

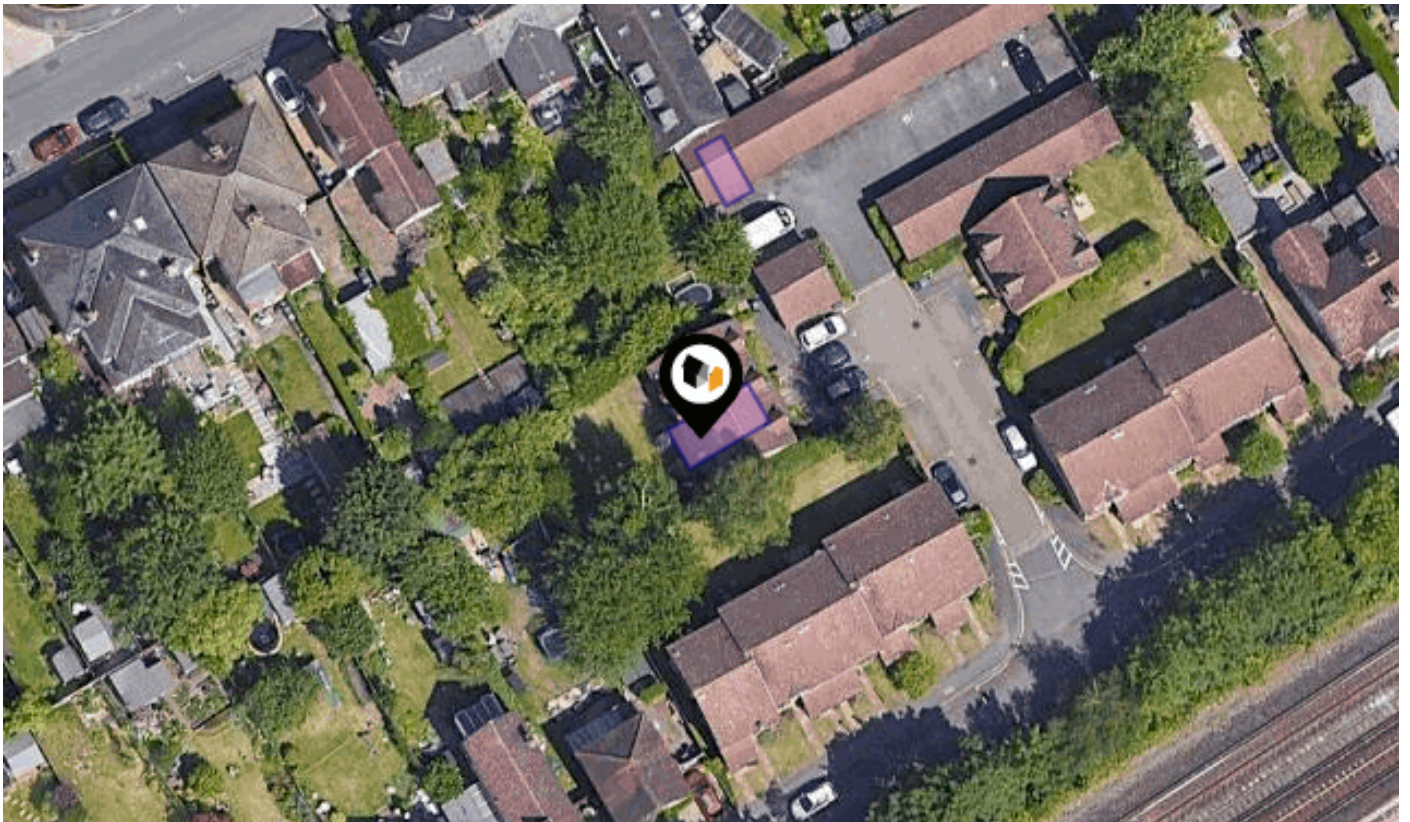


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 16th September 2024



BRIAR WALK, WEST BYFLEET, KT14

Example Agent

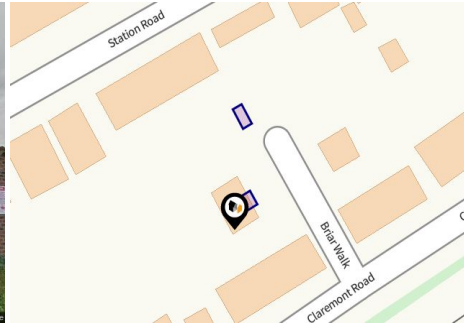
38 High Street Walton on Thames Surrey KT12 1DE

01932 221 331

lily@jamesneave.co.uk

www.exampleagent.com





Property

Type:	Terraced	Tenure:	Leasehold
Bedrooms:	2	Start Date:	08/08/2018
Floor Area:	559 ft ² / 52 m ²	End Date:	01/01/2177
Plot Area:	0.01 acres	Lease Term:	189 years from and including 1 January 1988
Year Built :	1983-1990	Term Remaining:	152 years
Council Tax :	Band D		
Annual Estimate:	£2,372		
Title Number:	SY855743		

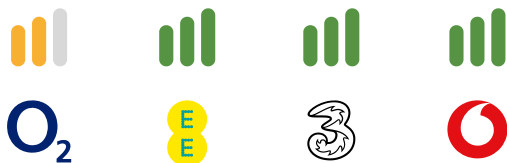
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	130 mb/s	1000 mb/s

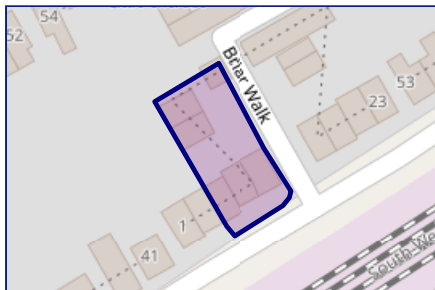
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

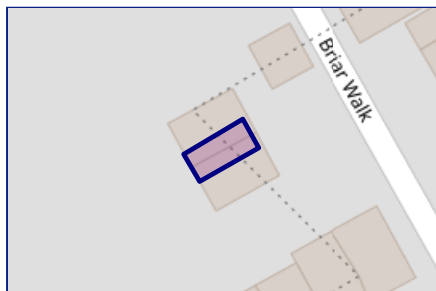


Freehold Title Plan



SY422960

Leasehold Title Plan



SY855743

Start Date: 08/08/2018
End Date: 01/01/2177
Lease Term: 189 years from and including 1 January 1988
Term Remaining: 152 years

Property EPC - Certificate

KT14

Energy rating

E

Valid until 18.03.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

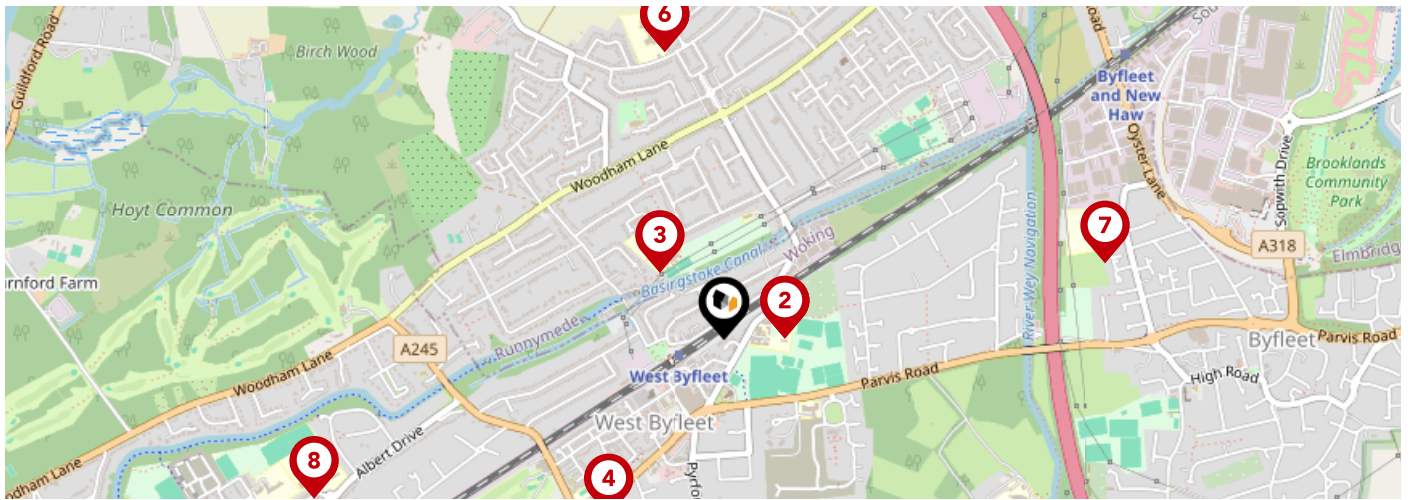
Property

EPC - Additional Data

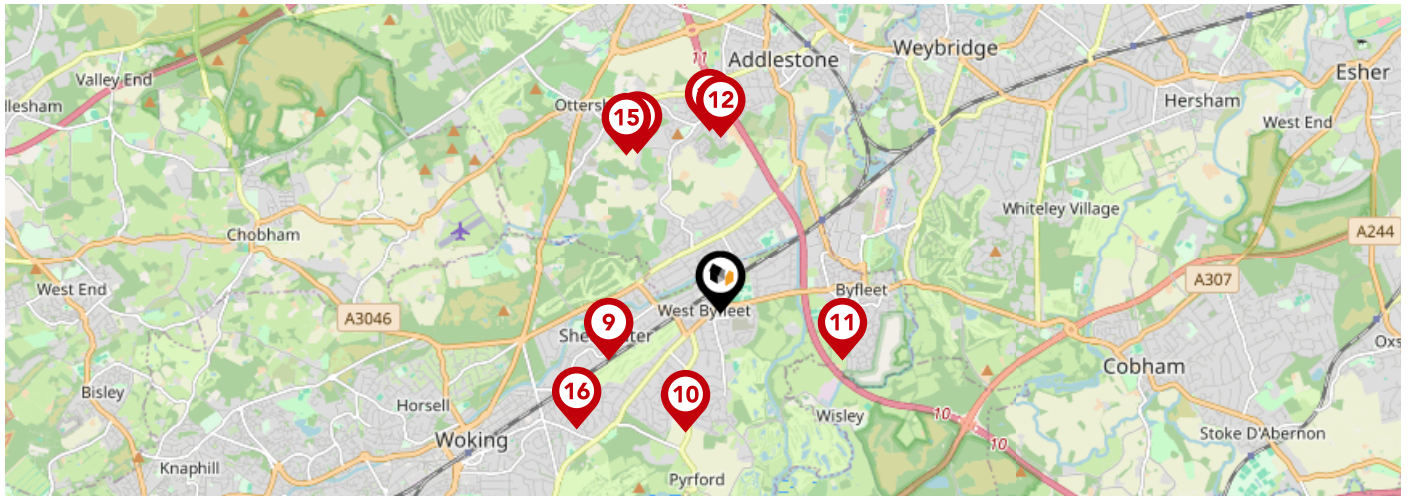
Additional EPC Data









Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
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:	Roof room(s), insulated (assumed)
Roof Energy:	Good
Main Heating:	Room heaters, electric
Main Heating Controls:	Appliance thermostats
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 60% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	52 m ²

Area Schools



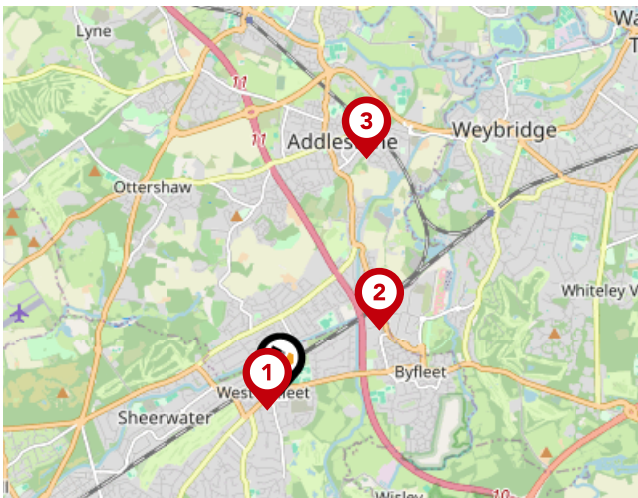
	Nursery	Primary	Secondary	College	Private
1 West Byfleet Infant School Ofsted Rating: Good Pupils: 267 Distance:0.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 West Byfleet Junior School Ofsted Rating: Good Pupils: 354 Distance:0.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Fullbrook School Ofsted Rating: Good Pupils: 1404 Distance:0.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 The Marist Catholic Primary School Ofsted Rating: Good Pupils: 419 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 The Grange Community Infant School Ofsted Rating: Good Pupils: 254 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 New Haw Community Junior School Ofsted Rating: Outstanding Pupils: 360 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Byfleet Primary School Ofsted Rating: Good Pupils: 192 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 The Bishop David Brown School Ofsted Rating: Good Pupils: 780 Distance:1.01	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Broadmere Primary Academy Ofsted Rating: Good Pupils: 247 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pyrford Church of England Primary School Ofsted Rating: Outstanding Pupils: 477 Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's CofE Controlled Primary School, Byfleet Ofsted Rating: Good Pupils: 455 Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ongar Place Primary School Ofsted Rating: Good Pupils: 210 Distance:1.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ottershaw Christ Church Church of England Infant School Ofsted Rating: Good Pupils: 208 Distance:1.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Holy Family Catholic Primary School Ofsted Rating: Good Pupils: 219 Distance:1.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ottershaw Christ Church Church of England Junior School Ofsted Rating: Good Pupils: 235 Distance:1.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	New Monument Primary Academy Ofsted Rating: Good Pupils: 249 Distance:1.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

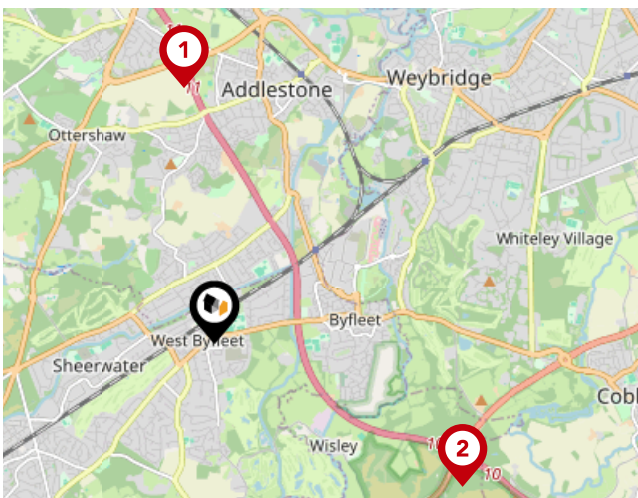
Area

Transport (National)



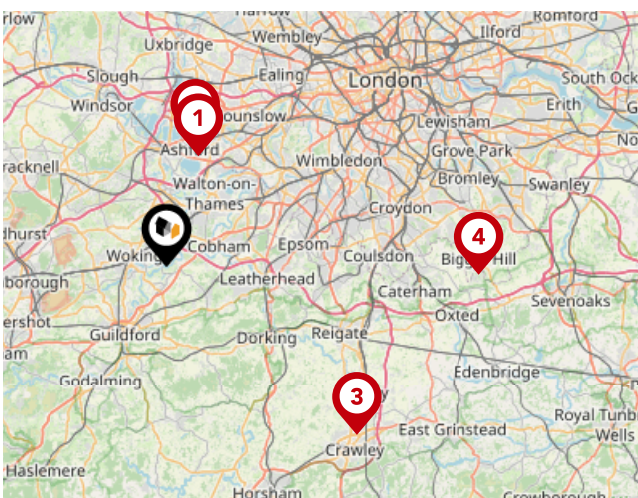
National Rail Stations

Pin	Name	Distance
1	West Byfleet Rail Station	0.19 miles
2	Byfleet & New Haw Rail Station	1.1 miles
3	Addlestone Rail Station	2.34 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M25 J11	2.39 miles
2	M25 J10	2.65 miles
3	M25 J12	4.36 miles
4	M3 J2	4.4 miles
5	M25 J13	7.18 miles

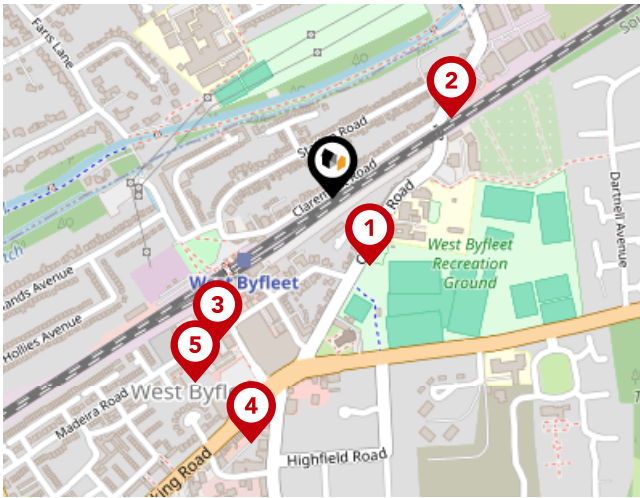


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport Terminal 4	8.56 miles
2	Heathrow Airport	9.47 miles
3	Gatwick Airport	18.87 miles
4	Leaves Green	23.18 miles

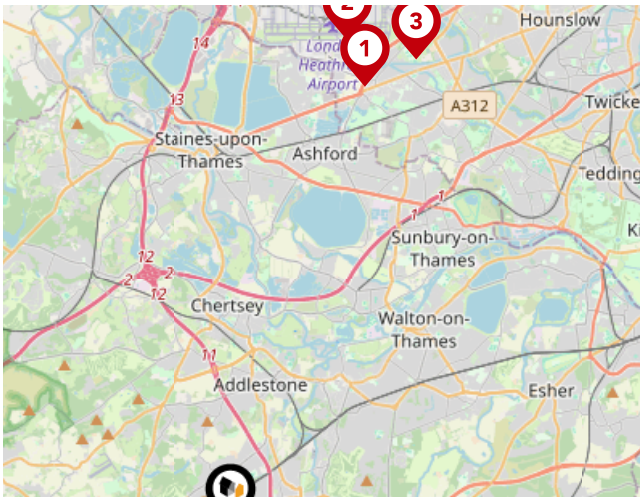
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Camphill Court	0.09 miles
2	Station Road	0.17 miles
3	West Byfleet Railway Station	0.21 miles
4	Waitrose	0.3 miles
5	Health Centre	0.27 miles



Local Connections

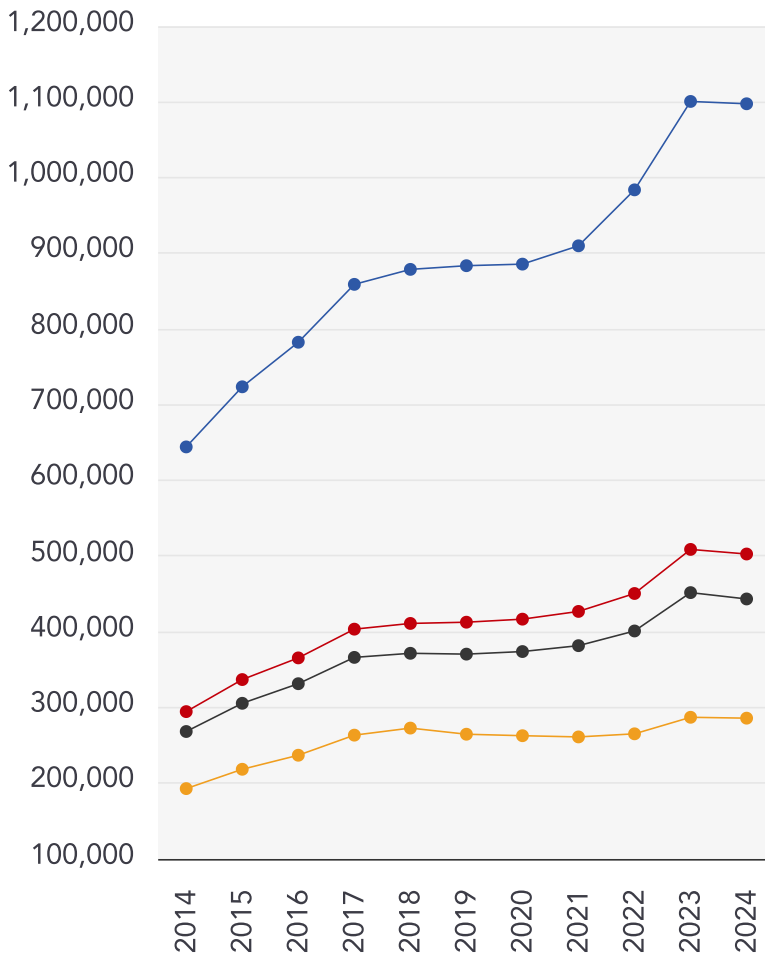
Pin	Name	Distance
1	Heathrow Terminal 4 Underground Station	8.55 miles
2	Heathrow Terminals 1-2-3 Underground Station	9.27 miles
3	Hatton Cross Underground Station	9.33 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in KT14



Detached

+70.35%

Semi-Detached

+70.65%

Terraced

+65.23%

Flat

+48.22%



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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