

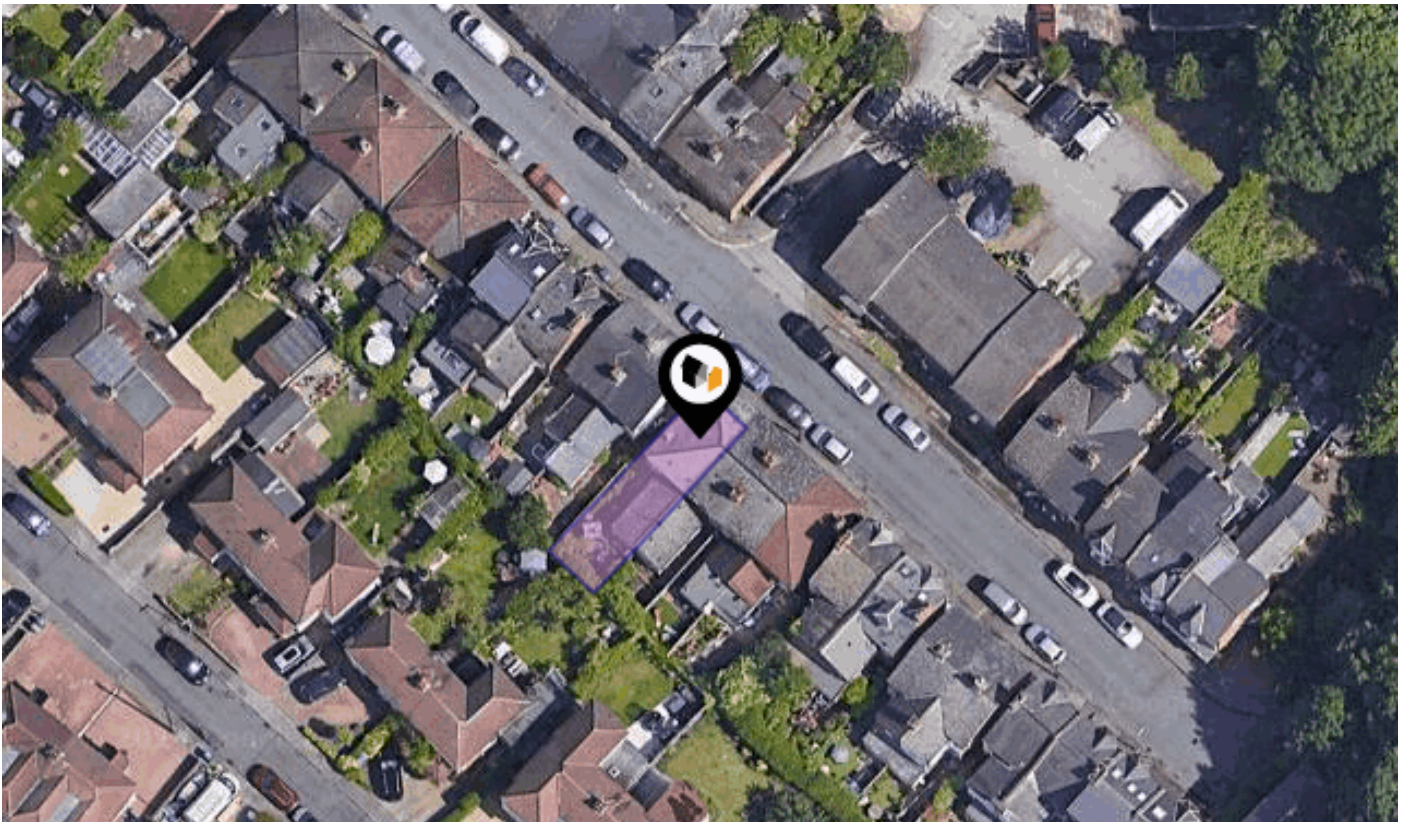


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 19th August 2024



ALBERT ROAD, ADDLESTONE, KT15

Example Agent

38 High Street Walton on Thames Surrey KT12 1DE

01932 221 331

lily@jamesneave.co.uk

www.exampleagent.com





Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	850 ft ² / 79 m ²		
Plot Area:	0.02 acres		
Year Built :	1900-1929		
Council Tax :	Band C		
Annual Estimate:	£2,020		
Title Number:	SY501795		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

11 mb/s	209 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

Albert Road, KT15

Energy rating

D

Valid until 07.03.2029

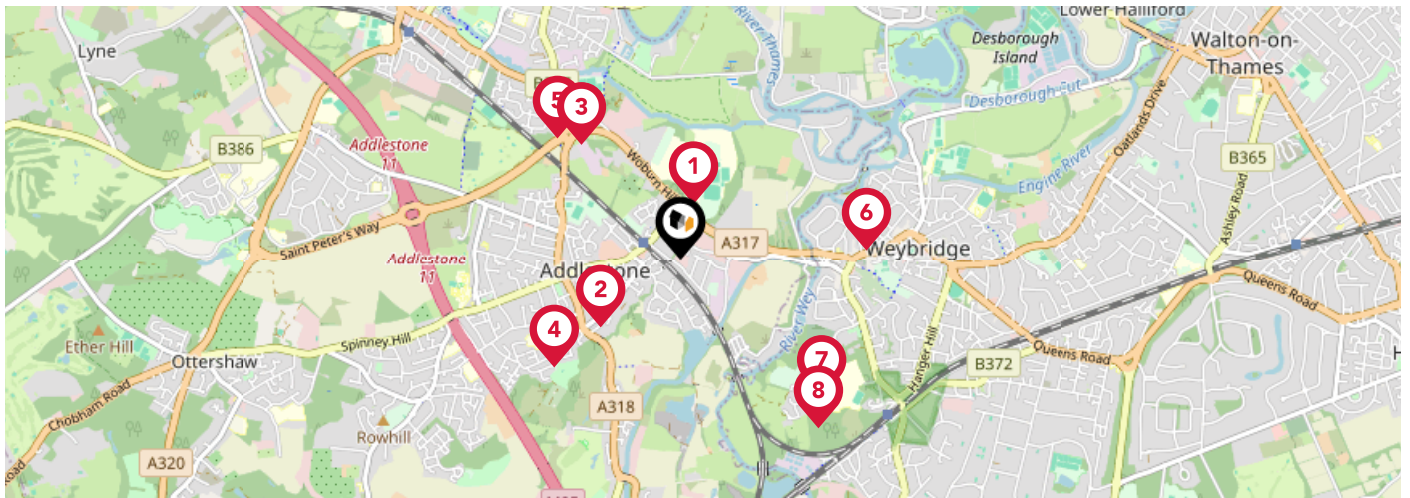
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Property

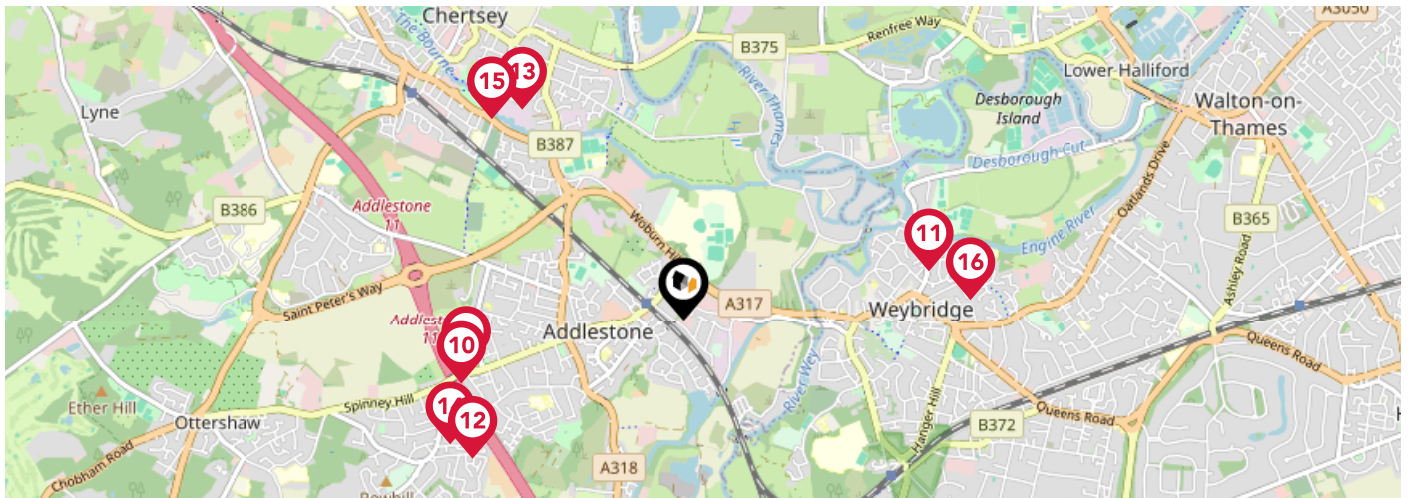
EPC - Additional Data

Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Mechanical, extract only
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 150 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 all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	79 m ²



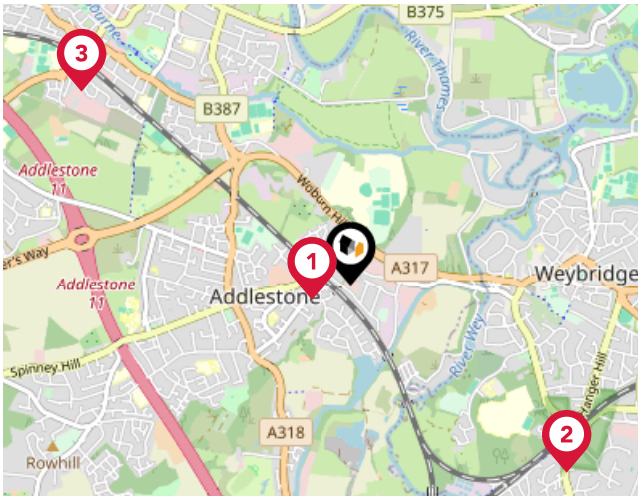
		Nursery	Primary	Secondary	College	Private
1	St George's College Weybridge Ofsted Rating: Not Rated Pupils: 1043 Distance:0.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Darley Dene Primary School Ofsted Rating: Not Rated Pupils: 231 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Philip Southcote School Ofsted Rating: Good Pupils: 238 Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Sayes Court School Ofsted Rating: Good Pupils: 244 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Chertsey High School Ofsted Rating: Good Pupils: 876 Distance:0.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Charles Borromeo Catholic Primary School, Weybridge Ofsted Rating: Good Pupils: 238 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Heathside School Ofsted Rating: Good Pupils: 1262 Distance:0.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Brooklands College Ofsted Rating: Good Pupils:0 Distance:1.01	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
<p>9 St Paul's CofE Primary School Ofsted Rating: Good Pupils: 415 Distance: 1.03</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Jubilee High School Ofsted Rating: Good Pupils: 672 Distance: 1.07</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 St George's Junior School Ofsted Rating: Not Rated Pupils: 624 Distance: 1.15</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Ongar Place Primary School Ofsted Rating: Good Pupils: 210 Distance: 1.17</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Stepgates Community School Ofsted Rating: Good Pupils: 283 Distance: 1.23</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Holy Family Catholic Primary School Ofsted Rating: Good Pupils: 219 Distance: 1.23</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 St Anne's Catholic Primary School Ofsted Rating: Good Pupils: 425 Distance: 1.29</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 St James CofE Primary School Ofsted Rating: Good Pupils: 419 Distance: 1.32</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

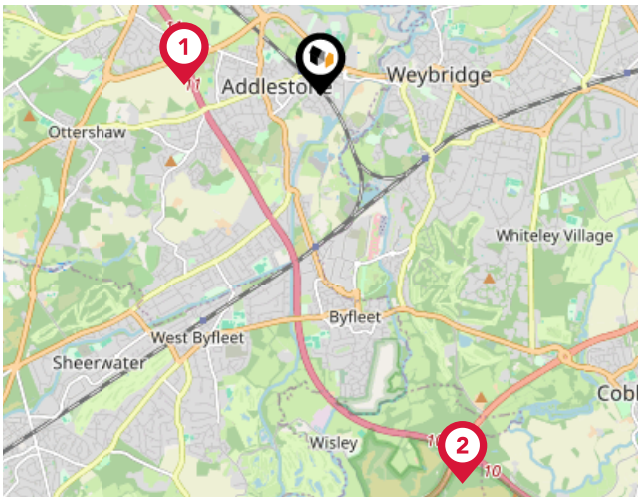
Area

Transport (National)



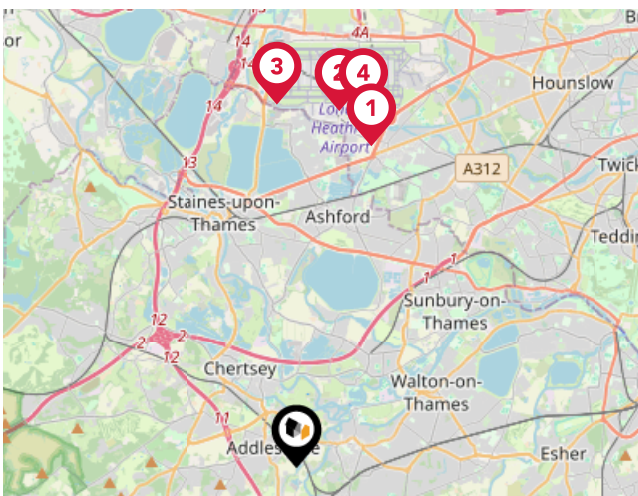
National Rail Stations

Pin	Name	Distance
1	Addlestone Rail Station	0.19 miles
2	Weybridge Rail Station	1.32 miles
3	Chertsey Rail Station	1.54 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M25 J11	1.26 miles
2	M25 J10	3.83 miles
3	M25 J12	3.07 miles
4	M3 J2	3.16 miles
5	M3 J1	4.09 miles

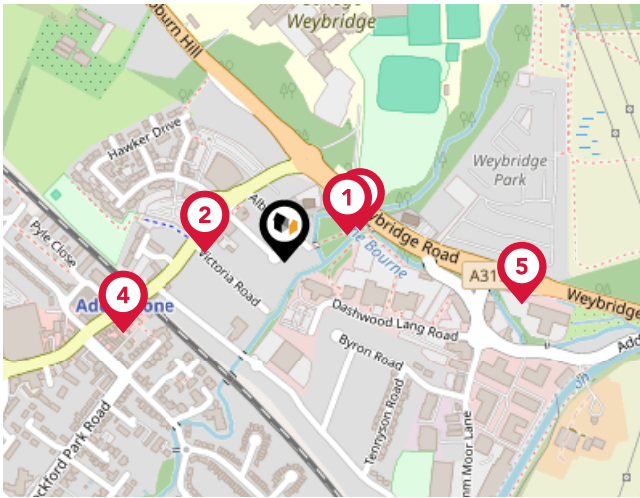


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport Terminal 4	6.11 miles
2	London Heathrow Airport Terminal 3	6.66 miles
3	London Heathrow Airport Terminal 5	6.73 miles
4	London Heathrow Airport Terminal 2	6.72 miles

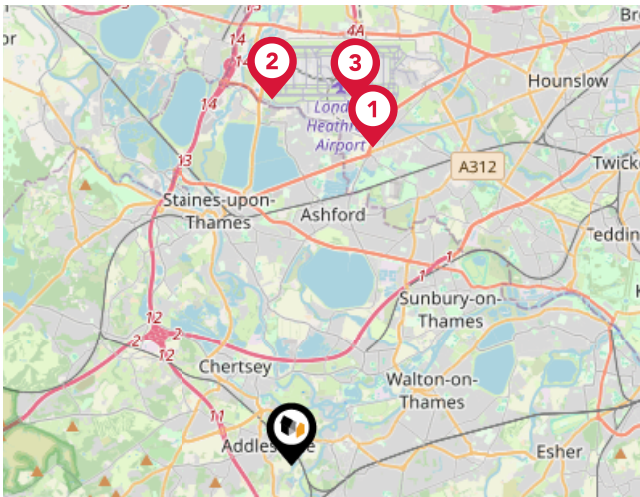
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	St Georges College	0.08 miles
2	Aviator Park	0.09 miles
3	St George's College	0.1 miles
4	Addlestone Railway Station	0.2 miles
5	Meadowlands Park	0.28 miles



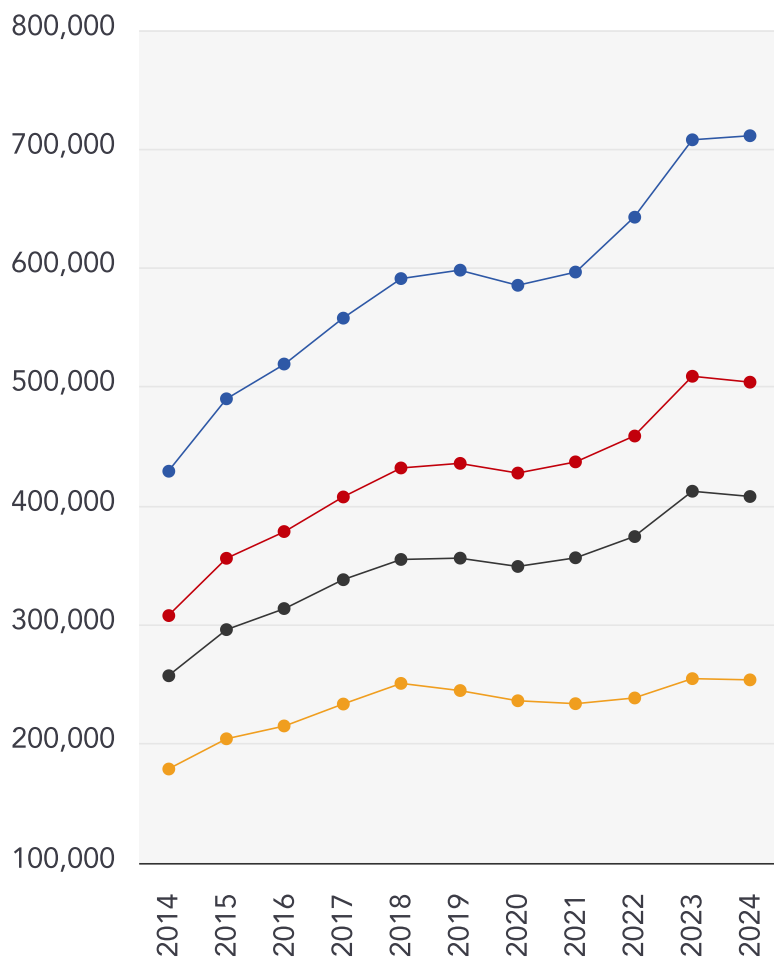
Local Connections

Pin	Name	Distance
1	Heathrow Terminal 4 Underground Station	6.1 miles
2	Heathrow Terminal 5 Underground Station	6.79 miles
3	Heathrow Terminals 1-2-3 Underground Station	6.84 miles

Market House Price Statistics



10 Year History of Average House Prices by Property Type in KT15



Detached

+65.7%

Semi-Detached

+63.71%

Terraced

+58.54%

Flat

+41.87%



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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Example Agent

38 High Street Walton on Thames Surrey
KT12 1DE
01932 221 331
lily@jamesneave.co.uk
www.exampleagent.com

