

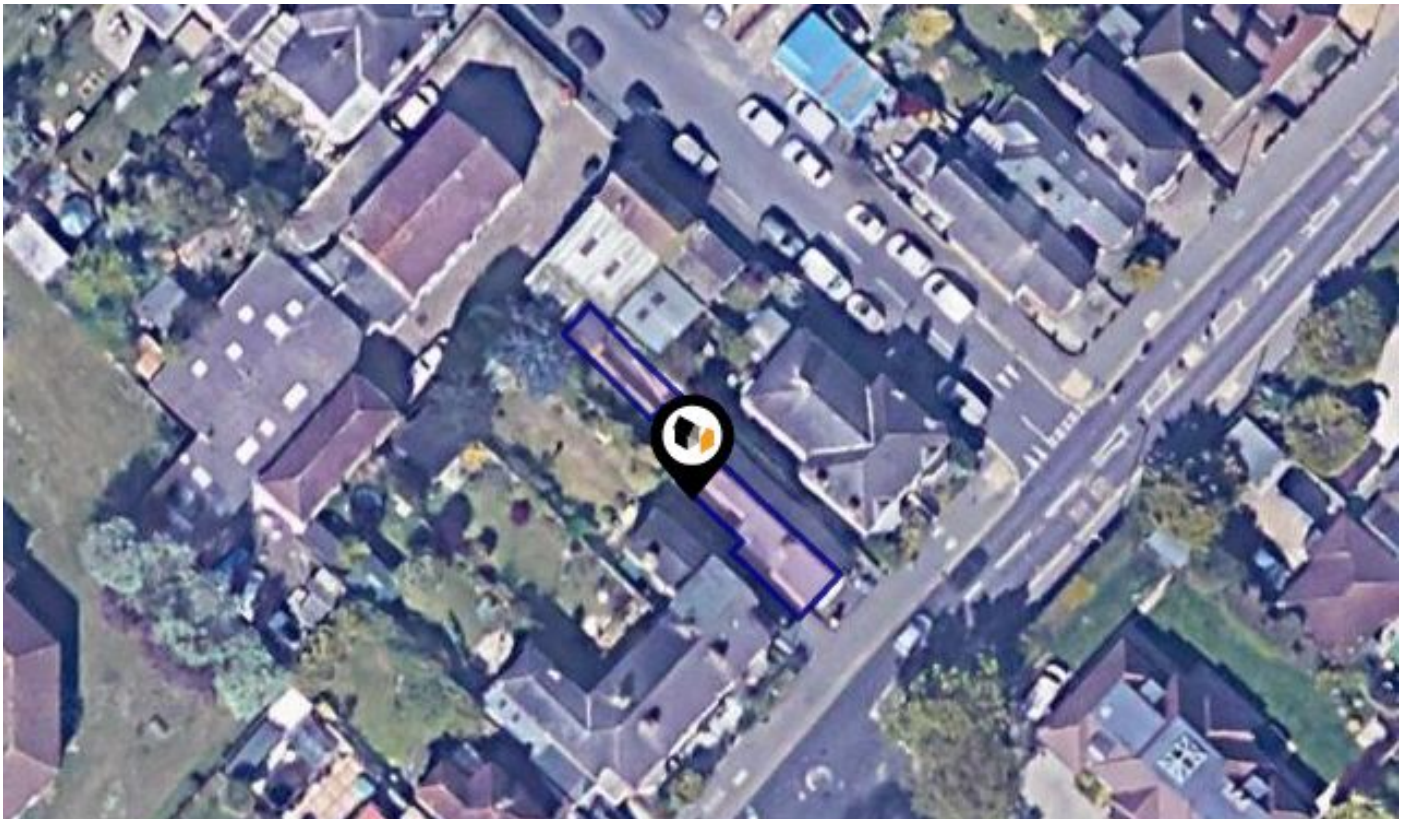


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 10th July 2024



TERRACE ROAD, WALTON-ON-THAMES, KT12

Example Agent

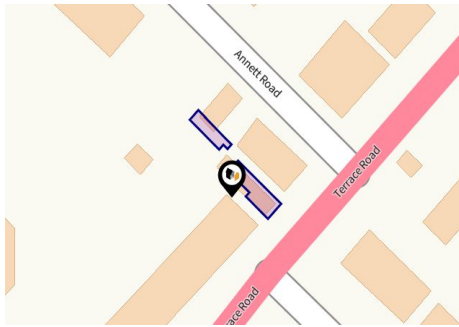
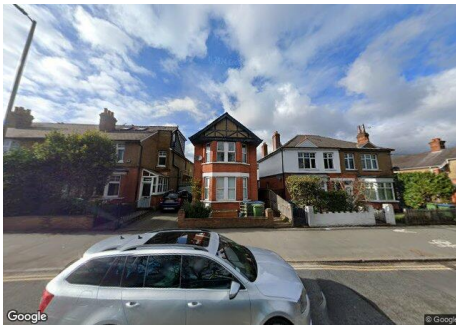
38 High Street Walton on Thames Surrey KT12 1DE

01932 221 331

lily@jamesneave.co.uk

www.exampleagent.com





Property

Type: Flat / Maisonette
Bedrooms: 2
Floor Area: 667 ft² / 62 m²
Plot Area: 0.03 acres
Year Built : 1930-1949
Council Tax : Band C
Annual Estimate: £2,074
Title Number: SY752718

Tenure: Leasehold
Start Date: 03/08/2006
End Date: 01/07/2105
Lease Term: 99 years from 1 July 2006
Term Remaining: 81 years

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

16 mb/s **80** mb/s **1000** mb/s


Mobile Coverage:
(based on calls indoors)


O₂ **EE** **3** **O**

Satellite/Fibre TV Availability:


BT **sky** **Virgin media**

Property EPC - Certificate

Terrace Road, KT12

Energy rating

D

Valid until 26.10.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

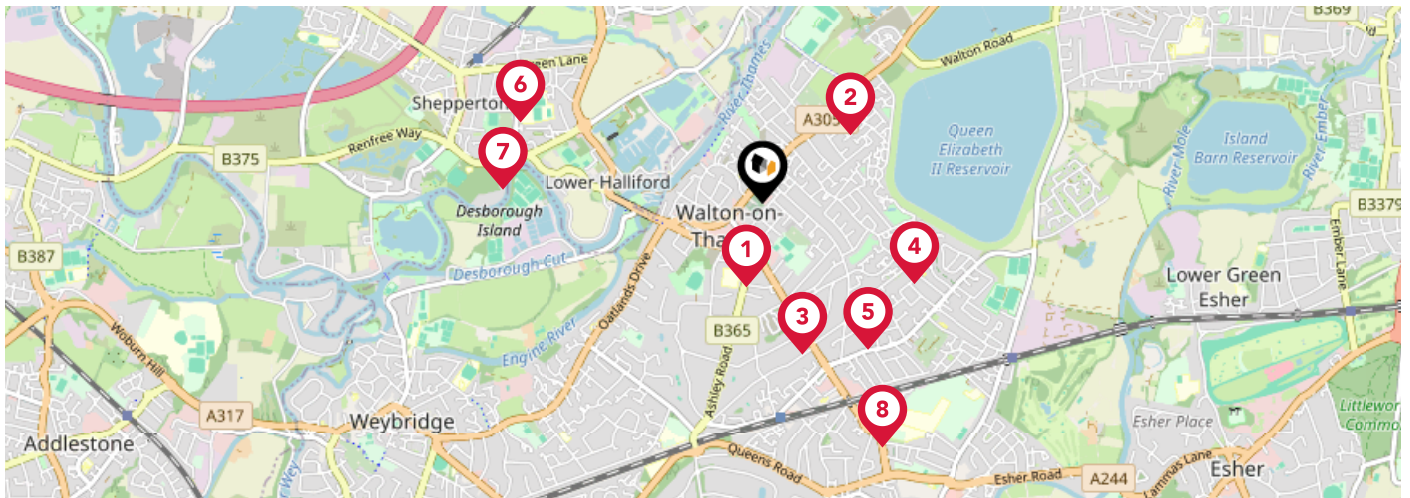
Property

EPC - Additional Data

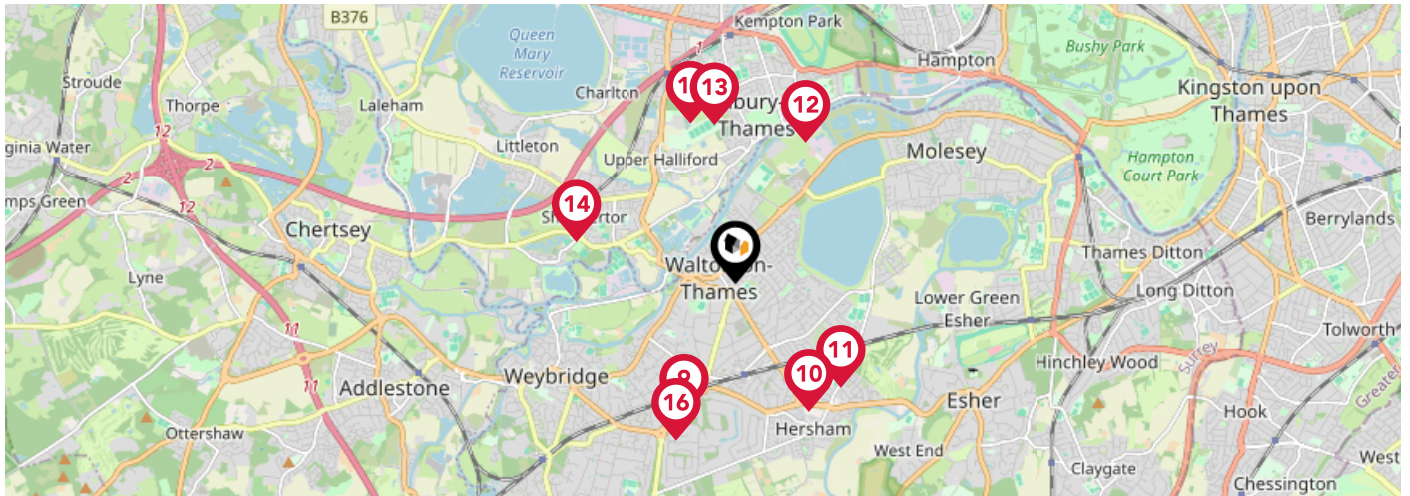
Additional EPC Data









Property Type:	Flat
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	1st
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	1
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
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 21% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	62 m ²

Area Schools



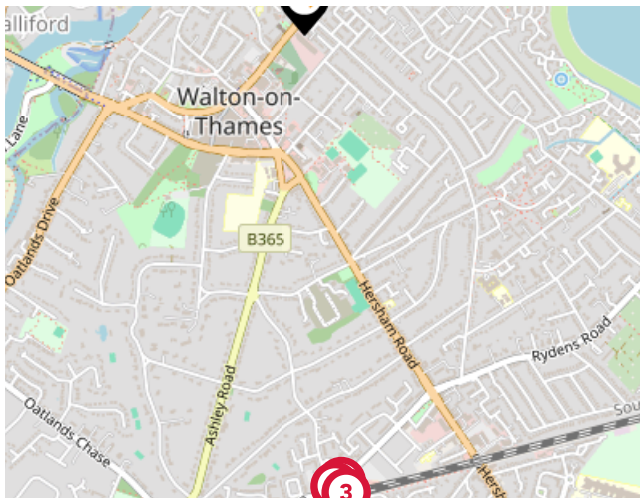
	Nursery	Primary	Secondary	College	Private
<p>1 Ashley Church of England Primary School Ofsted Rating: Requires Improvement Pupils: 567 Distance:0.39</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Grovelands Primary School Ofsted Rating: Good Pupils: 513 Distance:0.52</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Westward School Ofsted Rating: Not Rated Pupils: 125 Distance:0.72</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Walton Oak Primary School Ofsted Rating: Good Pupils: 473 Distance:0.8</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 The Danesfield Manor School Ofsted Rating: Not Rated Pupils: 129 Distance:0.83</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Thamesmead School Ofsted Rating: Good Pupils: 1013 Distance:1.18</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Halliford School Ofsted Rating: Not Rated Pupils: 419 Distance:1.2</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Three Rivers Academy Ofsted Rating: Good Pupils: 1039 Distance:1.25</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Cleves School Ofsted Rating: Outstanding Pupils: 720 Distance:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bell Farm Primary School Ofsted Rating: Good Pupils: 660 Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cardinal Newman Catholic Primary School Ofsted Rating: Good Pupils: 405 Distance:1.38	<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:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hawkedale Primary School Ofsted Rating: Good Pupils: 179 Distance:1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Nicholas CofE Primary School Ofsted Rating: Good Pupils: 557 Distance:1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Bishop Wand Church of England School Ofsted Rating: Good Pupils: 1037 Distance:1.54	<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:1.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

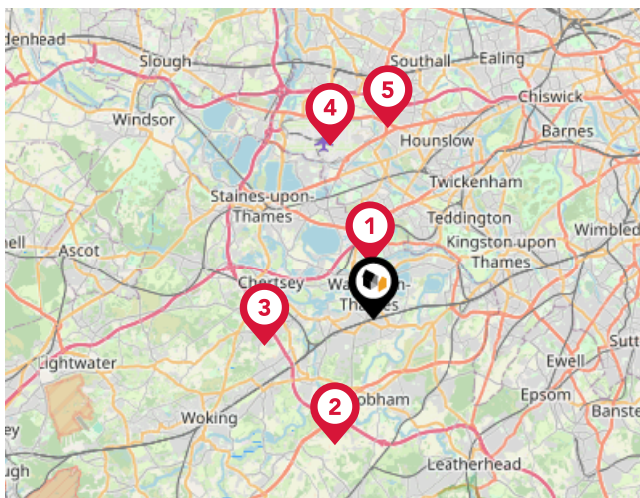
Area

Transport (National)



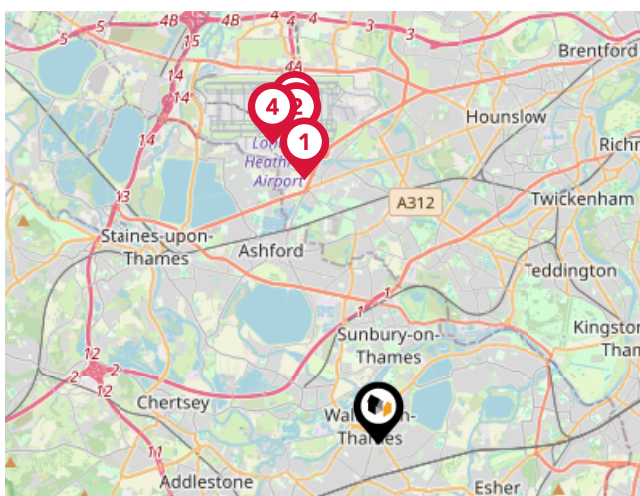
National Rail Stations

Pin	Name	Distance
1	Walton-on-Thames Rail Station	1.12 miles
2	Walton-on-Thames Rail Station	1.13 miles
3	Walton-on-Thames Rail Station	1.15 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J1	2.07 miles
2	M25 J10	4.87 miles
3	M25 J11	4.13 miles
4	M4 J4A	6.61 miles
5	M4 J3	7.08 miles

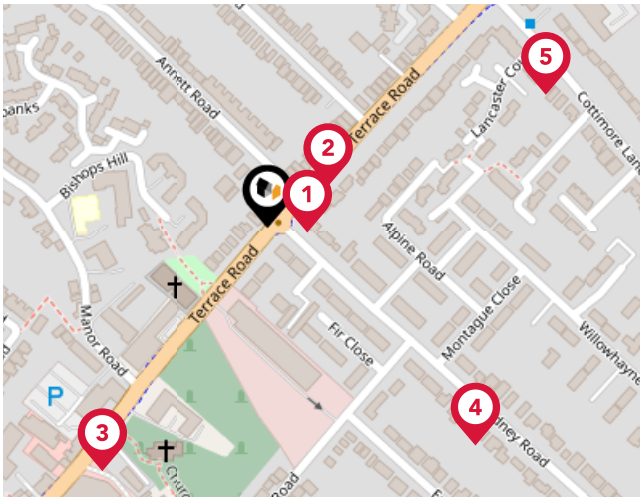


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport Terminal 4	5.08 miles
2	London Heathrow Airport Terminal 2	5.75 miles
3	London Heathrow Airport Terminal 1	5.96 miles
4	London Heathrow Airport Terminal 3	5.88 miles

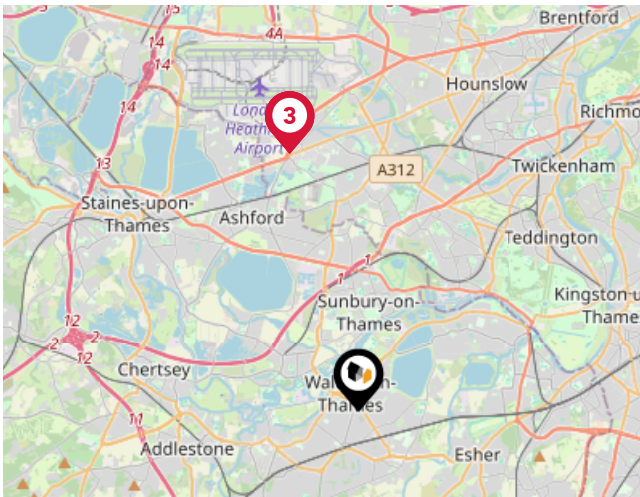
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Annett Road	0.02 miles
2	Annett Road	0.04 miles
3	Church Street	0.17 miles
4	Sidney Road	0.17 miles
5	Lancaster Court	0.18 miles



Local Connections

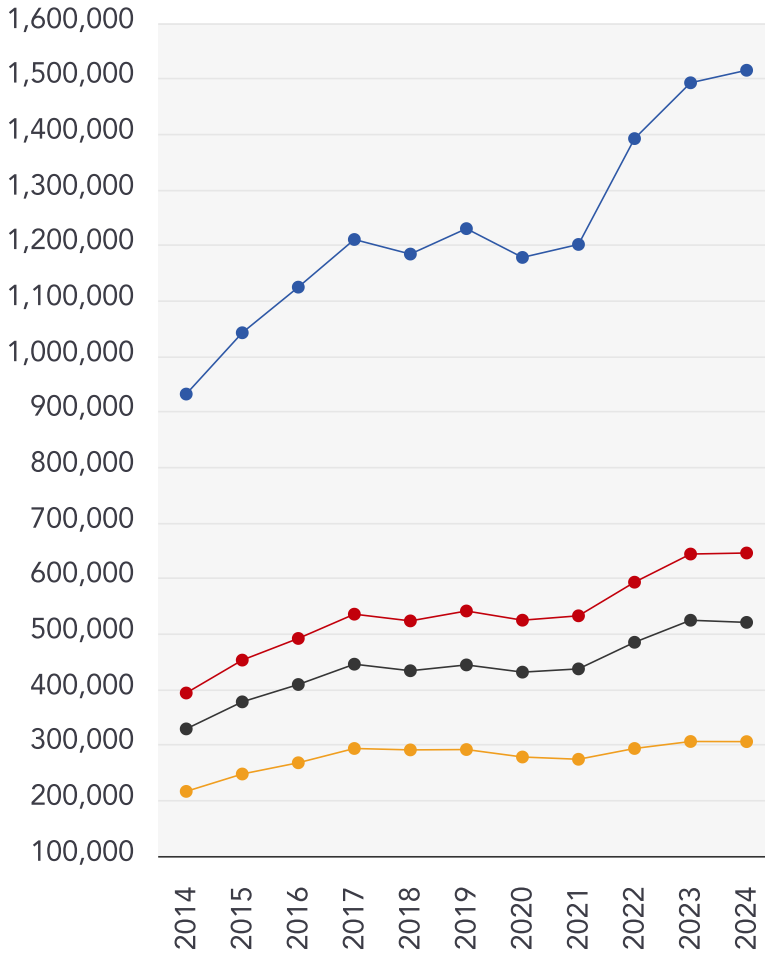
Pin	Name	Distance
1	Heathrow Terminal 4 Underground Station	4.95 miles
2	Heathrow Terminal 4 Underground Station	4.95 miles
3	Heathrow Terminal 4 Underground Station	4.95 miles

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

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