

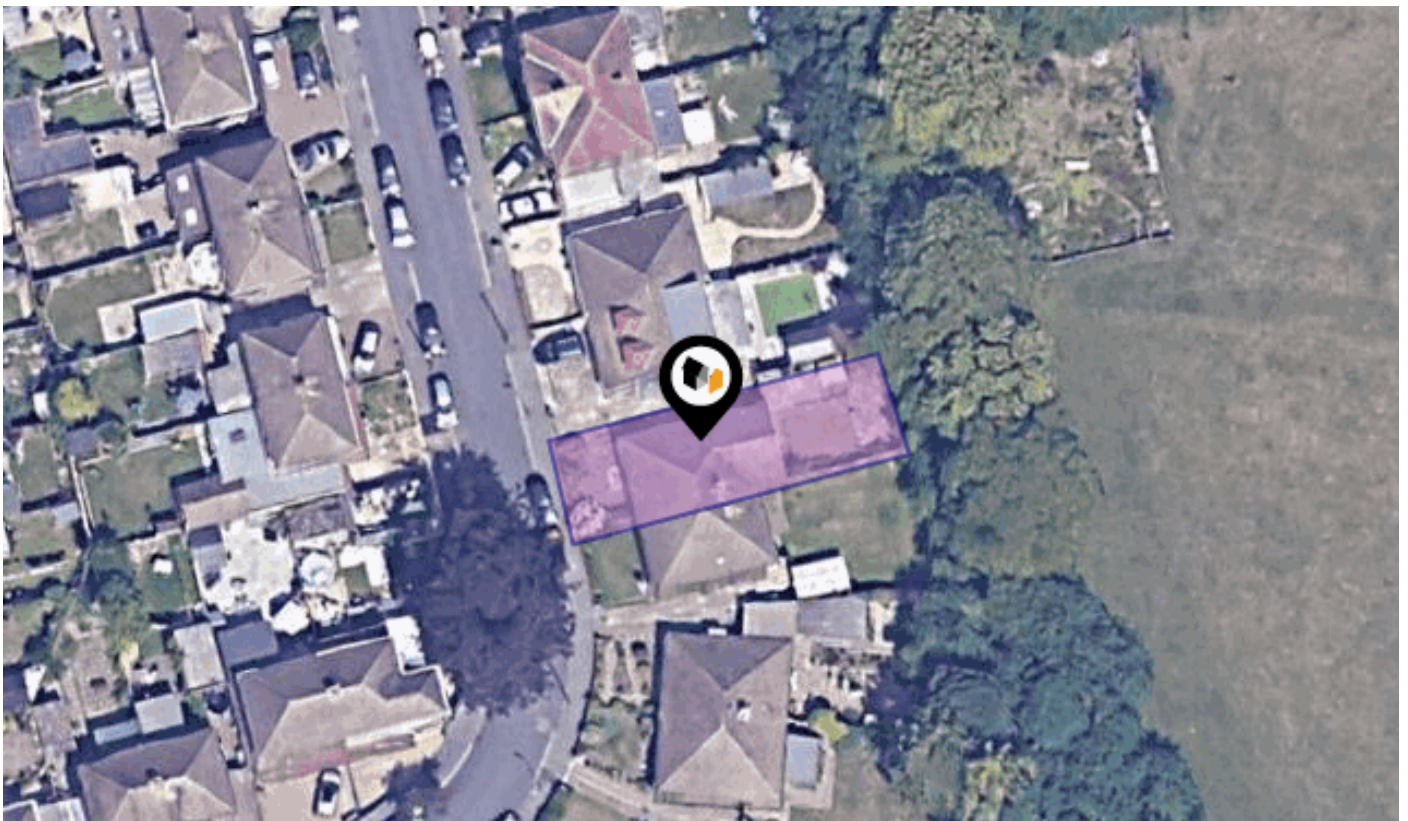


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 07th August 2024



BRIGHTSIDE AVENUE, STAINES-UPON-THAMES, TW18

Example Agent

38 High Street Walton on Thames Surrey KT12 1DE

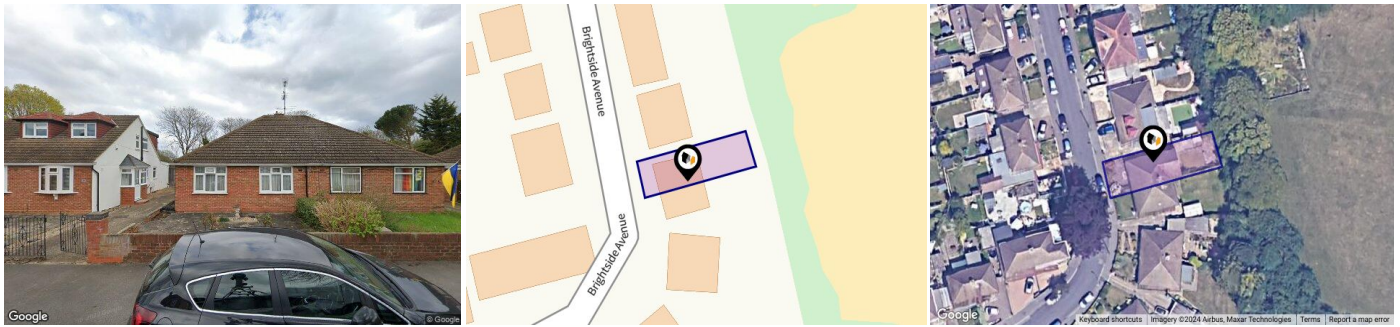
01932 221 331

lily@jamesneave.co.uk

www.exampleagent.com



Property Overview



Property

Type: Semi-Detached
Bedrooms: 2
Floor Area: 807 ft² / 75 m²
Plot Area: 0.07 acres
Council Tax : Band D
Annual Estimate: £2,305
Title Number: MX288524

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

5 mb/s	56 mb/s	1000 mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

STAINES-UPON-THAMES, TW18

Energy rating

E

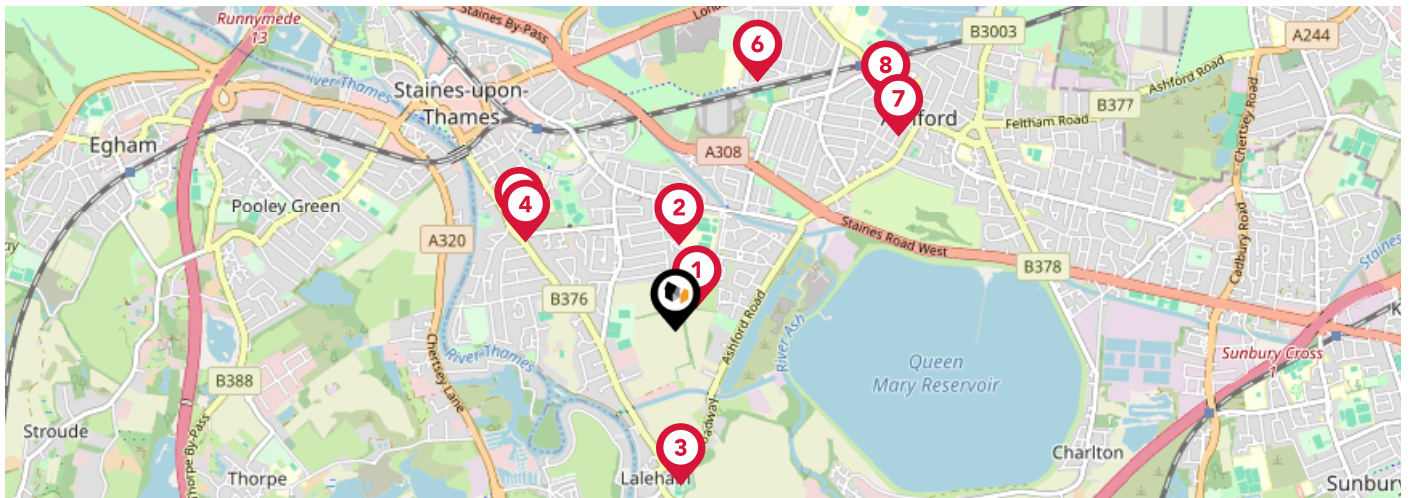
Valid until 05.08.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

Additional EPC Data

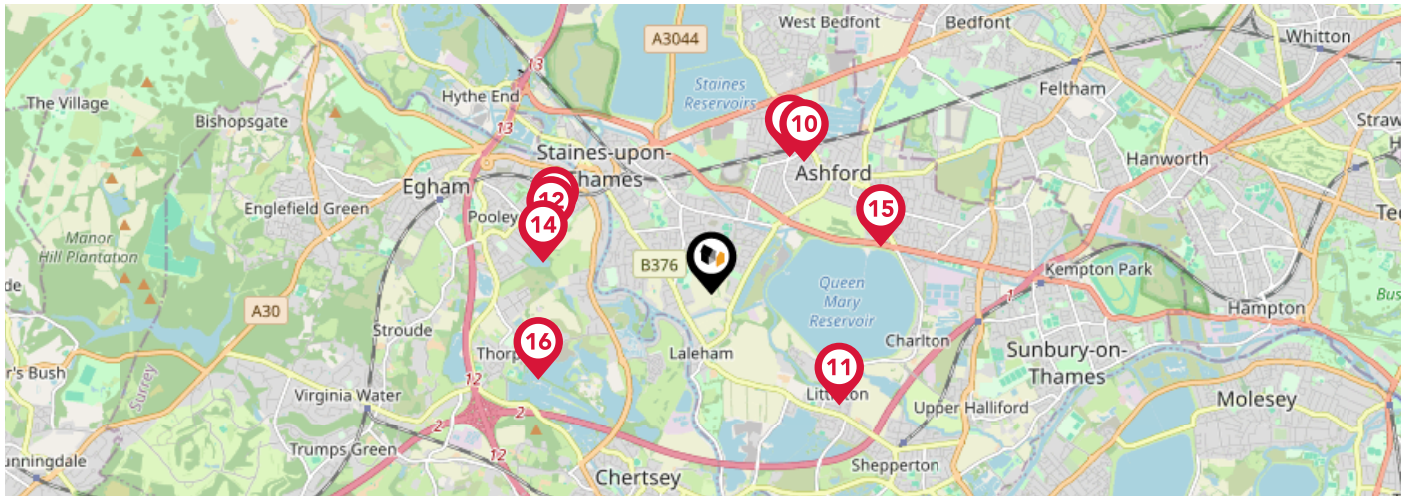
Property Type:	Semi-detached bungalow
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 75 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer and room thermostat
Main Heating Controls Energy:	Average
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	75 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Buckland Primary School Ofsted Rating: Good Pupils: 402 Distance:0.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	The Matthew Arnold School Ofsted Rating: Good Pupils: 696 Distance:0.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Laleham CofE VA Primary School Ofsted Rating: Good Pupils: 415 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Our Lady of the Rosary Primary School Ofsted Rating: Good Pupils: 238 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Riverbridge Primary School Ofsted Rating: Good Pupils: 664 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Ashford Park Primary School Ofsted Rating: Good Pupils: 561 Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Michael Catholic Primary School & Nursery Ofsted Rating: Outstanding Pupils: 468 Distance:1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Clarendon Primary School Ofsted Rating: Good Pupils: 259 Distance:1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

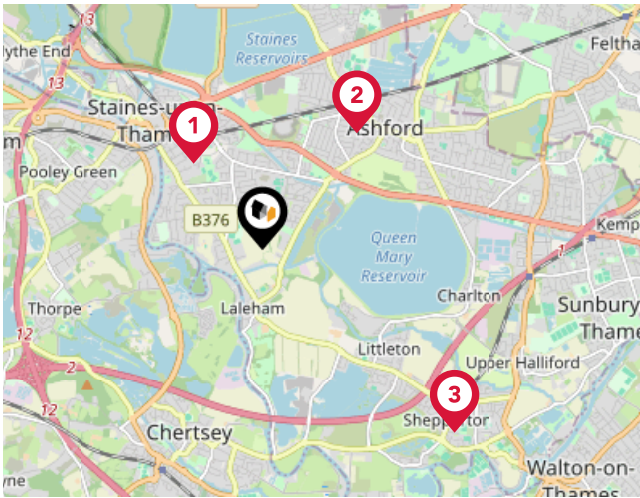
Area Schools



		Nursery	Primary	Secondary	College	Private
9	Thomas Knyvett College Ofsted Rating: Requires improvement Pupils: 725 Distance:1.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	St James Senior Boys' School Ofsted Rating: Not Rated Pupils: 400 Distance:1.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Littleton CofE Infant School Ofsted Rating: Good Pupils: 122 Distance:1.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	The Magna Carta School Ofsted Rating: Requires improvement Pupils: 1207 Distance:1.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Hythe Primary School Ofsted Rating: Good Pupils: 390 Distance:1.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Thorpe Lea Primary School Ofsted Rating: Good Pupils: 254 Distance:1.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Ashford CofE Primary School Ofsted Rating: Good Pupils: 403 Distance:1.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	T A S I S Ofsted Rating: Not Rated Pupils: 654 Distance:1.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

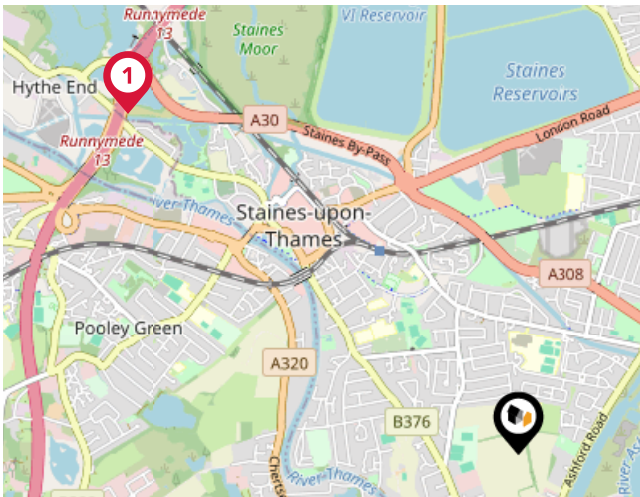
Area

Transport (National)



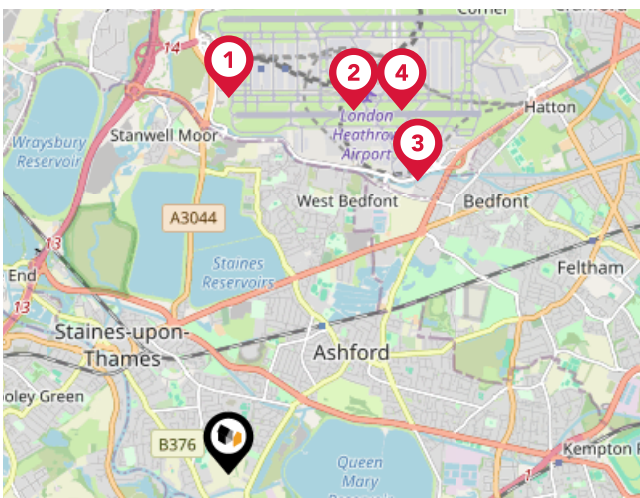
National Rail Stations

Pin	Name	Distance
1	Staines Rail Station	1.03 miles
2	Ashford (Surrey) Rail Station	1.38 miles
3	Shepperton Rail Station	2.44 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M25 J13	2.4 miles
2	M25 J11	3.26 miles
3	M25 J14	3.55 miles
4	M25 J12	2.55 miles
5	M3 J2	2.65 miles



Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport Terminal 5	3.48 miles
2	London Heathrow Airport Terminal 3	3.56 miles
3	London Heathrow Airport Terminal 4	3.22 miles
4	London Heathrow Airport Terminal 2	3.73 miles

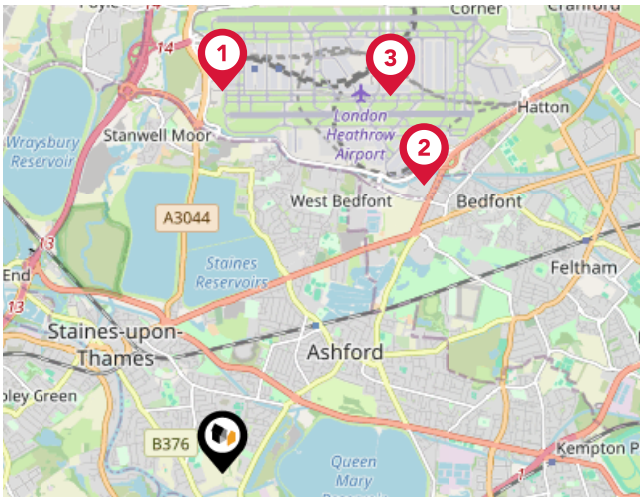
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Berrycroft Road	0.15 miles
2	Pavilion Gardens	0.17 miles
3	Pavilion Gardens Footpath	0.25 miles
4	Green Fielde End	0.26 miles
5	Arnold Road	0.28 miles



Local Connections

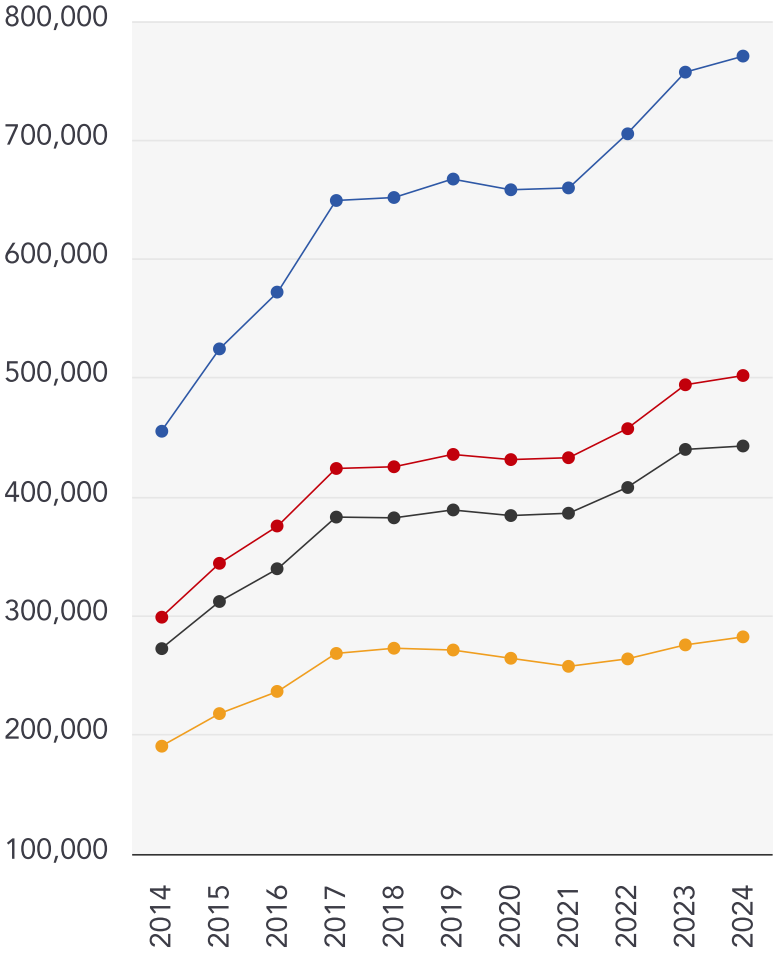
Pin	Name	Distance
1	Heathrow Terminal 5 Underground Station	3.54 miles
2	Heathrow Terminal 4 Underground Station	3.25 miles
3	Heathrow Terminals 1-2-3 Underground Station	3.82 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in TW18



Detached

+69.26%

Semi-Detached

+67.93%

Terraced

+62.49%

Flat

+48.22%



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
lily@jamesneave.co.uk
www.exampleagent.com

