

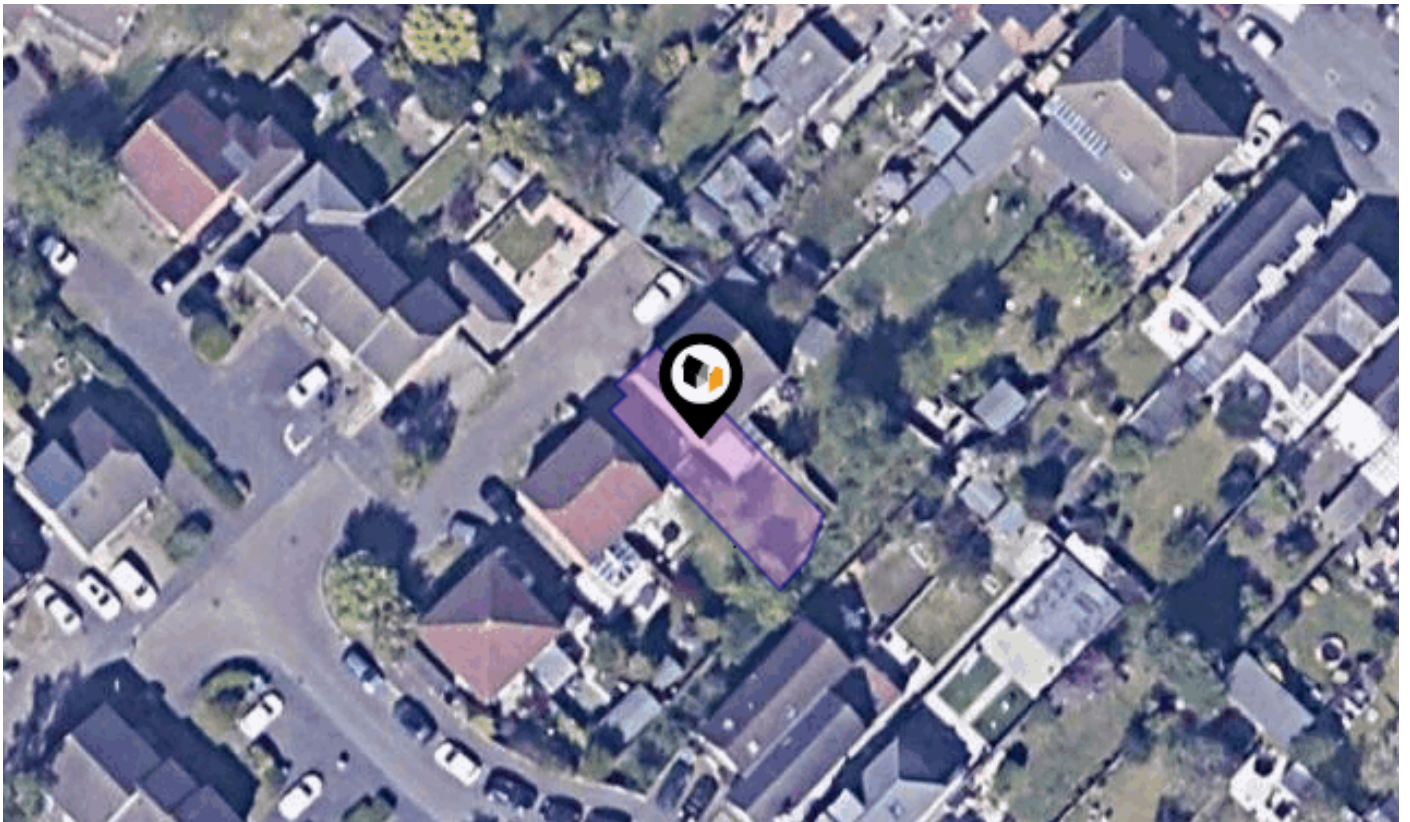


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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 27<sup>th</sup> August 2024**



**ANNETT ROAD, WALTON-ON-THAMES, KT12**

## **Example Agent**

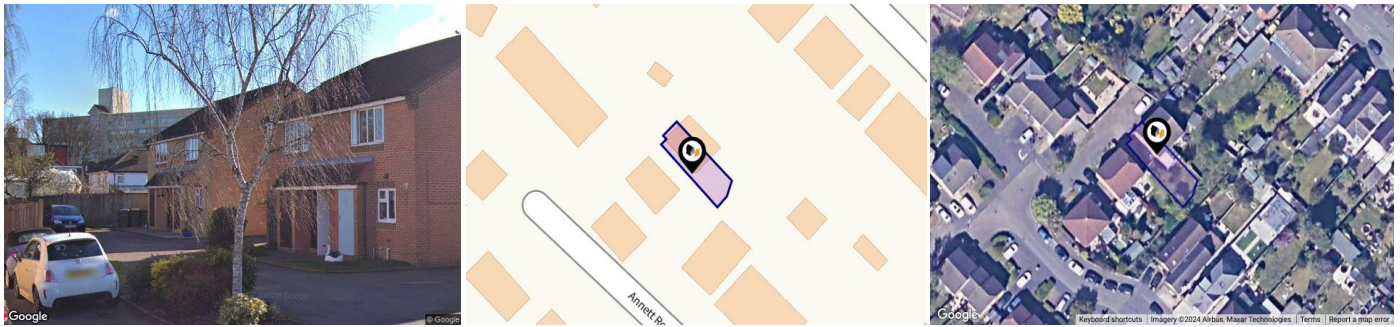
38 High Street Walton on Thames Surrey KT12 1DE

01932 221 331

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

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





## Property

**Type:** Semi-Detached  
**Bedrooms:** 2  
**Plot Area:** 0.04 acres  
**Council Tax :** Band D  
**Annual Estimate:** £2,334  
**Title Number:** SY670282

**Tenure:** Freehold

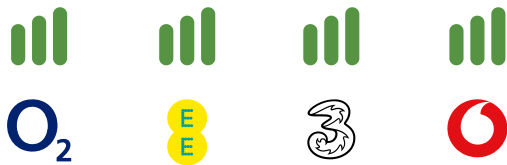
## Local Area

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

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

<b>16</b> mb/s	<b>134</b> mb/s	<b>1000</b> mb/s

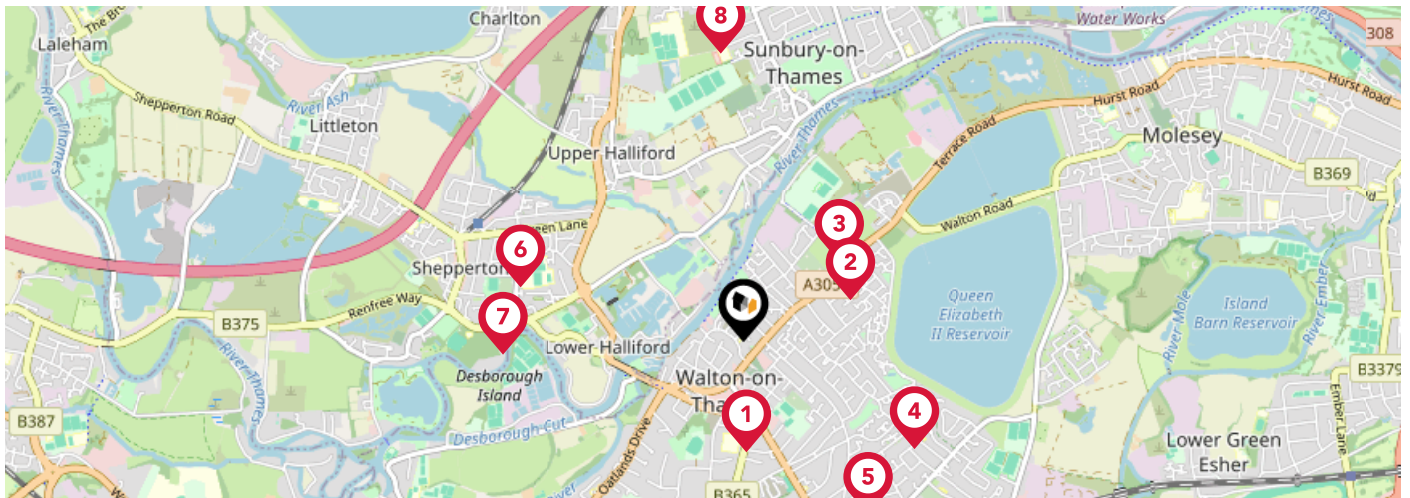
**Mobile Coverage:**  
(based on calls indoors)



**Satellite/Fibre TV Availability:**



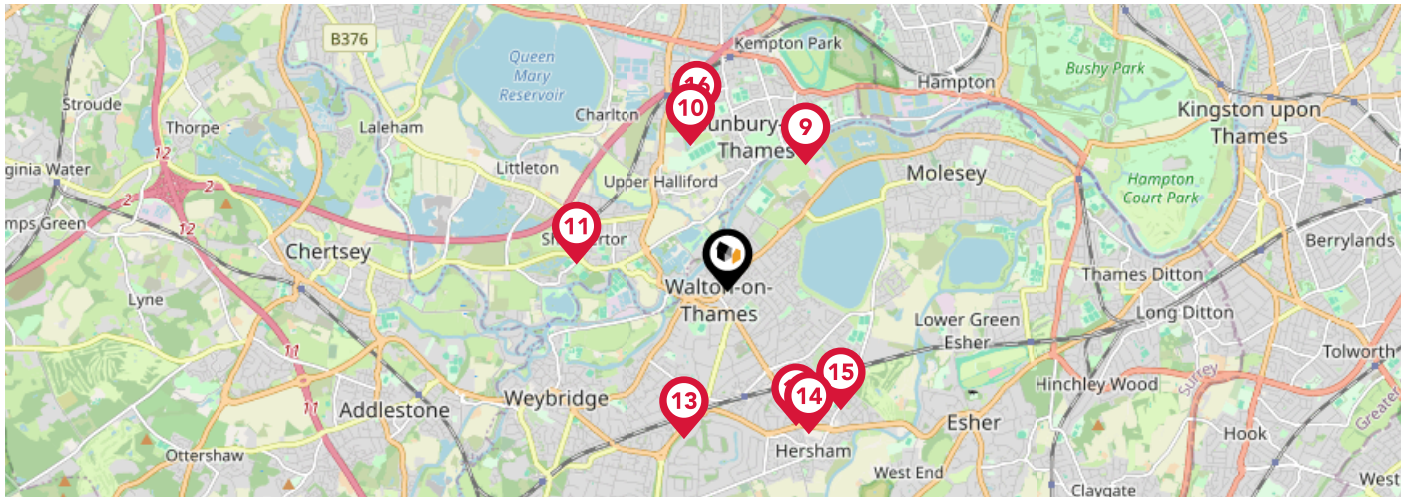
# Area Schools











		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Ashley Church of England Primary School</b> Ofsted Rating: Good   Pupils: 564   Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Grovelands Primary School</b> Ofsted Rating: Good   Pupils: 508   Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Heathside Walton-on-Thames</b> Ofsted Rating: Not Rated   Pupils: 305   Distance:0.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Walton Oak Primary School</b> Ofsted Rating: Good   Pupils: 428   Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>The Danesfield Manor School</b> Ofsted Rating: Not Rated   Pupils: 146   Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Thamesmead School</b> Ofsted Rating: Good   Pupils: 1042   Distance:1.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Halliford School</b> Ofsted Rating: Not Rated   Pupils: 461   Distance:1.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Hawkedale Primary School</b> Ofsted Rating: Good   Pupils: 210   Distance:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



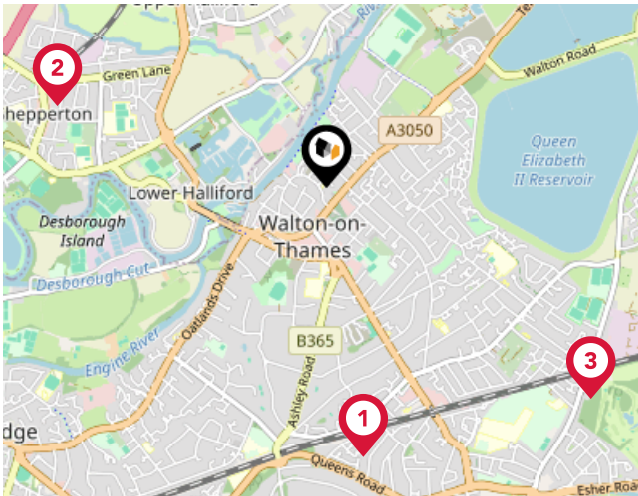
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Beaulerc Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 105   Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Bishop Wand Church of England School</b> Ofsted Rating: Good   Pupils: 1181   Distance:1.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Nicholas CofE Primary School</b> Ofsted Rating: Good   Pupils: 554   Distance:1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Three Rivers Academy</b> Ofsted Rating: Good   Pupils: 1457   Distance:1.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cleves School</b> Ofsted Rating: Outstanding   Pupils: 720   Distance:1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bell Farm Primary School</b> Ofsted Rating: Good   Pupils: 671   Distance:1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cardinal Newman Catholic Primary School</b> Ofsted Rating: Good   Pupils: 410   Distance:1.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Springfield Primary School</b> Ofsted Rating: Good   Pupils: 473   Distance:1.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

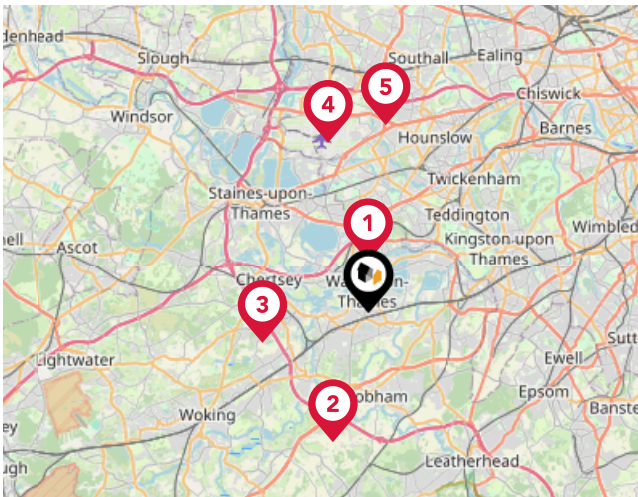
# Area

## Transport (National)



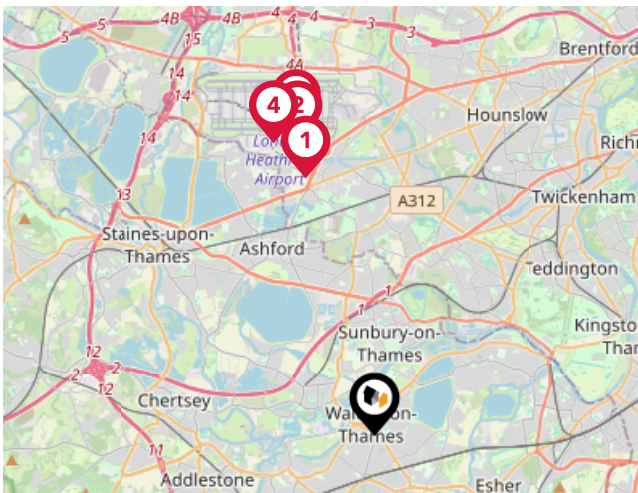
### National Rail Stations

Pin	Name	Distance
1	Walton-on-Thames Rail Station	1.26 miles
2	Shepperton Rail Station	1.3 miles
3	Hershham Rail Station	1.57 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J1	1.94 miles
2	M25 J10	4.97 miles
3	M25 J11	4.08 miles
4	M4 J4A	6.46 miles
5	M4 J3	6.96 miles

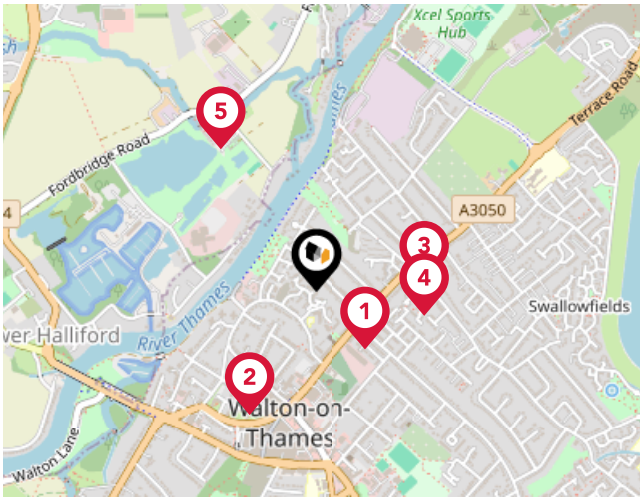


### Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport Terminal 4	4.93 miles
2	London Heathrow Airport Terminal 2	5.6 miles
3	London Heathrow Airport Terminal 1	5.81 miles
4	London Heathrow Airport Terminal 3	5.73 miles

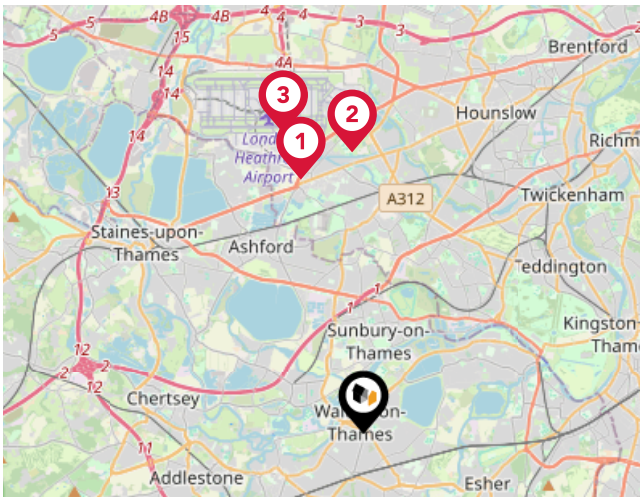
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Annett Road	0.17 miles
2	The Bear	0.33 miles
3	Sunbury Lane	0.25 miles
4	Lancaster Court	0.26 miles
5	Fordbridge Caravan Park	0.4 miles



### Local Connections

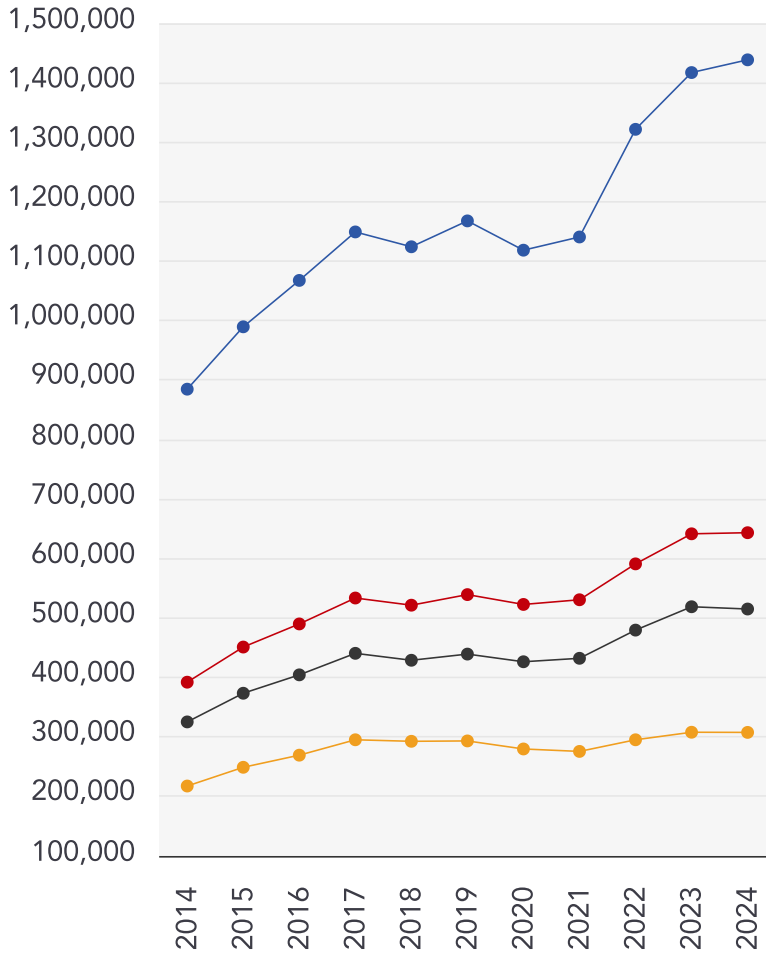
Pin	Name	Distance
1	Heathrow Terminal 4 Underground Station	4.85 miles
2	Hatton Cross Underground Station	5.22 miles
3	Heathrow Terminals 1-2-3 Underground Station	5.74 miles

# 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

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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

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.



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