

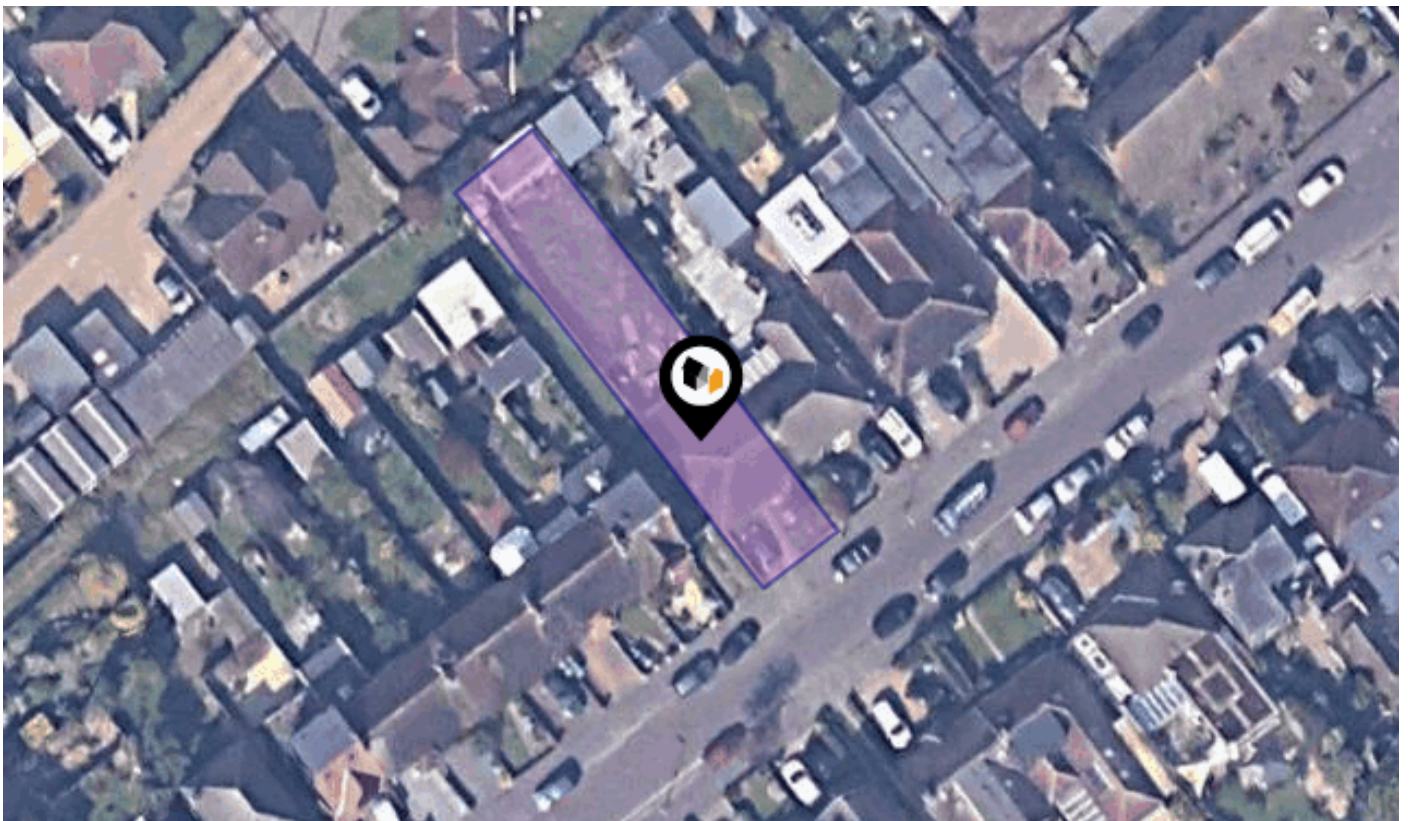


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 27th August 2024



CARLTON ROAD, WALTON-ON-THAMES, KT12

Example Agent

38 High Street Walton on Thames Surrey KT12 1DE

01932 221 331

lily@jamesneave.co.uk

www.exampleagent.com



Property Overview

JAMES NEAVE
THE ESTATE AGENTS



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	656 ft ² / 61 m ²
Plot Area:	0.09 acres
Council Tax :	Band D
Annual Estimate:	£2,334
Title Number:	SY333488

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

10
mb/s



80
mb/s



1000
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Carlton Road, WALTON-ON-THAMES, KT12

Energy rating

E

Valid until 25.07.2018

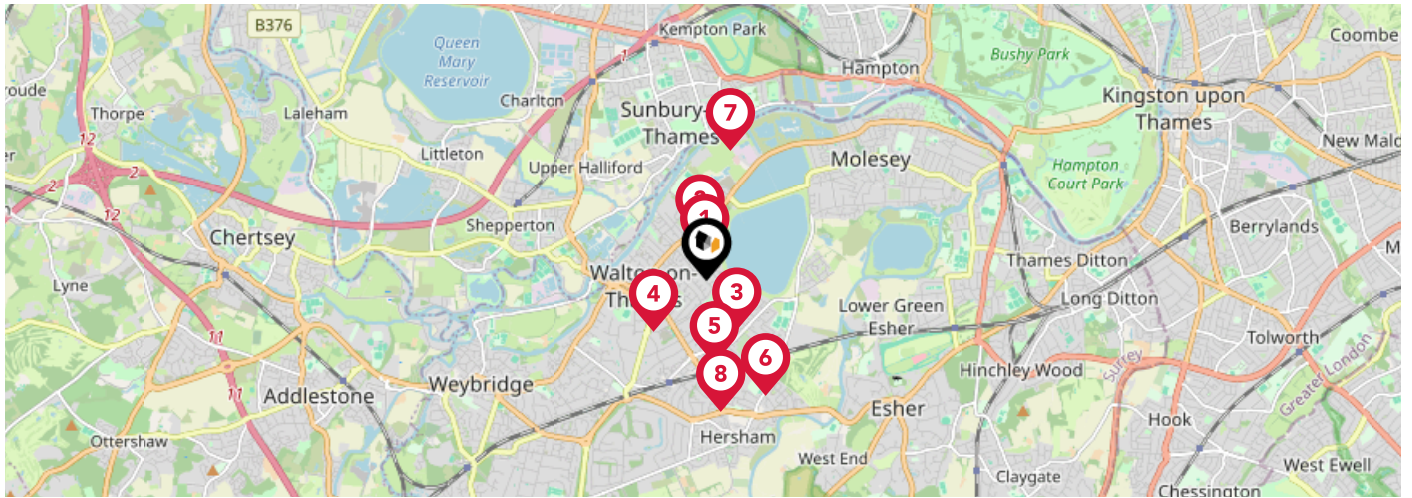
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		58 D
39-54	E	40 E	
21-38	F		
1-20	G		

Property

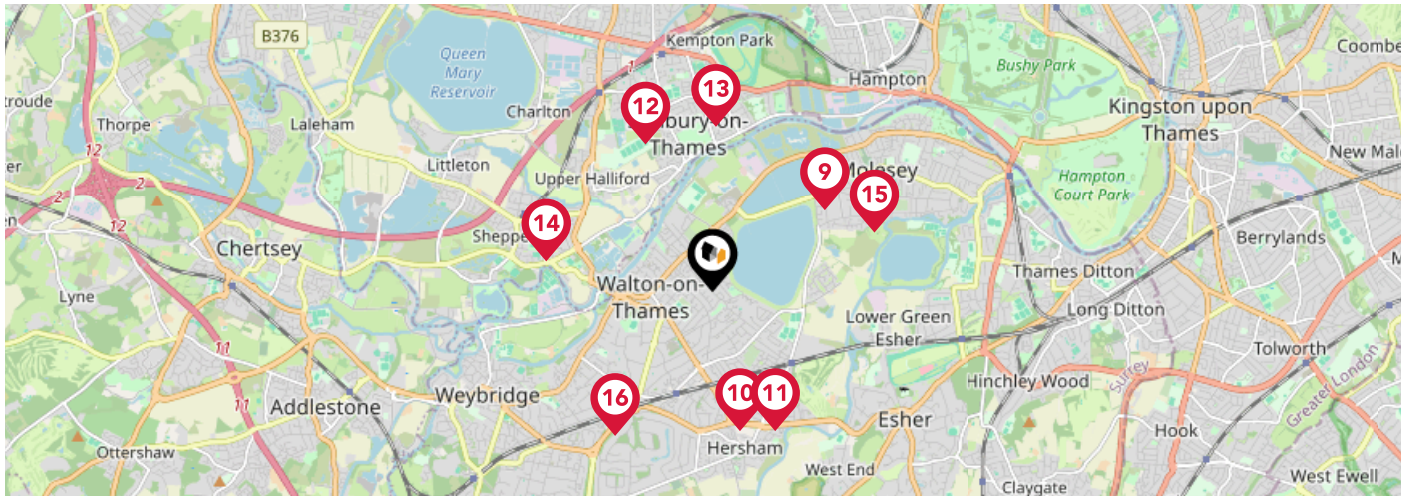
EPC - Additional Data









Additional EPC Data

Walls:	Wall
Walls Energy:	Very poor
Roof:	Roof
Roof Energy:	Average
Window:	Window
Window Energy:	Average
Main Heating:	Main-Heating
Main Heating Energy:	Good
Main Heating Controls:	Main-Heating-Controls
Main Heating Controls Energy:	Very poor
Hot Water System:	Hot-Water
Hot Water Energy Efficiency:	Average
Lighting:	Lighting
Lighting Energy:	Very poor
Floors:	Floor
Secondary Heating:	Secondary-Heating
Secondary Heating Energy:	Very poor
Total Floor Area:	61 m ²



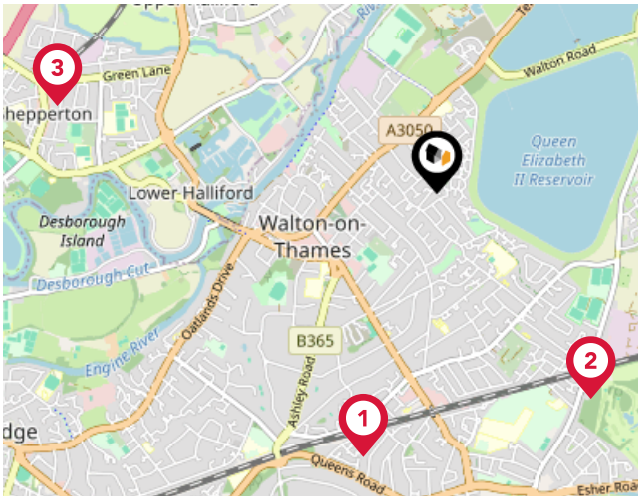
		Nursery	Primary	Secondary	College	Private
1	Grovelands Primary School Ofsted Rating: Good Pupils: 508 Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Heathside Walton-on-Thames Ofsted Rating: Not Rated Pupils: 305 Distance:0.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Walton Oak Primary School Ofsted Rating: Good Pupils: 428 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Ashley Church of England Primary School Ofsted Rating: Good Pupils: 564 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The Danesfield Manor School Ofsted Rating: Not Rated Pupils: 146 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Cardinal Newman Catholic Primary School Ofsted Rating: Good Pupils: 410 Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Beaulerc Infant and Nursery School Ofsted Rating: Good Pupils: 105 Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Three Rivers Academy Ofsted Rating: Good Pupils: 1457 Distance:1.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	The Beech House School Ofsted Rating: Good Pupils: 4 Distance:1.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bell Farm Primary School Ofsted Rating: Good Pupils: 671 Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	North East Surrey Secondary Short Stay School Ofsted Rating: Good Pupils: 18 Distance:1.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hawkedale Primary School Ofsted Rating: Good Pupils: 210 Distance:1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chennestone Primary School Ofsted Rating: Good Pupils: 323 Distance:1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Thamesmead School Ofsted Rating: Good Pupils: 1042 Distance:1.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chandlers Field Primary School Ofsted Rating: Good Pupils: 382 Distance:1.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cleves School Ofsted Rating: Outstanding Pupils: 720 Distance:1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

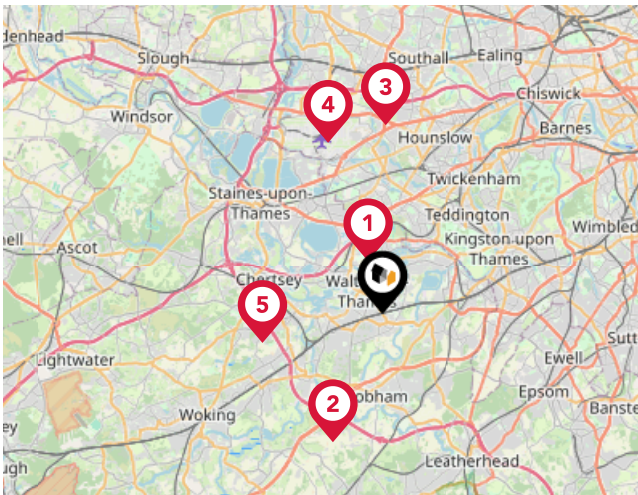
Area

Transport (National)



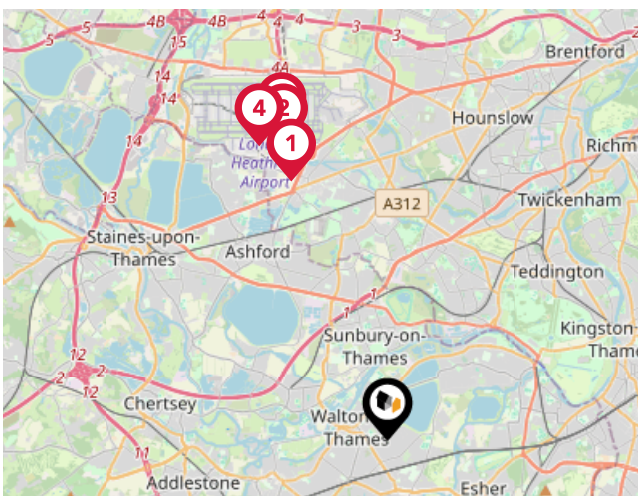
National Rail Stations

Pin	Name	Distance
1	Walton-on-Thames Rail Station	1.26 miles
2	Hersham Rail Station	1.19 miles
3	Shepperton Rail Station	1.8 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J1	2.05 miles
2	M25 J10	5.1 miles
3	M4 J3	6.96 miles
4	M4 J4A	6.63 miles
5	M25 J11	4.56 miles

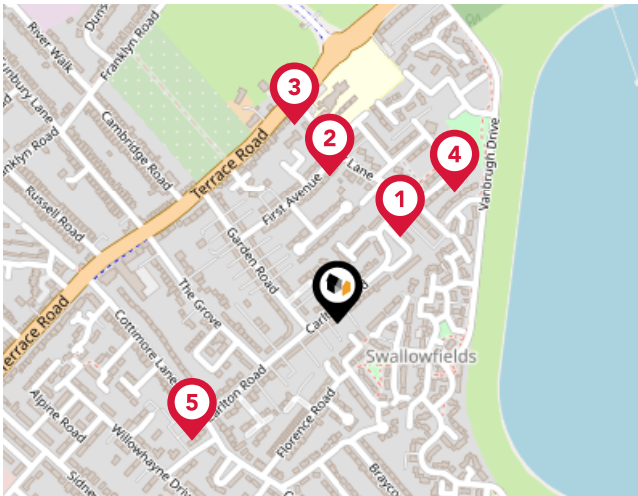


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport Terminal 4	5.11 miles
2	London Heathrow Airport Terminal 2	5.78 miles
3	London Heathrow Airport Terminal 1	5.98 miles
4	London Heathrow Airport Terminal 3	5.94 miles

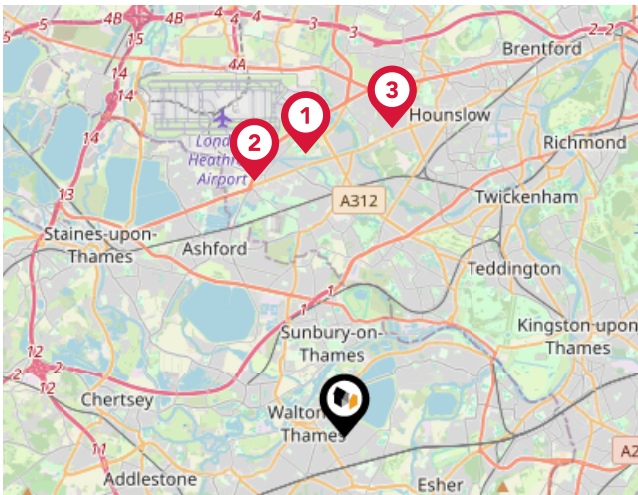
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Carlton Road No 161	0.12 miles
2	First Avenue	0.17 miles
3	Sandy Lane	0.24 miles
4	Vicarage Fields	0.2 miles
5	Carlton Road	0.21 miles



Local Connections

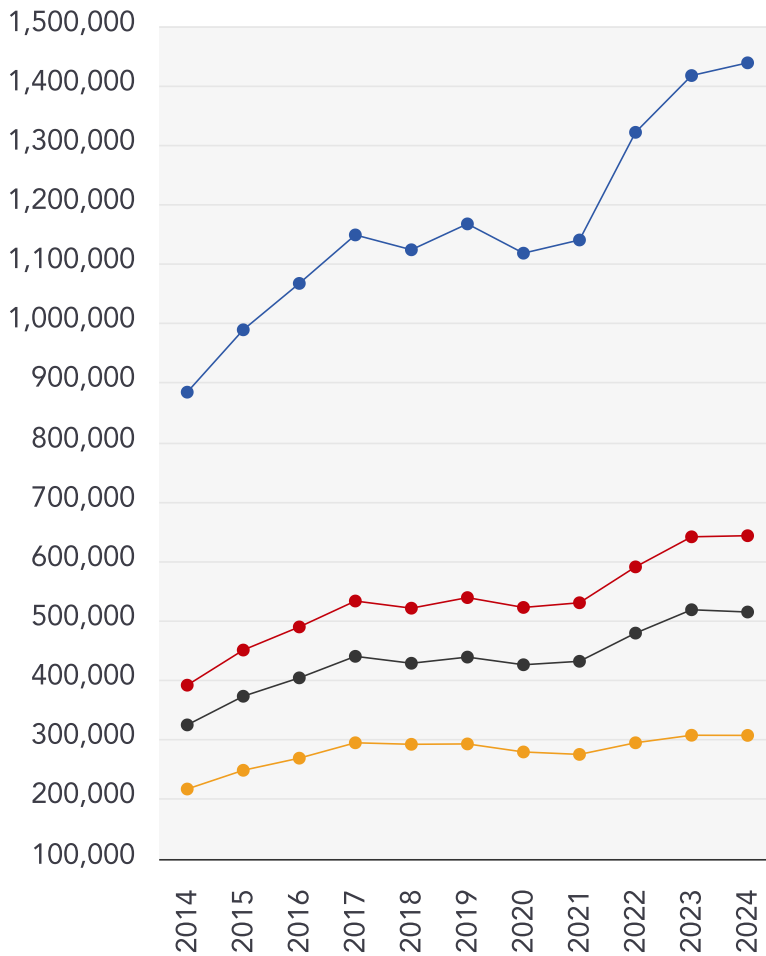
Pin	Name	Distance
1	Hatton Cross Underground Station	5.3 miles
2	Heathrow Terminal 4 Underground Station	5.03 miles
3	Hounslow West Underground Station	5.77 miles

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"



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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Example Agent

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

