

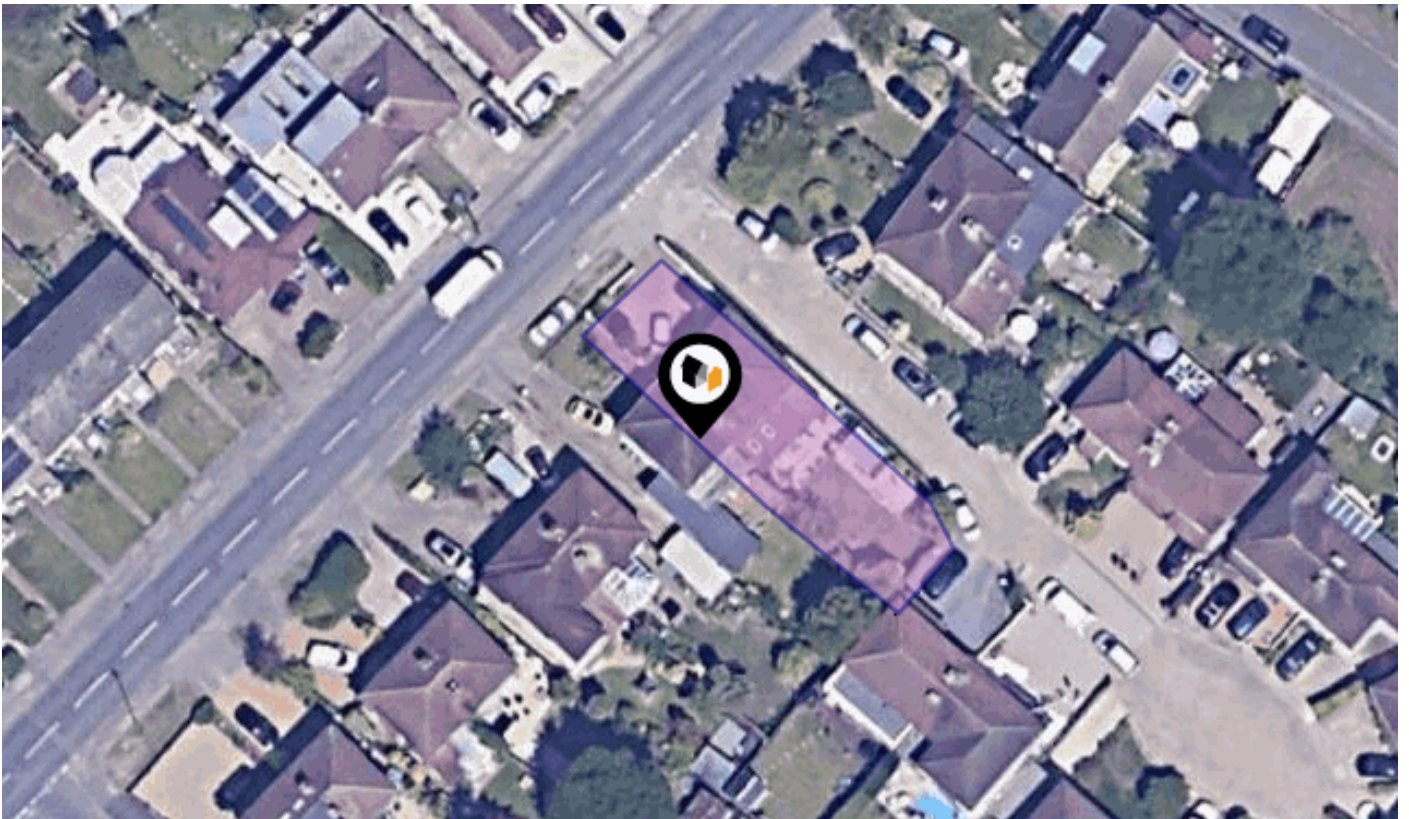


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 17th June 2024



RYDENS ROAD, WALTON-ON-THAMES, KT12

James Neave

38 High Street Walton on Thames Surrey KT12 1DE

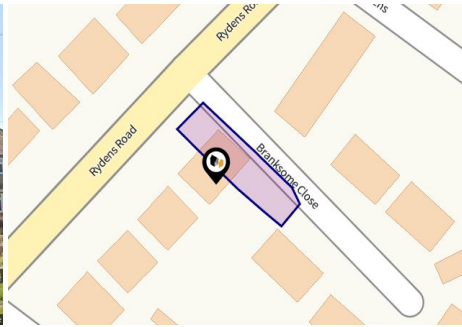
01932 221 331

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Property Overview



Property

Type: Semi-Detached
Bedrooms: 3
Plot Area: 0.08 acres
Council Tax : Band E
Annual Estimate: £2,852
Title Number: SY525956

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

5 mb/s	77 mb/s	1000 mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



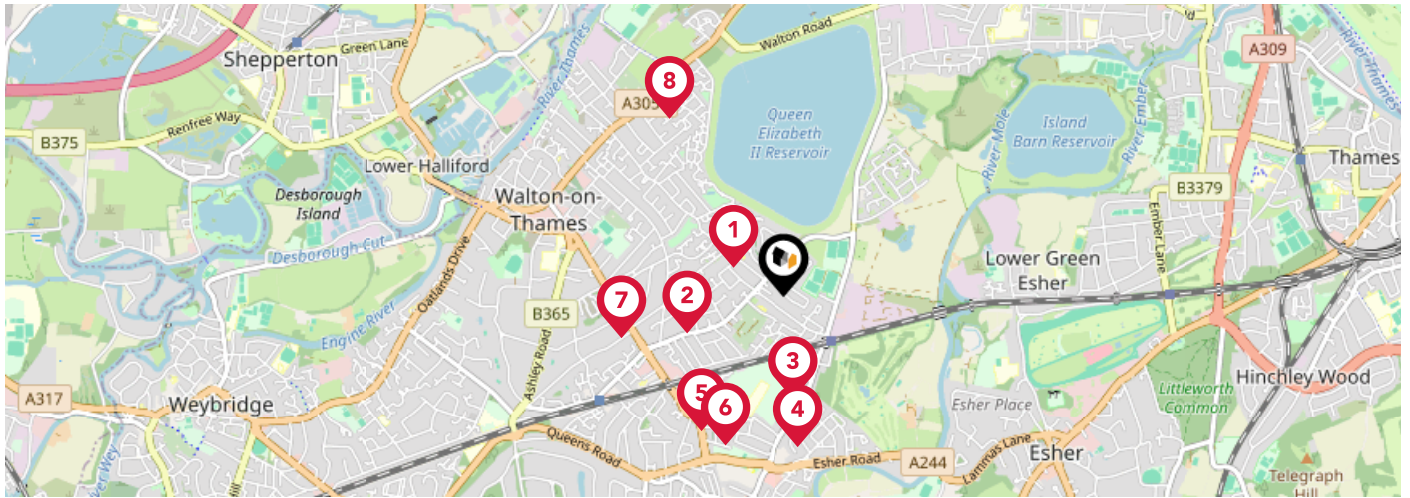
Planning records for: *Rydens Road, Walton-on-thames, KT12*

Reference - 2012/3922	
Decision:	Final Decision
Date:	11th January 2012
Description:	Part two/part single storey side extension and single storey rear extension following demolition of existing side garage

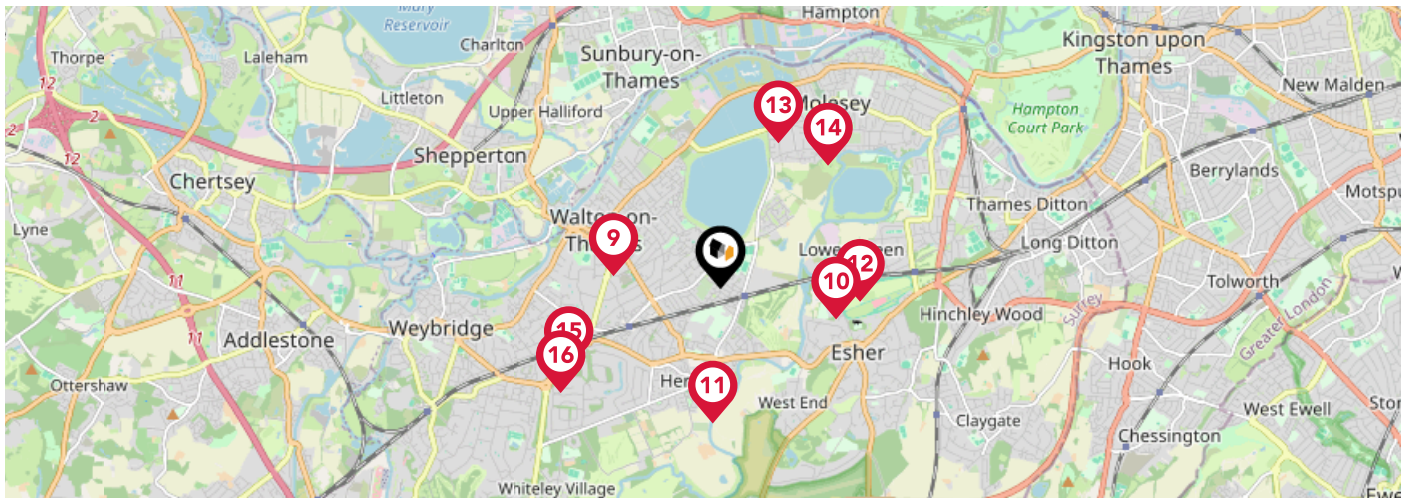
Reference - 1992/0156	
Decision:	Final Decision
Date:	02nd April 1992
Description:	Single-storey detached garage.









Reference - 2012/2677	
Decision:	Appeal Decided
Date:	-
Description:	Two storey side extension and single storey rear extension following demolition of existing side garage

Area Schools



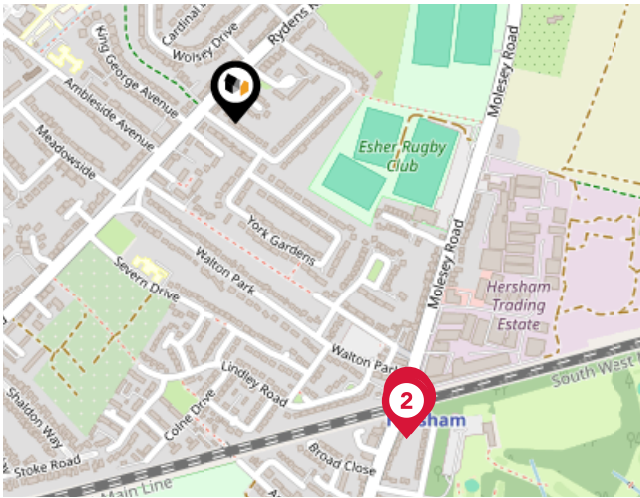
		Nursery	Primary	Secondary	College	Private
1	Walton Oak Primary School Ofsted Rating: Good Pupils: 473 Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	The Danesfield Manor School Ofsted Rating: Not Rated Pupils: 129 Distance:0.47	<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:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	North East Surrey Secondary Short Stay School Ofsted Rating: Good Pupils: 31 Distance:0.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Three Rivers Academy Ofsted Rating: Good Pupils: 1039 Distance:0.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Bell Farm Primary School Ofsted Rating: Good Pupils: 660 Distance:0.74	<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:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Grovelands Primary School Ofsted Rating: Good Pupils: 513 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Ashley Church of England Primary School Ofsted Rating: Requires Improvement Pupils: 567 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Esher Church of England High School Ofsted Rating: Good Pupils: 1154 Distance:1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Burhill Primary School Ofsted Rating: Good Pupils: 634 Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cranmere Primary School Ofsted Rating: Good Pupils: 473 Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Beech House School Ofsted Rating: Good Pupils: 5 Distance:1.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chandlers Field Primary School Ofsted Rating: Good Pupils: 379 Distance:1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cleves School Ofsted Rating: Outstanding Pupils: 720 Distance:1.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Walton Leigh School Ofsted Rating: Outstanding Pupils: 79 Distance:1.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

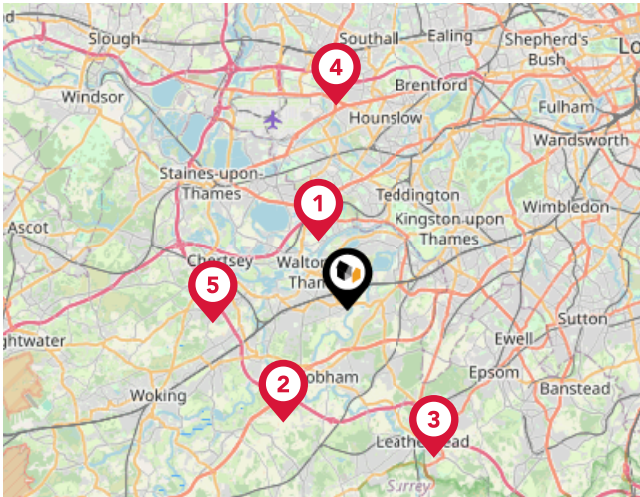
Area

Transport (National)



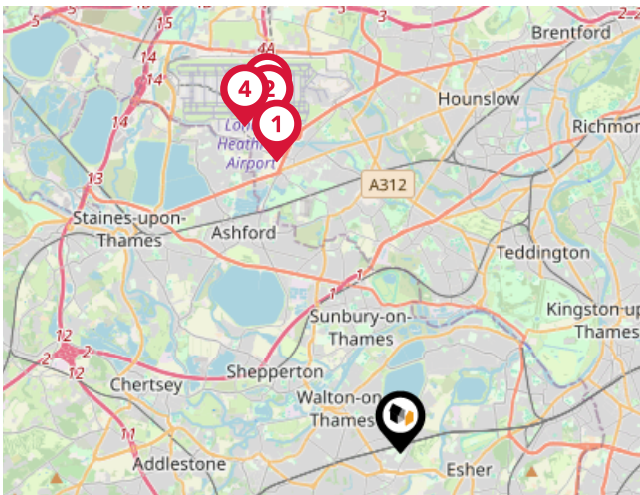
National Rail Stations

Pin	Name	Distance
1	Hershham Rail Station	0.41 miles
2	Hershham Rail Station	0.42 miles
3	Hershham Rail Station	0.41 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J1	2.78 miles
2	M25 J10	4.78 miles
3	M25 J9	6.35 miles
4	M4 J3	7.57 miles
5	M25 J11	4.97 miles

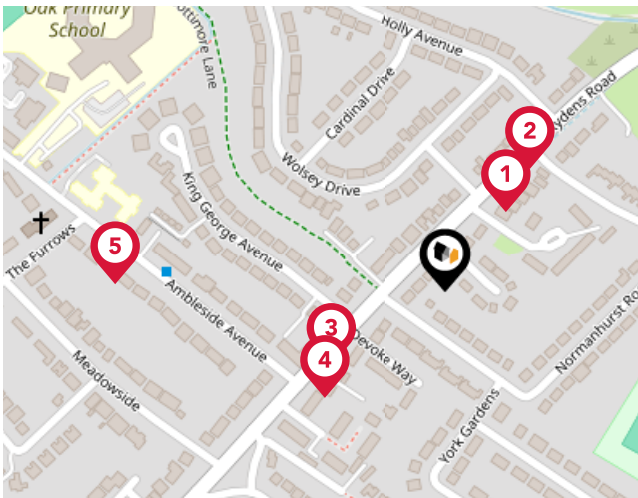


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport Terminal 4	5.86 miles
2	London Heathrow Airport Terminal 2	6.52 miles
3	London Heathrow Airport Terminal 1	6.72 miles
4	London Heathrow Airport Terminal 3	6.7 miles

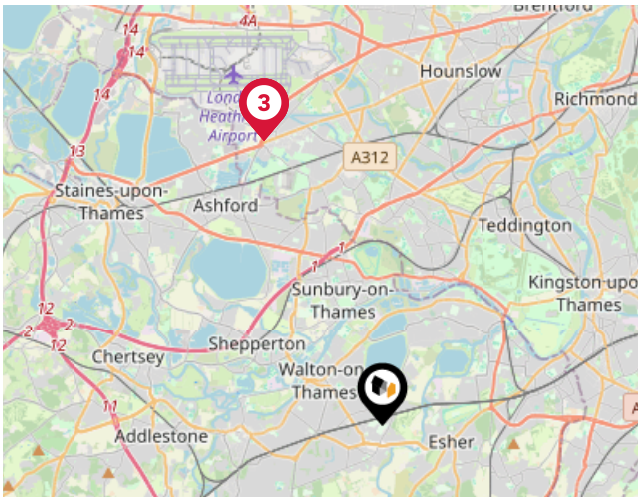
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Holly Avenue	0.06 miles
2	Holly Avenue	0.09 miles
3	Ambleside Avenue	0.08 miles
4	Ambleside Avenue	0.09 miles
5	The Furrows	0.19 miles



Local Connections

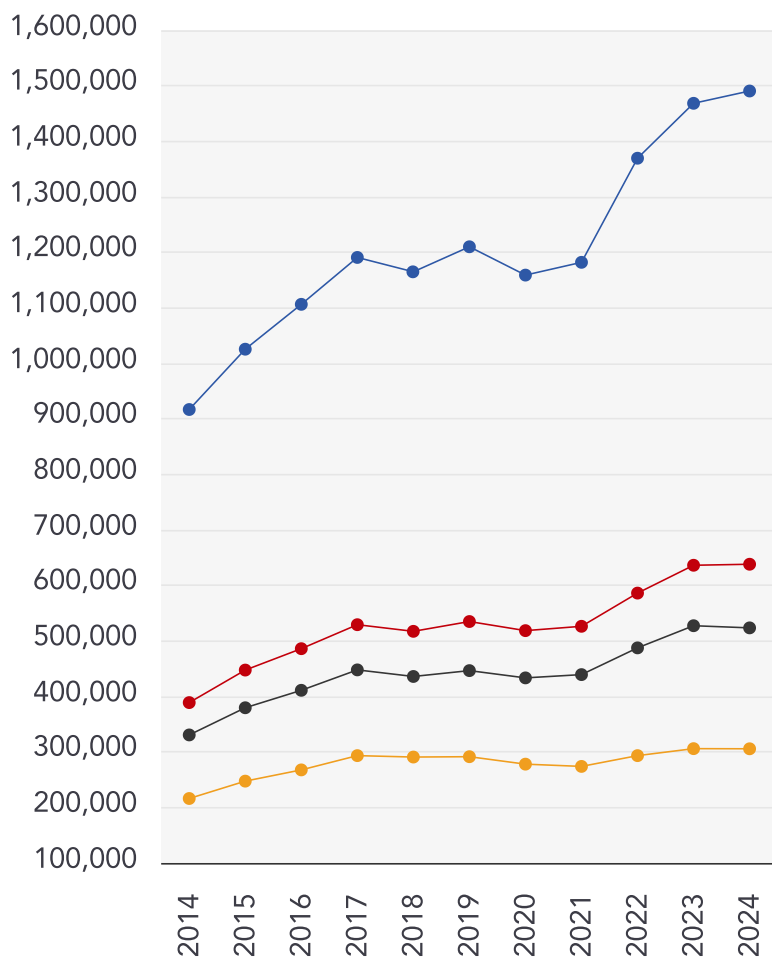
Pin	Name	Distance
1	Heathrow Terminal 4 Underground Station	5.72 miles
2	Heathrow Terminal 4 Underground Station	5.72 miles
3	Heathrow Terminal 4 Underground Station	5.72 miles

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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