

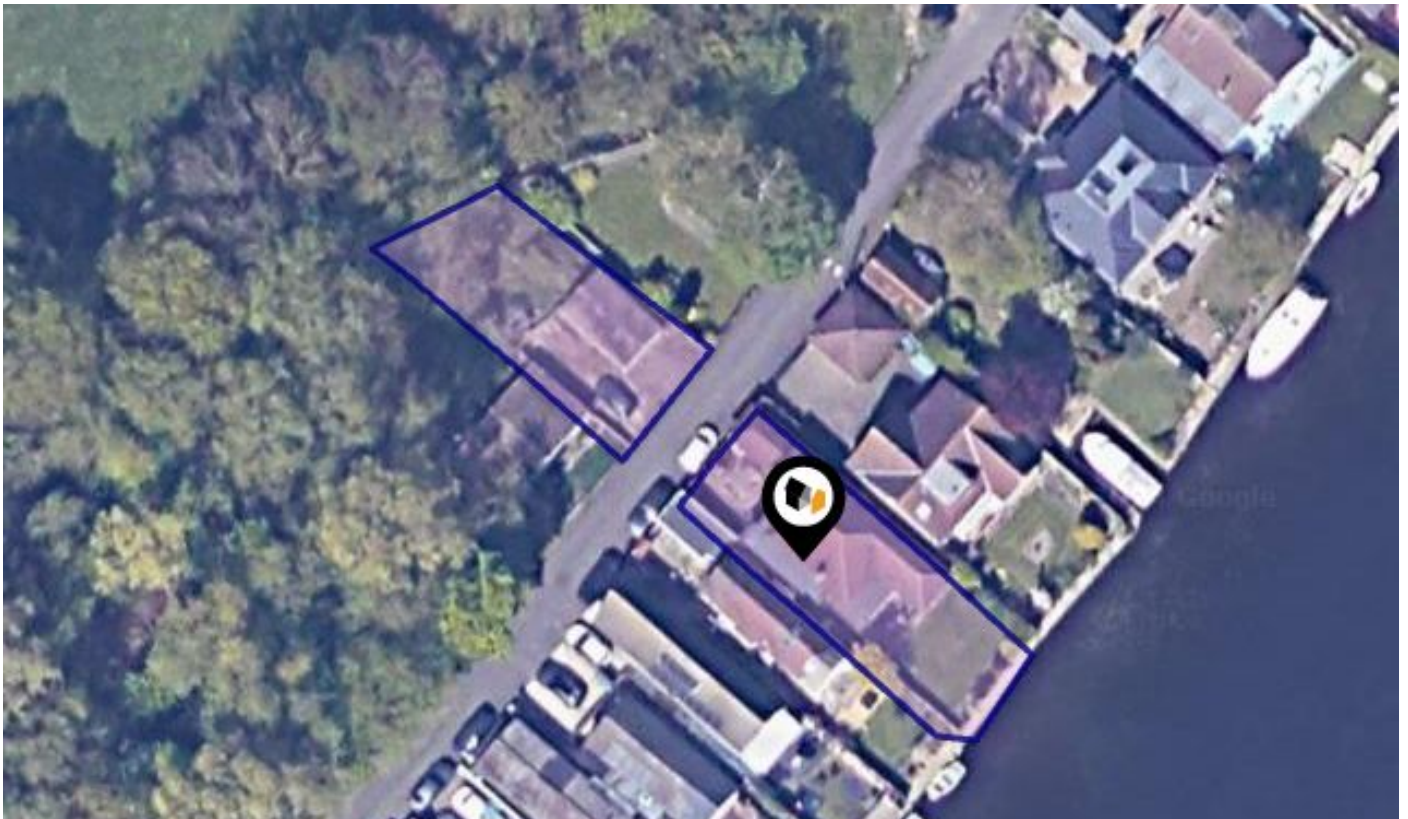


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 09th September 2024



RIVER ASH ESTATE, SHEPPERTON, TW17

Example Agent

38 High Street Walton on Thames Surrey KT12 1DE

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Plot Area:	0.15 acres		
Council Tax :	Band G		
Annual Estimate:	£3,889		
Title Number:	SY99179		

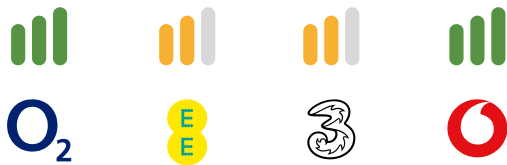
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

4 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address

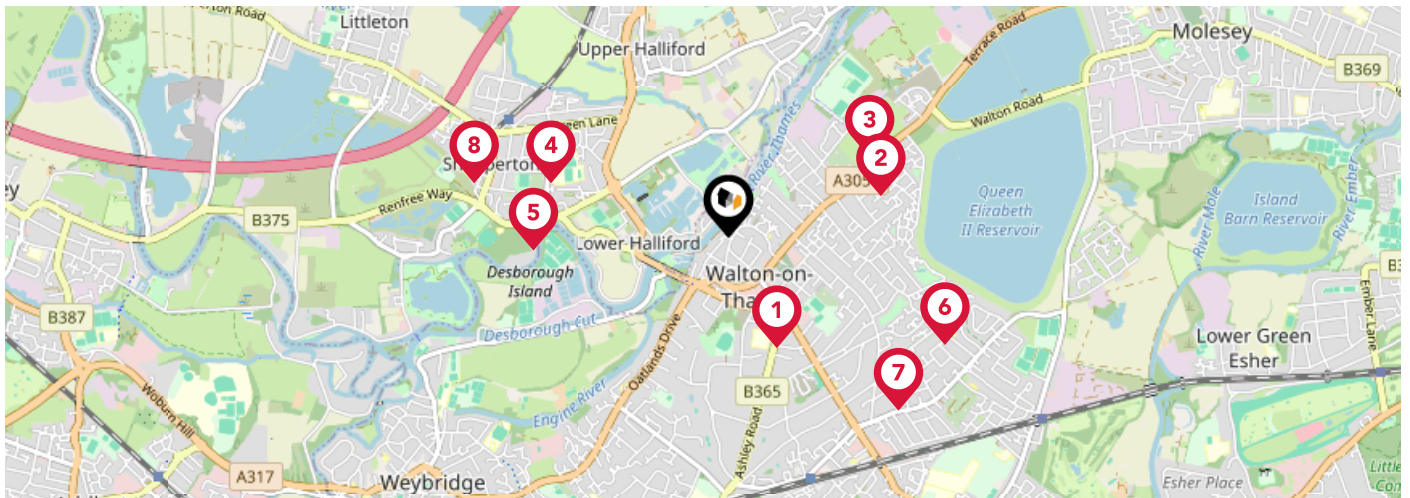


Planning records for: *River Ash Estate, Shepperton, TW17*

Reference - 1993/0306	
Decision:	Final Decision
Date:	-
Description:	Single-storey front extension to form garage.

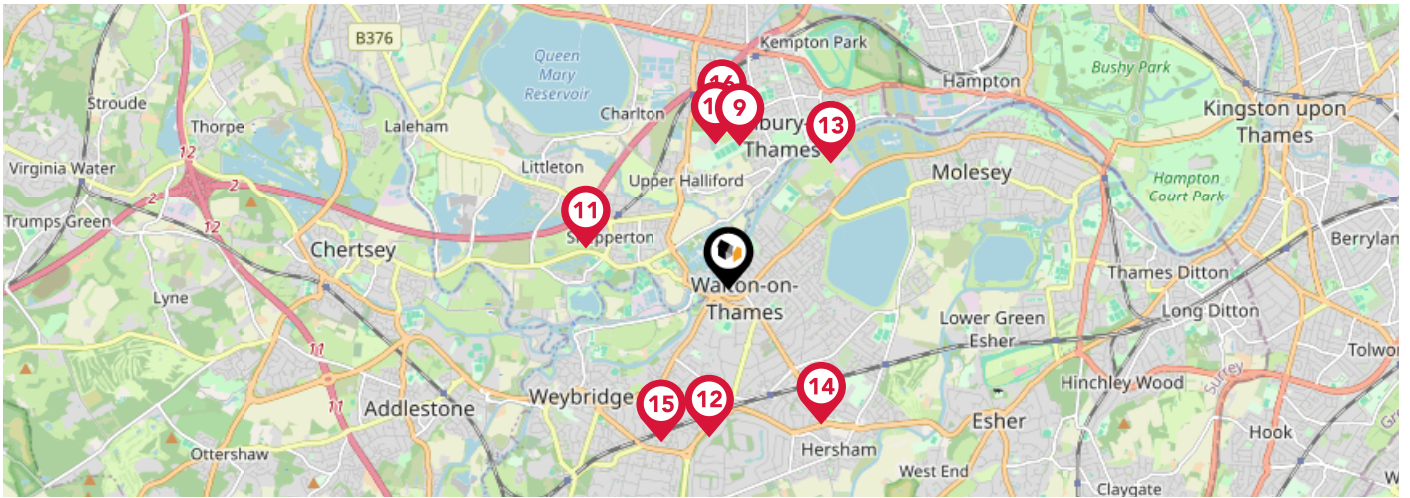
Reference - 1999/1380	
Decision:	Final Decision
Date:	-
Description:	Single storey rear conservatory

Area Schools



	Nursery	Primary	Secondary	College	Private
<p>1 Ashley Church of England Primary School</p> <p>Ofsted Rating: Good Pupils: 564 Distance:0.56</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Grovelands Primary School</p> <p>Ofsted Rating: Good Pupils: 508 Distance:0.73</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Heathside Walton-on-Thames</p> <p>Ofsted Rating: Not Rated Pupils: 305 Distance:0.75</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Thamesmead School</p> <p>Ofsted Rating: Good Pupils: 1042 Distance:0.86</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Halliford School</p> <p>Ofsted Rating: Not Rated Pupils: 461 Distance:0.9</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Walton Oak Primary School</p> <p>Ofsted Rating: Good Pupils: 428 Distance:1.12</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 The Danesfield Manor School</p> <p>Ofsted Rating: Not Rated Pupils: 146 Distance:1.12</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 St Nicholas CofE Primary School</p> <p>Ofsted Rating: Good Pupils: 554 Distance:1.2</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

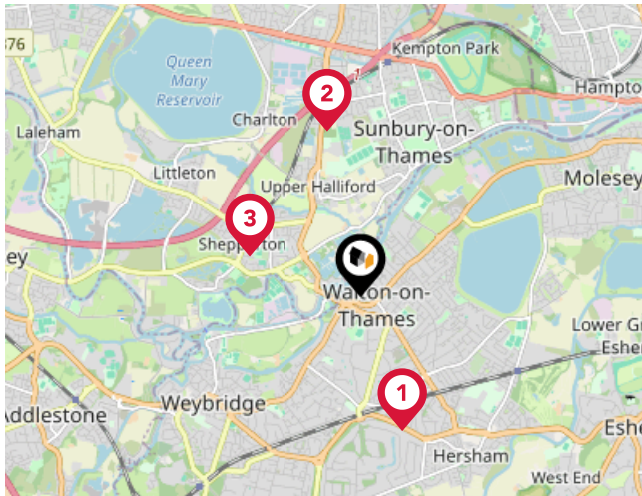
Area Schools



		Nursery	Primary	Secondary	College	Private
9	Hawkedale Primary School Ofsted Rating: Good Pupils: 210 Distance:1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	The Bishop Wand Church of England School Ofsted Rating: Good Pupils: 1181 Distance:1.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Manor Mead School Ofsted Rating: Outstanding Pupils: 149 Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Cleves School Ofsted Rating: Outstanding Pupils: 720 Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Beaulerc Infant and Nursery School Ofsted Rating: Good Pupils: 105 Distance:1.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Three Rivers Academy Ofsted Rating: Good Pupils: 1457 Distance:1.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Oatlands School Ofsted Rating: Good Pupils: 270 Distance:1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Springfield Primary School Ofsted Rating: Good Pupils: 473 Distance:1.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

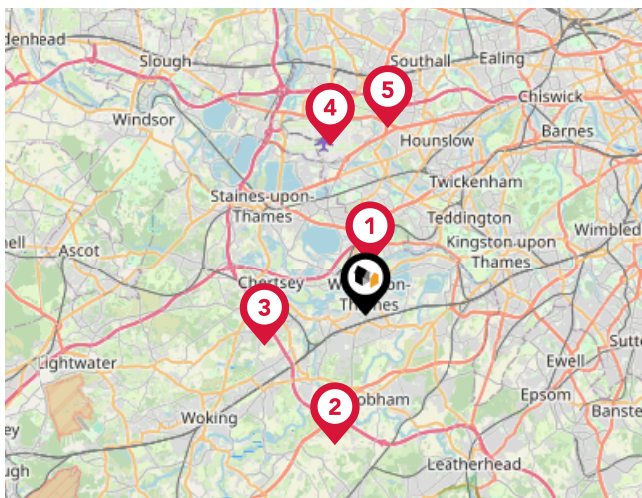
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Walton-on-Thames Rail Station	1.3 miles
2	Upper Halliford Rail Station	1.56 miles
3	Shepperton Rail Station	1.1 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J1	1.95 miles
2	M25 J10	4.91 miles
3	M25 J11	3.87 miles
4	M4 J4A	6.42 miles
5	M4 J3	6.98 miles

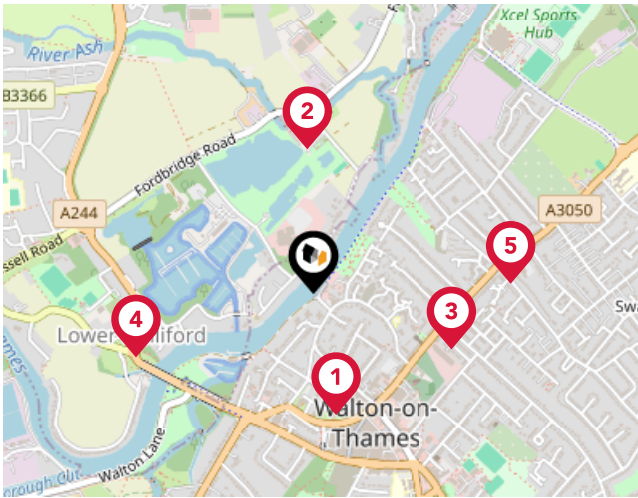


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport Terminal 4	4.88 miles
2	Heathrow Airport	5.91 miles
3	Gatwick Airport	19.2 miles
4	Leaves Green	20.12 miles

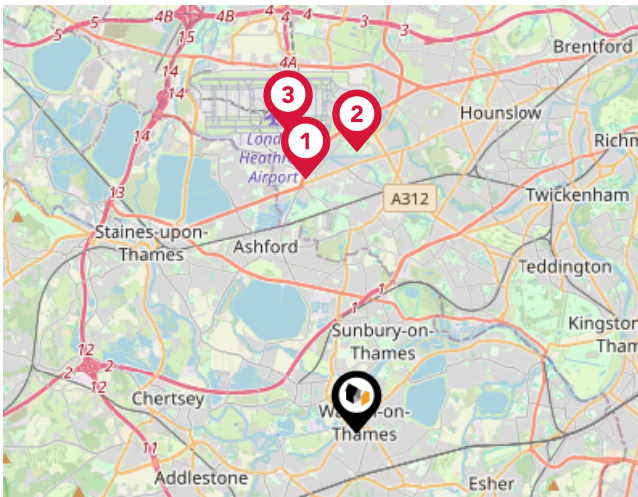
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	The Bear	0.29 miles
2	Fordbridge Caravan Park	0.33 miles
3	Annett Road	0.35 miles
4	Swan Walk	0.44 miles
5	Sunbury Lane	0.46 miles



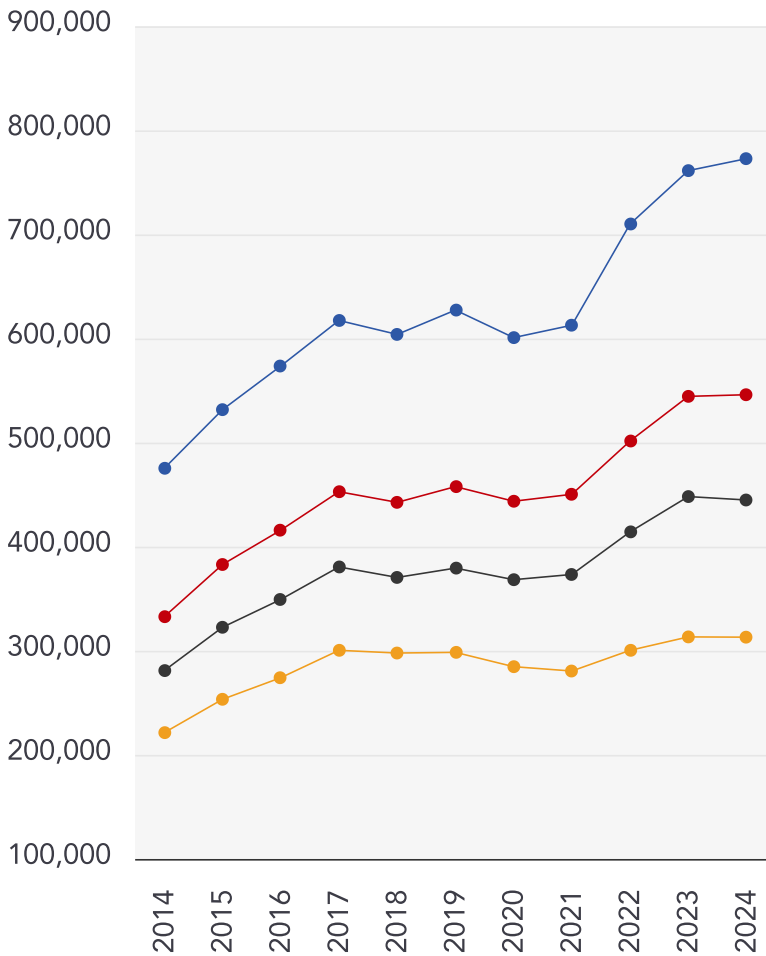
Local Connections

Pin	Name	Distance
1	Heathrow Terminal 4 Underground Station	4.81 miles
2	Hatton Cross Underground Station	5.22 miles
3	Heathrow Terminals 1-2-3 Underground Station	5.69 miles

Market House Price Statistics



10 Year History of Average House Prices by Property Type in TW17



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"



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