

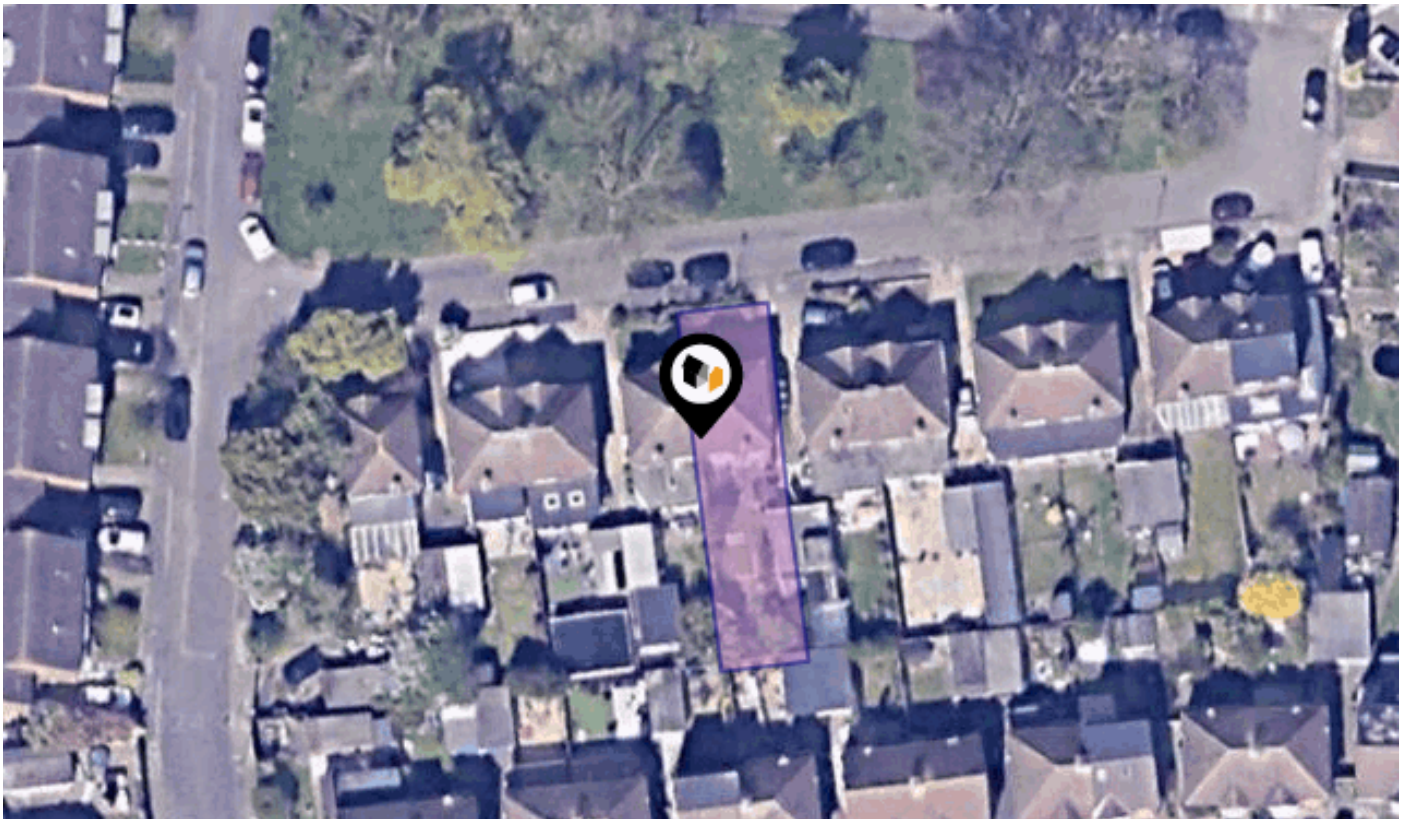


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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 08<sup>th</sup> October 2024**



## **CATLIN CRESCENT, SHEPPERTON, TW17**

### **Example Agent**

38 High Street Walton on Thames Surrey KT12 1DE

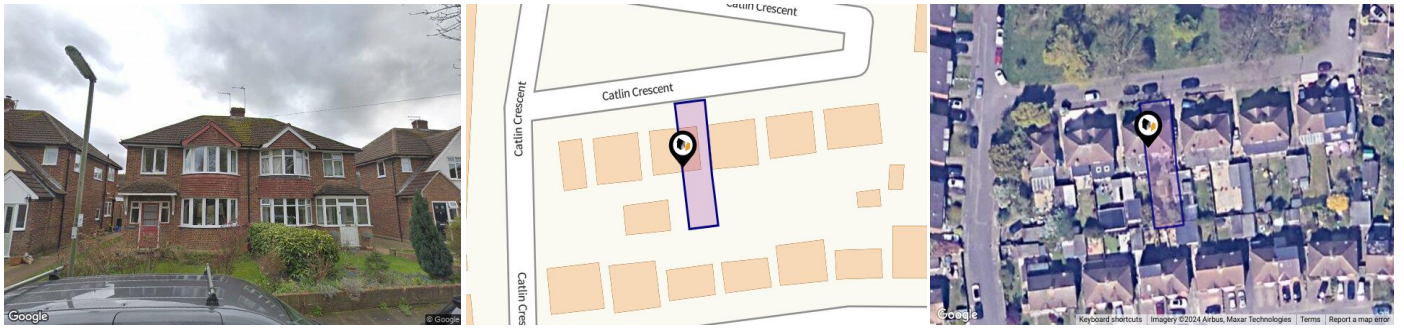
01932 221 331

[lily@jamesneave.co.uk](mailto:lily@jamesneave.co.uk)

[www.exampleagent.com](http://www.exampleagent.com)



# Property Overview






## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	807 ft <sup>2</sup> / 75 m <sup>2</sup>		
<b>Plot Area:</b>	0.06 acres		
<b>Council Tax :</b>	Band E		
<b>Annual Estimate:</b>	£2,817		
<b>Title Number:</b>	MX410243		

## Local Area

<b>Local Authority:</b>	Surrey
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Low
• Surface Water	Medium

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>7</b> mb/s	<b>50</b> mb/s	<b>1000</b> mb/s
		

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Property EPC - Certificate

SHEPPERTON, TW17

Energy rating

**C**

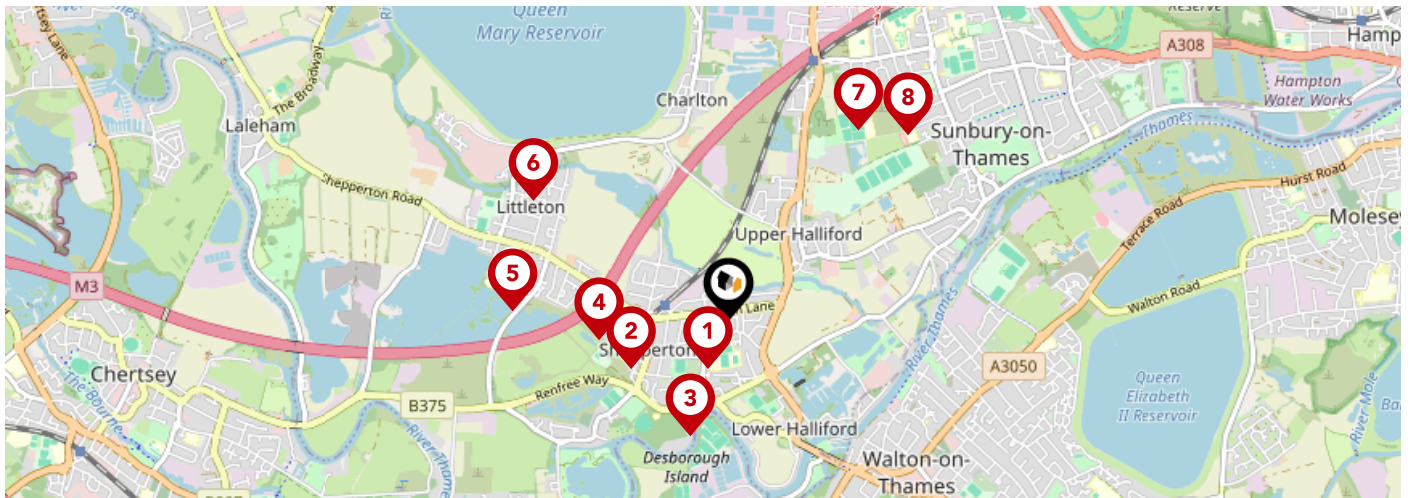
Valid until 22.09.2034

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		85   <b>B</b>
69-80	<b>C</b>	69   <b>c</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

### Additional EPC Data

<b>Property Type:</b>	Semi-detached house
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Window:</b>	Mostly double glazing
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Main Heating Controls Energy:</b>	Average
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 23% of fixed outlets
<b>Lighting Energy:</b>	Poor
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	None
<b>Total Floor Area:</b>	75 m <sup>2</sup>

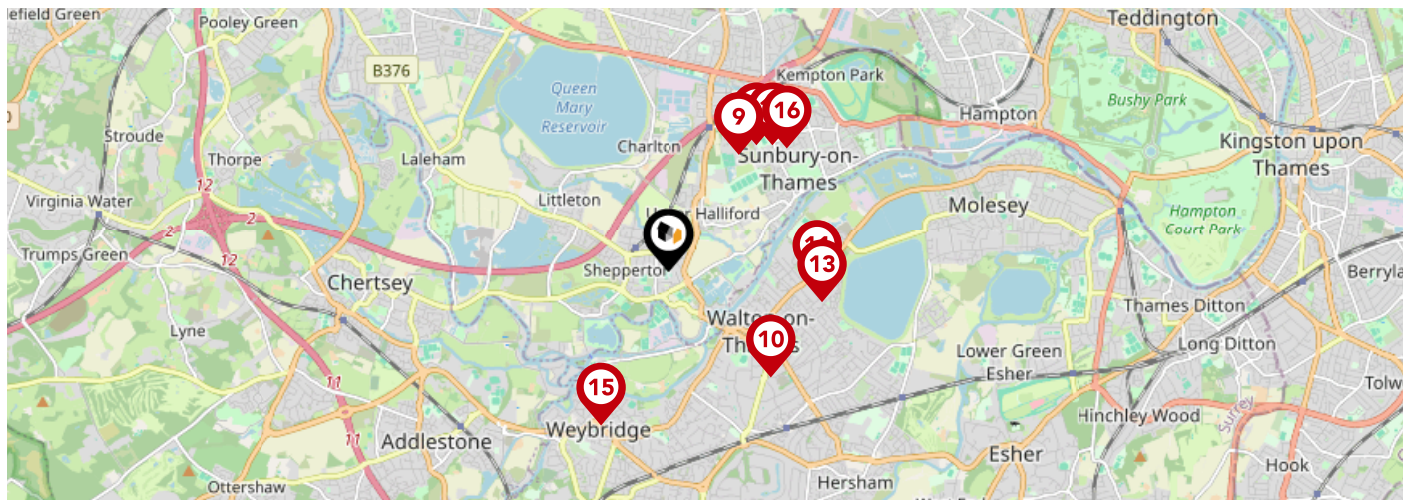
# Area Schools











		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Thamesmead School</b> Ofsted Rating: Good   Pupils: 1042   Distance:0.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Nicholas CofE Primary School</b> Ofsted Rating: Good   Pupils: 554   Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Halliford School</b> Ofsted Rating: Not Rated   Pupils: 461   Distance:0.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Manor Mead School</b> Ofsted Rating: Outstanding   Pupils: 149   Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Saxon Primary School</b> Ofsted Rating: Good   Pupils: 410   Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Littleton CofE Infant School</b> Ofsted Rating: Good   Pupils: 107   Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>The Bishop Wand Church of England School</b> Ofsted Rating: Good   Pupils: 1181   Distance:1.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Hawkedale Primary School</b> Ofsted Rating: Good   Pupils: 210   Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



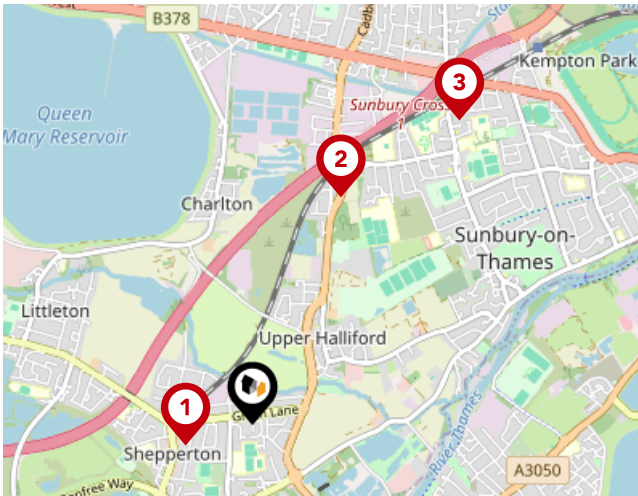
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Springfield Primary School</b> Ofsted Rating: Good   Pupils: 473   Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ashley Church of England Primary School</b> Ofsted Rating: Good   Pupils: 564   Distance:1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Heathside Walton-on-Thames</b> Ofsted Rating: Not Rated   Pupils: 305   Distance:1.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Sunbury Manor School</b> Ofsted Rating: Good   Pupils: 1091   Distance:1.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Grovelands Primary School</b> Ofsted Rating: Good   Pupils: 508   Distance:1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Ignatius Catholic Primary School</b> Ofsted Rating: Good   Pupils: 415   Distance:1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St George's Junior School</b> Ofsted Rating: Not Rated   Pupils: 624   Distance:1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Paul's Catholic College</b> Ofsted Rating: Outstanding   Pupils: 1333   Distance:1.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

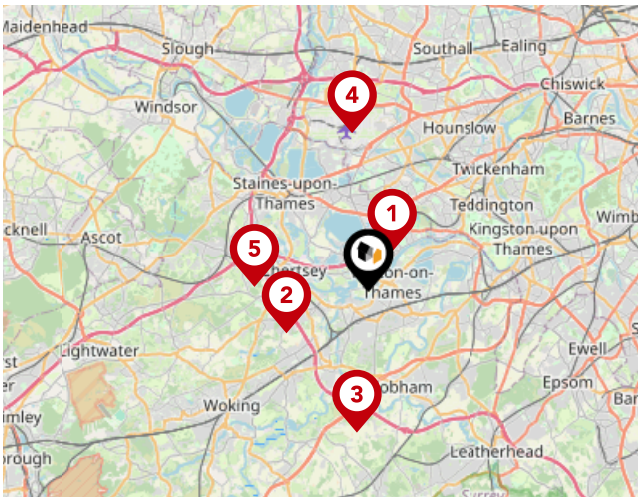
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Shepperton Rail Station	0.33 miles
2	Upper Halliford Rail Station	1.13 miles
3	Sunbury Rail Station	1.71 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J1	1.72 miles
2	M25 J11	3.37 miles
3	M25 J10	5.27 miles
4	M4 J4A	5.84 miles
5	M25 J12	4.2 miles

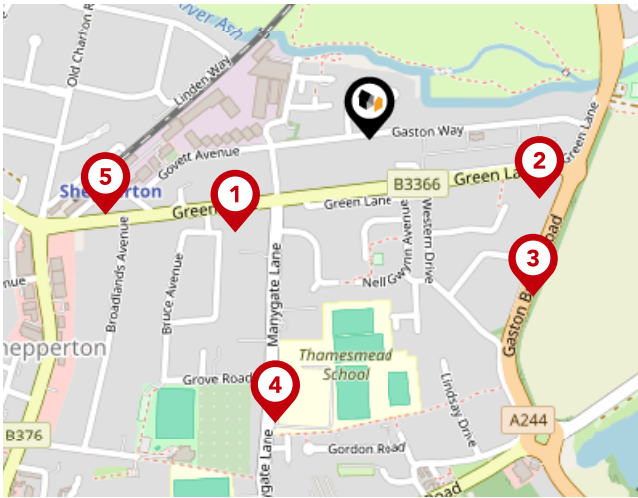


### Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport Terminal 4	4.31 miles
2	Heathrow Airport	5.33 miles
3	Gatwick Airport	20 miles
4	Leaves Green	20.93 miles

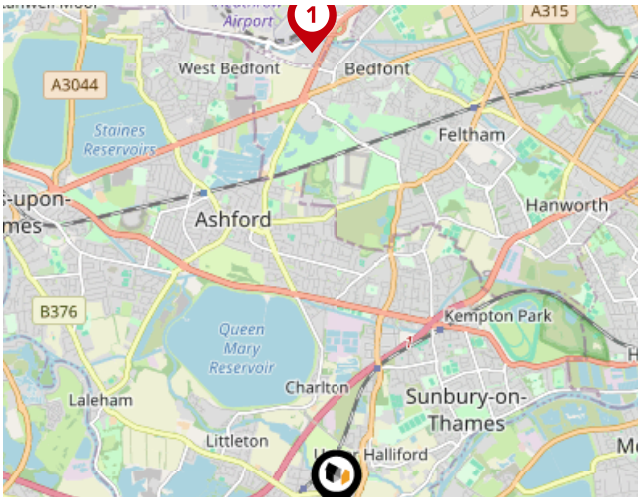
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Manygate Lane	0.19 miles
2	Russington Road	0.21 miles
3	West Way	0.26 miles
4	Thamesmead School	0.34 miles
5	Shepperton Station Forecourt	0.32 miles



### Local Connections

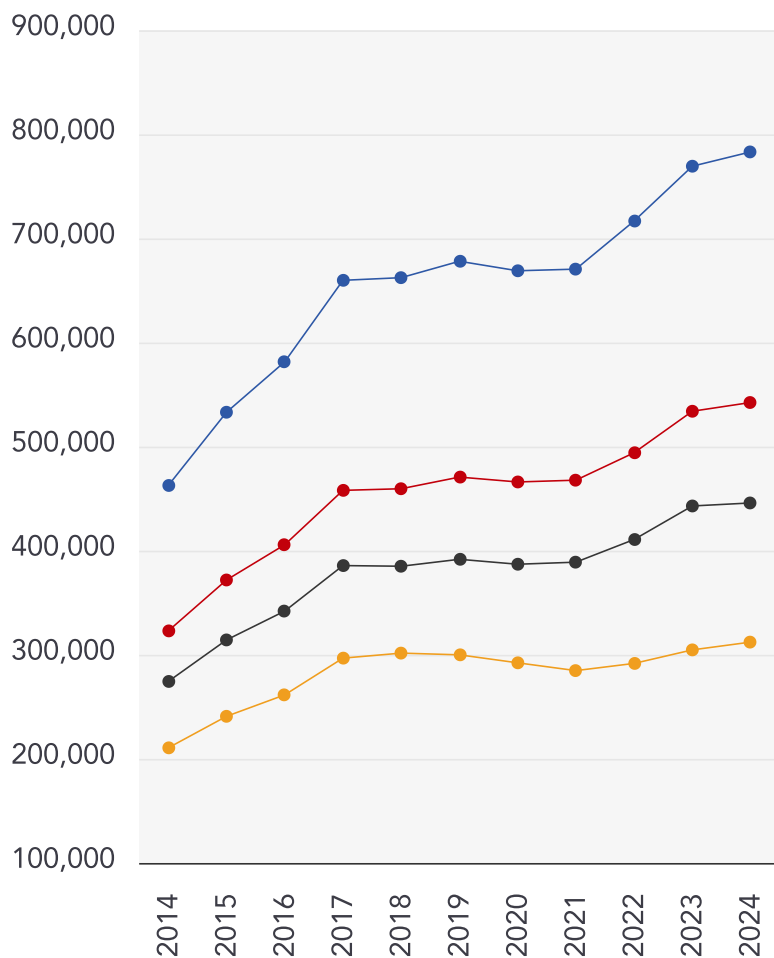
Pin	Name	Distance
1	Heathrow Terminal 4 Underground Station	4.25 miles
2	Hatton Cross Underground Station	4.8 miles
3	Heathrow Terminals 1-2-3 Underground Station	5.11 miles



# Market House Price Statistics



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



Detached

**+69.26%**

Semi-Detached

**+67.93%**

Terraced

**+62.49%**

Flat

**+48.22%**



## Example Agent

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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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### Example Agent

38 High Street Walton on Thames Surrey  
KT12 1DE  
01932 221 331  
lily@jamesneave.co.uk  
www.exampleagent.com

