

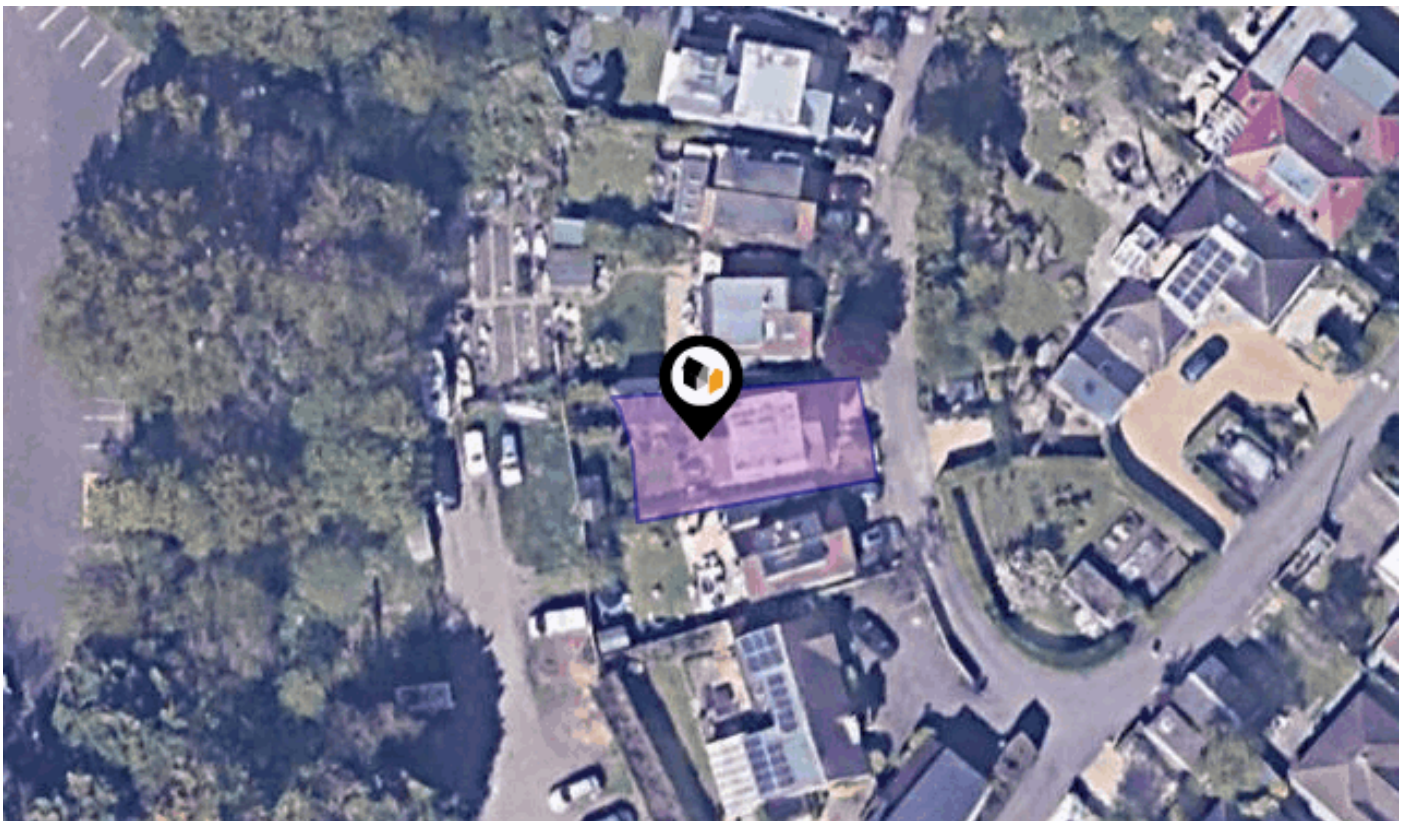


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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 22<sup>nd</sup> July 2024**



## **THE CRESCENT, SHEPPERTON, TW17**

### **Example Agent**

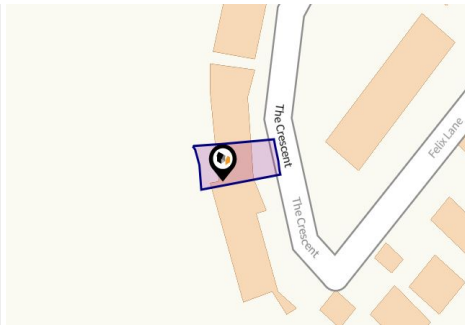
38 High Street Walton on Thames Surrey KT12 1DE

01932 221 331

[lily@jamesneave.co.uk](mailto:lily@jamesneave.co.uk)

[www.exampleagent.com](http://www.exampleagent.com)





## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	1,065 ft <sup>2</sup> / 99 m <sup>2</sup>		
<b>Plot Area:</b>	0.05 acres		
<b>Year Built :</b>	1950-1966		
<b>Council Tax :</b>	Band E		
<b>Annual Estimate:</b>	£2,852		
<b>Title Number:</b>	SY48898		

## Local Area

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

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

<b>19</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:



# Planning History

## This Address



Planning records for: *The Crescent, Shepperton, TW17*

Reference - 2016/1112
<b>Decision:</b> Final Decision
<b>Date:</b> 04th May 2016
<b>Description:</b> Single storey side infill extension

Reference - Spelthorne/16/00757/MIS
<b>Decision:</b> Decided
<b>Date:</b> 03rd May 2016
<b>Description:</b> Consultation from the neighbouring borough of Elmbridge for the erection of a single storey side infill extension

Reference - 16/00757/MIS
<b>Decision:</b> Decided
<b>Date:</b> 03rd May 2016
<b>Description:</b> Consultation from the neighbouring borough of Elmbridge for the erection of a single storey side infill extension

Reference - 1999/2068
<b>Decision:</b> Withdrawn
<b>Date:</b> 11th September 1999
<b>Description:</b> Lawful development certificate: Whether planning permission is required for a roof extension of 2 side dormer windows (Amended Application Type)

# Planning History

## This Address



Planning records for: *The Crescent, Shepperton, TW17*

Reference - 2016/0304
<b>Decision:</b> Final Decision
<b>Date:</b> -
<b>Description:</b> Lawful Development Certificate: Whether planning permission is required for a proposed single storey side extension

Reference - 2015/4510
<b>Decision:</b> Final Decision
<b>Date:</b> -
<b>Description:</b> PD Prior Notification: Single storey rear extension

Reference - 2001/1581
<b>Decision:</b> Final Decision
<b>Date:</b> -
<b>Description:</b> Side dormer roof extensions

# Property EPC - Certificate



SHEPPERTON, TW17

Energy rating

# D

Valid until 10.07.2023

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

# Property

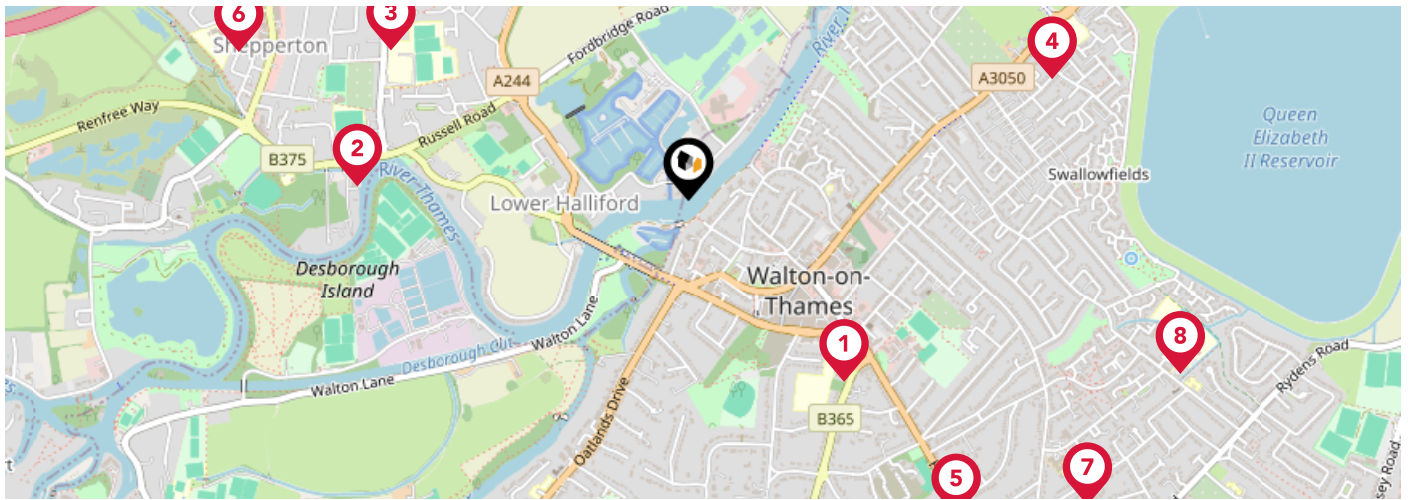
## EPC - Additional Data



### Additional EPC Data

<b>Property Type:</b>	Detached bungalow
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Window:</b>	Mostly double glazing
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 30% of fixed outlets
<b>Lighting Energy:</b>	Average
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	None
<b>Total Floor Area:</b>	99 m <sup>2</sup>

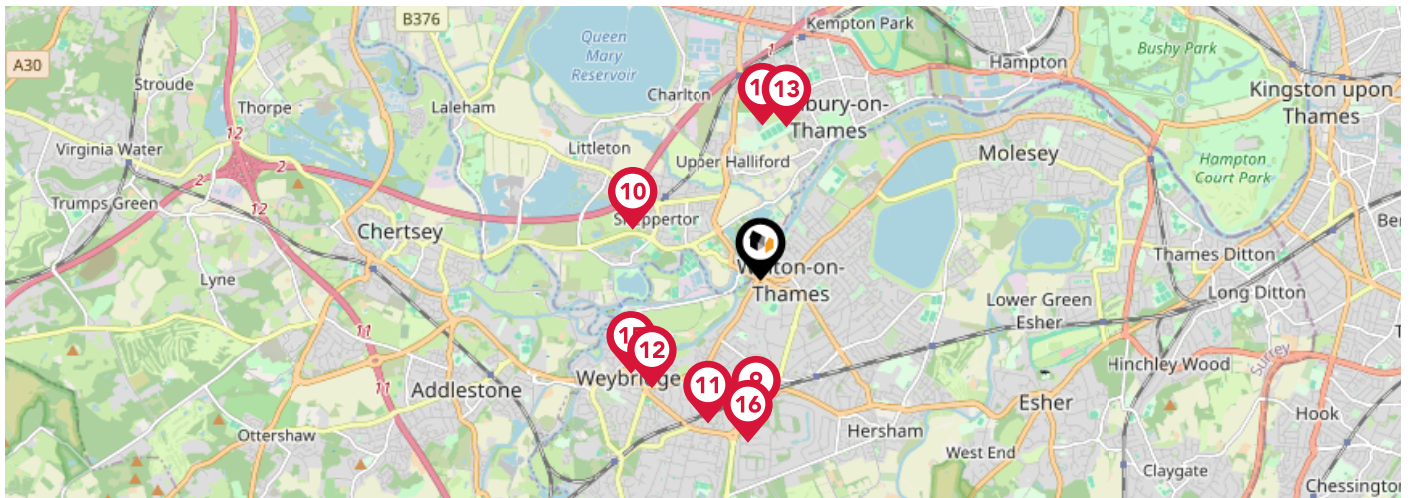
# Area Schools











	Nursery	Primary	Secondary	College	Private
<p><b>1 Ashley Church of England Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 567   Distance:0.55</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2 Halliford School</b> Ofsted Rating: Not Rated   Pupils: 419   Distance:0.77</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3 Thamesmead School</b> Ofsted Rating: Good   Pupils: 1013   Distance:0.77</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4 Grovelands Primary School</b> Ofsted Rating: Good   Pupils: 513   Distance:0.89</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5 Westward School</b> Ofsted Rating: Not Rated   Pupils: 125   Distance:0.96</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6 St Nicholas CofE Primary School</b> Ofsted Rating: Good   Pupils: 557   Distance:1.1</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7 The Danesfield Manor School</b> Ofsted Rating: Not Rated   Pupils: 129   Distance:1.16</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8 Walton Oak Primary School</b> Ofsted Rating: Good   Pupils: 473   Distance:1.2</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



# Area Schools

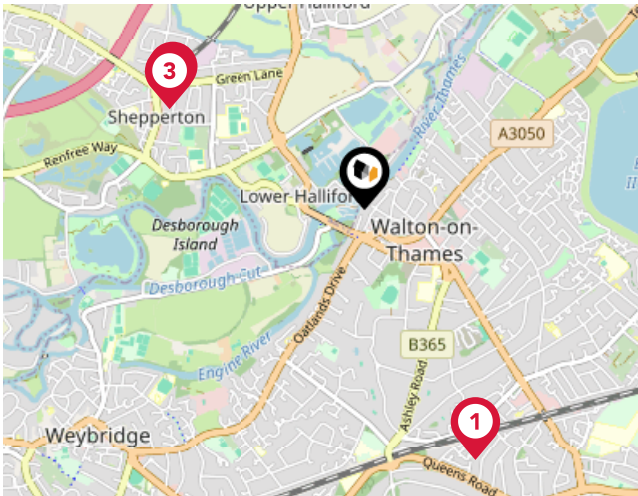


		Nursery	Primary	Secondary	College	Private
	<b>Cleves School</b> Ofsted Rating: Outstanding   Pupils: 720   Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Manor Mead School</b> Ofsted Rating: Outstanding   Pupils: 85   Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Oatlands School</b> Ofsted Rating: Outstanding   Pupils: 268   Distance:1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St James CofE Primary School</b> Ofsted Rating: Good   Pupils: 447   Distance:1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hawkedale Primary School</b> Ofsted Rating: Good   Pupils: 179   Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Bishop Wand Church of England School</b> Ofsted Rating: Good   Pupils: 1037   Distance:1.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St George's Junior School Weybridge</b> Ofsted Rating: Not Rated   Pupils: 602   Distance:1.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Walton Leigh School</b> Ofsted Rating: Outstanding   Pupils: 79   Distance:1.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



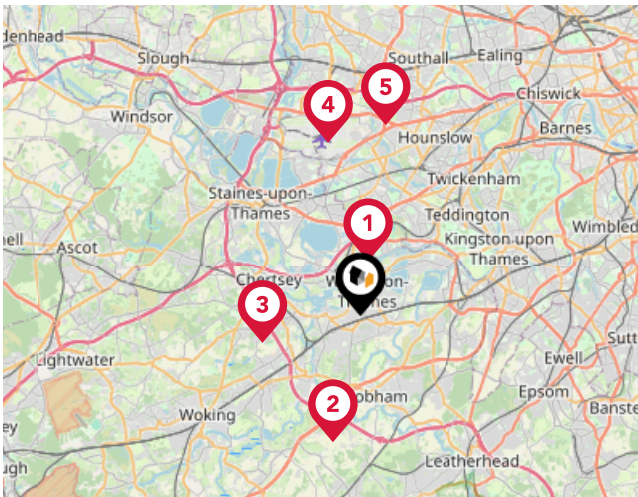
# Area

## Transport (National)



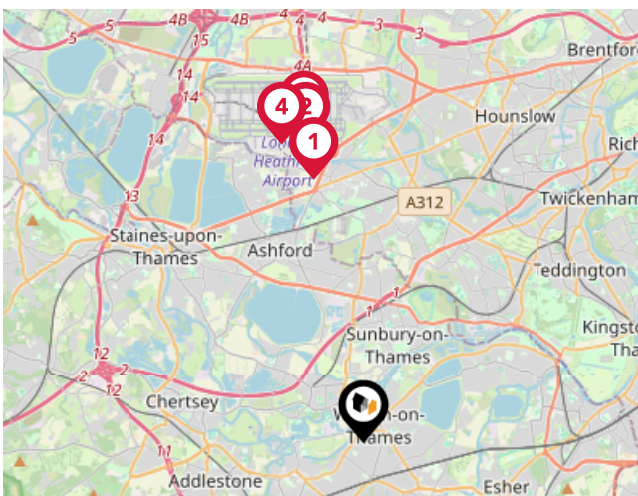
### National Rail Stations

Pin	Name	Distance
1	Walton-on-Thames Rail Station	1.26 miles
2	Shepperton Rail Station	1.01 miles
3	Shepperton Rail Station	1.02 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J1	2.06 miles
2	M25 J10	4.79 miles
3	M25 J11	3.72 miles
4	M4 J4A	6.48 miles
5	M4 J3	7.09 miles

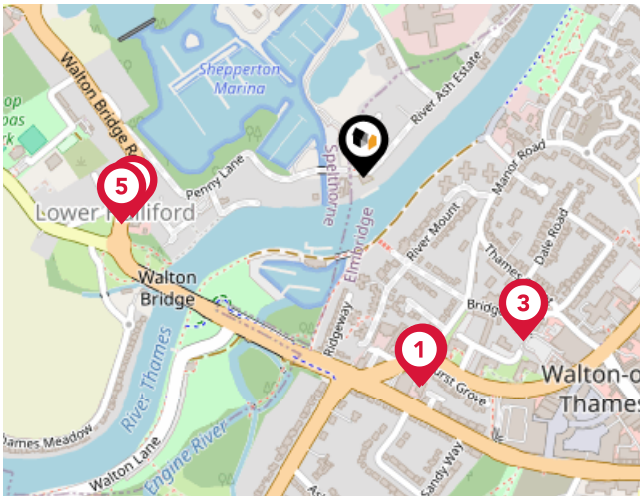


### Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport Terminal 4	4.95 miles
2	London Heathrow Airport Terminal 2	5.62 miles
3	London Heathrow Airport Terminal 1	5.83 miles
4	London Heathrow Airport Terminal 3	5.72 miles

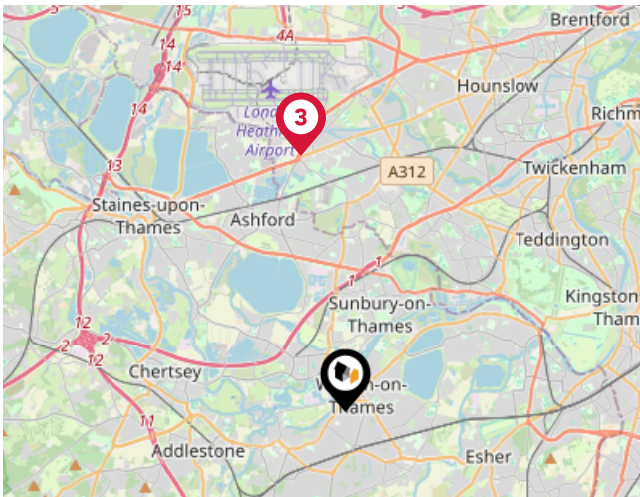
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Bridge Street	0.25 miles
2	Bridge Street	0.25 miles
3	The Bear	0.27 miles
4	Swan Walk	0.27 miles
5	Swan Walk	0.28 miles



### Local Connections

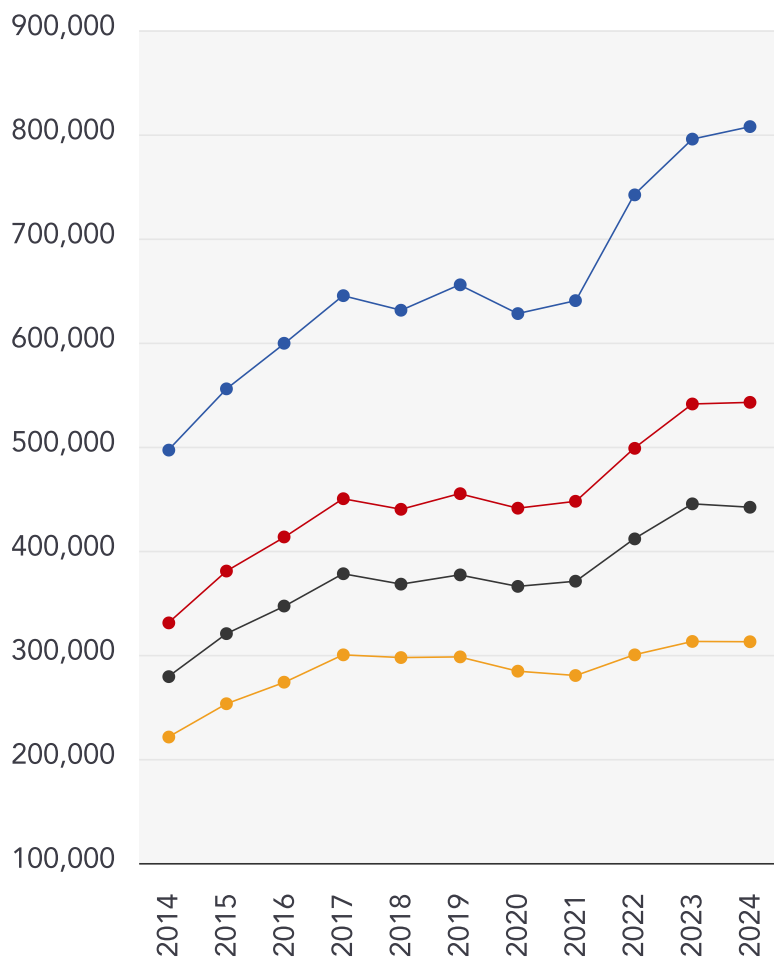
Pin	Name	Distance
1	Heathrow Terminal 4 Underground Station	4.82 miles
2	Heathrow Terminal 4 Underground Station	4.82 miles
3	Heathrow Terminal 4 Underground Station	4.82 miles

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in TW17



Detached

**+62.58%**

Semi-Detached

**+64.08%**

Terraced

**+58.33%**

Flat

**+41.43%**



## Example Agent

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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"



/JamesNeave



/JamesNeaveEA

# Example Agent Data Quality

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