

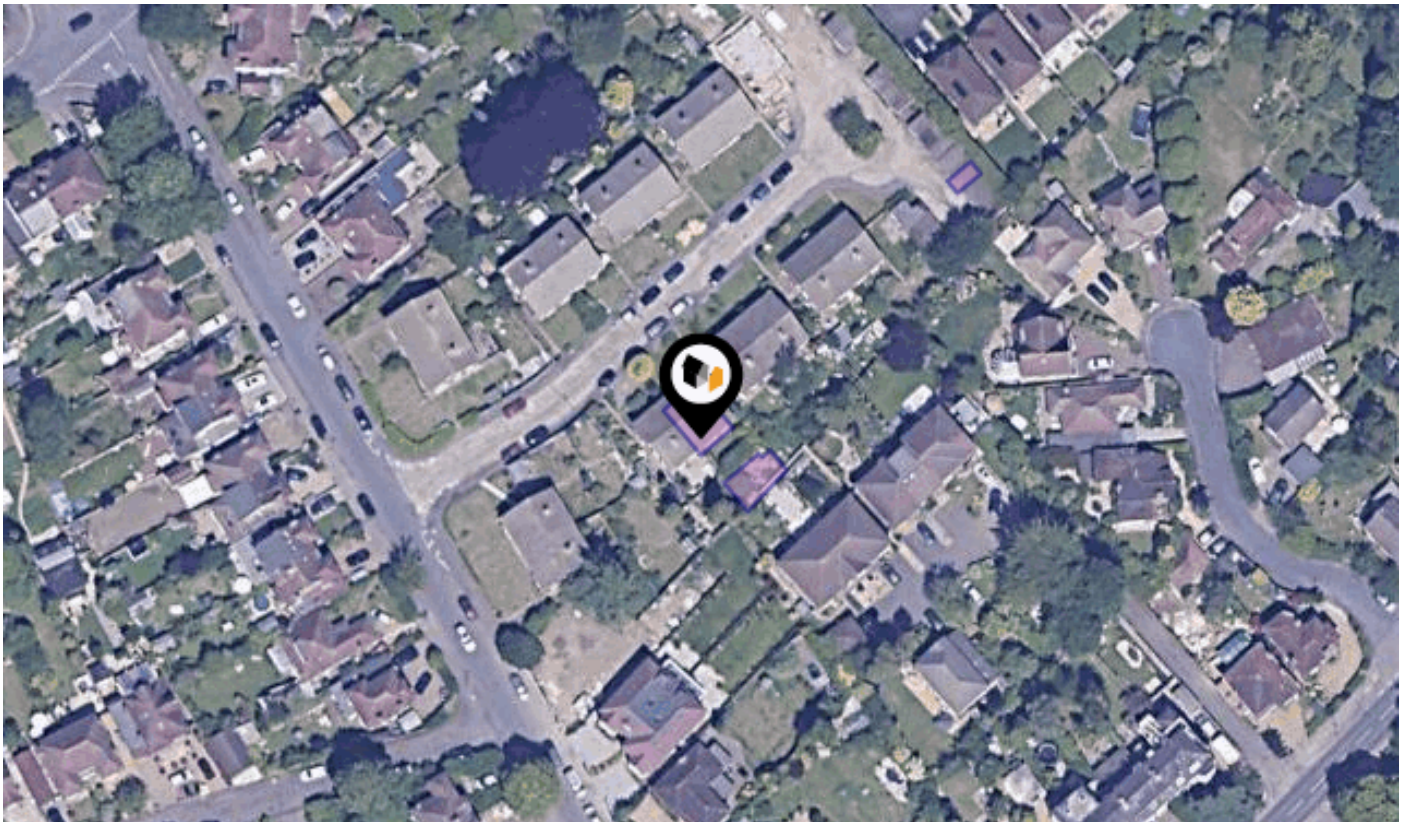


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 12th August 2024



BRUNSWICK CLOSE, WALTON-ON-THAMES, KT12

Example Agent

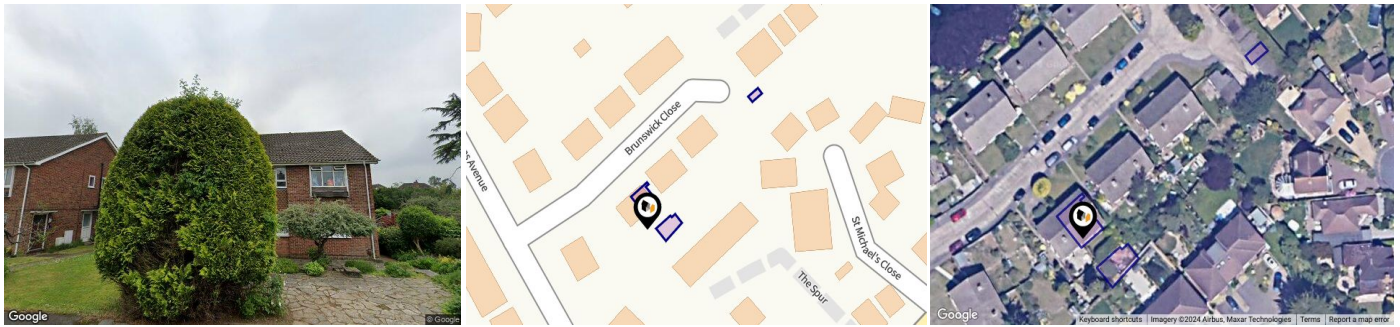
38 High Street Walton on Thames Surrey KT12 1DE

01932 221 331

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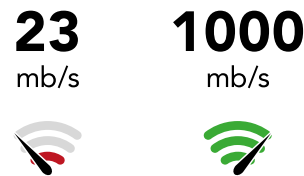
Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2	Start Date:	25/10/2007
Floor Area:	656 ft ² / 61 m ²	End Date:	25/03/2150
Plot Area:	0.03 acres	Lease Term:	150 years from 25 March 2000
Council Tax :	Band C	Term Remaining:	125 years
Annual Estimate:	£2,074		
Title Number:	SY767990		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)



Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

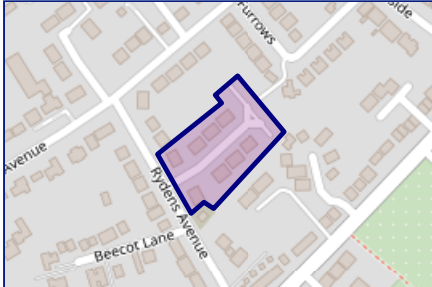
This Address



Planning records for: *Brunswick Close, Walton-on-thames, KT12*

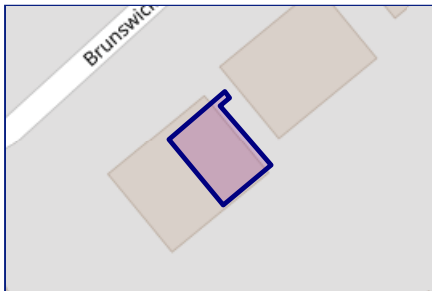
Reference - 2023/1813	
Decision:	Final Decision
Date:	28th June 2023
Description:	Conversion of existing flat into 2 flats with rear dormer windows and front rooflights and associated bin and cycle store.

Freehold Title Plan



SY267505

Leasehold Title Plan



SY767990

Start Date: 25/10/2007
End Date: 25/03/2150
Lease Term: 150 years from 25 March 2000
Term Remaining: 125 years

Property EPC - Certificate



KT12

Energy rating

C

Valid until 26.03.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

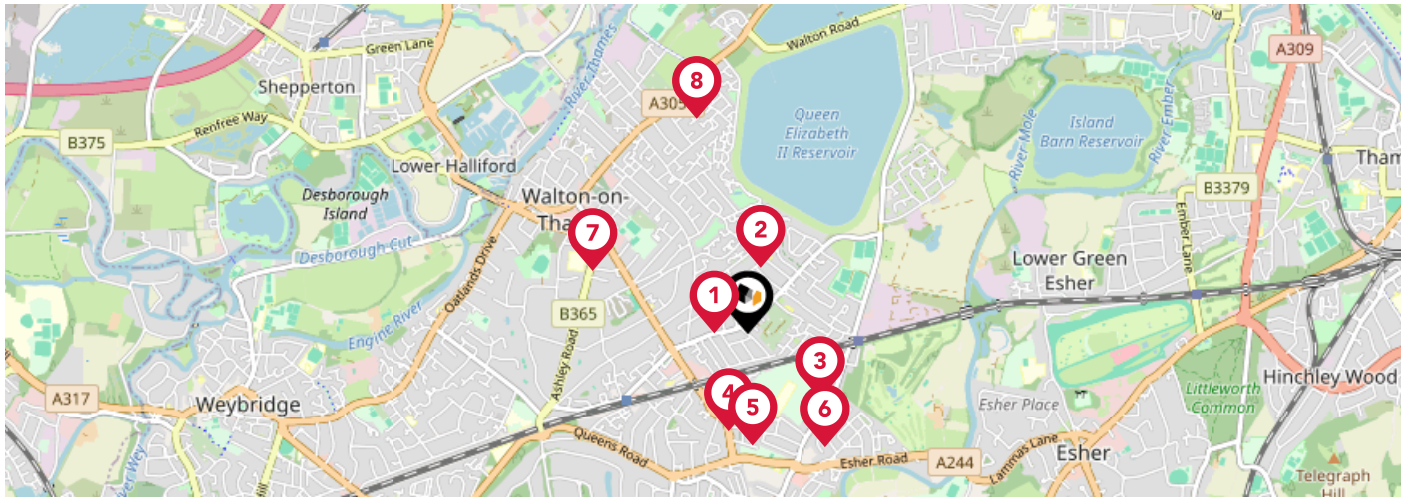
Property

EPC - Additional Data

Additional EPC Data

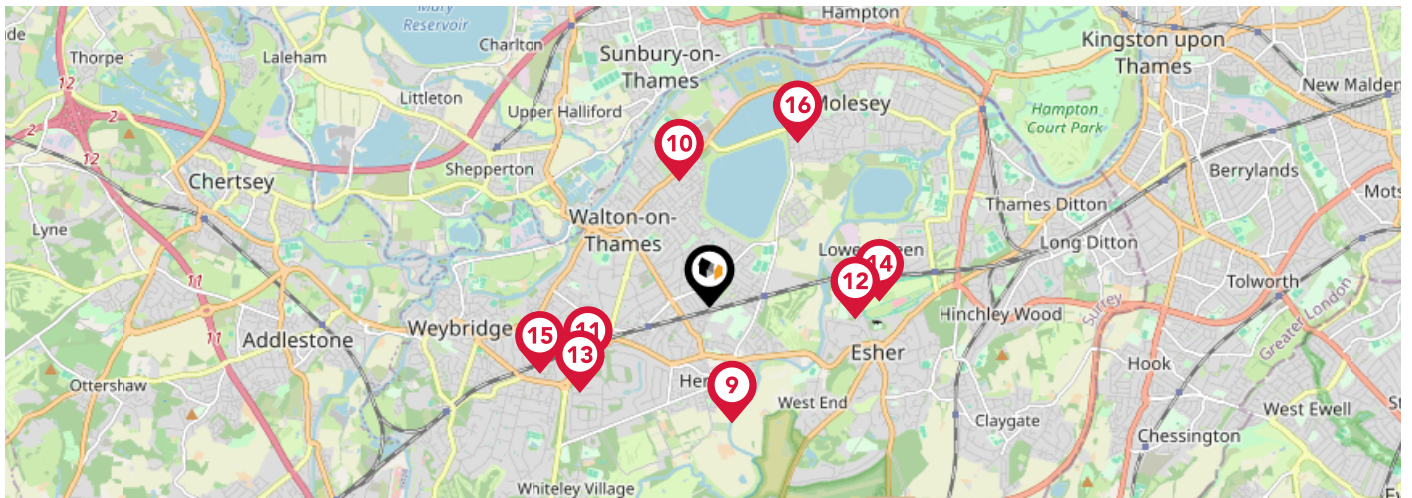
Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	01
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
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 all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	61 m ²









Area Schools



		Nursery	Primary	Secondary	College	Private
1	The Danesfield Manor School Ofsted Rating: Not Rated Pupils: 146 Distance:0.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Walton Oak Primary School Ofsted Rating: Good Pupils: 428 Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Cardinal Newman Catholic Primary School Ofsted Rating: Good Pupils: 410 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Three Rivers Academy Ofsted Rating: Good Pupils: 1457 Distance:0.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Bell Farm Primary School Ofsted Rating: Good Pupils: 671 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	North East Surrey Secondary Short Stay School Ofsted Rating: Good Pupils: 18 Distance:0.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Ashley Church of England Primary School Ofsted Rating: Good Pupils: 564 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Grovelands Primary School Ofsted Rating: Good Pupils: 508 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

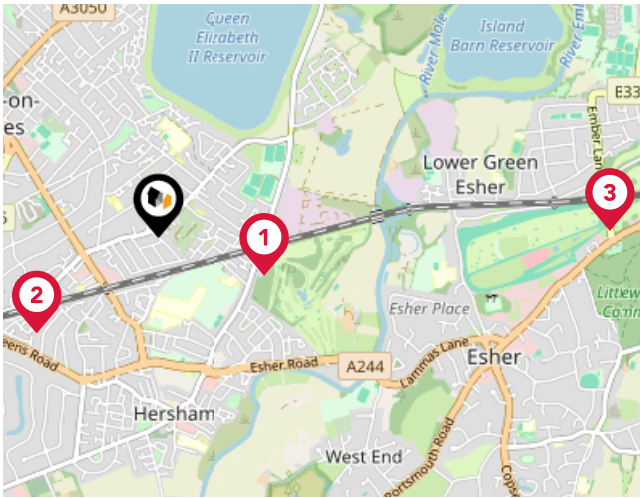
Area Schools



		Nursery	Primary	Secondary	College	Private
	Burhill Primary School Ofsted Rating: Good Pupils: 578 Distance: 1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Heathside Walton-on-Thames Ofsted Rating: Not Rated Pupils: 305 Distance: 1.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cleves School Ofsted Rating: Outstanding Pupils: 720 Distance: 1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Esher Church of England High School Ofsted Rating: Good Pupils: 1172 Distance: 1.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Walton Leigh School Ofsted Rating: Outstanding Pupils: 86 Distance: 1.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cranmere Primary School Ofsted Rating: Good Pupils: 389 Distance: 1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oatlands School Ofsted Rating: Good Pupils: 270 Distance: 1.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Beech House School Ofsted Rating: Good Pupils: 4 Distance: 1.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

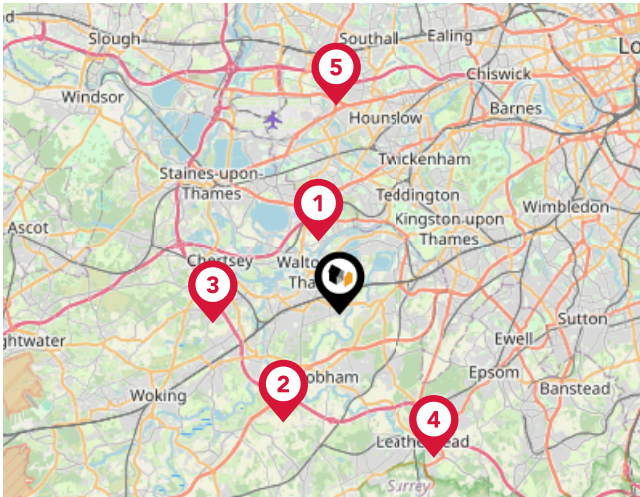
Area

Transport (National)



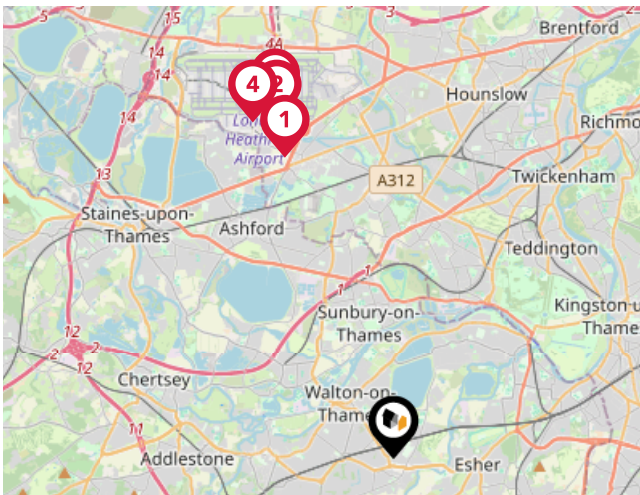
National Rail Stations

Pin	Name	Distance
1	Hershams Rail Station	0.52 miles
2	Walton-on-Thames Rail Station	0.72 miles
3	Esher Rail Station	2.09 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J1	2.85 miles
2	M25 J10	4.49 miles
3	M25 J11	4.67 miles
4	M25 J9	6.35 miles
5	M4 J3	7.74 miles

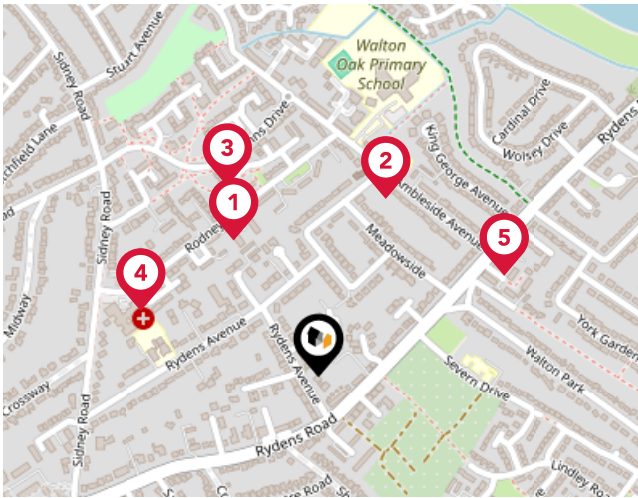


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport Terminal 4	5.92 miles
2	London Heathrow Airport Terminal 2	6.58 miles
3	London Heathrow Airport Terminal 1	6.79 miles
4	London Heathrow Airport Terminal 3	6.74 miles

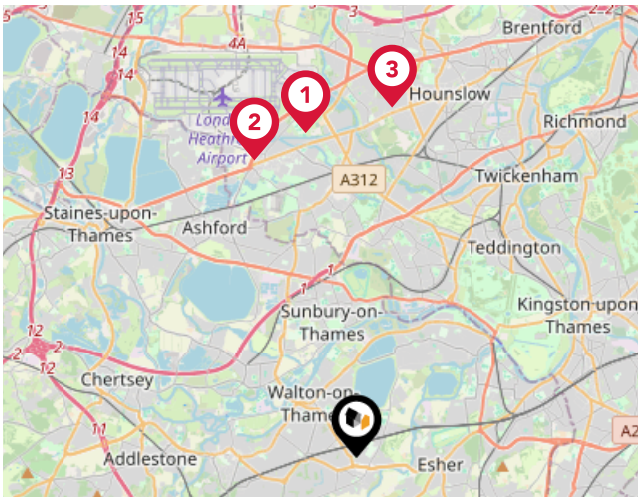
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Rodney Green	0.19 miles
2	The Furrows	0.22 miles
3	Cheriton Court	0.24 miles
4	Walton Hospital	0.22 miles
5	Ambleside Avenue	0.24 miles



Local Connections

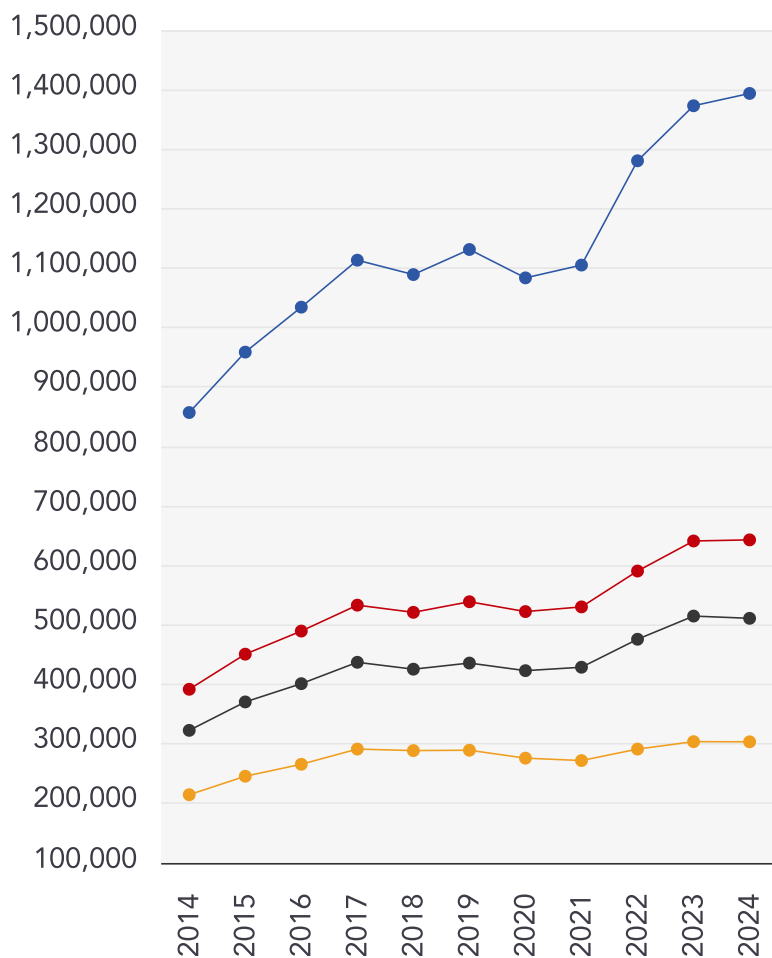
Pin	Name	Distance
1	Hatton Cross Underground Station	6.1 miles
2	Heathrow Terminal 4 Underground Station	5.83 miles
3	Hounslow West Underground Station	6.51 miles

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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