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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 11th February 2026



LITTLE HEATH ROAD, TILEHURST, READING, RG31

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Introduction

Our Comments

A spacious detached bungalow offering excellent potential, set in a sought-after Tilehurst location. Situated on the popular Little Heath Road, this detached bungalow presents a fantastic opportunity for buyers looking to create a home tailored to their own tastes. While the property would benefit from some modernisation, it offers generous accommodation, a well-balanced layout, and significant scope to enhance and add value.

The accommodation includes three well-proportioned bedrooms, all offering comfortable living space. The principal bedroom benefits from built-in wardrobes and a private en-suite shower room, while the remaining bedrooms are served by a family bathroom, making the layout ideal for families or downsizers alike.

At the heart of the home is a bright and inviting reception room, featuring large windows that allow natural light to flood the space, complemented by a charming fireplace and wooden flooring that adds warmth and character. This room provides an excellent setting for both everyday living and entertaining.

The kitchen is well sized and filled with natural light, with ample space for a dining table, making it a welcoming area for family meals and social gatherings. Adjacent spaces include a practical hallway and useful storage, enhancing the overall functionality of the home.

Externally, the property continues to impress with a pleasant rear garden, ideal for relaxation or gardening enthusiasts. There is also ample off-road parking and a single garage, offering both convenience and secure storage.

The property is ideally positioned within easy reach of public transport links, reputable local schools, everyday amenities and scenic walking routes, making it a highly desirable location for a wide range of buyers.

With its combination of space, location and potential, this bungalow is expected to generate strong interest. Early viewing is highly recommended to fully appreciate what this home has to offer.

Council Tax Band: E

No Onward Chain

Driveway

Garage

Large Garden

Detached Bungalow

Three Bedrooms

Spacious Property

Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,732 ft ² / 161 m ²		
Plot Area:	0.62 acres		
Council Tax :	Band E		
Annual Estimate:	£2,912		
Title Number:	BK36031		

Local Area

Local Authority:	West berkshire	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:		14	1000
• Rivers & Seas	Very low	mb/s	mb/s
• Surface Water	Very low		

Mobile Coverage:
(based on calls indoors)

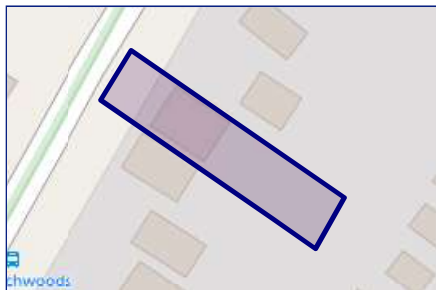
Satellite/Fibre TV Availability:



Property

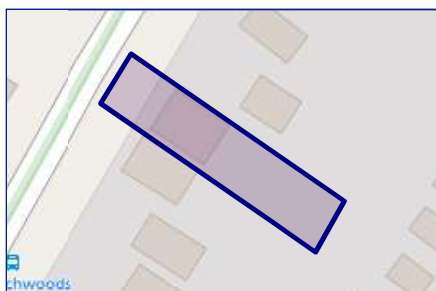
Multiple Title Plans

Multiple Freehold Title Plans Detected



BK36031

Multiple Freehold Title Plans Detected

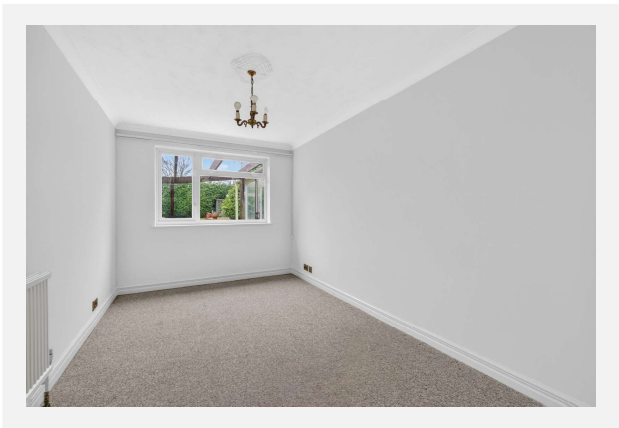
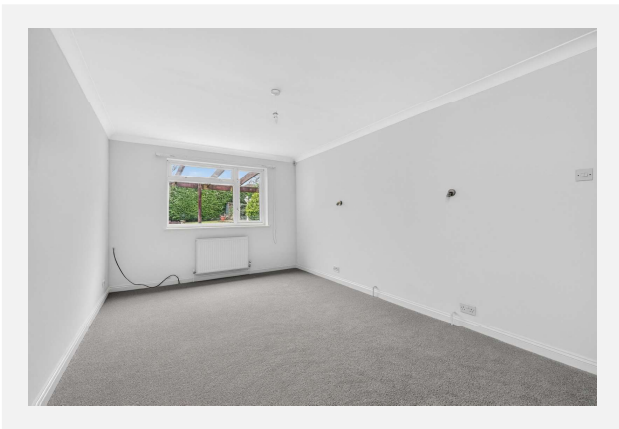
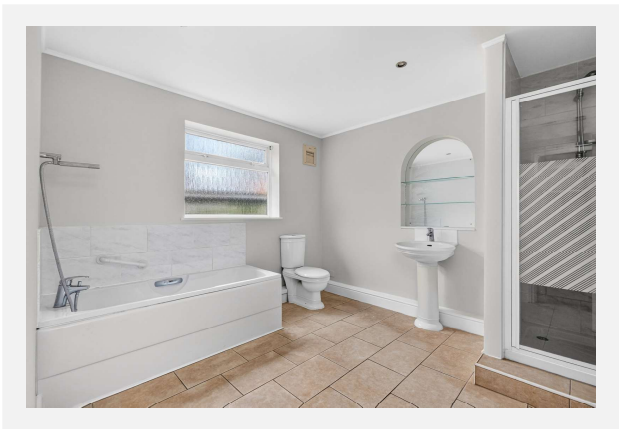
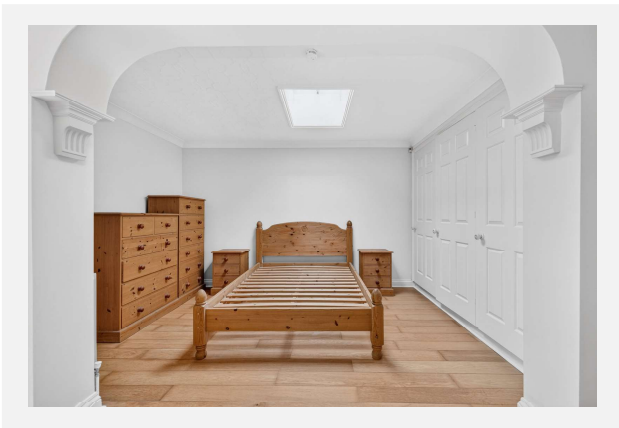
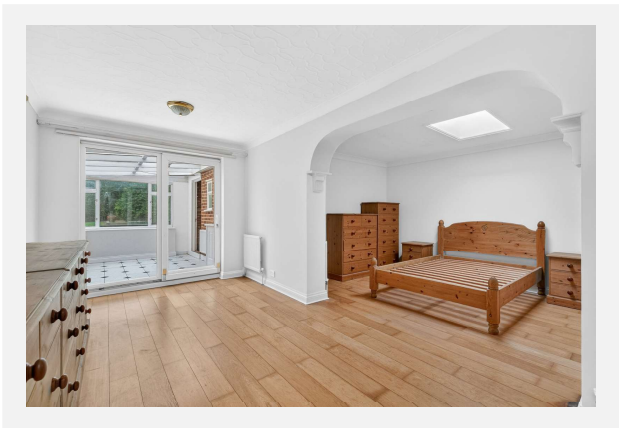


BK84266

Gallery
Photos



Gallery Photos



Gallery Photos



LITTLE HEATH ROAD, TILEHURST, READING, RG31

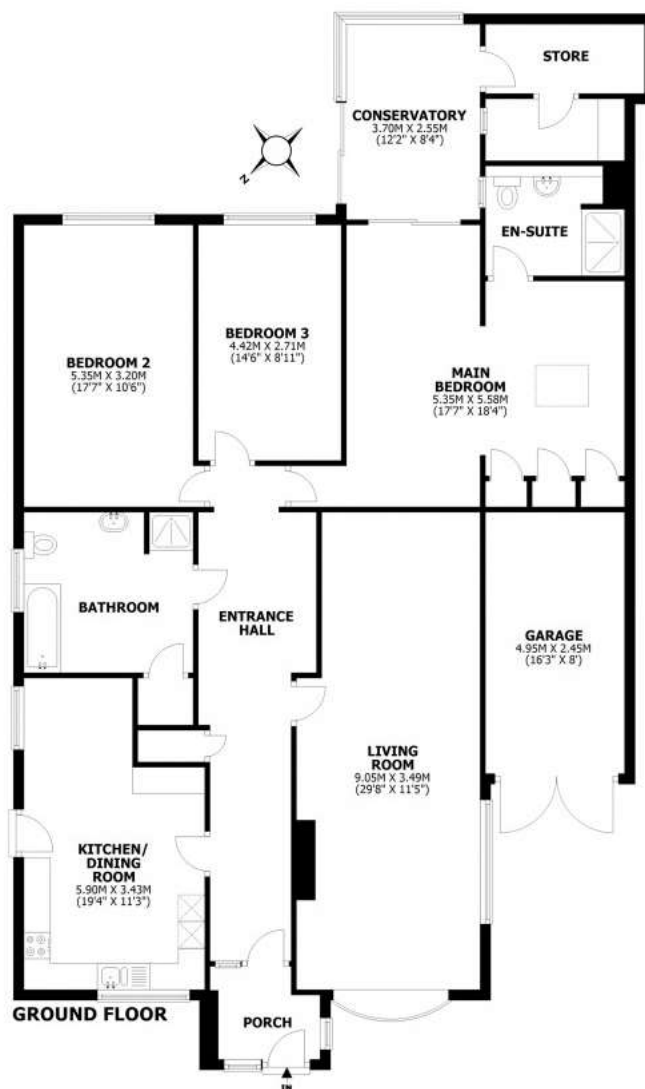


Little Heath Road, Reading, RG31

Total internal area: approx. 176.2 sq. metres (1896.9 sq. feet)

Main area: approx. 164.1 sq. metres (1766.4 sq. feet)

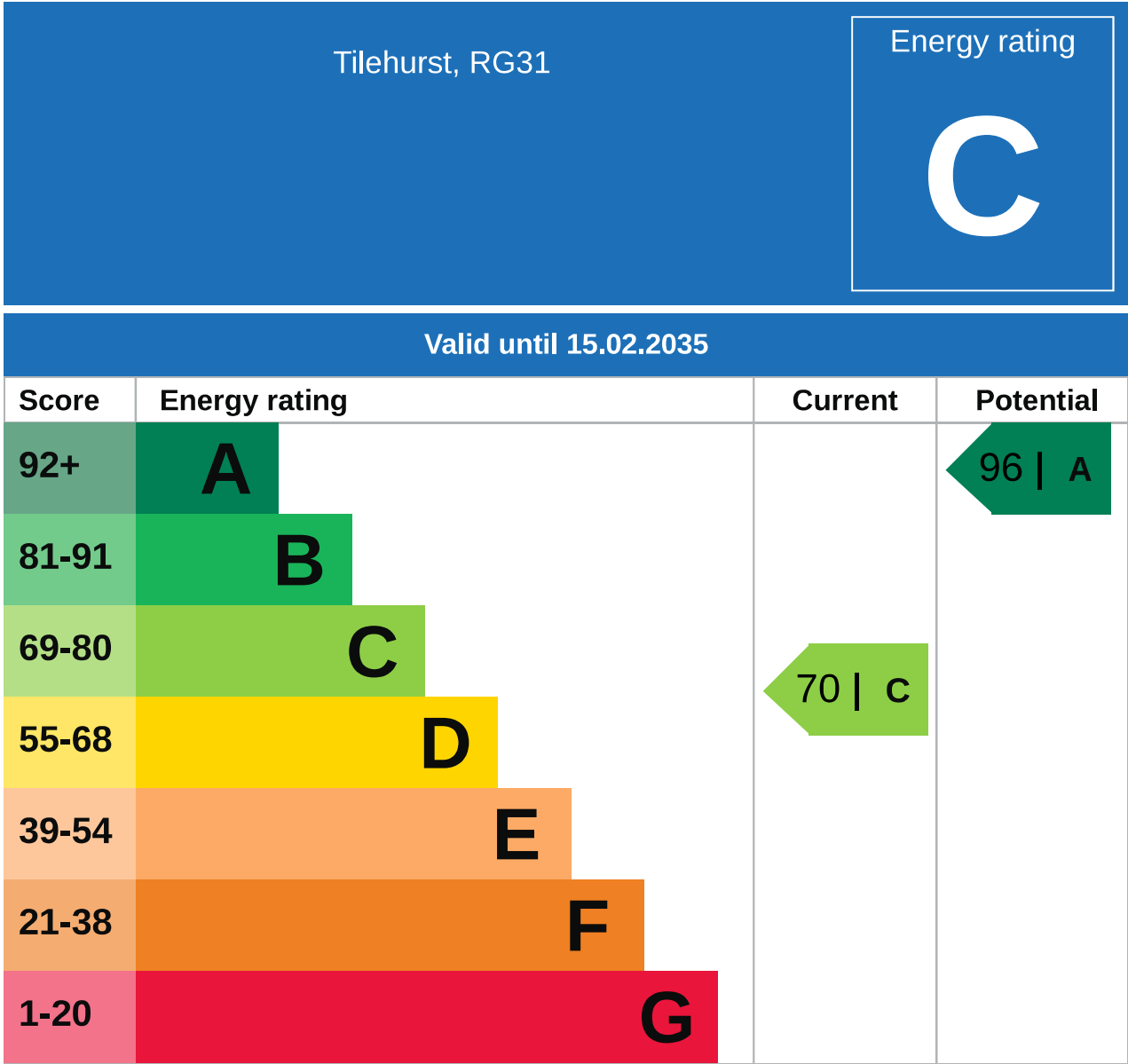
Garage: approx. 12.1 sq. metres (130.5 sq. feet)



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

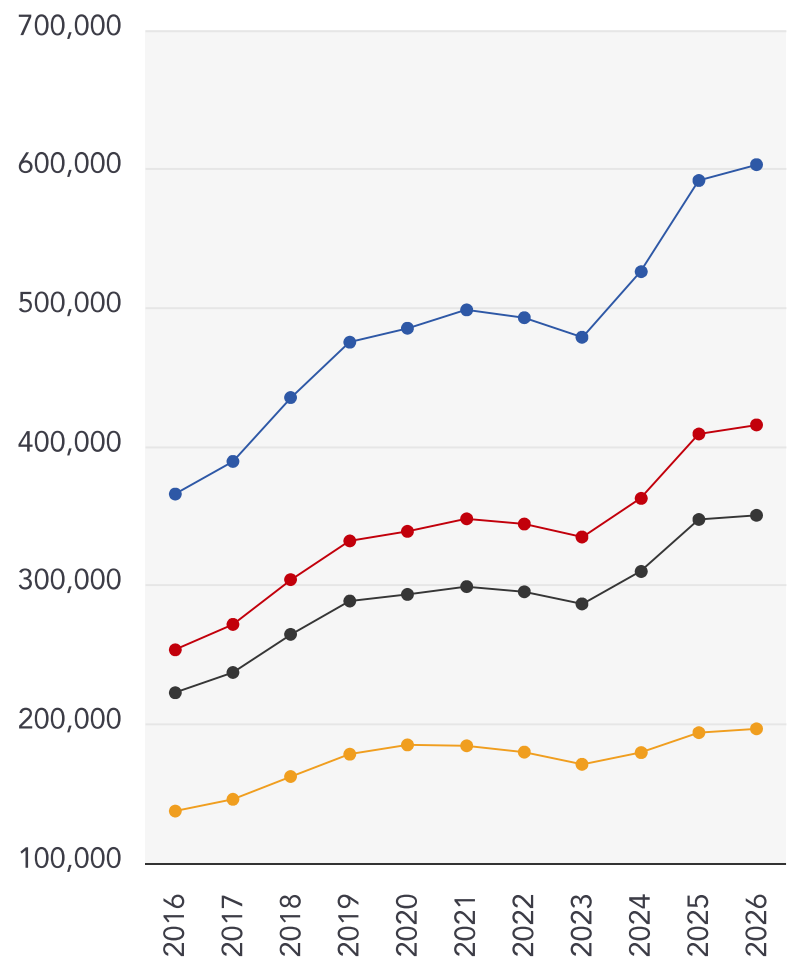
Additional EPC Data

Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Non marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	161 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in RG31



Detached

+64.88%

Semi-Detached

+63.92%

Terraced

+57.43%

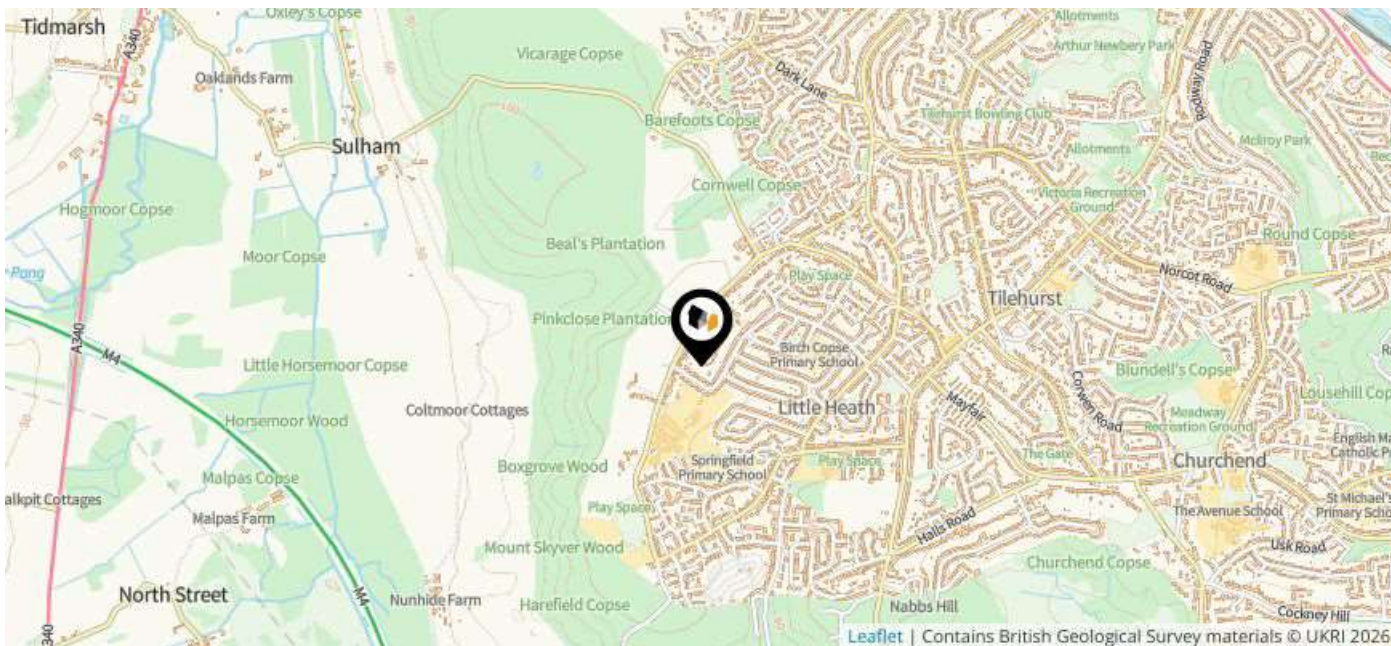
Flat

+43.13%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✗ Adit
- ✗ Gutter Pit
- ✗ Shaft

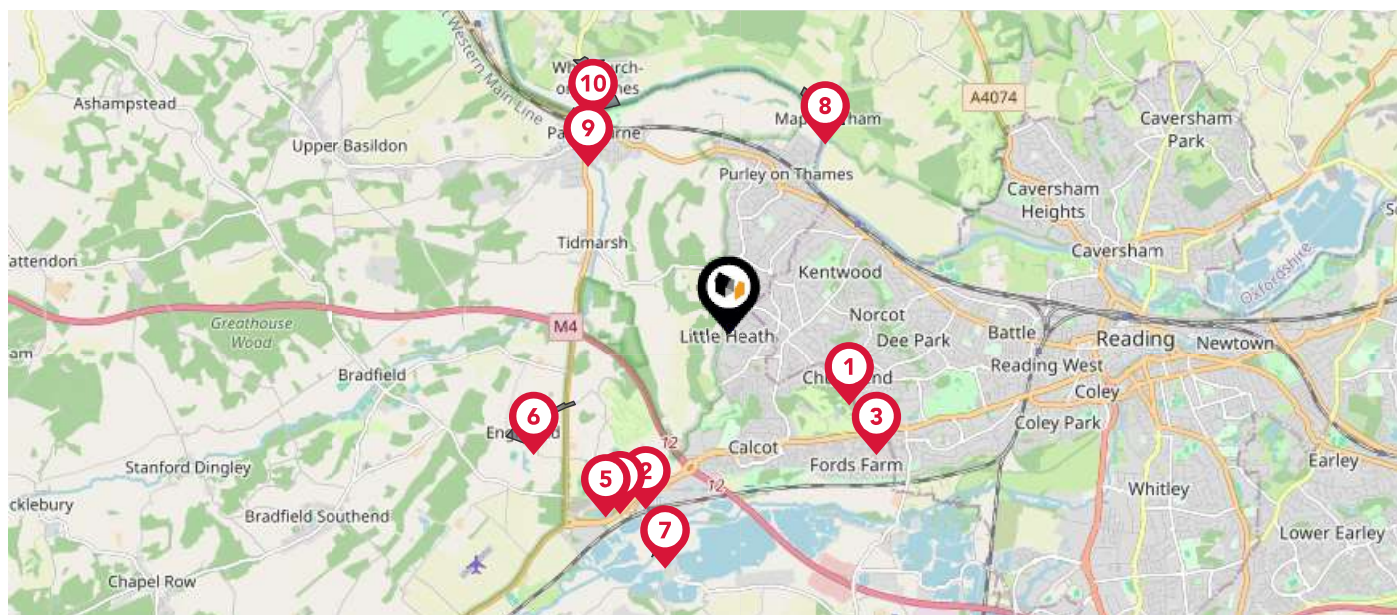
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



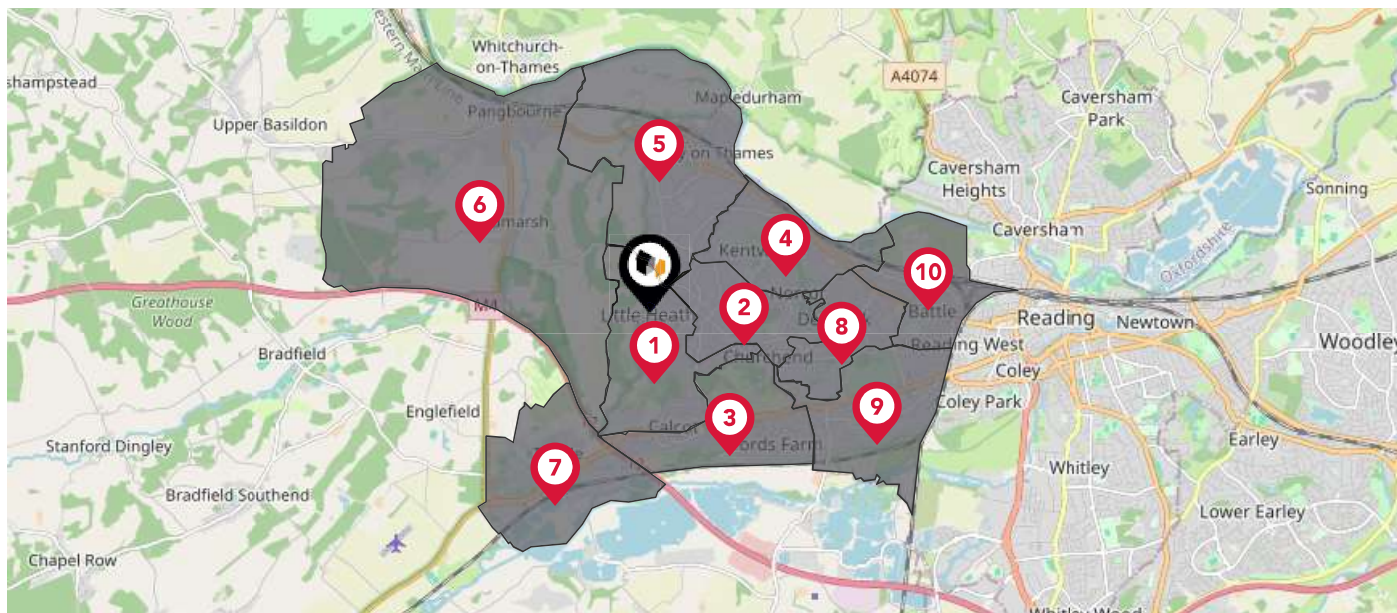
Nearby Conservation Areas

- 1 Routh Lane
- 2 Theale High Street / Blossom Lane
- 3 Horncastle
- 4 Holy Trinity, Theale
- 5 The Lamb, Theale
- 6 Englefield
- 7 Sheffield Bridge
- 8 Mapledurham
- 9 Pangbourne
- 10 Whitchurch

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

Tilehurst Birch Copse Ward

2

Tilehurst Ward

3

Tilehurst South & Holybrook Ward

4

Kentwood Ward

5

Tilehurst & Purley Ward

6

Pangbourne Ward

7

Theale Ward

8

Norcot Ward

9

Southcote Ward

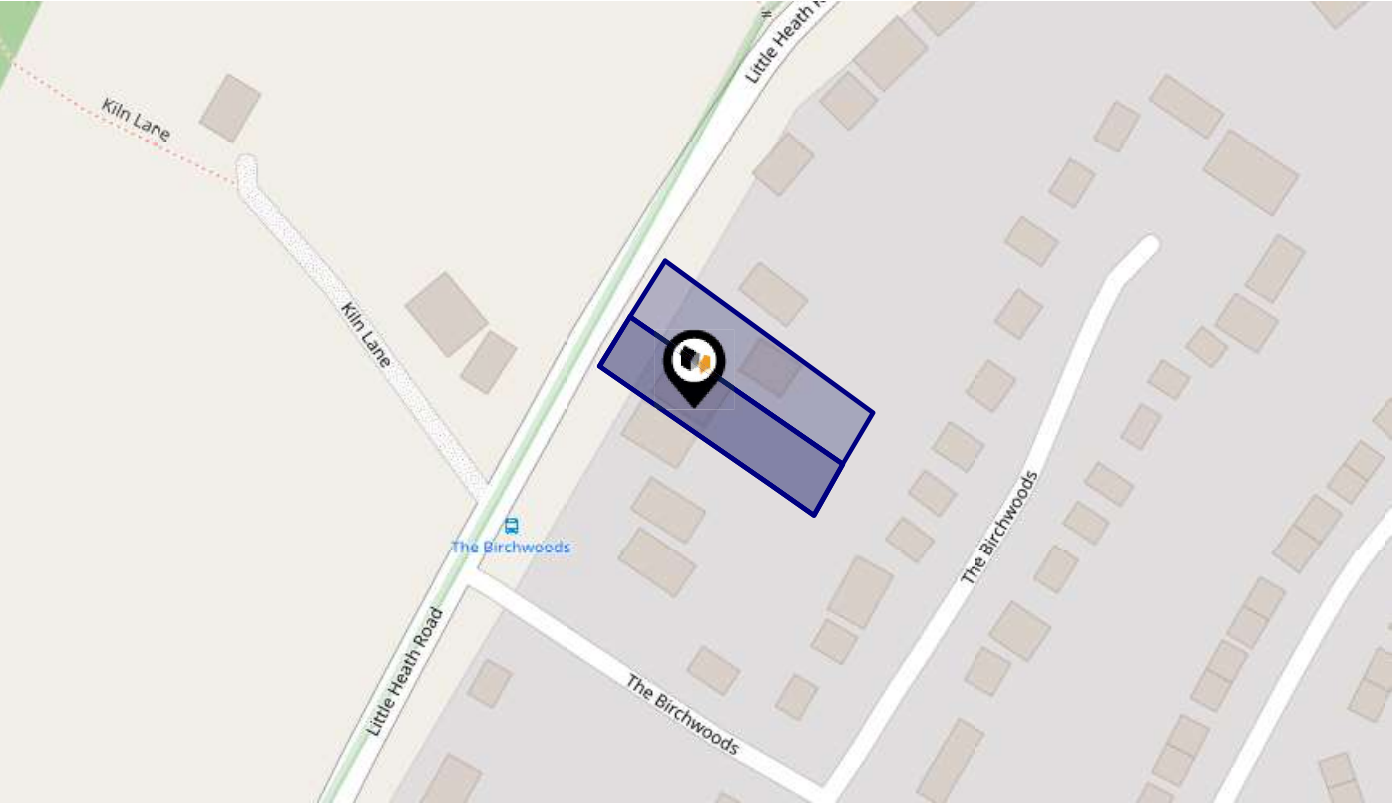
10

Battle 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.

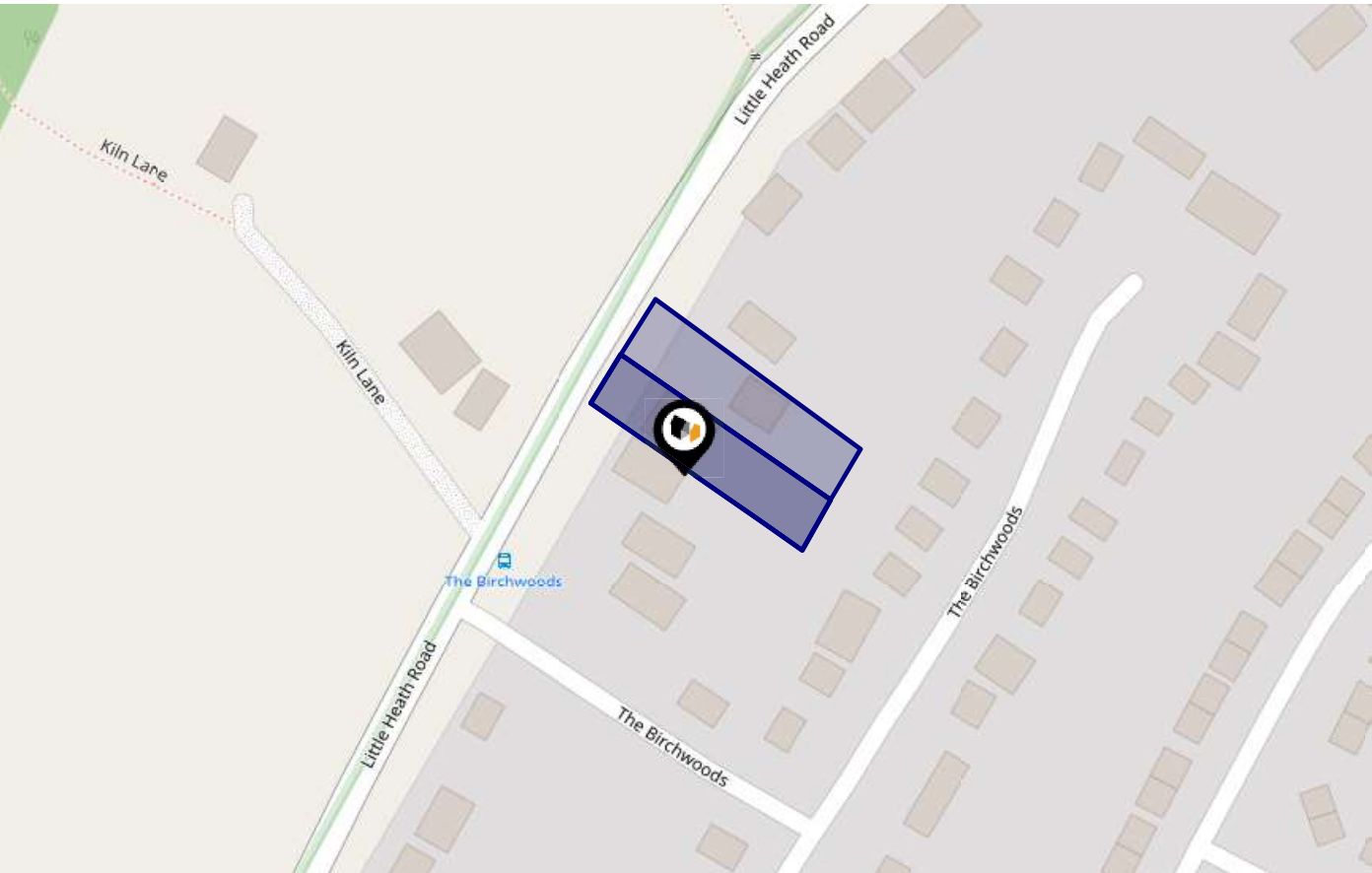
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

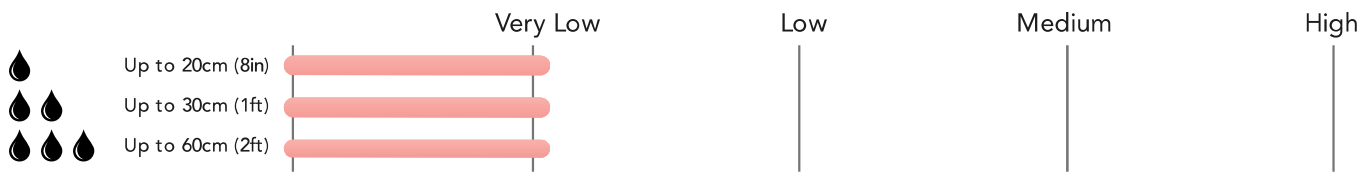


Risk Rating: Very low

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.

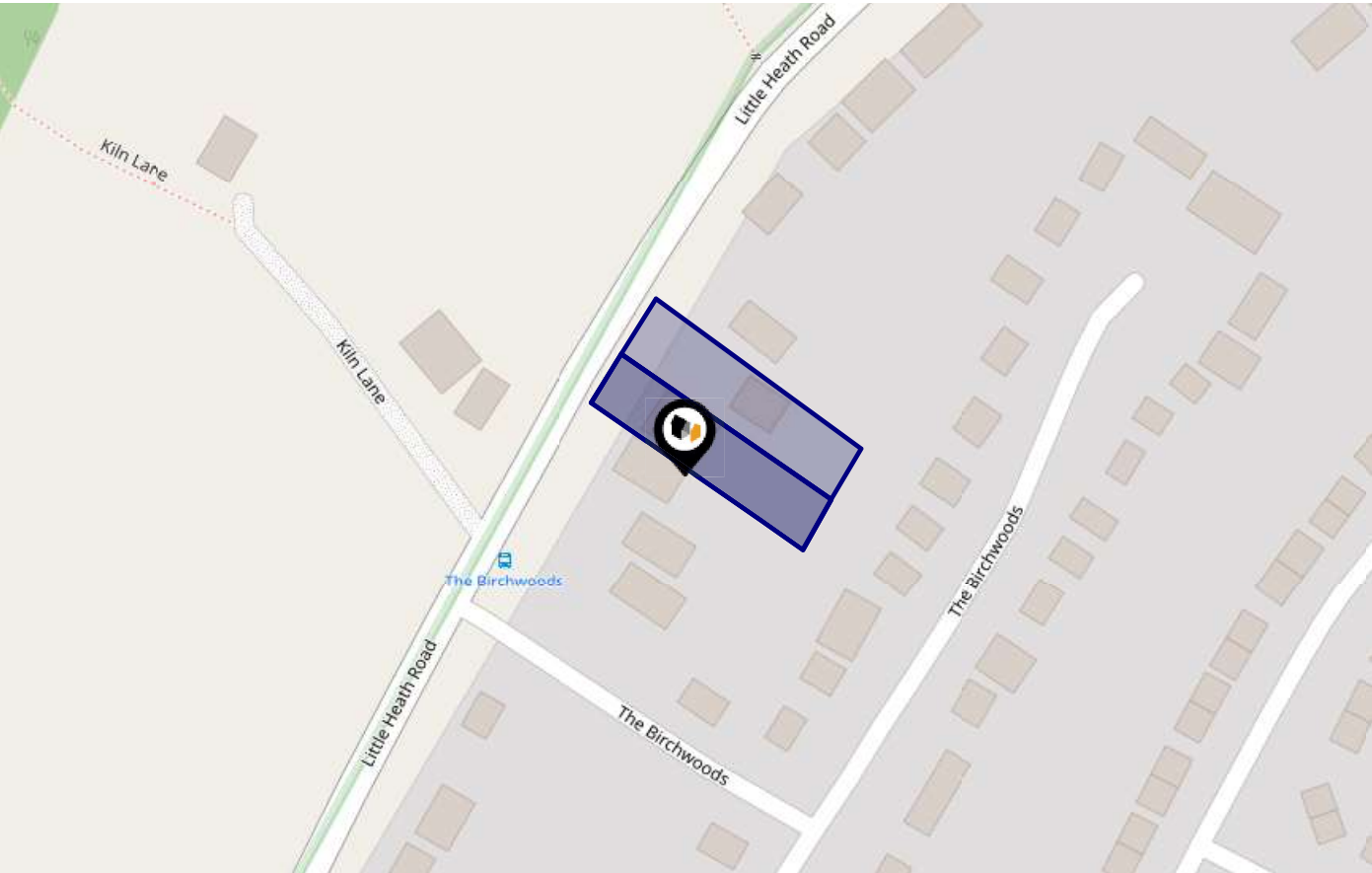
Chance of flooding to the following depths at this property:



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.

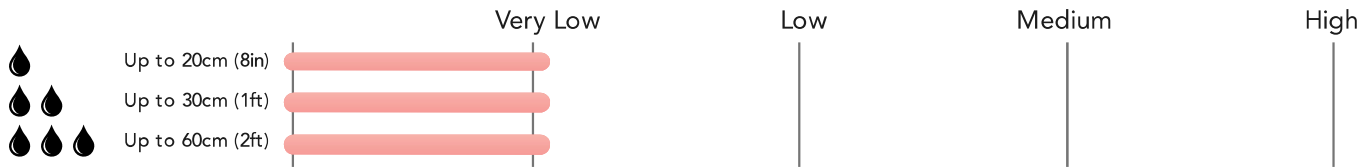


Risk Rating: Very low

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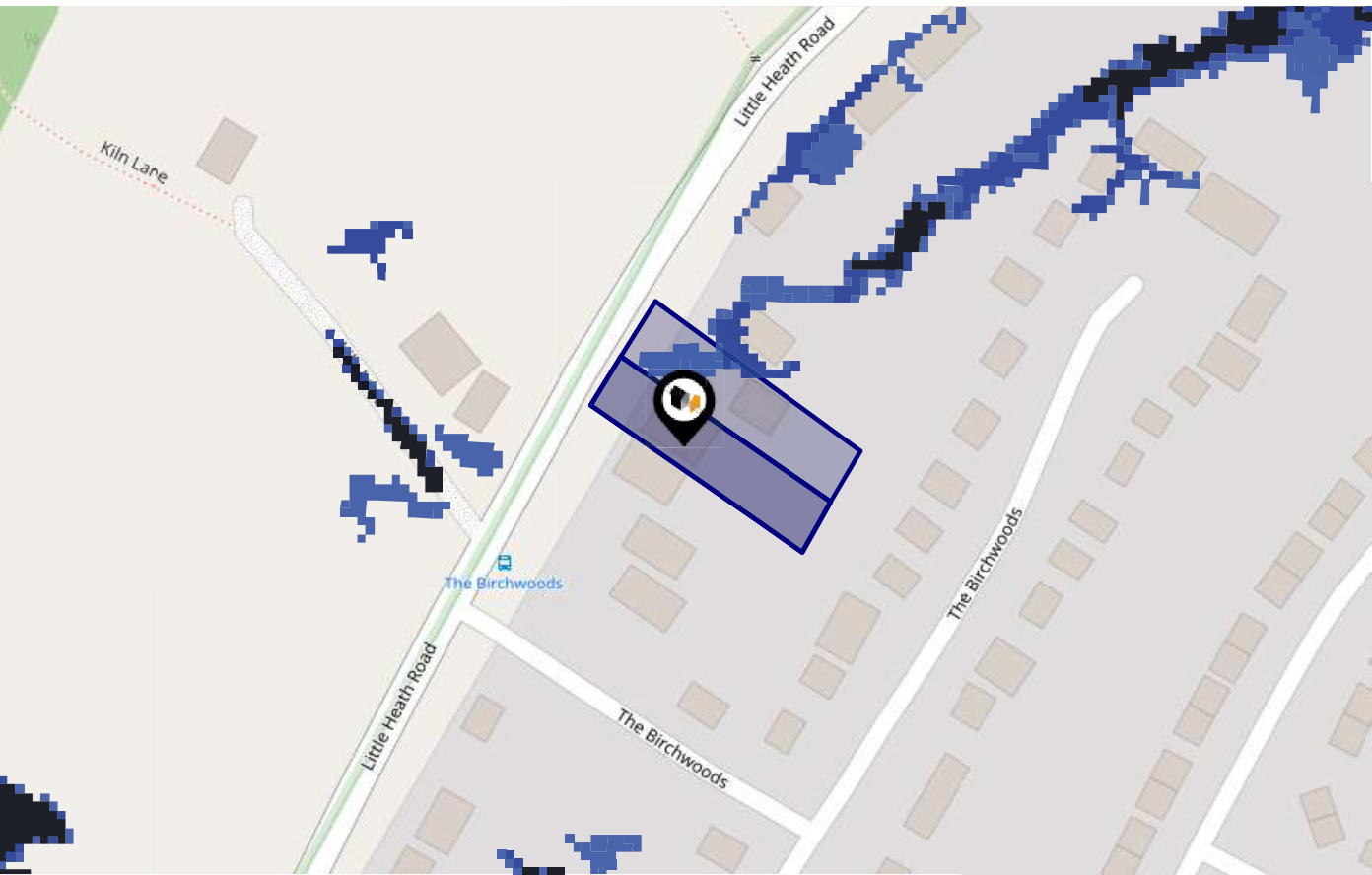
Chance of flooding to the following depths at this property:



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.

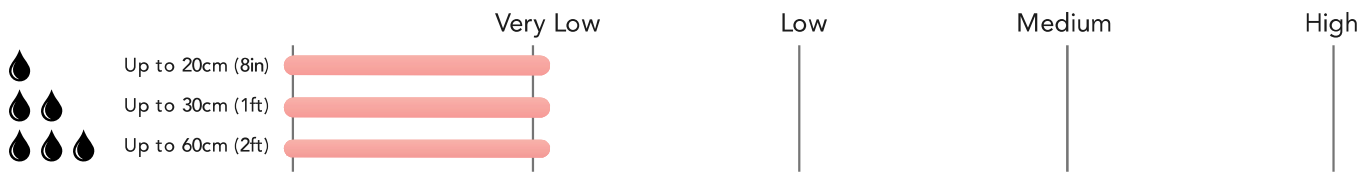


Risk Rating: Very low

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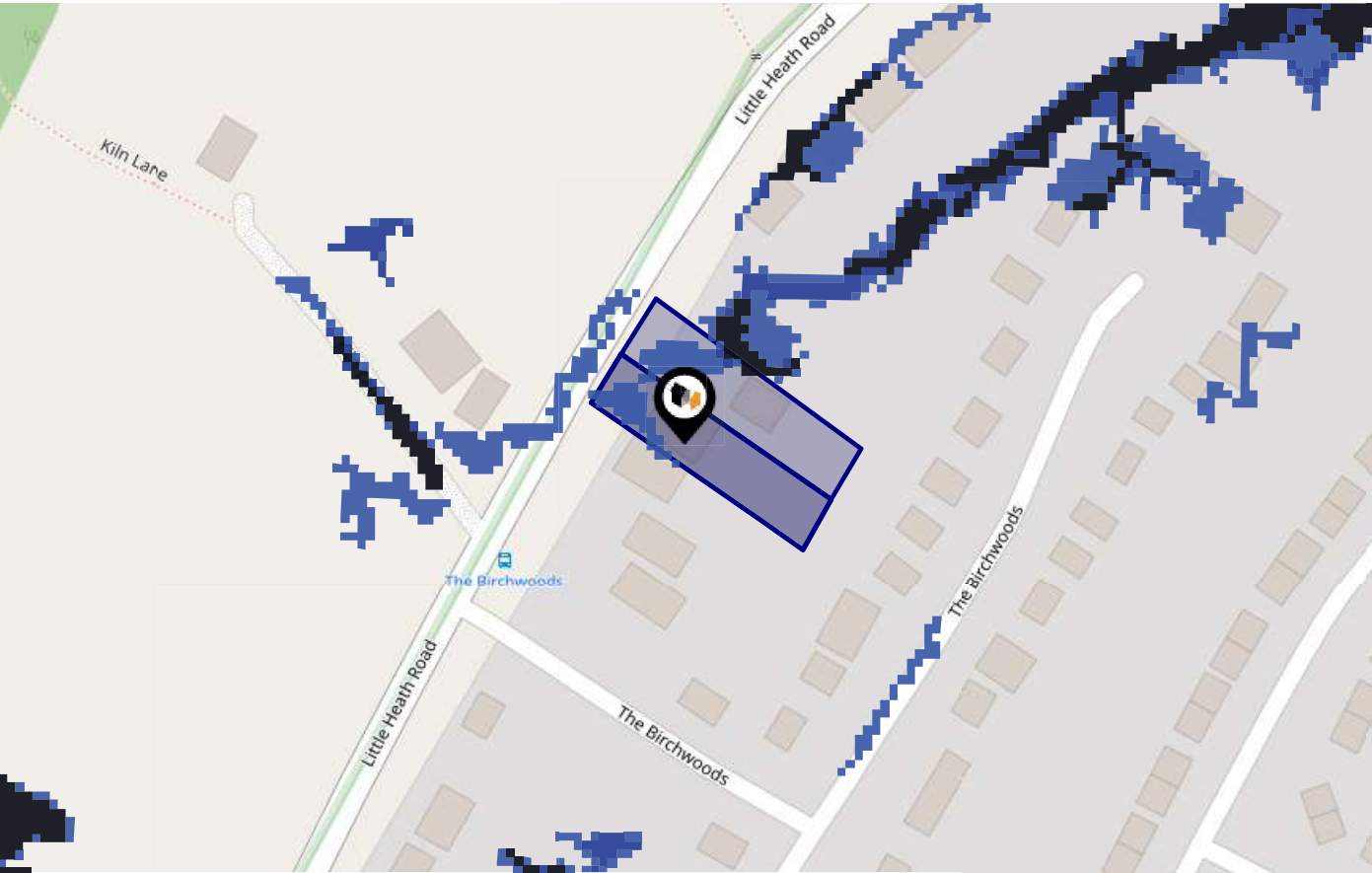
Chance of flooding to the following depths at this property:



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.

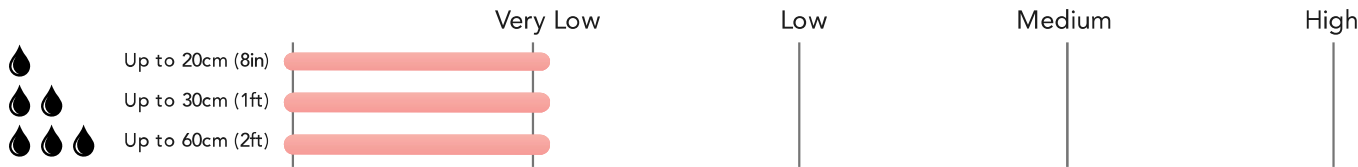


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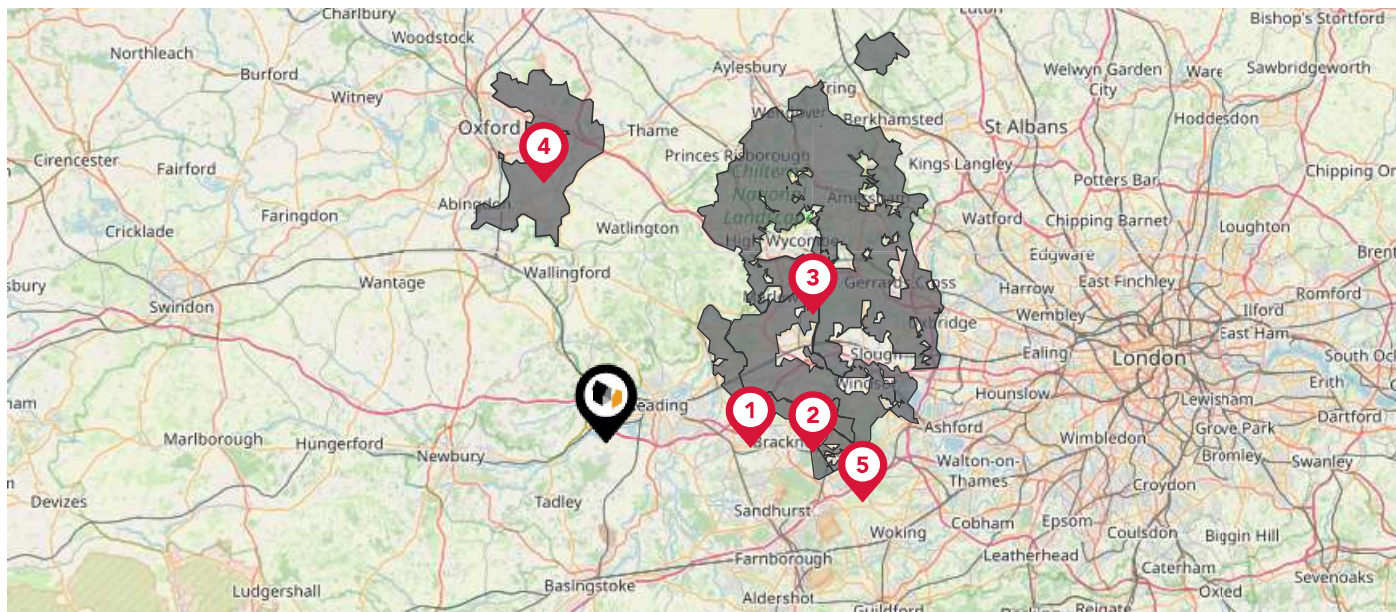
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



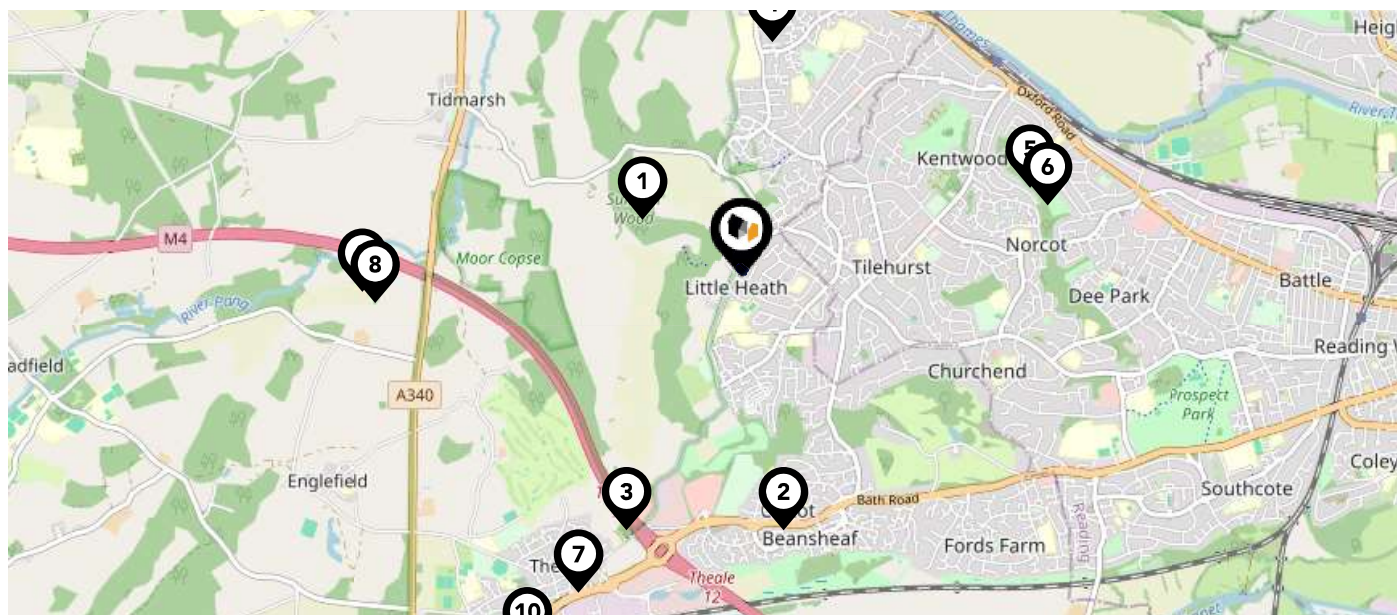
Nearby Green Belt Land

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

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	Sadlers Farm-Sulham, Berkshire	Historic Landfill	
2	Clarence Way-Calcot, Reading, Berkshire	Historic Landfill	
3	Nunhide Lane, Calcot-Sulham, Reading, Berkshire	Historic Landfill	
4	Long Lane-Purley, Berkshire	Historic Landfill	
5	Thirlmere Avenue-Reading, Berkshire	Historic Landfill	
6	Beecham Hill-Reading, Berkshire	Historic Landfill	
7	Behind the High Street-Theale, Berkshire	Historic Landfill	
8	Alder Copse-Tidmarsh, Berkshire	Historic Landfill	
9	Alder Copse-Tidmarsh, Berkshire	Historic Landfill	
10	Mulberry Way-Theale, Berkshire	Historic 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...



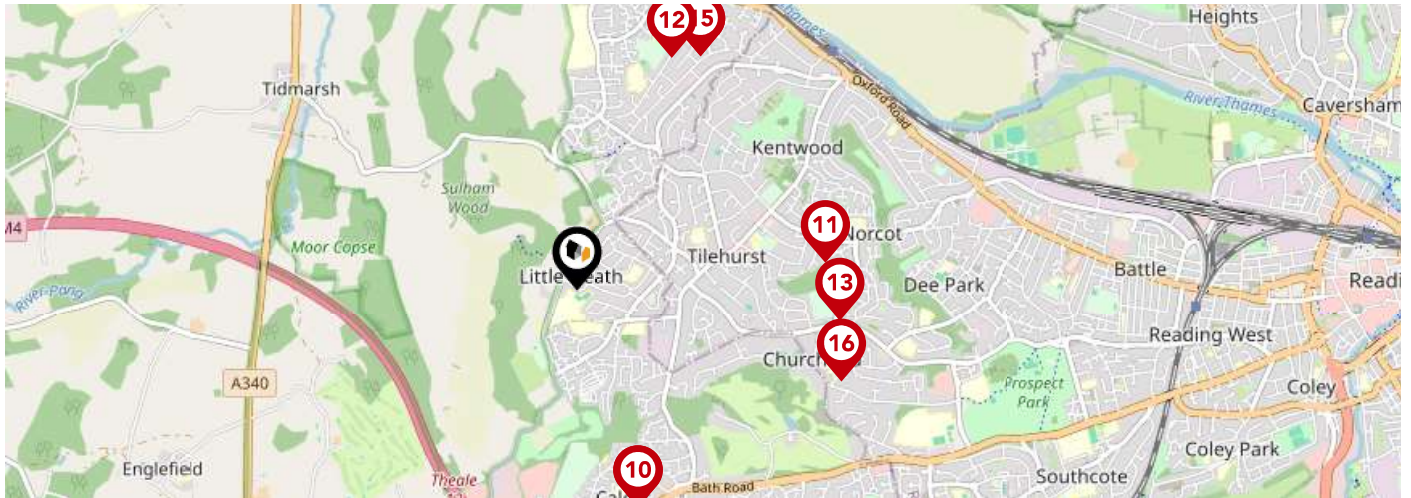
Listed Buildings in the local district	Grade	Distance
 1215860 - Kiln Cottage	Grade II	0.1 miles
 1215861 - Hallplace Farm Cottage Hallplace Farmhouse	Grade II	0.2 miles
 1113614 - 63, Westwood Glen	Grade II	0.4 miles
 1321863 - Royal Oak Inn	Grade II	0.4 miles
 1157218 - 24, Westwood Glen	Grade II	0.5 miles
 1441573 - Tilehurst War Memorial	Grade II	0.7 miles
 1288304 - Sulham House And Flats 1, 2, 3 And 4	Grade II	0.7 miles
 1288378 - Sulham Farmhouse	Grade II	0.8 miles
 1214860 - The Lodge	Grade II	0.8 miles
 1215055 - Barn Approximately 50 Metres To South West Of Sulham Farmhouse	Grade II	0.8 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Little Heath School Ofsted Rating: Good Pupils: 1667 Distance:0.03	☐	☐	☒	☐	☐
2	Birch Copse Primary School Ofsted Rating: Outstanding Pupils: 418 Distance:0.19	☐	☒	☐	☐	☐
3	Springfield Primary School Ofsted Rating: Good Pupils: 336 Distance:0.39	☐	☒	☐	☐	☐
4	St Paul's Catholic Primary School Ofsted Rating: Good Pupils: 296 Distance:0.43	☐	☒	☐	☐	☐
5	Park Lane Primary School Ofsted Rating: Good Pupils: 402 Distance:0.58	☐	☒	☐	☐	☐
6	Denefield School Ofsted Rating: Good Pupils: 1120 Distance:0.95	☐	☐	☒	☐	☐
7	Downsway Primary School Ofsted Rating: Good Pupils: 212 Distance:0.96	☐	☒	☐	☐	☐
8	Blagrove Nursery School Ofsted Rating: Good Pupils: 48 Distance:0.98	☒	☐	☐	☐	☐

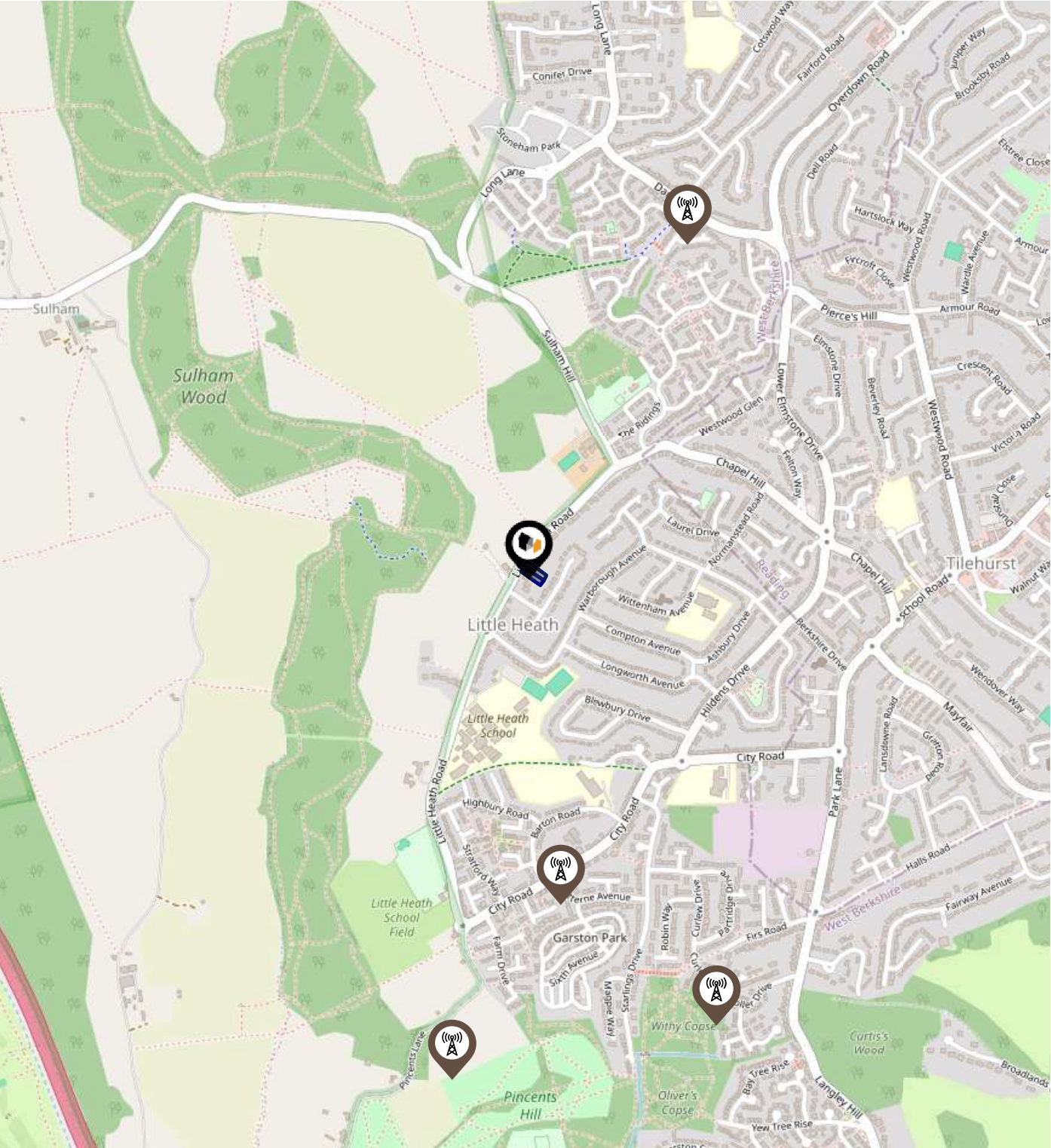
Area Schools



		Nursery	Primary	Secondary	College	Private
	Calcot Infant School and Nursery Ofsted Rating: Good Pupils: 227 Distance: 1.04	☐	☒	☐	☐	☐
	Calcot Junior School Ofsted Rating: Good Pupils: 271 Distance: 1.04	☐	☒	☐	☐	☐
	Meadow Park Academy Ofsted Rating: Good Pupils: 354 Distance: 1.16	☐	☒	☐	☐	☐
	Brookfields Special School Ofsted Rating: Outstanding Pupils: 229 Distance: 1.16	☐	☐	☒	☐	☐
	Moorlands Primary School Ofsted Rating: Good Pupils: 331 Distance: 1.22	☐	☒	☐	☐	☐
	Westwood Farm Infant School Ofsted Rating: Good Pupils: 222 Distance: 1.23	☐	☒	☐	☐	☐
	Westwood Farm Junior School Ofsted Rating: Good Pupils: 237 Distance: 1.23	☐	☒	☐	☐	☐
	Thames Valley School Ofsted Rating: Good Pupils: 55 Distance: 1.3	☐	☐	☒	☐	☐

Local Area

Masts & Pylons



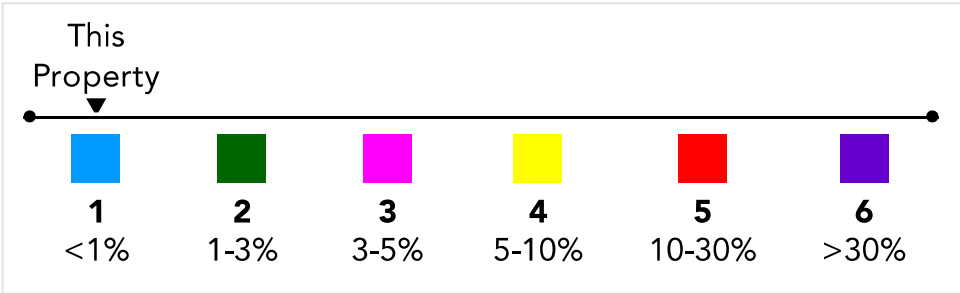
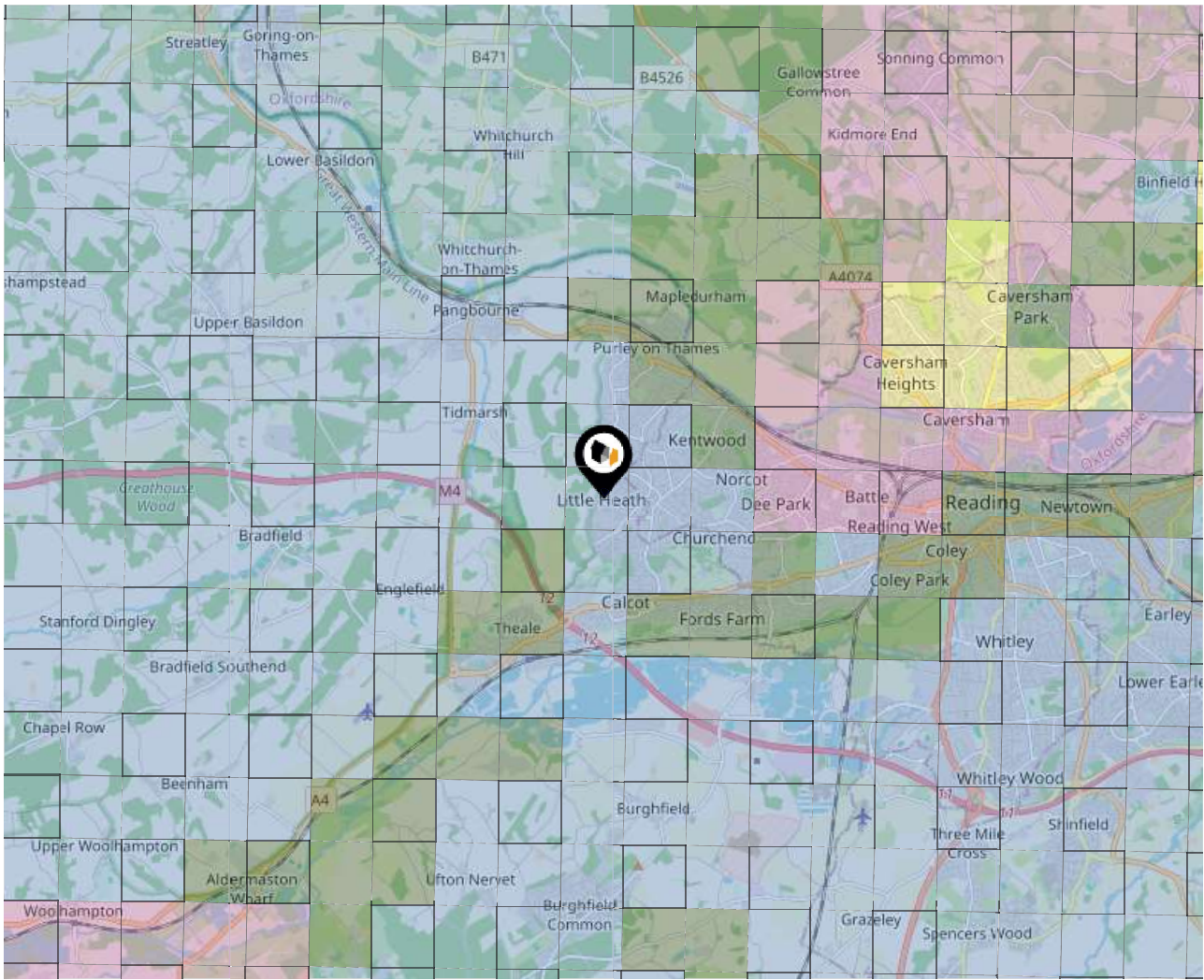
- Key:**
-  Power Pylons
 -  Communication Masts

Environment

Radon Gas

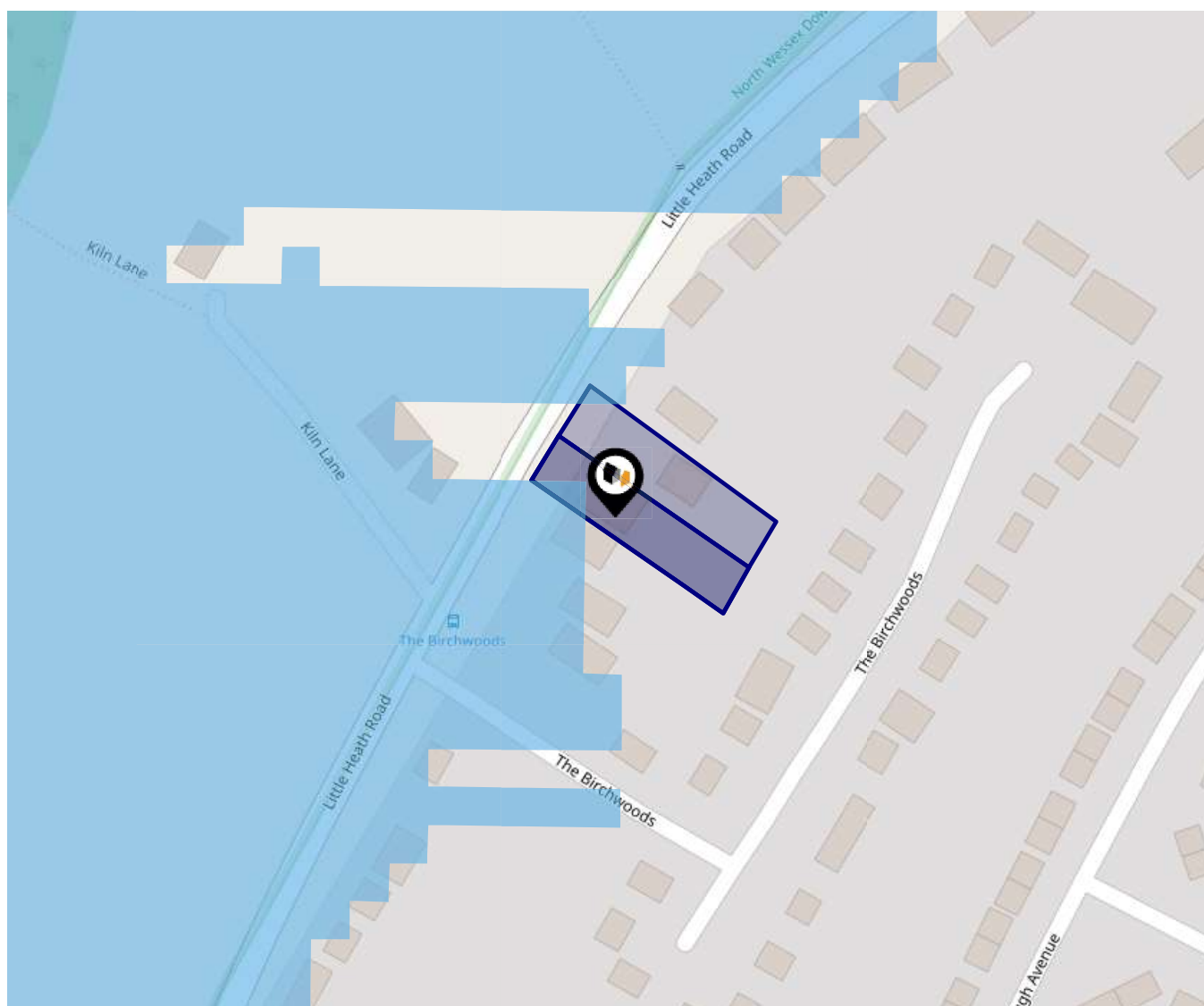
What is Radon?

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:

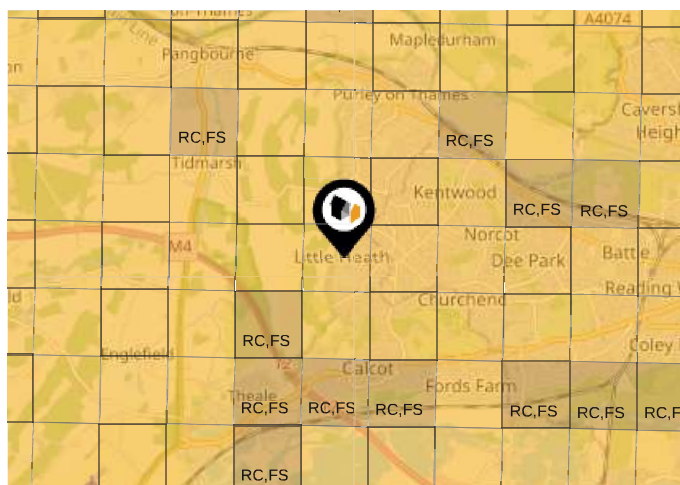
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Environment

Soils & Clay

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

Carbon Content:	HIGH	Soil Texture:	CHALKY, SILTY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM(SILTY) TO LIGHT(SILTY) TO HEAVY		

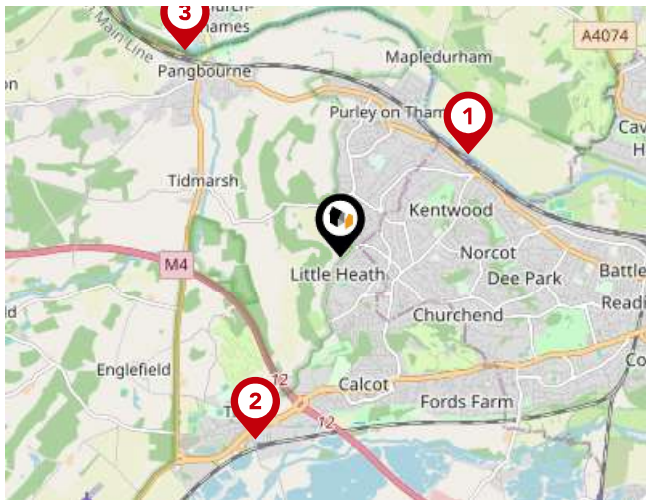


Primary Classifications (Most Common Clay Types)

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

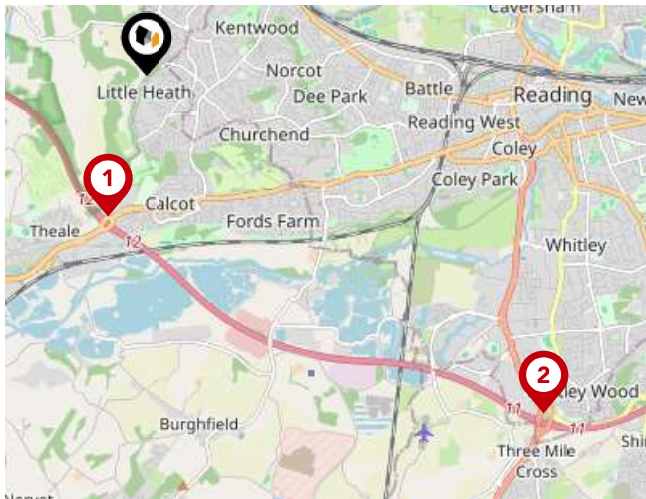
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Tilehurst Rail Station	1.51 miles
2	Theale Rail Station	1.87 miles
3	Pangbourne Rail Station	2.39 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J12	1.35 miles
2	M4 J11	4.82 miles
3	M3 J6	13.72 miles
4	M4 J10	8.92 miles
5	M3 J5	13.56 miles

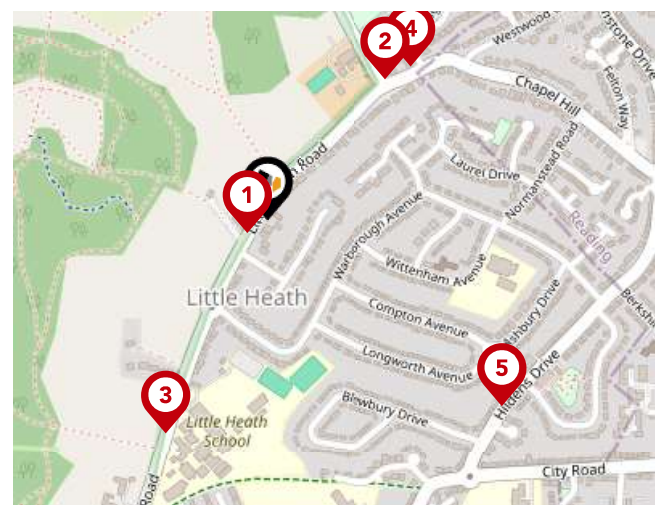


Airports/Helipads

Pin	Name	Distance
1	Kidlington	28.17 miles
2	North Stoneham	37.48 miles
3	Southampton Airport	37.48 miles
4	Heathrow Airport	26.06 miles
5	Heathrow Airport Terminal 4	26.26 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	The Birchwoods	0.03 miles
2	Hallplace Farm	0.21 miles
3	Little Heath School	0.27 miles
4	Hallplace Farm	0.24 miles
5	Wellfield Close	0.34 miles

Duncan Yeardley

About Us



Duncan Yeardley

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 Yeardley! 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.



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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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