

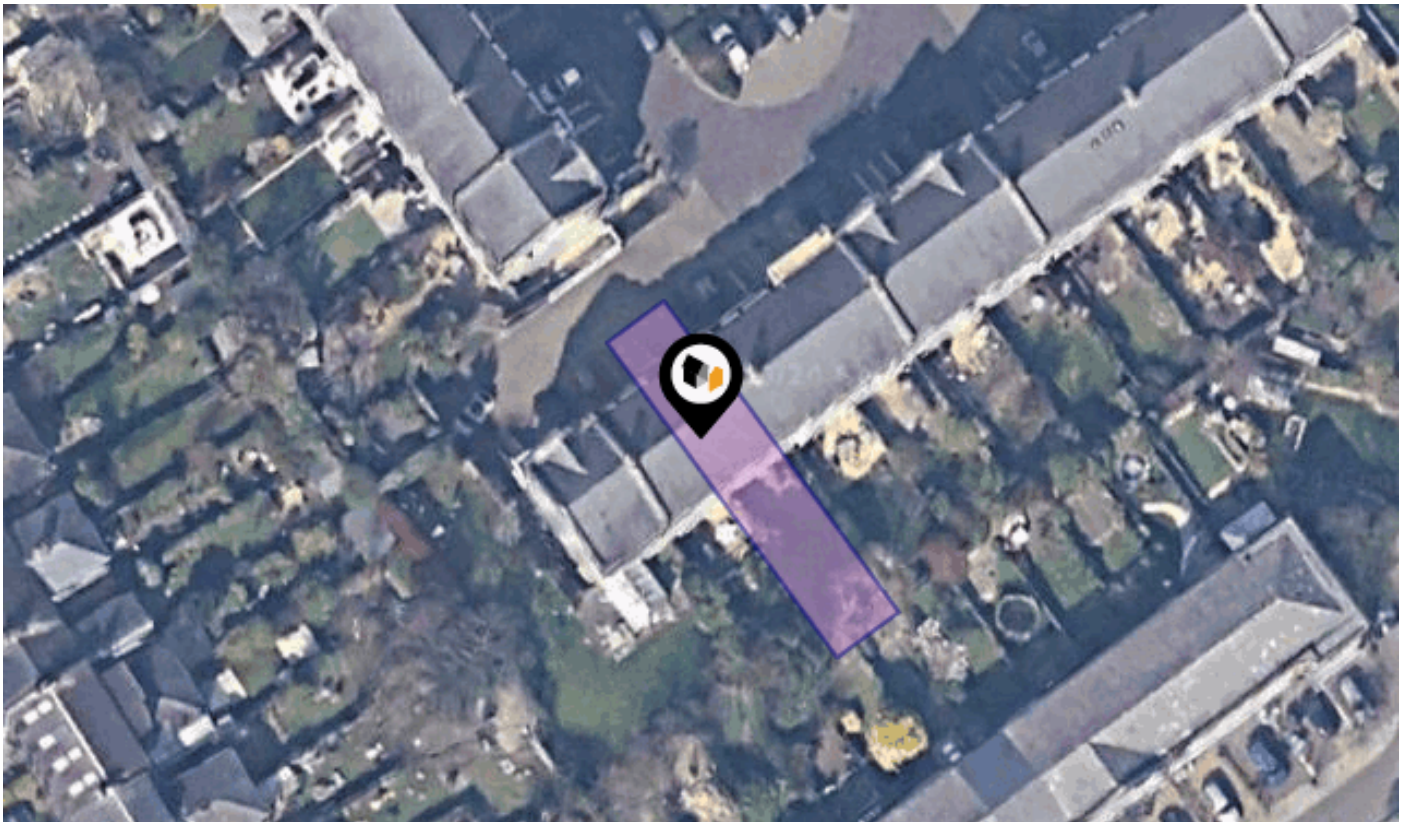


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 09th September 2024



CLEARWATER PLACE, LONG DITTON, SURBITON, KT6

Example Agent

38 High Street Walton on Thames Surrey KT12 1DE

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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	2,055 ft ² / 191 m ²		
Plot Area:	0.05 acres		
Year Built :	1996-2002		
Council Tax :	Band G		
Annual Estimate:	£3,889		
Title Number:	SY699775		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Clearwater Place, Long Ditton, KT6

Energy rating

C

Valid until 16.05.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

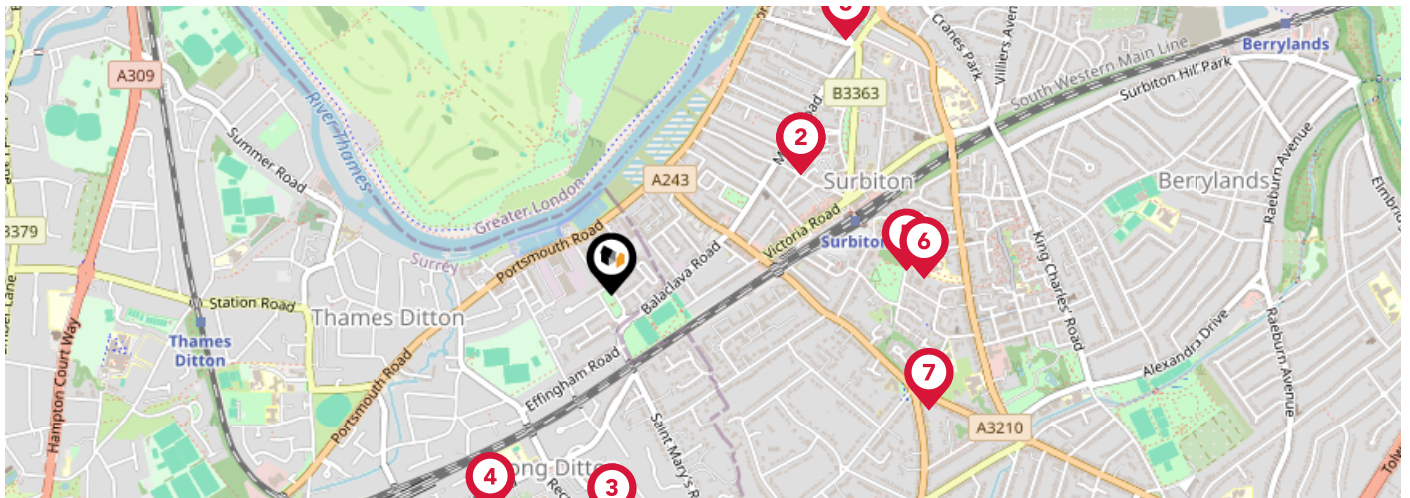
Property

EPC - Additional Data

Additional EPC Data

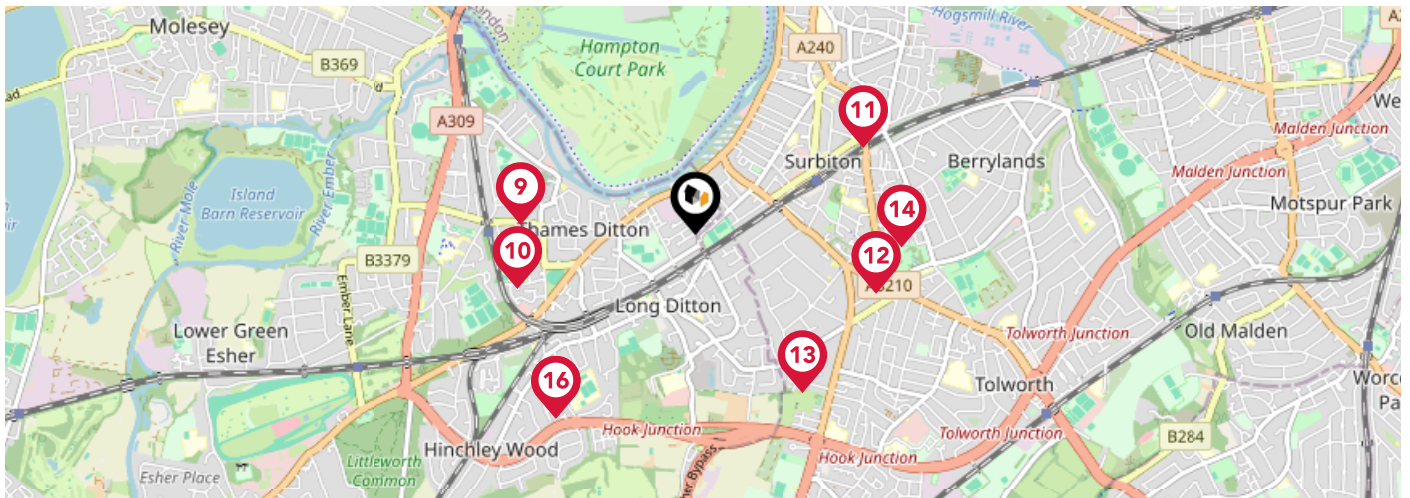
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Room thermostat only
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 62% of fixed outlets
Floors:	Solid, limited insulation (assumed)
Total Floor Area:	191 m ²









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Maple Infants' School Ofsted Rating: Good Pupils: 289 Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Andrew's and St Mark's CofE Junior School Ofsted Rating: Outstanding Pupils: 356 Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Long Ditton Infant and Nursery School Ofsted Rating: Good Pupils: 172 Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Long Ditton St Mary's CofE (Aided) Junior School Ofsted Rating: Outstanding Pupils: 228 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Richmond and Hillcroft Adult and Community College (Rhacc) Ofsted Rating: Good Pupils:0 Distance:0.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Lime Tree Primary School Ofsted Rating: Good Pupils: 260 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Matthew's CofE Primary School Ofsted Rating: Good Pupils: 416 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Surbiton High School Ofsted Rating: Not Rated Pupils: 1644 Distance:0.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

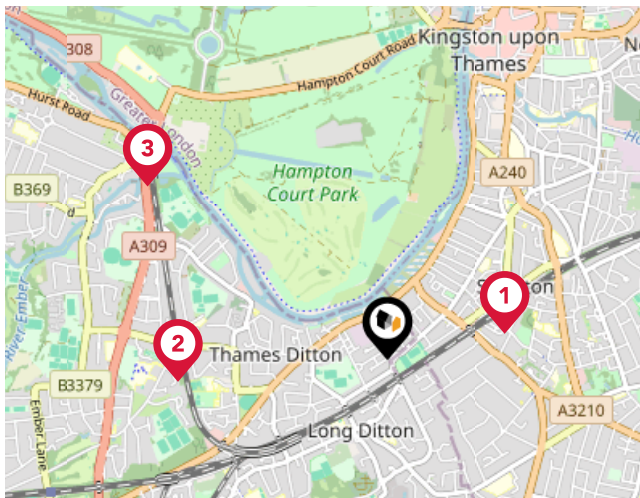
Area Schools



		Nursery	Primary	Secondary	College	Private
	Thames Ditton Infant School Ofsted Rating: Good Pupils: 234 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Thames Ditton Junior School Ofsted Rating: Good Pupils: 367 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Hollyfield School and Sixth Form Centre Ofsted Rating: Good Pupils: 1206 Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Dysart School Ofsted Rating: Outstanding Pupils: 164 Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Shrewsbury House School Ofsted Rating: Not Rated Pupils: 320 Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Surbiton Hill Nursery School Ofsted Rating: Outstanding Pupils: 126 Distance:0.96	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hinchley Wood Primary School Ofsted Rating: Good Pupils: 606 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hinchley Wood School Ofsted Rating: Outstanding Pupils: 1354 Distance:1.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

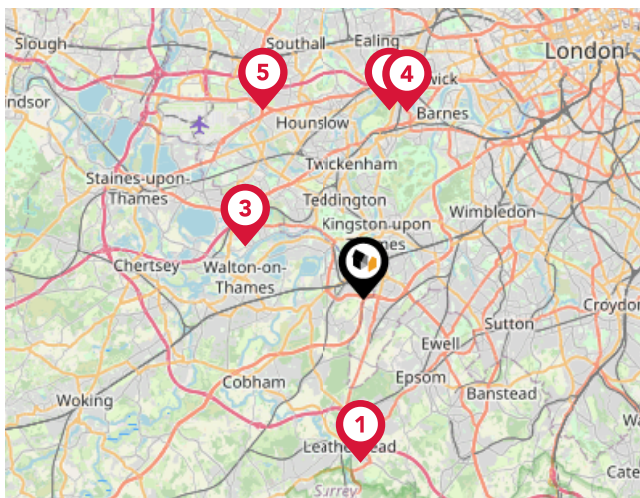
Area

Transport (National)



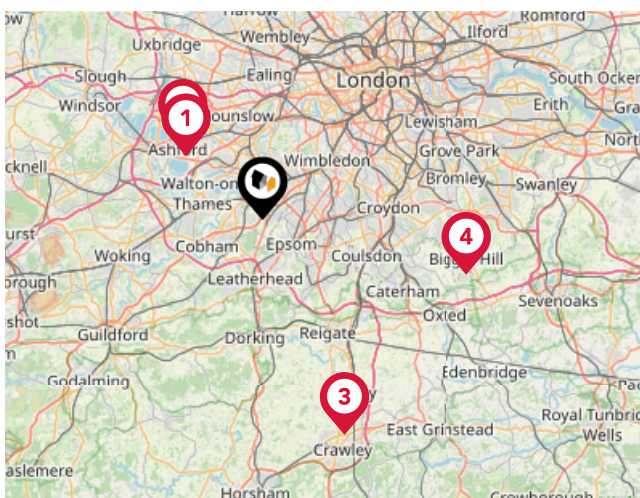
National Rail Stations

Pin	Name	Distance
1	Surbiton Rail Station	0.56 miles
2	Thames Ditton Rail Station	0.97 miles
3	Hampton Court Rail Station	1.37 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M25 J9	6.09 miles
2	M4 J2	7.01 miles
3	M3 J1	4.82 miles
4	M4 J1	7.07 miles
5	M4 J3	7.9 miles

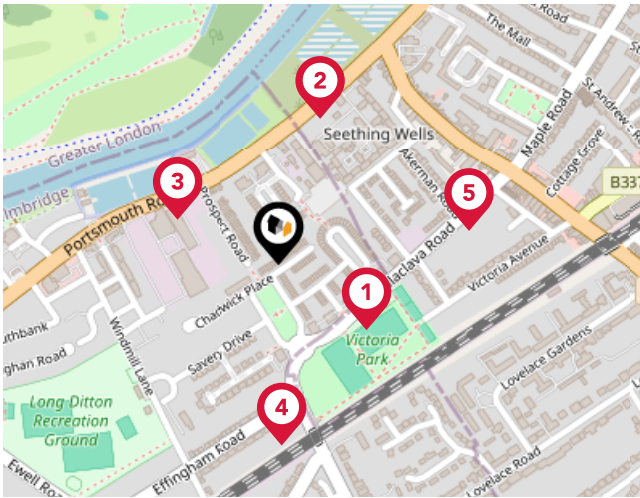


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport Terminal 4	7.39 miles
2	Heathrow Airport	8.23 miles
3	Gatwick Airport	17.07 miles
4	Leaves Green	15.66 miles

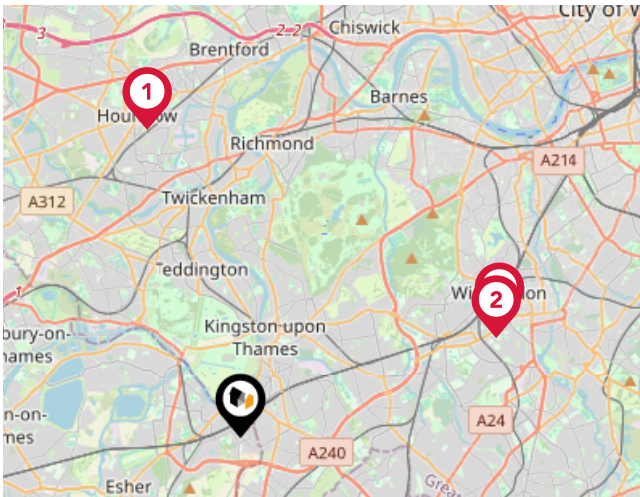
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Victoria Recreational Grounds	0.13 miles
2	Seething Wells Kingston Uni Campus	0.18 miles
3	Prospect Road	0.13 miles
4	St Mary's Road	0.21 miles
5	Electric Parade	0.22 miles



Local Connections

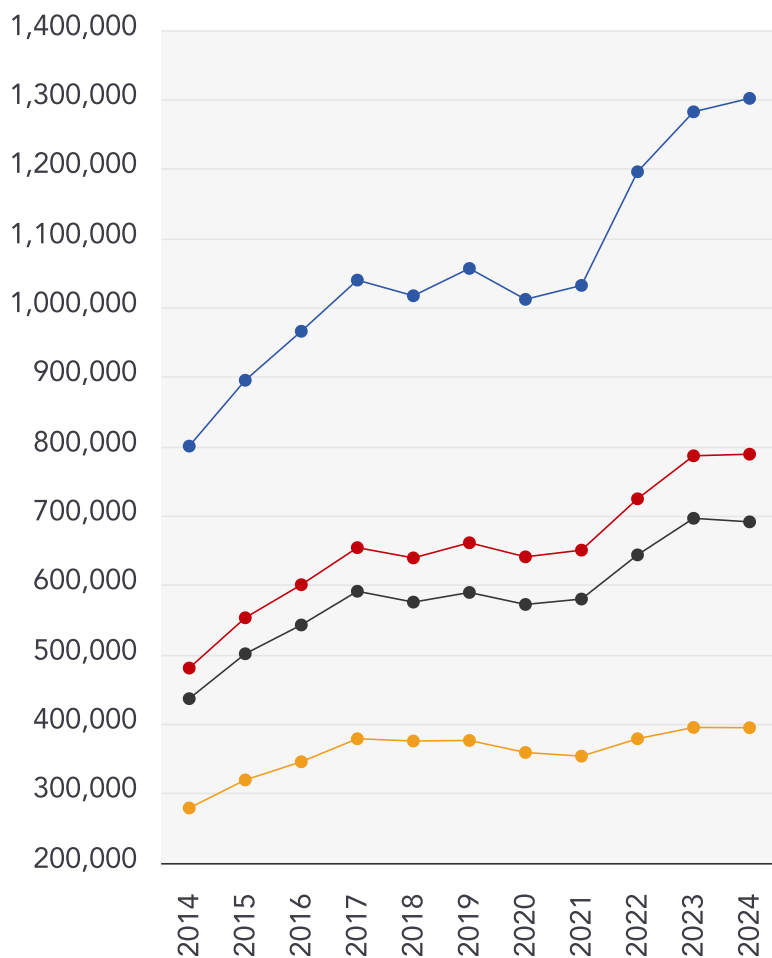
Pin	Name	Distance
1	Hounslow East Underground Station	5.95 miles
2	Dundonald Road Tram Stop	5.07 miles
3	Wimbledon Tram Stop	5.23 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in KT6



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"



/JamesNeave



/JamesNeaveEA

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