

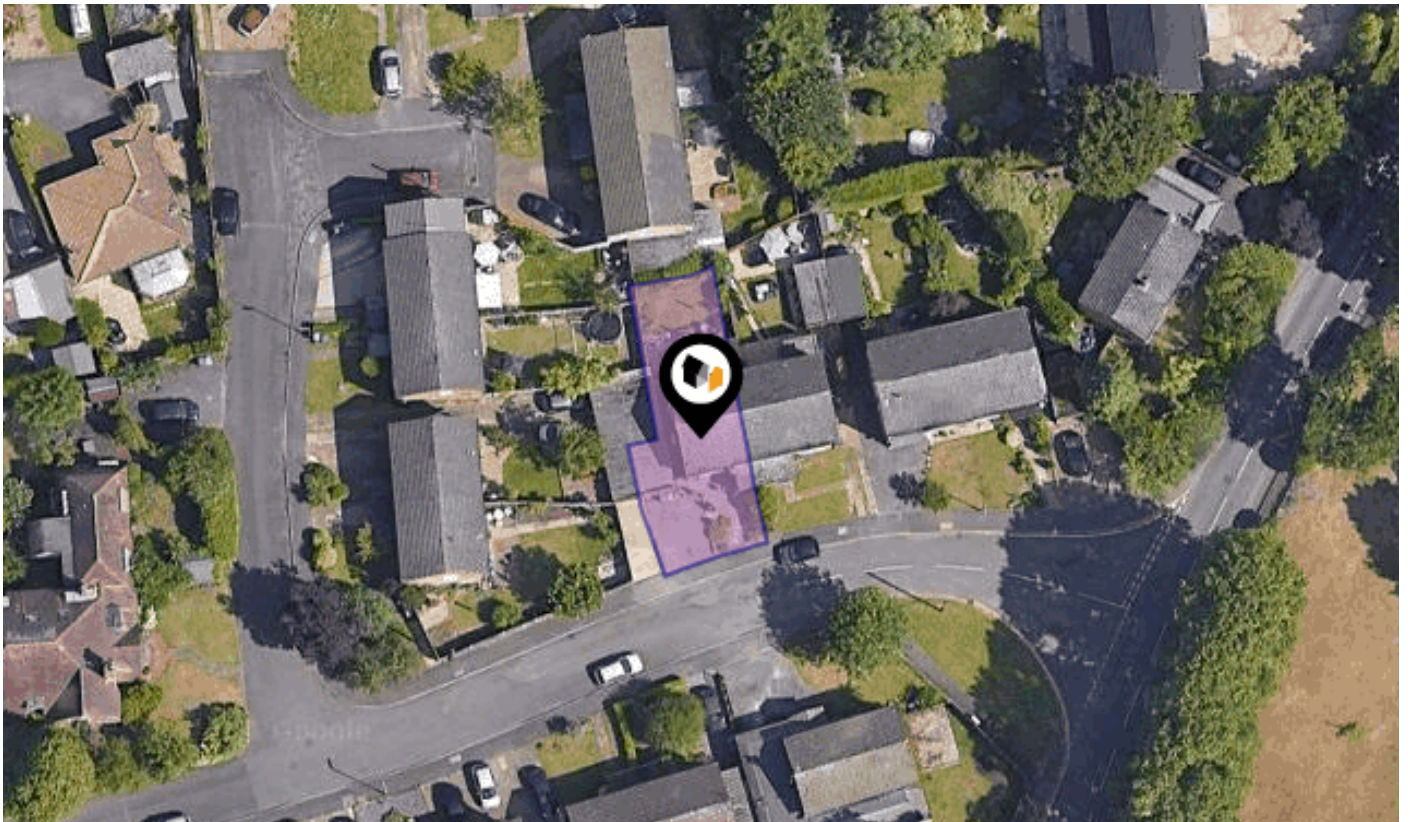


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 19th August 2024



HIGH TREE CLOSE, ADDLESTONE, KT15

Example Agent

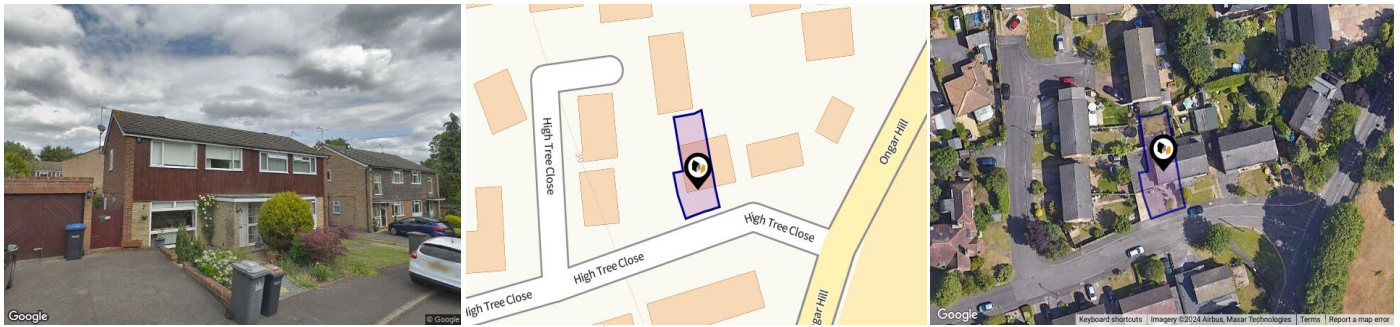
38 High Street Walton on Thames Surrey KT12 1DE

01932 221 331

lily@jamesneave.co.uk

www.exampleagent.com








Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,011 ft ² / 94 m ²		
Plot Area:	0.05 acres		
Year Built :	1967-1975		
Council Tax :	Band E		
Annual Estimate:	£2,778		
Title Number:	SY340694		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

3 mb/s	47 mb/s	1000 mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

ADDLESTONE, KT15

Energy rating

D

Valid until 14.07.2021

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	72 C
39-54	E		
21-38	F		
1-20	G		

Property

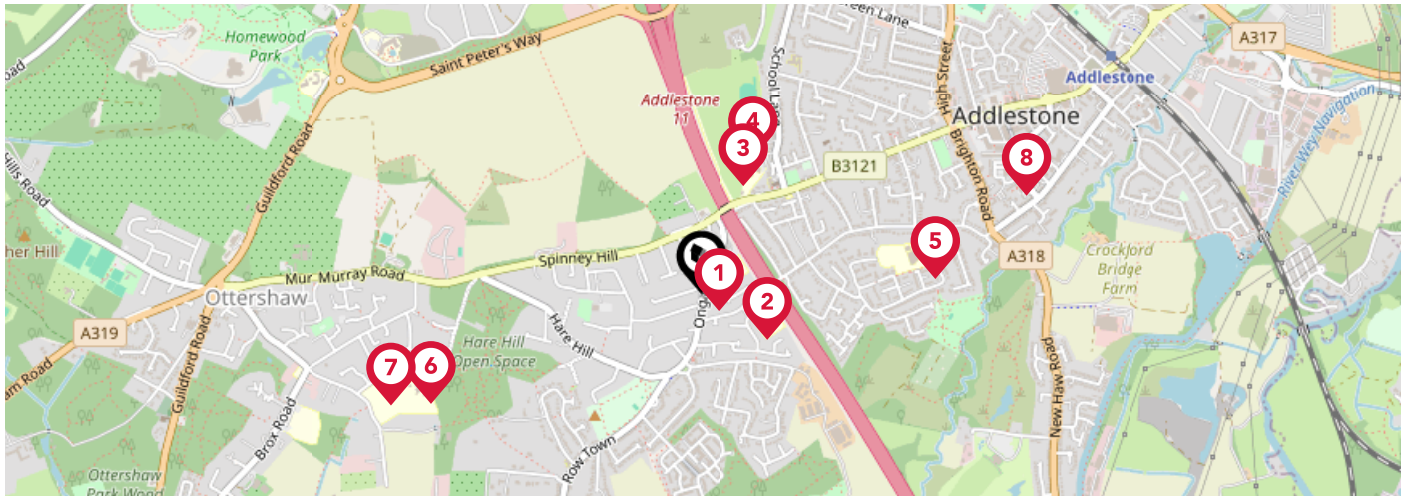
EPC - Additional Data



Additional EPC Data

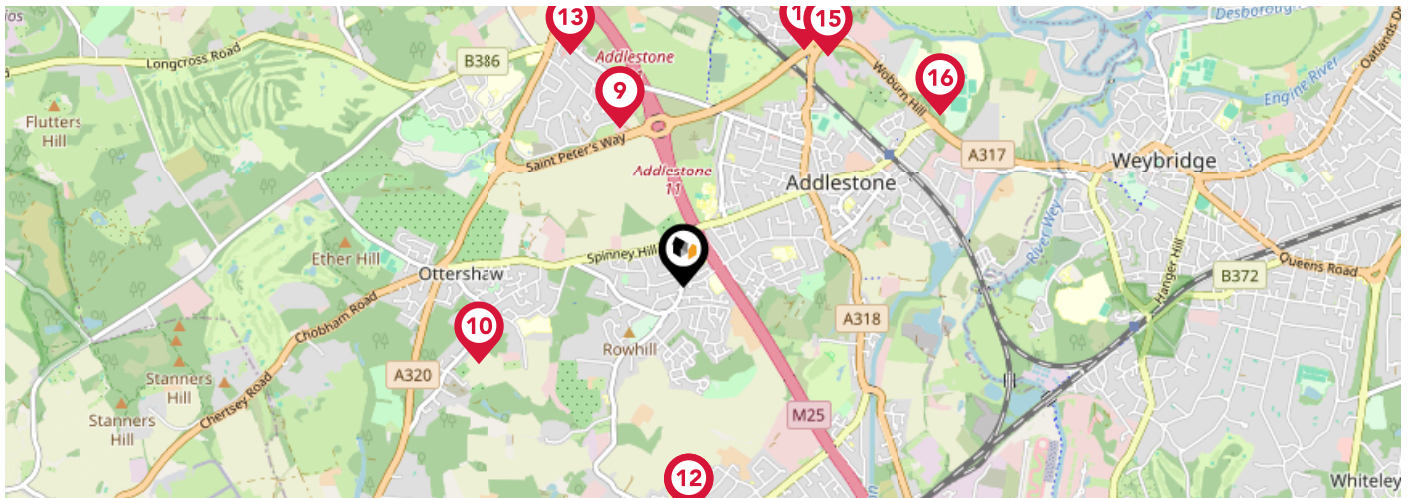
Property Type:	Semi-detached house
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 60% of fixed outlets
Lighting Energy:	Good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	93 m ²

Area Schools



	Nursery	Primary	Secondary	College	Private
1 Holy Family Catholic Primary School Ofsted Rating: Good Pupils: 219 Distance:0.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Ongar Place Primary School Ofsted Rating: Good Pupils: 210 Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Jubilee High School Ofsted Rating: Good Pupils: 672 Distance:0.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 St Paul's CofE Primary School Ofsted Rating: Good Pupils: 415 Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Sayes Court School Ofsted Rating: Good Pupils: 244 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Ottershaw Christ Church Church of England Infant School Ofsted Rating: Good Pupils: 208 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Ottershaw Christ Church Church of England Junior School Ofsted Rating: Good Pupils: 235 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Darley Dene Primary School Ofsted Rating: Not Rated Pupils: 231 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

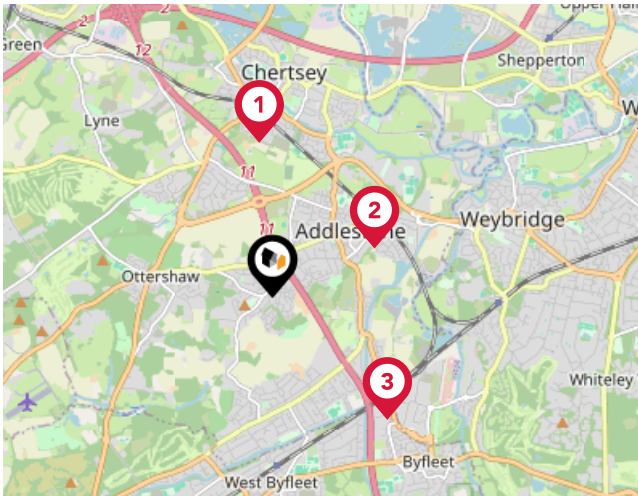
Area Schools



		Nursery	Primary	Secondary	College	Private
9	Meadowcroft Community Infant School Ofsted Rating: Good Pupils: 86 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Meath School Ofsted Rating: Outstanding Pupils: 71 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	New Haw Community Junior School Ofsted Rating: Outstanding Pupils: 360 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	The Grange Community Infant School Ofsted Rating: Good Pupils: 254 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Salesian School, Chertsey Ofsted Rating: Outstanding Pupils: 1849 Distance:1.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Chertsey High School Ofsted Rating: Good Pupils: 876 Distance:1.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Philip Southcote School Ofsted Rating: Good Pupils: 238 Distance:1.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	St George's College Weybridge Ofsted Rating: Not Rated Pupils: 1043 Distance:1.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

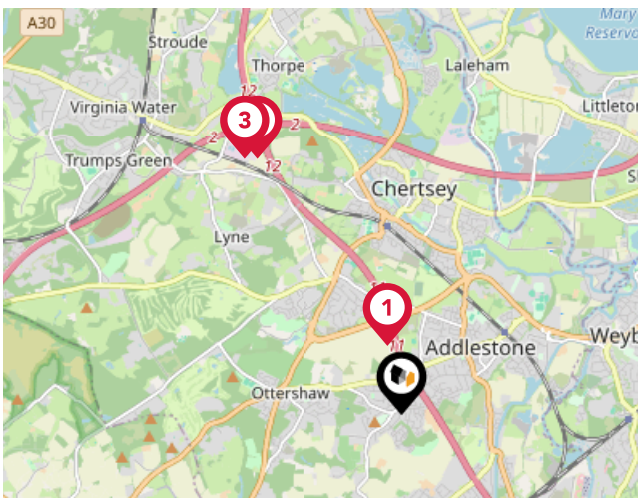
Area

Transport (National)



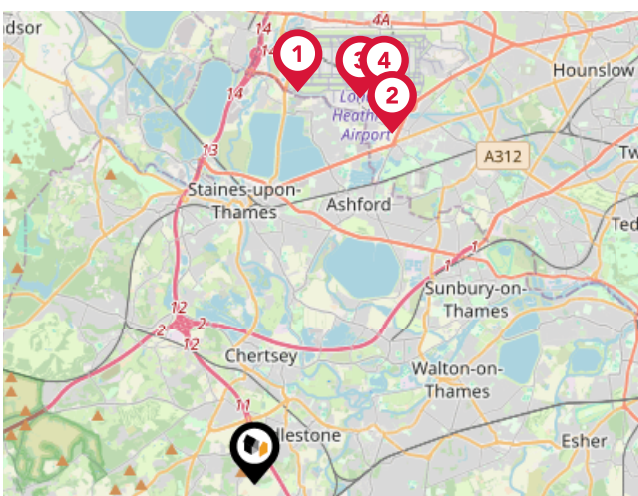
National Rail Stations

Pin	Name	Distance
1	Chertsey Rail Station	1.44 miles
2	Addlestone Rail Station	1.06 miles
3	Byfleet & New Haw Rail Station	1.55 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M25 J11	0.66 miles
2	M25 J12	2.72 miles
3	M3 J2	2.77 miles
4	M25 J10	3.92 miles
5	M25 J13	5.44 miles

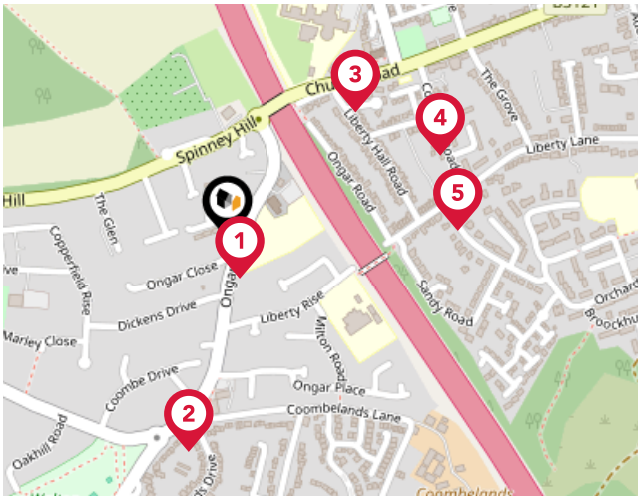


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport Terminal 5	7.29 miles
2	London Heathrow Airport Terminal 4	6.96 miles
3	London Heathrow Airport Terminal 3	7.4 miles
4	London Heathrow Airport Terminal 2	7.53 miles

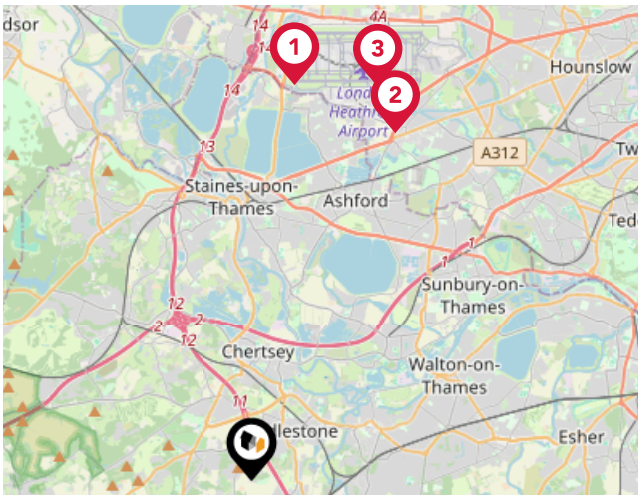
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Ongar Close	0.05 miles
2	Coombelands Lane	0.25 miles
3	St Paul's Church	0.21 miles
4	Conquest Road	0.26 miles
5	Fernbank Road	0.27 miles



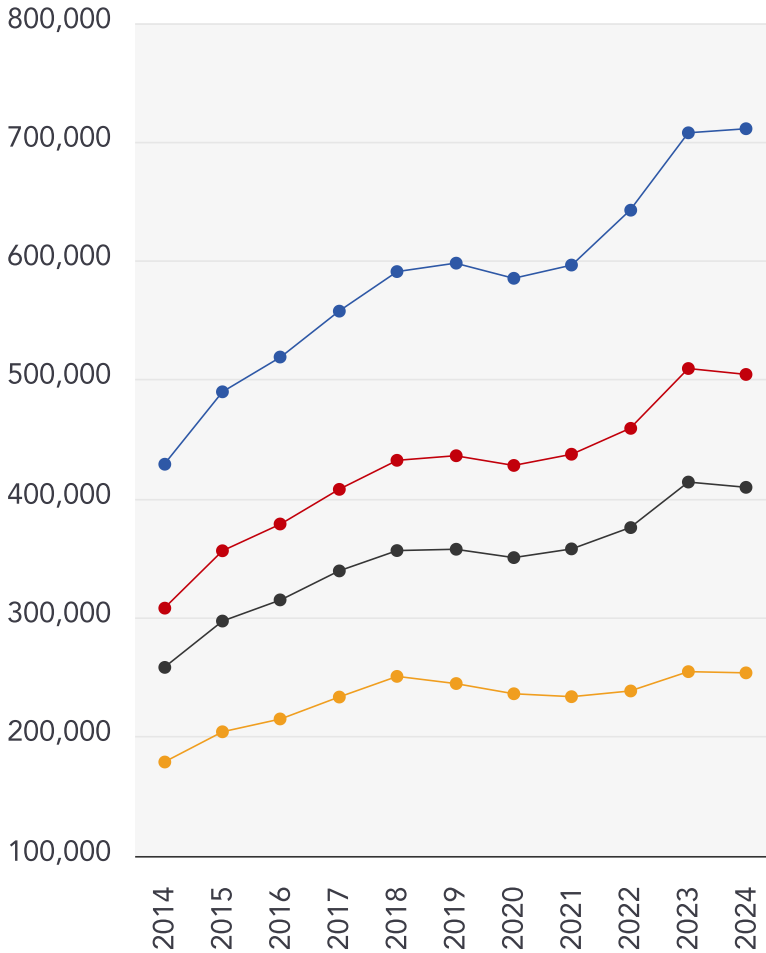
Local Connections

Pin	Name	Distance
1	Heathrow Terminal 5 Underground Station	7.35 miles
2	Heathrow Terminal 4 Underground Station	6.96 miles
3	Heathrow Terminals 1-2-3 Underground Station	7.64 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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