

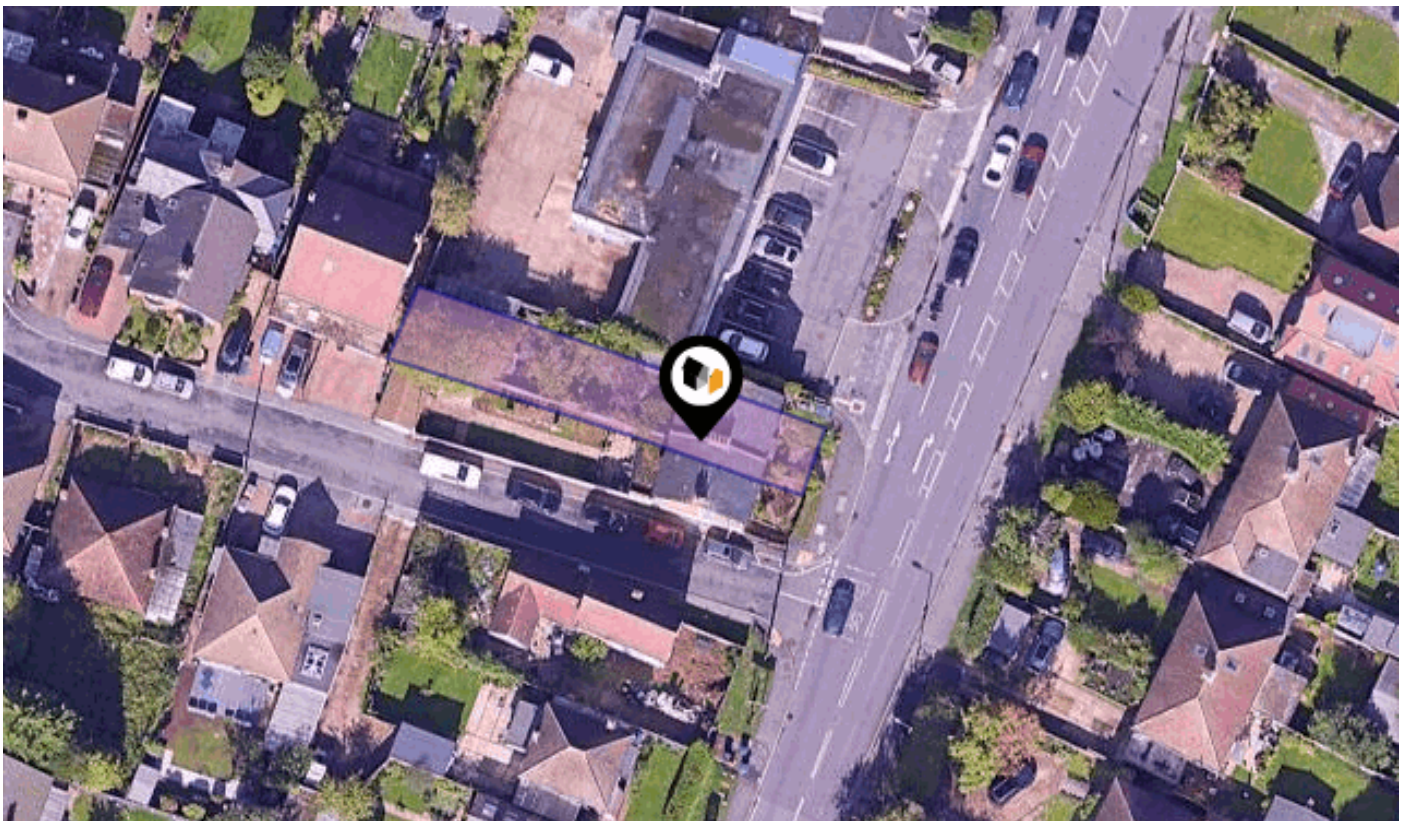


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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 14<sup>th</sup> May 2024**



## **LEATHERHEAD ROAD, CHESSINGTON, KT9**

### **James Neave**

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# Property Overview



## Property

**Type:** Semi-Detached  
**Bedrooms:** 2  
**Floor Area:** 828 ft<sup>2</sup> / 77 m<sup>2</sup>  
**Plot Area:** 0.06 acres  
**Council Tax :** Band D  
**Annual Estimate:** £2,375  
**Title Number:** SGL250203  
**UPRN:** 128011401

**Tenure:** Freehold

## Local Area

**Local Authority:** Kingston upon thames  
**Conservation Area:** No  
**Flood Risk:**  
• Rivers & Seas No Risk  
• Surface Water High

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

**3**  
mb/s



**1000**  
mb/s



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



**Satellite/Fibre TV Availability:**



# Property EPC - Certificate

Energy rating

F

Valid until 30.04.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77   C
55-68	D		
39-54	E		
21-38	F	33   F	
1-20	G		

# Property

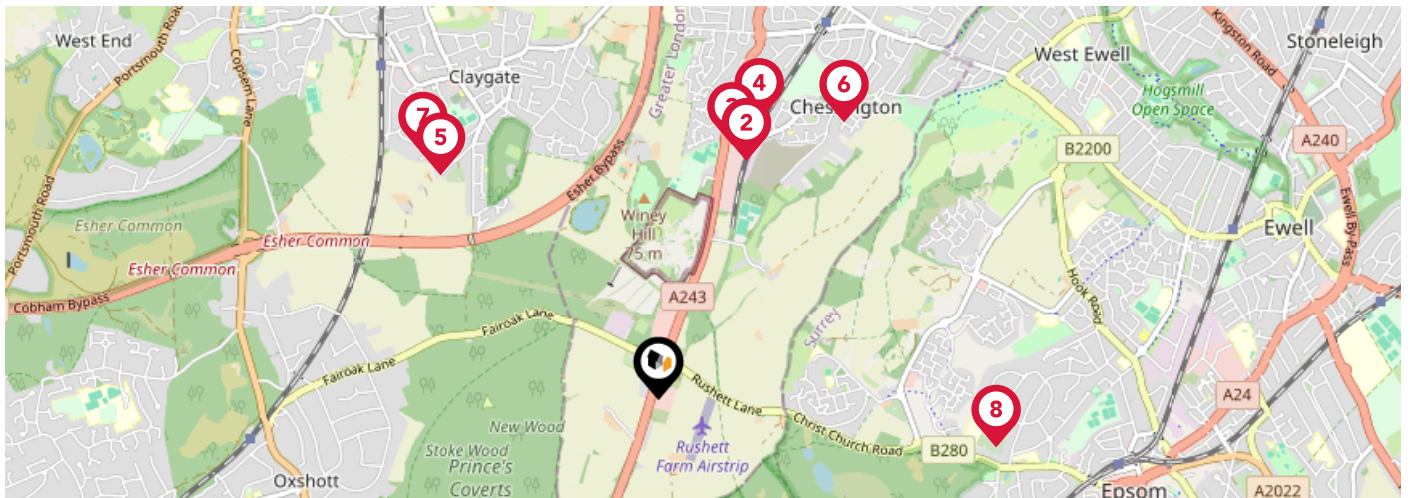
## EPC - Additional Data



### Additional EPC Data

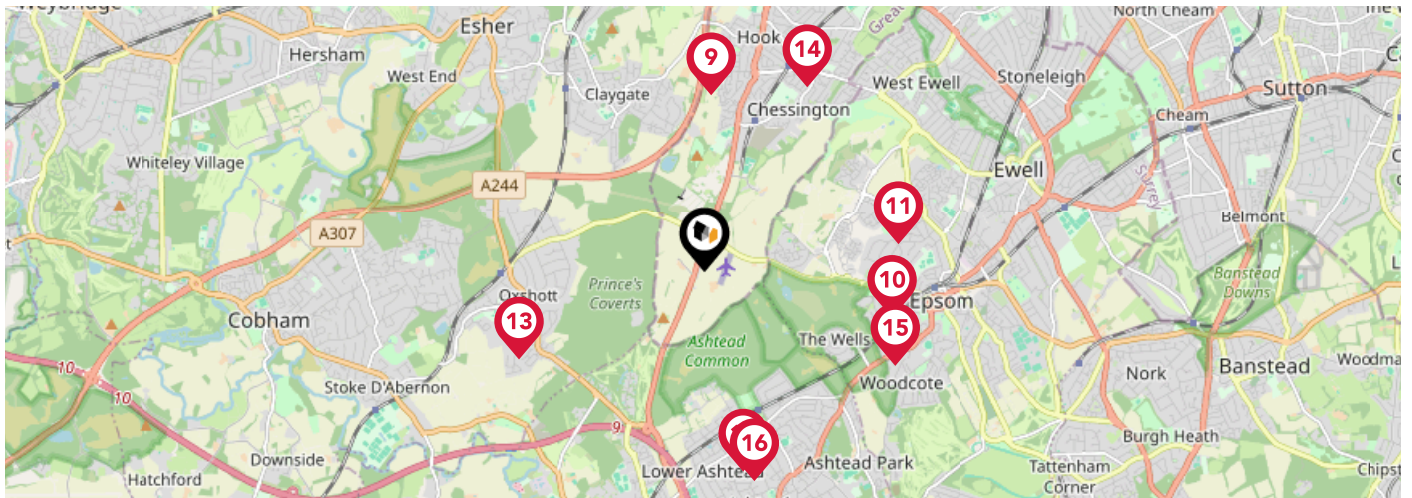
<b>Property Type:</b>	Semi-detached house
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Solid brick as built no insulation (assumed)
<b>Walls Energy:</b>	Very poor
<b>Roof:</b>	Pitched no insulation (assumed)
<b>Roof Energy:</b>	Very poor
<b>Main Heating:</b>	Boiler and radiators mains gas
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	No low energy lighting
<b>Floors:</b>	Suspended no insulation (assumed)
<b>Total Floor Area:</b>	77 m <sup>2</sup>









# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Chessington School</b> Ofsted Rating: Good   Pupils: 445   Distance: 1.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Chessington School</b> Ofsted Rating: Good   Pupils: 641   Distance: 1.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St Philip's School</b> Ofsted Rating: Good   Pupils: 172   Distance: 1.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Ellingham Primary School</b> Ofsted Rating: Good   Pupils: 409   Distance: 1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Rowan Preparatory School</b> Ofsted Rating: Not Rated   Pupils: 313   Distance: 1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St Mary's CofE (Aided) Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 211   Distance: 1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Claygate Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 414   Distance: 1.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Stamford Green Primary School</b> Ofsted Rating: Outstanding   Pupils: 599   Distance: 1.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

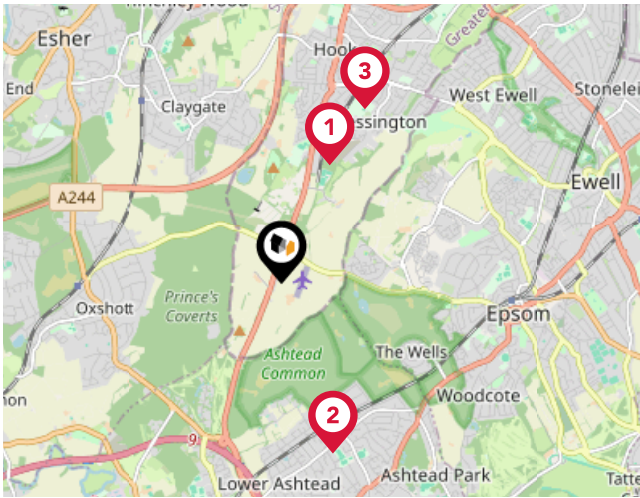
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Lovelace Primary School</b> Ofsted Rating: Good   Pupils: 612   Distance:1.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kingswood House School</b> Ofsted Rating: Not Rated   Pupils: 222   Distance:1.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Southfield Park Primary School</b> Ofsted Rating: Outstanding   Pupils: 419   Distance:1.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Barnett Wood Infant School</b> Ofsted Rating: Outstanding   Pupils: 152   Distance:1.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Danes Hill School</b> Ofsted Rating: Not Rated   Pupils: 846   Distance:1.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Castle Hill Primary School</b> Ofsted Rating: Good   Pupils: 529   Distance:1.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Rosebery School</b> Ofsted Rating: Outstanding   Pupils: 1437   Distance:1.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Little Downsend Ashtead</b> Ofsted Rating: Not Rated   Pupils: 61   Distance:2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

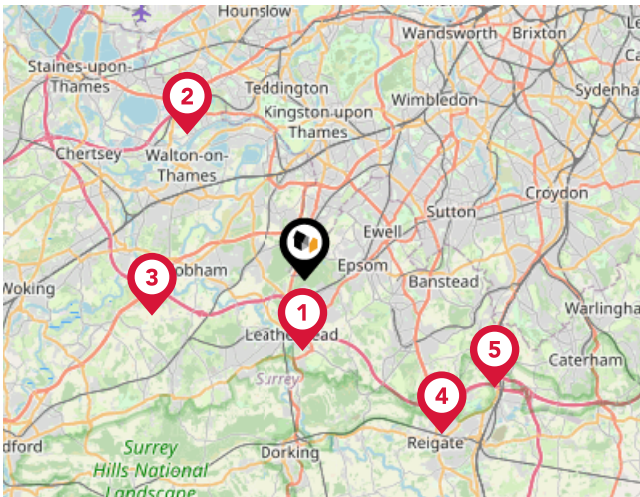
# Area

## Transport (National)



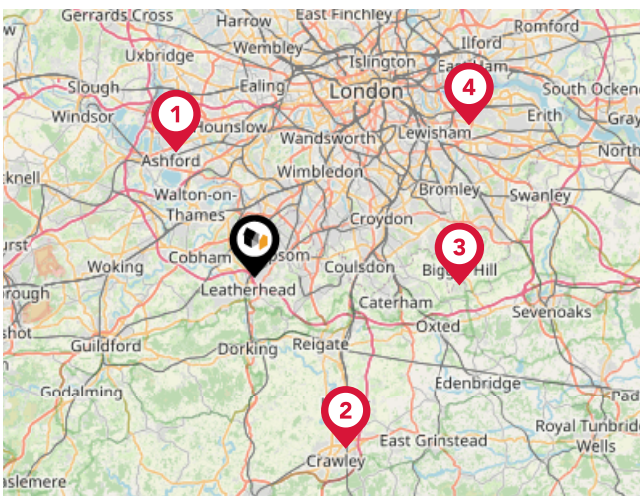
### National Rail Stations

Pin	Name	Distance
1	Chessington South Rail Station	1.18 miles
2	Ashted Rail Station	1.65 miles
3	Chessington North Rail Station	1.79 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M25 J9	2.62 miles
2	M3 J1	6.95 miles
3	M25 J10	5.81 miles
4	M25 J8	7.66 miles
5	M23 J7	8.13 miles

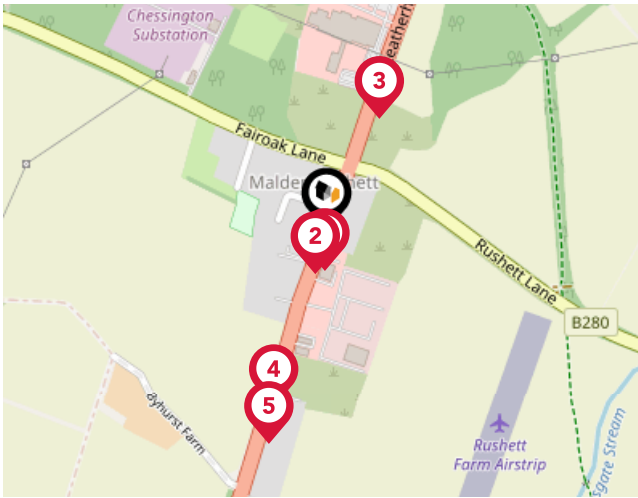


### Airports/HELIPADS

Pin	Name	Distance
1	London Heathrow Airport	10.91 miles
2	London Gatwick Airport	14.41 miles
3	Biggin Hill Airport	15.23 miles
4	London City Airport	19.48 miles

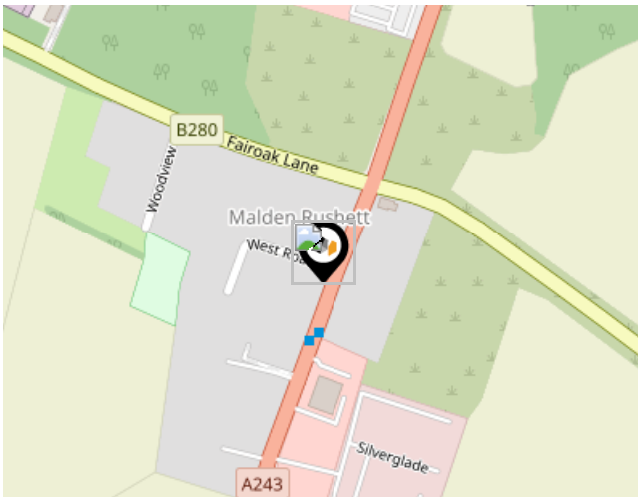
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Rushett Lane	0.05 miles
2	Rushett Lane	0.05 miles
3	Chessington Garden Centre	0.14 miles
4	Malden Rushett Shy Horse	0.21 miles
5	Malden Rushett Shy Horse	0.26 miles



### Local Connections

Pin	Name	Distance
1	Dundonald Road Tram Stop	7.16 miles
2	Merton Park Tram Stop	7.15 miles
3	Morden Underground Station	6.83 miles

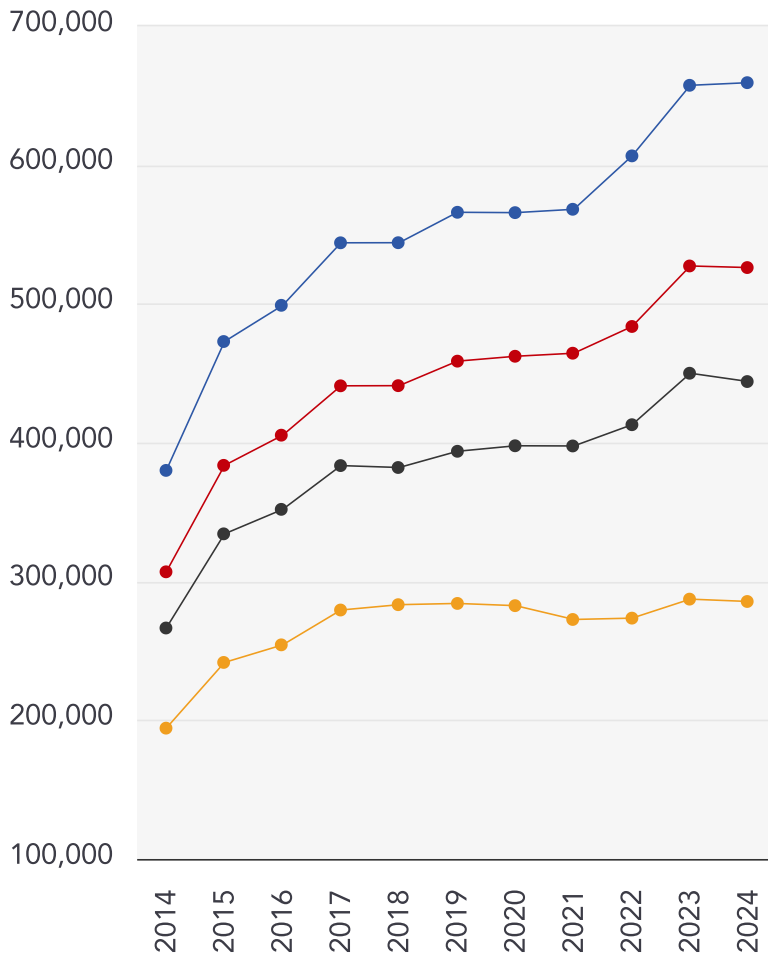


# Market

## House Price Statistics



### 10 Year History of Average House Prices by Property Type in KT9



Detached

**+73.52%**

Semi-Detached

**+71.43%**

Terraced

**+66.65%**

Flat

**+46.97%**



### James Neave

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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

## Data Quality

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