

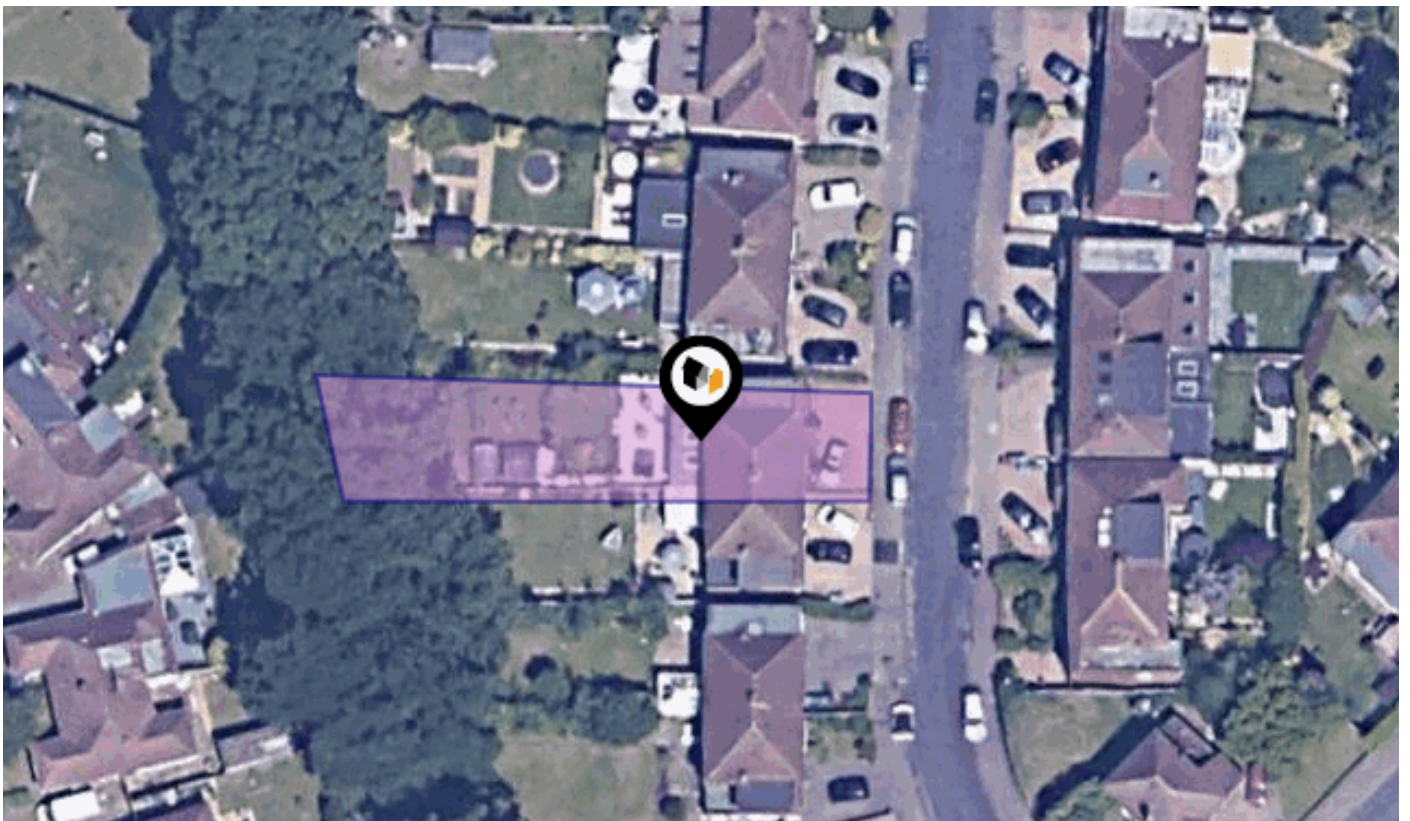


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 28th February 2024



WOLSEY DRIVE, WALTON-ON-THAMES, KT12

James Neave

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Property Overview



Property

Type:	Semi-Detached
Bedrooms:	4
Floor Area:	1,420 ft ² / 132 m ²
Plot Area:	0.11 acres
Council Tax :	Band F
Annual Estimate:	£3,119
Title Number:	SY106243
UPRN:	100061337212

Tenure: Freehold

Local Area

Local Authority:	Elmbridge
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Medium
• Surface Water	Low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

8 mb/s	49 mb/s	1000 mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *59, Wolsey Drive, Walton-on-thames, KT12 3BB*

Reference - 2011/6322	
Decision:	Final Decision
Date:	07th December 2011
Description:	Tree Preservation Order EL:243 - oak (T14) - remove deadwood, reduce height by 2m, reduce long heavy limb over garden by 3m, shape and re-balance crown (see Application for details and location)

Reference - 1990/1092	
Decision:	Final Decision
Date:	-
Description:	Erection of single-storey rear extension.

Property EPC - Certificate

Energy rating

C

Valid until 21.01.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

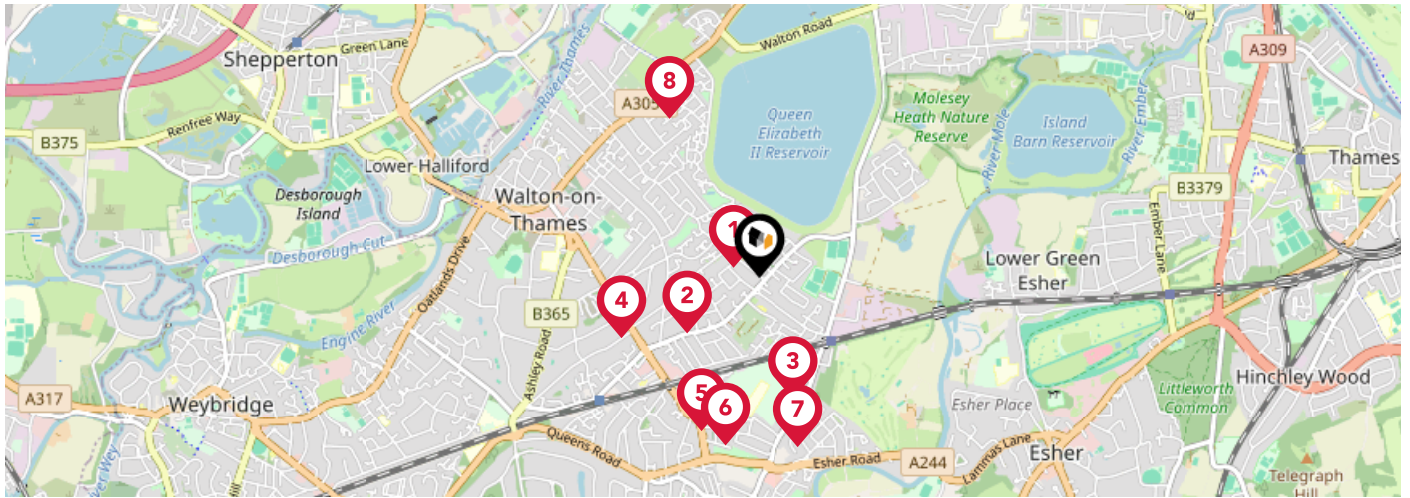
Property

EPC - Additional Data



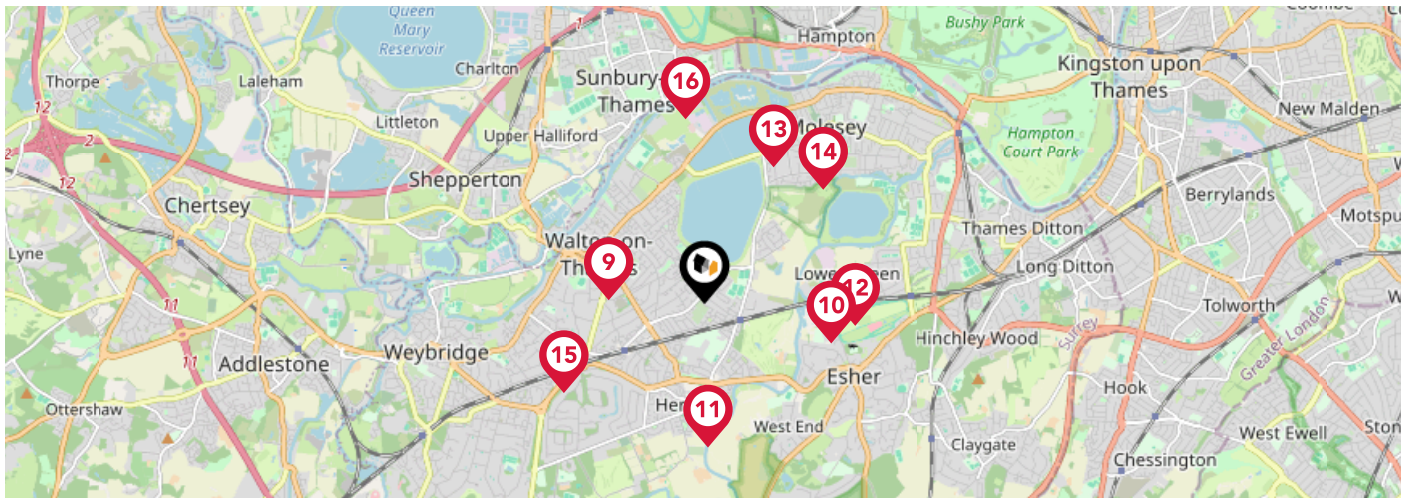
Additional EPC Data

Property Type:	Semi-detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall as built no insulation (assumed)
Walls Energy:	Poor
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:	132 m ²



		Nursery	Primary	Secondary	College	Private
1	Walton Oak Primary School Ofsted Rating: Good Pupils: 473 Distance:0.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	The Danesfield Manor School Ofsted Rating: Not Rated Pupils: 129 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Cardinal Newman Catholic Primary School Ofsted Rating: Good Pupils: 405 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Westward School Ofsted Rating: Not Rated Pupils: 125 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Three Rivers Academy Ofsted Rating: Good Pupils: 1039 Distance:0.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Bell Farm Primary School Ofsted Rating: Good Pupils: 660 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	North East Surrey Secondary Short Stay School Ofsted Rating: Good Pupils: 31 Distance:0.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Grovelands Primary School Ofsted Rating: Good Pupils: 513 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

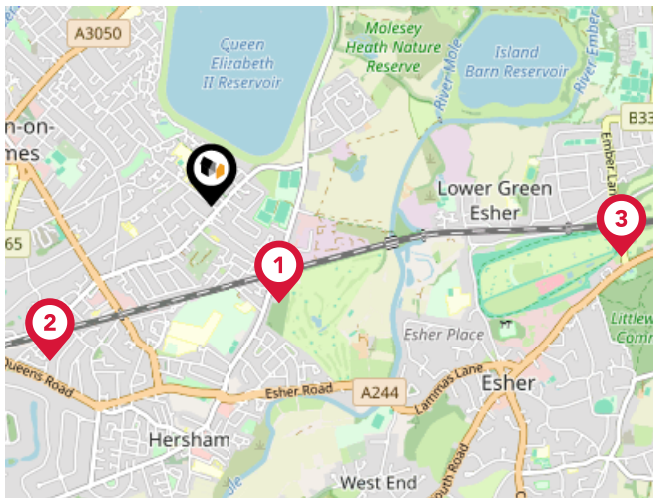
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 Ashley Church of England Primary School Ofsted Rating: Requires Improvement Pupils: 567 Distance:0.89</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Esher Church of England High School Ofsted Rating: Good Pupils: 1154 Distance:1.23</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Burhill Primary School Ofsted Rating: Good Pupils: 634 Distance:1.34</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Cranmere Primary School Ofsted Rating: Good Pupils: 473 Distance:1.41</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 The Beech House School Ofsted Rating: Good Pupils: 5 Distance:1.42</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Chandlers Field Primary School Ofsted Rating: Good Pupils: 379 Distance:1.52</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Cleves School Ofsted Rating: Outstanding Pupils: 720 Distance:1.54</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Beauclerc Infant and Nursery School Ofsted Rating: Good Pupils: 152 Distance:1.72</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

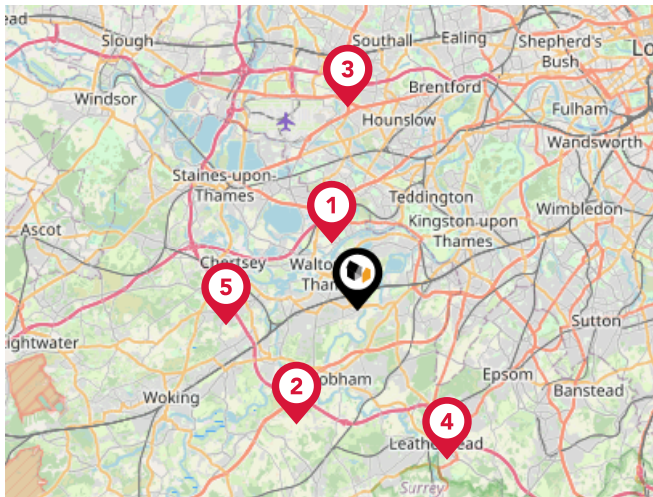
Area

Transport (National)



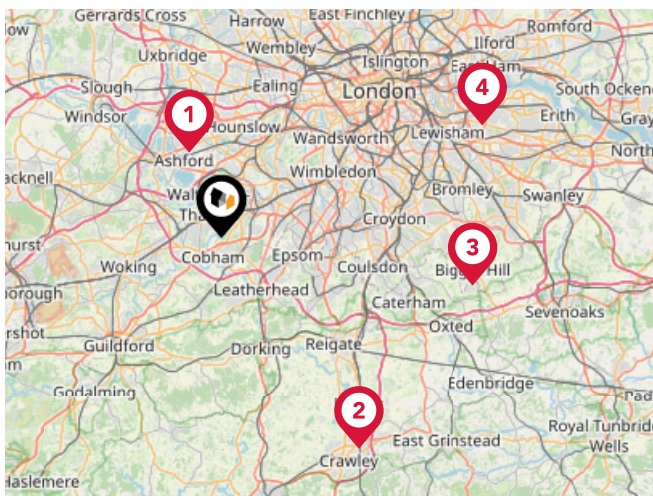
National Rail Stations

Pin	Name	Distance
1	Hersham Rail Station	0.55 miles
2	Walton-on-Thames Rail Station	1.04 miles
3	Esher Rail Station	1.91 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J1	2.66 miles
2	M25 J10	4.81 miles
3	M4 J3	7.48 miles
4	M25 J9	6.48 miles
5	M25 J11	4.87 miles

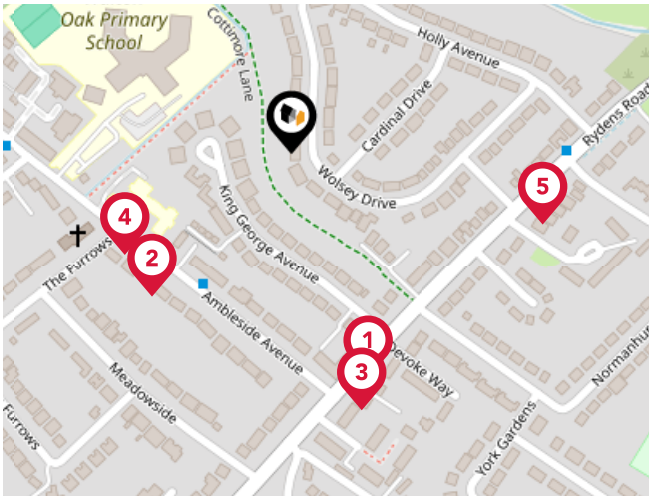


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	6.75 miles
2	London Gatwick Airport	18.67 miles
3	Biggin Hill Airport	18.93 miles
4	London City Airport	21 miles

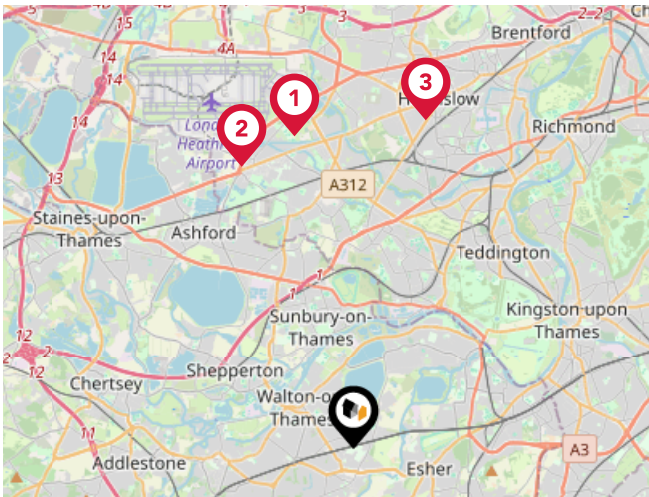
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Ambleside Avenue	0.14 miles
2	The Furrows	0.12 miles
3	Ambleside Avenue	0.15 miles
4	The Furrows	0.11 miles
5	Holly Avenue	0.15 miles



Local Connections

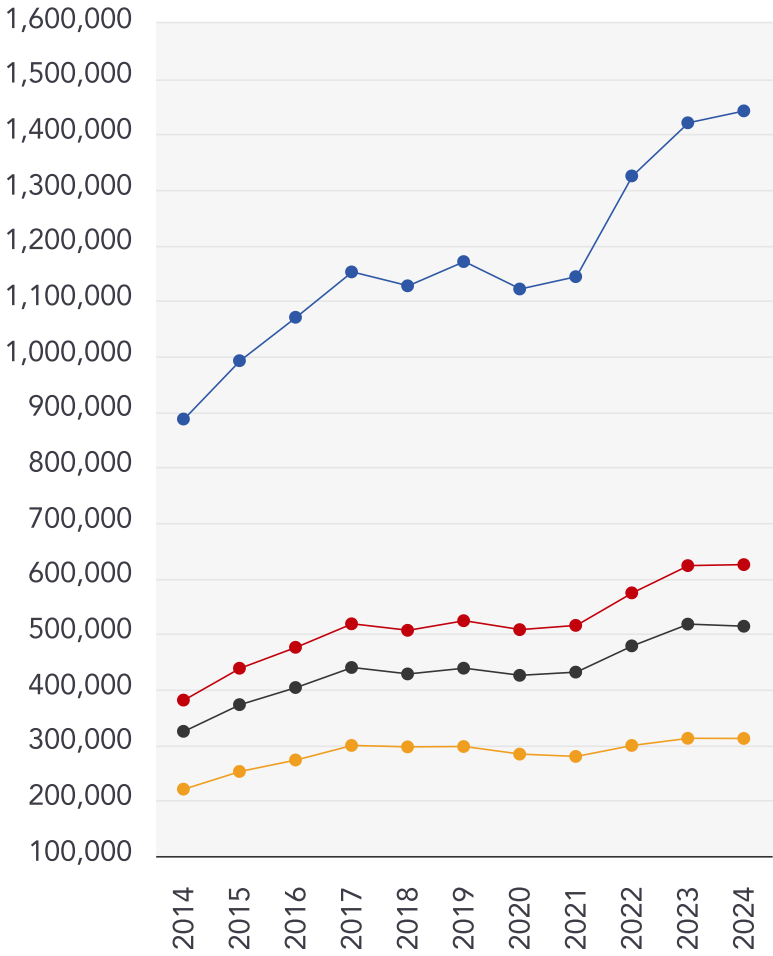
Pin	Name	Distance
1	Hatton Cross Underground Station	5.88 miles
2	Heathrow Terminal 4 Underground Station	5.61 miles
3	Hounslow Central Underground Station	6.23 miles

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

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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"



/JamesNeave



/JamesNeaveEA

James Neave

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