

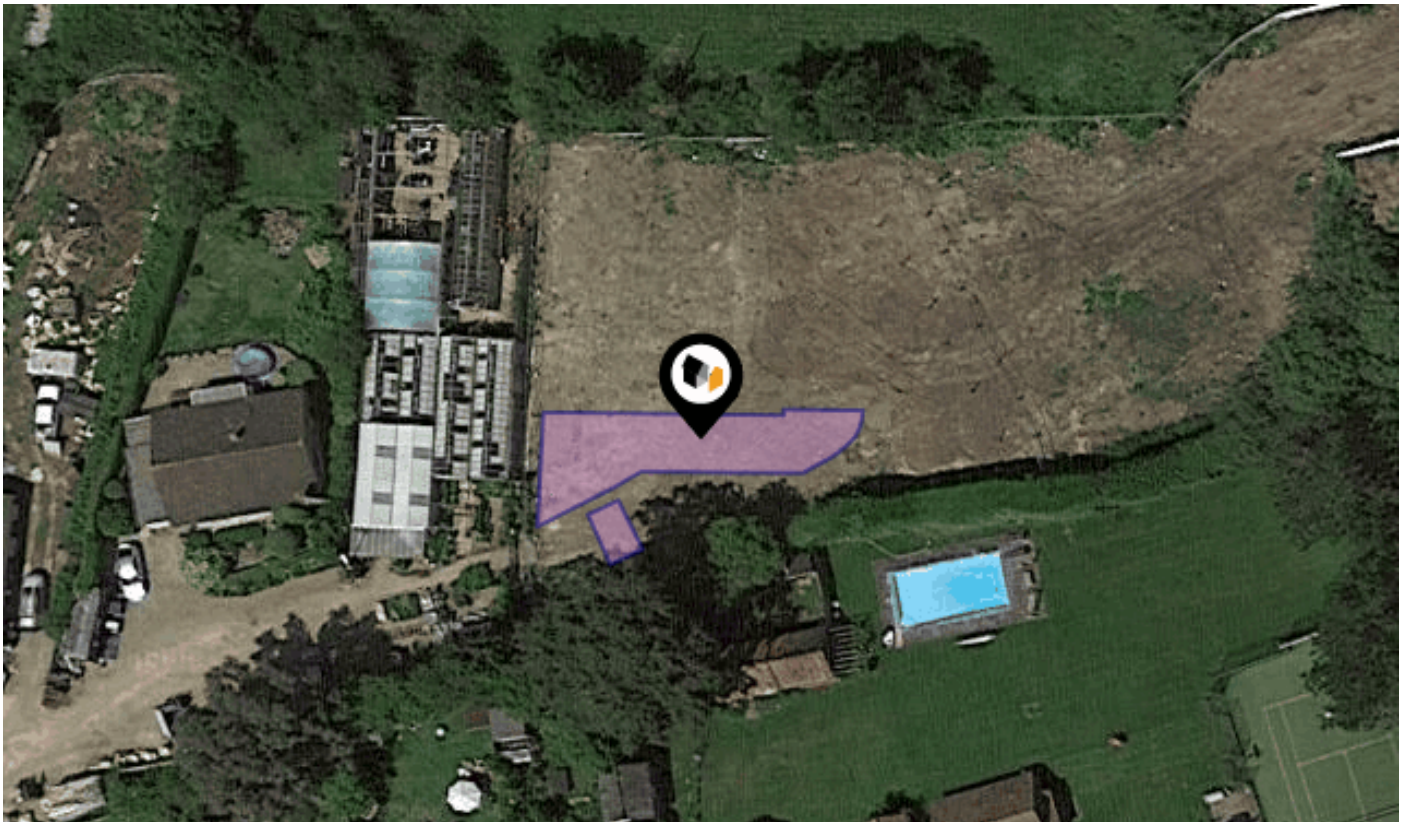


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 18th December 2024



CHILTERN GARDENS, WOODCOTE, READING, RG8

Paul Childs - Keller Williams

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Property Overview



Property

Type:	Terraced
Bedrooms:	2
Floor Area:	861 ft ² / 80 m ²
Plot Area:	0.04 acres
Council Tax :	Band D
Annual Estimate:	£2,357
Title Number:	ON381589

Local Area

Local Authority:	Oxfordshire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

READING, RG8

Energy rating

B

Valid until 01.12.2034

Score	Energy rating	Current	Potential
92+	A		99 A
81-91	B	87 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

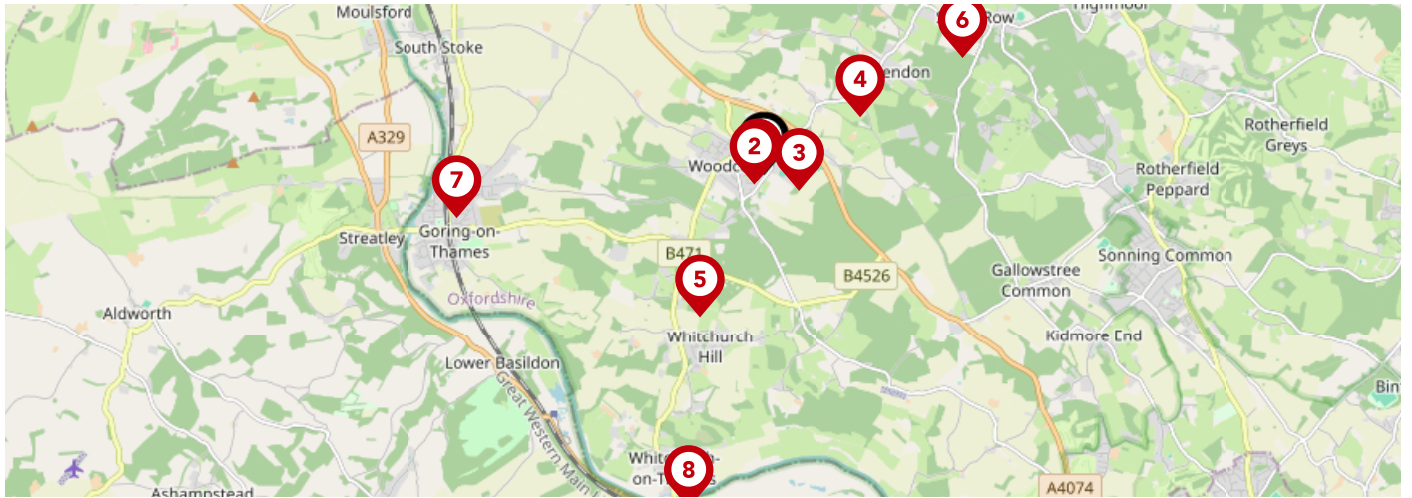
Property

EPC - Additional Data

Additional EPC Data

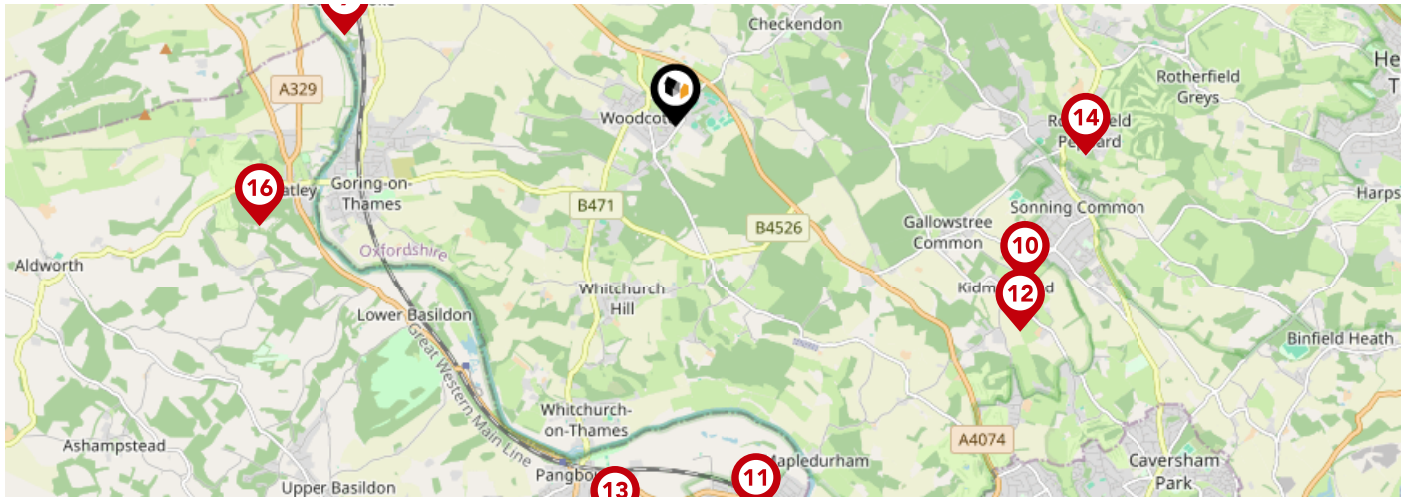
Property Type:	End-terrace house
Walls:	Average thermal transmittance 0.21 W/m ² K
Walls Energy:	Very good
Roof:	Average thermal transmittance 0.09 W/m ² K
Roof Energy:	Very good
Window:	High performance glazing
Window Energy:	Very good
Main Heating:	Air source heat pump, radiators, electric
Main Heating Energy:	Good
Main Heating Controls:	Programmer and room thermostat
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Average thermal transmittance 0.12 W/m ² K
Floors Energy:	Very good
Secondary Heating:	None
Air Tightness:	Air permeability 3.3 m ³ /h.m ² (as tested)
Air Tightness Energy:	Good
Total Floor Area:	80 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Woodcote Primary School Ofsted Rating: Good Pupils: 166 Distance:0.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Langtree School Ofsted Rating: Good Pupils: 621 Distance:0.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Oratory School Ofsted Rating: Not Rated Pupils: 372 Distance:0.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Checkendon Church of England (A) Primary School Ofsted Rating: Good Pupils: 60 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Oratory Preparatory School Ofsted Rating: Not Rated Pupils: 293 Distance:1.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Stoke Row CofE Primary School Ofsted Rating: Good Pupils: 64 Distance:2.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Goring Church of England Aided Primary School Ofsted Rating: Good Pupils: 153 Distance:2.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Whitchurch Primary School Ofsted Rating: Good Pupils: 141 Distance:3.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

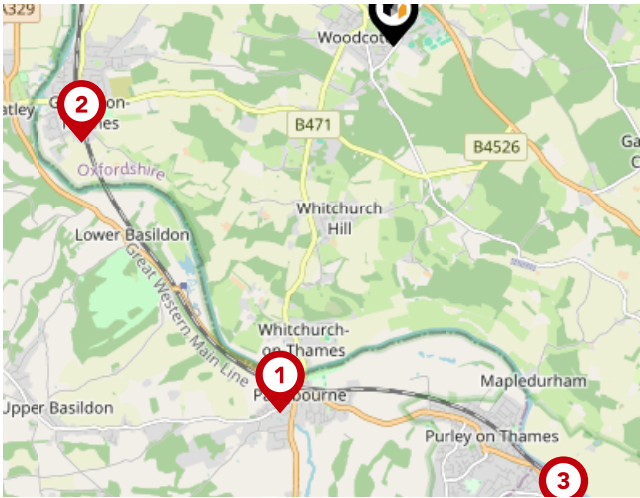
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 South Stoke Primary School Ofsted Rating: Requires improvement Pupils: 36 Distance:3.17</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Maiden Erlegh Chiltern Edge Ofsted Rating: Good Pupils: 456 Distance:3.53</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Purley CofE Primary School Ofsted Rating: Good Pupils: 96 Distance:3.67</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Kidmore End Church of England Primary School Ofsted Rating: Good Pupils: 155 Distance:3.7</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Pangbourne Primary School Ofsted Rating: Good Pupils: 176 Distance:3.77</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Peppard Church of England Primary School Ofsted Rating: Good Pupils: 78 Distance:3.79</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Moulsford Preparatory School Ofsted Rating: Not Rated Pupils: 368 Distance:3.88</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Streatley C.E. Voluntary Controlled School Ofsted Rating: Good Pupils: 100 Distance:3.96</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

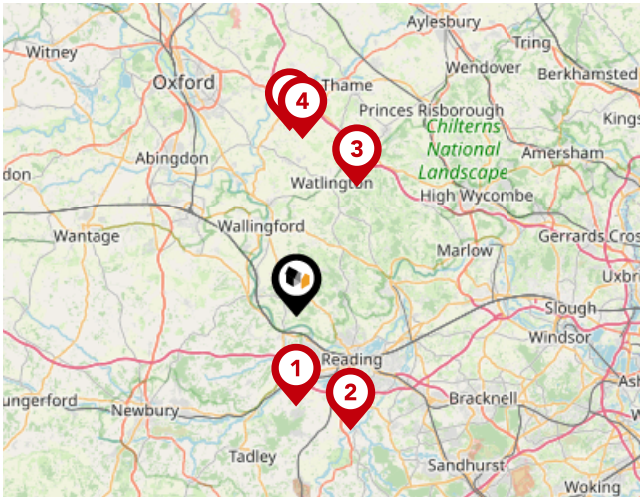
Area

Transport (National)



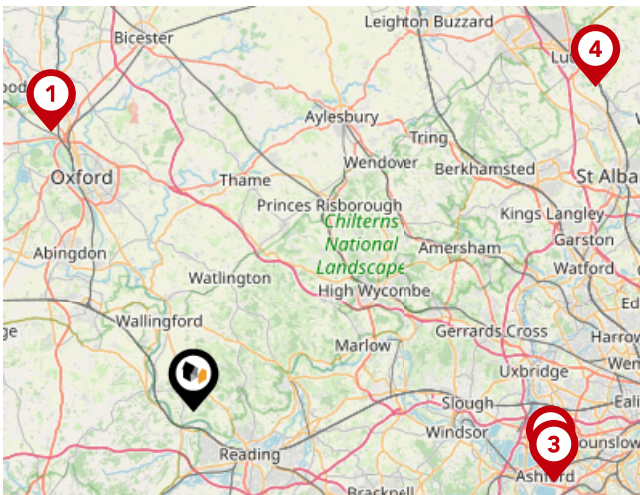
National Rail Stations

Pin	Name	Distance
1	Pangbourne Rail Station	3.55 miles
2	Goring & Streatley Rail Station	3.02 miles
3	Tilehurst Rail Station	4.63 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J12	6.61 miles
2	M4 J11	9.36 miles
3	M40 J6	10.55 miles
4	M40 J7	13.12 miles
5	M40 J8	13.68 miles

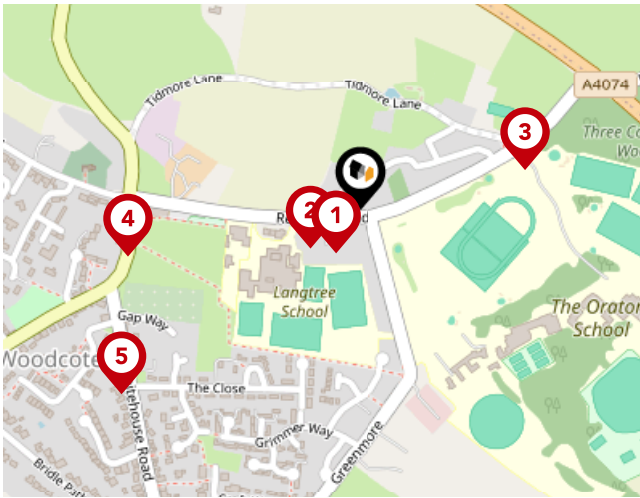


Airports/HELIPADS

Pin	Name	Distance
1	Kidlington	23.09 miles
2	Heathrow Airport	26.72 miles
3	Heathrow Airport Terminal 4	27.11 miles
4	Luton Airport	38.02 miles

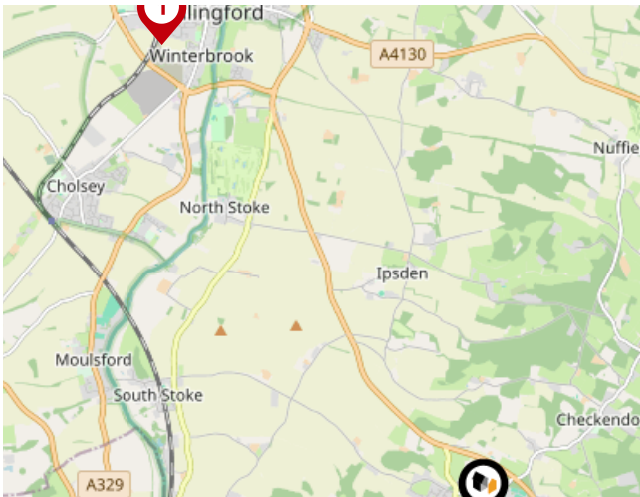
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Langtree School	0.06 miles
2	Langtree School	0.07 miles
3	Tidmore Lane	0.2 miles
4	War Memorial	0.27 miles
5	The Close	0.35 miles



Local Connections

Pin	Name	Distance
1	Wallingford (Cholsey & Wallingford Railway)	5.31 miles

Paul Childs - Keller Williams

About Us



Paul Childs - Keller Williams

Born in Beaconsfield, lived in Marlow, Maidenhead, Henley & Windsor, finally settling down in Reading in 2014.

Having rented and bought property over the years, the experience working with local high street estate agents was just missing something...that personal touch & a pride in client centred service delivery. The high street model has not changed, and I couldn't help wonder why not?

There had to be a better way of doing things, which is why I partnered my established property business up with Keller Williams. I am an independent estate agent with a focus on offering a valued & personal client experience, supported by the proven Keller Williams global platform.

Paul Childs - Keller Williams

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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