

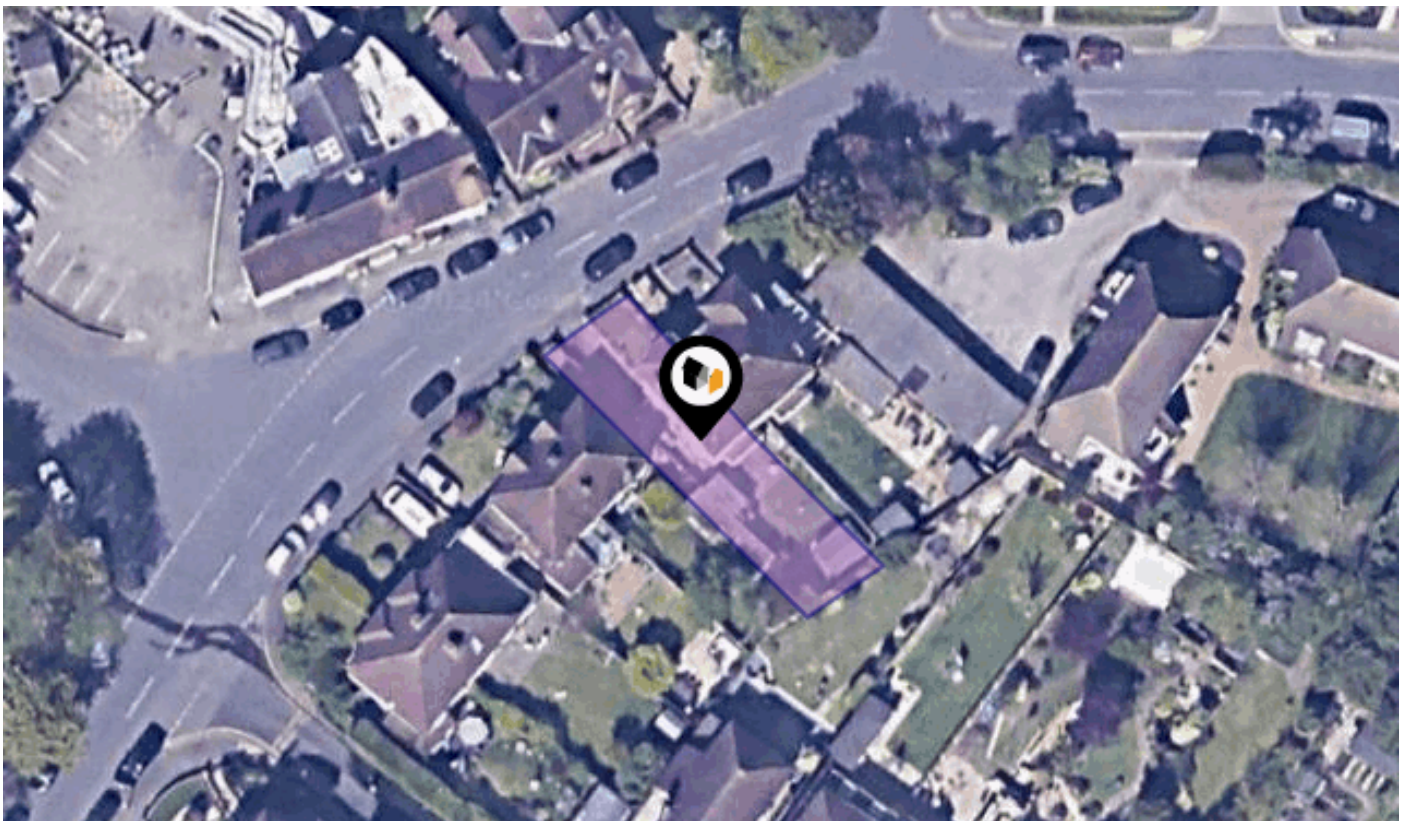


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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 20<sup>th</sup> May 2024**



**MANOR ROAD, WALTON-ON-THAMES, KT12**

## **James Neave**

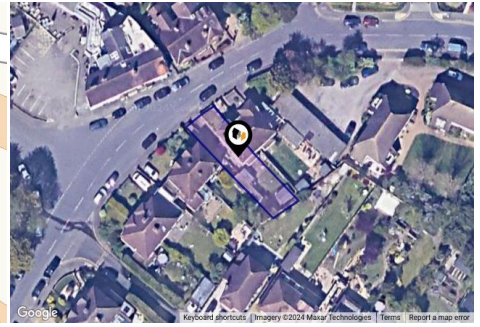
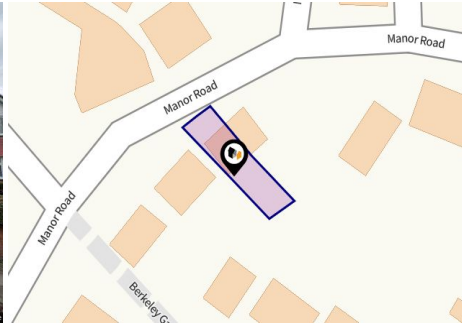
38 High Street Walton on Thames Surrey KT12 1DE

01932 221 331

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

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## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	1,033 ft <sup>2</sup> / 96 m <sup>2</sup>		
<b>Plot Area:</b>	0.06 acres		
<b>Council Tax :</b>	Band E		
<b>Annual Estimate:</b>	£2,852		
<b>Title Number:</b>	SY449754		
<b>UPRN:</b>	100061331169		

## Local Area

<b>Local Authority:</b>	Surrey
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	No Risk
● Surface Water	Medium

### Satellite/Fibre TV Availability:



# Property EPC - Certificate



KT12

Energy rating

# G

Valid until 13.10.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66   D
39-54	E		
21-38	F		
1-20	G	14   G	

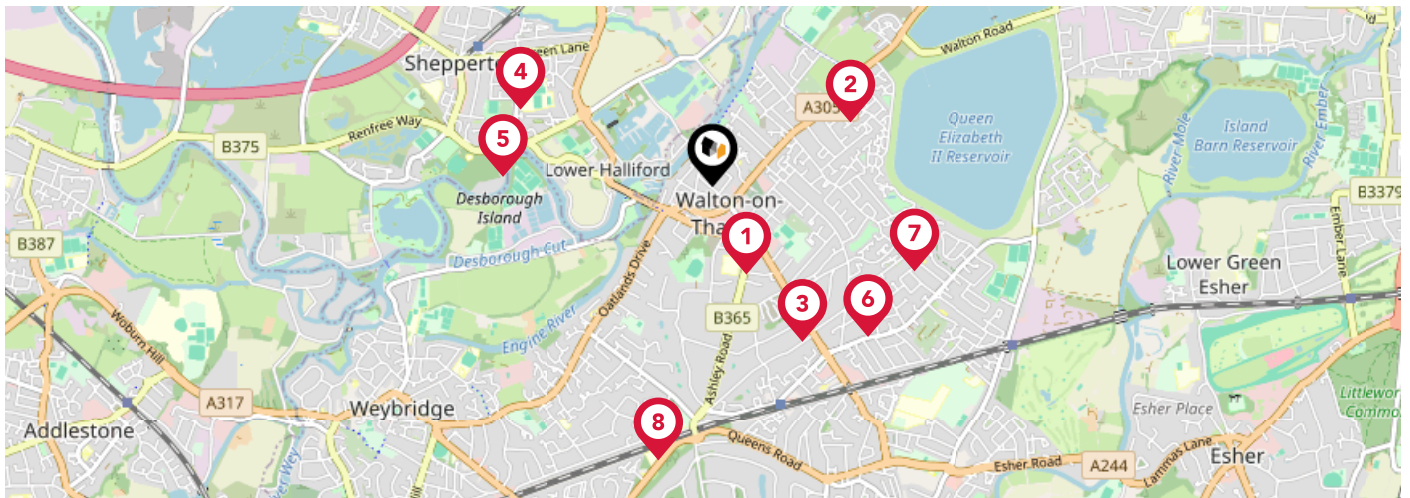
# Property









## EPC - Additional Data

### Additional EPC Data

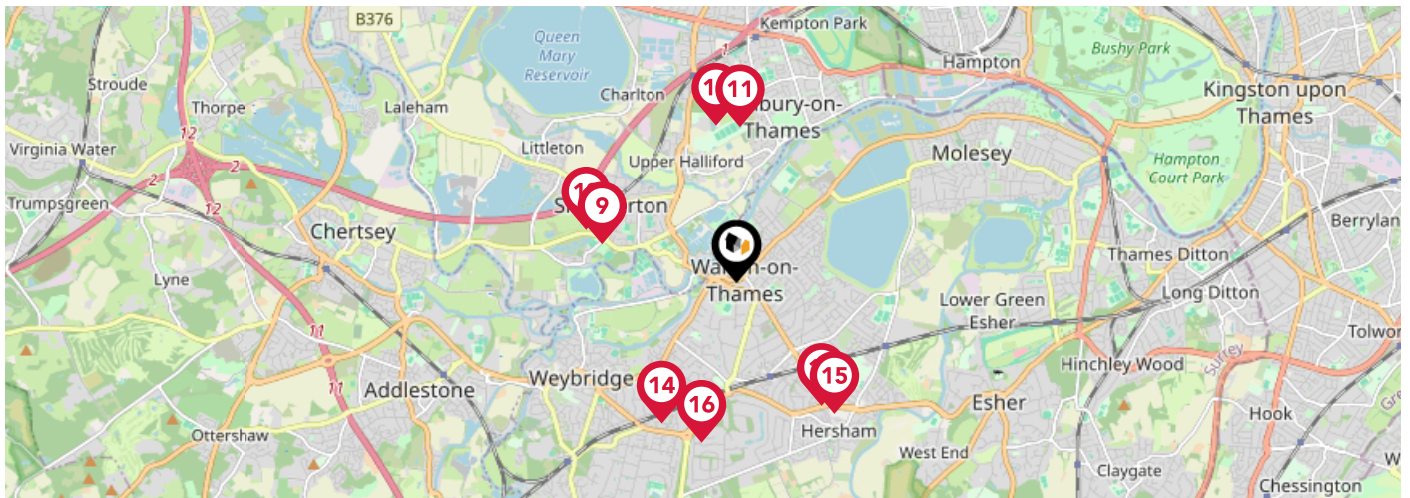
<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Not defined
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, 75 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 56% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	96 m <sup>2</sup>

# Area Schools



		Nursery	Primary	Secondary	College	Private
 <b>Ashley Church of England Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 567   Distance:0.43		<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:0.71		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Westward School</b> Ofsted Rating: Not Rated   Pupils: 125   Distance:0.83		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Thamesmead School</b> Ofsted Rating: Good   Pupils: 1013   Distance:0.96		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Halliford School</b> Ofsted Rating: Not Rated   Pupils: 419   Distance:0.97		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>The Danesfield Manor School</b> Ofsted Rating: Not Rated   Pupils: 129   Distance:1		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Walton Oak Primary School</b> Ofsted Rating: Good   Pupils: 473   Distance:1.01		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Cleves School</b> Ofsted Rating: Outstanding   Pupils: 720   Distance:1.29		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

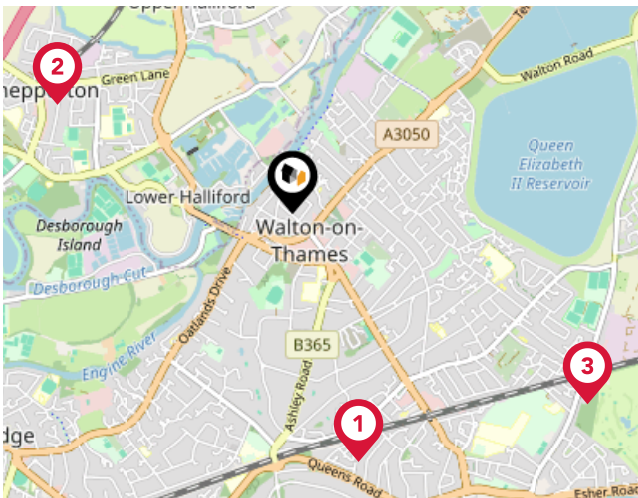




		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>St Nicholas CofE Primary School</b> Ofsted Rating: Good   Pupils: 557   Distance: 1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Three Rivers Academy</b> Ofsted Rating: Good   Pupils: 1039   Distance: 1.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Hawkedale Primary School</b> Ofsted Rating: Good   Pupils: 179   Distance: 1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>The Bishop Wand Church of England School</b> Ofsted Rating: Good   Pupils: 1037   Distance: 1.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Manor Mead School</b> Ofsted Rating: Outstanding   Pupils: 85   Distance: 1.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Oatlands School</b> Ofsted Rating: Outstanding   Pupils: 268   Distance: 1.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Bell Farm Primary School</b> Ofsted Rating: Good   Pupils: 660   Distance: 1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Walton Leigh School</b> Ofsted Rating: Outstanding   Pupils: 79   Distance: 1.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

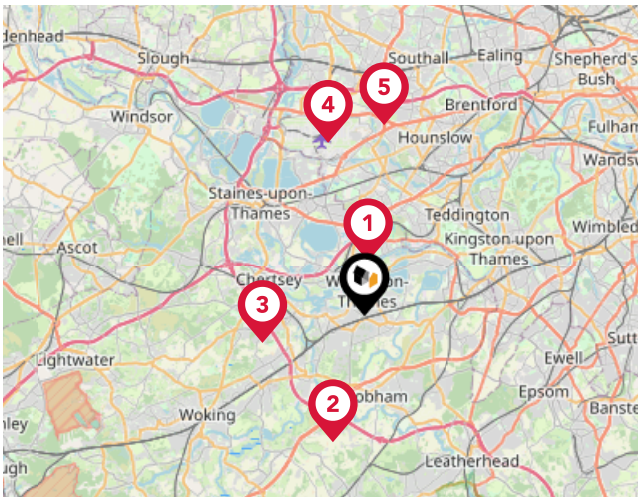
# Area

## Transport (National)



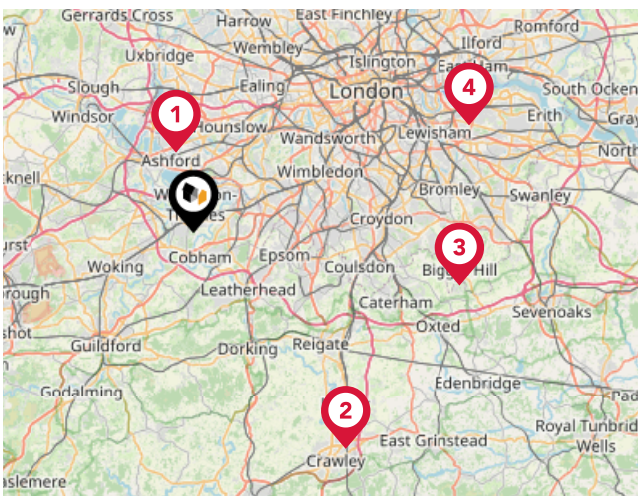
### National Rail Stations

Pin	Name	Distance
1	Walton-on-Thames Rail Station	1.19 miles
2	Shepperton Rail Station	1.2 miles
3	Hersham Rail Station	1.63 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J1	2.05 miles
2	M25 J10	4.83 miles
3	M25 J11	3.91 miles
4	M4 J4A	6.54 miles
5	M4 J3	7.08 miles

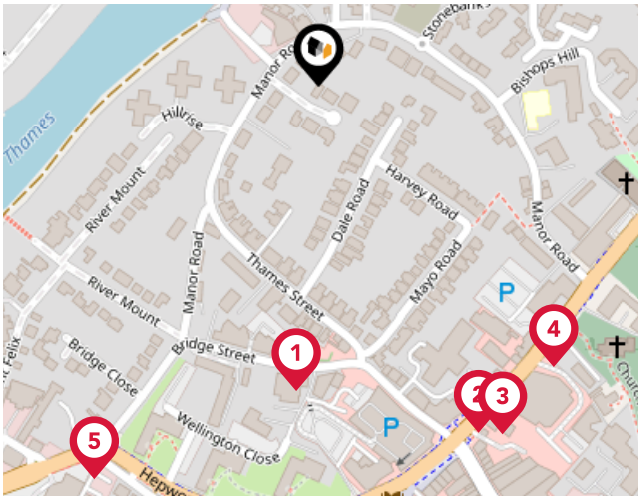


### Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	6.03 miles
2	London Gatwick Airport	19.62 miles
3	Biggin Hill Airport	20.04 miles
4	London City Airport	21.81 miles

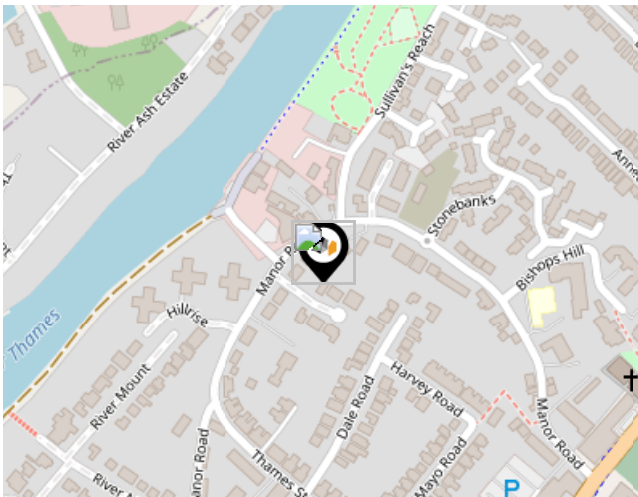
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	The Bear	0.18 miles
2	Church Street	0.22 miles
3	Church Street	0.23 miles
4	Church Street	0.21 miles
5	Bridge Street	0.26 miles



### Local Connections

Pin	Name	Distance
1	Heathrow Terminal 4 Underground Station	4.88 miles
2	Hatton Cross Underground Station	5.34 miles
3	Heathrow Terminals 2 & 3 Underground Station	5.8 miles

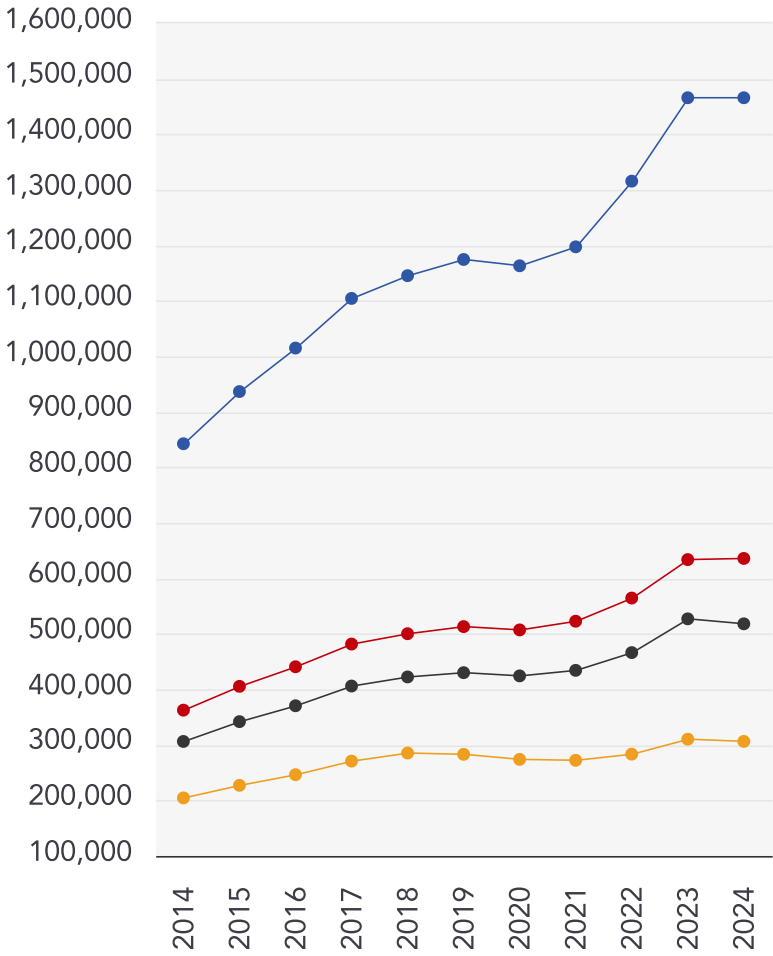


# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in KT12



Detached

**+73.97%**

Semi-Detached

**+75.35%**

Terraced

**+69.17%**

Flat

**+49.74%**



### 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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