

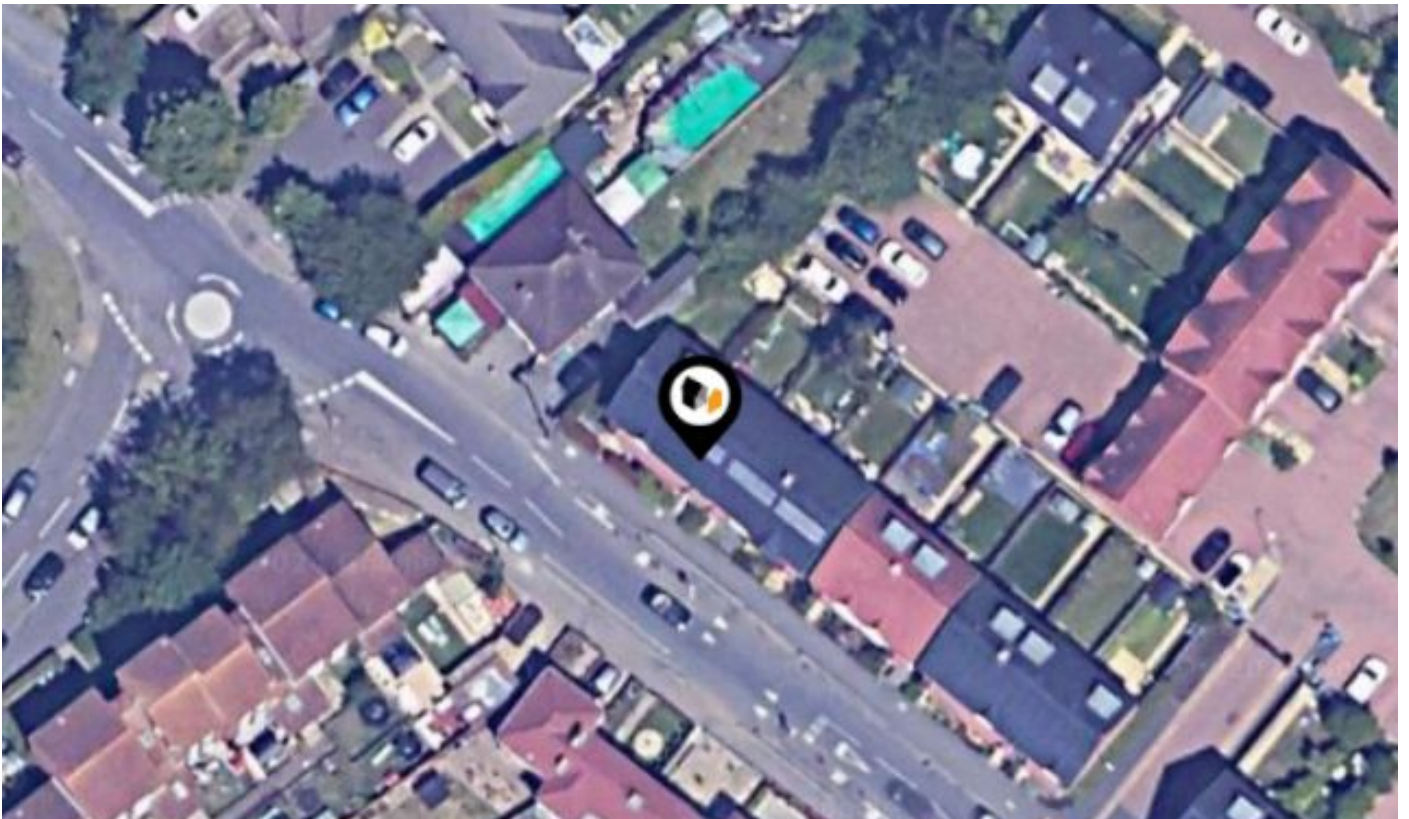


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 01st July 2024



AMBLESIDE AVENUE, WALTON-ON-THAMES, KT12

James Neave

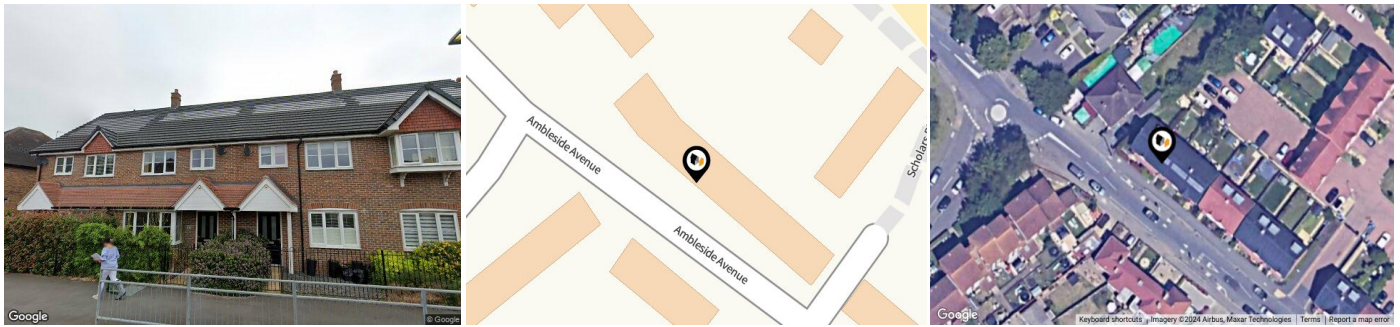
38 High Street Walton on Thames Surrey KT12 1DE

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Property

| | |
|------------------|---|
| Type: | Terraced |
| Bedrooms: | 3 |
| Floor Area: | 936 ft ² / 87 m ² |
| Year Built : | 2013 |
| Council Tax : | Band E |
| Annual Estimate: | £2,852 |

Local Area

| | |
|--------------------|-----------|
| Local Authority: | Elmbridge |
| Conservation Area: | No |
| Flood Risk: | |
| • Rivers & Seas | Medium |
| • Surface Water | Medium |

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | | |
|-------------------|-------------------|---------------------|
| 29 mb/s | 76 mb/s | 1000 mb/s |
| | | |

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

Ambleside Avenue, WALTON-ON-THAMES, KT12

Energy rating

C

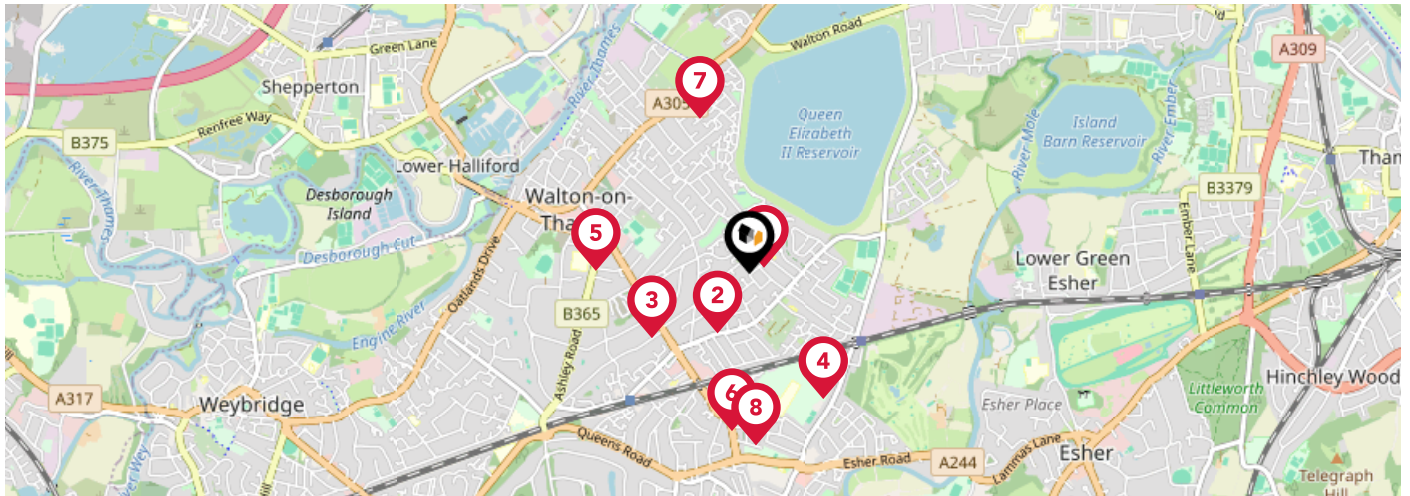
Valid until 28.06.2034

| Score | Energy rating | Current | Potential |
|-------|---------------|---------------|---------------|
| 92+ | A | | 92 A |
| 81-91 | B | | |
| 69-80 | C | 79 c | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

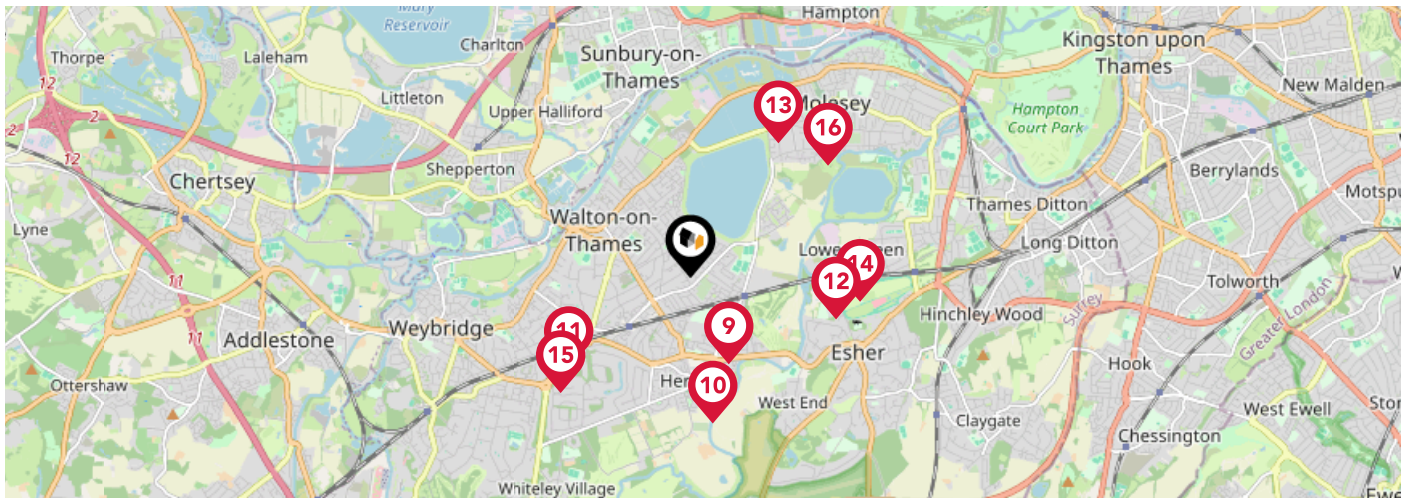
Additional EPC Data

| | |
|--------------------------------------|--|
| Property Type: | Mid-terrace house |
| Walls: | Cavity wall, as built, insulated (assumed) |
| Walls Energy: | Very good |
| Roof: | Pitched, 300 mm loft insulation |
| Roof Energy: | Very good |
| Window: | Fully double glazed |
| Window Energy: | Good |
| 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, plus solar |
| Hot Water Energy Efficiency: | Very good |
| Lighting: | Low energy lighting in all fixed outlets |
| Lighting Energy: | Very good |
| Floors: | Suspended, insulated (assumed) |
| Secondary Heating: | None |
| Total Floor Area: | 87 m ² |

Area Schools

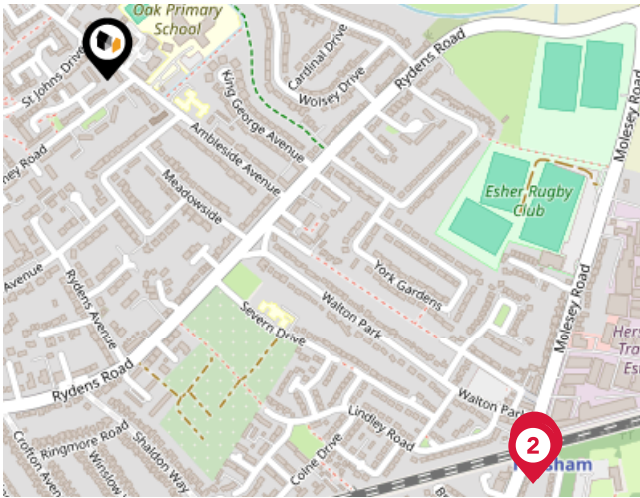


| | | Nursery | Primary | Secondary | College | Private |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Walton Oak Primary School Ofsted Rating: Good Pupils: 473 Distance:0.07 | <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:0.31 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Westward School Ofsted Rating: Not Rated Pupils: 125 Distance:0.54 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Cardinal Newman Catholic Primary School Ofsted Rating: Good Pupils: 405 Distance:0.67 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Ashley Church of England Primary School Ofsted Rating: Requires Improvement Pupils: 567 Distance:0.71 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | 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"/> |
| 7 | Grovelands Primary School Ofsted Rating: Good Pupils: 513 Distance:0.75 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Bell Farm Primary School Ofsted Rating: Good Pupils: 660 Distance:0.79 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



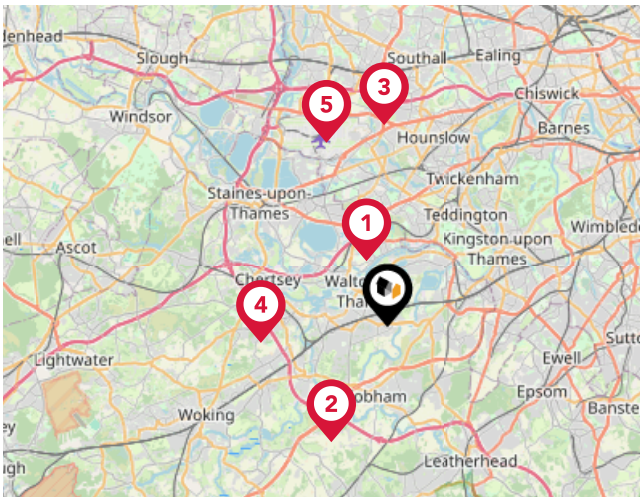
| | Nursery | Primary | Secondary | College | Private |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <p>9 North East Surrey Secondary Short Stay School Ofsted Rating: Good Pupils: 31 Distance:0.88</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>10 Burhill Primary School Ofsted Rating: Good Pupils: 634 Distance:1.37</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>11 Cleves School Ofsted Rating: Outstanding Pupils: 720 Distance:1.4</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>12 Esher Church of England High School Ofsted Rating: Good Pupils: 1154 Distance:1.41</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>13 The Beech House School Ofsted Rating: Good Pupils: 5 Distance:1.5</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>14 Cranmere Primary School Ofsted Rating: Good Pupils: 473 Distance:1.59</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>15 Walton Leigh School Ofsted Rating: Outstanding Pupils: 79 Distance:1.6</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>16 Chandlers Field Primary School Ofsted Rating: Good Pupils: 379 Distance:1.65</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Area Transport (National)



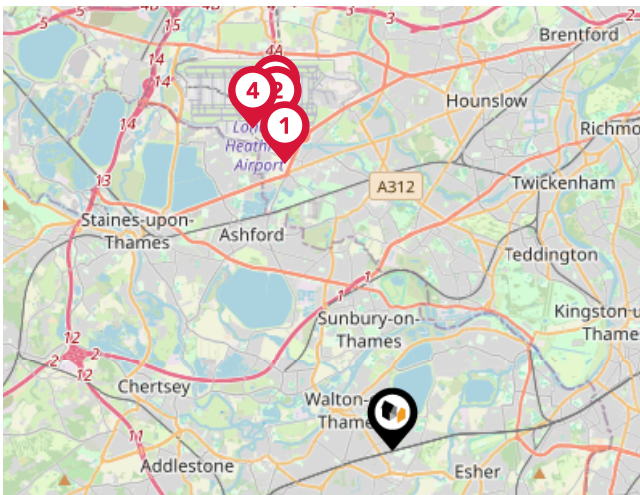
National Rail Stations

| Pin | Name | Distance |
|-----|-----------------------|------------|
| 1 | Hershams Rail Station | 0.67 miles |
| 2 | Hershams Rail Station | 0.68 miles |
| 3 | Hershams Rail Station | 0.68 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|---------|------------|
| 1 | M3 J1 | 2.58 miles |
| 2 | M25 J10 | 4.74 miles |
| 3 | M4 J3 | 7.46 miles |
| 4 | M25 J11 | 4.69 miles |
| 5 | M4 J4A | 7.16 miles |

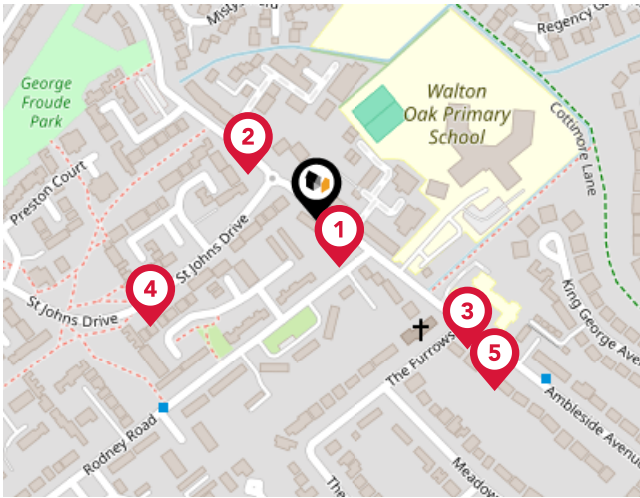


Airports/Helipads

| Pin | Name | Distance |
|-----|------------------------------------|------------|
| 1 | London Heathrow Airport Terminal 4 | 5.65 miles |
| 2 | London Heathrow Airport Terminal 2 | 6.32 miles |
| 3 | London Heathrow Airport Terminal 1 | 6.52 miles |
| 4 | London Heathrow Airport Terminal 3 | 6.48 miles |

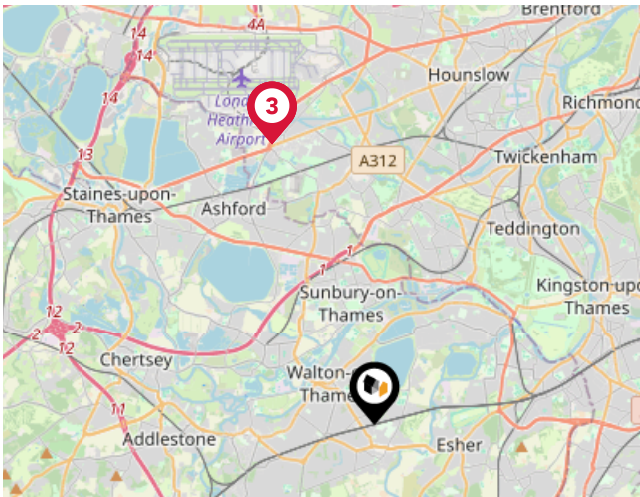
Area

Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|----------------|------------|
| 1 | St Johns Drive | 0.03 miles |
| 2 | St Johns Drive | 0.05 miles |
| 3 | The Furrows | 0.11 miles |
| 4 | Cheriton Court | 0.11 miles |
| 5 | The Furrows | 0.14 miles |



Local Connections

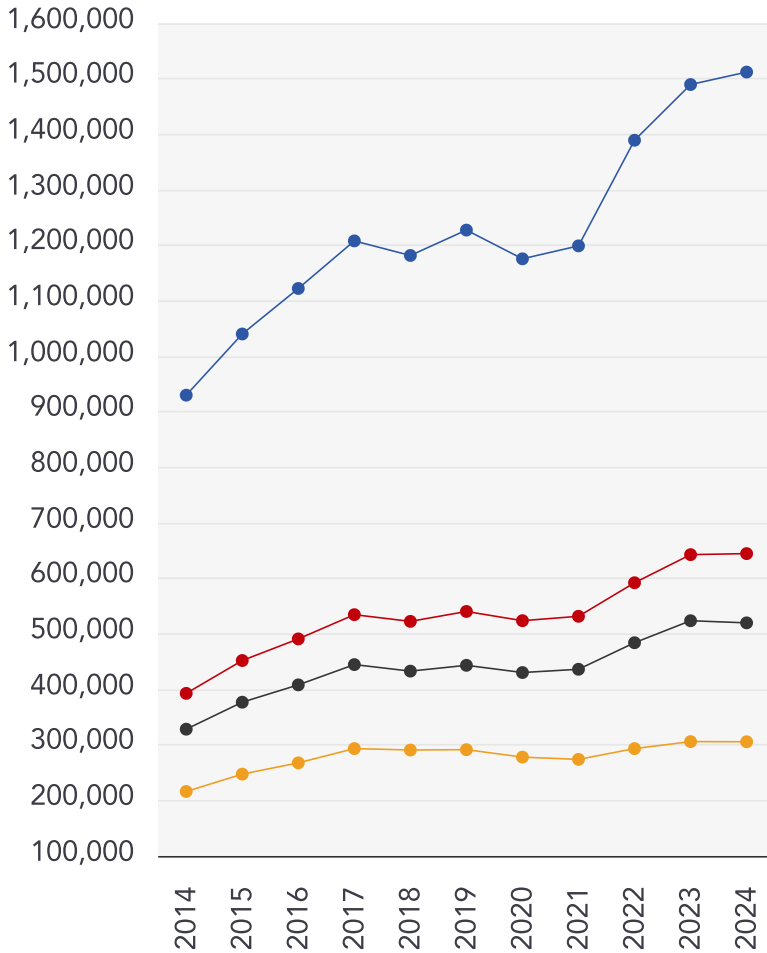
| Pin | Name | Distance |
|-----|---|------------|
| 1 | Heathrow Terminal 4 Underground Station | 5.52 miles |
| 2 | Heathrow Terminal 4 Underground Station | 5.52 miles |
| 3 | Heathrow Terminal 4 Underground Station | 5.52 miles |

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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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"



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James Neave

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