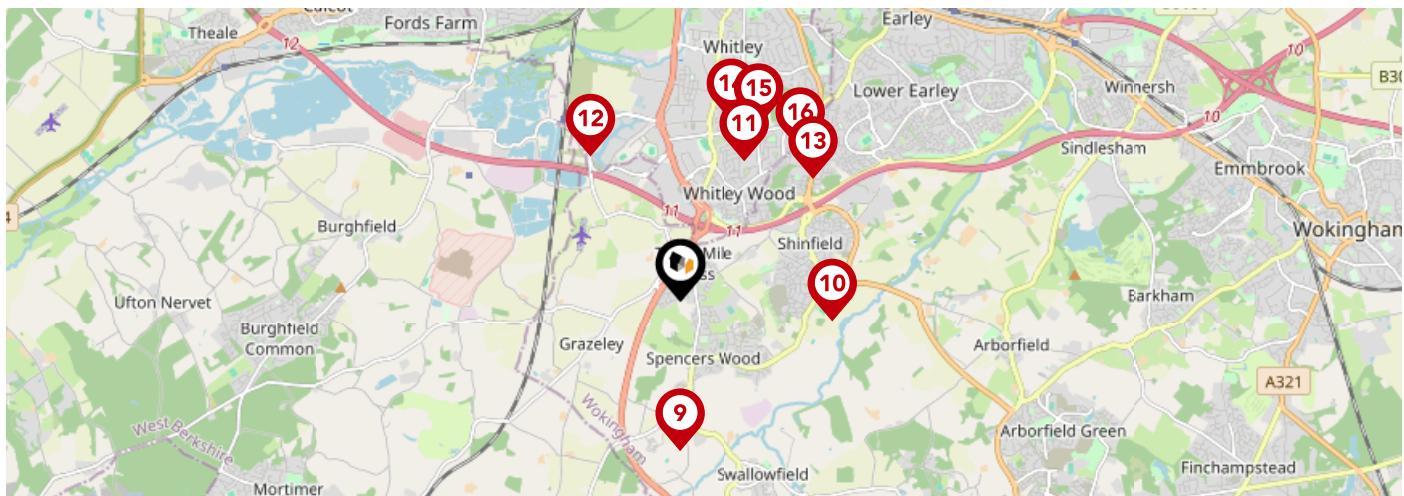
8

Christ The King Catholic Primary School

Ofsted Rating: Good | Pupils: 327 | Distance:1.33



Area Schools



Nursery Primary Secondary College Private



Lambs Lane Primary School

Ofsted Rating: Good | Pupils: 202 | Distance: 1.37



Shinfield St Mary's CofE Junior School

Ofsted Rating: Good | Pupils: 358 | Distance: 1.41



John Madejski Academy

Ofsted Rating: Serious Weaknesses | Pupils: 871 | Distance: 1.43



Green Park Village Primary Academy

Ofsted Rating: Good | Pupils: 155 | Distance: 1.58



Crosfields School

Ofsted Rating: Not Rated | Pupils: 777 | Distance: 1.68



Whitley Park Primary and Nursery School

Ofsted Rating: Good | Pupils: 571 | Distance: 1.75



Blagdon Nursery School

Ofsted Rating: Outstanding | Pupils: 152 | Distance: 1.79

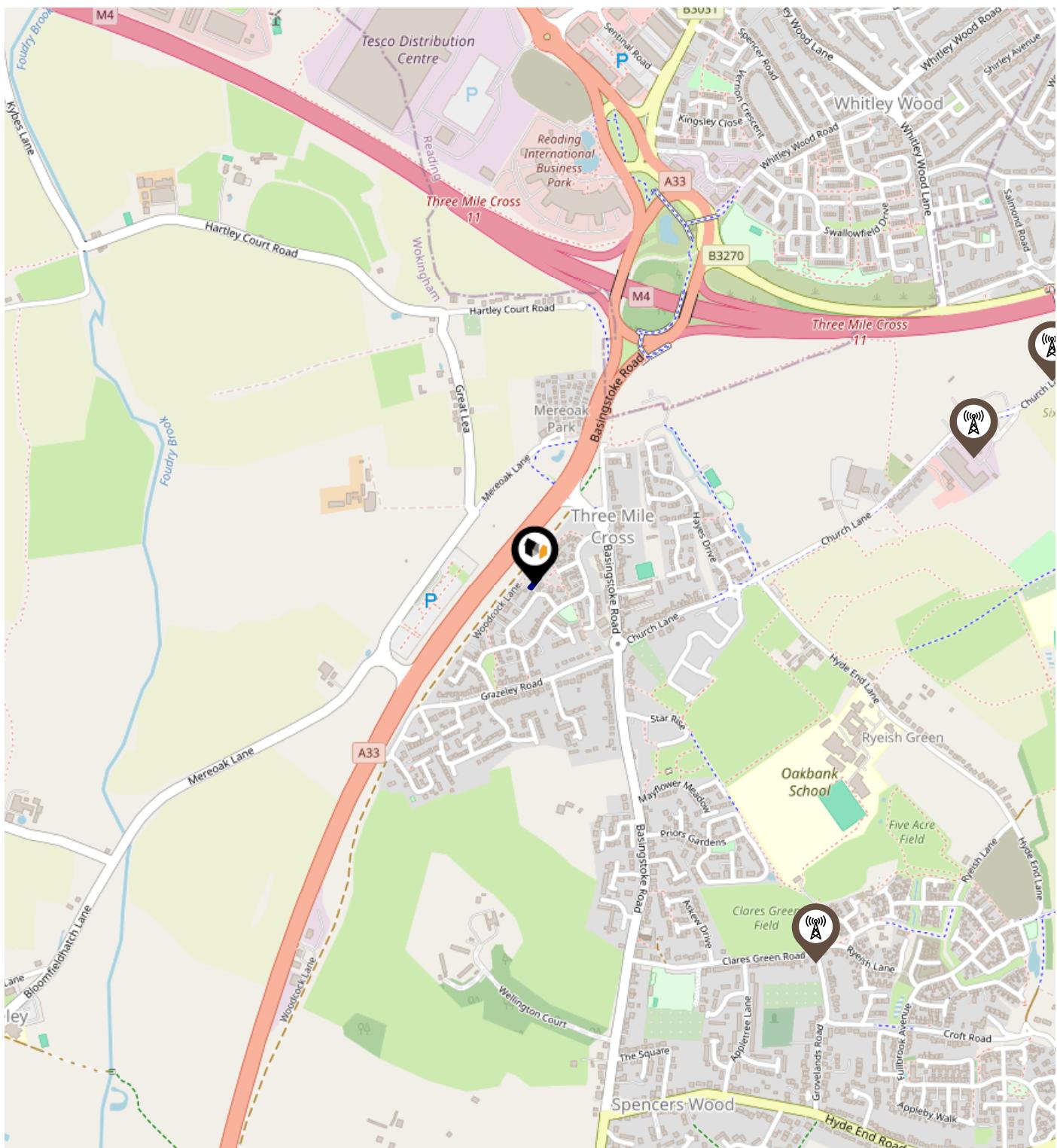


The Ridgeway Primary School

Ofsted Rating: Good | Pupils: 410 | Distance: 1.8



Local Area Masts & Pylons



Key:

- Power Pylons
- Communication Masts

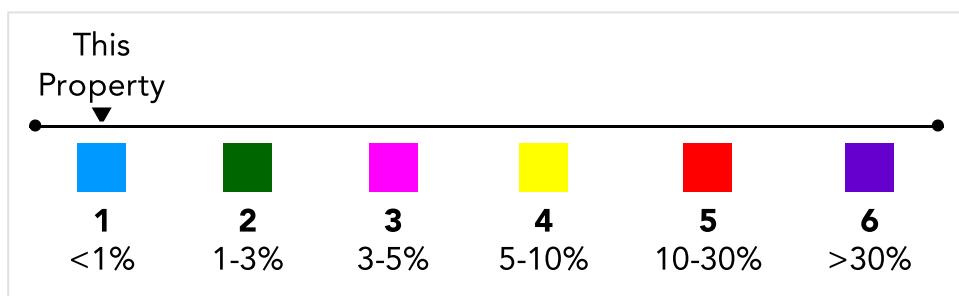
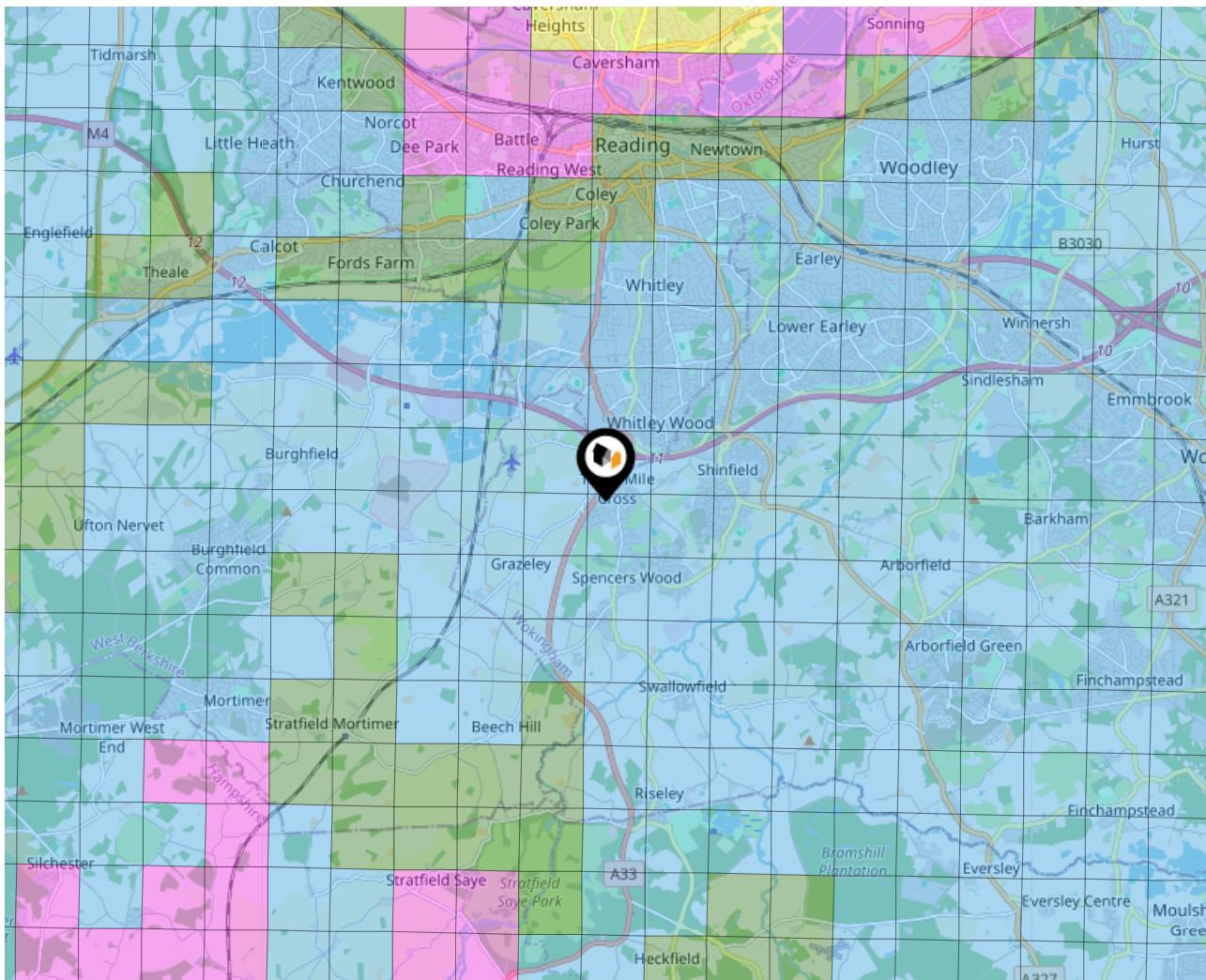
Environment

Radon Gas

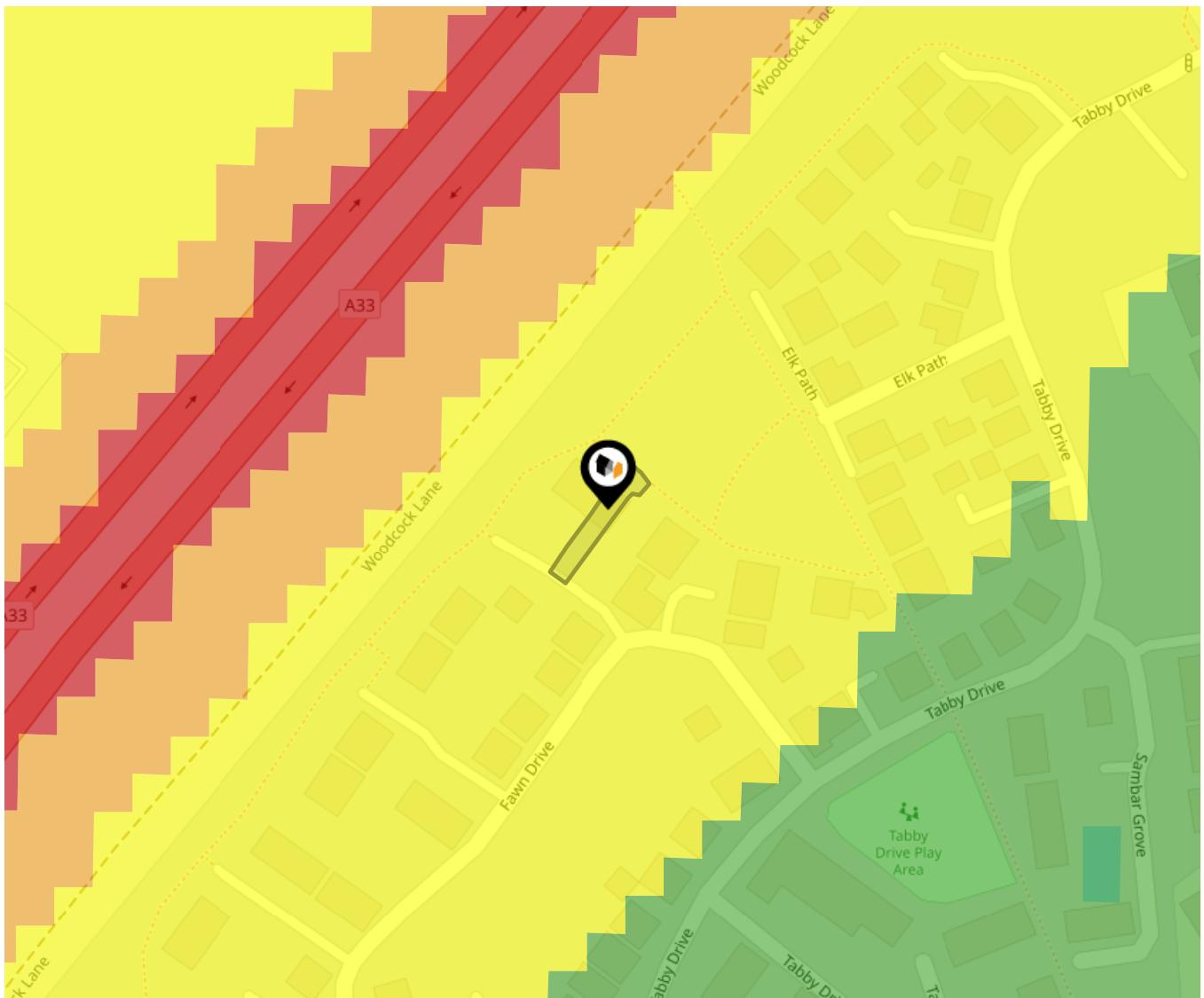


What is Radon?

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



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:

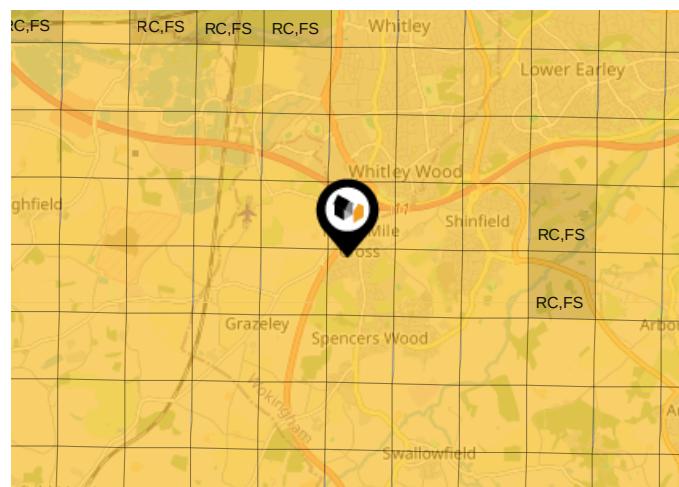
- █ 75.0+ dB
- █ 70.0-74.9 dB
- █ 65.0-69.9 dB
- █ 60.0-64.9 dB
- █ 55.0-59.9 dB

Environment **Soils & Clay**



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

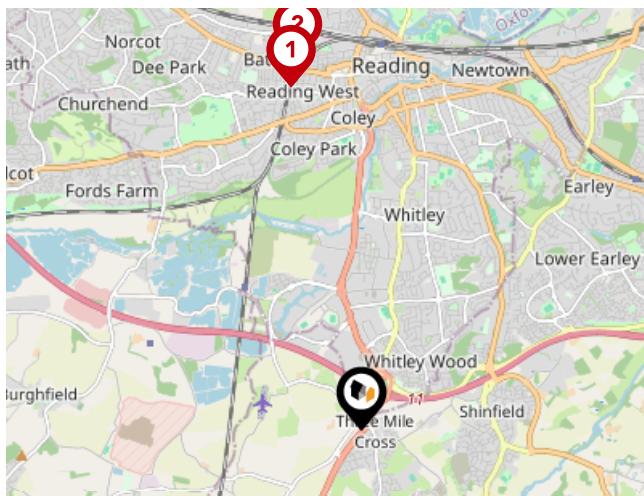
Carbon Content: NONE **Soil Texture:** CLAY TO SILT
Parent Material Grain: ARGILLACEOUS **Soil Depth:** DEEP
Soil Group: MEDIUM TO LIGHT(SILTY)
TO HEAVY



Primary Classifications (Most Common Clay Types)

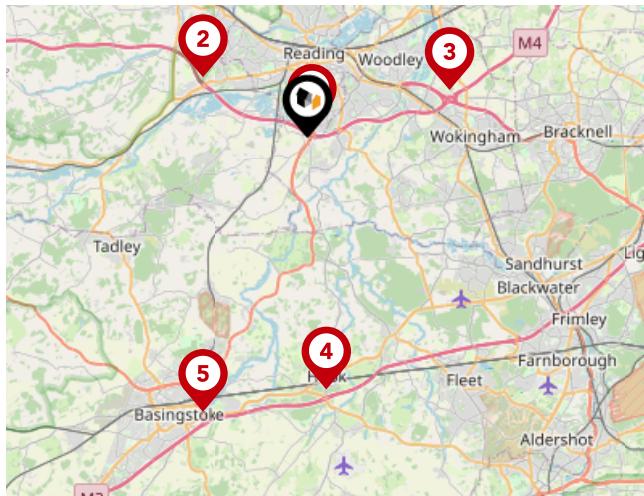
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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

Area Transport (National)



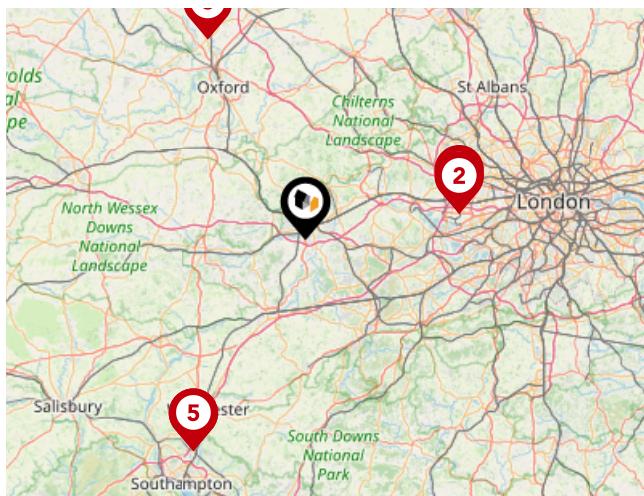
National Rail Stations

Pin	Name	Distance
1	Reading West Rail Station	3.25 miles
2	Reading West Rail Station	3.46 miles
3	Mortimer Rail Station	3.48 miles



Trunk Roads/Motorways

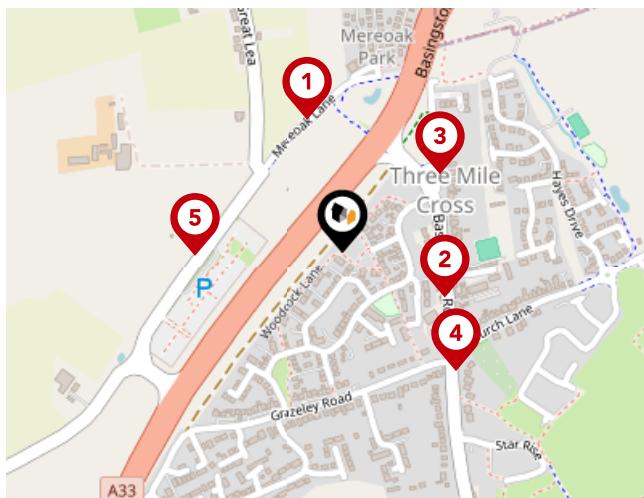
Pin	Name	Distance
1	M4 J11	0.47 miles
2	M4 J12	4.46 miles
3	M4 J10	5.55 miles
4	M3 J5	9.36 miles
5	M3 J6	10.86 miles



Airports/Helipads

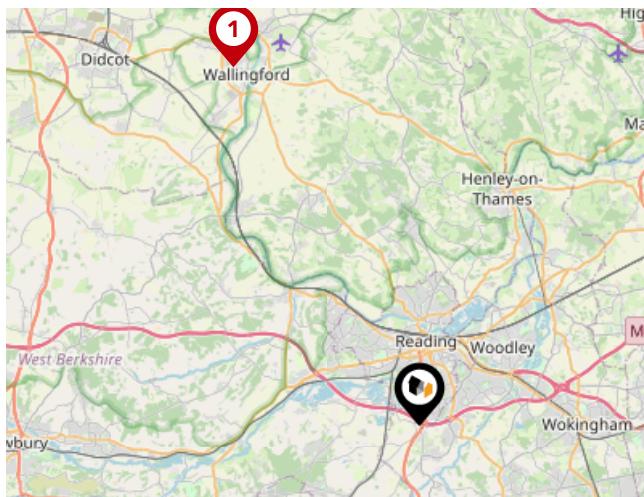
Pin	Name	Distance
1	Heathrow Airport	23.06 miles
2	Heathrow Airport Terminal 4	23.09 miles
3	Kidlington	32.85 miles
4	North Stoneham	35.66 miles
5	Southampton Airport	35.66 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Mereoak Lane - Great Lea	0.16 miles
2	Three Mile Cross Post Office	0.13 miles
3	Mereoak Lane Turn	0.14 miles
4	Three Mile Cross Post Office	0.19 miles
5	Mereoak Lane - Park & Ride	0.17 miles



Local Connections

Pin	Name	Distance
1	Wallingford (Cholsey & Wallingford Railway)	14.93 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 Avocado. 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

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Avocado Property or the seller.

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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Land Registry

