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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 26th October 2024



ONGAR PLACE, ADDLESTONE, KT15

Example Agent

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Property Overview



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	882 ft ² / 82 m ²		
Plot Area:	0.05 acres		
Year Built :	1950-1966		
Council Tax :	Band D		
Annual Estimate:	£2,273		
Title Number:	SY330098		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

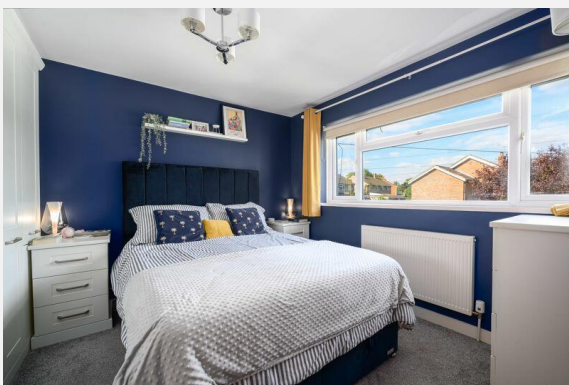
4 mb/s	196 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

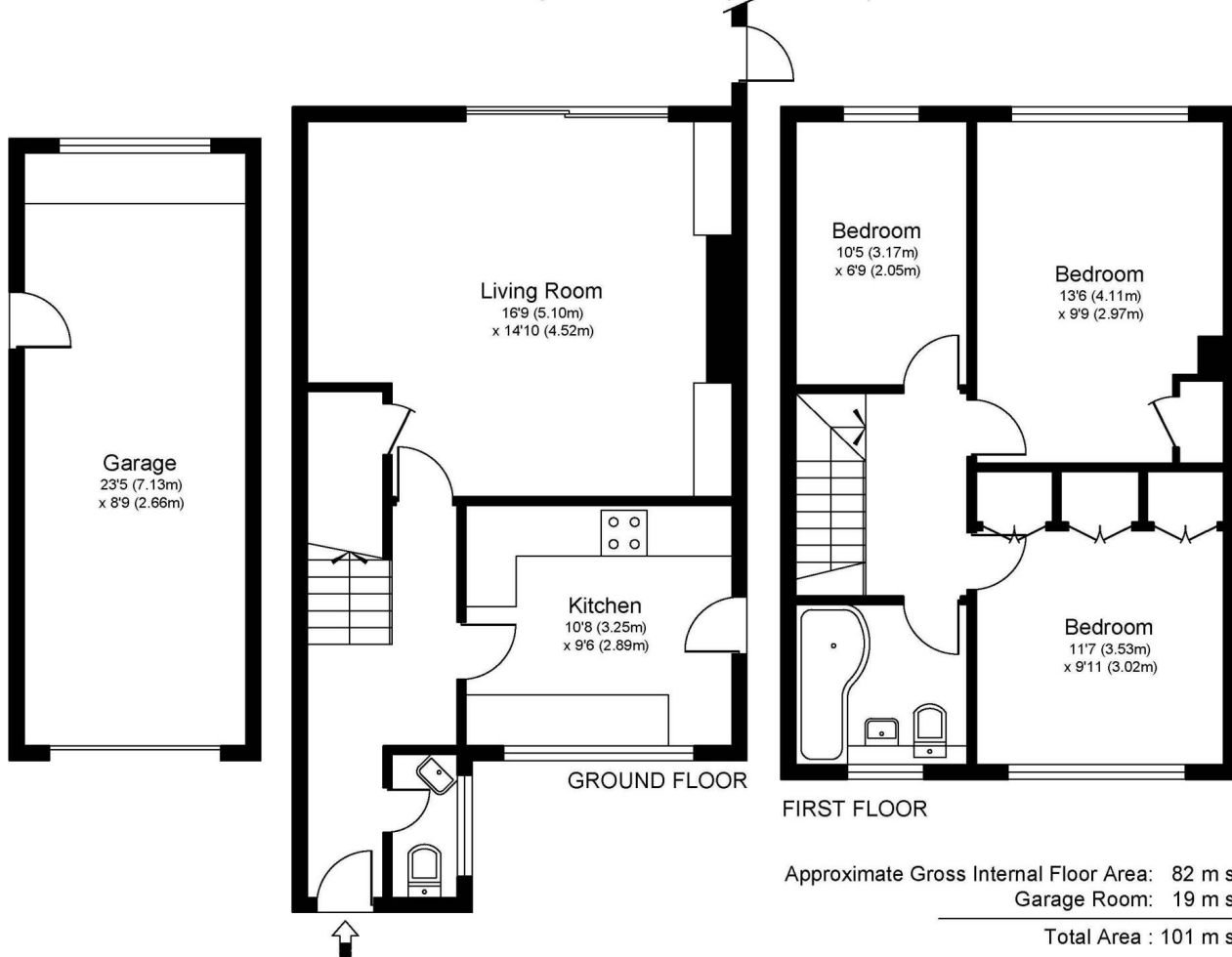






ONGAR PLACE, ADDLESTONE, KT15

ONGER PLACE, ROW TOWN, SURREY, KT15



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatements. These plans are not to scale and are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Property EPC - Certificate



Ongar Place, ADDLESTONE, KT15

Energy rating

C

Valid until 04.08.2025

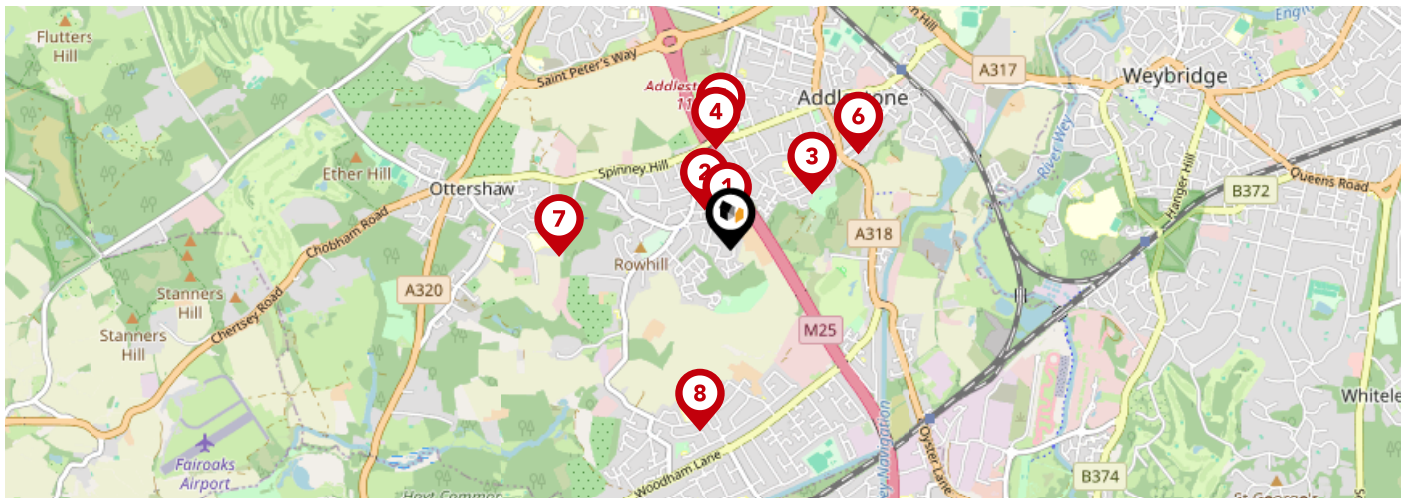
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

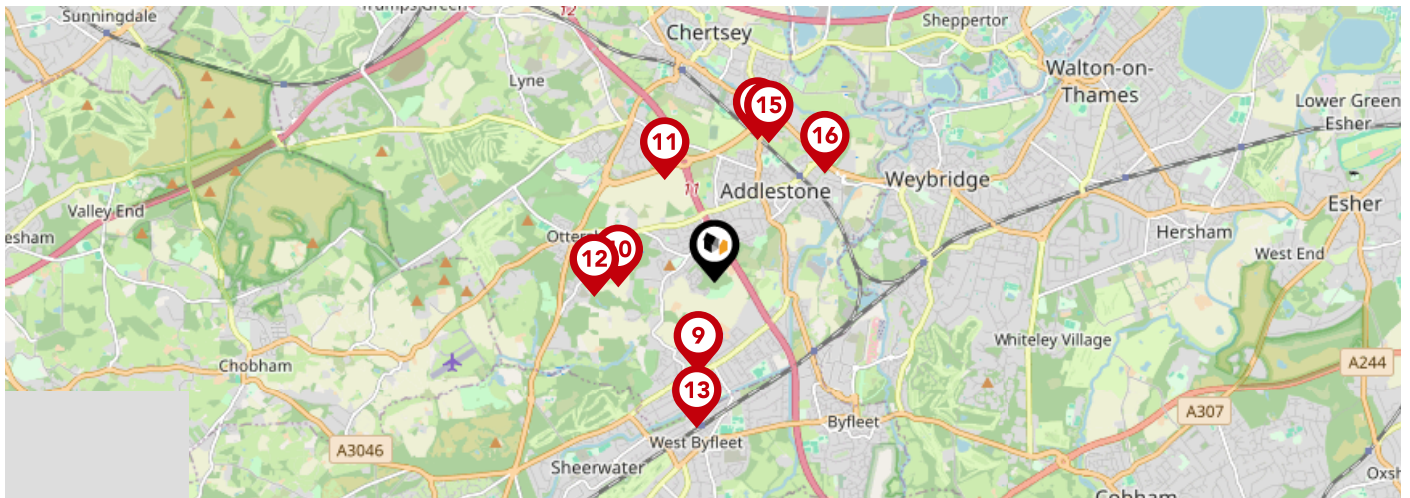
Additional EPC Data









Property Type:	Semi-detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 150 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 70% of fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, dual fuel (mineral and wood)
Total Floor Area:	82 m ²



		Nursery	Primary	Secondary	College	Private
1	Ongar Place Primary School Ofsted Rating: Good Pupils: 210 Distance:0.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Holy Family Catholic Primary School Ofsted Rating: Good Pupils: 219 Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Sayes Court School Ofsted Rating: Good Pupils: 244 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Jubilee High School Ofsted Rating: Good Pupils: 672 Distance:0.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Paul's CofE 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"/>
6	Darley Dene Primary School Ofsted Rating: Not Rated Pupils: 231 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Ottershaw Christ Church Church of England Infant School Ofsted Rating: Good Pupils: 208 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	The Grange Community Infant School Ofsted Rating: Good Pupils: 254 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

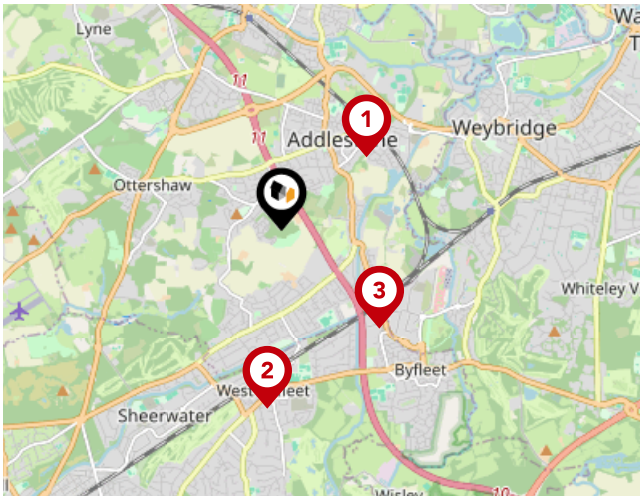
Area Schools



		Nursery	Primary	Secondary	College	Private
	New Haw Community Junior School Ofsted Rating: Outstanding Pupils: 360 Distance:0.85	<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:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Meadowcroft Community Infant School Ofsted Rating: Good Pupils: 86 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Meath School Ofsted Rating: Outstanding Pupils: 71 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fullbrook School Ofsted Rating: Good Pupils: 1404 Distance:1.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chertsey High School Ofsted Rating: Good Pupils: 876 Distance:1.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Philip Southcote School Ofsted Rating: Good Pupils: 238 Distance:1.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St George's College Weybridge Ofsted Rating: Not Rated Pupils: 1043 Distance:1.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

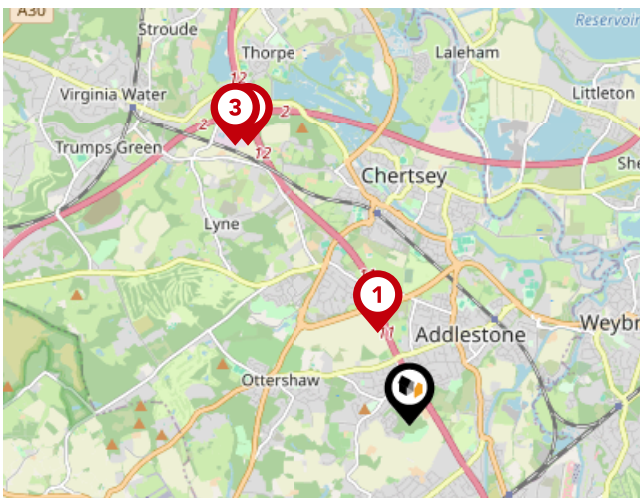
Area

Transport (National)



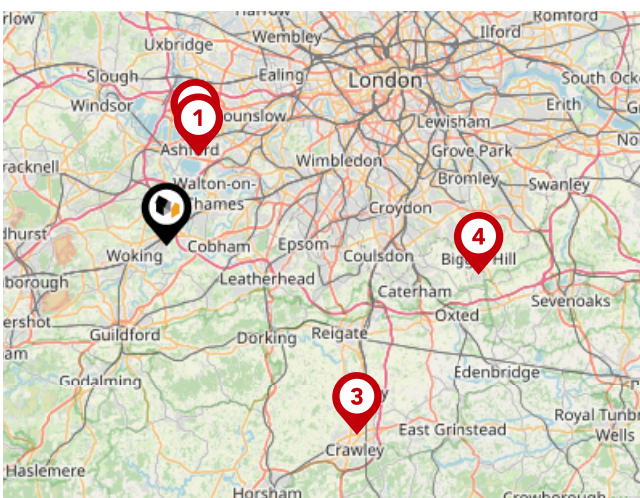
National Rail Stations

Pin	Name	Distance
1	Addlestone Rail Station	1.05 miles
2	West Byfleet Rail Station	1.66 miles
3	Byfleet & New Haw Rail Station	1.28 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M25 J11	0.91 miles
2	M25 J12	2.99 miles
3	M3 J2	3.05 miles
4	M25 J10	3.64 miles
5	M25 J13	5.69 miles

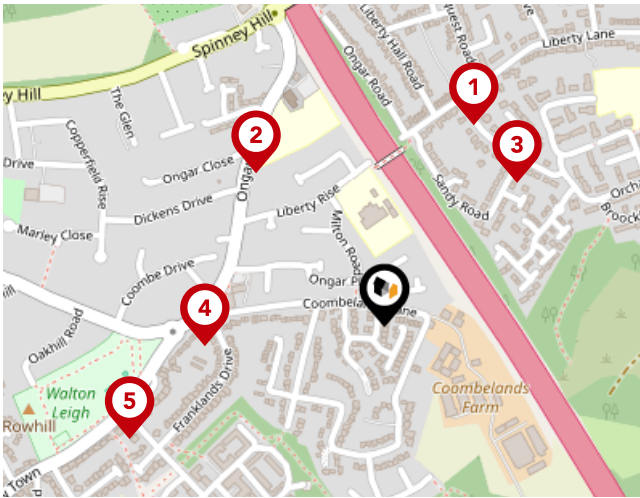


Airports/HELIPADS

Pin	Name	Distance
1	Heathrow Airport Terminal 4	7.11 miles
2	Heathrow Airport	8 miles
3	Gatwick Airport	19.9 miles
4	Leaves Green	23.25 miles

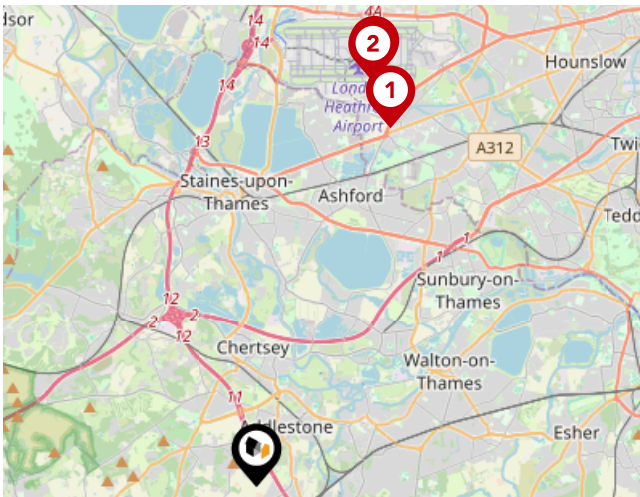
Area

Transport (Local)



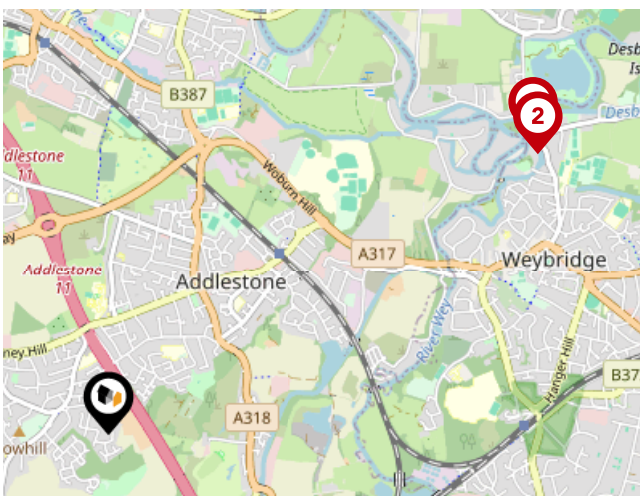
Bus Stops/Stations

Pin	Name	Distance
1	Fernbank Road	0.26 miles
2	Ongar Close	0.23 miles
3	Dale Close	0.23 miles
4	Coombelands Lane	0.21 miles
5	Franklands Drive	0.32 miles



Local Connections

Pin	Name	Distance
1	Heathrow Terminal 4 Underground Station	7.11 miles
2	Heathrow Terminals 1-2-3 Underground Station	7.8 miles
3	Heathrow Terminals 2 & 3 Underground Station	7.87 miles



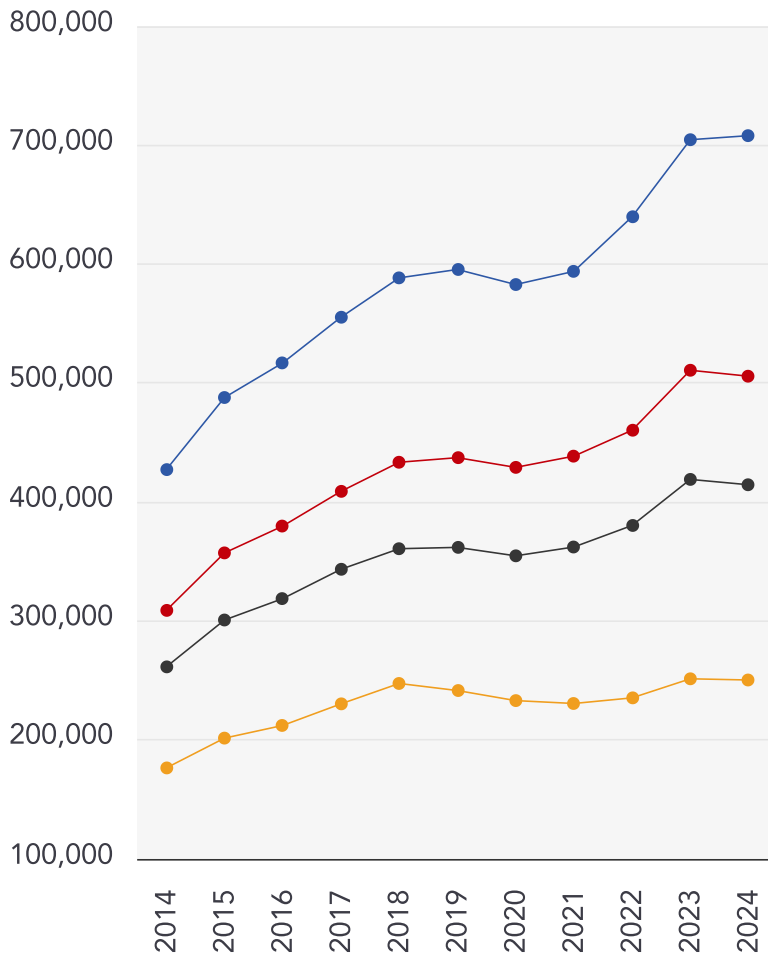
Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	2.39 miles
2	Weybridge Ferry Landing	2.37 miles
3	Moulsey - Hurst Park Ferry Landing	6.89 miles

Market House Price Statistics



10 Year History of Average House Prices by Property Type in KT15



Detached

+65.7%

Semi-Detached

+63.71%

Terraced

+58.54%

Flat

+41.87%



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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