

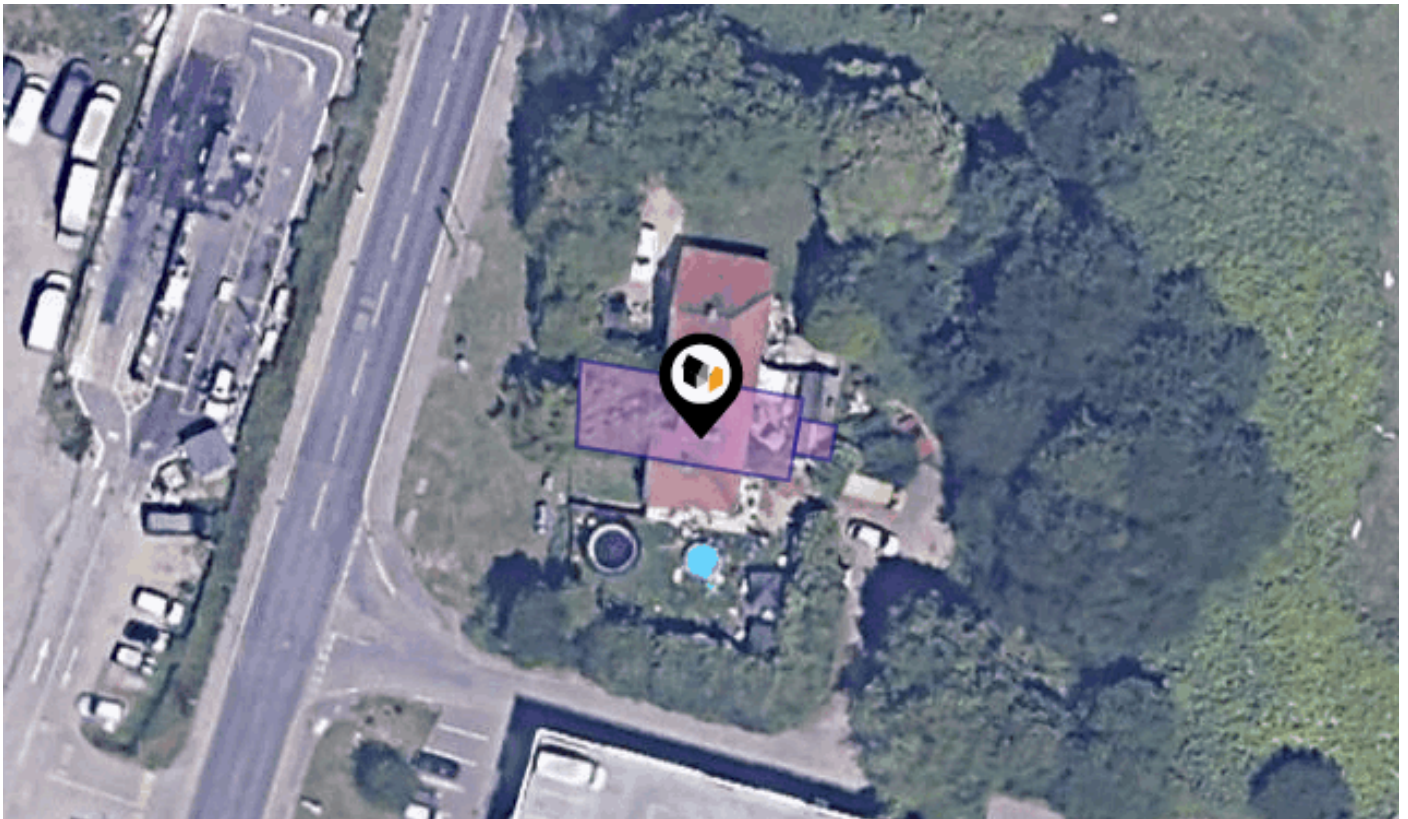


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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 04<sup>th</sup> June 2024**



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

## **James Neave**

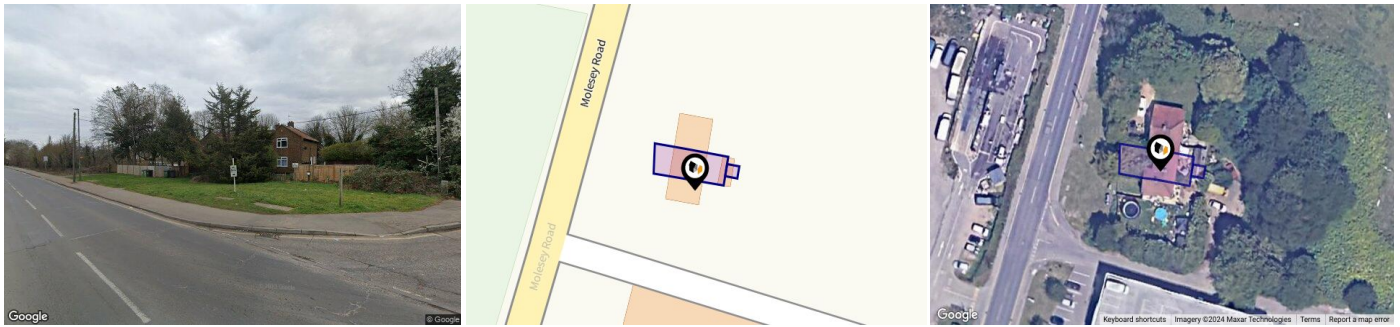
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## Property

<b>Type:</b>	Terraced	<b>Last Sold £/ft<sup>2</sup>:</b>	£449
<b>Bedrooms:</b>	2	<b>Tenure:</b>	Freehold
<b>Floor Area:</b>	764 ft <sup>2</sup> / 71 m <sup>2</sup>		
<b>Plot Area:</b>	0.03 acres		
<b>Year Built :</b>	1930-1949		
<b>Council Tax :</b>	Band D		
<b>Annual Estimate:</b>	£2,334		
<b>Title Number:</b>	SY394292		
<b>UPRN:</b>	100062359130		

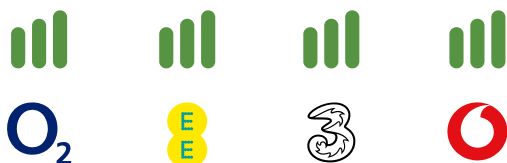
## Local Area

<b>Local Authority:</b>	Elmbridge
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	No Risk
• Surface Water	Low

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

<b>5</b> mb/s	<b>136</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:



# Property EPC - Certificate

North Weylands Industrial Estate, Molesey Road,  
WALTON-ON-THAMES, KT12

Energy rating

E

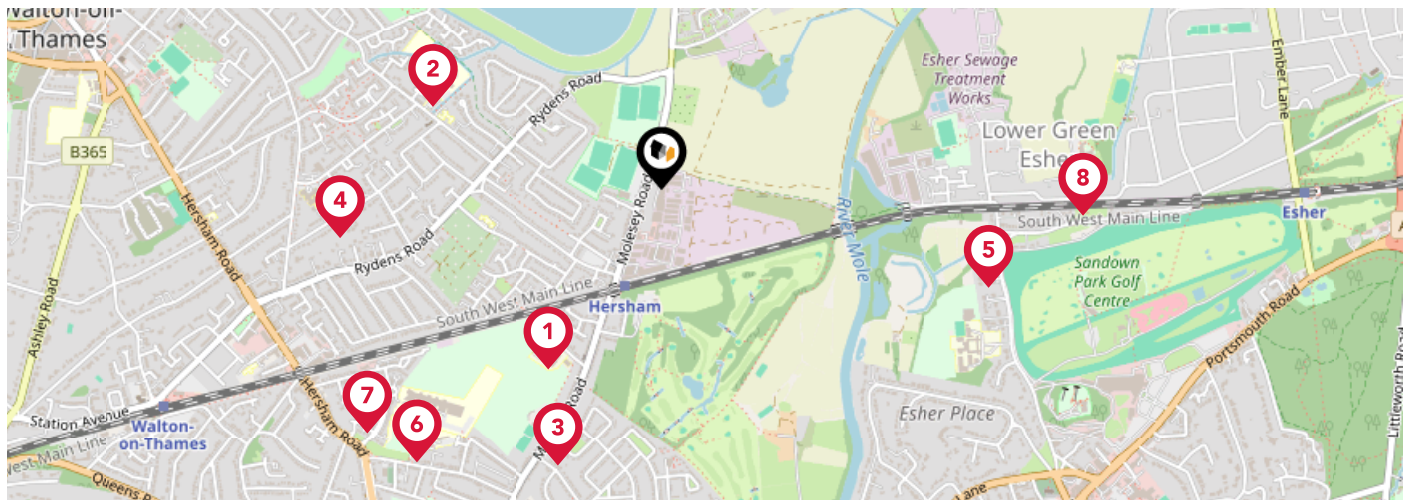
Valid until 02.06.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D		
39-54	E	53   E	
21-38	F		
1-20	G		

### Additional EPC Data

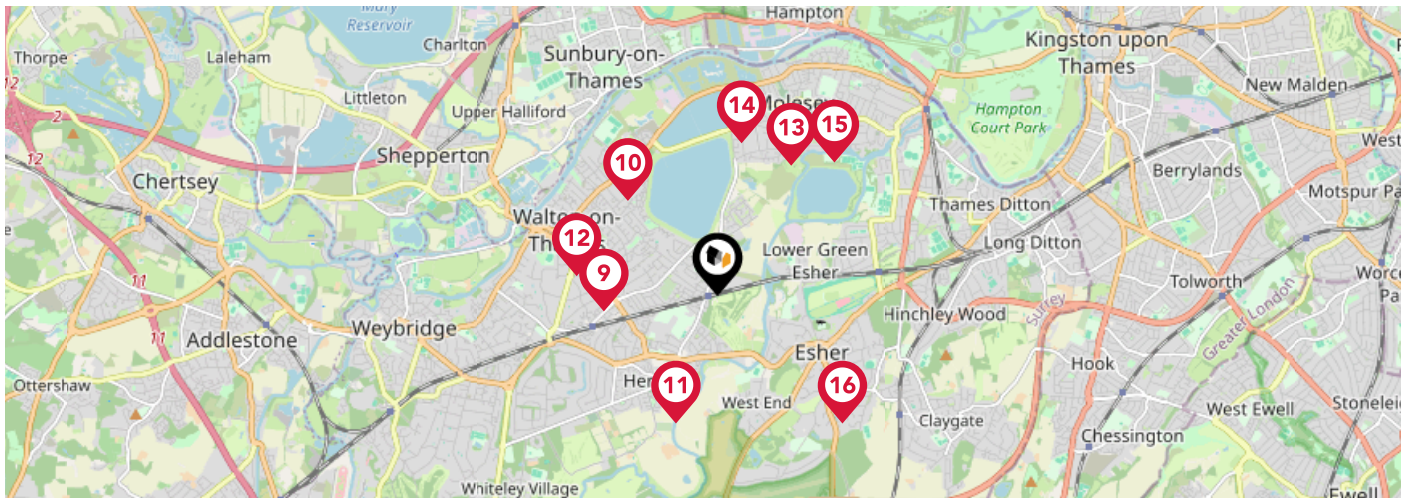
<b>Property Type:</b>	Mid-terrace house
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, 75 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Main Heating Controls Energy:</b>	Average
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in 70% of fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, dual fuel (mineral and wood)
<b>Total Floor Area:</b>	71 m <sup>2</sup>









# Area Schools



	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>Cardinal Newman Catholic Primary School</b> Ofsted Rating: Good   Pupils: 405   Distance:0.49</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>Walton Oak Primary School</b> Ofsted Rating: Good   Pupils: 473   Distance:0.57</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>North East Surrey Secondary Short Stay School</b> Ofsted Rating: Good   Pupils: 31   Distance:0.68</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>The Danesfield Manor School</b> Ofsted Rating: Not Rated   Pupils: 129   Distance:0.75</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>Esher Church of England High School</b> Ofsted Rating: Good   Pupils: 1154   Distance:0.79</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>Bell Farm Primary School</b> Ofsted Rating: Good   Pupils: 660   Distance:0.85</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>Three Rivers Academy</b> Ofsted Rating: Good   Pupils: 1039   Distance:0.89</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>Cranmere Primary School</b> Ofsted Rating: Good   Pupils: 473   Distance:0.98</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

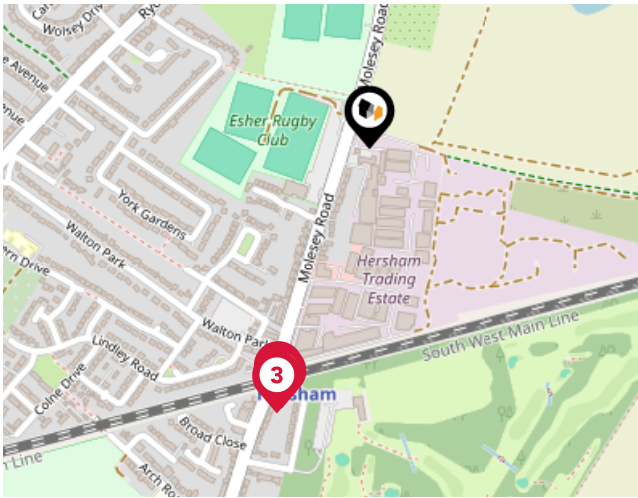
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Westward School</b> Ofsted Rating: Not Rated   Pupils: 125   Distance:1.06	<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:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Burhill Primary School</b> Ofsted Rating: Good   Pupils: 634   Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ashley Church of England Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 567   Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Chandlers Field Primary School</b> Ofsted Rating: Good   Pupils: 379   Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Beech House School</b> Ofsted Rating: Good   Pupils: 5   Distance:1.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Alban's Catholic Primary School</b> Ofsted Rating: Outstanding   Pupils: 356   Distance:1.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Esher Church School</b> Ofsted Rating: Good   Pupils: 375   Distance:1.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

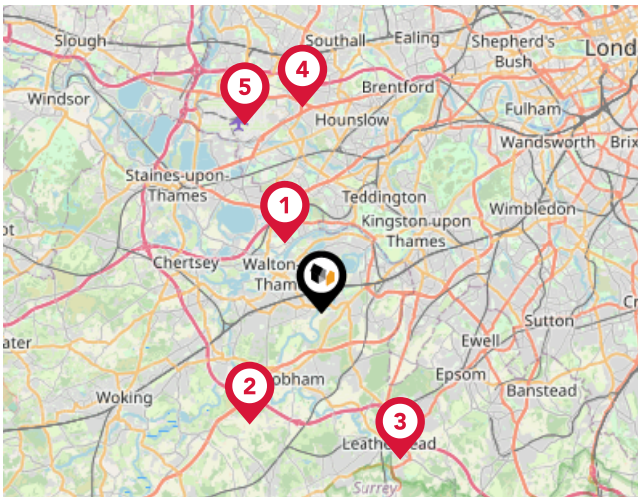
# Area

## Transport (National)



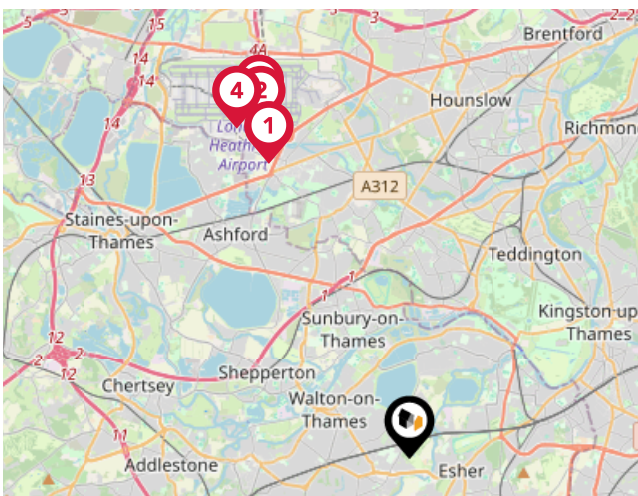
### National Rail Stations

Pin	Name	Distance
1	Hershams Rail Station	0.31 miles
2	Hershams Rail Station	0.32 miles
3	Hershams Rail Station	0.32 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J1	2.96 miles
2	M25 J10	4.89 miles
3	M25 J9	6.15 miles
4	M4 J3	7.65 miles
5	M4 J4A	7.52 miles

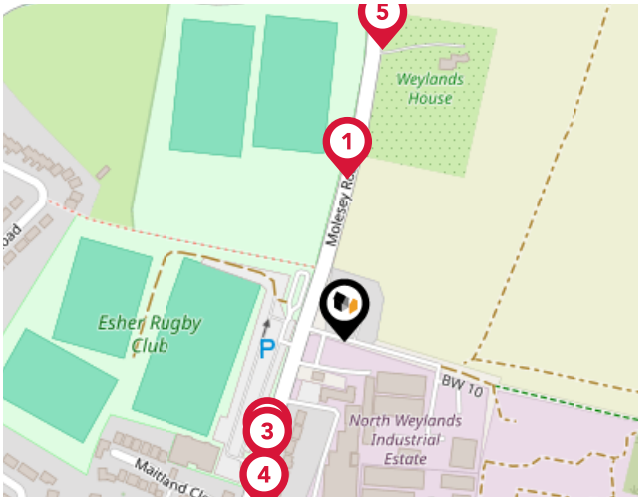


### Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport Terminal 4	6.04 miles
2	London Heathrow Airport Terminal 2	6.69 miles
3	London Heathrow Airport Terminal 1	6.89 miles
4	London Heathrow Airport Terminal 3	6.89 miles

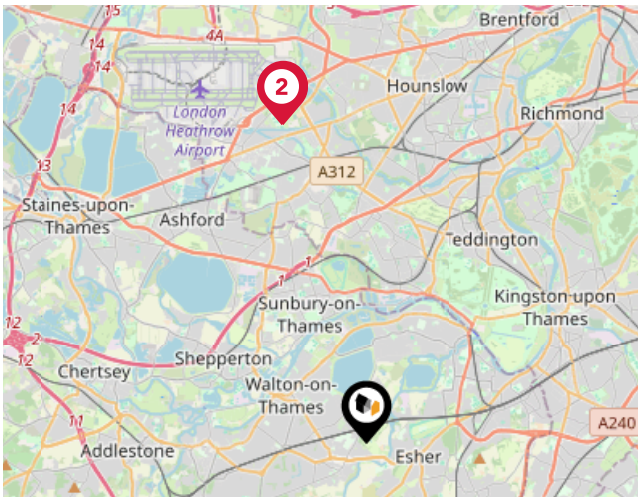
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Rydens Road	0.09 miles
2	Esher Rugby Club	0.08 miles
3	Maitland Close	0.09 miles
4	Esher Rugby Club	0.11 miles
5	Rydens Road	0.17 miles



### Local Connections

Pin	Name	Distance
1	Hatton Cross Underground Station	6.1 miles
2	Hatton Cross Underground Station	6.1 miles
3	Hatton Cross Underground Station	6.12 miles

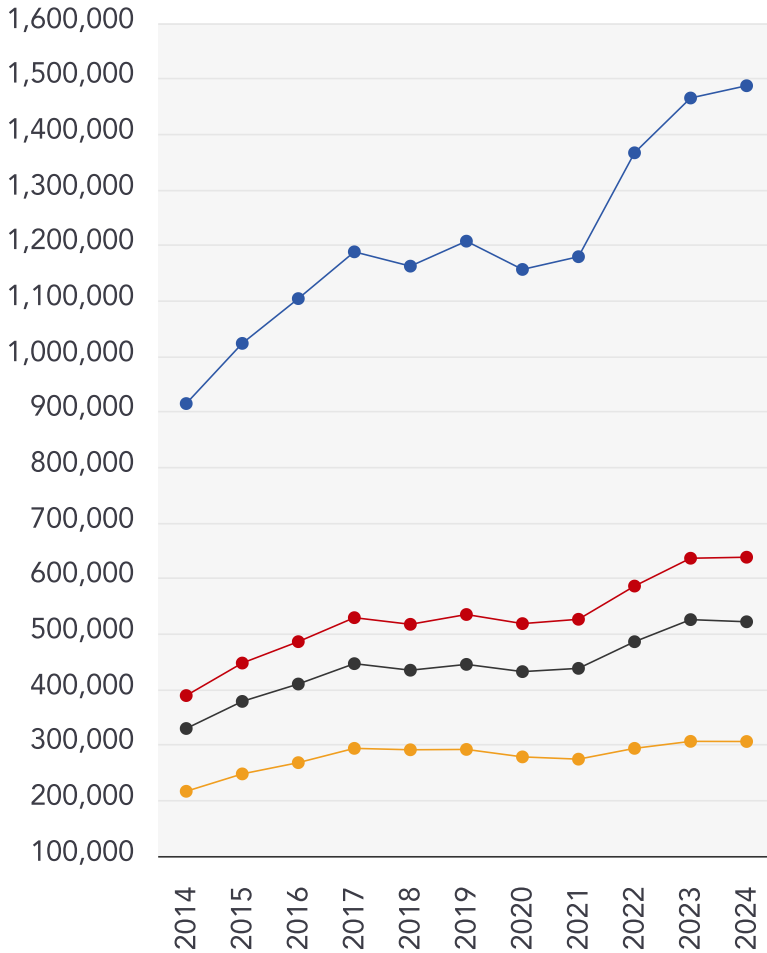


# Market

## 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

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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

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