

Property Valuation Report

Property guide

Price analysis [Rate this data](#)

This data comes from [Hometrack](#)

Sale

Estimated valuation

£408,000

+£59,000 (17%)

Last sale £350k October 2018

Rent

Estimated valuation

No rental estimate available

Nearby properties [Rate this data](#)


This data comes from [Zoopla](#)

Homes sold nearby

Sold 14 Jun 2023

£374,000

 3 beds

 2 baths


 1 reception

49 Sir John Killick
Road, Ashford, TN23
3SL

Sold 30 Jun 2023

£370,000

 3 beds

 2 baths


 1 reception

51 Sir John Killick
Road, Ashford, TN23
3SL

Sold 29 Mar 2023

£380,000

 4 beds

 3 baths


 1 reception


11 John Haselden
Crescent, Ashford,
TN23 3TH




Homes for sale nearby

£625,000


 3 beds


 1 bath


 2 receptions

Church Lane,
Shadoxhurst,
Ashford TN26

£1,370,000


 4 beds


 3 baths


 4 receptions

Ashford Road,
Tenterden, Kent
TN30

£420,000

 3 beds

 1 bath


 3 receptions


Canterbury Road,
Chilham, Canterbury,
Kent CT4




Homes for rent nearby

£2,000


 3 beds


 2 baths


 1 reception

Soles Hill, Chilham
CT4

£1,700


 4 beds


 2 baths

 2 receptions

Atkinson Walk,
Kennington, Ashford
TN24

£1,450

 3 beds

 1 bath

Christchurch Road,
Ashford, Ashford
TN23



Schools [Rate this data](#)

This data comes from [Ofsted](#), [Independent Schools Inspectorate](#)

 **Repton Manor Primary School**

 0.24 miles

 **Godinton Primary School**

 0.41 miles

Primary · State school

Ofsted: Good (2024) **Highworth Grammar School** 0.8 miles

Secondary · State school

Ofsted: Outstanding (2013) **Ashford, St Mary's Church of
England Primary School** 0.9 miles


Primary · State school

Ofsted: Good (2016)

Primary · State school

Ofsted: Good (2014) **The Wyvern School (Buxford)** 0.87 miles

Special · State school

Ofsted: Good (2012) **St Teresa's Catholic Primary
School** 0.91 miles

Primary · State school

Ofsted: Good (2013)**Safety** [Rate this data](#)This data comes from data.police.uk

Low crime

226 reported crimes

in this area in the last 12 months

If an area has low crime, it's generally considered a nice and safe place to live.

Statistically, a low crime rating means that for every 1,000 people living in an area, between 70 and 140 inhabitants have been affected by crime.

Incidence of Theft from the person is below national average

Incidence of Anti-social behaviour is below national average

Incidence of Possession of weapons is below national average

Planning applications [Rate this data](#)This data comes from [Planning Pipe](#) 0.06 miles

14 John Haselden Crescent, Ashford, TN23 3TH

CONSERVATORY

Status:  Positive**Date published:** 5 Aug 2021**Authority:** Ashford Council

Detached garden room in rear garden

 0.11 miles**32, Peter Churchill Lane, Ashford, TN23 3ST**

EXTENSION

Status:  Positive**Date published:** 2 Aug 2023**Authority:** Ashford Council


Proposed first-floor rear extension over existing sun-room

 0.15 miles**27 Patrick Clayton Drive, Ashford, TN23 3SR**

EXTENSION

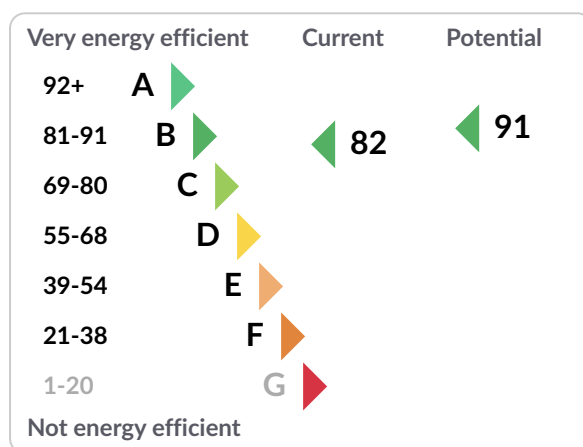
Status:  Positive**Date published:** 7 Jan 2021**Authority:** Ashford Council

Single storey rear extension

 0.15 miles**3 Whitebeam Close, Ashford, Kent, TN23 3QG**

EXTENSION**Status:** ⚠ Neutral**Date published:** 23 Jan 2020**Authority:** Ashford Council

Single storey side extension

Energy rating [Rate this data](#)This data comes from [Department for Levelling Up, Housing & Communities](#)

This property's current energy rating is **B**. It has the potential to be **B**. The current energy certificate is valid until **30 August 2028**.

Flood risk [Rate this data](#)This data comes from [Environment Agency](#)**Flood risk: Very Low**

There is a very low flood risk for this property.

While flooding is unlikely, it's still wise to think about flood insurance and future changes in the area that could affect flood risk.

Internet speeds [Rate this data](#)This data comes from [Ofcom](#)

Broadband type	Average download speed	Availability
ADSL	Under 24Mbps	100%
Superfast	24-100Mbps	100%
Ultrafast	100-999Mbps	100%
Gigabit	1000Mbps	100%

Disclaimer: Average download speed bands provided by Uswitch. Availability provided by Ofcom.