

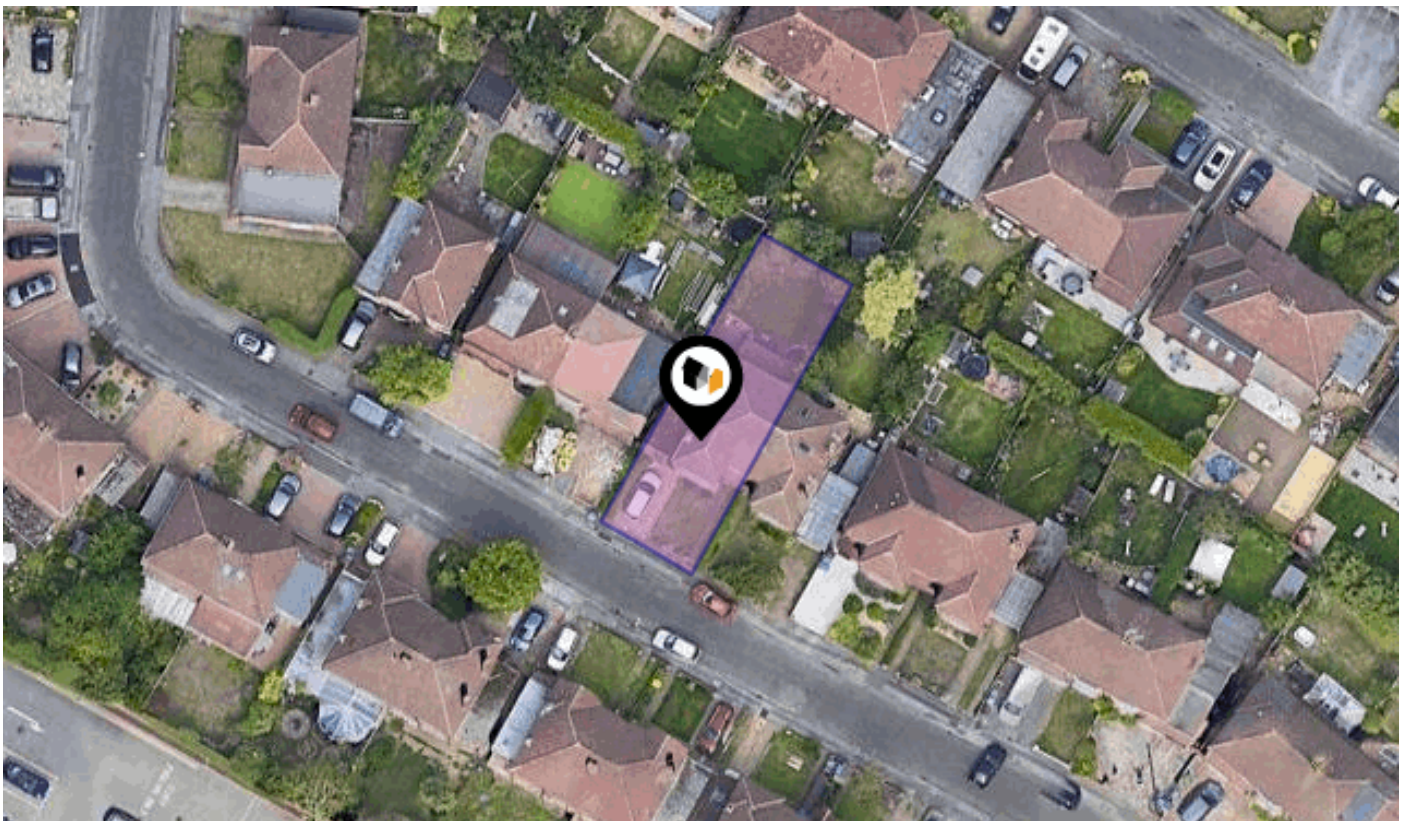


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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 12<sup>th</sup> August 2024**



**HAVERS AVENUE, HERSHAM, WALTON-ON-THAMES, KT12**

## **Example Agent**

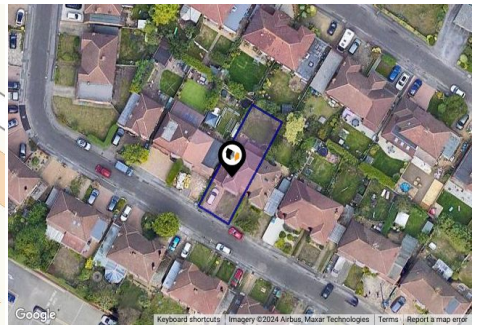
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01932 221 331

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

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





## Property

**Type:** Semi-Detached  
**Bedrooms:** 3  
**Plot Area:** 0.06 acres  
**Council Tax :** Band D  
**Annual Estimate:** £2,334  
**Title Number:** SY181250

**Tenure:** Freehold

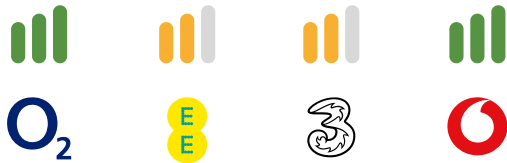
## Local Area

**Local Authority:** Surrey  
**Conservation Area:** No  
**Flood Risk:**  
 • Rivers & Seas: No Risk  
 • Surface Water: Medium

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

<b>4</b> mb/s	<b>73</b> mb/s	<b>1000</b> mb/s

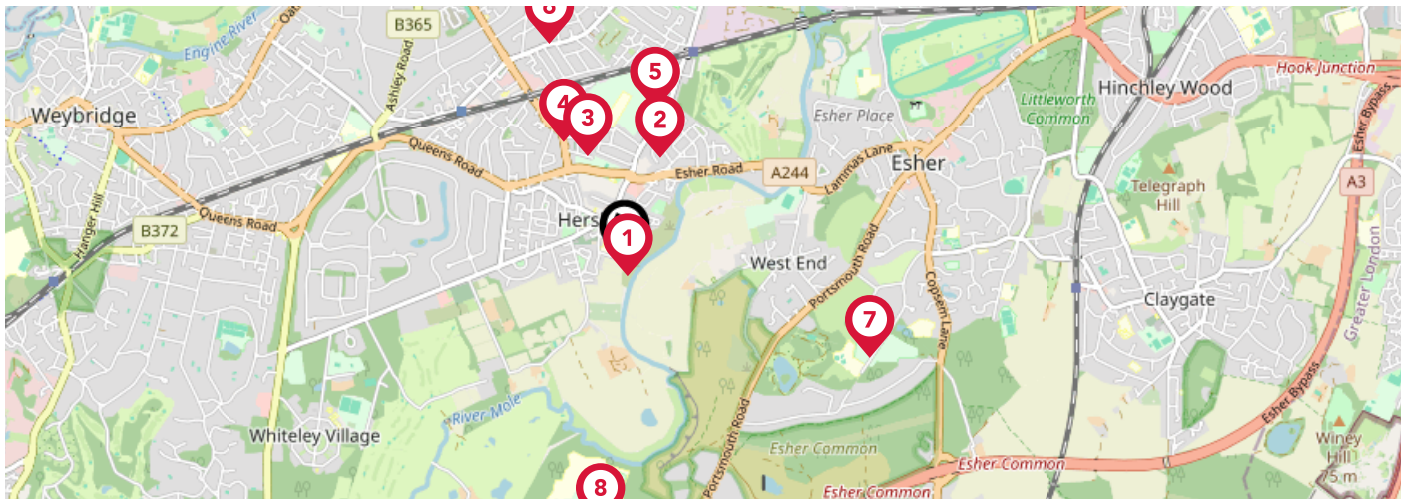
**Mobile Coverage:**  
 (based on calls indoors)



**Satellite/Fibre TV Availability:**

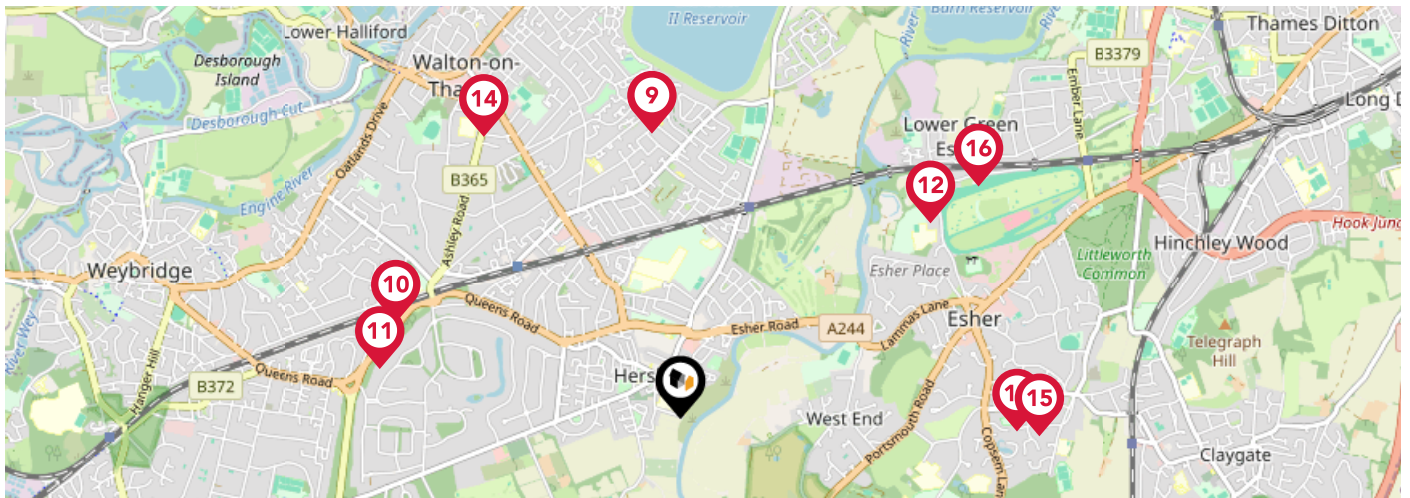


# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Burhill Primary School</b> Ofsted Rating: Good   Pupils: 578   Distance:0.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>North East Surrey Secondary Short Stay School</b> Ofsted Rating: Good   Pupils: 18   Distance:0.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Bell Farm Primary School</b> Ofsted Rating: Good   Pupils: 671   Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Three Rivers Academy</b> Ofsted Rating: Good   Pupils: 1457   Distance:0.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Cardinal Newman Catholic Primary School</b> Ofsted Rating: Good   Pupils: 410   Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>The Danesfield Manor School</b> Ofsted Rating: Not Rated   Pupils: 146   Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Claremont Fan Court School</b> Ofsted Rating: Not Rated   Pupils: 1162   Distance:1.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>ACS Cobham International School</b> Ofsted Rating: Not Rated   Pupils: 1324   Distance:1.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

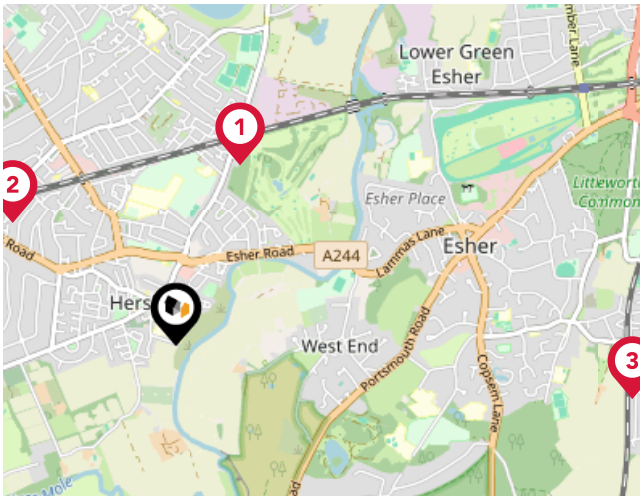
# Area Schools



	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Walton Oak Primary School</b> Ofsted Rating: Good   Pupils: 428   Distance:1.33</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Cleves School</b> Ofsted Rating: Outstanding   Pupils: 720   Distance:1.4</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Walton Leigh School</b> Ofsted Rating: Outstanding   Pupils: 86   Distance:1.41</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>Esher Church of England High School</b> Ofsted Rating: Good   Pupils: 1172   Distance:1.47</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Esher Church School</b> Ofsted Rating: Good   Pupils: 371   Distance:1.56</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>Ashley Church of England Primary School</b> Ofsted Rating: Good   Pupils: 564   Distance:1.59</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Shrewsbury House Pre Preparatory School</b> Ofsted Rating: Not Rated   Pupils: 76   Distance:1.66</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>Cranmere Primary School</b> Ofsted Rating: Good   Pupils: 389   Distance:1.74</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

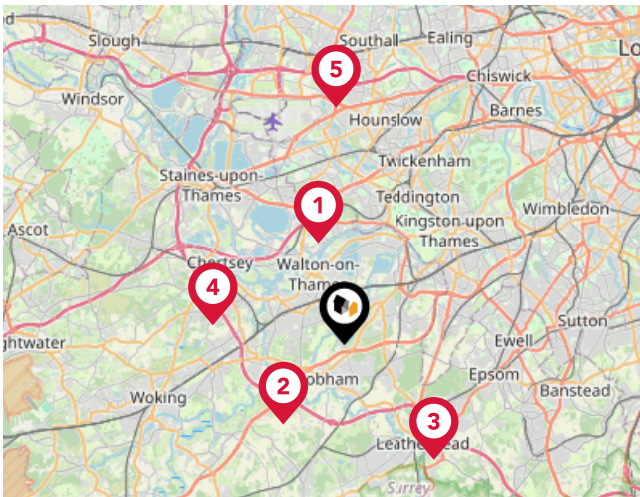
# Area

## Transport (National)



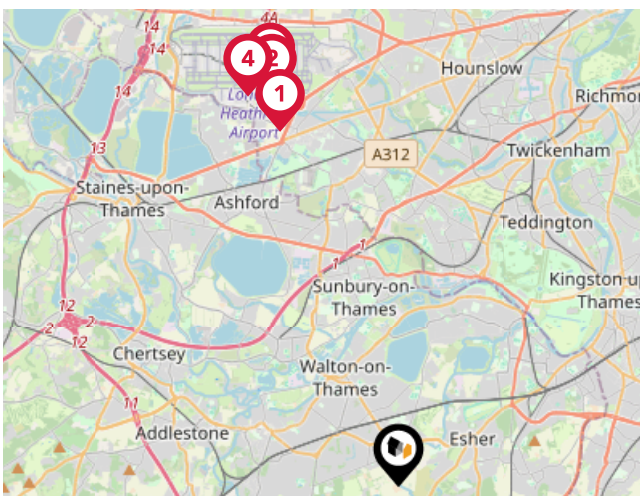
### National Rail Stations

Pin	Name	Distance
1	Hersham Rail Station	0.88 miles
2	Walton-on-Thames Rail Station	0.95 miles
3	Claygate Rail Station	2.13 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J1	3.88 miles
2	M25 J10	3.74 miles
3	M25 J9	5.42 miles
4	M25 J11	4.92 miles
5	M4 J3	8.75 miles

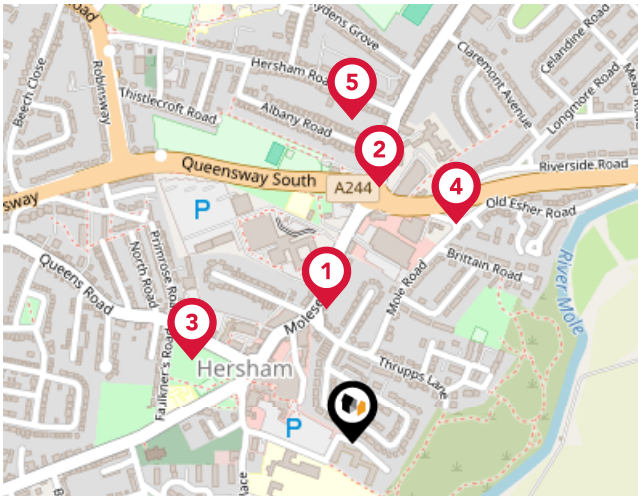


### Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport Terminal 4	6.94 miles
2	London Heathrow Airport Terminal 2	7.6 miles
3	London Heathrow Airport Terminal 1	7.81 miles
4	London Heathrow Airport Terminal 3	7.75 miles

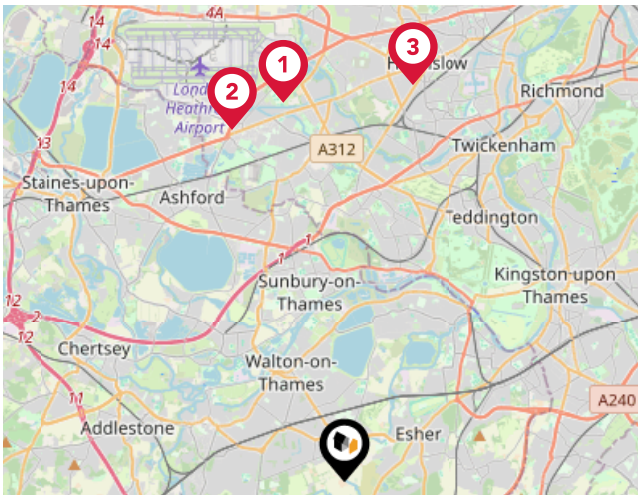
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Thrupps Lane	0.16 miles
2	Library	0.3 miles
3	The Green	0.21 miles
4	Barley Mow	0.28 miles
5	Molesey Road	0.37 miles



### Local Connections

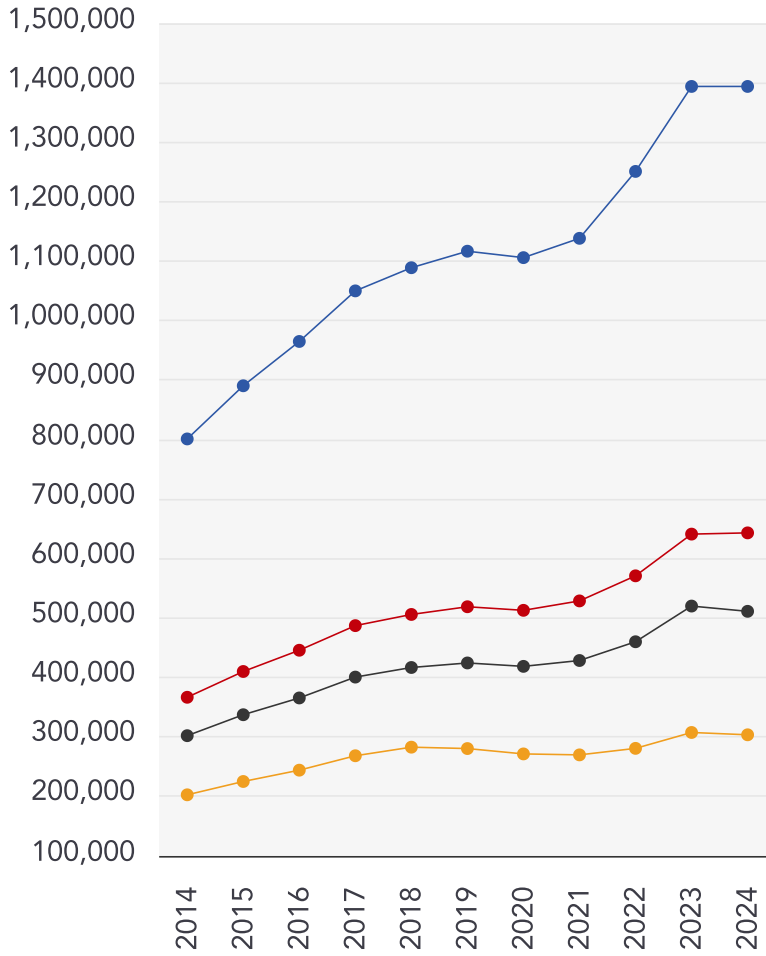
Pin	Name	Distance
1	Hatton Cross Underground Station	7.12 miles
2	Heathrow Terminal 4 Underground Station	6.85 miles
3	Hounslow Central Underground Station	7.47 miles

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in KT12



Detached

**+73.97%**

Semi-Detached

**+75.35%**

Terraced

**+69.17%**

Flat

**+49.74%**



## 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"



# Example Agent Data Quality

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