

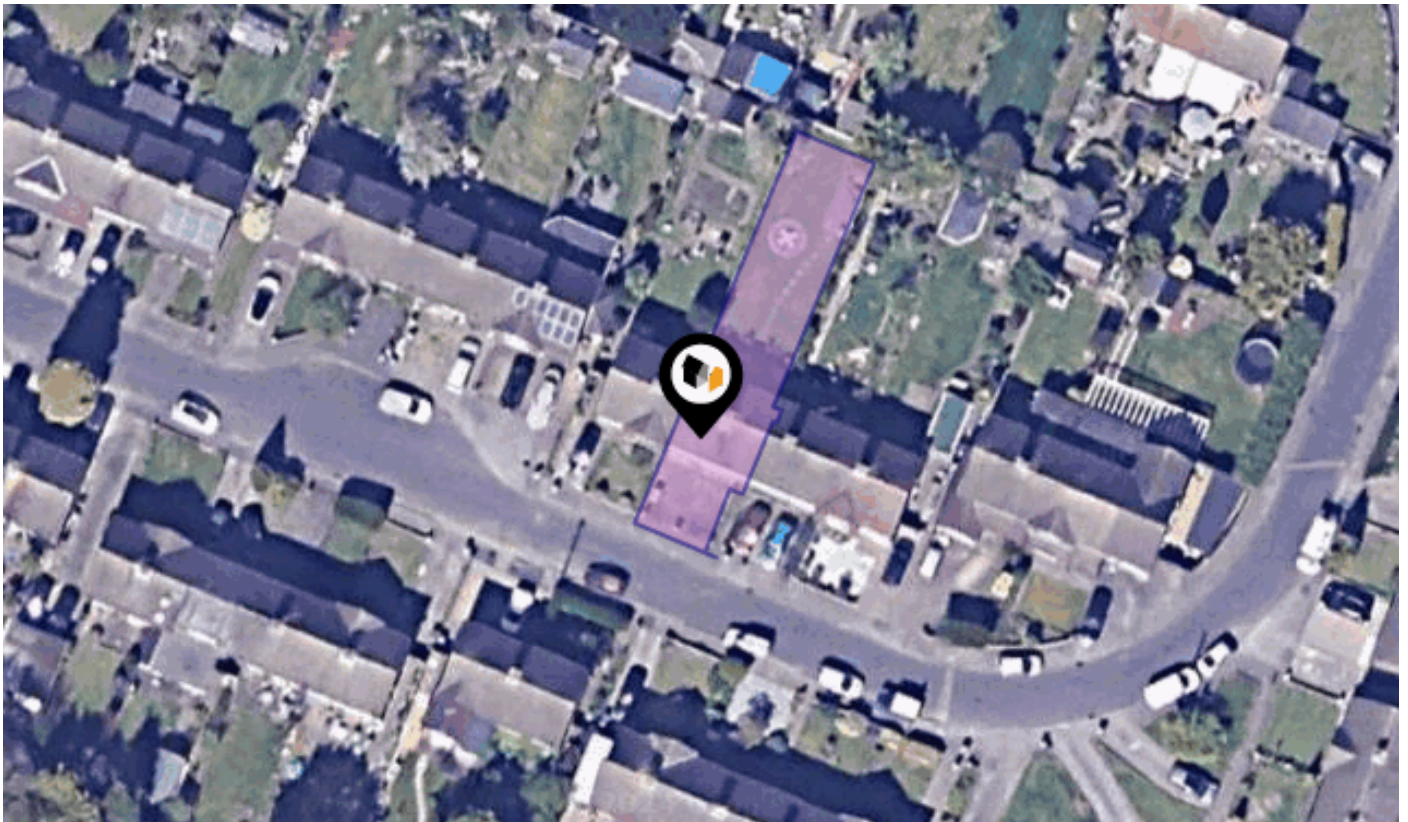


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 24th January 2024



FAIRWAY, CHERTSEY, KT16

James Neave

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Property Overview



Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	839 ft ² / 78 m ²		
Plot Area:	0.06 acres		
Council Tax :	Band D		
Annual Estimate:	£2,102		
Title Number:	SY620692		
UPRN:	100061493156		

Local Area

Local Authority:	Runnymede
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Medium
• Surface Water	High

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

Energy rating

D

Valid until 07.11.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

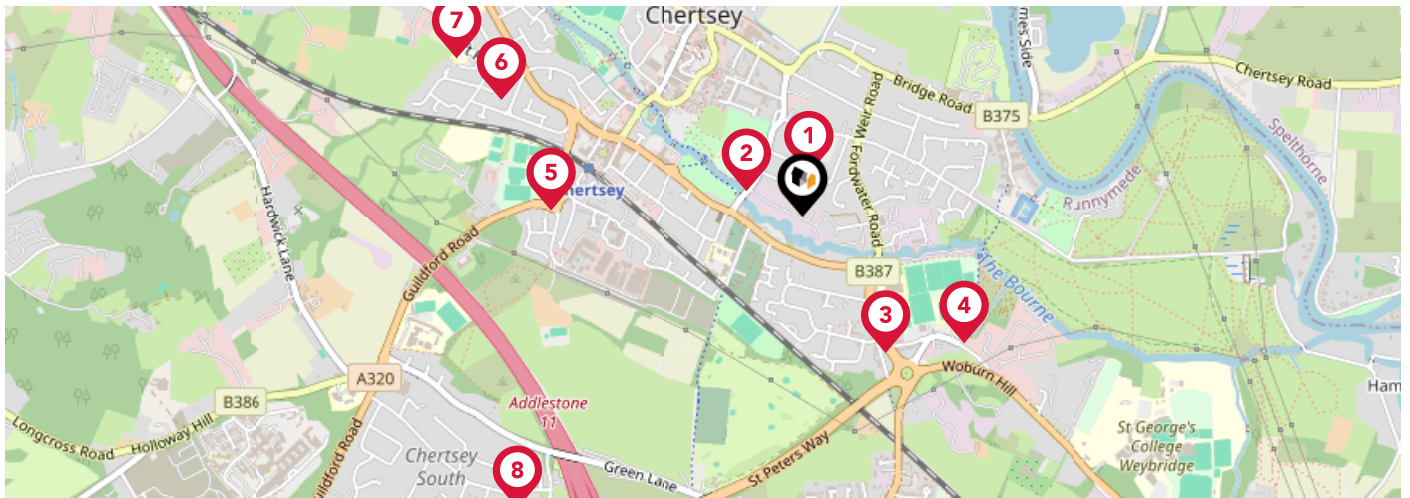
Property

EPC - Additional Data

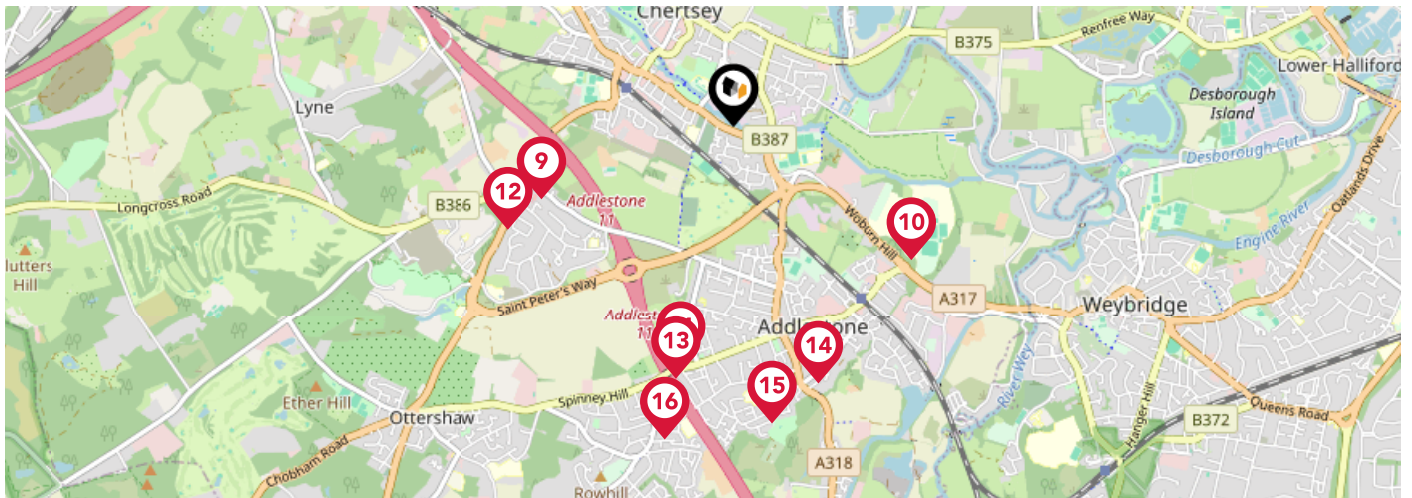


Additional EPC Data

Property Type:	Mid-terrace house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall filled cavity
Walls Energy:	Average
Roof:	Pitched 300 mm loft insulation
Roof Energy:	Very good
Main Heating:	Boiler and radiators LPG
Main Heating Controls:	Programmer room thermostat and TRVs
Hot Water System:	From secondary system
Hot Water Energy Efficiency:	Very good
Lighting:	Low energy lighting in all fixed outlets
Floors:	To external air no insulation (assumed)
Total Floor Area:	78 m ²



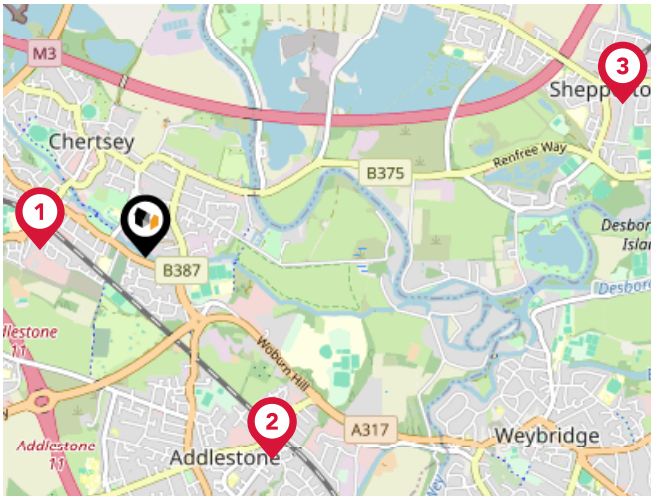
	Nursery	Primary	Secondary	College	Private
<p>1 Stepgates Community School</p> <p>Ofsted Rating: Good Pupils: 276 Distance:0.1</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 St Anne's Catholic Primary School</p> <p>Ofsted Rating: Good Pupils: 446 Distance:0.14</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Chertsey High School</p> <p>Ofsted Rating: Good Pupils: 450 Distance:0.37</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Philip Southcote School</p> <p>Ofsted Rating: Good Pupils: 151 Distance:0.48</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Sir William Perkins's School</p> <p>Ofsted Rating: Not Rated Pupils: 585 Distance:0.58</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Chertsey Nursery School</p> <p>Ofsted Rating: Good Pupils: 64 Distance:0.75</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Pyrcroft Grange Primary School</p> <p>Ofsted Rating: Outstanding Pupils: 253 Distance:0.88</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Meadowcroft Community Infant School</p> <p>Ofsted Rating: Good Pupils: 80 Distance:0.95</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
<p>9 Salesian School, Chertsey Ofsted Rating: Outstanding Pupils: 1641 Distance:0.95</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 St George's College Weybridge Ofsted Rating: Not Rated Pupils: 966 Distance:1.03</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 St Paul's CofE Primary School Ofsted Rating: Good Pupils: 393 Distance:1.12</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 White Lodge Children's Centre Ofsted Rating: Not Rated Pupils:0 Distance:1.15</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Jubilee High School Ofsted Rating: Good Pupils: 642 Distance:1.19</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Darley Dene Primary School Ofsted Rating: Inadequate Pupils:0 Distance:1.25</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Sayes Court School Ofsted Rating: Good Pupils: 242 Distance:1.39</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Holy Family Catholic Primary School Ofsted Rating: Good Pupils: 217 Distance:1.48</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

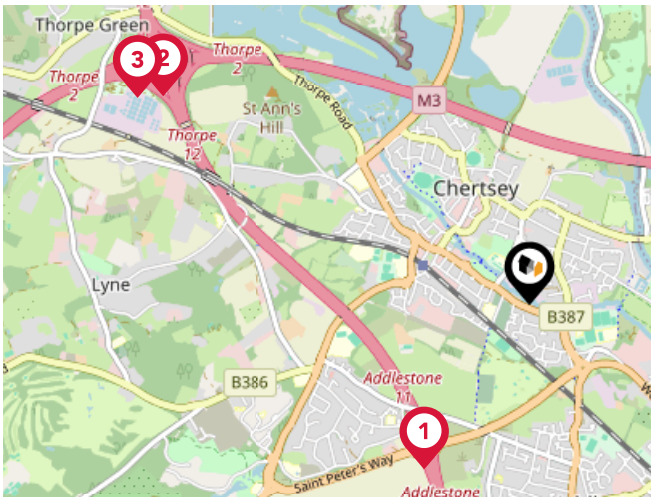
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Chertsey Rail Station	0.49 miles
2	Addlestone Rail Station	1.1 miles
3	Shepperton Rail Station	2.32 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M25 J11	0.91 miles
2	M25 J12	1.95 miles
3	M3 J2	2.05 miles
4	M25 J13	4.17 miles
5	M25 J10	4.93 miles

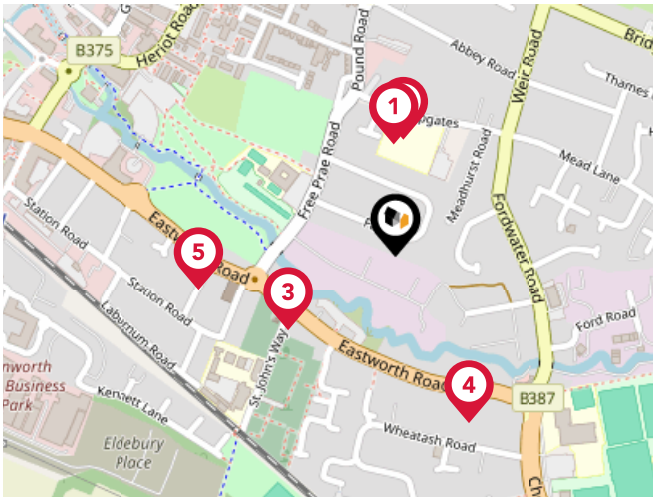


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	6.38 miles
2	London Gatwick Airport	21.52 miles
3	Biggin Hill Airport	23.25 miles
4	London City Airport	24.97 miles

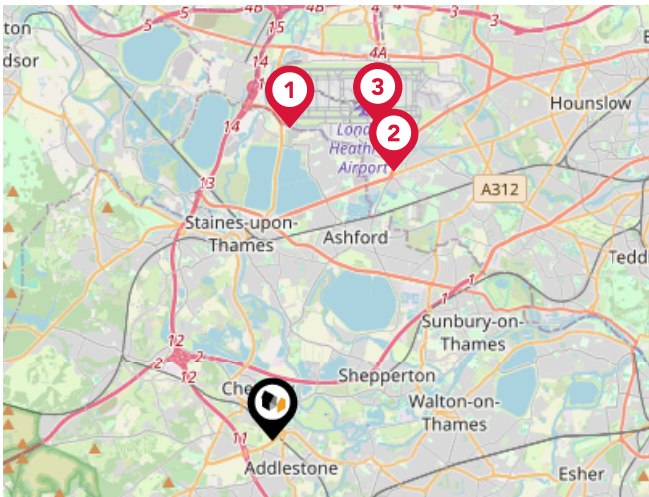
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Stepghates Health Centre	0.13 miles
2	Stepghates Health Centre	0.14 miles
3	Eastworth Road	0.15 miles
4	Clay Corner	0.21 miles
5	Eastworth Road	0.23 miles



Local Connections

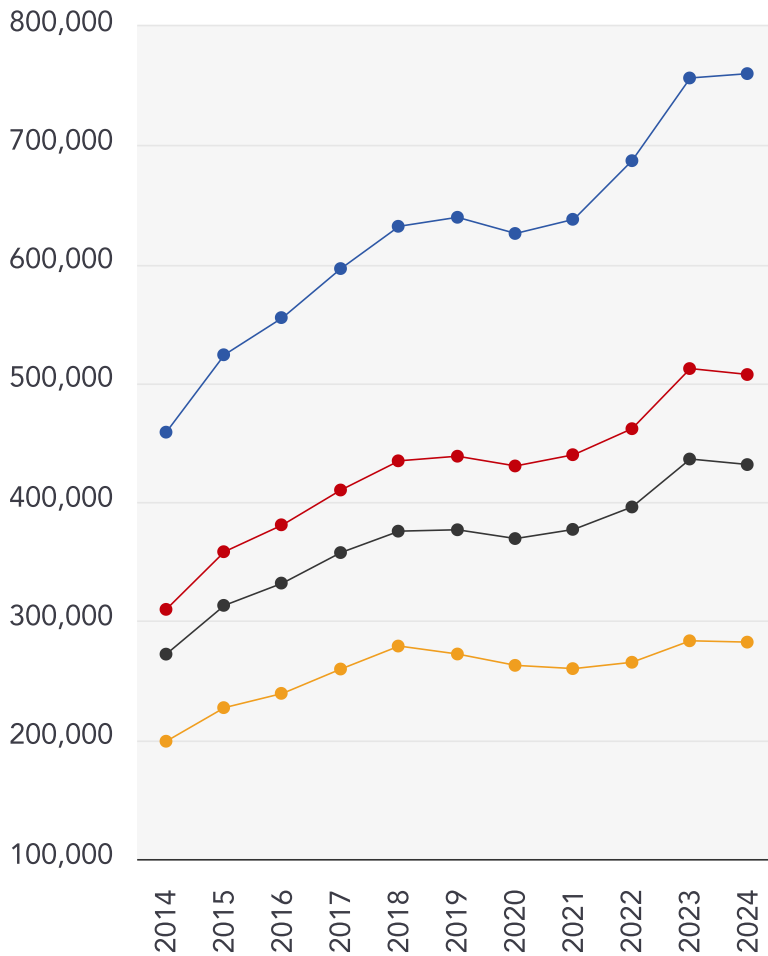
Pin	Name	Distance
1	Heathrow Terminal 5 Underground Station	5.78 miles
2	Heathrow Terminal 4 Underground Station	5.46 miles
3	Heathrow Terminals 2 & 3 Underground Station	6.18 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in KT16



Detached

+65.7%

Semi-Detached

+63.71%

Terraced

+58.54%

Flat

+41.87%



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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