

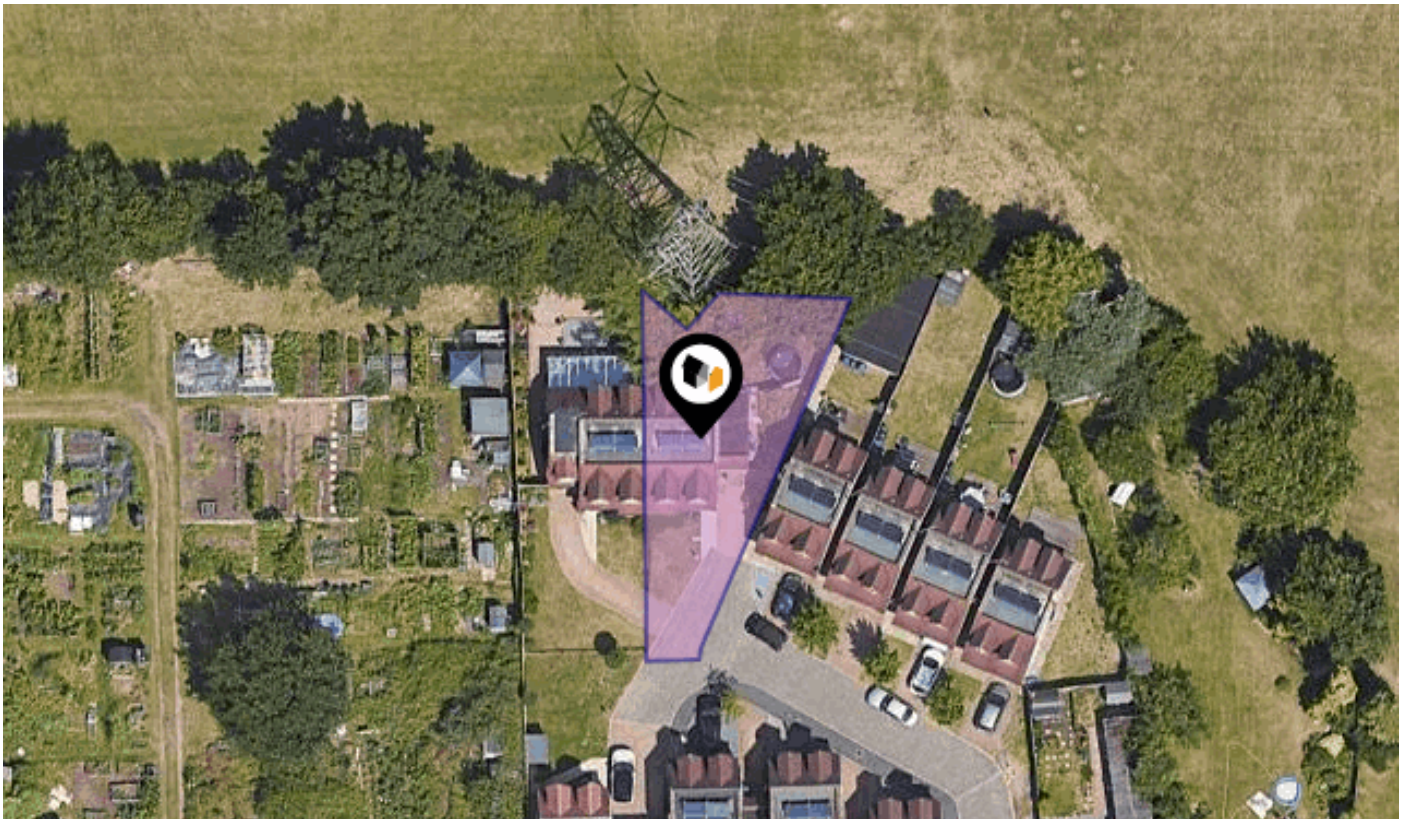


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 07th October 2024



PARK CLOSE, BYFLEET, WEST BYFLEET, KT14

Example Agent

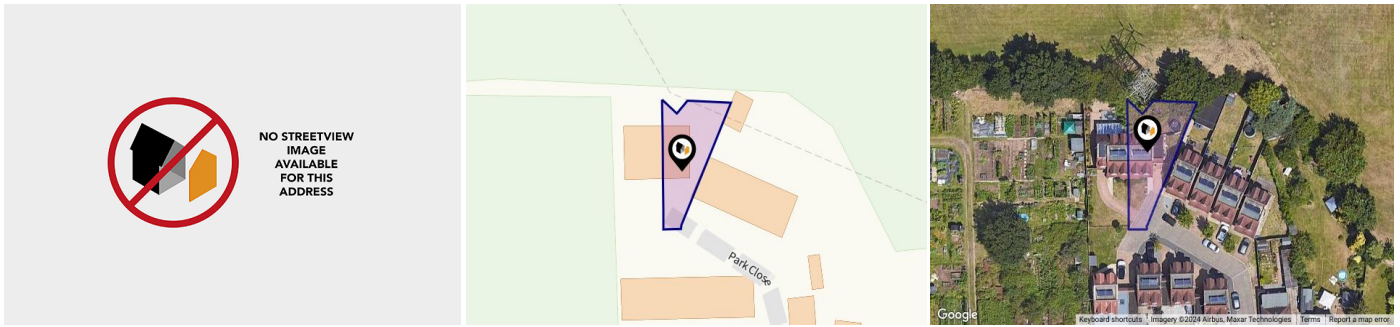
38 High Street Walton on Thames Surrey KT12 1DE

01932 221 331

lily@jamesneave.co.uk

www.exampleagent.com





Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,022 ft ² / 95 m ²		
Plot Area:	0.08 acres		
Council Tax :	Band D		
Annual Estimate:	£2,372		
Title Number:	SY841118		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

8 mb/s	44 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Energy rating

B

Valid until 06.08.2034

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

Property

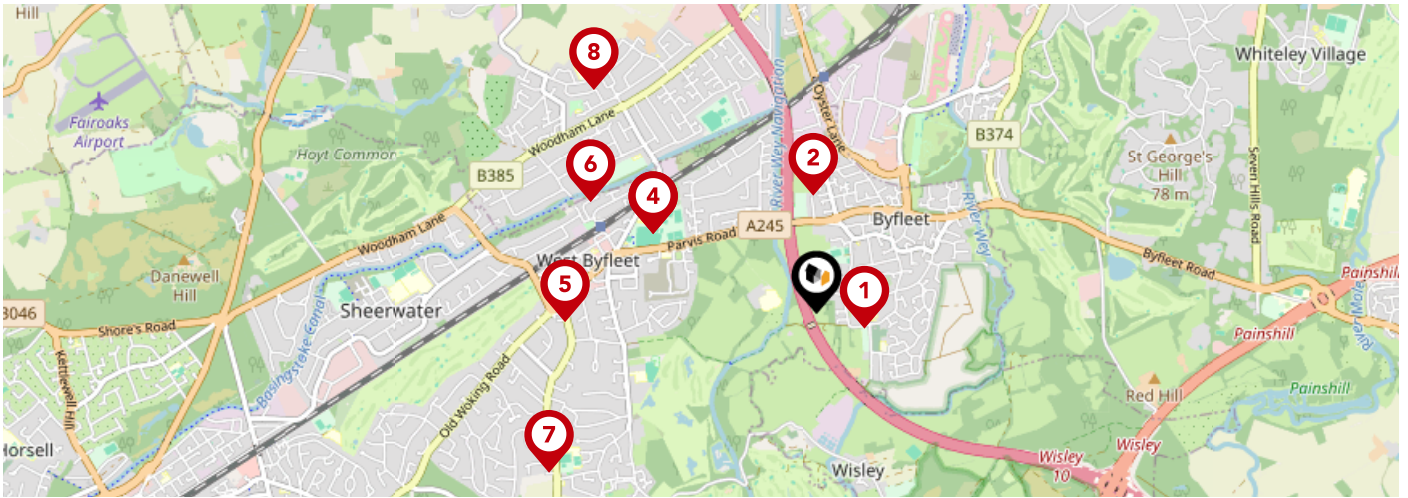
EPC - Additional Data











Additional EPC Data

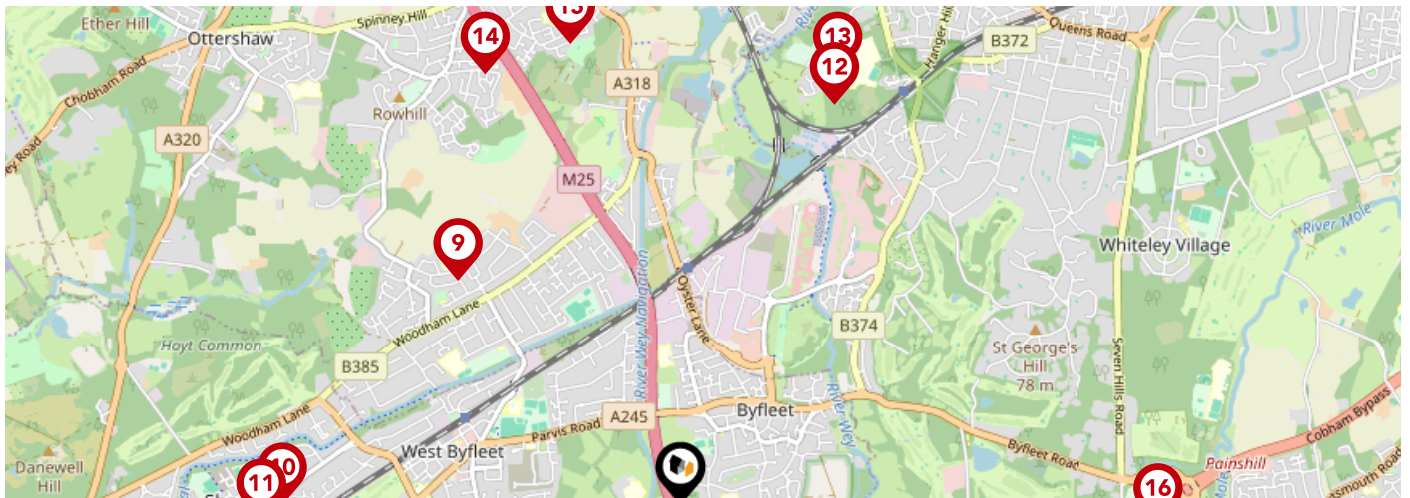
Property Type:	Semi-detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall as built insulated (assumed)
Walls Energy:	Good
Roof:	Roof room(s) insulated (assumed)
Roof Energy:	Good
Main Heating:	Boiler and underfloor heating mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system plus solar
Hot Water Energy Efficiency:	Very good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid insulated (assumed)
Total Floor Area:	95 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
 St Mary's CofE Controlled Primary School, Byfleet Ofsted Rating: Good Pupils: 455 Distance:0.24		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Byfleet Primary School Ofsted Rating: Good Pupils: 192 Distance:0.54		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 West Byfleet Junior School Ofsted Rating: Good Pupils: 354 Distance:0.84		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 West Byfleet Infant School Ofsted Rating: Good Pupils: 267 Distance:0.84		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 The Marist Catholic Primary School Ofsted Rating: Good Pupils: 419 Distance:1.16		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Fullbrook School Ofsted Rating: Good Pupils: 1404 Distance:1.17		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Pyrford Church of England Primary School Ofsted Rating: Outstanding Pupils: 477 Distance:1.44		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 New Haw Community Junior School Ofsted Rating: Outstanding Pupils: 360 Distance:1.46		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

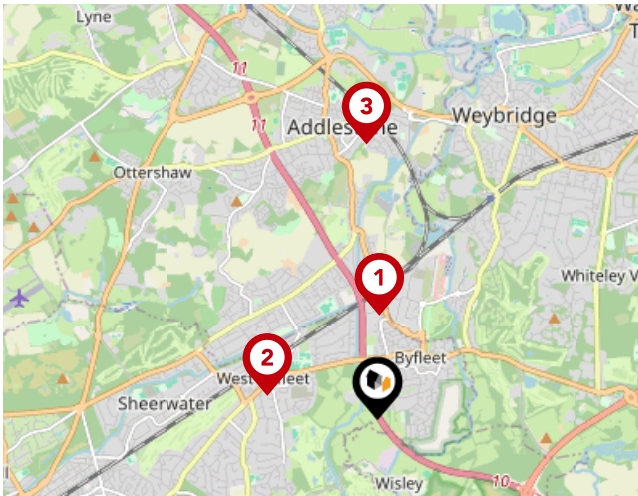
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 The Grange Community Infant School Ofsted Rating: Good Pupils: 254 Distance: 1.46</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 The Bishop David Brown School Ofsted Rating: Good Pupils: 780 Distance: 1.84</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Broadmere Primary Academy Ofsted Rating: Good Pupils: 247 Distance: 1.94</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Brooklands College Ofsted Rating: Good Pupils: 0 Distance: 1.98</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Heathside School Ofsted Rating: Good Pupils: 1262 Distance: 2.12</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Ongar Place Primary School Ofsted Rating: Good Pupils: 210 Distance: 2.18</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Sayes Court School Ofsted Rating: Good Pupils: 244 Distance: 2.19</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Feltonfleet Ofsted Rating: Not Rated Pupils: 494 Distance: 2.21</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

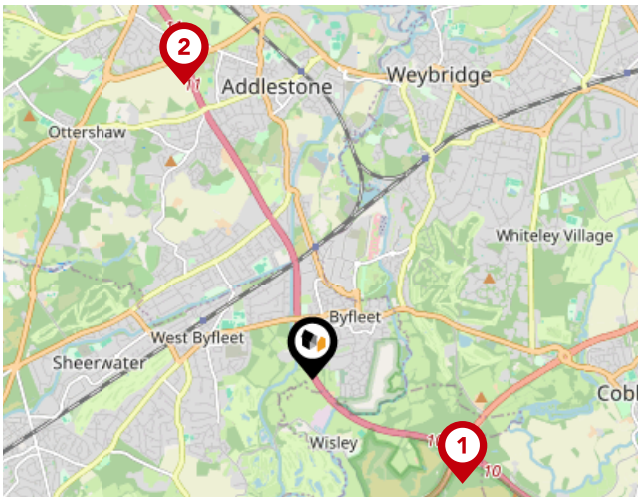
Area

Transport (National)



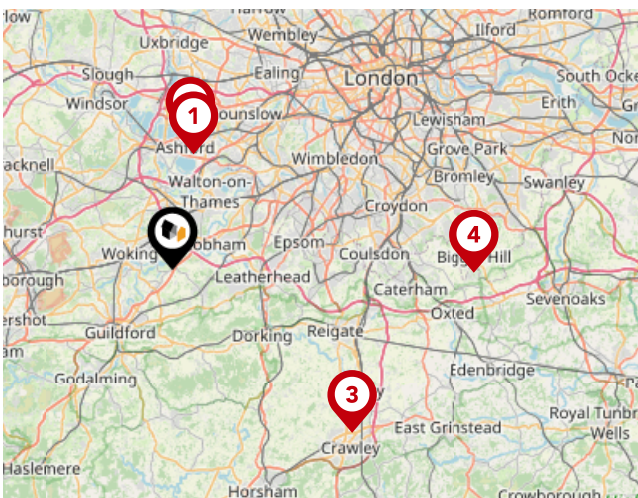
National Rail Stations

Pin	Name	Distance
1	Byfleet & New Haw Rail Station	0.97 miles
2	West Byfleet Rail Station	1.05 miles
3	Addlestone Rail Station	2.56 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M25 J10	1.7 miles
2	M25 J11	2.98 miles
3	M25 J12	5.06 miles
4	M3 J2	5.11 miles
5	M3 J1	6.37 miles



Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport Terminal 4	8.71 miles
2	Heathrow Airport	9.66 miles
3	Gatwick Airport	17.96 miles
4	Leaves Green	22.27 miles

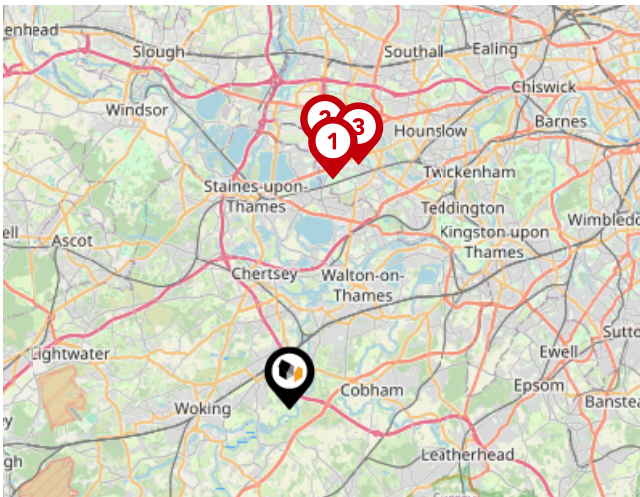
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Hart Road	0.16 miles
2	The Queens Head	0.27 miles
3	Rectory Lane	0.27 miles
4	Sanway Road	0.34 miles
5	Dartnell Park Road	0.39 miles



Local Connections

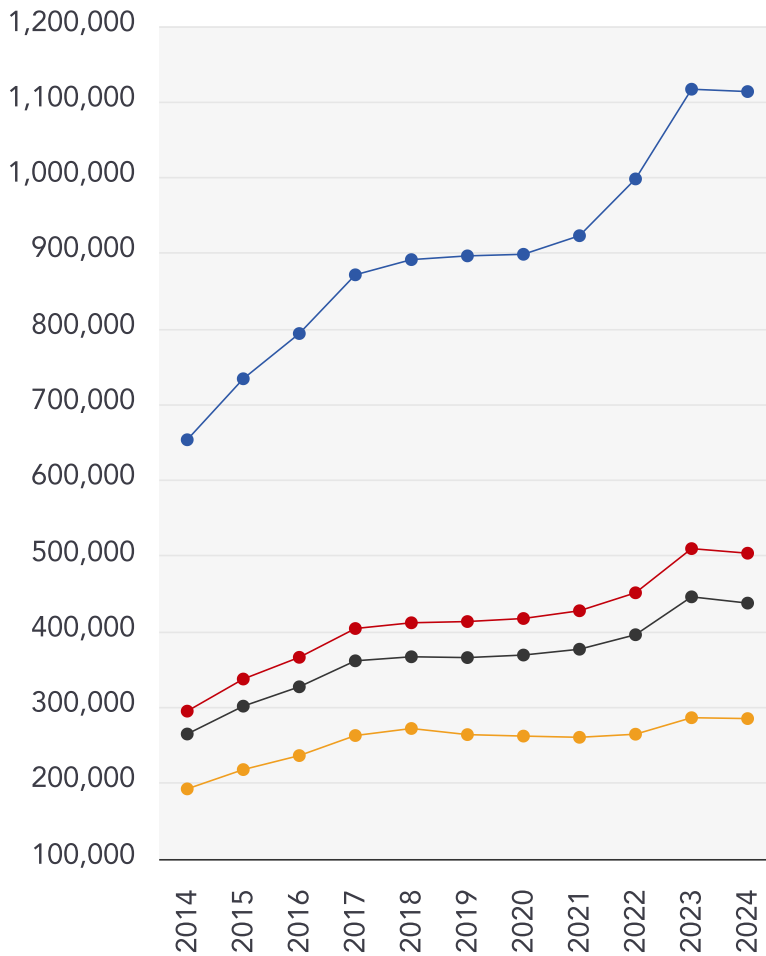
Pin	Name	Distance
1	Heathrow Terminal 4 Underground Station	8.68 miles
2	Heathrow Terminals 1-2-3 Underground Station	9.46 miles
3	Hatton Cross Underground Station	9.39 miles

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"



/JamesNeave



/JamesNeaveEA

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