

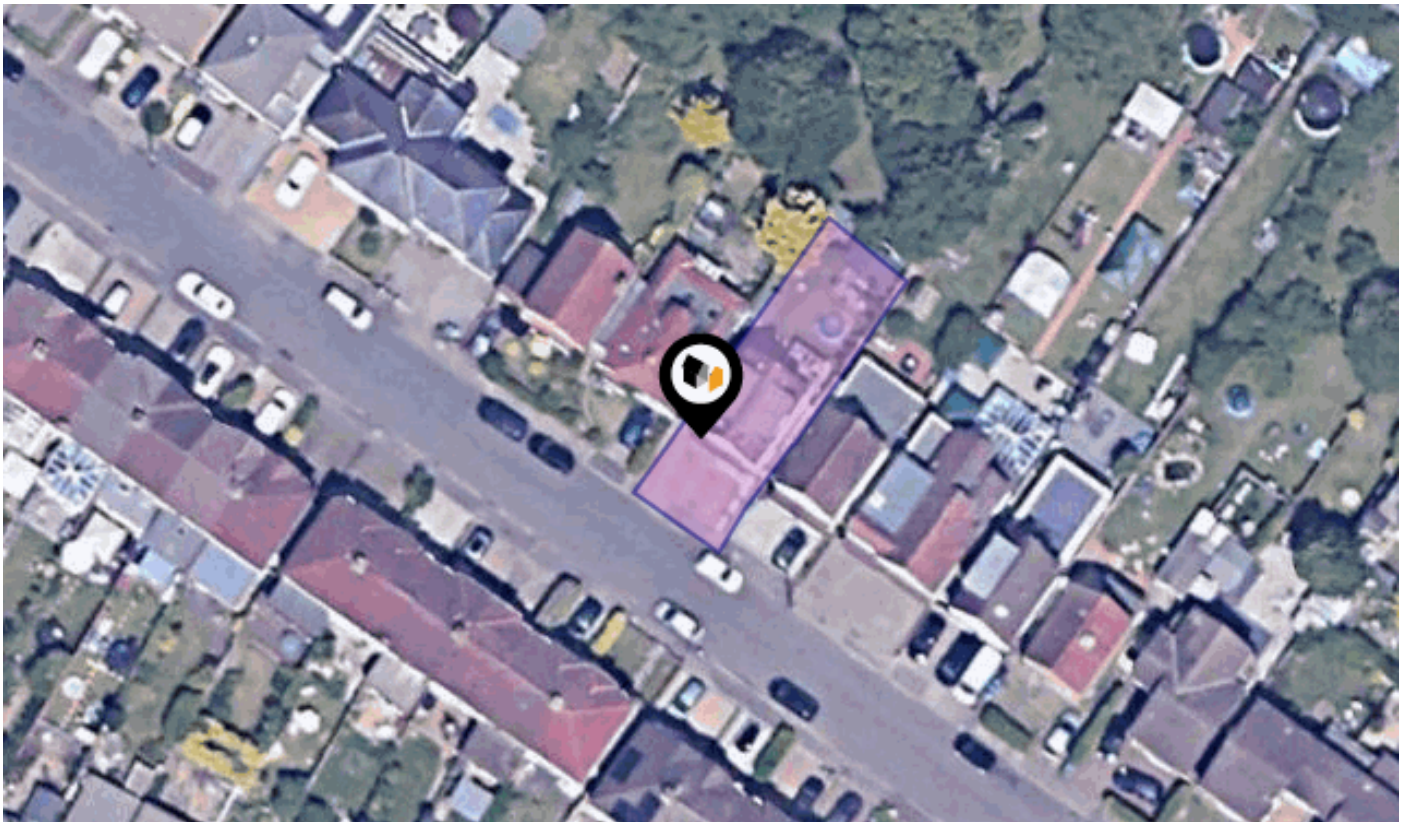


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 29th May 2024



RYDENS GROVE, HERSHAM, WALTON-ON-THAMES, KT12

James Neave

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Property

Type:	Detached	Last Sold £/ft²:	£140
Bedrooms:	4	Tenure:	Freehold
Floor Area:	1,280 ft ² / 119 m ²		
Plot Area:	0.06 acres		
Council Tax :	Band E		
Annual Estimate:	£2,852		
Title Number:	SY356925		
UPRN:	100061333909		

Local Area

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

Satellite/Fibre TV Availability:



Property EPC - Certificate

Hersham, WALTON-ON-THAMES, KT12

Energy rating

E

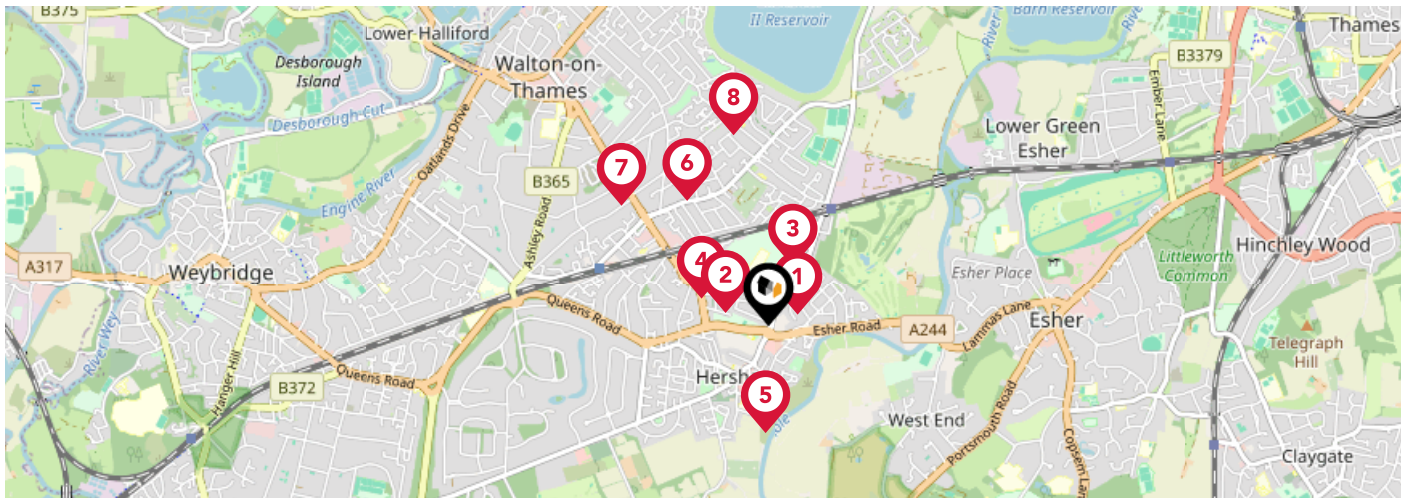
Valid until 26.05.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

Additional EPC Data

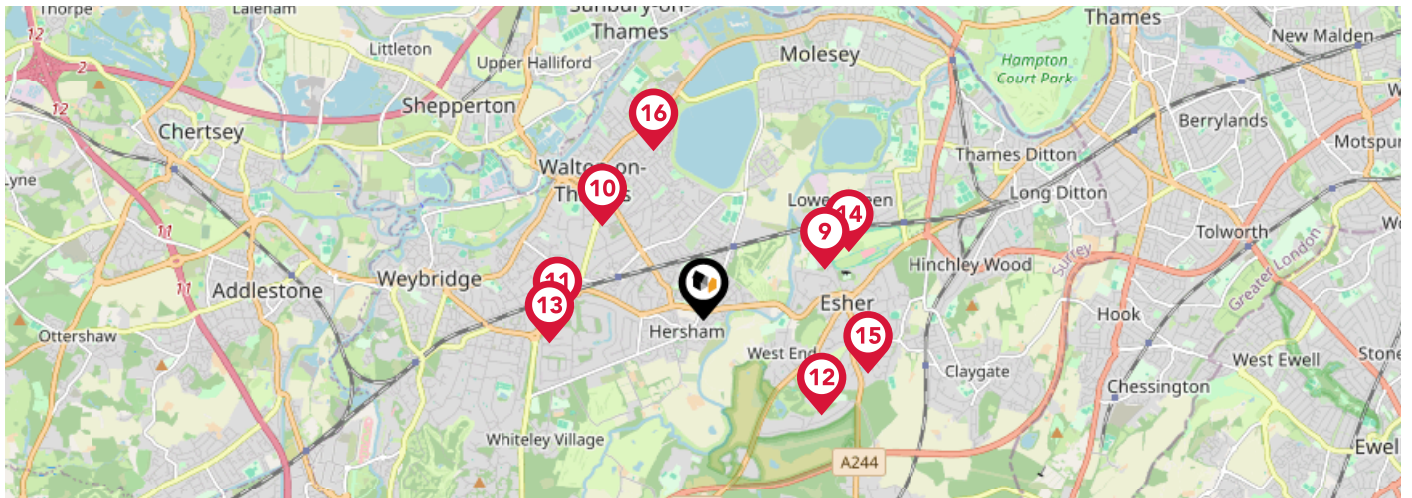
Property Type:	Detached house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very poor
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 84% of fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	119 m ²









Area Schools



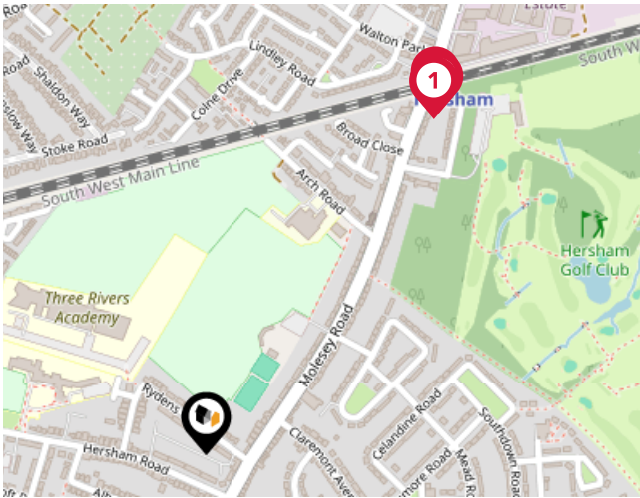
		Nursery	Primary	Secondary	College	Private
1	North East Surrey Secondary Short Stay School Ofsted Rating: Good Pupils: 31 Distance:0.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Bell Farm Primary School Ofsted Rating: Good Pupils: 660 Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Cardinal Newman Catholic Primary School Ofsted Rating: Good Pupils: 405 Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Three Rivers Academy Ofsted Rating: Good Pupils: 1039 Distance:0.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Burhill Primary School Ofsted Rating: Good Pupils: 634 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Danesfield Manor School 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"/>
7	Westward School Ofsted Rating: Not Rated Pupils: 125 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Walton Oak Primary School Ofsted Rating: Good Pupils: 473 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



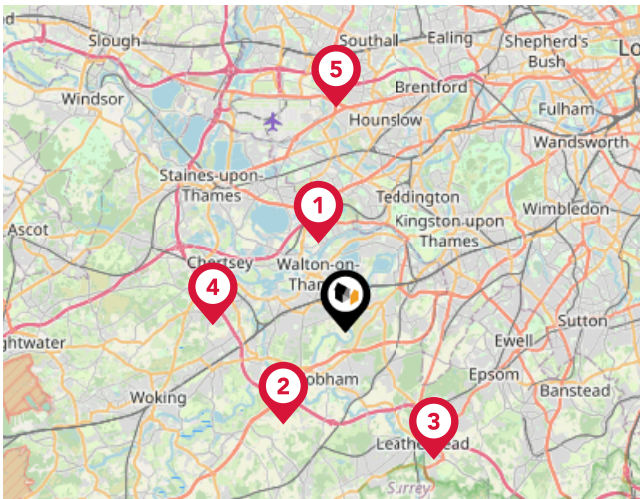
		Nursery	Primary	Secondary	College	Private
	Esher Church of England High School Ofsted Rating: Good Pupils: 1154 Distance:1.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ashley Church of England Primary School Ofsted Rating: Requires Improvement Pupils: 567 Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cleves School Ofsted Rating: Outstanding Pupils: 720 Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Claremont Fan Court School Ofsted Rating: Not Rated Pupils: 890 Distance:1.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Walton Leigh School Ofsted Rating: Outstanding Pupils: 79 Distance:1.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cranmere Primary School Ofsted Rating: Good Pupils: 473 Distance:1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Esher Church School Ofsted Rating: Good Pupils: 375 Distance:1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Grovelands Primary School Ofsted Rating: Good Pupils: 513 Distance:1.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



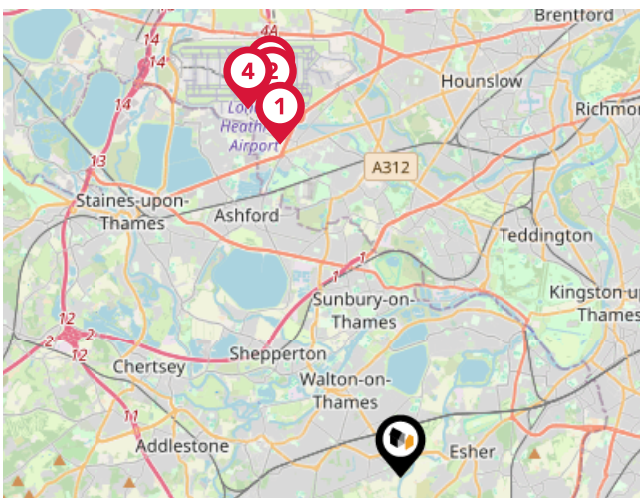
National Rail Stations

Pin	Name	Distance
1	Hersham Rail Station	0.47 miles
2	Hersham Rail Station	0.48 miles
3	Hersham Rail Station	0.48 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J1	3.47 miles
2	M25 J10	4.11 miles
3	M25 J9	5.75 miles
4	M25 J11	4.9 miles
5	M4 J3	8.32 miles

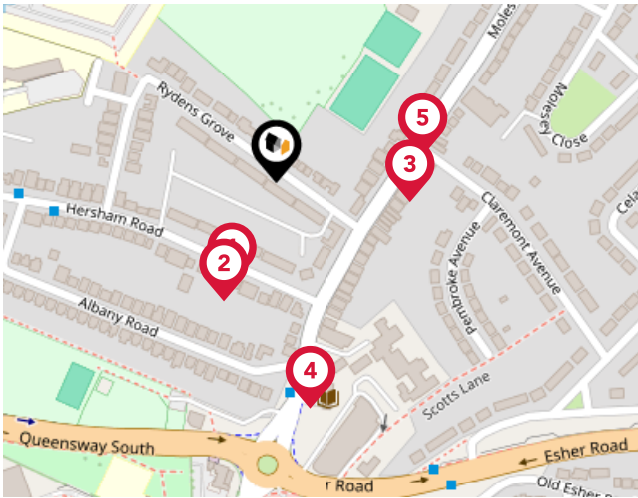


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport Terminal 4	6.54 miles
2	London Heathrow Airport Terminal 2	7.2 miles
3	London Heathrow Airport Terminal 1	7.41 miles
4	London Heathrow Airport Terminal 3	7.36 miles

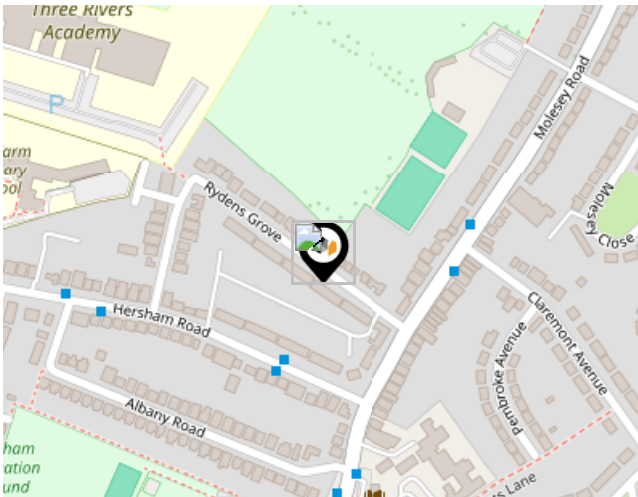
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Molesey Road	0.07 miles
2	Molesey Road	0.07 miles
3	Claremont Avenue	0.08 miles
4	Library	0.13 miles
5	Claremont Avenue	0.09 miles



Local Connections

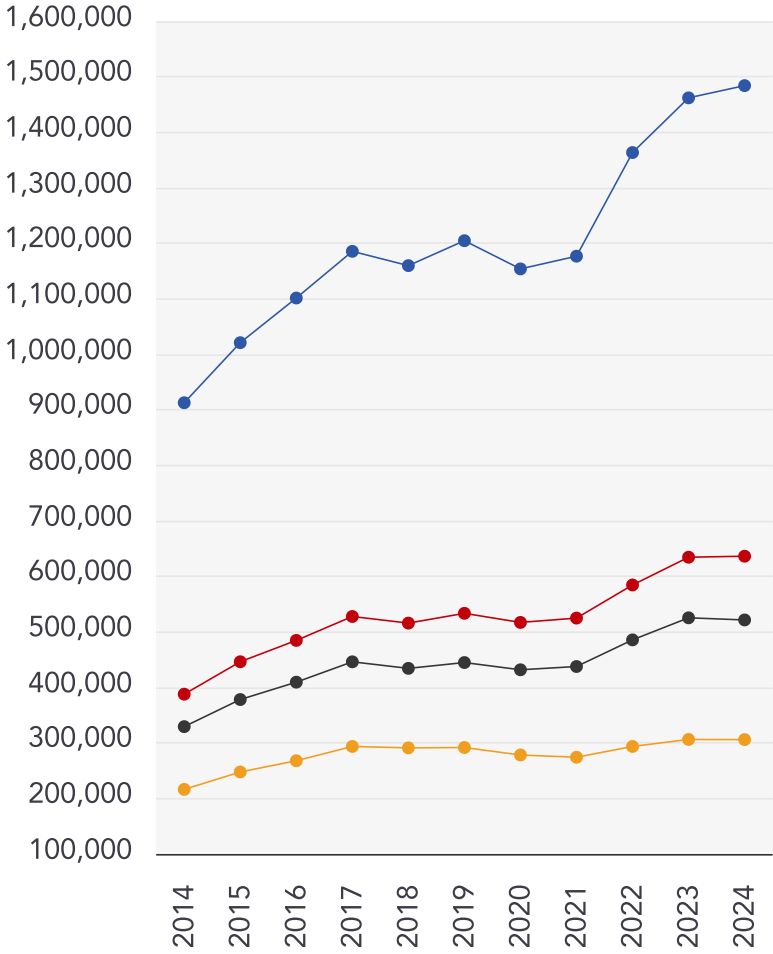
Pin	Name	Distance
1	Heathrow Terminal 4 Underground Station	6.4 miles
2	Heathrow Terminal 4 Underground Station	6.4 miles
3	Heathrow Terminal 4 Underground Station	6.4 miles

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

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