

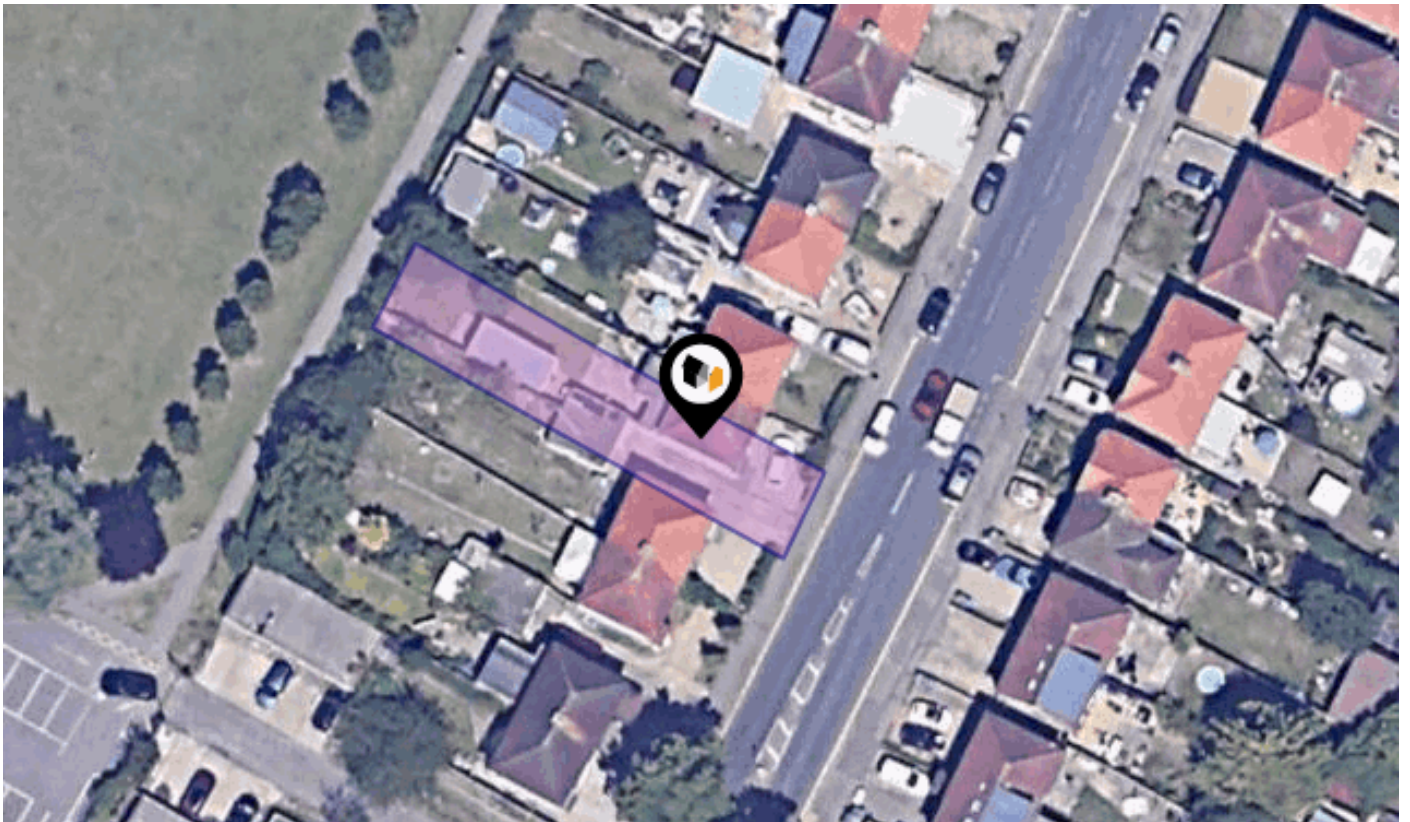


See More Online

# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 13<sup>th</sup> May 2024**



**MOLESEY ROAD, HERSHAM, WALTON-ON-THAMES, KT12**

## **James Neave**

38 High Street Walton on Thames Surrey KT12 1DE

01932 221 331

[lily@jamesneave.co.uk](mailto:lily@jamesneave.co.uk)

[www.jamesneave.co.uk](http://www.jamesneave.co.uk)





## Property

<b>Type:</b>	Semi-Detached
<b>Bedrooms:</b>	3
<b>Floor Area:</b>	904 ft <sup>2</sup> / 84 m <sup>2</sup>
<b>Plot Area:</b>	0.08 acres
<b>Year Built :</b>	1950-1966
<b>Council Tax :</b>	Band D
<b>Annual Estimate:</b>	£2,334
<b>Title Number:</b>	SY488526
<b>UPRN:</b>	100061331895

<b>Last Sold £/ft<sup>2</sup>:</b>	£447
<b>Tenure:</b>	Freehold

## Local Area

<b>Local Authority:</b>	Elmbridge
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Low
• Surface Water	Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>4</b> mb/s	<b>75</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Property EPC - Certificate

Molesey Road, Hersham, KT12

Energy rating

F

Valid until 29.03.2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D		
39-54	E		
21-38	F	33   F	
1-20	G		

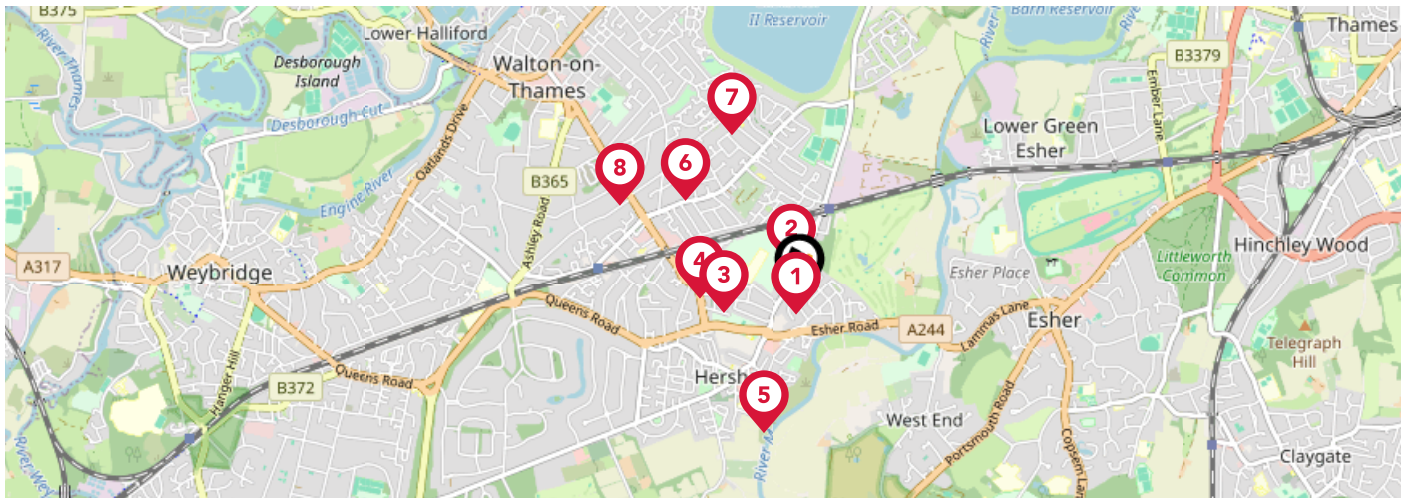
# Property

## EPC - Additional Data

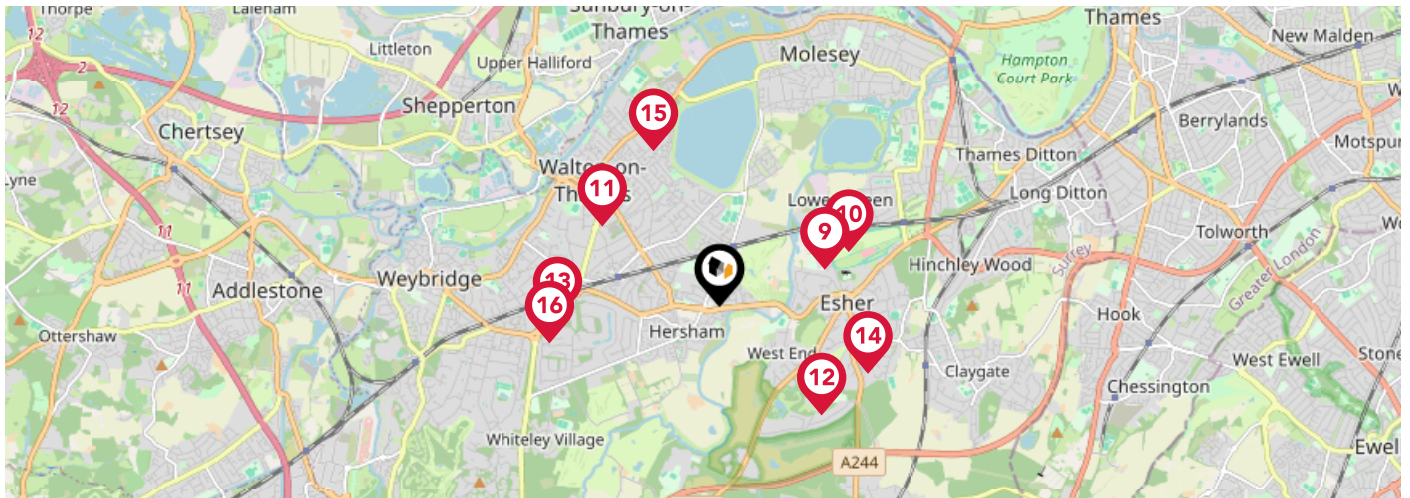
### Additional EPC Data









<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	ECO assessment
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 50 mm loft insulation
<b>Roof Energy:</b>	Poor
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, no room thermostat
<b>Hot Water System:</b>	From main system, no cylinder thermostat
<b>Hot Water Energy Efficiency:</b>	Poor
<b>Lighting:</b>	Low energy lighting in 60% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	84 m <sup>2</sup>

# Area Schools



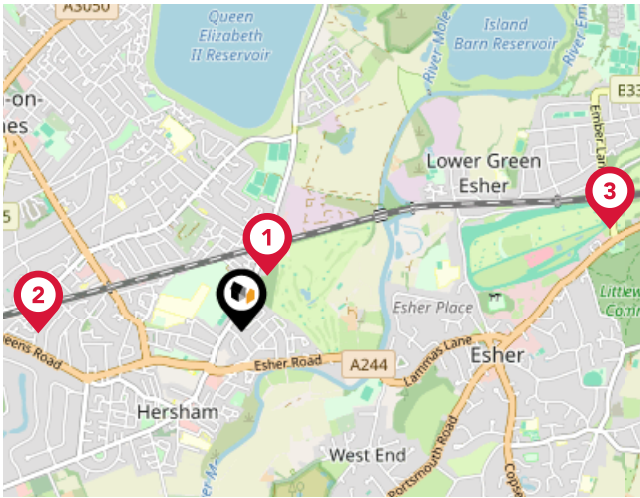
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>North East Surrey Secondary Short Stay School</b> Ofsted Rating: Good   Pupils: 31   Distance:0.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Cardinal Newman Catholic Primary School</b> Ofsted Rating: Good   Pupils: 405   Distance:0.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Bell Farm Primary School</b> Ofsted Rating: Good   Pupils: 660   Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Three Rivers Academy</b> Ofsted Rating: Good   Pupils: 1039   Distance:0.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Burhill Primary School</b> Ofsted Rating: Good   Pupils: 634   Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>The Danesfield Manor School</b> Ofsted Rating: Not Rated   Pupils: 129   Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Walton Oak Primary School</b> Ofsted Rating: Good   Pupils: 473   Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Westward School</b> Ofsted Rating: Not Rated   Pupils: 125   Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>Esher Church of England High School</b> Ofsted Rating: Good   Pupils: 1154   Distance:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cranmere Primary School</b> Ofsted Rating: Good   Pupils: 473   Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ashley Church of England Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 567   Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Claremont Fan Court School</b> Ofsted Rating: Not Rated   Pupils: 890   Distance:1.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cleves School</b> Ofsted Rating: Outstanding   Pupils: 720   Distance:1.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Esher Church School</b> Ofsted Rating: Good   Pupils: 375   Distance:1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Grovelands Primary School</b> Ofsted Rating: Good   Pupils: 513   Distance:1.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Walton Leigh School</b> Ofsted Rating: Outstanding   Pupils: 79   Distance:1.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

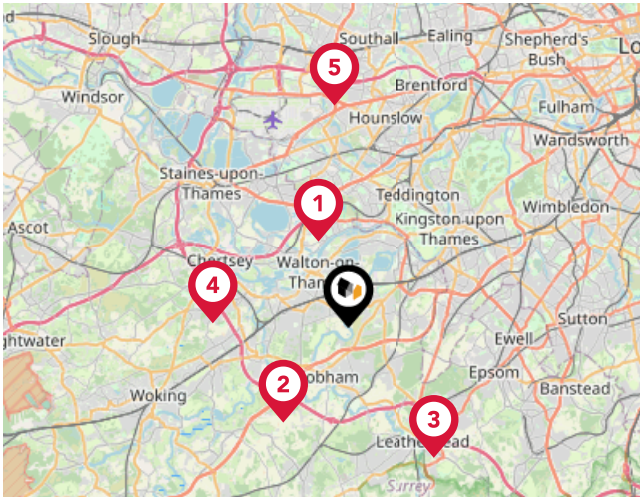
# Area

## Transport (National)



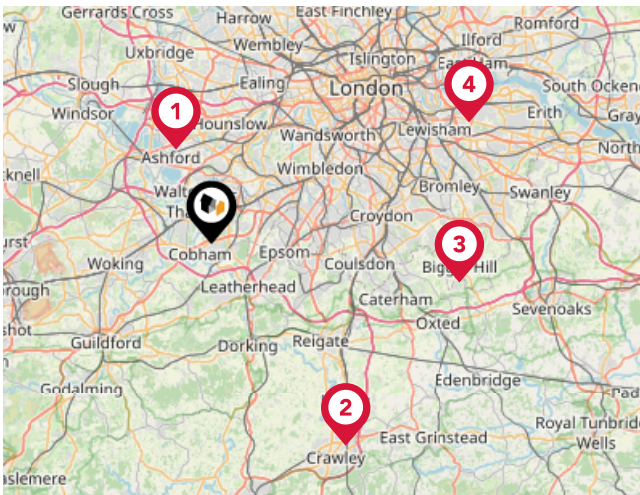
### National Rail Stations

Pin	Name	Distance
1	Hersham Rail Station	0.29 miles
2	Walton-on-Thames Rail Station	0.95 miles
3	Esher Rail Station	1.77 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J1	3.39 miles
2	M25 J10	4.3 miles
3	M25 J9	5.78 miles
4	M25 J11	5.04 miles
5	M4 J3	8.2 miles

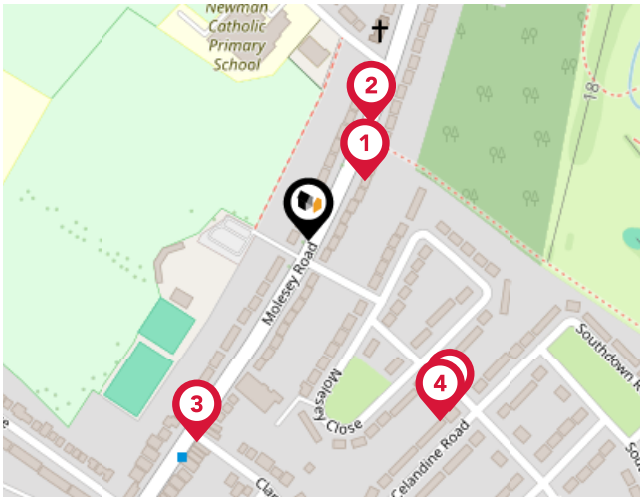


### Airports/HELIPADS

Pin	Name	Distance
1	London Heathrow Airport	7.48 miles
2	London Gatwick Airport	17.97 miles
3	Biggin Hill Airport	18.62 miles
4	London City Airport	21.11 miles

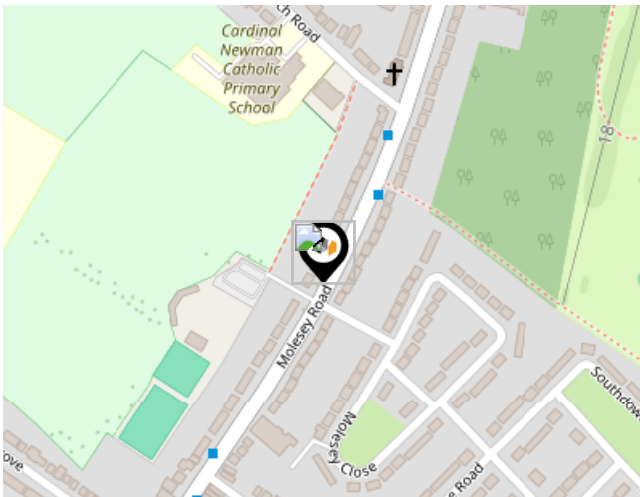
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Arch Road	0.05 miles
2	Arch Road	0.08 miles
3	Claremont Avenue	0.13 miles
4	Mead Road	0.13 miles
5	Mead Road	0.13 miles



### Local Connections

Pin	Name	Distance
1	Hatton Cross Underground Station	6.61 miles
2	Heathrow Terminal 4 Underground Station	6.34 miles
3	Hounslow Central Underground Station	6.89 miles

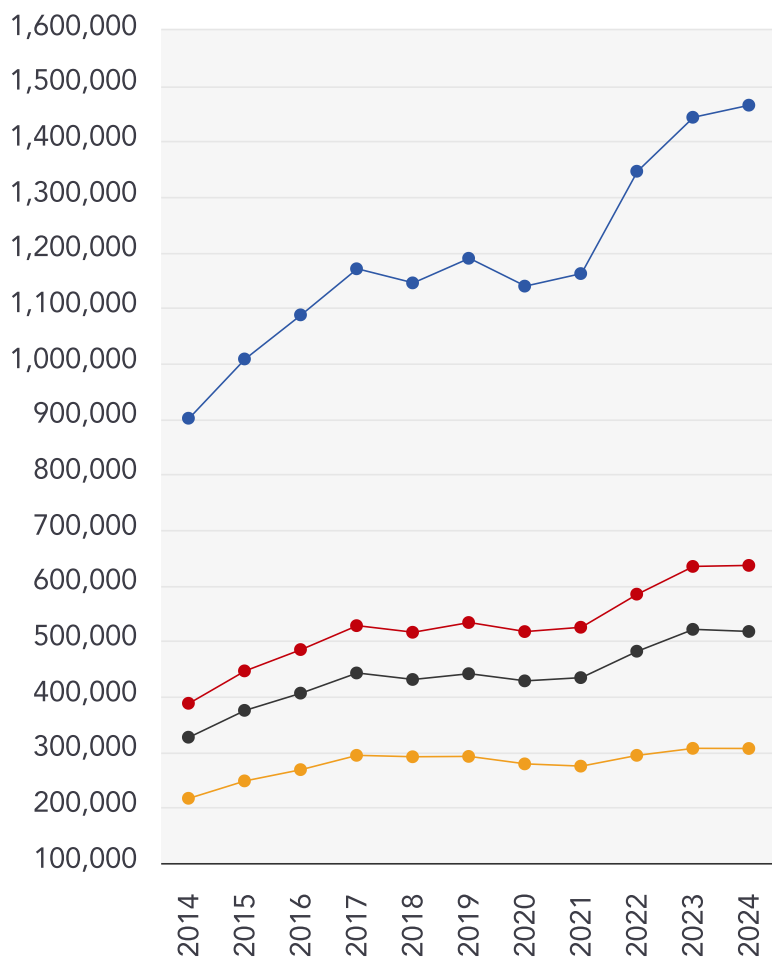


# Market

## 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"



/JamesNeave



/JamesNeaveEA

# James Neave

## Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



### Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



#### James Neave

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

