

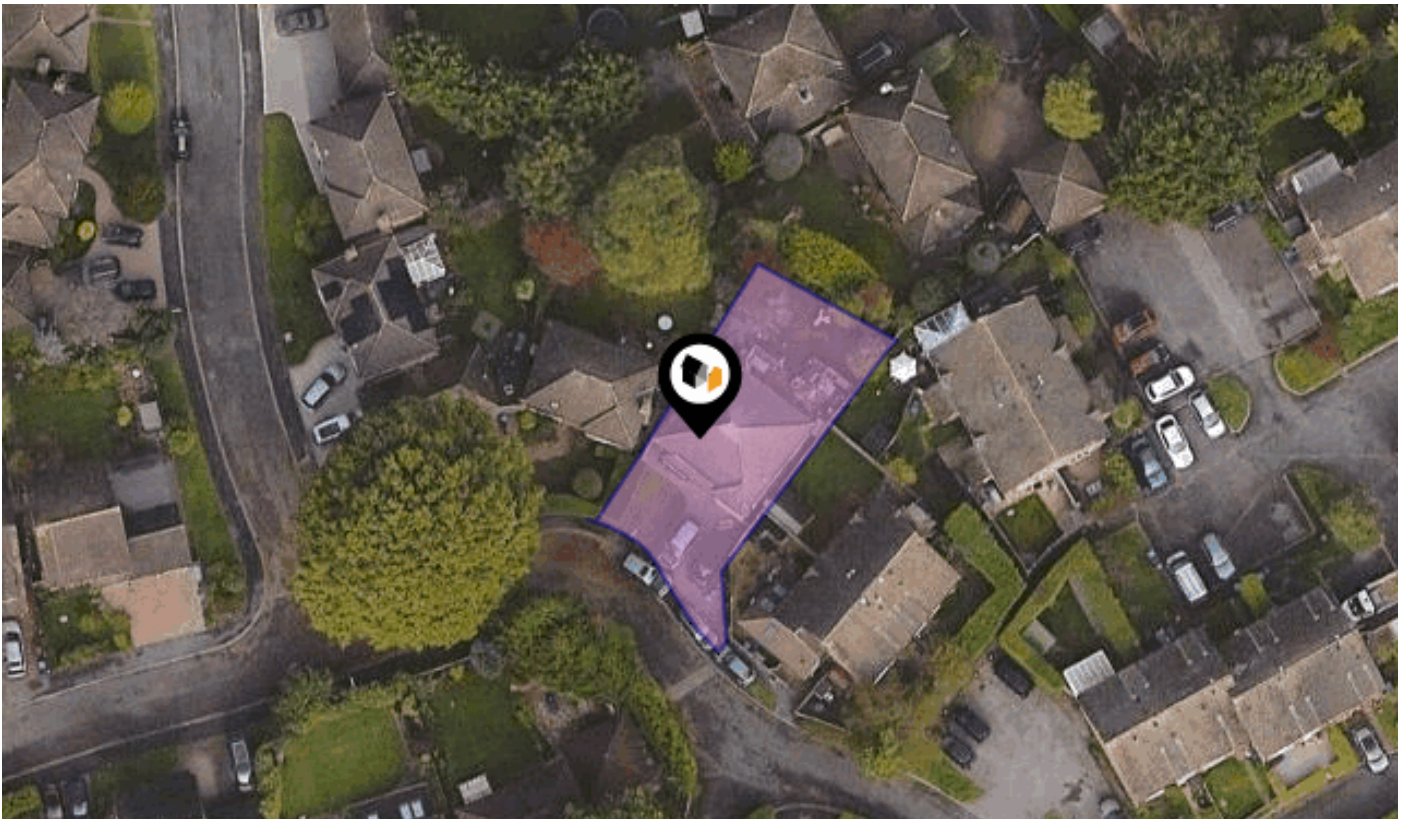


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 07th May 2024



ARMADALE ROAD, WOKING, GU21

James Neave

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	6		
Floor Area:	1,754 ft ² / 163 m ²		
Plot Area:	0.08 acres		
Year Built :	1983-1990		
Council Tax :	Band F		
Annual Estimate:	£3,426		
Title Number:	SY512608		
UPRN:	100061637116		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

3 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



GU21

Energy rating

C

Valid until 08.08.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

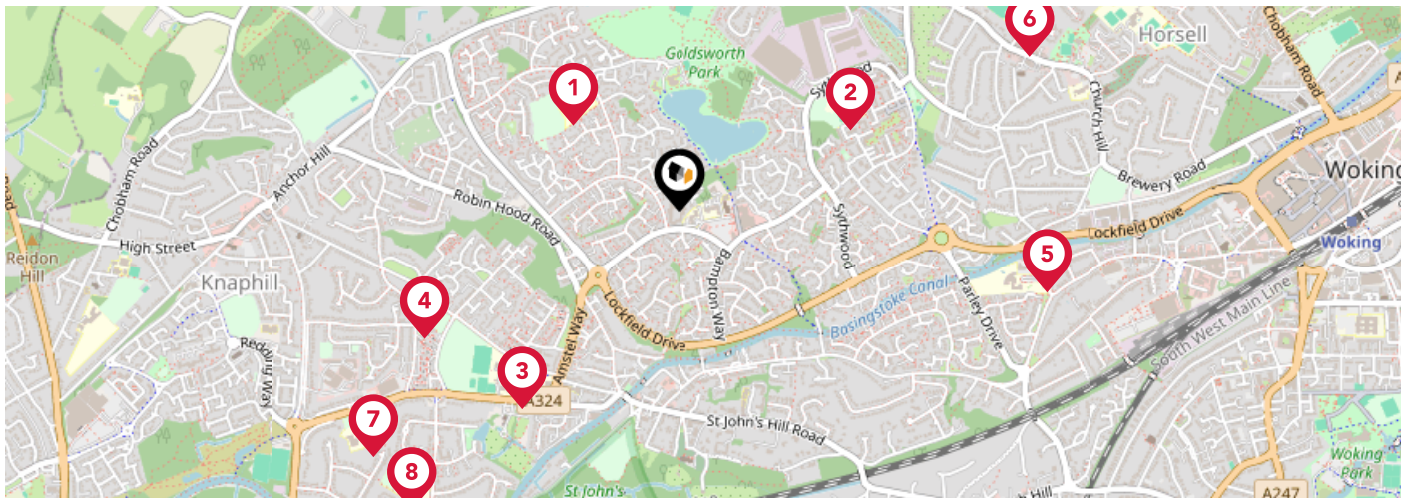
Property

EPC - Additional Data

Additional EPC Data

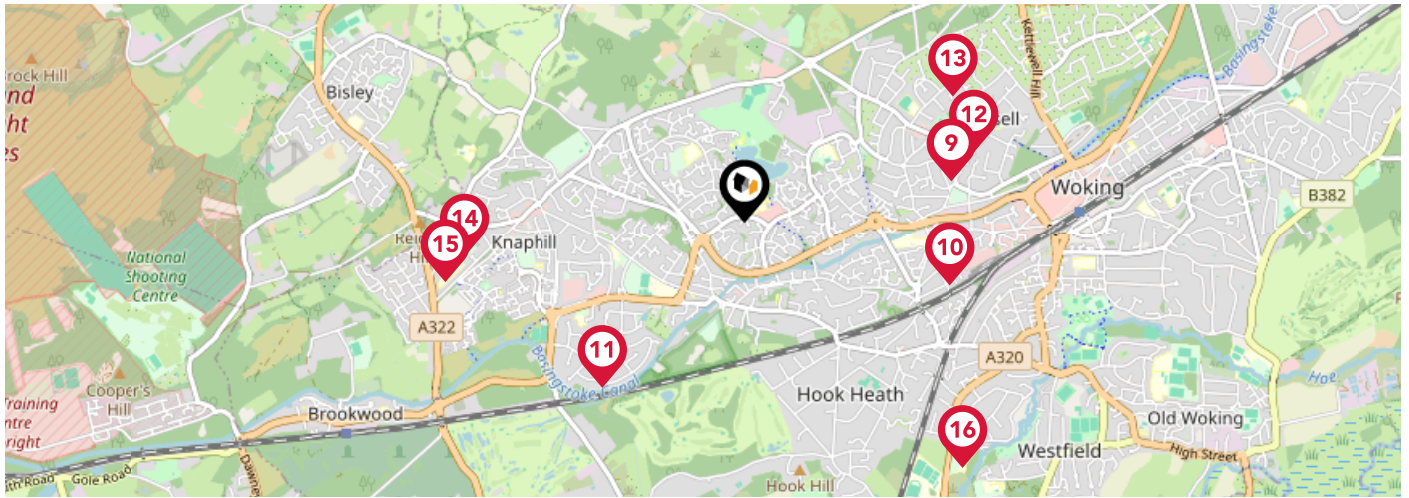
Property Type:	House
Build Form:	Detached
Transaction Type:	Rental
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Not defined
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Timber frame, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 75 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:	Suspended, no insulation (assumed)
Total Floor Area:	163 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Beaufort Primary School Ofsted Rating: Good Pupils: 501 Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Sythwood Primary School Ofsted Rating: Good Pupils: 664 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Winston Churchill School A Specialist Sports College Ofsted Rating: Good Pupils: 1434 Distance:0.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St John's Primary School Ofsted Rating: Requires Improvement Pupils: 242 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Goldsworth Primary School Ofsted Rating: Outstanding Pupils: 629 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Horsell CofE Aided Junior School Ofsted Rating: Good Pupils: 355 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Hugh of Lincoln Catholic Primary School Ofsted Rating: Good Pupils: 210 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	The Oaktree School Ofsted Rating: Outstanding Pupils: 270 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

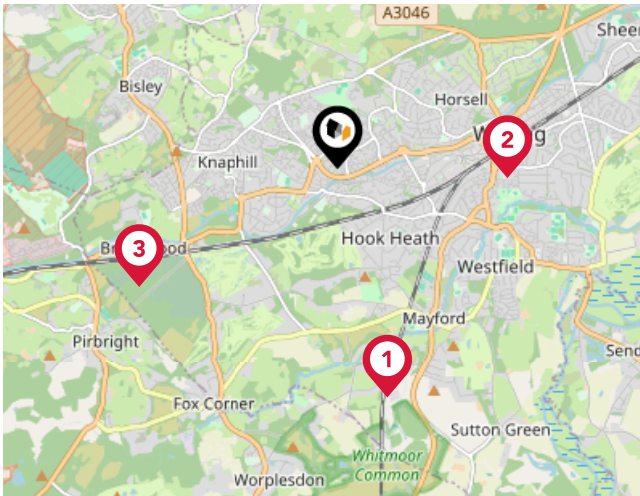
Area Schools



		Nursery	Primary	Secondary	College	Private
9	The Horsell Village School Ofsted Rating: Outstanding Pupils: 268 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	North West Surrey Short Stay School Ofsted Rating: Good Pupils: 18 Distance:1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	The Hermitage School Ofsted Rating: Good Pupils: 326 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	St Andrew's Woking School Trust Ofsted Rating: Not Rated Pupils: 314 Distance:1.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Woking High School Ofsted Rating: Good Pupils: 1199 Distance:1.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Knaphill School Ofsted Rating: Good Pupils:0 Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	The Knaphill Lower School Ofsted Rating: Requires Improvement Pupils:0 Distance:1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Barnsbury Primary School and Nursery Ofsted Rating: Good Pupils: 446 Distance:1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

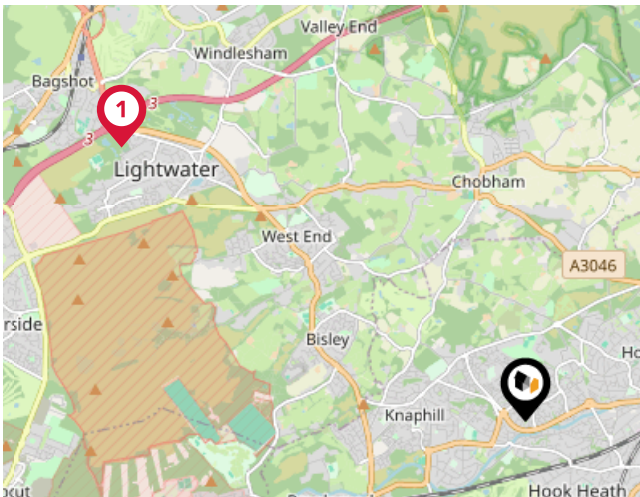
Area

Transport (National)



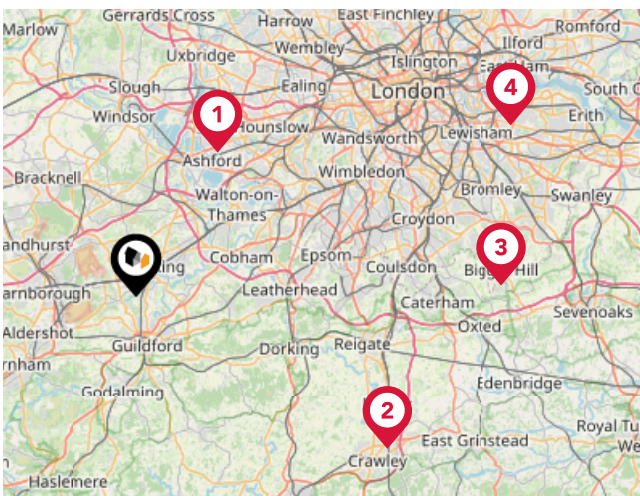
National Rail Stations

Pin	Name	Distance
1	Worplesdon Rail Station	2.18 miles
2	Woking Rail Station	1.58 miles
3	Brookwood Rail Station	2.14 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J3	4.51 miles
2	M3 J2	6.04 miles
3	M25 J12	6.08 miles
4	M25 J11	5.29 miles
5	M25 J13	8.99 miles

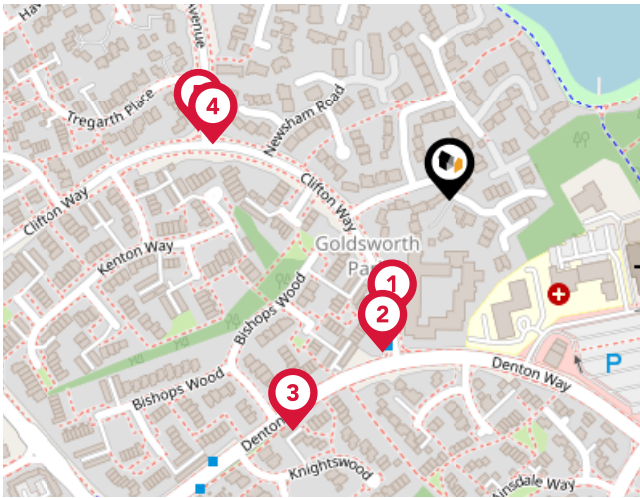


Airports/HELIPADS

Pin	Name	Distance
1	London Heathrow Airport	12.3 miles
2	London Gatwick Airport	21.79 miles
3	Biggin Hill Airport	27.1 miles
4	London City Airport	30.53 miles

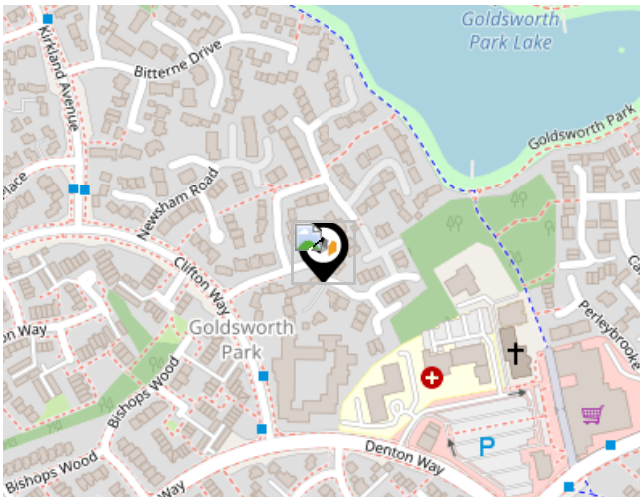
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Brockhill	0.08 miles
2	Brockhill	0.1 miles
3	Bishops Wood	0.16 miles
4	Tregarth Place	0.14 miles
5	Tregarth Place	0.15 miles



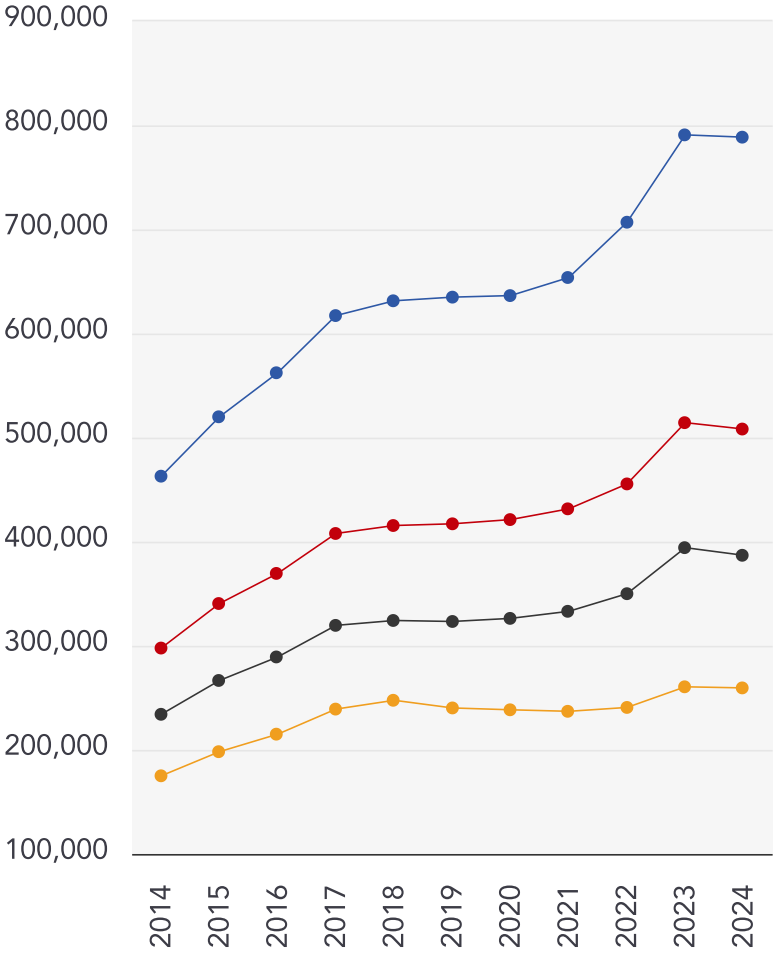
Local Connections

Pin	Name	Distance
1	Heathrow Terminal 5 Underground Station	11.3 miles

Market House Price Statistics



10 Year History of Average House Prices by Property Type in GU21



Detached

+70.35%

Semi-Detached

+70.65%

Terraced

+65.23%

Flat

+48.22%



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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