

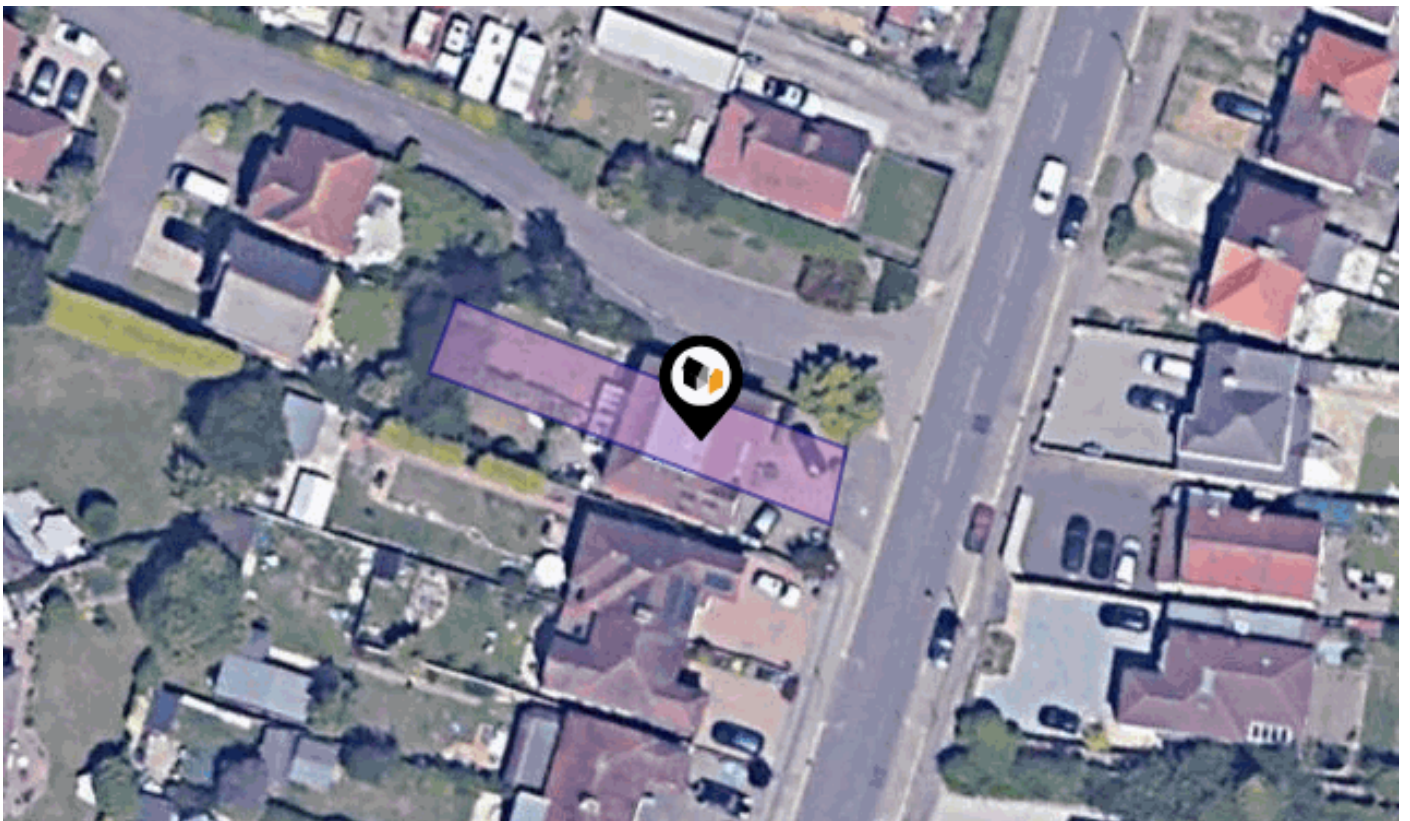


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 01st February 2024



MOLESEY ROAD, WALTON-ON-THAMES, KT12

James Neave

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Property

Type:	Semi-Detached	Last Sold £/ft²:	£300
Bedrooms:	4	Tenure:	Freehold
Floor Area:	1,485 ft ² / 138 m ²		
Plot Area:	0.06 acres		
Year Built :	After 2012		
Council Tax :	Band Deleted		
Title Number:	SY793324		
UPRN:	200001607229		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

5 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



KT12

Energy rating

C

Valid until 20.05.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

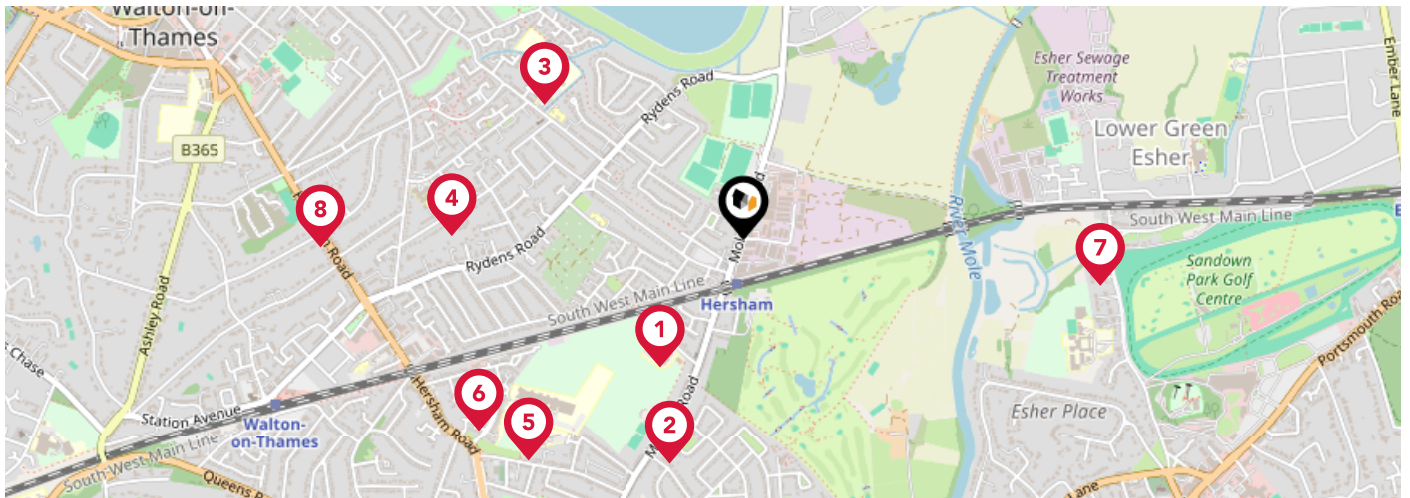
EPC - Additional Data



Additional EPC Data

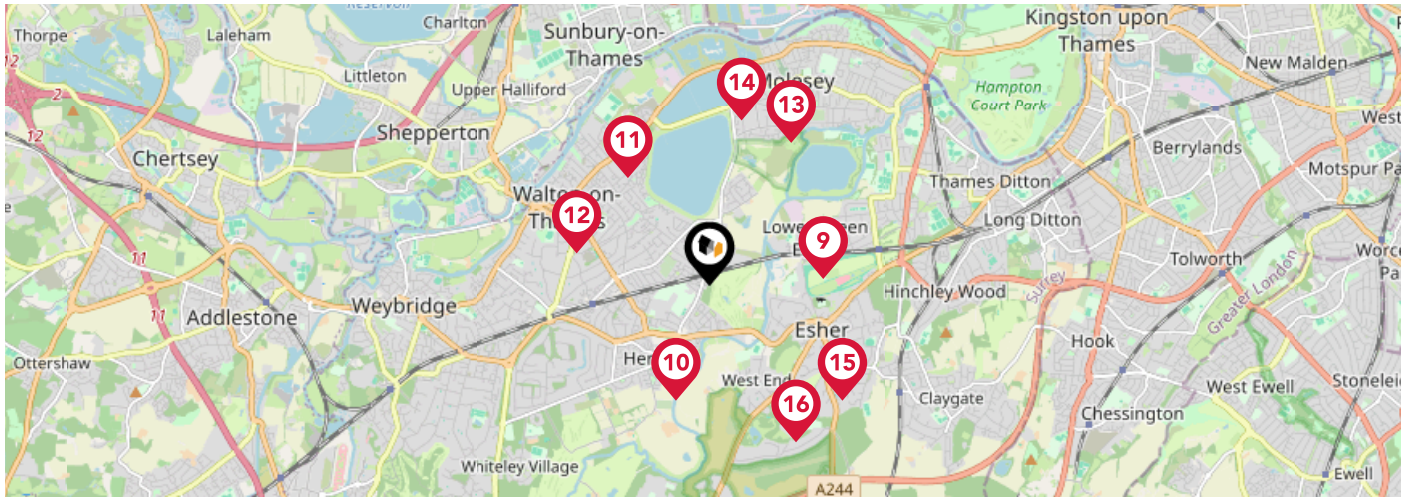
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Very Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Good
Main Heating:	Boiler and underfloor heating, mains gas
Main Heating Controls:	Programmer and at least two room thermostats
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	138 m ²









Area Schools



	Nursery	Primary	Secondary	College	Private
<p>1 Cardinal Newman Catholic Primary School Ofsted Rating: Good Pupils: 405 Distance:0.35</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 North East Surrey Secondary Short Stay School Ofsted Rating: Good Pupils: 31 Distance:0.54</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Walton Oak Primary School Ofsted Rating: Good Pupils: 473 Distance:0.56</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 The Danesfield Manor School Ofsted Rating: Not Rated Pupils: 129 Distance:0.68</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Bell Farm Primary School Ofsted Rating: Good Pupils: 660 Distance:0.71</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Three Rivers Academy Ofsted Rating: Good Pupils: 1039 Distance:0.76</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Esher Church of England High School Ofsted Rating: Good Pupils: 1154 Distance:0.83</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Westward School Ofsted Rating: Not Rated Pupils: 125 Distance:0.98</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

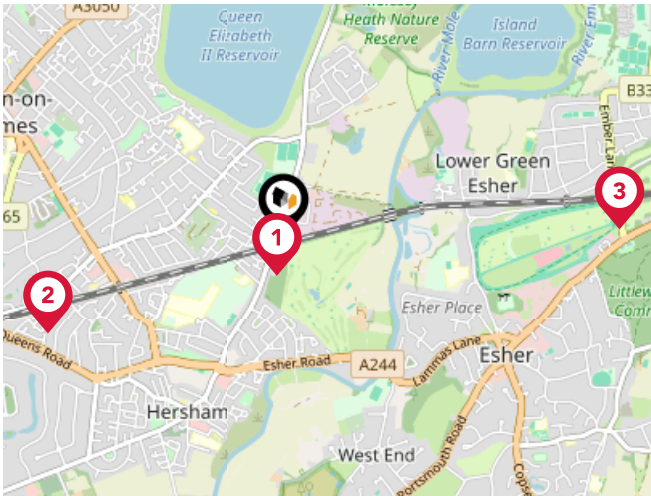
Area Schools



		Nursery	Primary	Secondary	College	Private
	Cranmere Primary School Ofsted Rating: Good Pupils: 473 Distance: 1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Burhill Primary School Ofsted Rating: Good Pupils: 634 Distance: 1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Grovelands Primary School Ofsted Rating: Good Pupils: 513 Distance: 1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ashley Church of England Primary School Ofsted Rating: Requires Improvement Pupils: 567 Distance: 1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chandlers Field Primary School Ofsted Rating: Good Pupils: 379 Distance: 1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Beech House School Ofsted Rating: Good Pupils: 5 Distance: 1.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Esher Church School Ofsted Rating: Good Pupils: 375 Distance: 1.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Claremont Fan Court School Ofsted Rating: Not Rated Pupils: 890 Distance: 1.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

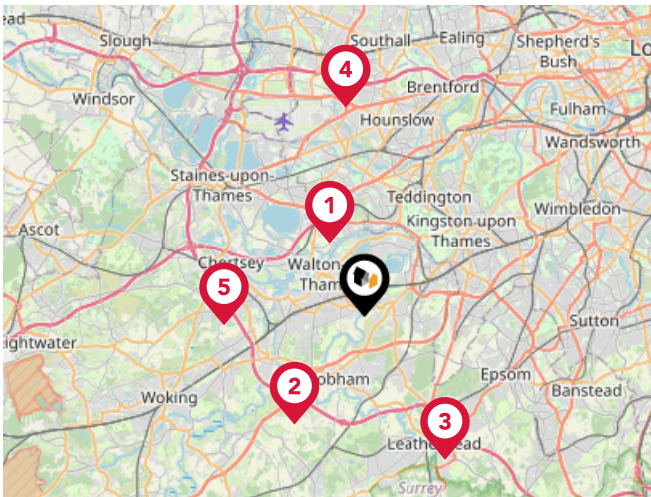
Area

Transport (National)



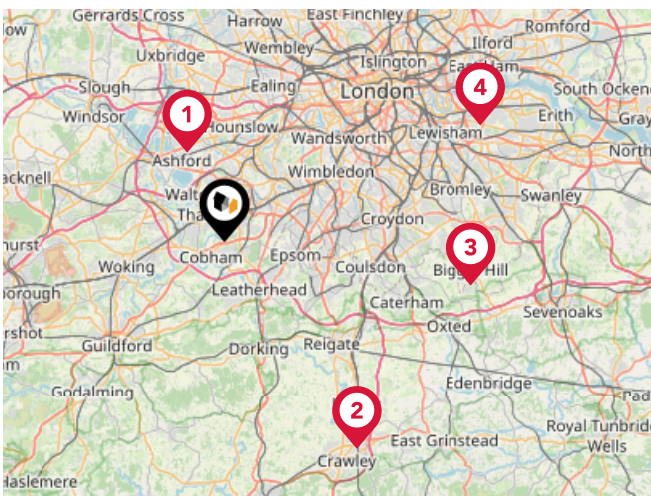
National Rail Stations

Pin	Name	Distance
1	Hersham Rail Station	0.18 miles
2	Walton-on-Thames Rail Station	1.18 miles
3	Esher Rail Station	1.55 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J1	3.04 miles
2	M25 J10	4.75 miles
3	M25 J9	6.08 miles
4	M4 J3	7.77 miles
5	M25 J11	5.19 miles

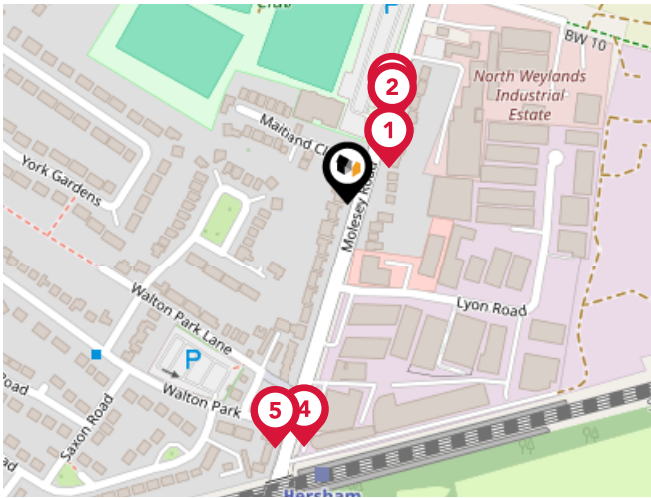


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	7.12 miles
2	London Gatwick Airport	18.26 miles
3	Biggin Hill Airport	18.54 miles
4	London City Airport	20.79 miles

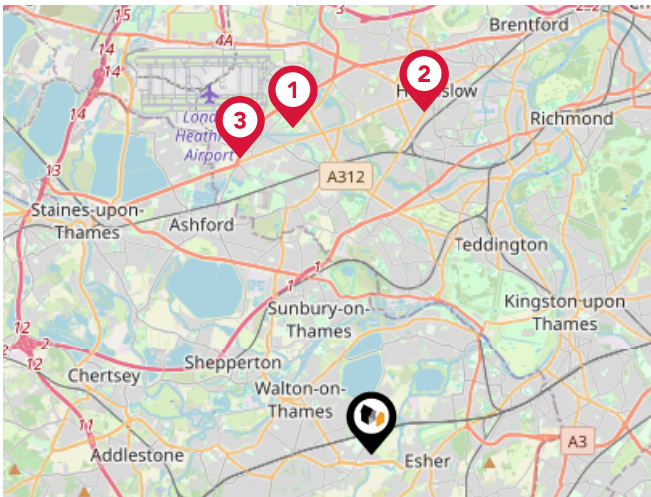
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Esher Rugby Club	0.03 miles
2	Maitland Close	0.05 miles
3	Esher Rugby Club	0.06 miles
4	Hershams Railway Station	0.14 miles
5	Hershams Railway Station	0.15 miles



Local Connections

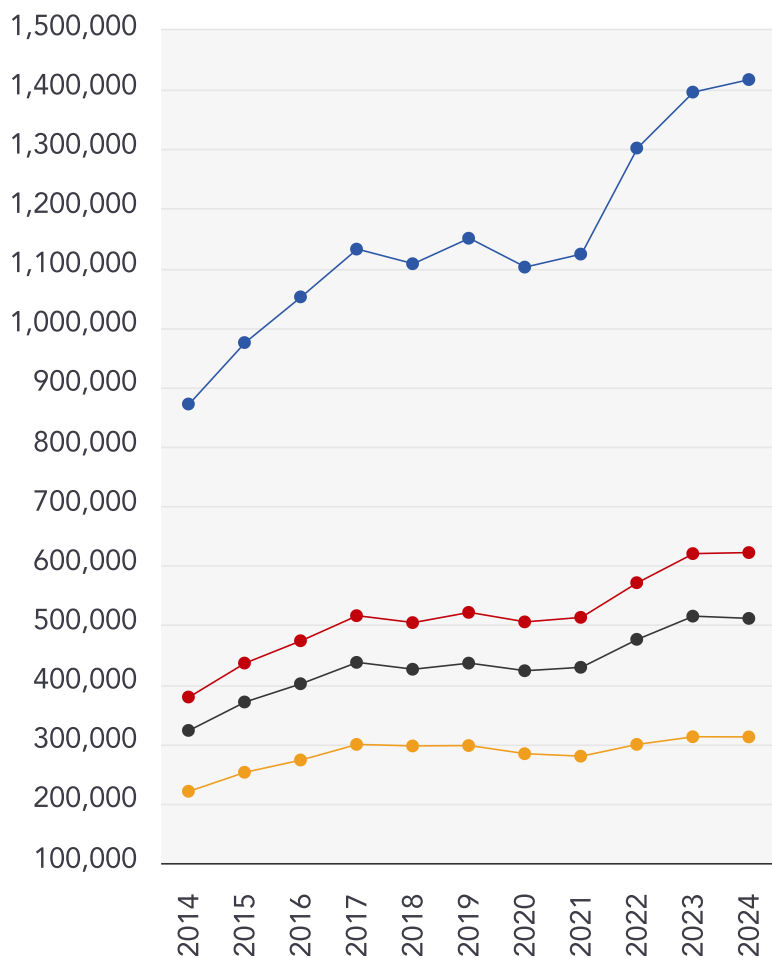
Pin	Name	Distance
1	Hatton Cross Underground Station	6.22 miles
2	Hounslow Central Underground Station	6.43 miles
3	Heathrow Terminal 4 Underground Station	5.99 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in KT12



Detached

+62.58%

Semi-Detached

+64.08%

Terraced

+58.33%

Flat

+41.43%



James Neave

James Neave the Estate Agents are independently-owned property specialists based on Walton on Thames High Street. We don't believe that all Estate Agents are the same. We firmly believe that the decision of which Estate Agent you instruct to sell or let your home will have an impact on the outcome. We focus on doing all we can to bring our customers complete satisfaction. Our desire to bend over backwards when necessary has won us many friends, and we are proud to say a significant proportion of our work is repeat business and referral. Establishing long-lasting relationships is key to our ongoing success.

Testimonial 1



"James Neave was the answer to our long, two year search for a buyer. We previously listed with multiple agencies in the past albeit, to no avail. The frustration was quickly remedied once we listed with James Neave who showed honesty and determination, and within one month of listing, a buyer was found. Thank you James Neaves for going above and beyond limits"

Testimonial 2

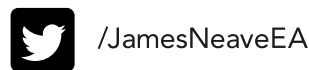


"Words cannot express our sincerest thanks to you. You've made our move a reality and for that we will be forever indebted to you and your team."

Testimonial 3



"We were really impressed by all the help and advice provided by Andy and the team at James Neave . All through the process we knew if we had any issues, someone was always on hand to help . James Neave have a real understanding and focus on helping families through the difficult period of a move. Their service is first class and they truly know each client / property inside out"



James Neave

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