

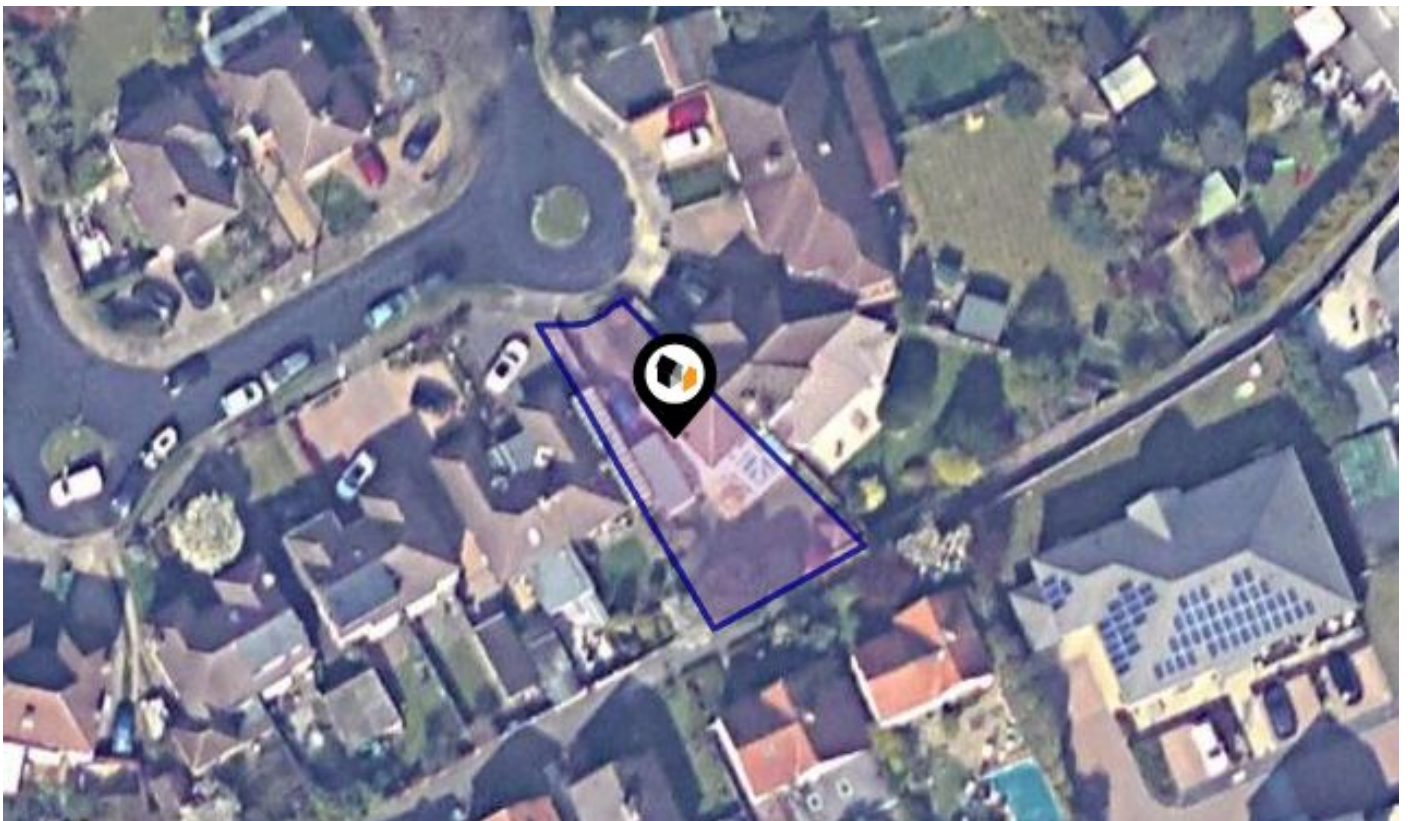


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 01st October 2024



LYNDHURST AVENUE, SUNBURY-ON-THAMES, TW16

Example Agent

38 High Street Walton on Thames Surrey KT12 1DE

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www.exampleagent.com





Property

Type: Semi-Detached
Bedrooms: 3
Floor Area: 947 ft² / 88 m²
Plot Area: 0.08 acres
Council Tax : Band E
Annual Estimate: £2,817
Title Number: SY341561

Tenure: Freehold

Local Area

Local Authority: Surrey
Conservation Area: No
Flood Risk:

- Rivers & Seas: No Risk
- Surface Water: Medium

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

17 mb/s	71 mb/s	1000 mb/s

Mobile Coverage:
 (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address

Planning records for: *Lyndhurst Avenue, Sunbury-on-thames, TW16*

Reference - Spelthorne/09/00269/HOU	
Decision:	Decided
Date:	16th April 2009
Description:	Erection of rear conservatory.

Reference - 09/00269/HOU	
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Date:	16th April 2009
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Property EPC - Certificate

SUNBURY-ON-THAMES, TW16

Energy rating

C

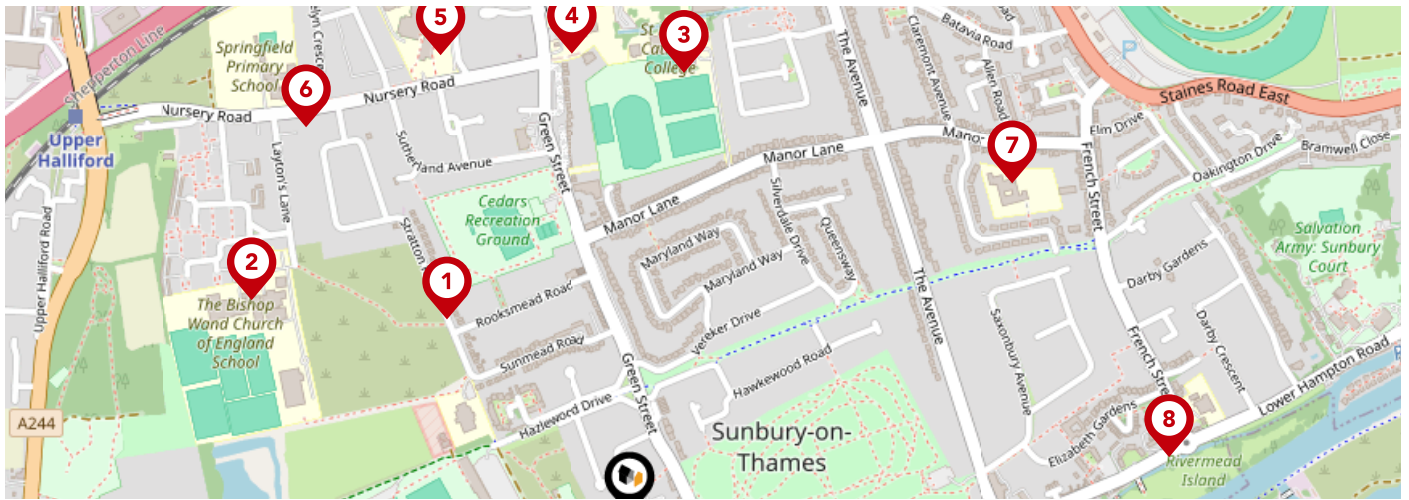
Valid until 25.09.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	69 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

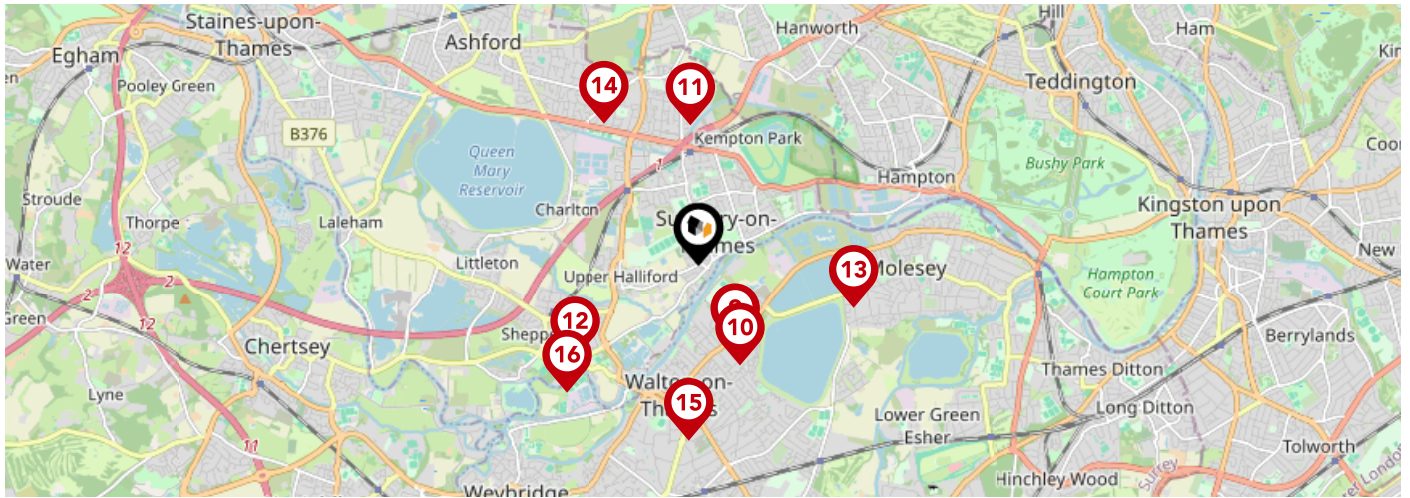
Property Type:	Semi-detached house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	88 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Hawkedale Primary School Ofsted Rating: Good Pupils: 210 Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	The Bishop Wand Church of England School Ofsted Rating: Good Pupils: 1181 Distance:0.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Paul's Catholic College Ofsted Rating: Outstanding Pupils: 1333 Distance:0.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Ignatius Catholic Primary School Ofsted Rating: Good Pupils: 415 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Sunbury Manor School Ofsted Rating: Good Pupils: 1091 Distance:0.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Springfield Primary School Ofsted Rating: Good Pupils: 473 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Chennestone Primary School Ofsted Rating: Good Pupils: 323 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Beaulerc Infant and Nursery School Ofsted Rating: Good Pupils: 105 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

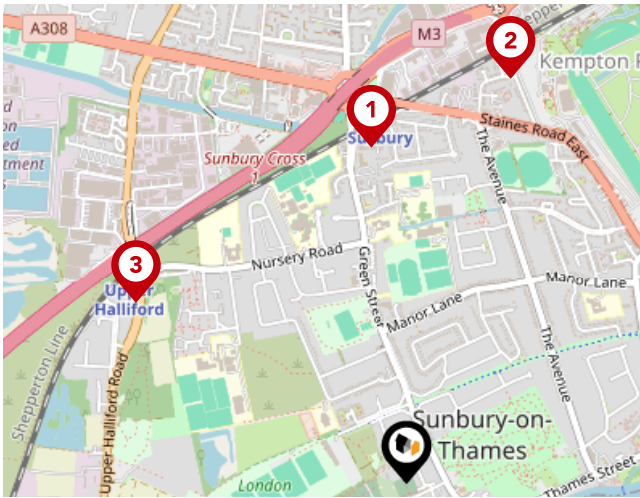
Area Schools



		Nursery	Primary	Secondary	College	Private
9	Heathside Walton-on-Thames Ofsted Rating: Not Rated Pupils: 305 Distance:0.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Grovelands Primary School Ofsted Rating: Good Pupils: 508 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Kenyngton Manor Primary School Ofsted Rating: Good Pupils: 465 Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Thamesmead School Ofsted Rating: Good Pupils: 1042 Distance:1.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	The Beech House School Ofsted Rating: Good Pupils: 4 Distance:1.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Meadhurst Primary School Ofsted Rating: Good Pupils: 441 Distance:1.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Ashley Church of England Primary School Ofsted Rating: Good Pupils: 564 Distance:1.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Halliford School Ofsted Rating: Not Rated Pupils: 461 Distance:1.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

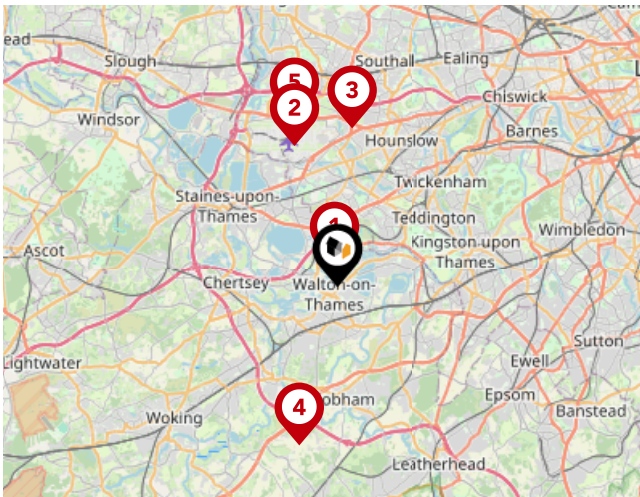
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Sunbury Rail Station	0.78 miles
2	Kempton Park Rail Station	0.97 miles
3	Upper Halliford Rail Station	0.75 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J1	0.85 miles
2	M4 J4A	5.42 miles
3	M4 J3	5.85 miles
4	M25 J10	6.06 miles
5	M4 J4	6.33 miles

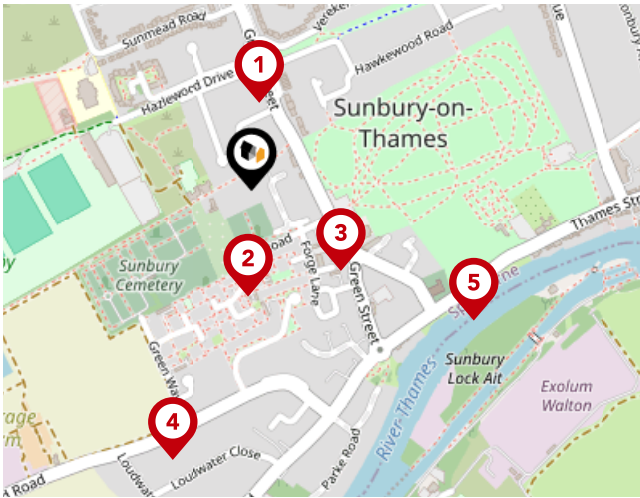


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport Terminal 4	3.91 miles
2	Heathrow Airport	4.92 miles
3	Gatwick Airport	19.96 miles
4	Leaves Green	20.07 miles

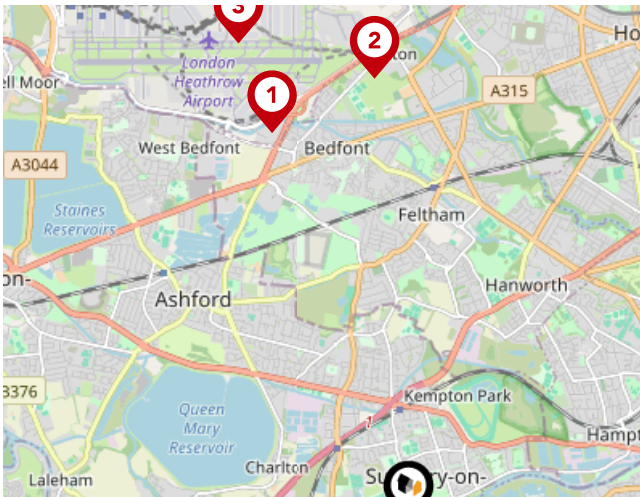
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Croysdale Avenue	0.1 miles
2	Forge Lane	0.12 miles
3	The Three Fishes	0.14 miles
4	Green Way	0.32 miles
5	Church Street	0.3 miles



Local Connections

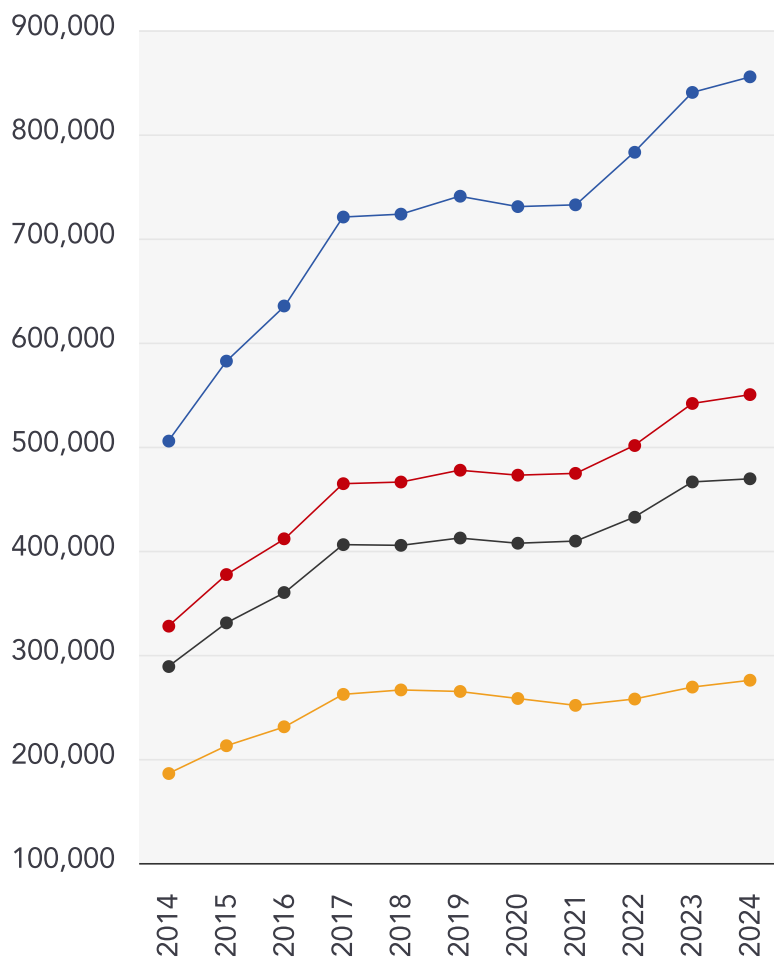
Pin	Name	Distance
1	Heathrow Terminal 4 Underground Station	3.82 miles
2	Hatton Cross Underground Station	4.12 miles
3	Heathrow Terminals 1-2-3 Underground Station	4.71 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in TW16



Detached

+69.26%

Semi-Detached

+67.93%

Terraced

+62.49%

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"



/JamesNeave



/JamesNeaveEA

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