

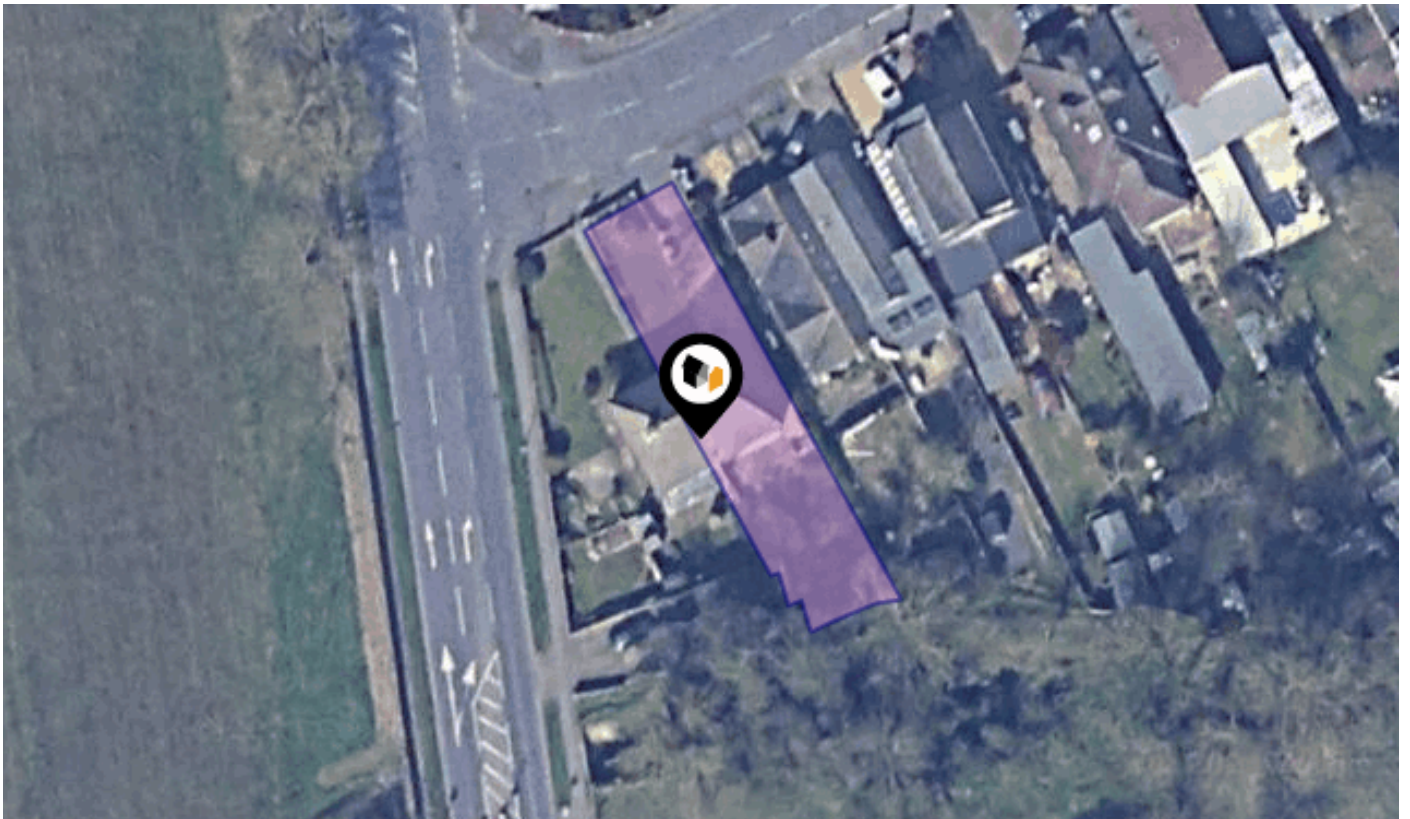


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 11th October 2024



POOL ROAD, WEST MOLESEY, KT8

Example Agent

38 High Street Walton on Thames Surrey KT12 1DE

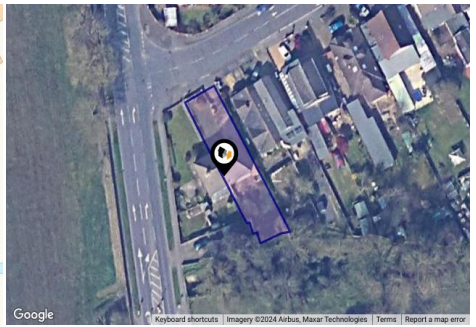
01932 221 331

lily@jamesneave.co.uk

www.exampleagent.com



Property Overview



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,065 ft ² / 99 m ²		
Plot Area:	0.08 acres		
Year Built :	1967-1975		
Council Tax :	Band D		
Annual Estimate:	£2,334		
Title Number:	SY871111		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

4 mb/s	47 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

Pool Road, KT8

Energy rating

D

Valid until 31.07.2027

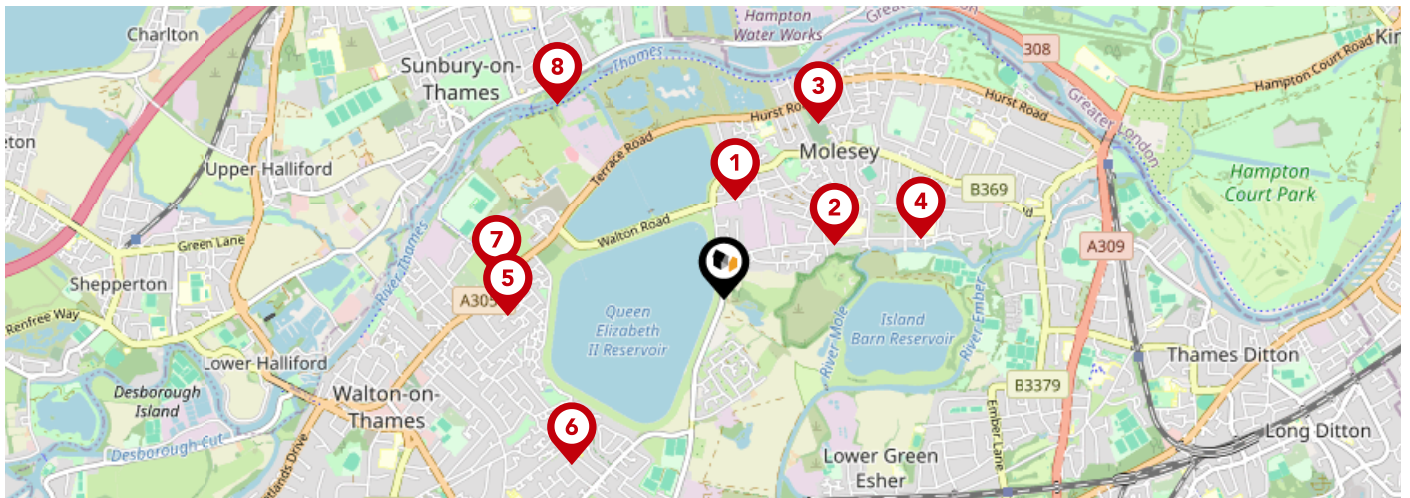
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

Additional EPC Data









Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	1
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 11% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	99 m ²



		Nursery	Primary	Secondary	College	Private
1	The Beech House School Ofsted Rating: Good Pupils: 4 Distance:0.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Chandlers Field Primary School Ofsted Rating: Good Pupils: 382 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Hurst Park Primary Academy Ofsted Rating: Good Pupils: 438 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Alban's Catholic Primary School Ofsted Rating: Outstanding Pupils: 413 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	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"/>
6	Walton Oak Primary School Ofsted Rating: Good Pupils: 428 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Heathside Walton-on-Thames Ofsted Rating: Not Rated Pupils: 305 Distance:1.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Beaulerc Infant and Nursery School Ofsted Rating: Good Pupils: 105 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

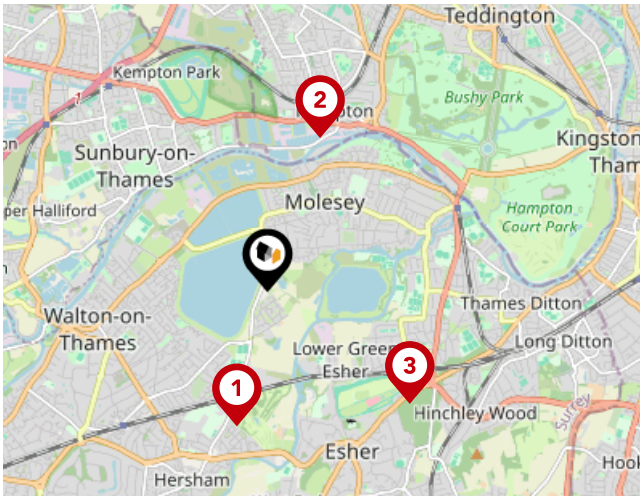
Area Schools



		Nursery	Primary	Secondary	College	Private
	Cranmere Primary School Ofsted Rating: Good Pupils: 389 Distance: 1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Esher Church of England High School Ofsted Rating: Good Pupils: 1172 Distance: 1.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Danesfield Manor School Ofsted Rating: Not Rated Pupils: 146 Distance: 1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's Hampton Church of England Primary Ofsted Rating: Good Pupils: 170 Distance: 1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cardinal Newman Catholic Primary School Ofsted Rating: Good Pupils: 410 Distance: 1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Lawrence CofE Aided Junior School, East Molesey Ofsted Rating: Good Pupils: 300 Distance: 1.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Orchard Infant School Ofsted Rating: Good Pupils: 261 Distance: 1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chennestone Primary School Ofsted Rating: Good Pupils: 323 Distance: 1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

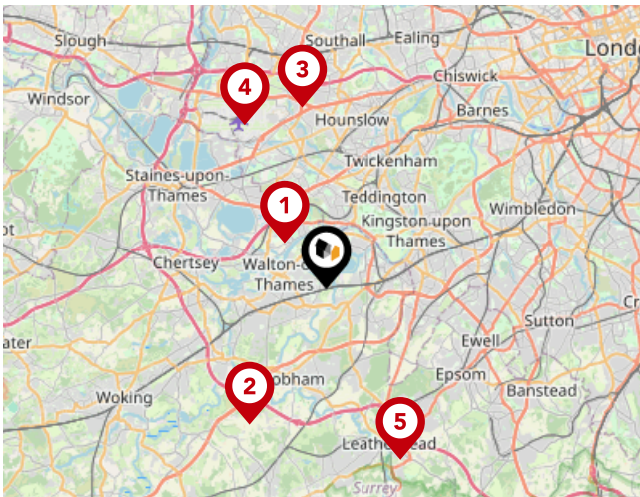
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Hersham Rail Station	1.28 miles
2	Hampton (London) Rail Station	1.51 miles
3	Esher Rail Station	1.68 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J1	2.27 miles
2	M25 J10	5.79 miles
3	M4 J3	6.73 miles
4	M4 J4A	6.72 miles
5	M25 J9	6.93 miles

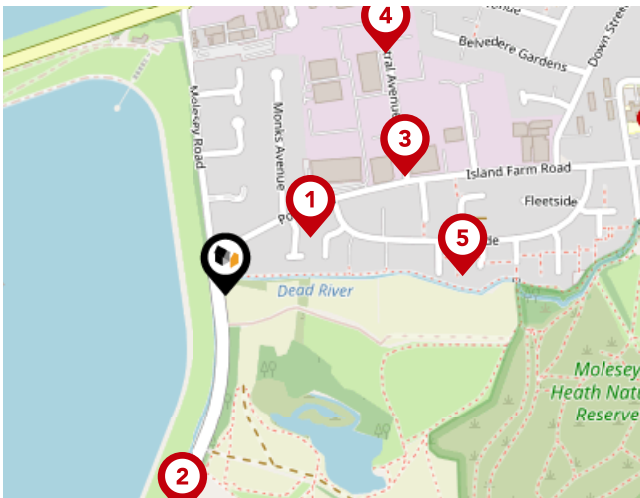


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport Terminal 4	5.28 miles
2	Heathrow Airport	6.26 miles
3	Gatwick Airport	18.54 miles
4	Leaves Green	18.52 miles

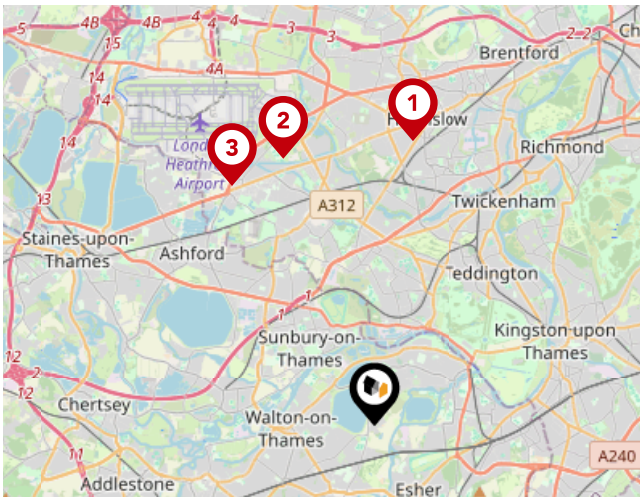
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Fleetside	0.12 miles
2	Molesey Road	0.26 miles
3	Central Park Estate	0.25 miles
4	Molesey Avenue	0.34 miles
5	Fleet Close	0.27 miles



Local Connections

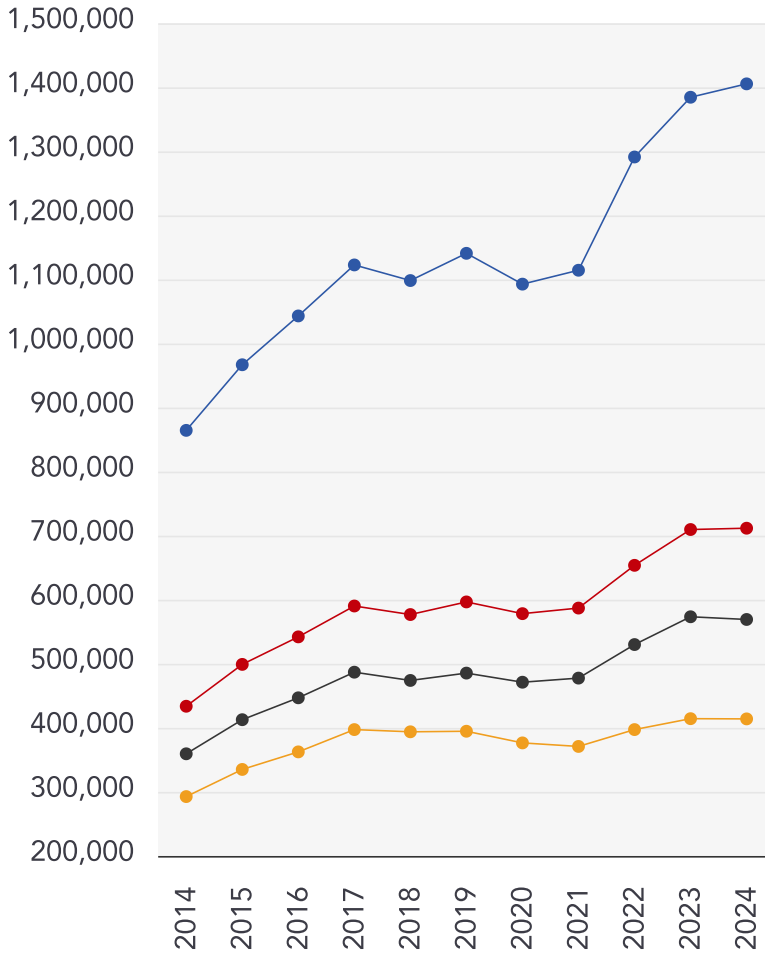
Pin	Name	Distance
1	Hounslow Central Underground Station	5.33 miles
2	Hatton Cross Underground Station	5.24 miles
3	Heathrow Terminal 4 Underground Station	5.17 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in KT8



Detached

+62.58%

Semi-Detached

+64.08%

Terraced

+58.33%

Flat

+41.43%



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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