

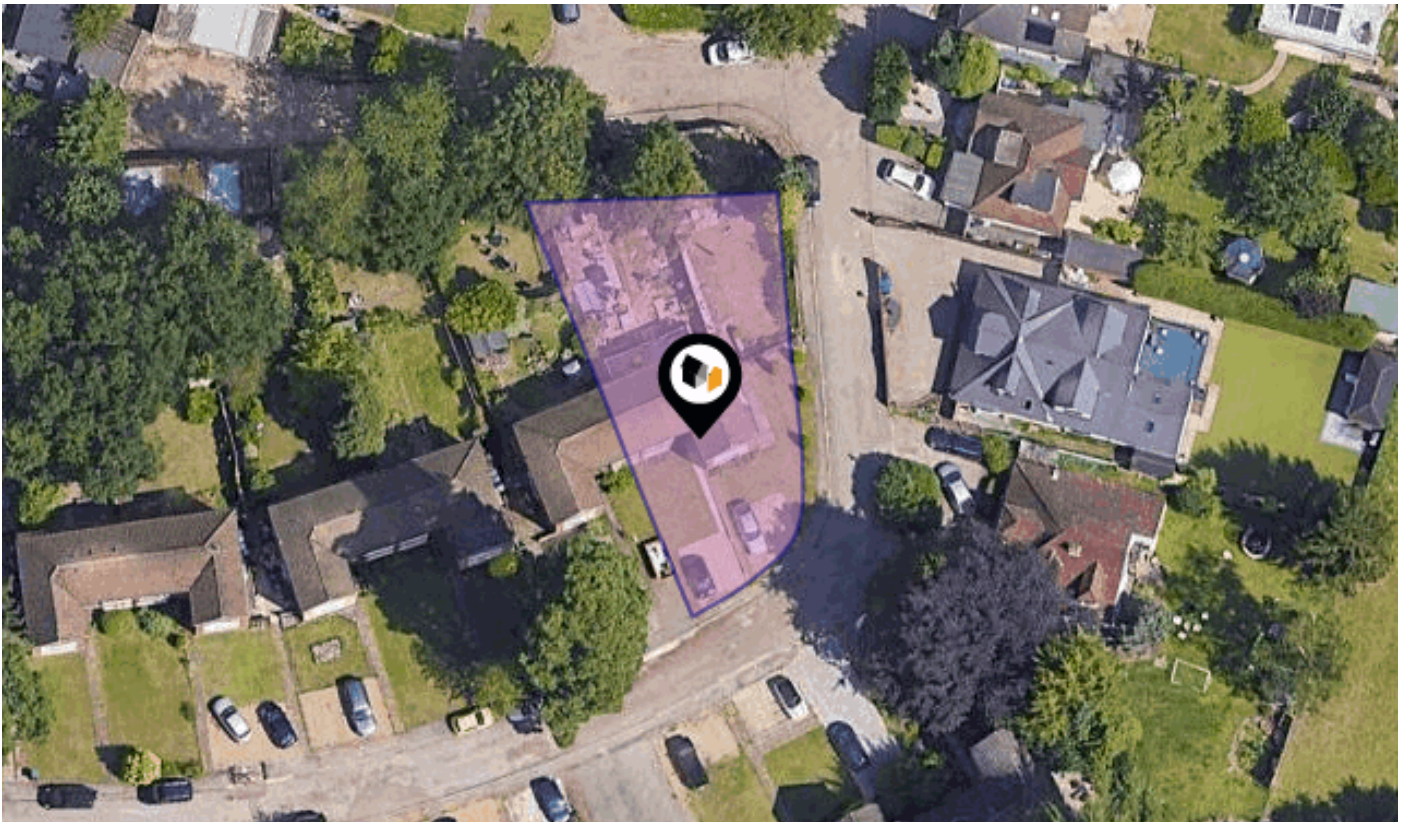


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 22nd May 2024



SHIRLEY HOUSE, HARTLAND ROAD, ADDLESTONE, KT15

James Neave

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Property

Type:	Flat / Maisonette	Last Sold £/ft²:	£374
Bedrooms:	2	Tenure:	Leasehold
Floor Area:	656 ft ² / 61 m ²	Start Date:	13/12/1962
Plot Area:	0.13 acres	End Date:	25/03/2961
Year Built :	1950-1966	Lease Term:	999 years from 25 March 1962
Council Tax :	Band C	Term Remaining:	937 years
Annual Estimate:	£2,020		
Title Number:	SY294793		
UPRN:	100062146417		

Local Area

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

Satellite/Fibre TV Availability:



Property EPC - Certificate

Shirley House, Hartland Road, ADDLESTONE, KT15

Energy rating

D

Valid until 21.05.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	65 D
39-54	E		
21-38	F		
1-20	G		

Property

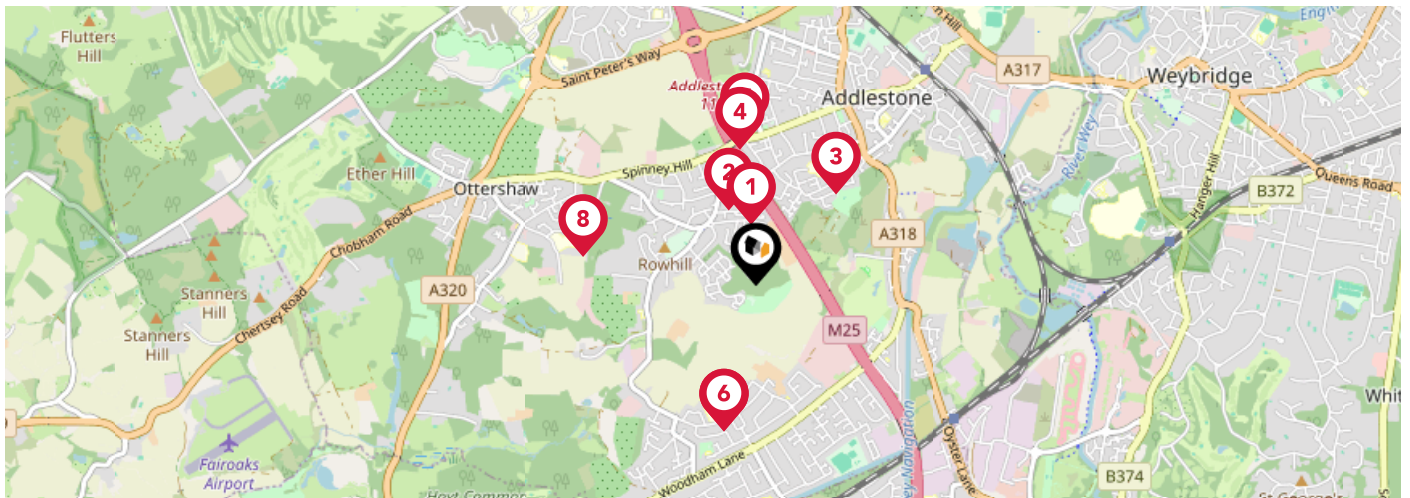
EPC - Additional Data



Additional EPC Data

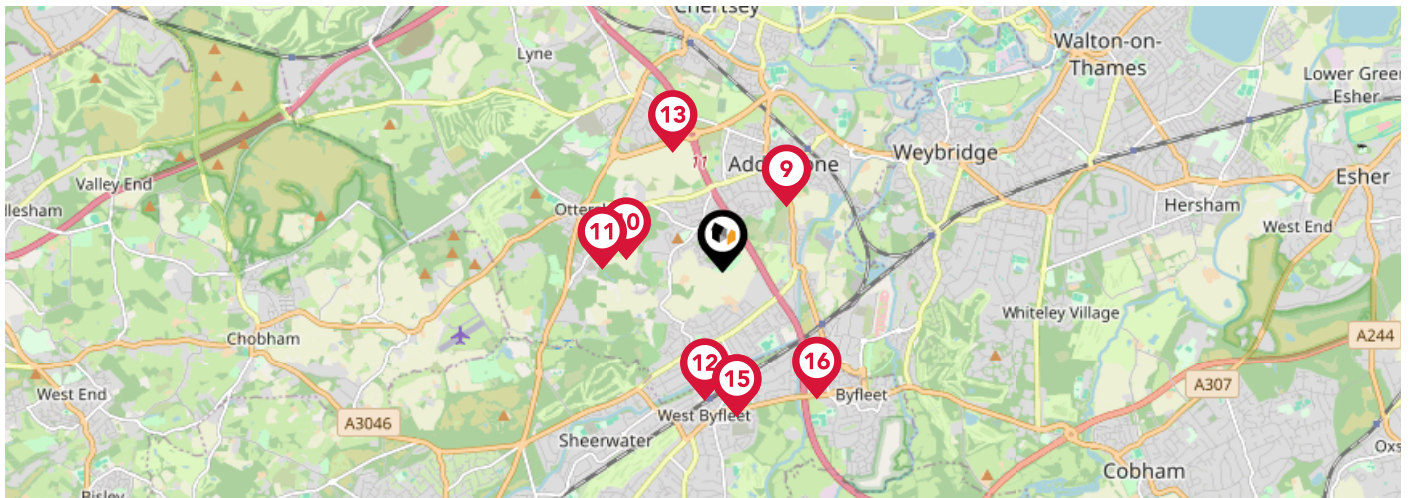
Property Type:	Top-floor maisonette
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Electric underfloor heating
Main Heating Energy:	Average
Main Heating Controls:	Room thermostat only
Main Heating Controls Energy:	Poor
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Very poor
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	(another dwelling below)
Secondary Heating:	Room heaters, electric
Total Floor Area:	61 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Ongar Place Primary School Ofsted Rating: Good Pupils: 206 Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Holy Family Catholic Primary School Ofsted Rating: Good Pupils: 217 Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Sayes Court School Ofsted Rating: Good Pupils: 242 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Jubilee High School Ofsted Rating: Good Pupils: 642 Distance:0.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The Grange Community Infant School Ofsted Rating: Good Pupils: 268 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	New Haw Community Junior School Ofsted Rating: Outstanding Pupils: 355 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Paul's CofE Primary School Ofsted Rating: Good Pupils: 393 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Ottershaw Christchurch Church of England Infant School Ofsted Rating: Good Pupils: 200 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

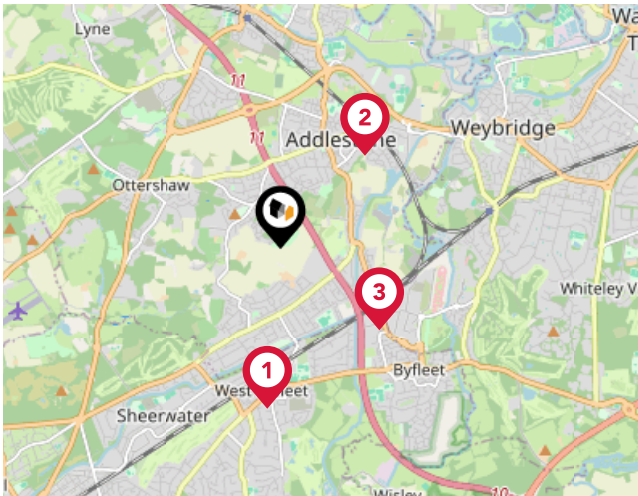
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 Darley Dene Primary School Ofsted Rating: Inadequate Pupils:0 Distance:0.84</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Ottershaw Christchurch Church of England Junior School Ofsted Rating: Good Pupils: 228 Distance:0.9</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Meath School Ofsted Rating: Outstanding Pupils: 64 Distance:1.12</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Fullbrook School Ofsted Rating: Good Pupils: 1394 Distance:1.2</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Meadowcroft Community Infant School Ofsted Rating: Good Pupils: 80 Distance:1.21</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 West Byfleet Infant School Ofsted Rating: Outstanding Pupils: 269 Distance:1.35</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 West Byfleet Junior School Ofsted Rating: Good Pupils: 317 Distance:1.35</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Byfleet Primary School Ofsted Rating: Good Pupils:0 Distance:1.45</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

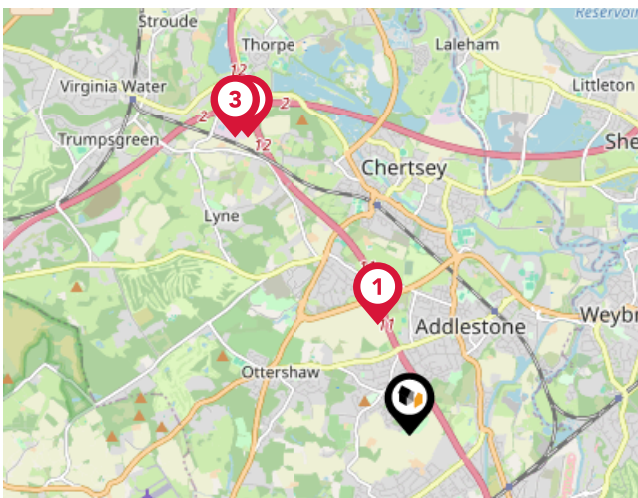
Area

Transport (National)



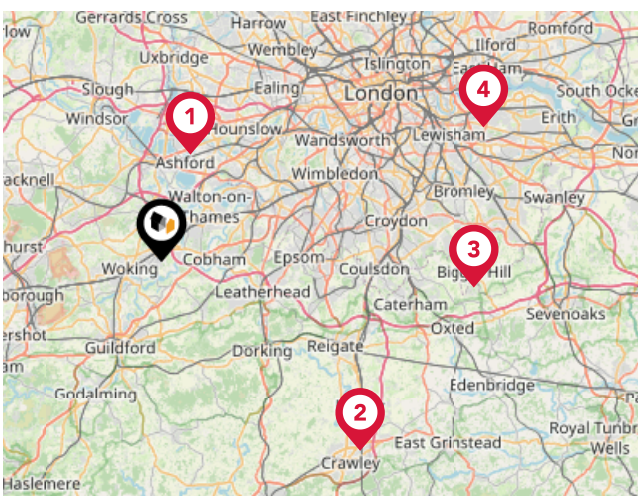
National Rail Stations

Pin	Name	Distance
1	West Byfleet Rail Station	1.49 miles
2	Addlestone Rail Station	1.16 miles
3	Byfleet & New Haw Rail Station	1.18 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M25 J11	1.07 miles
2	M25 J12	3.14 miles
3	M3 J2	3.19 miles
4	M25 J10	3.51 miles
5	M25 J13	5.86 miles

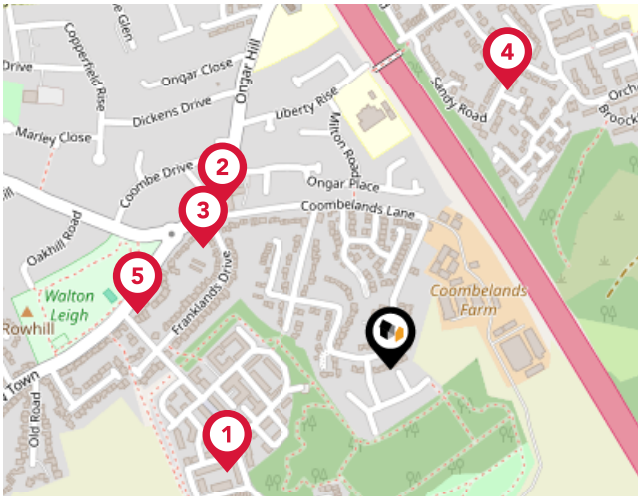


Airports/HELIPADS

Pin	Name	Distance
1	London Heathrow Airport	8.16 miles
2	London Gatwick Airport	20.37 miles
3	Biggin Hill Airport	23.23 miles
4	London City Airport	25.79 miles

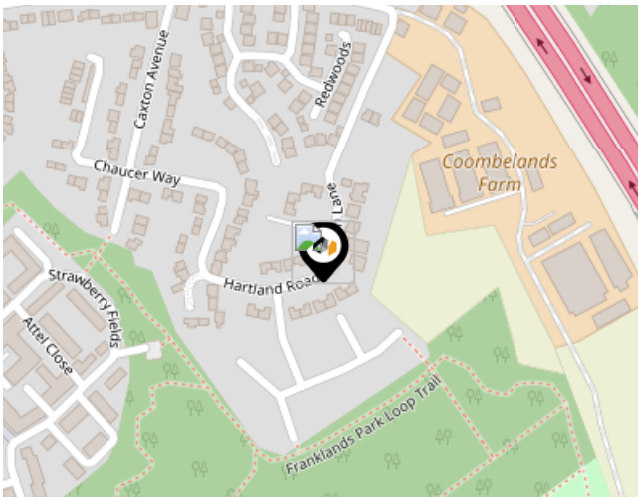
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Strawberry Fields	0.22 miles
2	Coombelands Lane	0.27 miles
3	Coombelands Lane	0.26 miles
4	Dale Close	0.35 miles
5	Franklands Drive	0.3 miles



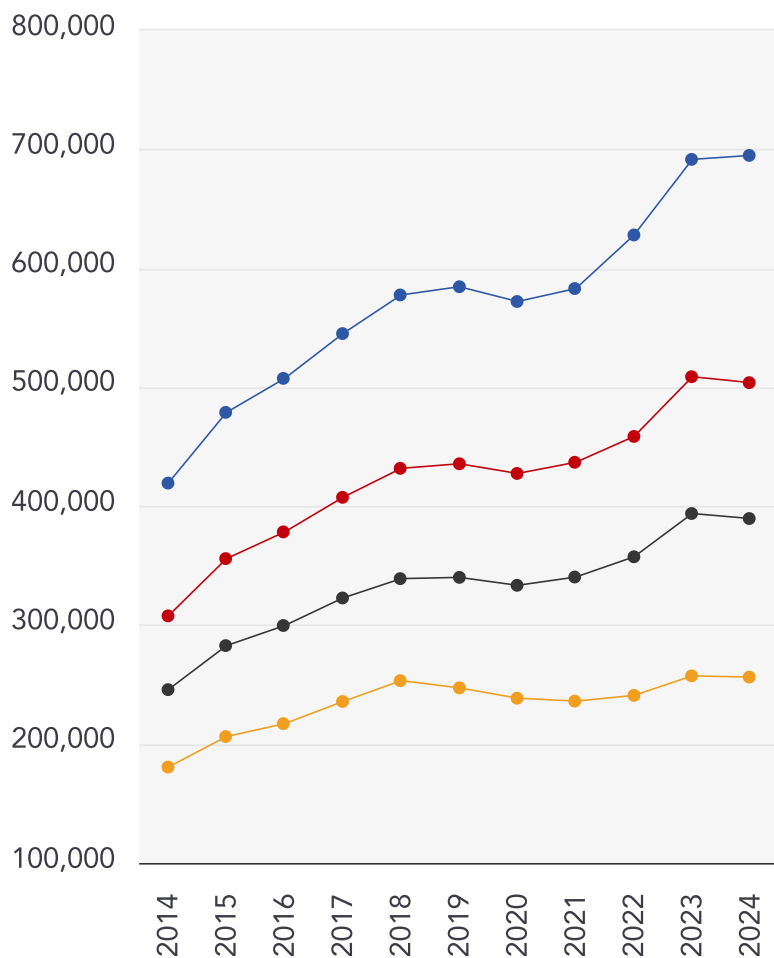
Local Connections

Pin	Name	Distance
1	Heathrow Terminal 5 Underground Station	7.59 miles
2	Heathrow Terminal 4 Underground Station	7.2 miles
3	Heathrow Terminals 2 & 3 Underground Station	7.95 miles

Market House Price Statistics



10 Year History of Average House Prices by Property Type in KT15



Detached

+65.7%

Semi-Detached

+63.71%

Terraced

+58.54%

Flat

+41.87%



James Neave

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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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