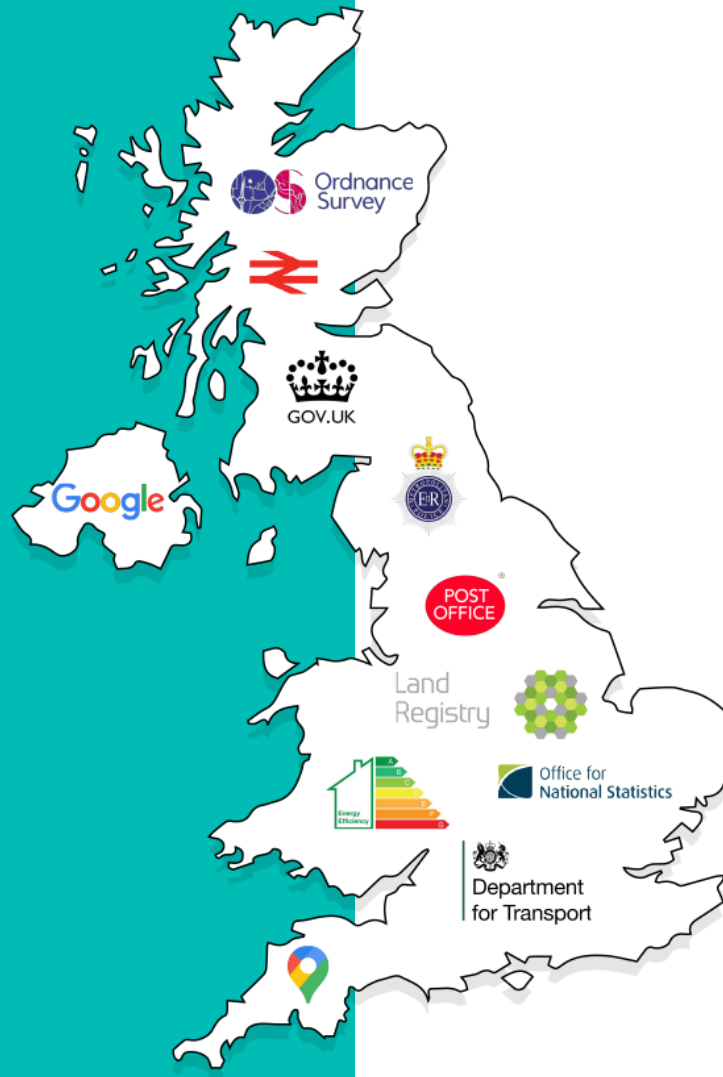


PROPERTY REPORT

martynrusself



5 Bedroom Semi-detached House For Sale

340, Kingfisher Drive, Reading, Berkshire, RG5 3LH

Property Status : On The Market

Estimated Price - £560,000

Report Generated on 21 / 11 / 2023

5 Bedroom Semi-detached House For Sale

340, Kingfisher Drive, Reading, Berkshire, RG5 3LH

Property Status : On The Market

Estimated Price - £560,000

Tenure	Freehold
Sale History	12/01/2001 - £177,250
Title Number	BK89783
Bedrooms	5
Total Floor Area	1,571.53 Sq.Ft. (146.00 Sq.M.)
Habitable Rooms (EPC)	9
Tenure Data From EPC	Owner-occupied
Flood Risk	Not a Flood Risk Area
EPC Rating	86 / B
EPC Ratings in the Area	Domestic EPC in the Area ↗
	Non-Domestic EPC in the Area ↗
Town / City	Reading
County	Berkshire
Council	Wokingham
Local Authority	E06000041 <i>(click to know more)</i> ↗
Constituency	Reading East
Region	South Central
Planning Permission Applications	2

Contents

Property Information	5
Property Images	6
Floor Plan	7
Map & Satellite View	8
EPC	9
Historical Planning data of Property	10
Historical Neighbouring Planning Data	11
Primary Schools	12
Secondary Schools	13
Universities	14
Transportation	15
Hospital / GP / Dentist & NHS Response	16
Acknowledgements and Contact Page	17

Property Information



5 Bedroom Semi-detached House For Sale

340, Kingfisher Drive, Reading, Berkshire, RG5 3LH

MARKET PRICE

£560,000

LAST SOLD FOR

£177,250

Last Sold On : 12/01/2001

PROPERTY TYPE

Semi-detached

BED ROOMS

5

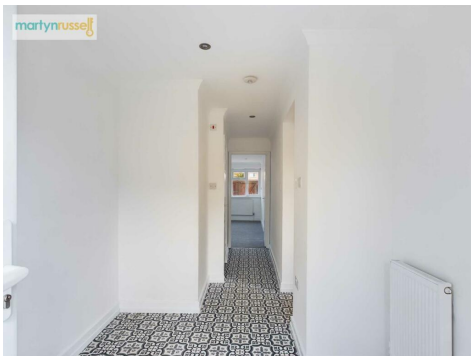
SIZE (Floor Area)

1,571.53 Sqft
(146.00 sq. m.)

HABITABLE ROOMS (EPC)

9

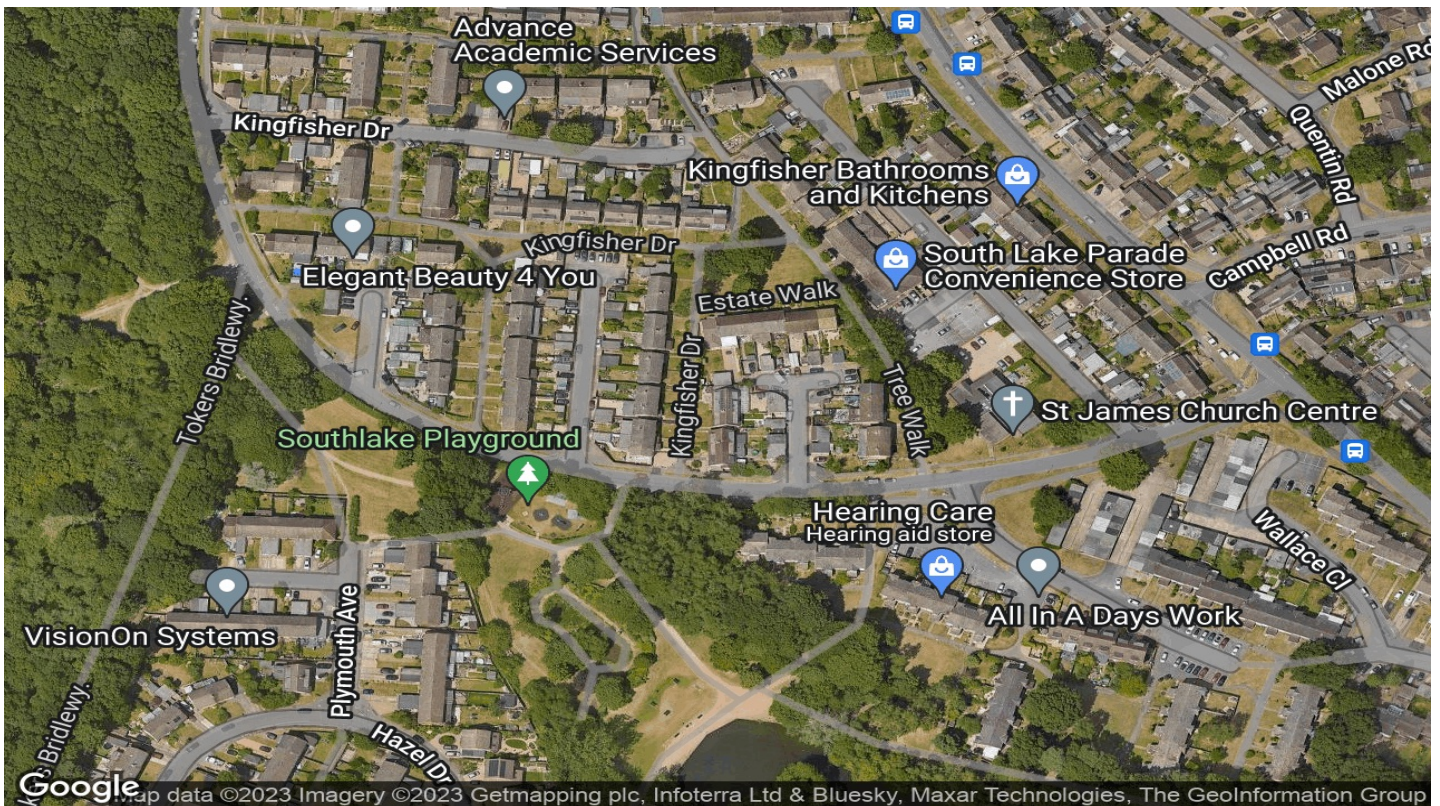
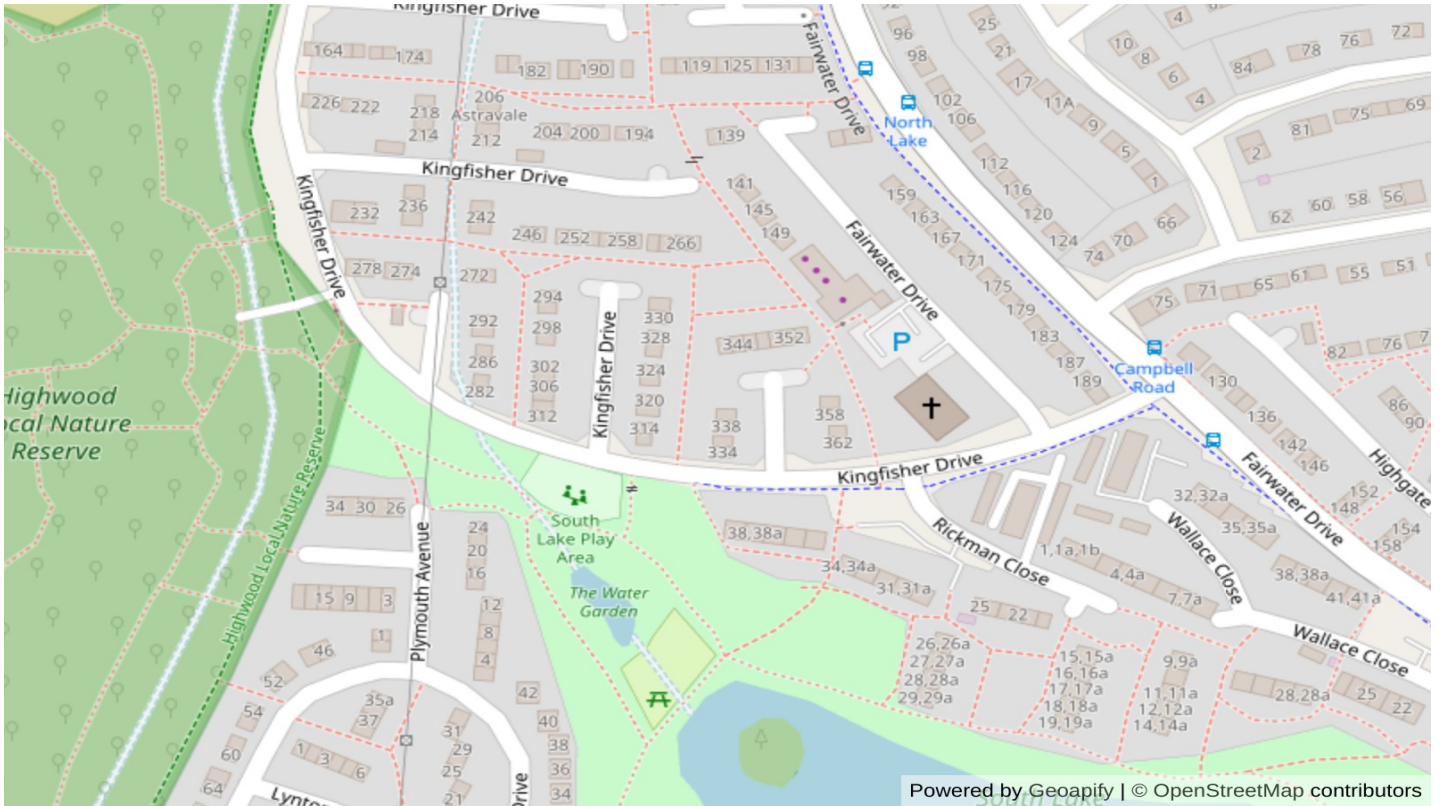
Property Images



Floor Plan



Map View & Satellite View



Energy Performance Certificate

Energy Efficiency Rating		
Very Energy Efficient - Lower Running Costs	Current	Potential
(92 plus) A		94
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Very Low Energy Efficient - Higher Running Costs		

Current Energy Efficiency
86 / B

Inspection Date
24 / 09 / 2018

Tenure
Owner-occupied

Number Habitable Rooms
9

Potential Energy Efficiency
94 / A

Valid Until
24 / 09 / 2028

Local Authority
E06000041

Total Floor Area
1,571.53 Sqft

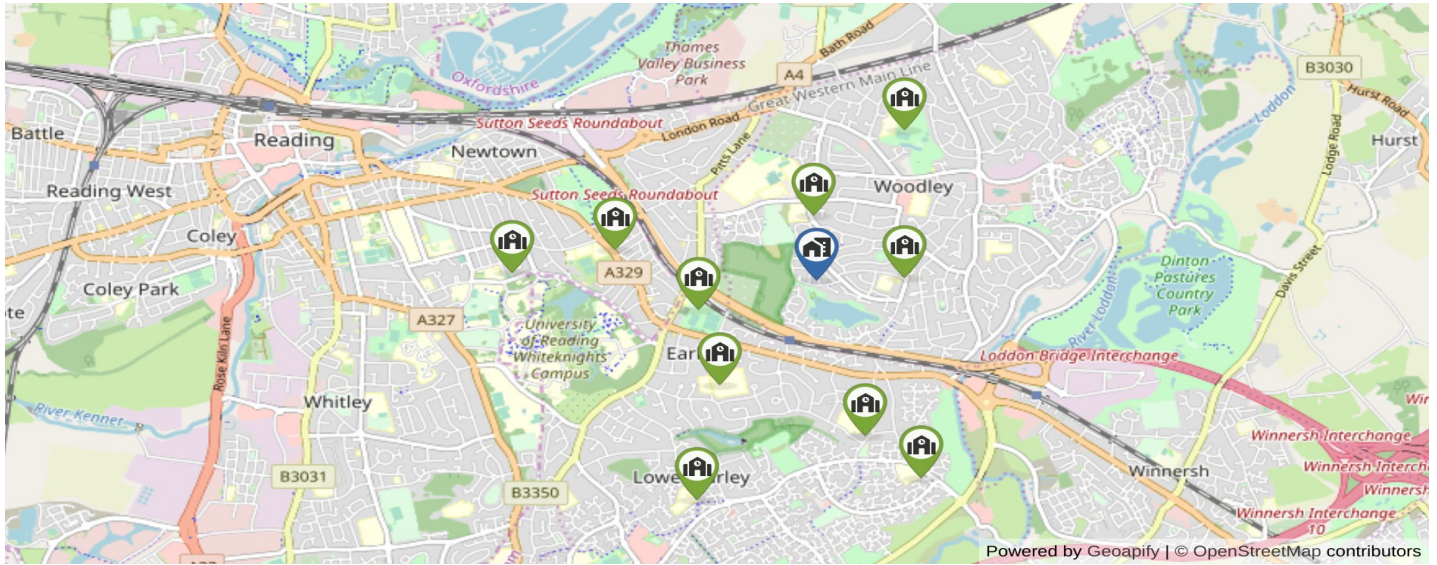
Planning Data on Property

Full Address of Property / Update Submission	Planning Reference number	Planning Description
340 Kingfisher Drive Woodley Reading RG5 3LH 03-01-2014	Ref. No. : 130415 Decision - Not proceeded with	Proposed erection of a single storey front extension to form a front porch, to include a canopy with brick pillars
340 Kingfisher Drive Woodley Reading RG5 3LH 14-11-2012	Ref. No. : 121822 Decision - Approve	Proposed erection of a single storey side extension to dwelling.

Neighbouring Planning History

Full Address of Property / Update Submission	Planning Reference number	Planning Description
246 Kingfisher Drive Woodley Wokingham RG5 3LH 21-09-2023	Ref. No. : 231793 Decision - Valid	Full application for the erection of a hydraulic car ramp at the rear of 246 Kingfisher Drive. (Retrospective)
312 Kingfisher Drive Woodley RG5 3LH 24-09-2020	Ref. No. : 202050 Decision - Approve	Householder application for the proposed erection of a two storey side extension following demolition of existing conservatory.
314 Kingfisher Drive Woodley Wokingham RG5 3LH 11-06-2020	Ref. No. : 201127 Decision - Approve	Application for submission of details to comply with the following condition of planning consent 200191 dated 12/03/2020. Condition 8 Material details for dr...
314 Kingfisher Drive Woodley Wokingham RG5 3LH 12-03-2020	Ref. No. : 200191 Decision - Approve	Householder application for the proposed erection of a two storey side extension, new driveway and dropped kerb.
314 Kingfisher Drive Woodley Wokingham RG5 3LH 16-01-2020	Ref. No. : 193172 Decision - Application Withdrawn	Householder application for the proposed erection of a two storey side extension and new driveway following changes to fenestration
268 Kingfisher Drive Woodley Wokingham RG5 3LH 15-05-2019	Ref. No. : 190836 Decision - Approve	Householder application for proposed erection of two storey side extension to existing dwelling with front and rear dormers, single storey front extension to...
St James' Church Kingfisher Drive Woodley Wokingham RG5 3LH 06-12-2018	Ref. No. : 182388 Decision - Approve	Full planning application for the refurbishment of existing car park including resurfacing, replacing kerbs and erecting a 1m high picket fence.
274 Kingfisher Drive Woodley Reading RG5 3LH 13-04-2015	Ref. No. : 141123 Decision - Approve	Proposed erection of single storey outbuilding for ancillary use. (retrospective)
St James Church Centre Kingfisher Drive Woodley Reading RG5 3LH 03-10-2014	Ref. No. : 141479 Decision - Approve	Proposed replacement of existing roof with a new pitched roof over Church, demolition of existing Bell Tower and replacement with new, plus erection of singl...
298 Kingfisher Drive Woodley Reading RG5 3LH 15-07-2013	Ref. No. : 130894 Decision - Approve	Proposed erection of a single storey front extension to dwelling.
356 Kingfisher Drive Woodley Reading RG5 3LH 18-01-2012	Ref. No. : 111831 Decision - Approve	Application for submission of details to comply with condition 11 of planning consent F/2011/0319. 11. Boundary treatments.
356 Kingfisher Drive Woodley Reading RG5 3LH 09-05-2011	Ref. No. : 110727 Decision - Approve	Conversion of existing no 356 Kingfisher Drive to create an additional one bedroom dwelling with new access and associated landscaping.

Primary Schools



Schools Map Legend :

Primary Schools

OFSTED RATING

NOT SPECIFIED

OUTSTANDING

GOOD

REQUIRES IMPROVEMENT

School Details

Ofsted Rating

Pupils

Distance

Gender

Has Nursery

Private

Highwood Primary School

Fairwater Drive, Woodley, Reading, Berkshire, RG5 3JE



474

0.35 Miles

Mixed



South Lake Primary School

Campbell Road, Woodley, Reading, Berkshire, RG5 3NA



457

0.4 Miles

Mixed



Earley St Peter's Church of England Primary School

Church Road, Earley, Reading, Berkshire, RG6 1EY



516

0.55 Miles

Mixed



Aldrynton Primary School

Off Silverdale Road, Earley, Reading, Berkshire, RG6 7HR



316

0.71 Miles

Mixed



Loddon Primary School

Silverdale Road, Earley, Reading, Berkshire, RG6 7LR



616

0.86 Miles

Mixed



St Dominic Savio Catholic Primary School

Western Avenue, Woodley, Berkshire, RG5 3BH



421

0.9 Miles

Mixed



Alfred Sutton Primary School

148 Wokingham Road, Reading, Berkshire, RG6 1JR



693

0.92 Miles

Mixed



Hawkedon Primary School

Hawkedon Way, Lower Earley, Reading, Berkshire, RG6 3AP



628

1.16 Miles

Mixed



Radstock Primary School

Radstock Lane, Earley, Reading, Berkshire, RG6 5UZ



401

1.29 Miles

Mixed



Redlands Primary School

Lydford Road, Reading, Berkshire, RG1 5QH



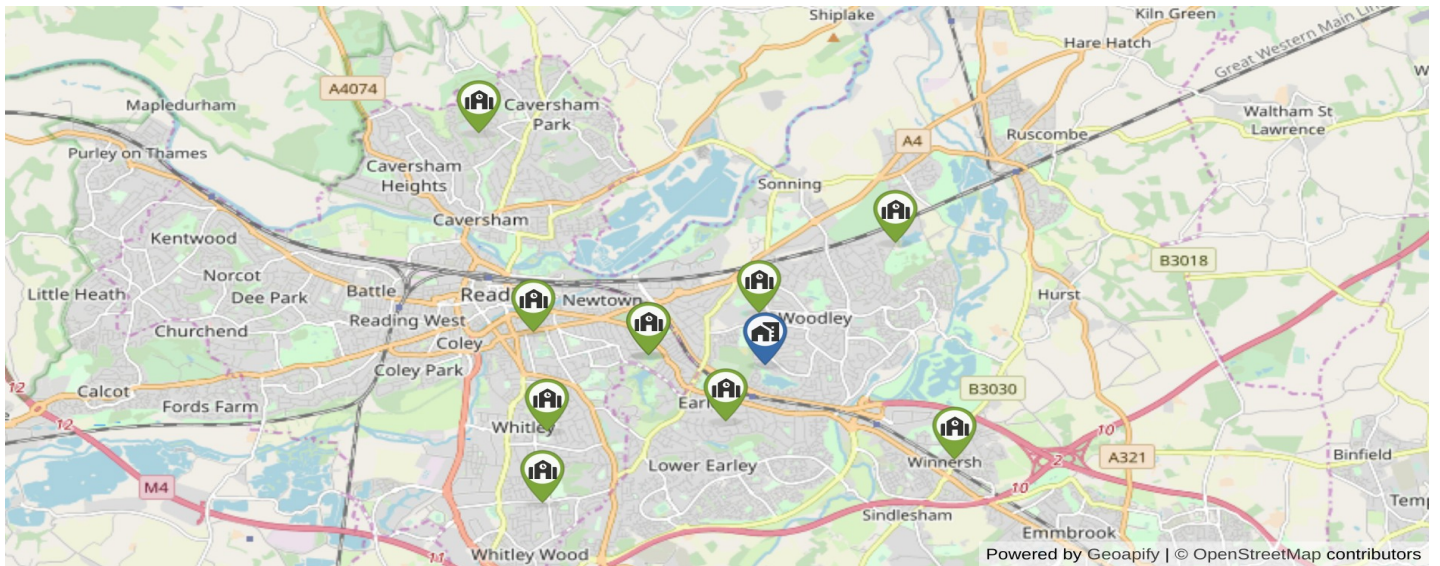
223

1.37 Miles

Mixed



Secondary Schools



Schools Map Legend :

Secondary Schools

OFSTED RATING

NOT SPECIFIED

OUTSTANDING

GOOD

REQUIRES IMPROVEMENT

School Details

Ofsted Rating

Pupils

Distance

Gender

Has Nursery

Private

The Bulmershe School

Woodlands Avenue, Woodley, Reading, Berkshire, RG5 3EU



1388

0.56 Miles

Mixed



Maiden Erlegh School

Silverdale Rd, Earley, Reading, Berkshire, RG6 7HS



1860

0.69 Miles

Mixed



UTC Reading

Crescent Road, East Reading, Reading, Berkshire, RG1 5RQ



472

1.04 Miles

Mixed



Maiden Erlegh School in Reading

81 Crescent Road, Reading, RG1 5SL



886

1.04 Miles

Mixed



Waingels

Waingels Road, Woodley, Reading, Berkshire, RG5 4RF



1366

1.74 Miles

Mixed



The Forest School

Robin Hood Lane, Winnersh, Wokingham, Berkshire, RG41 5NE



581

1.96 Miles

Boys



Reading Girls' School

Northumberland Avenue, Reading, Berkshire, RG2 7PY



688

2.07 Miles

Girls



Kendrick School

London Road, Reading, Berkshire, RG1 5BN



830

2.09 Miles

Girls



John Madejski Academy

125 Hartland Road, Reading, Berkshire, RG2 8AF



778

2.47 Miles

Mixed



Highdown School and Sixth Form Centre

Surley Row, Emmer Green, Reading, Berkshire, RG4 8LR



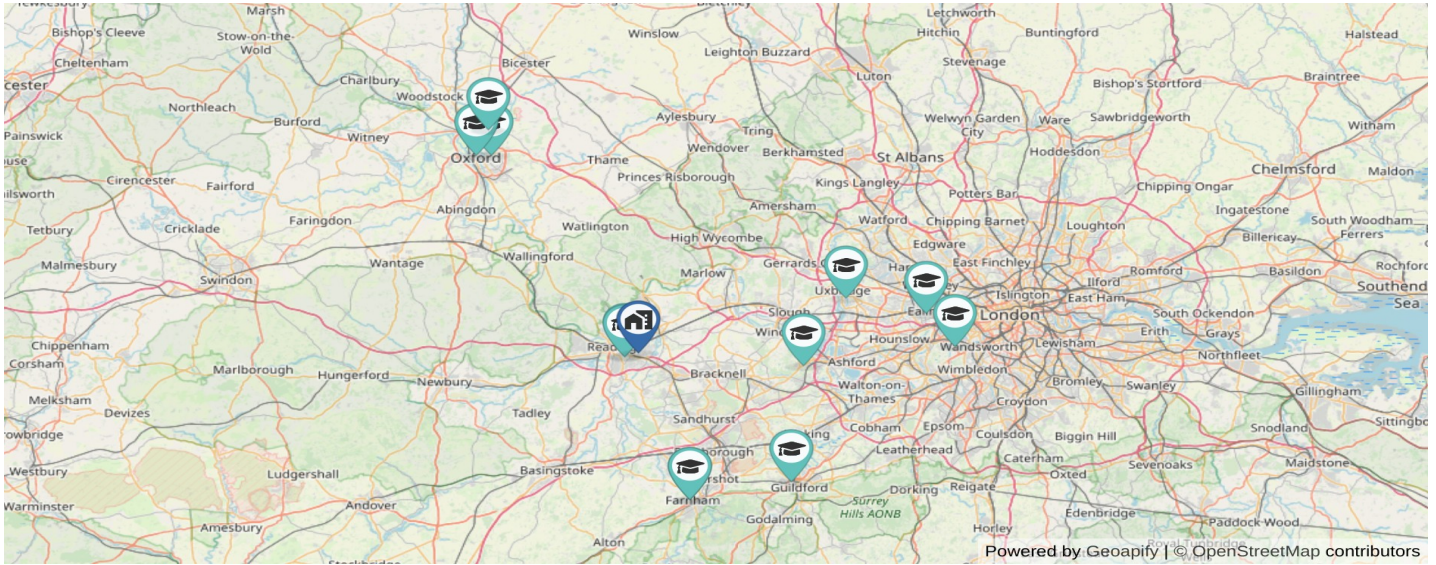
1571

3.54 Miles

Mixed



Universities & Colleges



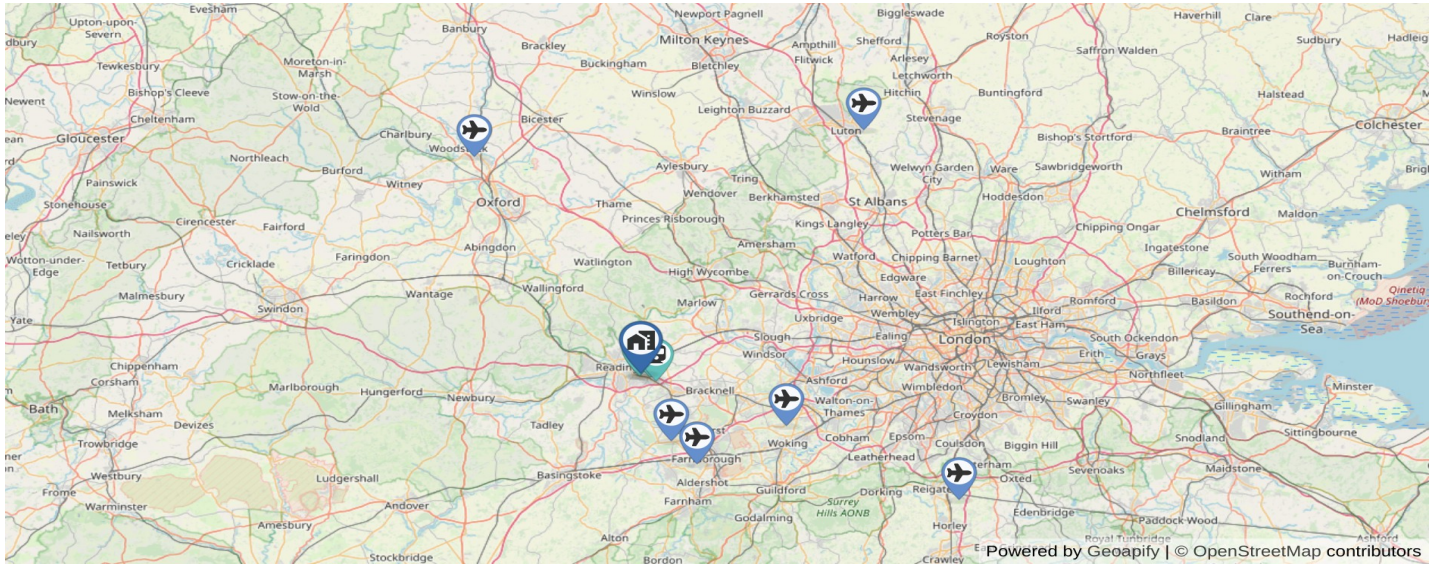
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Universities Map Legend :

Universities & Colleges

Reading University ★★★★★	Whiteknights House, Reading RG6 6UR, United Kingdom	1.21 Miles
University of Reading ★★★★★	Whiteknights House, Reading RG6 6UR, United Kingdom	1.23 Miles
Royal Holloway, University of London ★★★★★	Egham Hill, Egham TW20 0EX, United Kingdom	15.22 Miles
University for the Creative Arts ★★★★★	Falkner Rd, Farnham GU9 7DS, United Kingdom	16.6 Miles
The Creative Arts University ★★★★★	Falkner Rd, Farnham GU9 7DS, United Kingdom	16.62 Miles
University of Surrey ★★★★★	Stag Hill, University Campus, Guildford GU2 7XH, United Kingdom	19.83 Miles
Brunel University London ★★★★★	Kingston Ln, London, Uxbridge UB8 3PH, United Kingdom	19.94 Miles
Oxford Brookes University ★★★★★	Headington Rd, Headington, Oxford OX3 0BP, United Kingdom	25.16 Miles
Oxford University ★★★★★	Broad St, Oxford OX1 3AZ, United Kingdom	25.85 Miles
The London College of Music ★★★★★	St Mary's Rd, London W5 5RF, United Kingdom	26.64 Miles
University of Greenwich ★★★★★	University of Greenwich	27.62 Miles
Roehampton University ★★★★★	Roehampton Ln, London SW15 5PH, United Kingdom	28.87 Miles

Transportation



Transportation Map Legend :

Airports

Railway Stations

UG Stations

Bus Stations

Airports

Blackbushe Airport, Terminal Building, Blackbushe Airport, Camberley GU17 9LQ, United Kingdom	9.1 Miles
Farnborough Airport, Business Aviation Centre, Farnborough GU14 6XA, United Kingdom	12.7 Miles
Fairoaks Airport, Fairoaks Airport, Chobham, Woking GU24 8HU, United Kingdom	16.54 Miles
London Oxford Airport, Langford Ln, Kidlington OX5 1RA, United Kingdom	31.8 Miles
Redhill Aerodrome, South Nutfield, Redhill RH1 5JZ, United Kingdom	36.84 Miles
Luton Airport, Airport Way, Luton LU2 9LY, United Kingdom	37.86 Miles
Panshanger Aerodrome, Aerodrome in Welwyn Garden City, England	40.74 Miles

Railway Station

Earley, Woodley, Reading RG6 7DY, United Kingdom	0.34 Miles
Winnersh Triangle, Winnersh, Wokingham RG41 5TS, United Kingdom	1.18 Miles
Winnersh, Winnersh, Wokingham RG41 5LU, United Kingdom	1.96 Miles
Reading, Station Rd, Reading RG1 1LZ, United Kingdom	2.59 Miles

Underground Station

Heathrow Terminal 5, Hounslow TW6 2GB, United Kingdom	18.47 Miles
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Bus Station

Earley Station, United Kingdom	0.42 Miles
Drovers Way Top, United Kingdom	0.51 Miles
Chequers (Stop A), United Kingdom	0.7 Miles
The George, United Kingdom	0.76 Miles

Hospitals / GP / Dentists / NHS

Hospitals

Royal Berkshire Hospital

Craven Road Reading RG1 5AN

1.95 Miles

Circle Reading Hospital

100 Drake Way Reading RG2 0NE

2.88 Miles

Spire Dunedin Hospital

16 Bath Road Reading RG1 6NS

3.11 Miles

Capio Reading Hospital

Swallows Croft Wensley Road Reading RG1 6UZ

3.16 Miles

The Berkshire Independent Hospital

Swallowscroft Wensley Road Reading RG1 6UZ

3.16 Miles

GP

Woosehill Practice

Fernlea Drive Woosehill Wokingham RG41 3DR

3.43 Miles

Dr. M. D. Smith

Arborfield Village Hall Eversley Road Reading RG2 9PQ

3.45 Miles

Wokingham Medical Centre

23 Rose Street Wokingham RG40 1XS

4.3 Miles

Burma Hill Practice

Ashridge Road Wokingham RG40 1PH

4.33 Miles

Dentists

Peach Dental Care

Peach Dental Care 38 Market Place Wokingham RG40 1AT

4.26 Miles

Wokingham Dental Clinic Partnership

20 PEACH STREET WOKINGHAM RG40 1XG

4.32 Miles

The Orthodontic Centre (Reading) Ltd

Saxon Court Peach Street Berkshire RG40 1XH

4.35 Miles

Wokingham Dental Clinic

56 Easthampstead Road Wokingham RG40 2EE

4.56 Miles

Response Times of NHS Services

Category	Approx. Respons Time (Min:Sec)
C1	08 mins 46 secs
C1T	11 mins 01 secs
C2	32 mins 49 secs
C3	08 mins 34 secs
C4	26 mins 55 secs

C1: Calls from people with life-threatening illnesses or injuries such as cardiac arrest or serious allergic reaction (fastest response)

C1T: Calls from people with life-threatening illnesses or injuries such as cardiac arrest or serious allergic reaction where the patient was transported (fastest response)

C2: Emergency calls for conditions and injuries such as burns, epilepsy and strokes (high priority)

C3: Urgent calls for conditions and injuries such as late stages of labour, non-severe burns, and diabetes. Transportation to A&E may not be required

C4: Less urgent calls for conditions such as diarrhoea and vomiting and urine infections and flu. Advice via phone / GP referral may be recommended over the phone



We have compiled some useful information that should help with any questions you may have about this property and surrounding area. Please feel free to get in touch if you have any questions, would like to book a viewing or, if you have seen the property and would like to make an offer.

Kind Regards

Alex Russell

3 Church Road
Reading
Berkshire
RG6 1EY

Tel : 07700158070

Email : alex@martynrussell.co.uk

Disclaimer : The information contained within this report is for general information purposes only and to act as a guide.

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