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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 10th December 2025



HATFORD ROAD, READING, RG30

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Introduction

Our Comments

Situated in the popular area of Southcote, this well-arranged three bedroom terrace home offers generous living space and a thoughtful layout, making it an appealing choice for those seeking comfort now with the opportunity to refine and upgrade over time.

The ground floor provides a natural flow, beginning with a spacious, dual aspect living room overlooking the rear garden, a bright, good-sized kitchen that leads through to a welcoming dining area. An additional utility area adds valuable practicality to everyday life.

Upstairs, the property features three well-proportioned bedrooms and a modern family bathroom, offering flexibility for families, guests or even a dedicated home office.

Outside, the rear garden is a sizeable space with plenty of scope to landscape or personalise. It also benefits from a brick-built workshop/outbuilding, ideal for storage, hobbies or future conversion potential (subject to any necessary consents). To the front, the property enjoys off-street parking.

Well maintained and ready to move into, the home also presents a fantastic canvas for someone looking to create a more contemporary or bespoke interior over time. Its setting places you within easy reach of local schools, amenities, transport links and Reading town centre, making it a convenient and well-connected location.

A solid, versatile home with room to grow - perfect for those seeking space, practicality and future potential.

Council Tax Band: C

No Onward Chain

Well Presented Throughout

Brick-Built Workshop

Ample Storage Throughout

Driveway Parking

Three Bedrooms

Convenient Location

Property Overview

street-view-image



Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	990 ft ² / 92 m ²		
Plot Area:	0.06 acres		
Council Tax :	Band C		
Annual Estimate:	£2,211		
Title Number:	BK190807		

Local Area

Local Authority:	Reading
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Low

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

1 mb/s	52 mb/s	1800 mb/s
		

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



Gallery Photos



Gallery Photos



HATFORD ROAD, READING, RG30

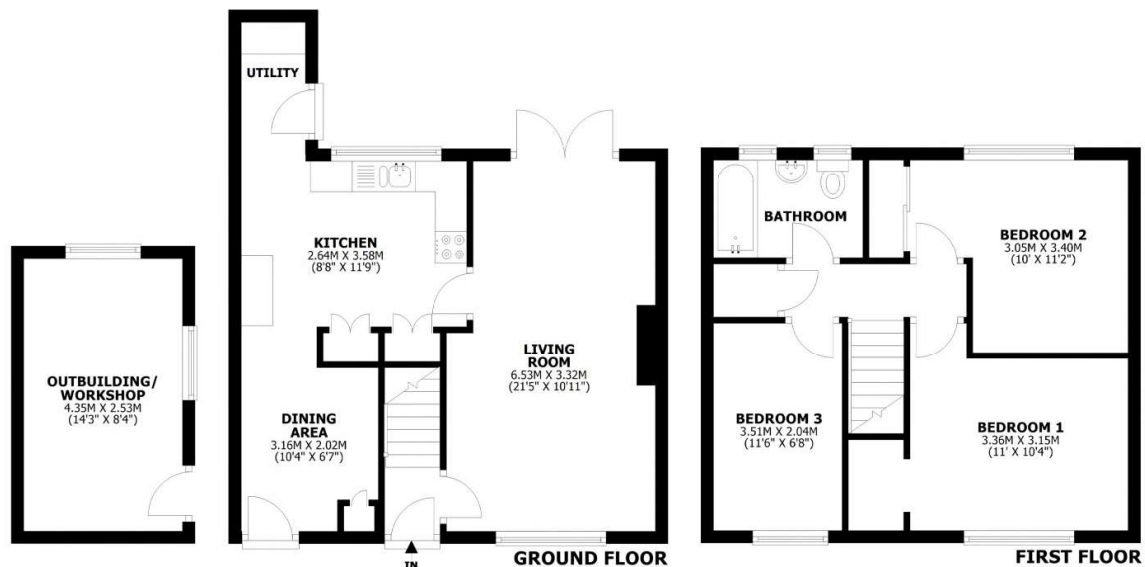


Hatford Road, Bracknell, RG30

Total internal area: approx. 90.8 sq. metres (977.8 sq. feet)

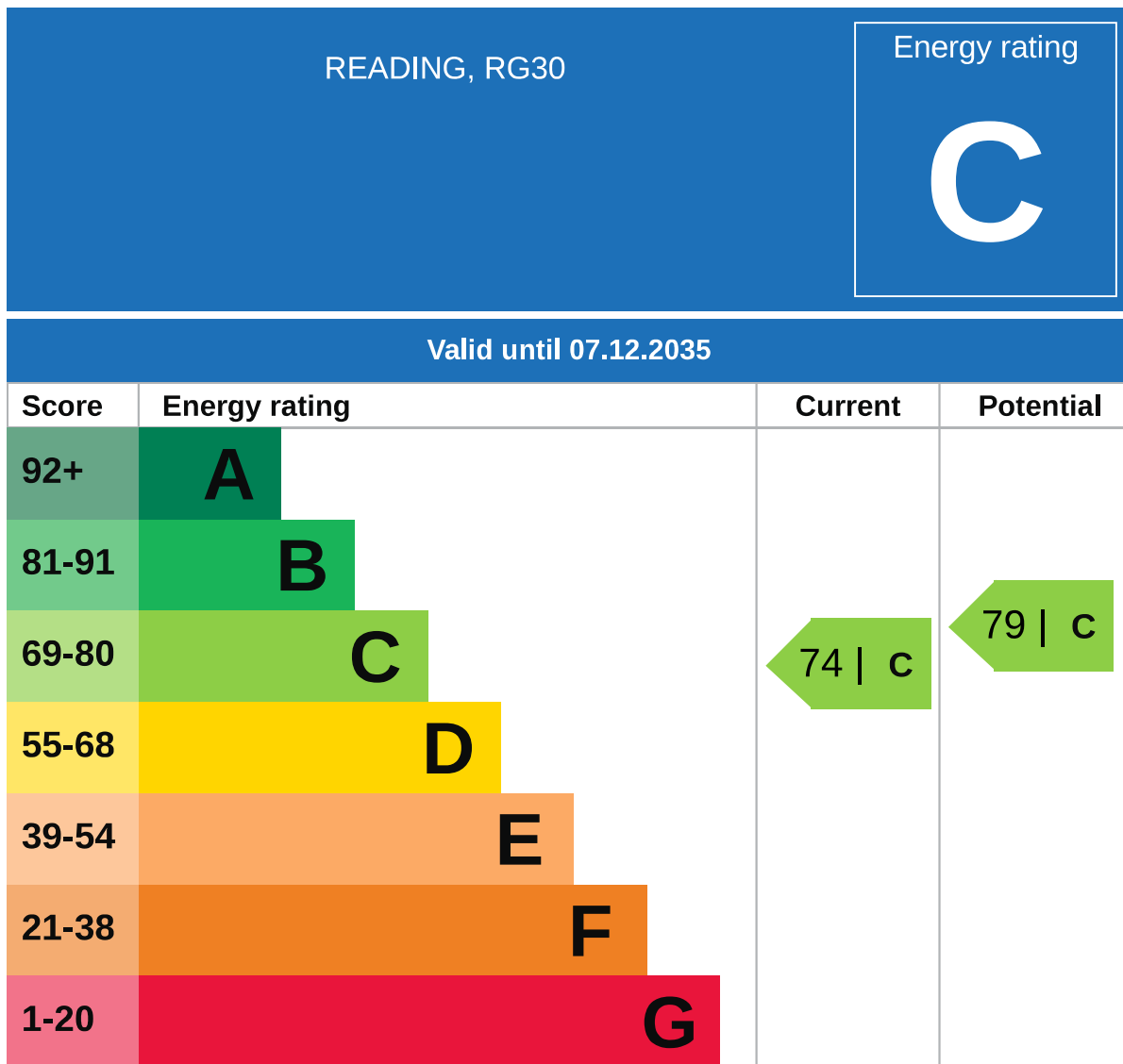
Main area: approx. 79.8 sq. metres (859.3 sq. feet)

Outbuilding(s): approx. 11.0 sq. metres (118.5 sq. feet)



This floorplan is for illustrative guidance only and is not to drawn to scale. Whilst every attempt has been made to ensure accuracy, measurements are approximate and should not be relied upon as a matter of fact. Maximum dimensions are given excluding small alcoves, etc unless otherwise stated.

Property EPC - Certificate



Property

EPC - Additional Data

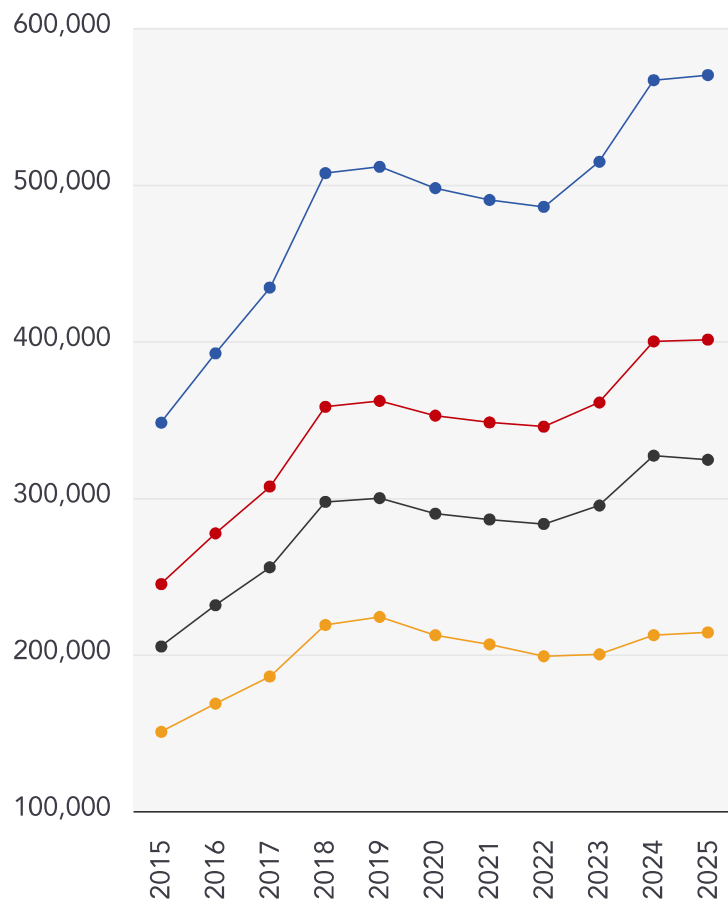
Additional EPC Data

Property Type:	Mid-terrace house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
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:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Excellent lighting efficiency
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	92 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in RG30



Detached

+63.79%

Semi-Detached

+63.72%

Terraced

+58.11%

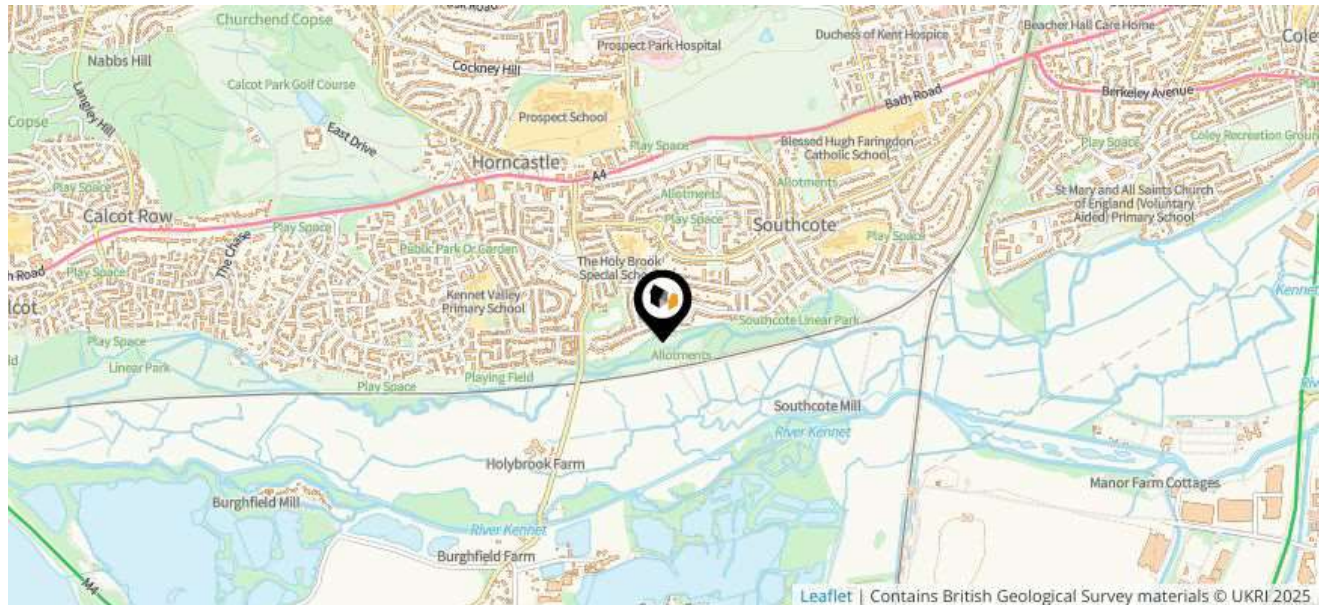
Flat

+42.18%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

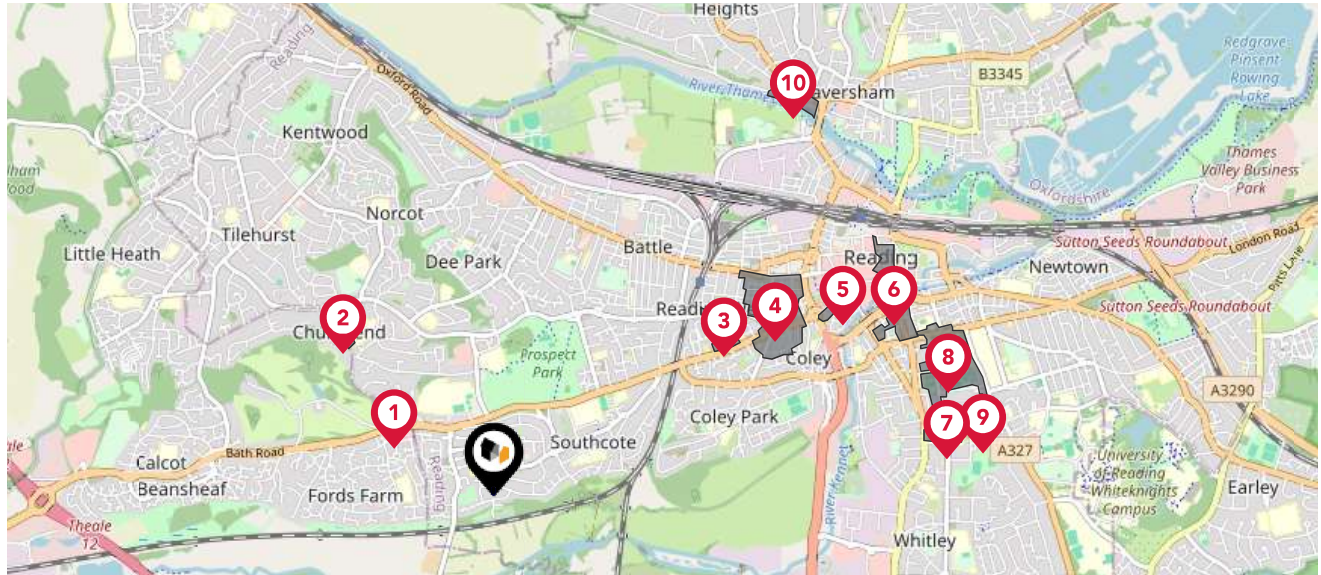
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



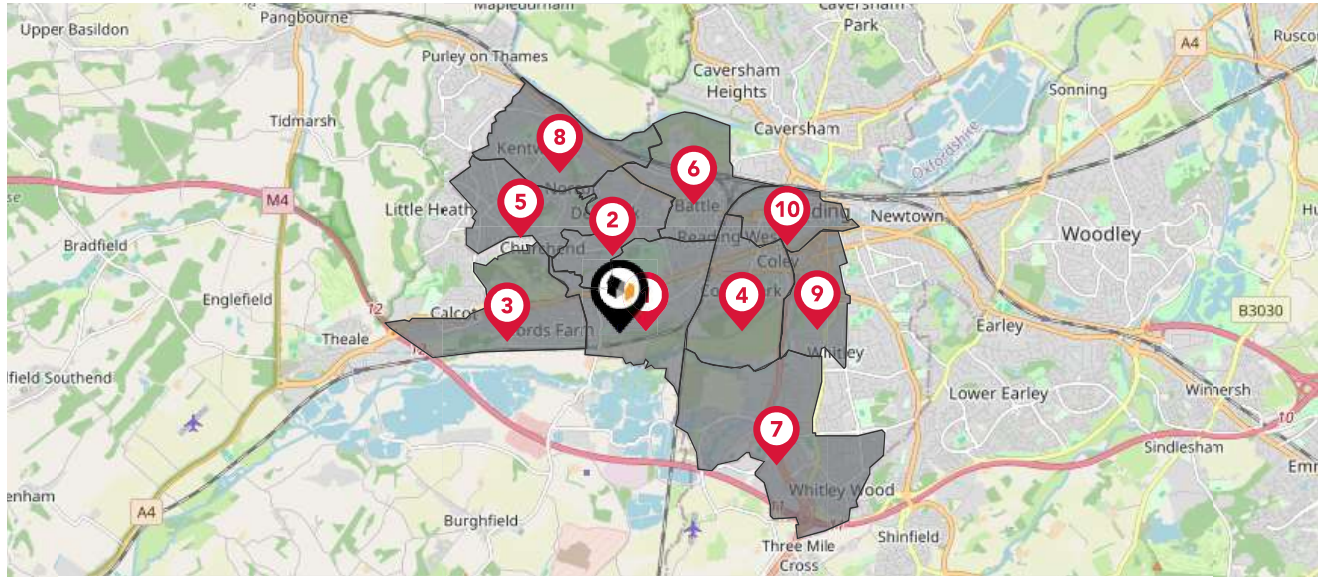
Nearby Conservation Areas

- 1 Horncastle
- 2 Routh Lane
- 3 Downshire Square
- 4 Russell Street and Castle Hill
- 5 St Mary's Butts and Castle Street
- 6 Market Place and London Street
- 7 Christchurch
- 8 Kendrick Road
- 9 The Mount
- 10 St Peter's

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



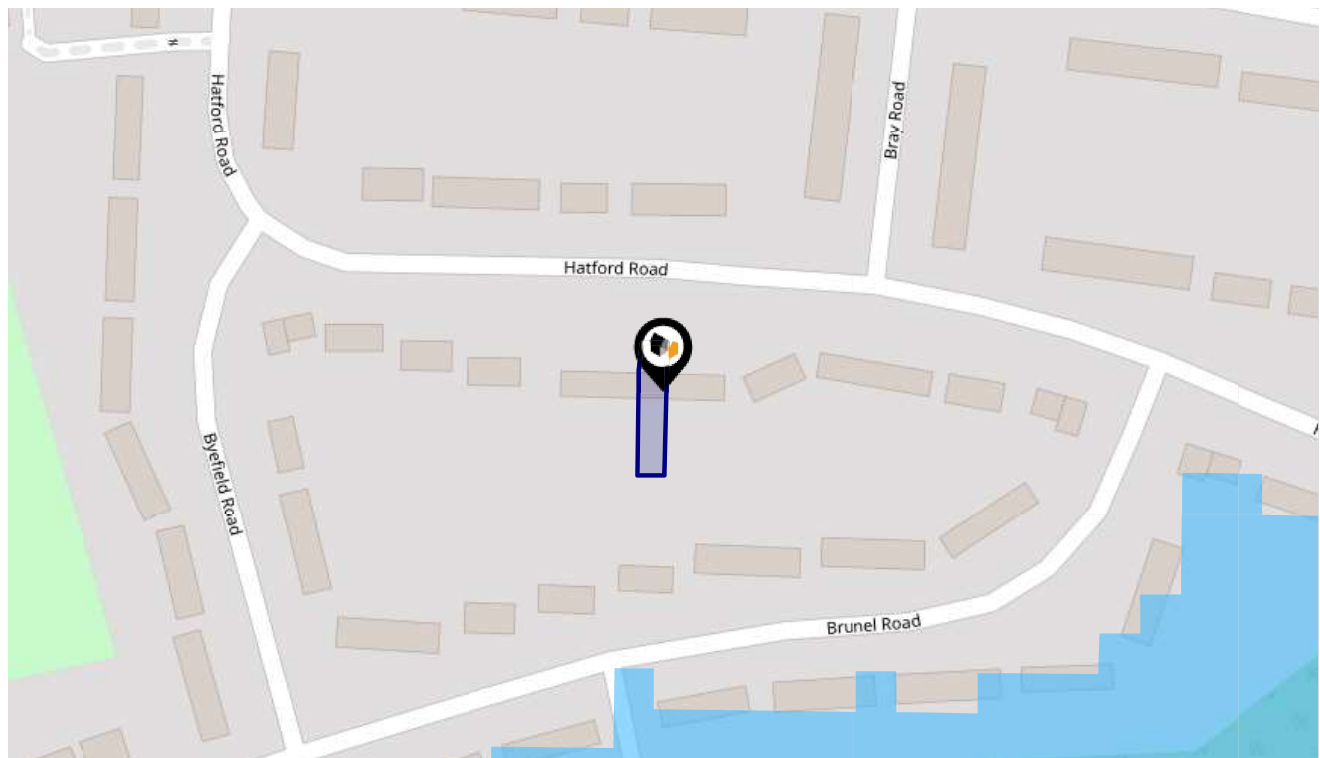
Nearby Council Wards

- 1 Southcote Ward
- 2 Norcot Ward
- 3 Tilehurst South & Holybrook Ward
- 4 Coley Ward
- 5 Tilehurst Ward
- 6 Battle Ward
- 7 Whitley Ward
- 8 Kentwood Ward
- 9 Katesgrove Ward
- 10 Abbey 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.

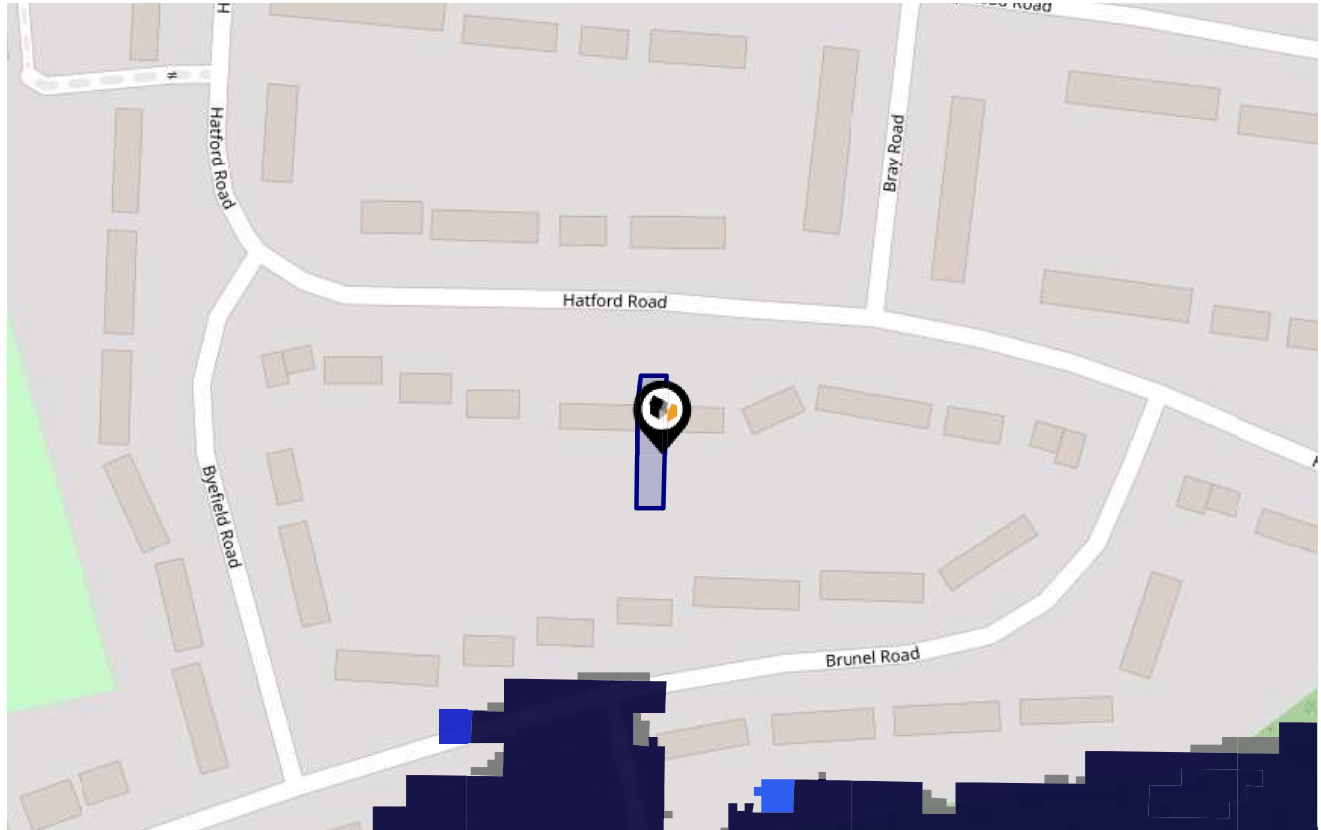
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

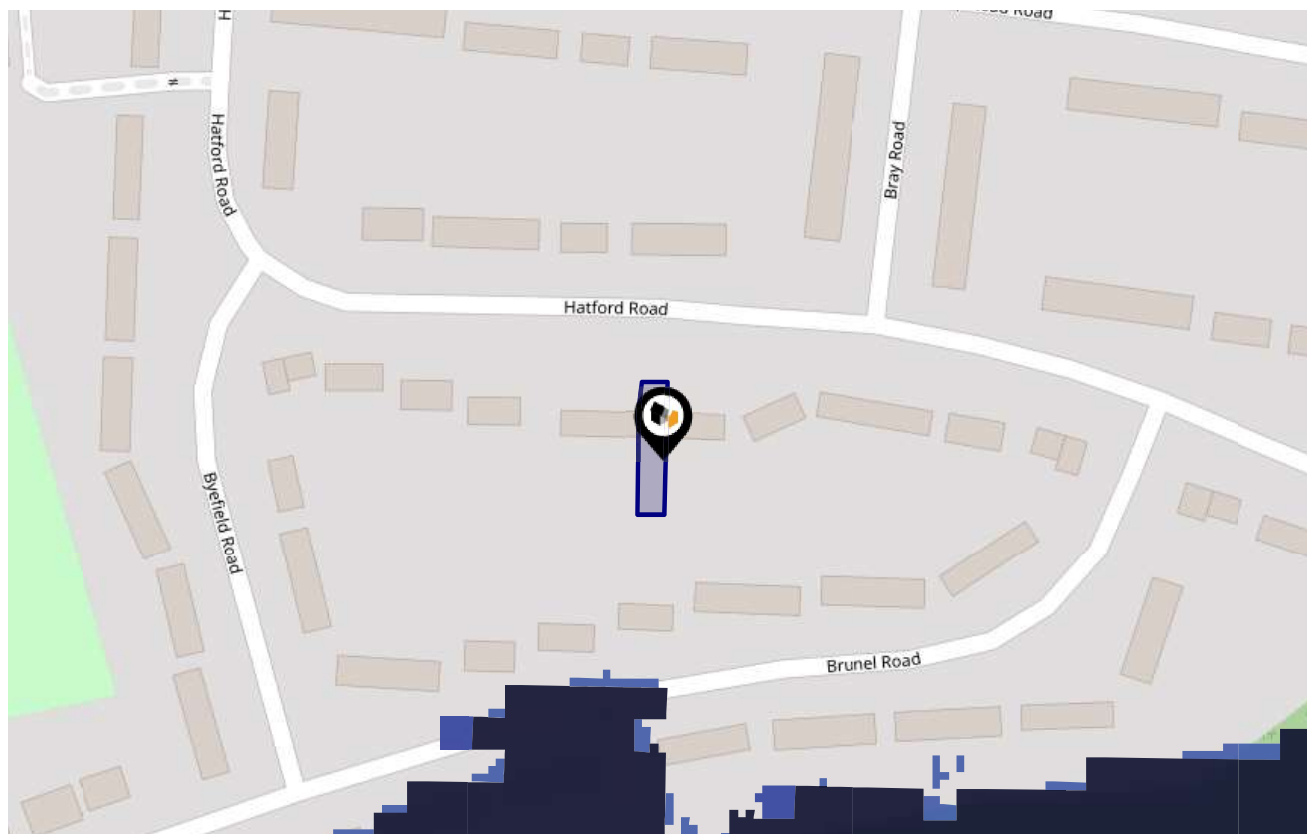
Chance of flooding to the following depths at this property:



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.

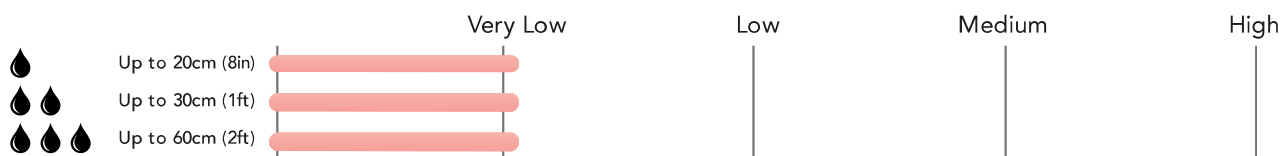


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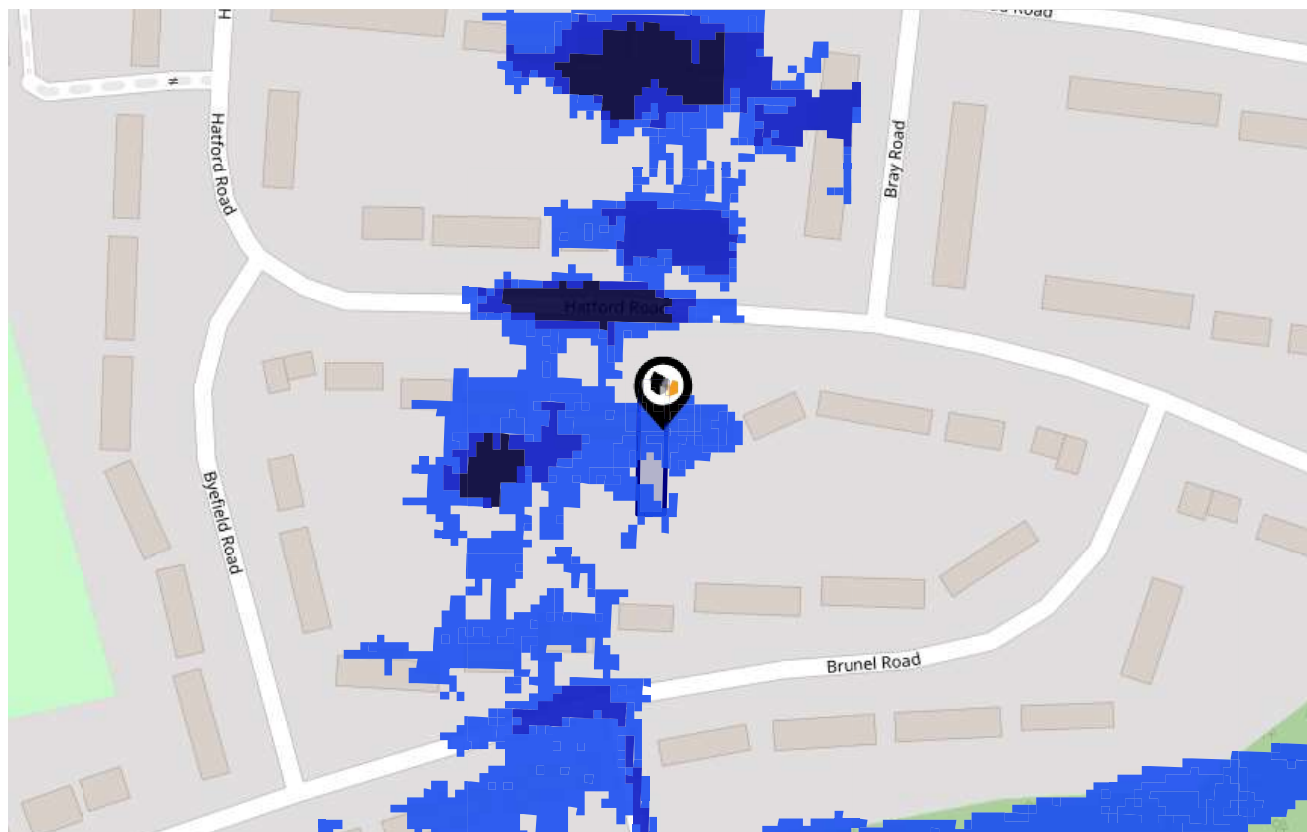
Chance of flooding to the following depths at this property:



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.

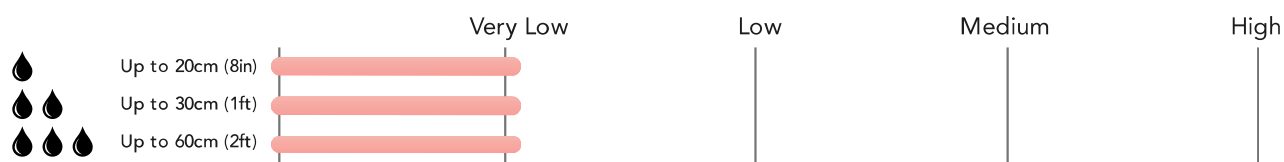


Risk Rating: Low

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.

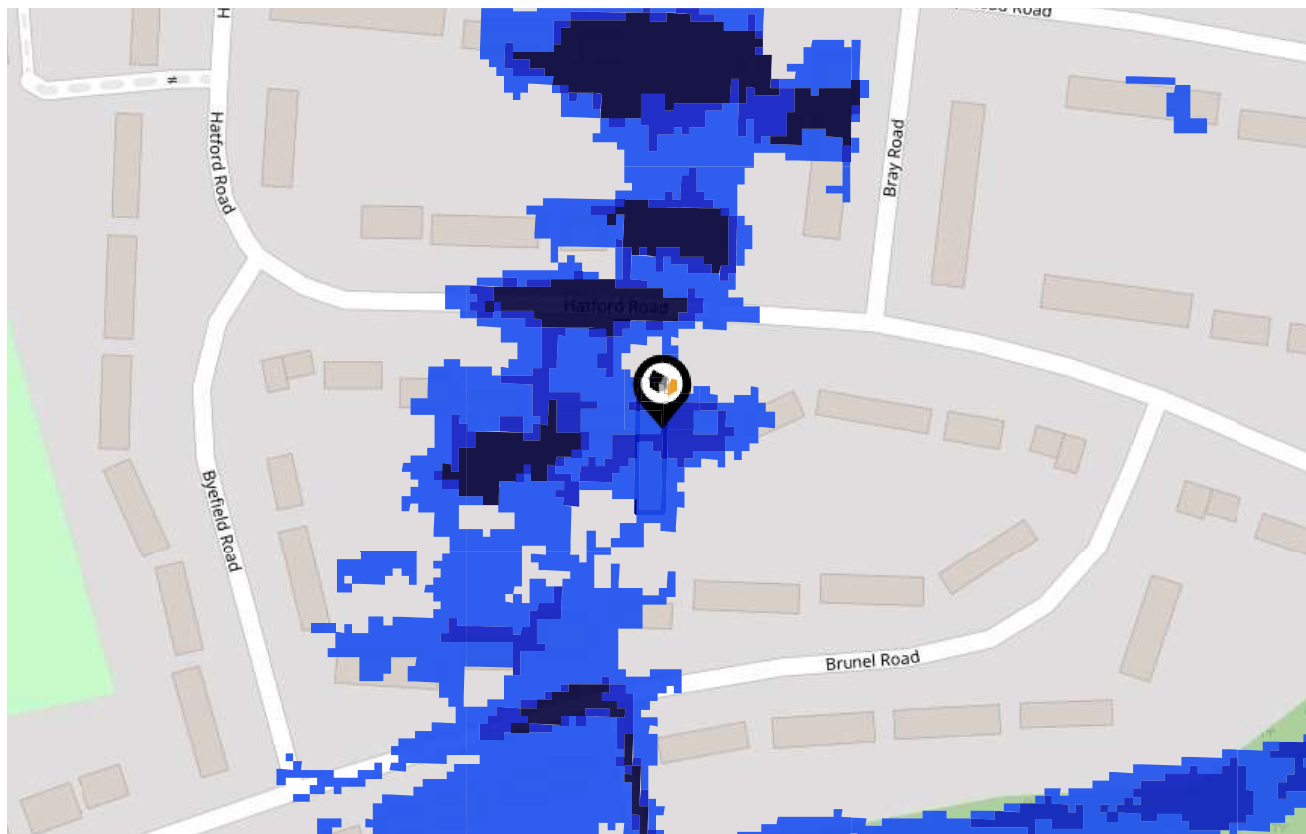
Chance of flooding to the following depths at this property:



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: Medium

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.

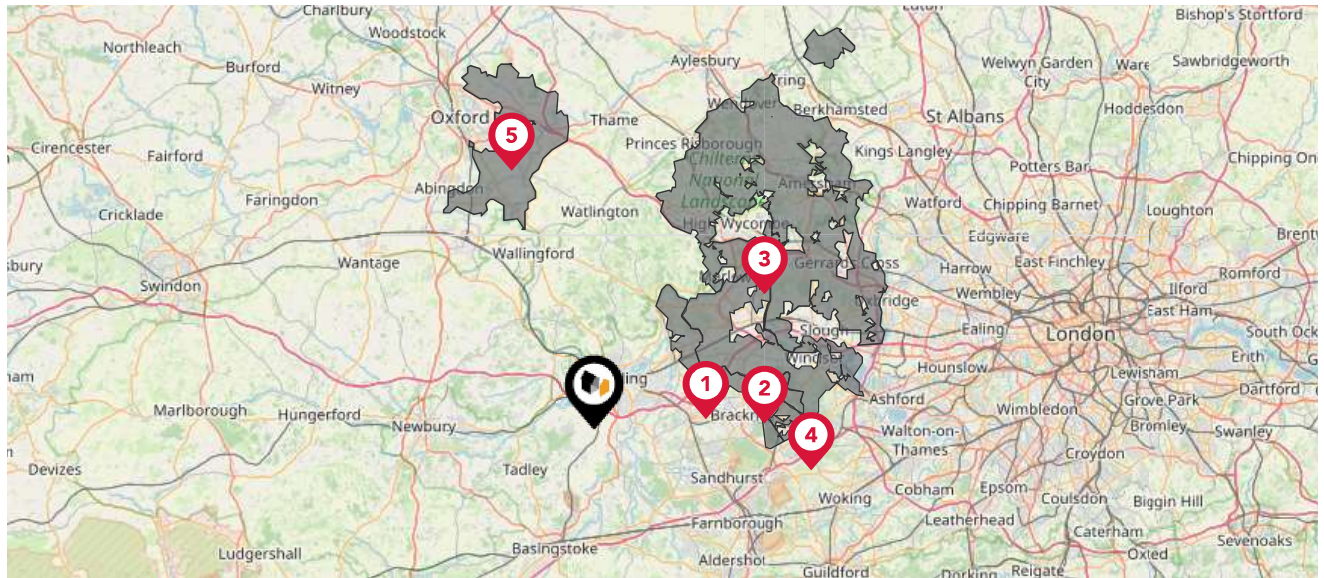
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



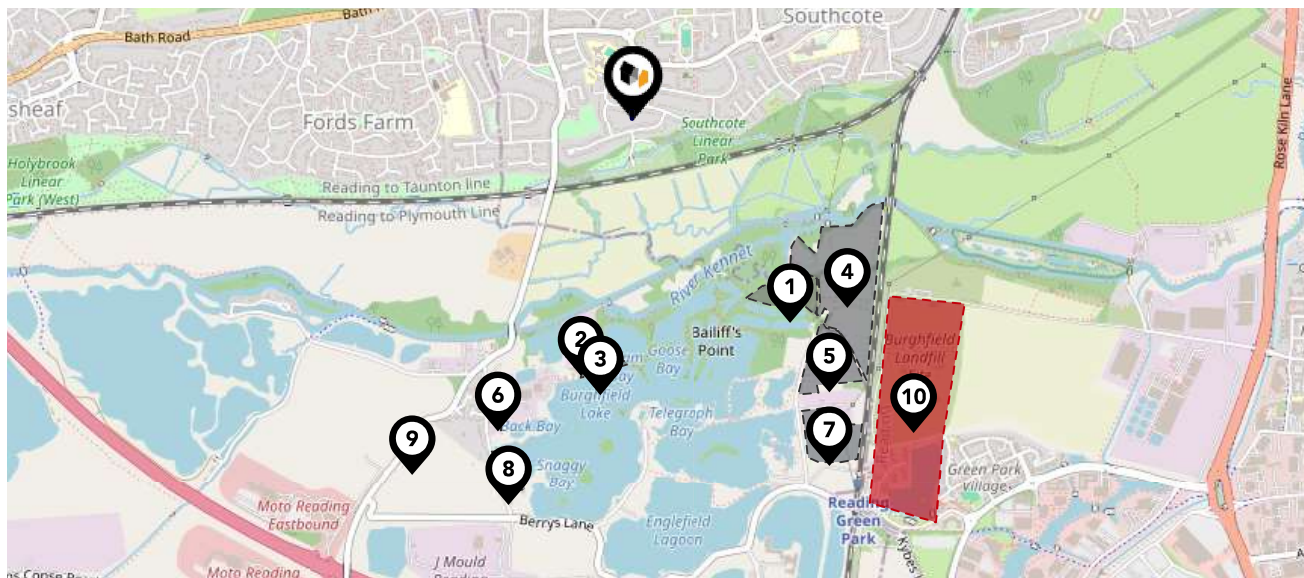
Nearby Green Belt Land

-  London Green Belt - Wokingham
-  London Green Belt - Bracknell Forest
-  London Green Belt - Buckinghamshire
-  London Green Belt - Windsor and Maidenhead
-  Oxford Green Belt - South Oxfordshire

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.



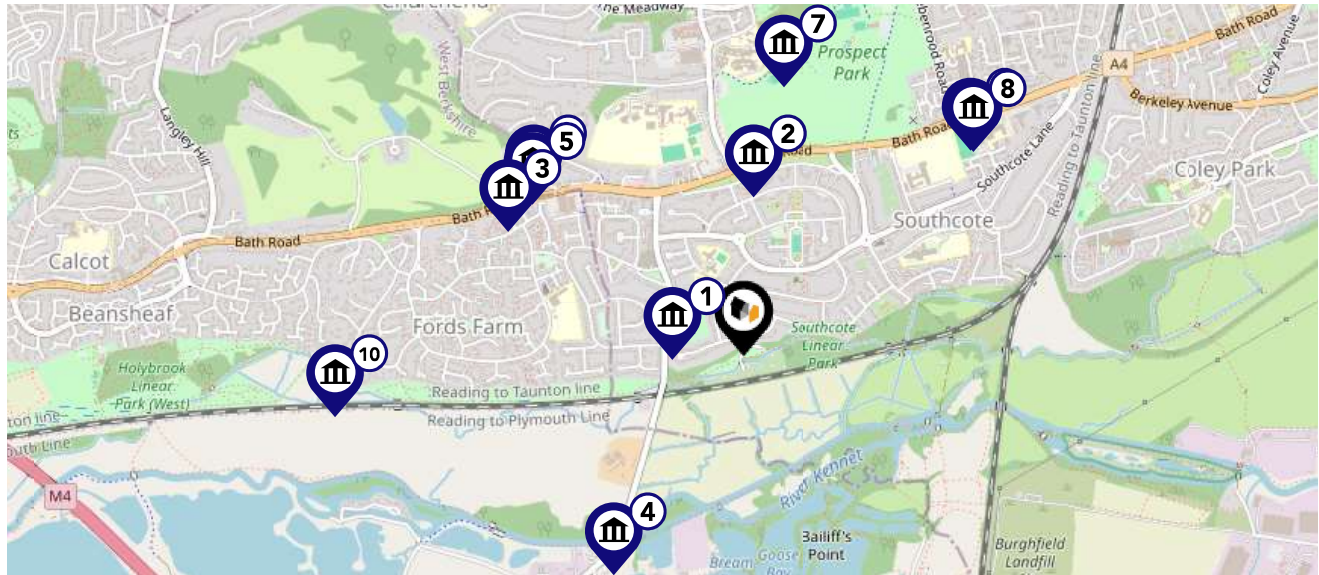
Nearby Landfill Sites

1	Anslow Cottages-Pingewood, Berkshire	Historic Landfill
2	Weirside-Burghfield, Reading, Berkshire	Historic Landfill
3	Green Lane-Burghfield, Reading, Berkshire	Historic Landfill
4	Anslow Cottages-Pingewood, Berkshire	Historic Landfill
5	Anslow Cottages-Pingewood, Berkshire	Historic Landfill
6	Pingewood Road-Burghfield, Reading, Berkshire	Historic Landfill
7	Cottage Lane No.2-Pingewood, Berkshire	Historic Landfill
8	Pleasant View Cottage-Burghfield, Reading, Berkshire	Historic Landfill
9	Burghfield Road-Lower Calcot, Berkshire	Historic Landfill
10	No name provided by source	Active Landfill

Maps

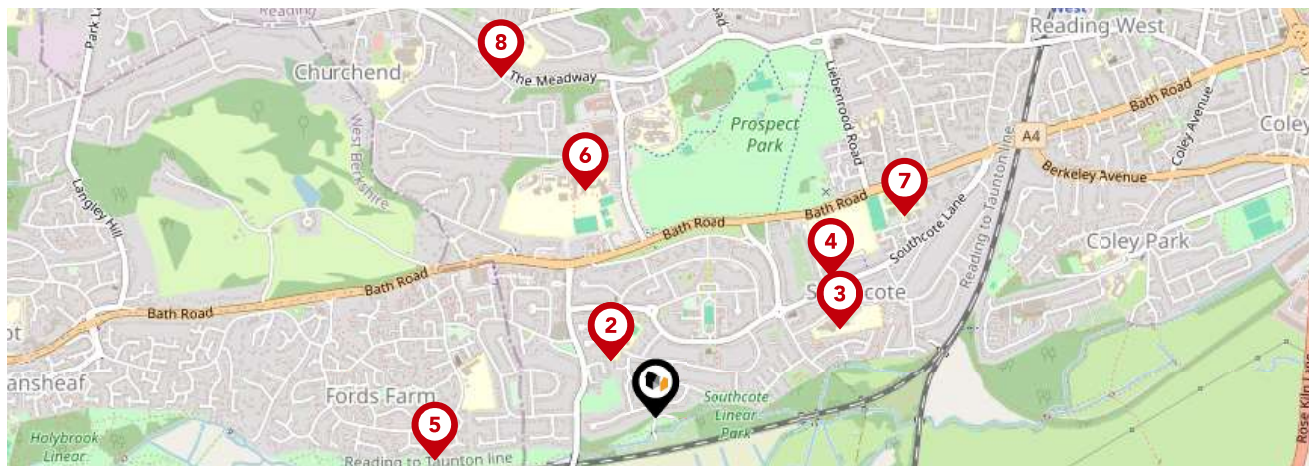
Listed Buildings

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



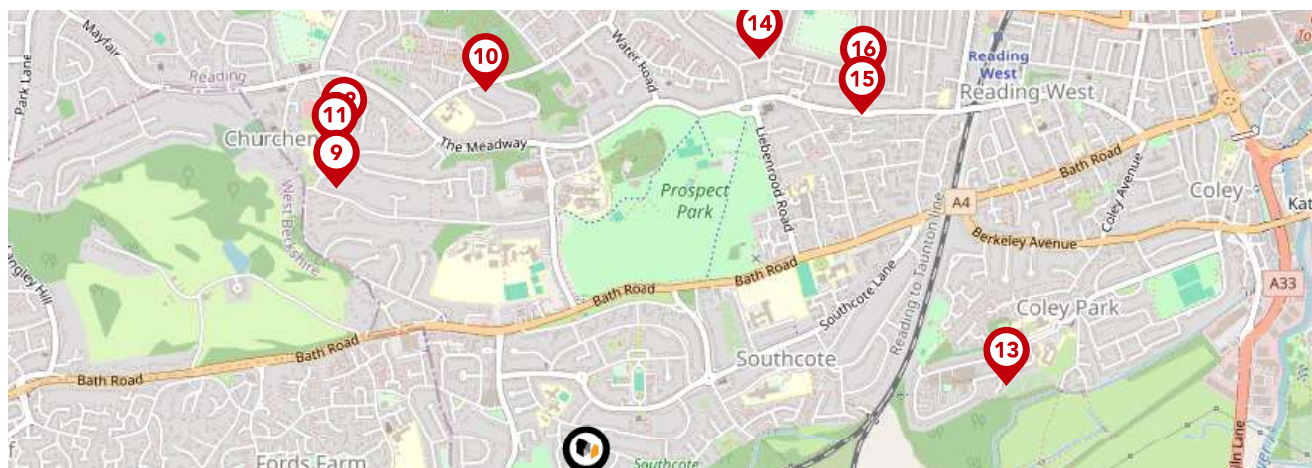
Listed Buildings in the local district		Grade	Distance
	1321955 - Southcote Lodge And Garden Walls To East And West	Grade II	0.2 miles
	1321988 - Milepost	Grade II	0.4 miles
	1215857 - The East Lodge	Grade II	0.6 miles
	1313029 - Burghfield Bridge At Su 68142 70795	Grade II	0.6 miles
	1113544 - Horncastle Almshouses	Grade II	0.6 miles
	1321909 - 12 And 14, New Lane Hill	Grade II	0.6 miles
	1113398 - Mansion House	Grade II	0.7 miles
	1303794 - Boundary Stone Near No 76	Grade II	0.8 miles
	1321987 - 76, Bath Road	Grade II	0.8 miles
	1215618 - Holybrook Cottage	Grade II	1.0 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Manor Primary School Ofsted Rating: Good Pupils: 321 Distance:0.18	☐	☒	☐	☐	☐
2	The Holy Brook School Ofsted Rating: Good Pupils: 31 Distance:0.18	☐	☒	☐	☐	☐
3	Southcote Primary School Ofsted Rating: Good Pupils: 558 Distance:0.5	☐	☒	☐	☐	☐
4	Blessed Hugh Faringdon Catholic School Ofsted Rating: Good Pupils: 1022 Distance:0.55	☐	☐	☒	☐	☐
5	Kennet Valley Primary School Ofsted Rating: Good Pupils: 193 Distance:0.55	☐	☒	☐	☐	☐
6	King's Academy Prospect Ofsted Rating: Good Pupils: 1217 Distance:0.58	☐	☐	☒	☐	☐
7	The WREN School Ofsted Rating: Requires improvement Pupils: 1003 Distance:0.79	☐	☐	☒	☐	☐
8	St Michael's Primary School Ofsted Rating: Good Pupils: 401 Distance:0.92	☐	☒	☐	☐	☐

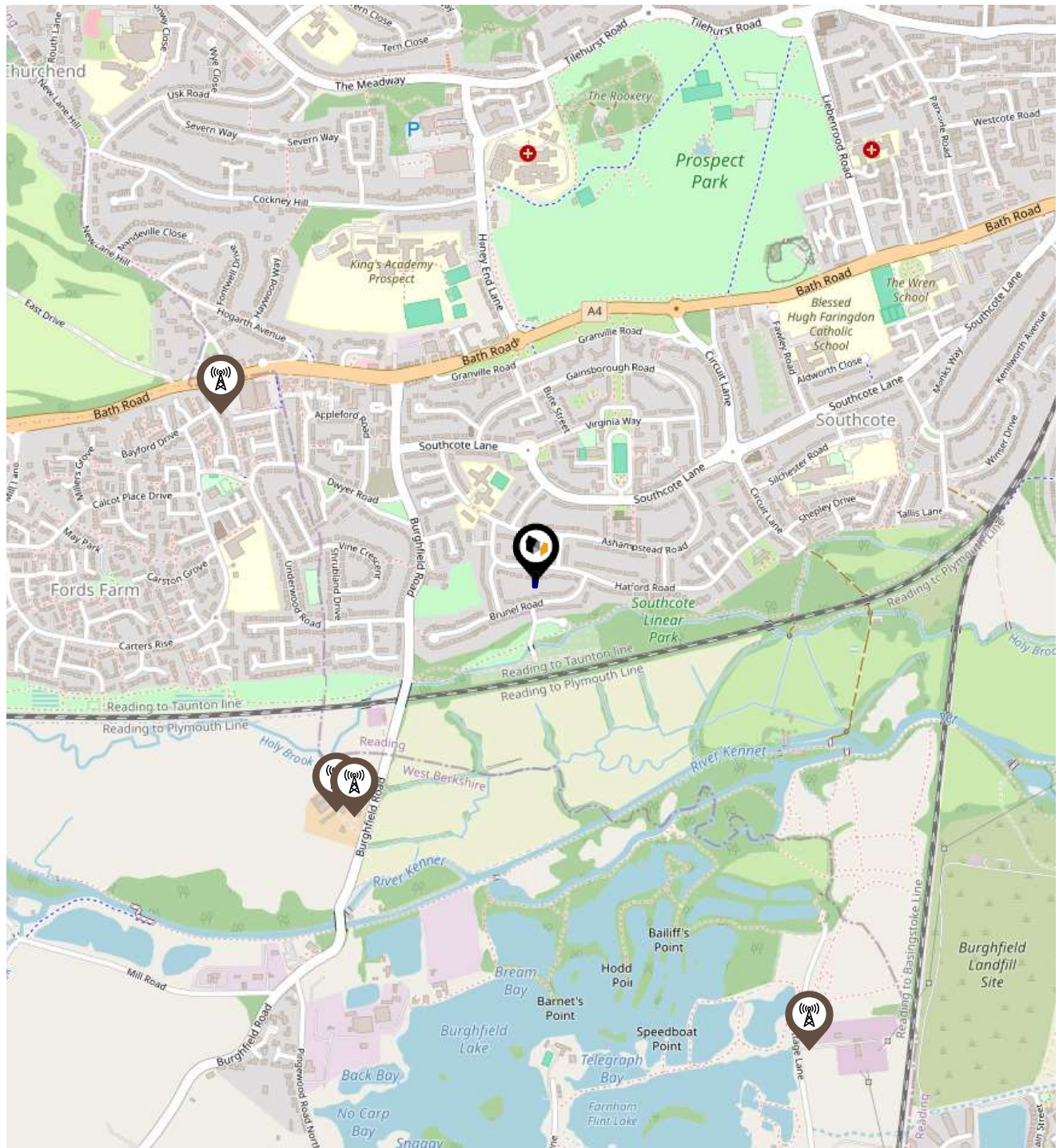
Area Schools



	Nursery	Primary	Secondary	College	Private
9 Churchend Primary Academy Ofsted Rating: Good Pupils: 450 Distance:0.95	☐	☒	☐	☐	☐
10 English Martyrs' Catholic Primary School Ofsted Rating: Good Pupils: 433 Distance:0.99	☐	☒	☐	☐	☐
11 Thames Valley School Ofsted Rating: Good Pupils: 55 Distance:1.03	☐	☐	☒	☐	☐
12 The Avenue Special School Ofsted Rating: Good Pupils: 233 Distance:1.04	☐	☐	☒	☐	☐
13 St Mary & All Saints Church of England Primary School Ofsted Rating: Requires improvement Pupils: 336 Distance:1.06	☐	☒	☐	☐	☐
14 Wilson Primary School Ofsted Rating: Good Pupils: 454 Distance:1.13	☐	☒	☐	☐	☐
15 Cranbury College Ofsted Rating: Good Pupils: 54 Distance:1.13	☐	☐	☒	☐	☐
16 Battle Primary Academy Ofsted Rating: Good Pupils: 458 Distance:1.2	☐	☒	☐	☐	☐

Local Area

Masts & Pylons



Key:

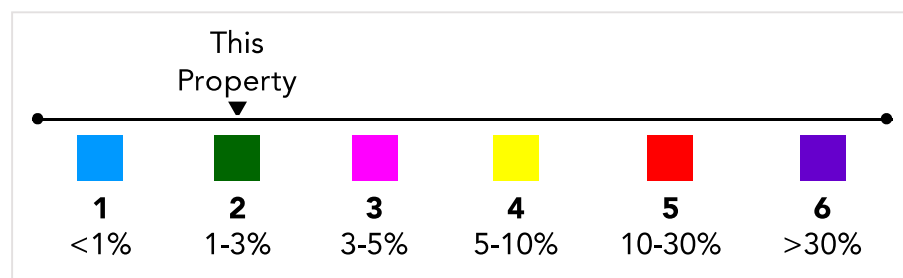
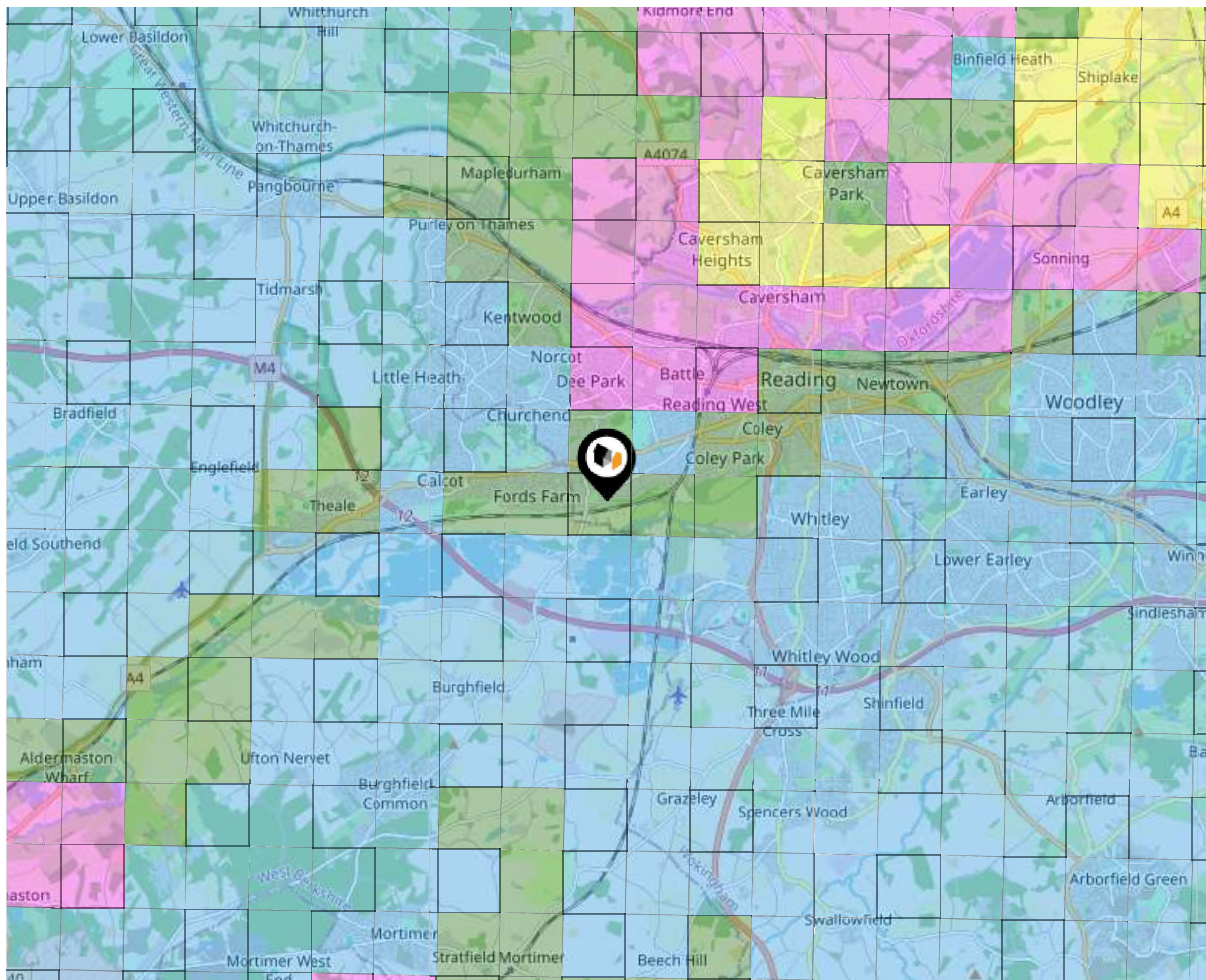
-  Power Pylons
-  Communication Masts

Environment

Radon Gas

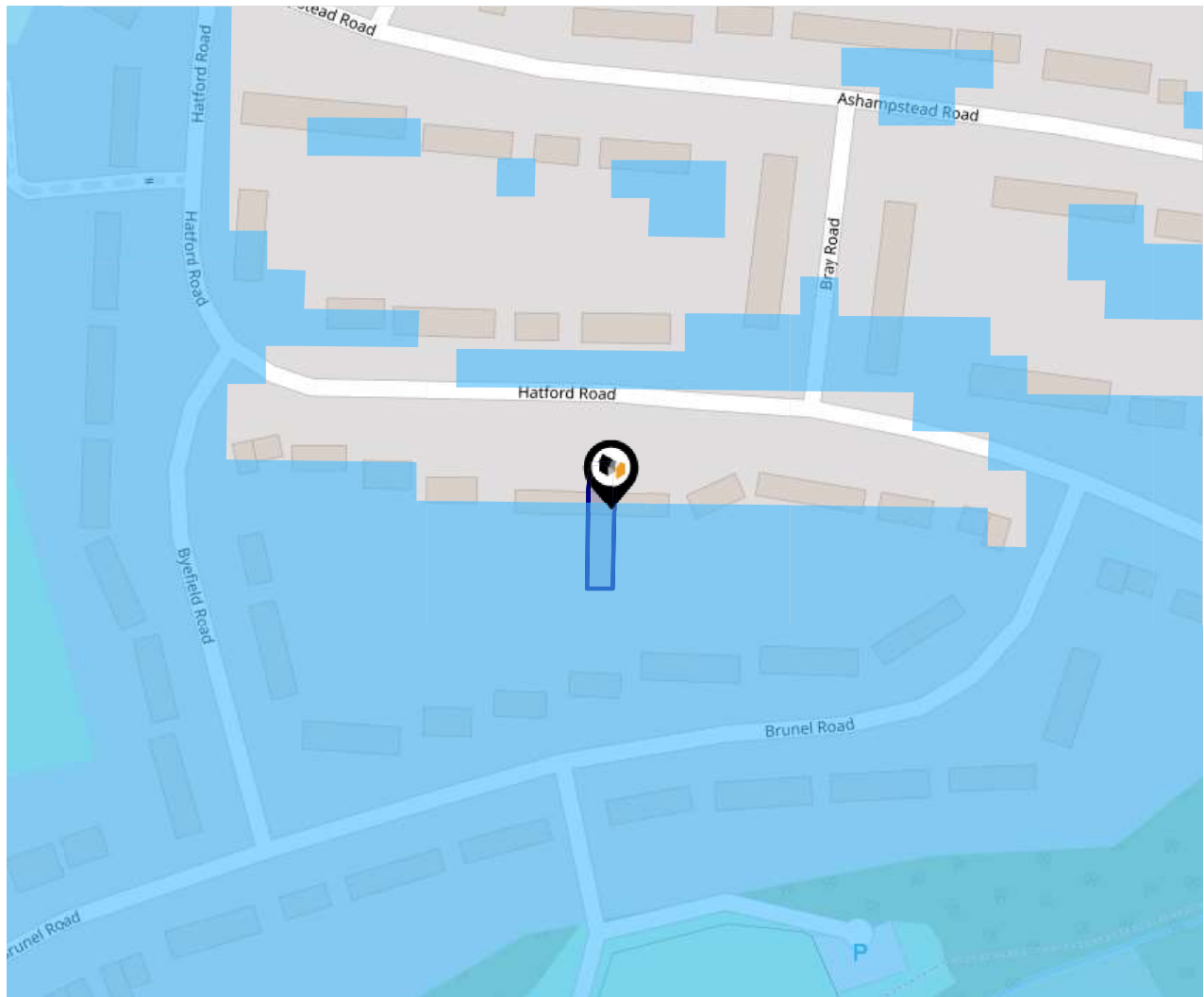
What is Radon?

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:

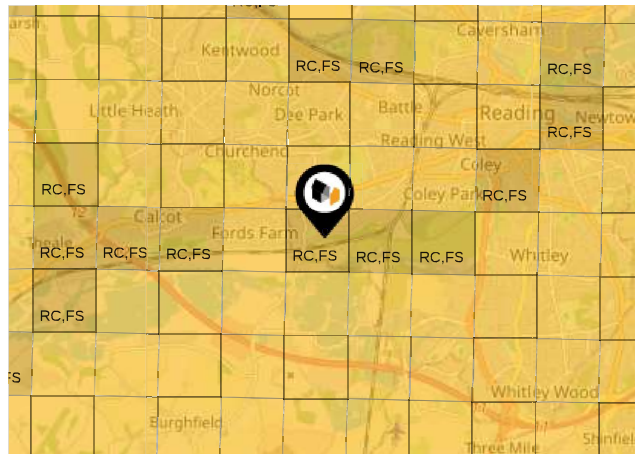
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Environment

Soils & Clay

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

Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		

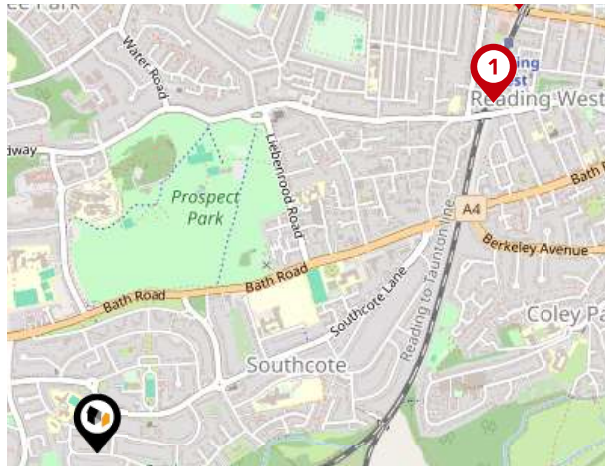


Primary Classifications (Most Common Clay Types)

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

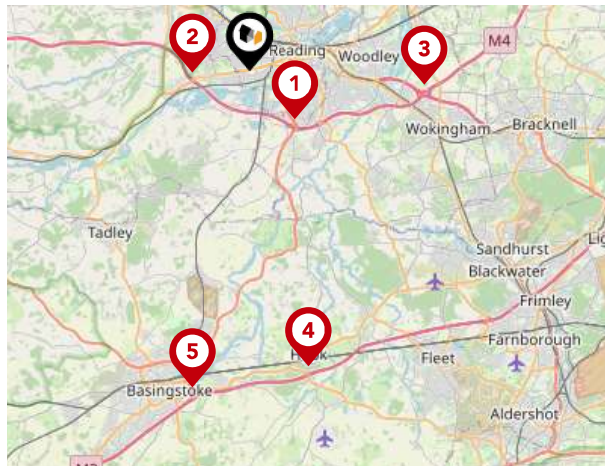
Area

Transport (National)



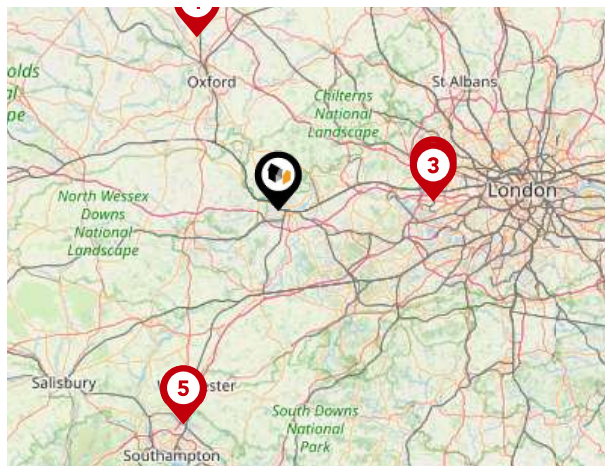
National Rail Stations

Pin	Name	Distance
1	Reading West Rail Station	1.3 miles
2	Reading West Rail Station	1.5 miles
3	Reading West Rail Station	1.51 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J11	2.62 miles
2	M4 J12	2.21 miles
3	M4 J10	6.92 miles
4	M3 J5	11.89 miles
5	M3 J6	12.66 miles

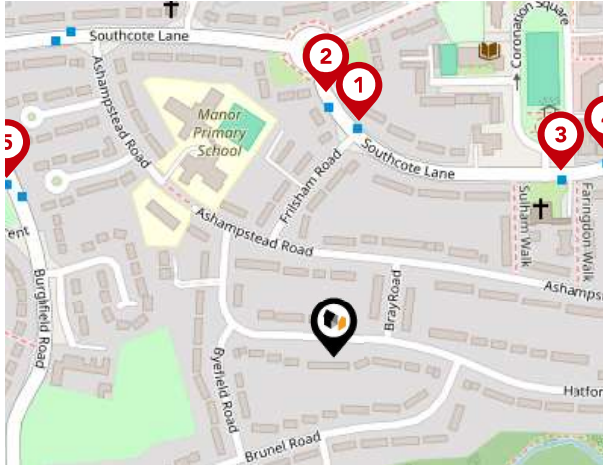


Airports/Helipads

Pin	Name	Distance
1	Kidlington	30.06 miles
2	Heathrow Airport	24.31 miles
3	Heathrow Airport Terminal 4	24.45 miles
4	North Stoneham	37.03 miles
5	Southampton Airport	37.03 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Frilsham Road	0.15 miles
2	Frilsham Road	0.16 miles
3	Coronation Square	0.18 miles
4	Coronation Square	0.21 miles
5	Dwyer Road	0.23 miles

Duncan Yeadley

About Us



Duncan Yeadley

From a team of just two, the company has grown significantly in recent years to boast a superb team of local property experts. And, we're not stopping there. In 2021 we expanded and now have an office in Ascot to help even more people with their home moves. We can strongly say our foundation for being local experts is solid. We're local residents who play an active part in the community and our children go to local schools. And we all love working at Duncan Yeadley! Several long-standing team members have been part of our story for many years and we always encourage progression, development and training so our people are the best they can be.

With our great culture and work ethic, we always put our customers at the heart of what we do. We're lucky to have people who are genuinely passionate about property, and we're often complimented for going the extra mile. We hope to do that for you too!

Duncan Yeardley

Testimonials

Testimonial 1



We chose Duncan Yeardley for the sale of our property based on the impression we got when walking into their office, friendly, professional and put us at ease.

Testimonial 2



Fantastic service. Vivien in particular was extremely helpful in finding just the property that I was looking for. Her contact throughout has been first class.

Testimonial 3



Super impressed by the brilliant team at DY. Knowledgeable, ultra professional and human. They genuinely care about their sellers and buyers. Can't recommend them highly enough.

Testimonial 4



We had to quickly find a new property due to my partner being pregnant, Vivien who assisted us throughout the process, was brilliant.



/duncan.yeardley.estate.agent/



/DuncanYeardley



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/company/duncan-yeardley

Duncan Yeardley

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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