

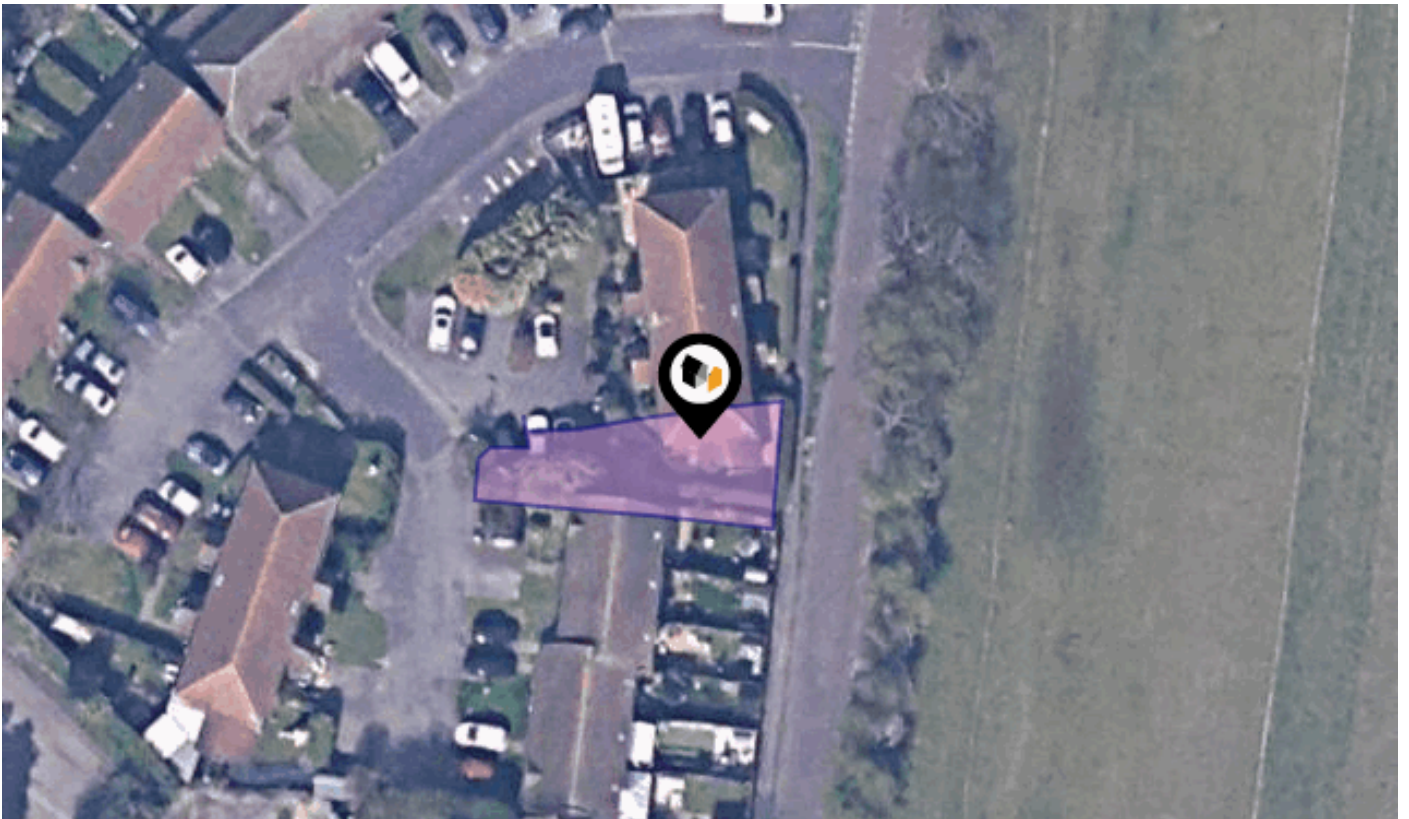


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 21st May 2024



VINER CLOSE, WALTON-ON-THAMES, KT12

James Neave

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Property

Type:	Terraced	Last Sold £/ft²:	£692
Bedrooms:	2	Tenure:	Freehold
Floor Area:	527 ft ² / 49 m ²		
Plot Area:	0.05 acres		
Year Built :	1991-1995		
Council Tax :	Band D		
Annual Estimate:	£2,334		
Title Number:	SY574220		
UPRN:	100061336520		

Local Area

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

Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *37, Viner Close, Walton-on-thames, KT12 2YE*

Reference - 2010/2993	
Decision:	Final Decision
Date:	-
Description:	Single storey side/front extension

Property EPC - Certificate

Viner Close, KT12

Energy rating

C

Valid until 26.07.2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

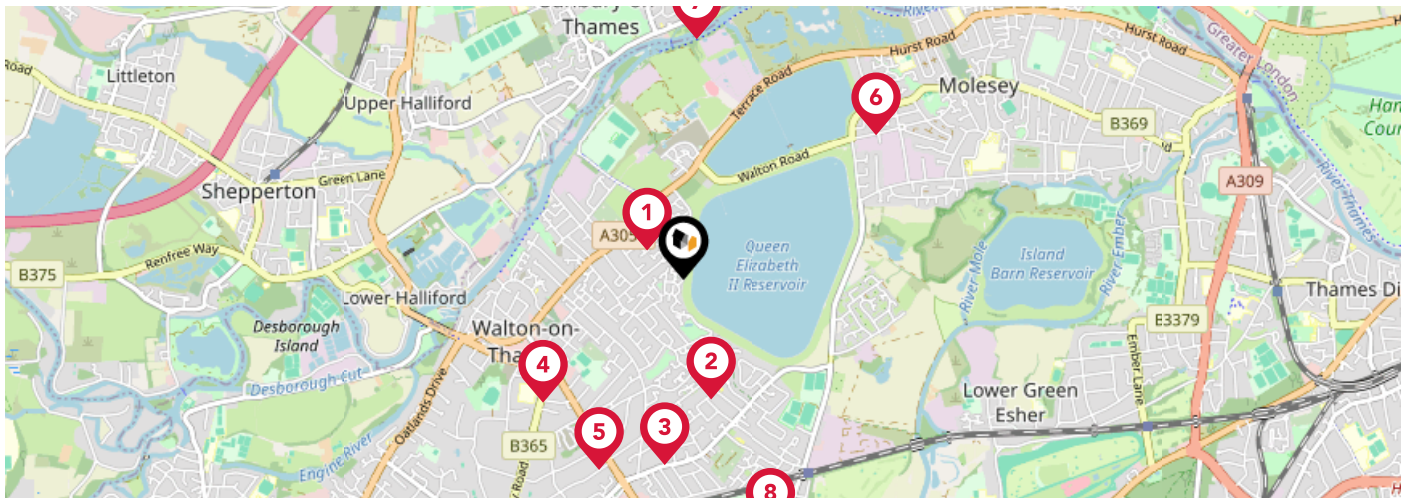
Property

EPC - Additional Data

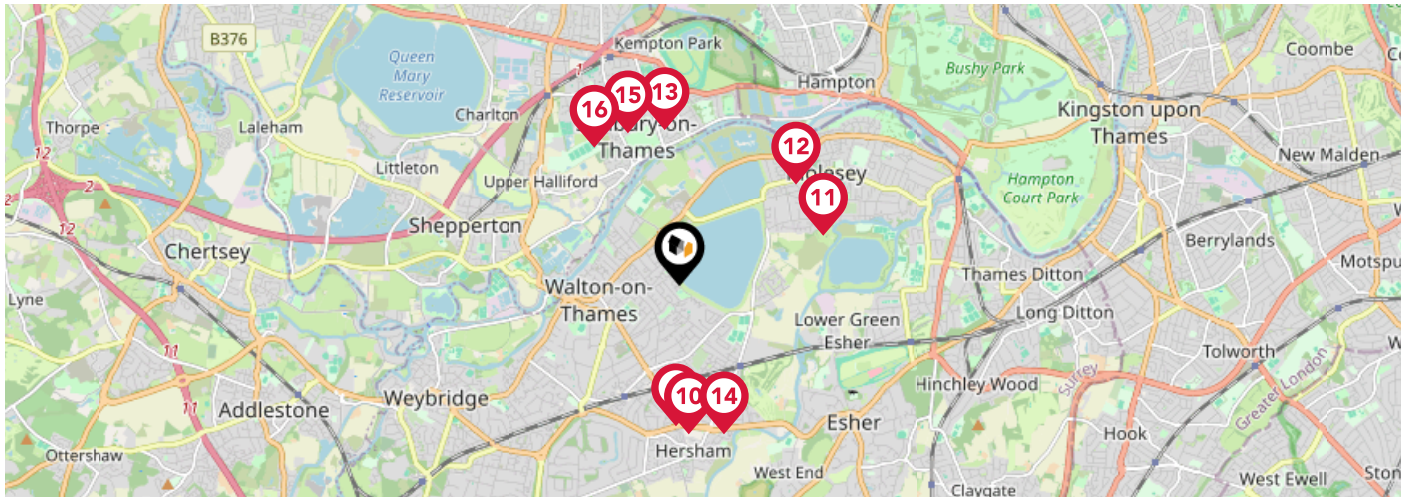
Additional EPC Data









Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 100 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:	Very Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	49 m ²

Area Schools



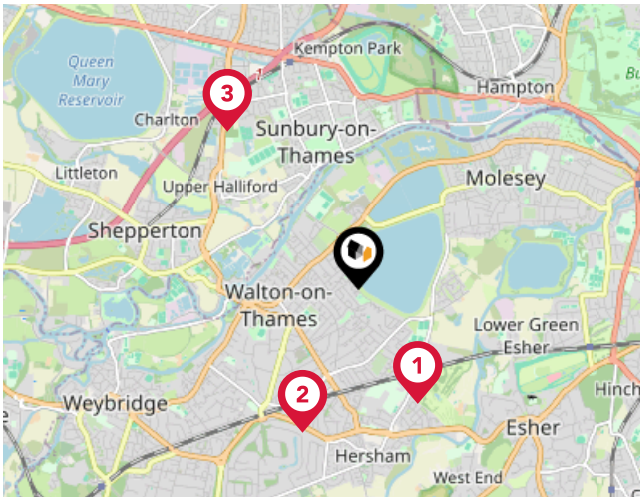
		Nursery	Primary	Secondary	College	Private
1	Grovelands Primary School Ofsted Rating: Good Pupils: 513 Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Walton Oak Primary School Ofsted Rating: Good Pupils: 473 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Danesfield Manor School Ofsted Rating: Not Rated Pupils: 129 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Ashley Church of England Primary School Ofsted Rating: Requires Improvement Pupils: 567 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Westward School Ofsted Rating: Not Rated Pupils: 125 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Beech House School Ofsted Rating: Good Pupils: 5 Distance:1.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Beaulerc Infant and Nursery School Ofsted Rating: Good Pupils: 152 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Cardinal Newman Catholic Primary School Ofsted Rating: Good Pupils: 405 Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Three Rivers Academy Ofsted Rating: Good Pupils: 1039 Distance:1.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bell Farm Primary School Ofsted Rating: Good Pupils: 660 Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chandlers Field Primary School Ofsted Rating: Good Pupils: 379 Distance:1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hurst Park Primary School Ofsted Rating: Good Pupils: 435 Distance:1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chennestone Primary School Ofsted Rating: Good Pupils: 365 Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	North East Surrey Secondary Short Stay School Ofsted Rating: Good Pupils: 31 Distance:1.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Paul's Catholic College Ofsted Rating: Outstanding Pupils: 1191 Distance:1.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hawkedale Primary School Ofsted Rating: Good Pupils: 179 Distance:1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

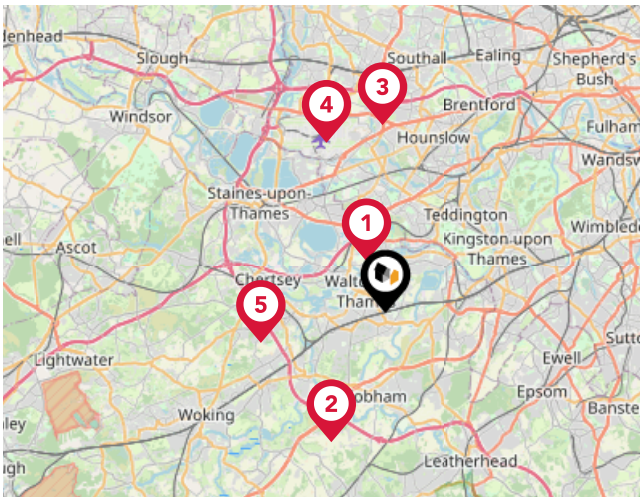
Area

Transport (National)



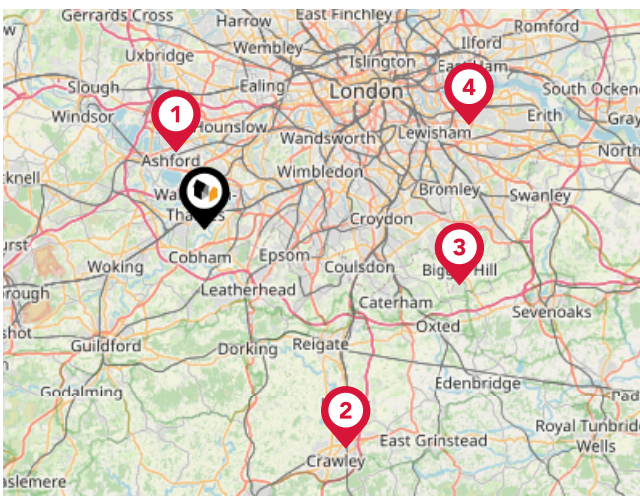
National Rail Stations

Pin	Name	Distance
1	Hersham Rail Station	1.18 miles
2	Walton-on-Thames Rail Station	1.41 miles
3	Upper Halliford Rail Station	1.9 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J1	2.01 miles
2	M25 J10	5.24 miles
3	M4 J3	6.87 miles
4	M4 J4A	6.59 miles
5	M25 J11	4.74 miles

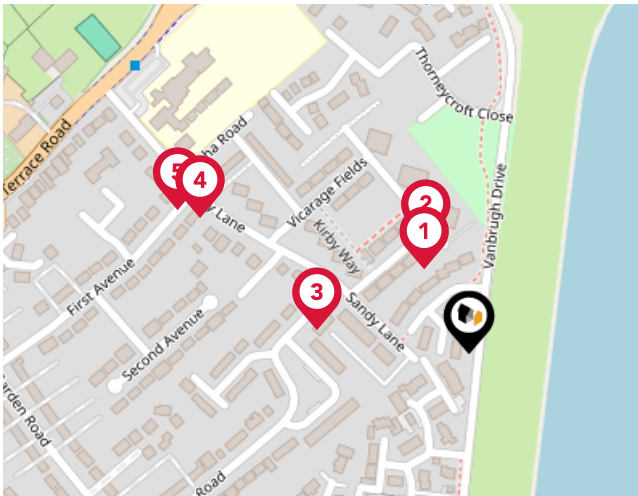


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	6.1 miles
2	London Gatwick Airport	19.3 miles
3	Biggin Hill Airport	19.28 miles
4	London City Airport	20.99 miles

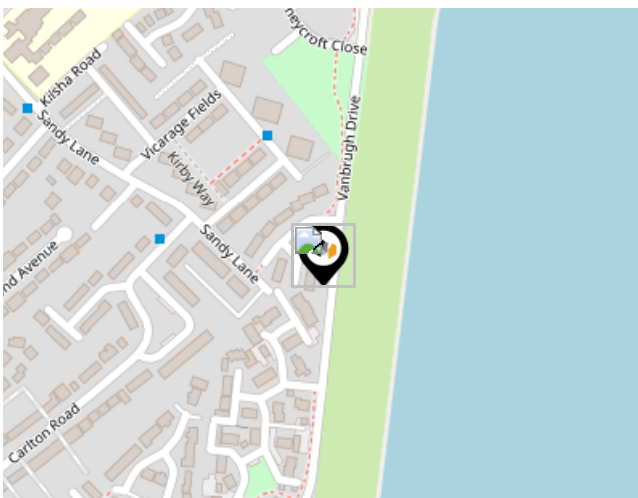
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	First Avenue	0.06 miles
2	Vicarage Fields	0.07 miles
3	Carlton Road No 161	0.09 miles
4	First Avenue	0.17 miles
5	First Avenue	0.19 miles



Local Connections

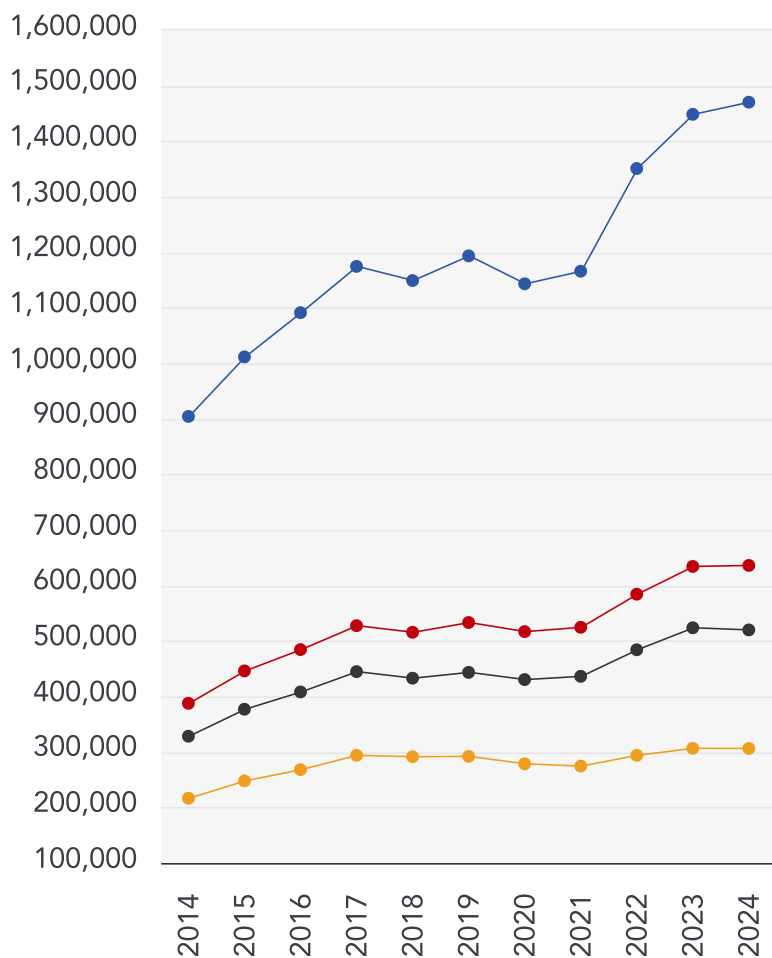
Pin	Name	Distance
1	Hatton Cross Underground Station	5.25 miles
2	Heathrow Terminal 4 Underground Station	4.97 miles
3	Hounslow West Underground Station	5.69 miles

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"



James Neave

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