

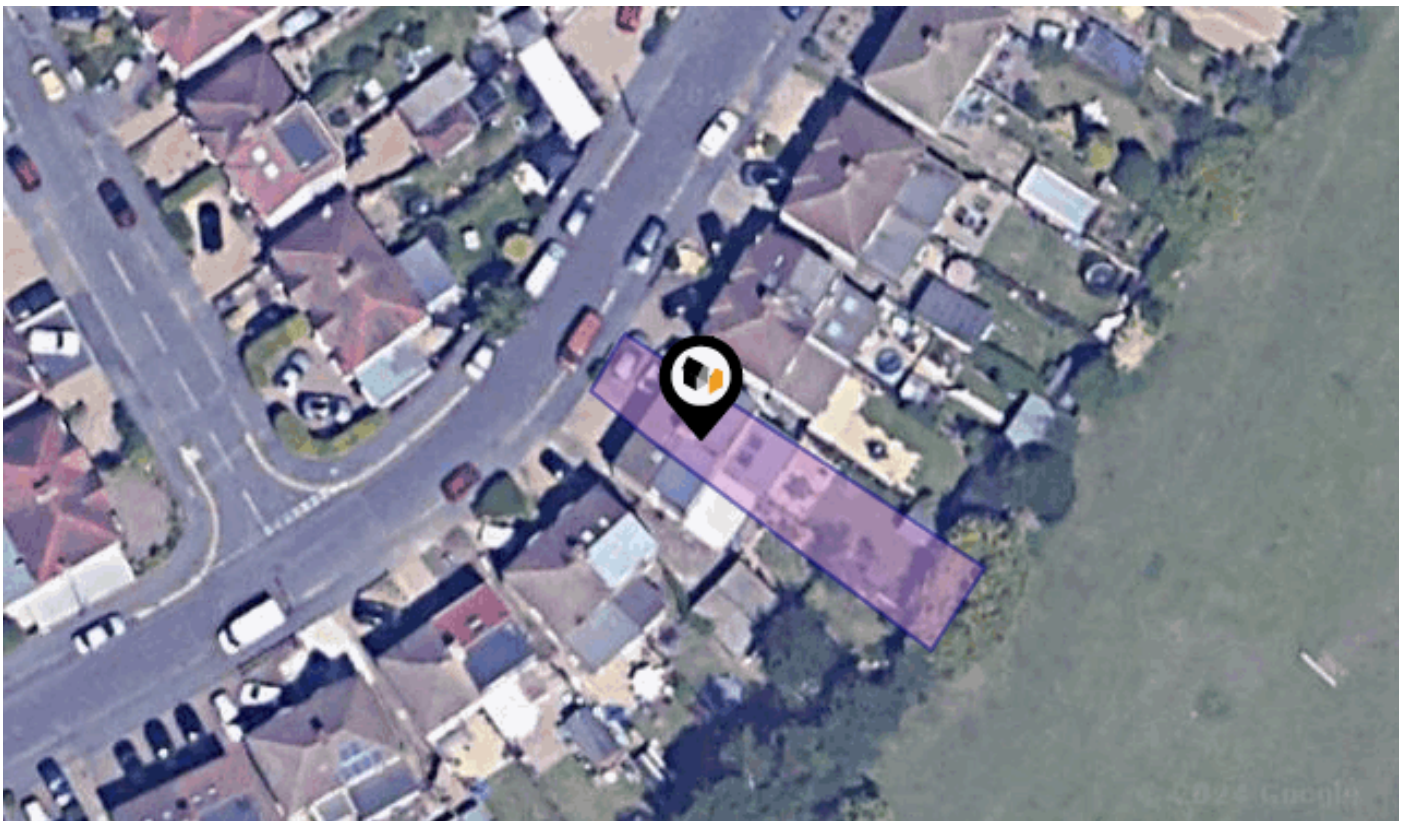


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 11th July 2024



STUART AVENUE, WALTON-ON-THAMES, KT12

Example Agent

38 High Street Walton on Thames Surrey KT12 1DE

01932 221 331

andy@jamesneave.co.uk

www.exampleagent.com



Property Overview



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,302 ft ² / 121 m ²		
Plot Area:	0.06 acres		
Year Built :	1938		
Council Tax :	Band E		
Annual Estimate:	£2,852		
Title Number:	SY475519		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	136 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

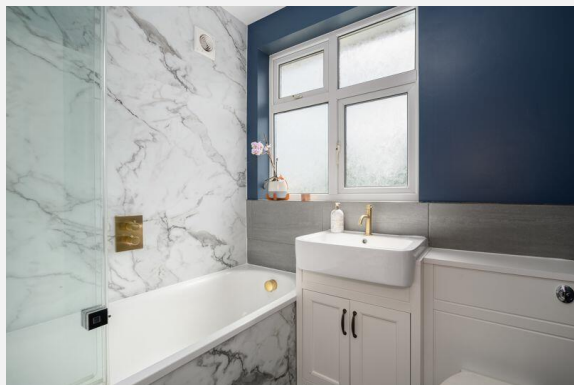
This Address



Planning records for: *Stuart Avenue, Walton-on-thames, KT12*

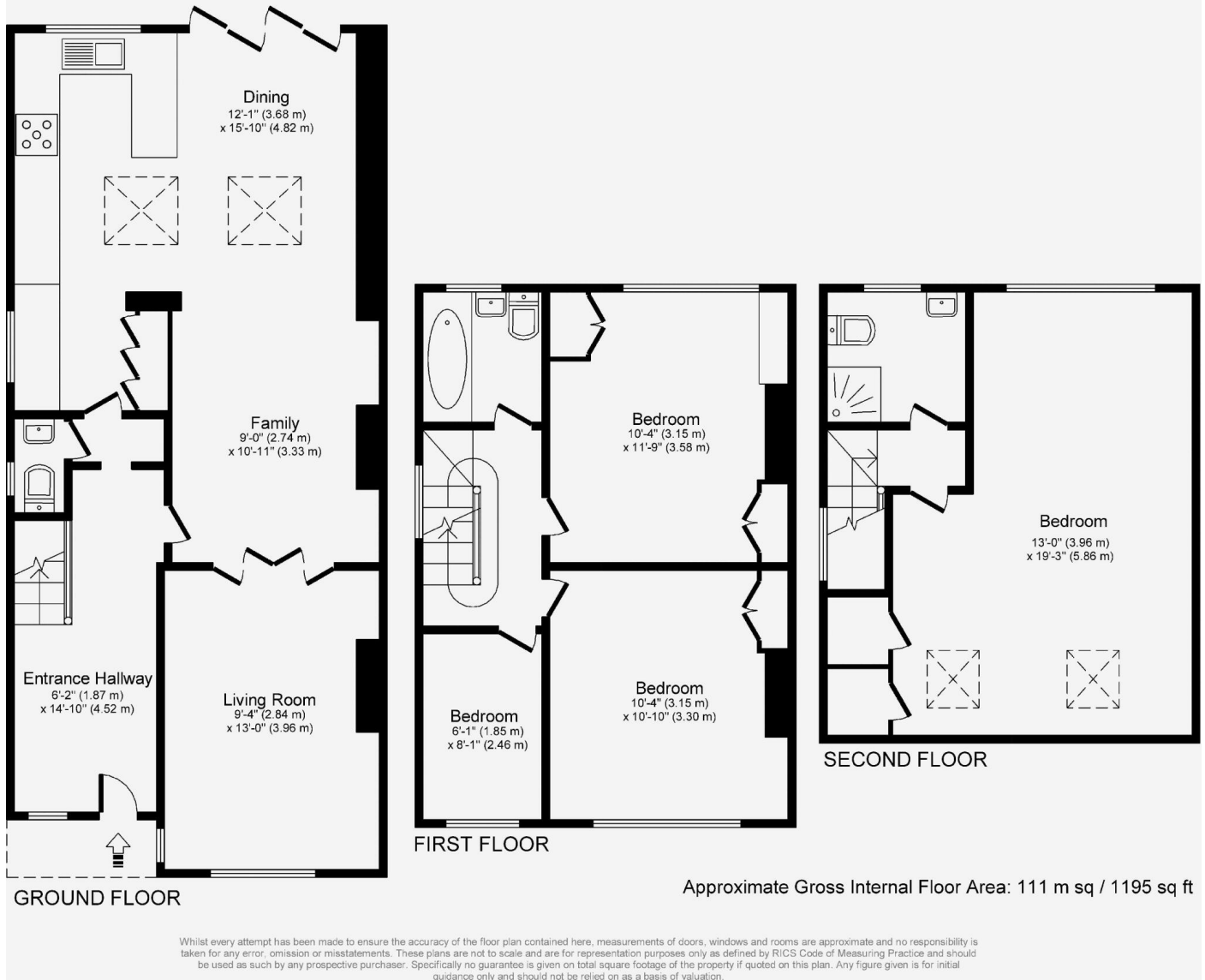
Reference - 2011/6836	
Decision:	Final Decision
Date:	-
Description:	Single storey rear extension and following demolition of existing garage





STUART AVENUE, WALTON-ON-THAMES, KT12

STUART AVENUE KT12



Property EPC - Certificate



Stuart Avenue, KT12

Energy rating

D

Valid until 25.08.2025

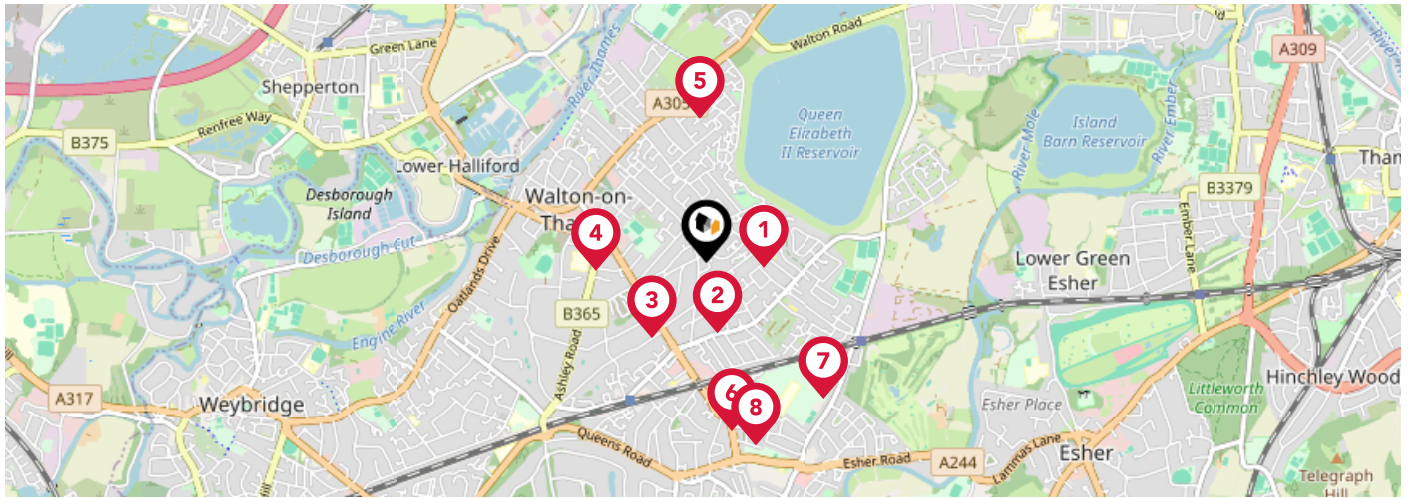
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

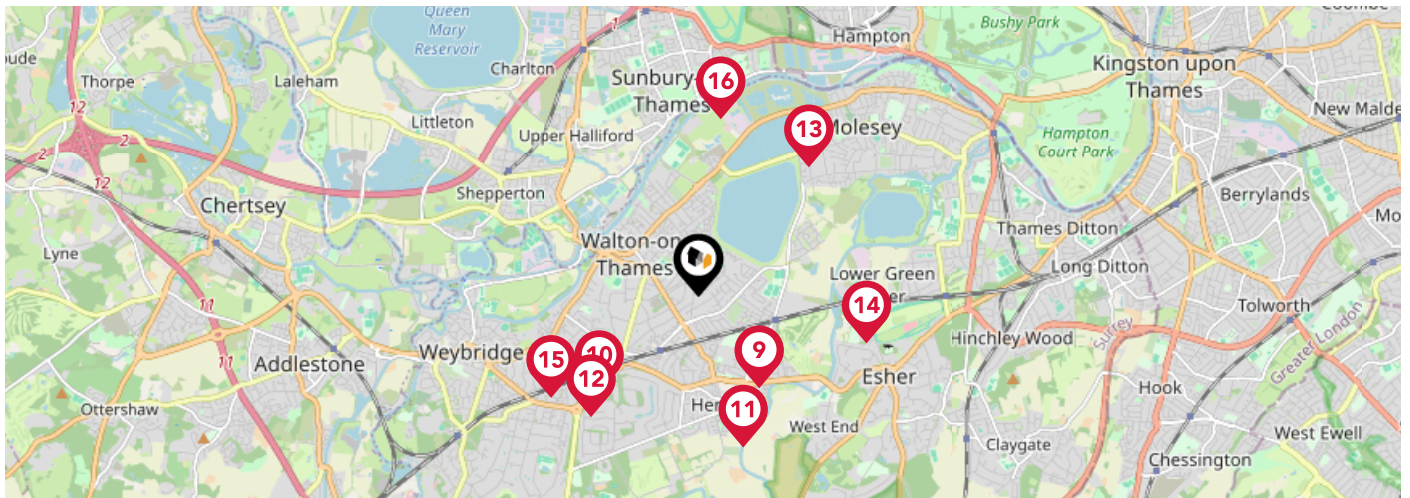
Additional EPC Data









Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	2
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Flat, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 71% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	121 m ²



		Nursery	Primary	Secondary	College	Private
1	Walton Oak Primary School Ofsted Rating: Good Pupils: 473 Distance:0.27	<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:0.33	<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:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Ashley Church of England Primary School Ofsted Rating: Requires Improvement Pupils: 567 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Grovelands Primary School Ofsted Rating: Good Pupils: 513 Distance:0.66	<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:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Cardinal Newman Catholic Primary School Ofsted Rating: Good Pupils: 405 Distance:0.82	<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:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

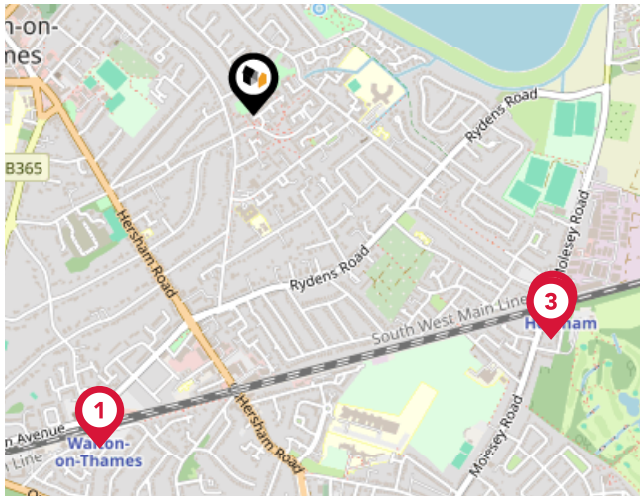
Area Schools



		Nursery	Primary	Secondary	College	Private
	North East Surrey Secondary Short Stay School Ofsted Rating: Good Pupils: 31 Distance:1.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cleves School Ofsted Rating: Outstanding Pupils: 720 Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Burhill Primary School Ofsted Rating: Good Pupils: 634 Distance:1.46	<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:1.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Beech House School Ofsted Rating: Good Pupils: 5 Distance:1.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Esher Church of England High School Ofsted Rating: Good Pupils: 1154 Distance:1.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oatlands School Ofsted Rating: Outstanding Pupils: 268 Distance:1.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Beaulerc Infant and Nursery School Ofsted Rating: Good Pupils: 152 Distance:1.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

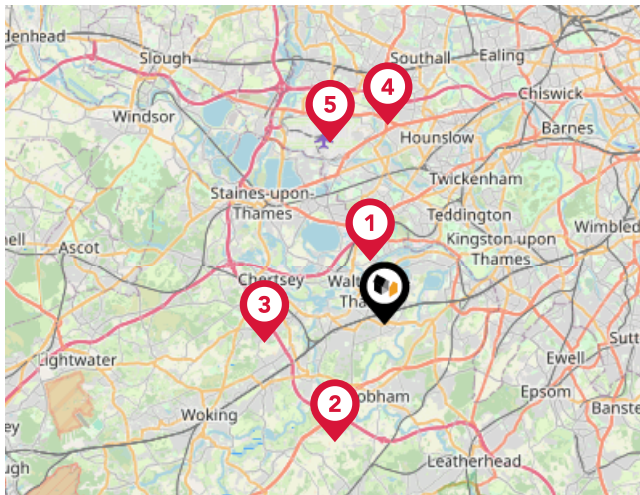
Area

Transport (National)



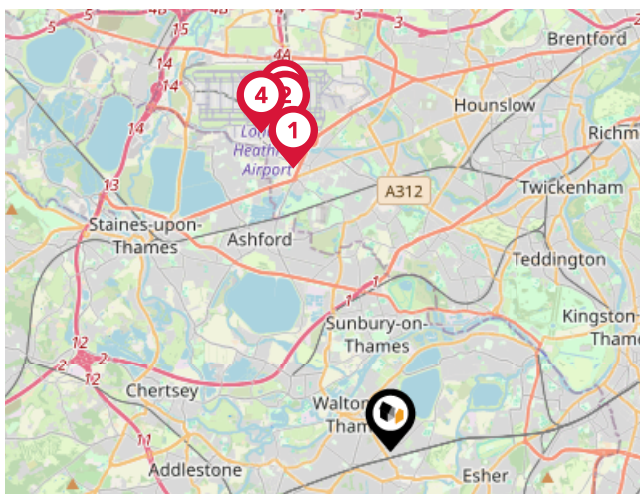
National Rail Stations

Pin	Name	Distance
1	Walton-on-Thames Rail Station	0.85 miles
2	Hersham Rail Station	0.86 miles
3	Hersham Rail Station	0.86 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J1	2.48 miles
2	M25 J10	4.7 miles
3	M25 J11	4.5 miles
4	M4 J3	7.41 miles
5	M4 J4A	7.06 miles

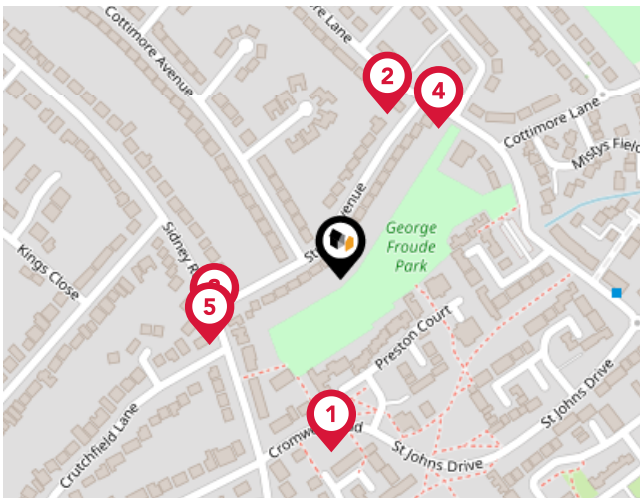


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport Terminal 4	5.54 miles
2	London Heathrow Airport Terminal 2	6.2 miles
3	London Heathrow Airport Terminal 1	6.41 miles
4	London Heathrow Airport Terminal 3	6.36 miles

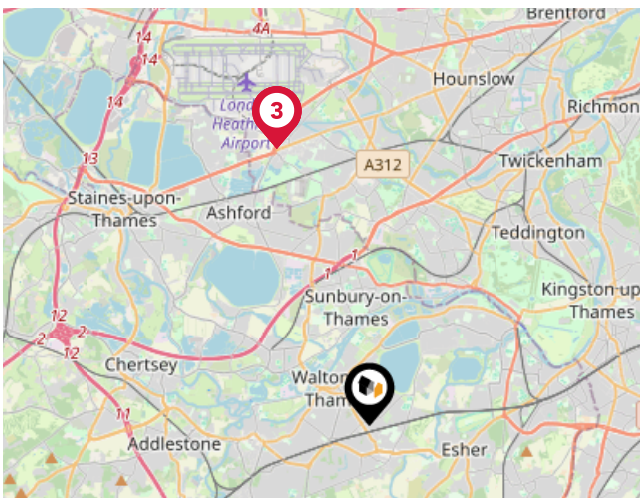
Area

Transport (Local)



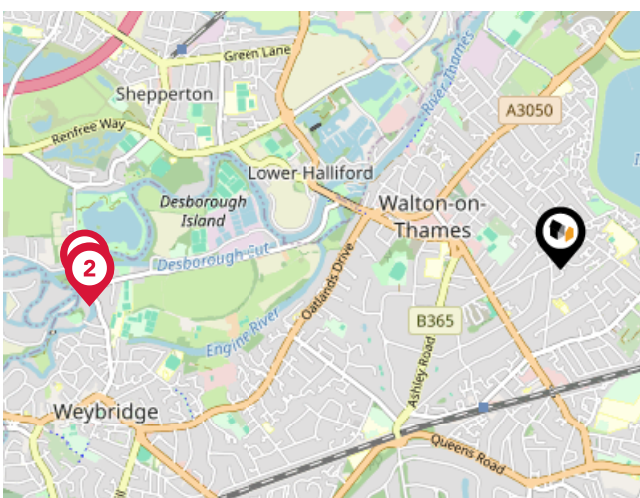
Bus Stops/Stations

Pin	Name	Distance
1	Post Office	0.1 miles
2	Stuart Avenue	0.1 miles
3	Crutchfield Lane	0.08 miles
4	Stuart Avenue	0.1 miles
5	Crutchfield Lane	0.09 miles



Local Connections

Pin	Name	Distance
1	Heathrow Terminal 4 Underground Station	5.4 miles
2	Heathrow Terminal 4 Underground Station	5.4 miles
3	Heathrow Terminal 4 Underground Station	5.41 miles



Ferry Terminals

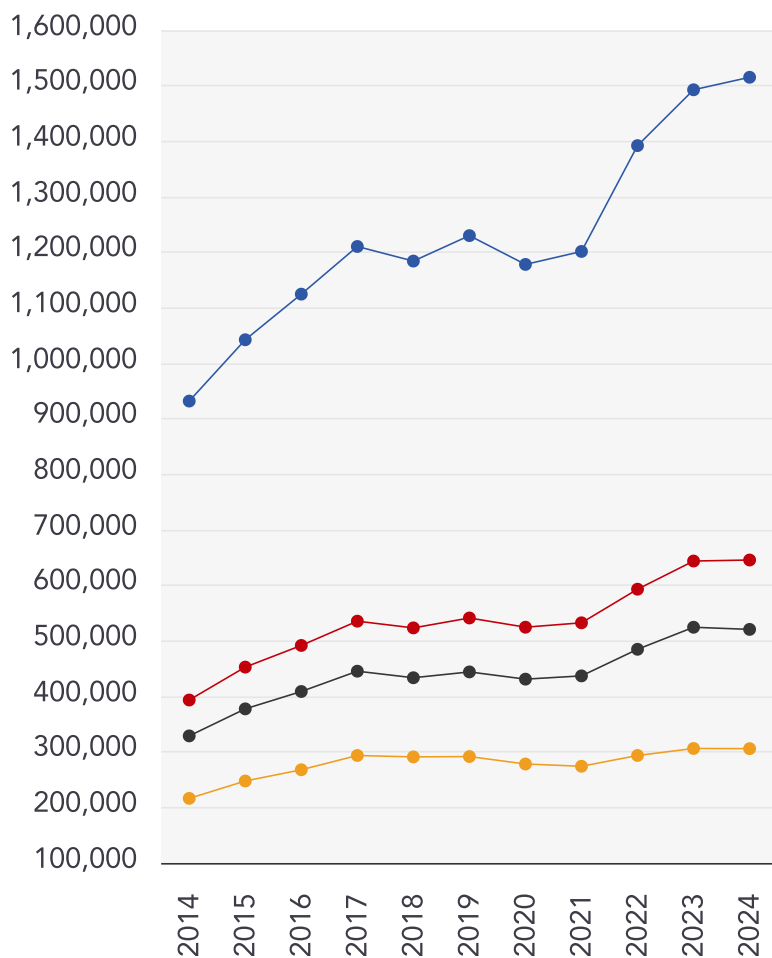
Pin	Name	Distance
1	Weybridge Ferry Landing	2.19 miles
2	Weybridge Ferry Landing	2.19 miles
3	Shepperton Ferry Landing	2.2 miles

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%



Example Agent

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

Example Agent Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Example Agent

38 High Street Walton on Thames Surrey
KT12 1DE
01932 221 331
andy@jamesneave.co.uk
www.exampleagent.com

