

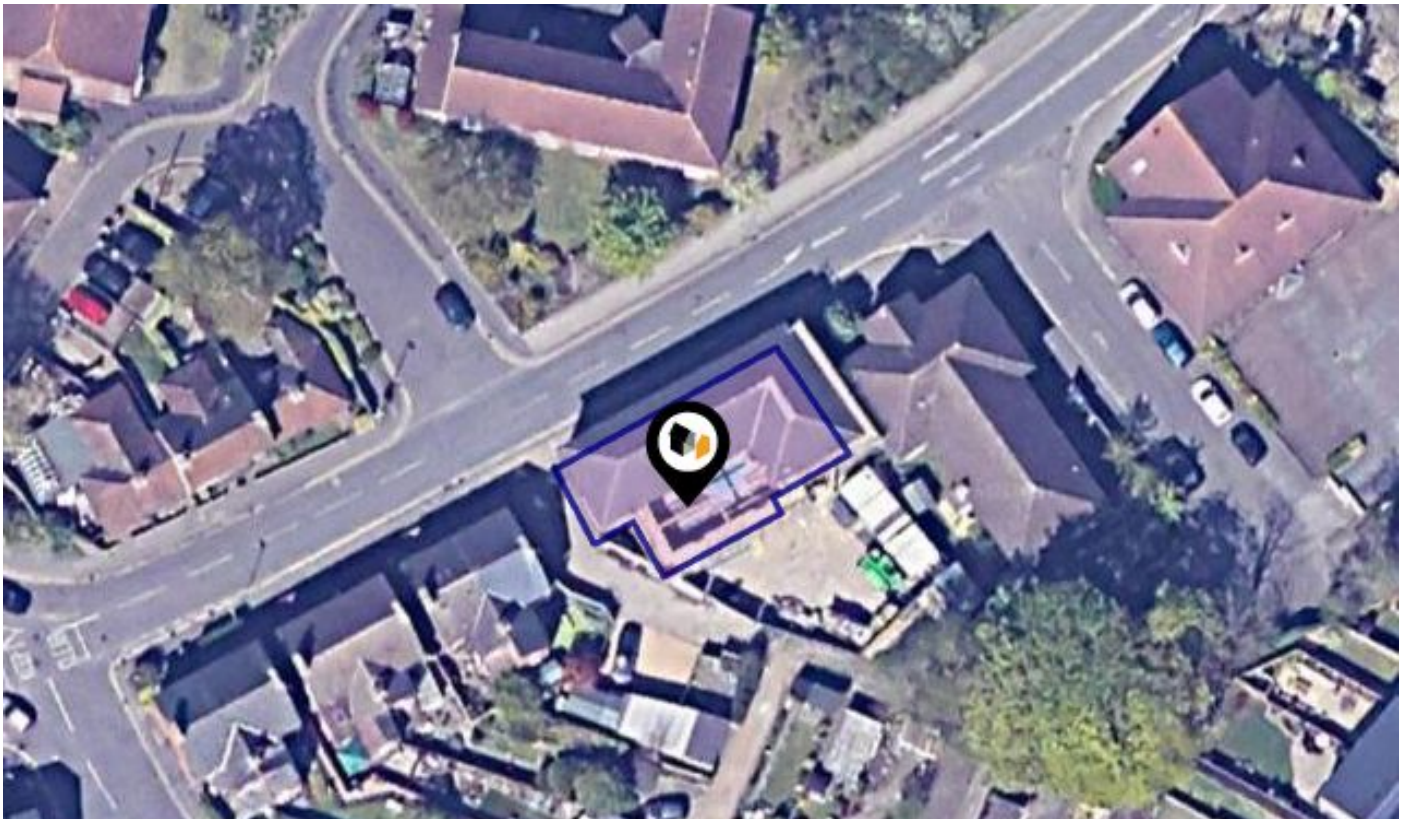


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 01st July 2024



GALLEON HOUSE 4-10, GUILDFORD ROAD, CHERTSEY, KT16

James Neave

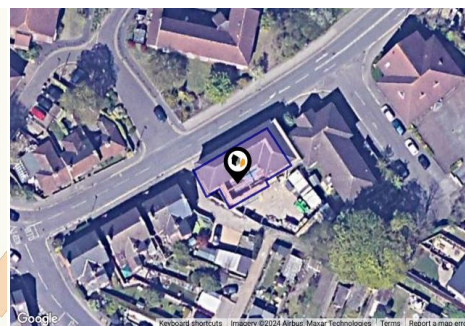
38 High Street Walton on Thames Surrey KT12 1DE

01932 221 331

lily@jamesneave.co.uk

www.jamesneave.co.uk





Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2	Term Remaining:	-
Floor Area:	721 ft ² / 67 m ²		
Plot Area:	0.06 acres		
Year Built :	2021		
Council Tax :	Band C		
Annual Estimate:	£2,020		
Title Number:	SY892579		

Local Area

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

Satellite/Fibre TV Availability:



Property EPC - Certificate



GALLEON HOUSE 4-10, GUILDFORD ROAD, KT16

Energy rating

D

Valid until 16.06.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	65 D
39-54	E		
21-38	F		
1-20	G		

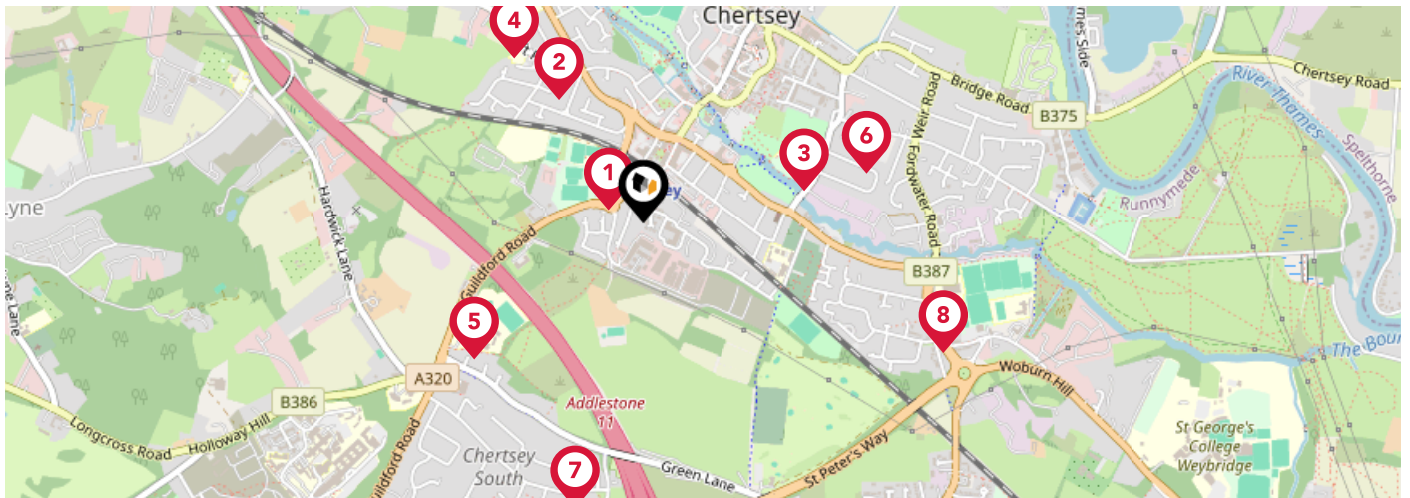
Property

EPC - Additional Data

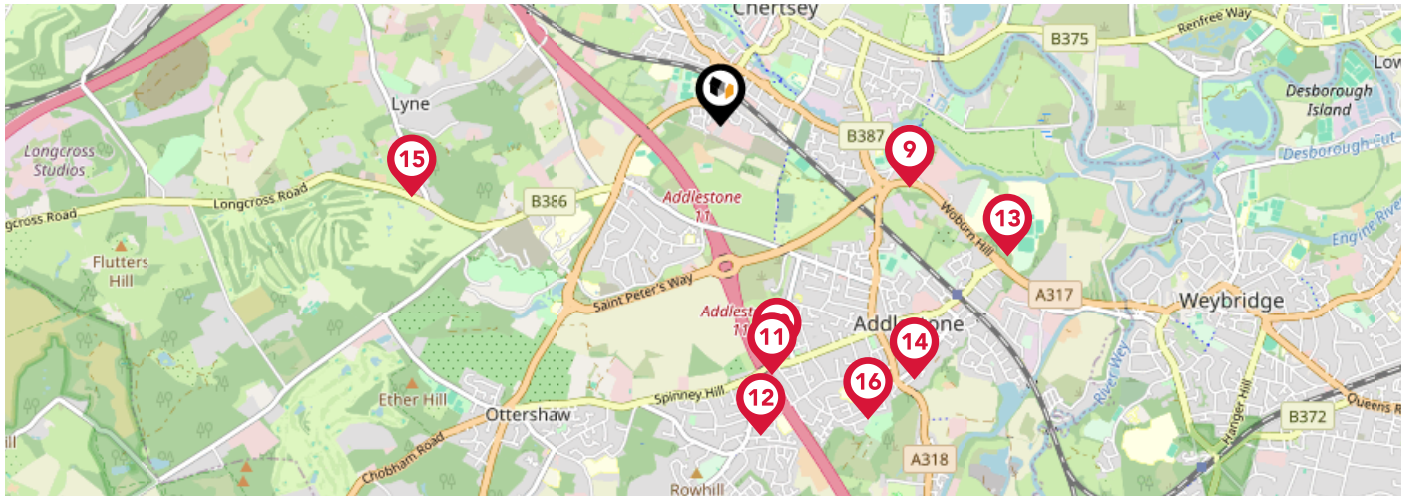
Additional EPC Data

Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Not sale or rental
Energy Tariff:	Standard tariff
Main Fuel:	Electricity: electricity, unspecified tariff
Floor Level:	1
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.23 W/m ² K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.14 W/m ² K
Roof Energy:	Very Good
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and appliance thermostats
Hot Water System:	Electric immersion, standard tariff
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.13 W/m ² K
Total Floor Area:	67 m ²

Area Schools



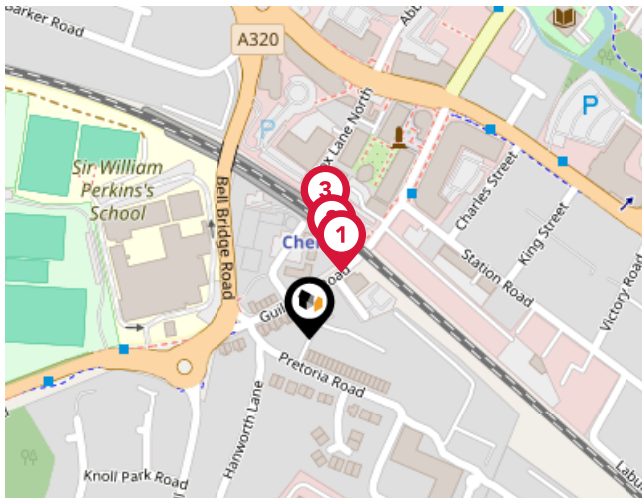
		Nursery	Primary	Secondary	College	Private
1	Sir William Perkins's School Ofsted Rating: Not Rated Pupils: 585 Distance:0.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Chertsey Nursery School Ofsted Rating: Good Pupils: 64 Distance:0.34	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Anne's Catholic Primary School Ofsted Rating: Good Pupils: 446 Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Pycroft Grange Primary School Ofsted Rating: Outstanding Pupils: 253 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Salesian School, Chertsey Ofsted Rating: Outstanding Pupils: 1641 Distance:0.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Stepgates Community School Ofsted Rating: Good Pupils: 276 Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Meadowcroft Community Infant School Ofsted Rating: Good Pupils: 80 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Chertsey High School Ofsted Rating: Good Pupils: 450 Distance:0.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
<p>9 Philip Southcote School Ofsted Rating: Good Pupils: 151 Distance:0.92</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 St Paul's CofE Primary School Ofsted Rating: Good Pupils: 393 Distance:1.11</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Jubilee High School Ofsted Rating: Good Pupils: 642 Distance:1.17</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Holy Family Catholic Primary School Ofsted Rating: Good Pupils: 217 Distance:1.45</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 St George's College Weybridge Ofsted Rating: Not Rated Pupils: 966 Distance:1.46</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:1.47</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Lyne and Longcross CofE Aided Primary School Ofsted Rating: Good Pupils: 203 Distance:1.47</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Sayes Court School Ofsted Rating: Good Pupils: 242 Distance:1.52</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

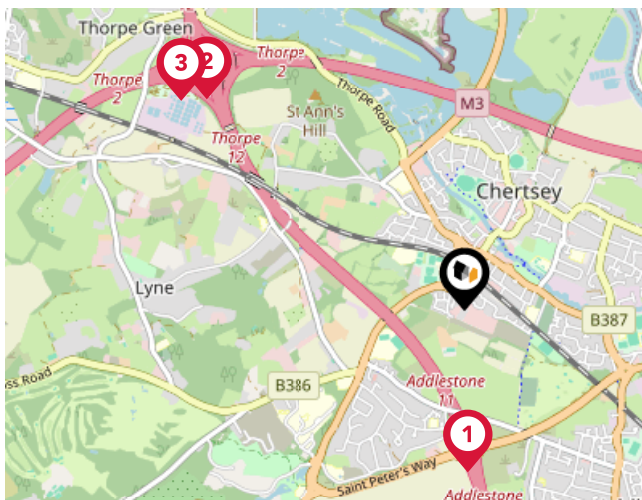
Area

Transport (National)



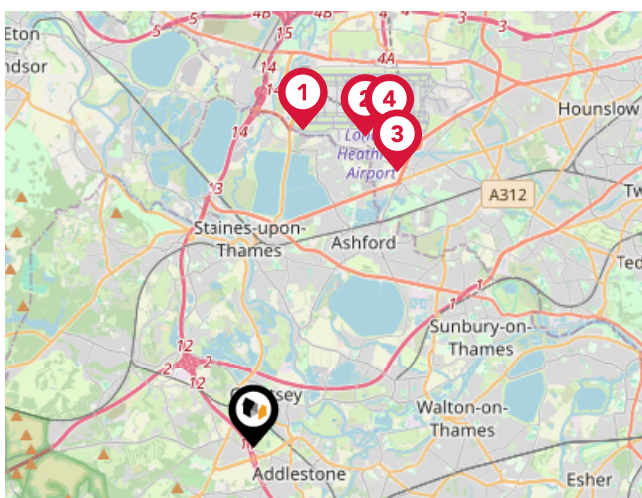
National Rail Stations

Pin	Name	Distance
1	Chertsey Rail Station	0.04 miles
2	Chertsey Rail Station	0.05 miles
3	Chertsey Rail Station	0.07 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M25 J11	0.75 miles
2	M25 J12	1.54 miles
3	M3 J2	1.63 miles
4	M25 J13	4.05 miles
5	M25 J14	5.85 miles

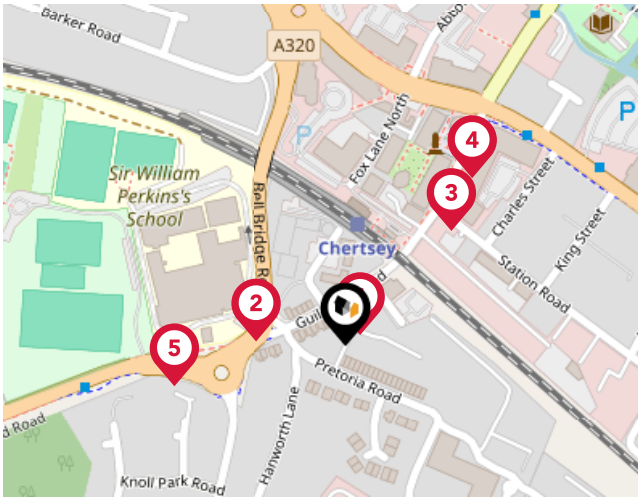


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport Terminal 5	5.93 miles
2	London Heathrow Airport Terminal 3	6.11 miles
3	London Heathrow Airport Terminal 4	5.75 miles
4	London Heathrow Airport Terminal 2	6.28 miles

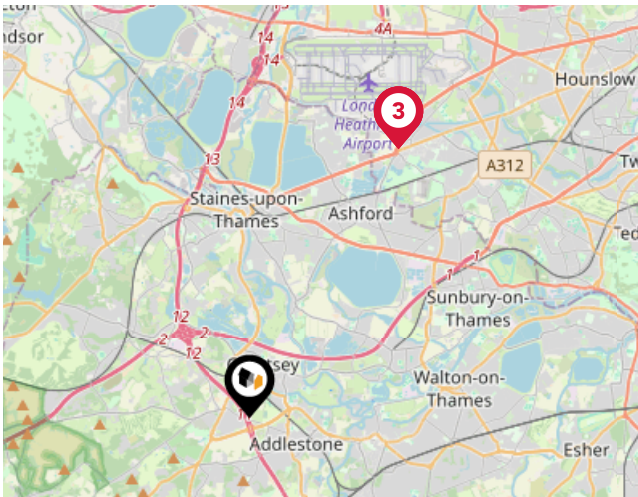
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Chertsey Railway Station	0.01 miles
2	Chertsey Railway Station	0.05 miles
3	Chertsey Railway Station	0.09 miles
4	Guildford Road	0.12 miles
5	Sir William Perkins's School	0.1 miles



Local Connections

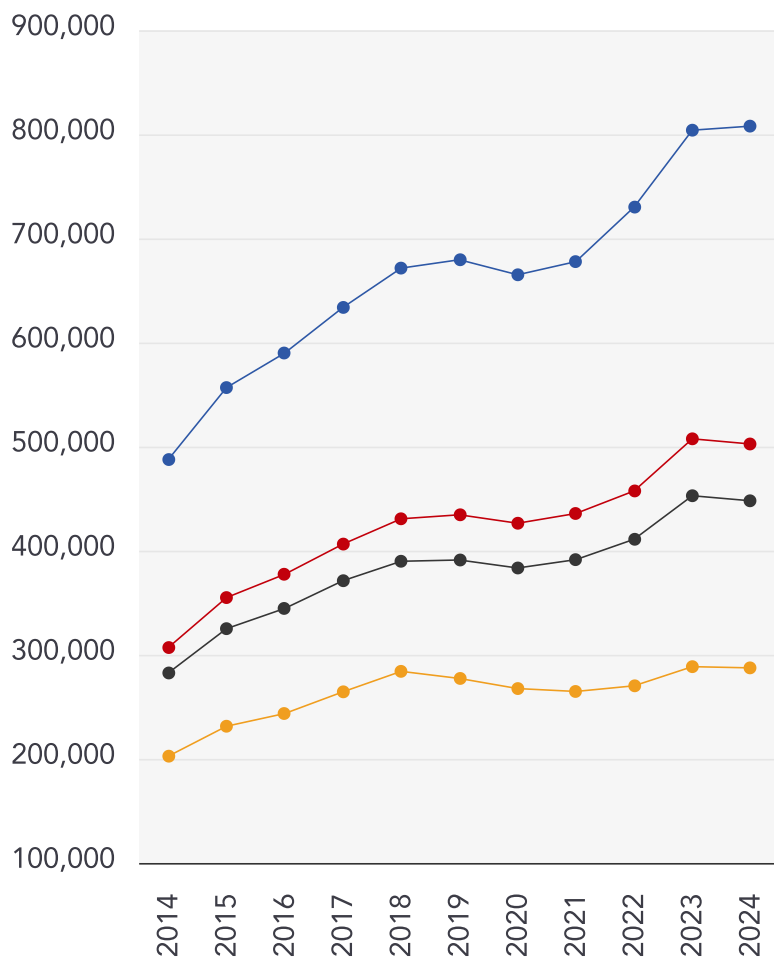
Pin	Name	Distance
1	Heathrow Terminal 4 Underground Station	5.69 miles
2	Heathrow Terminal 4 Underground Station	5.69 miles
3	Heathrow Terminal 4 Underground Station	5.69 miles

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"



/JamesNeave



/JamesNeaveEA

James Neave

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James Neave

38 High Street Walton on Thames Surrey
KT12 1DE
01932 221 331
lily@jamesneave.co.uk
www.jamesneave.co.uk

