

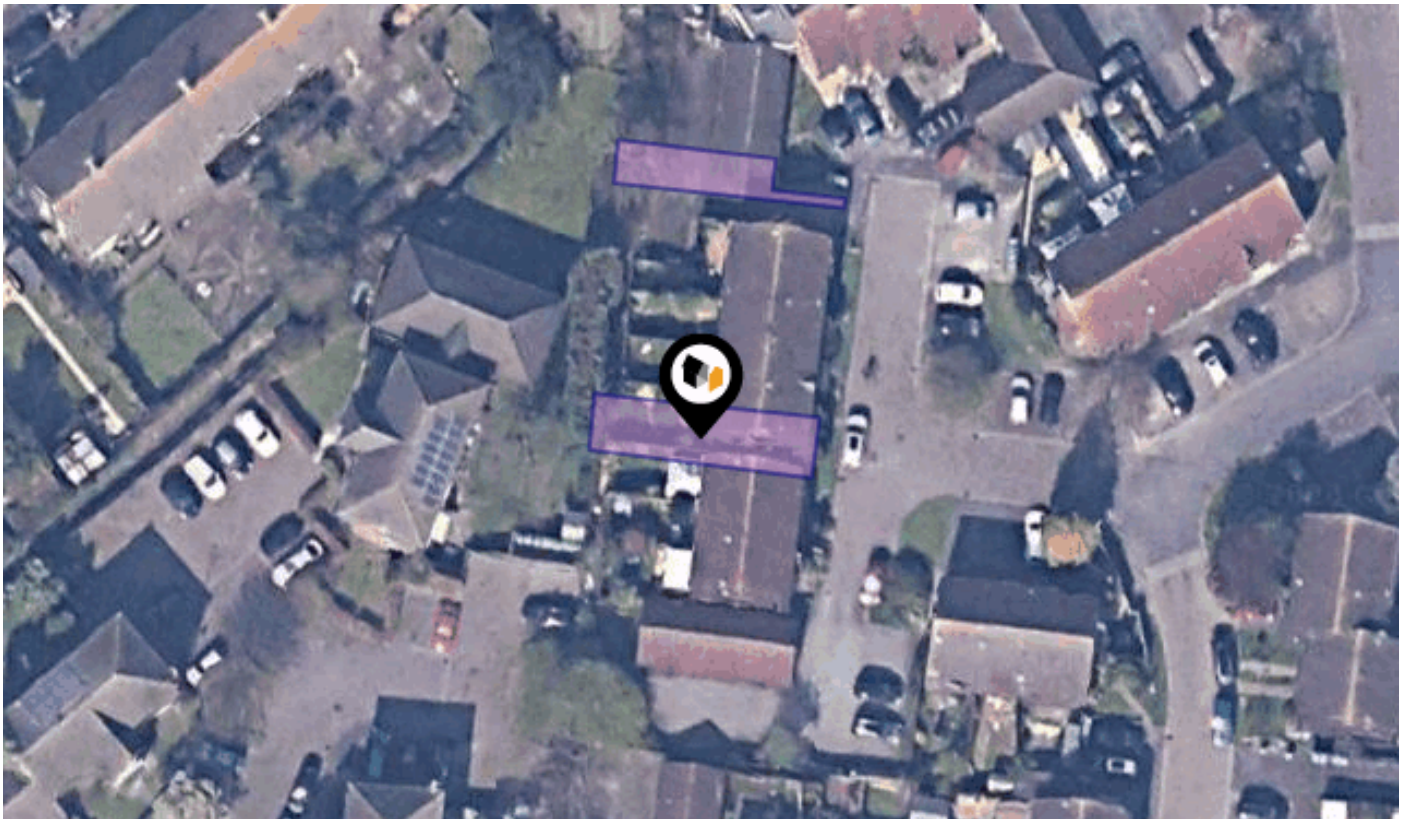


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 14th October 2024



TELFORD DRIVE, WALTON-ON-THAMES, KT12

Example Agent

38 High Street Walton on Thames Surrey KT12 1DE

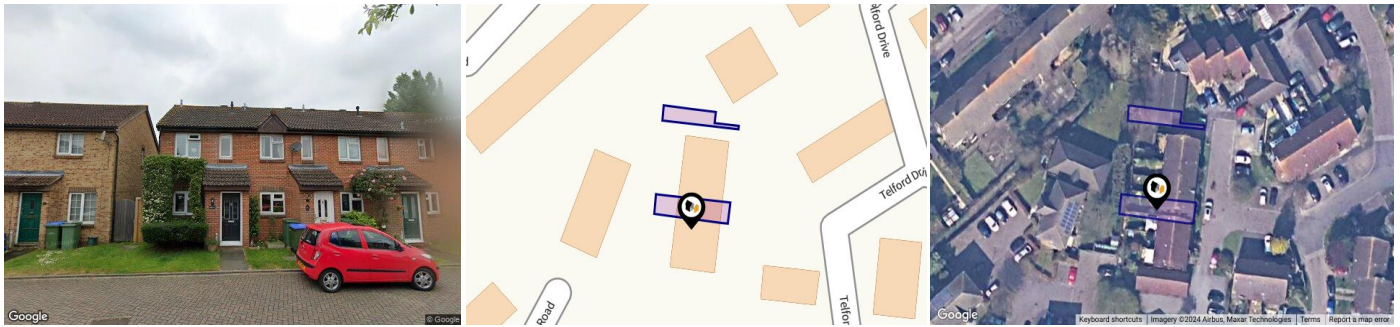
01932 221 331

lily@jamesneave.co.uk

www.exampleagent.com



Property Overview



Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	602 ft ² / 56 m ²		
Plot Area:	0.03 acres		
Year Built :	1991-1995		
Council Tax :	Band D		
Annual Estimate:	£2,334		
Title Number:	SY591773		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

8 mb/s	56 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Telford Drive, KT12

Energy rating

C

Valid until 25.07.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

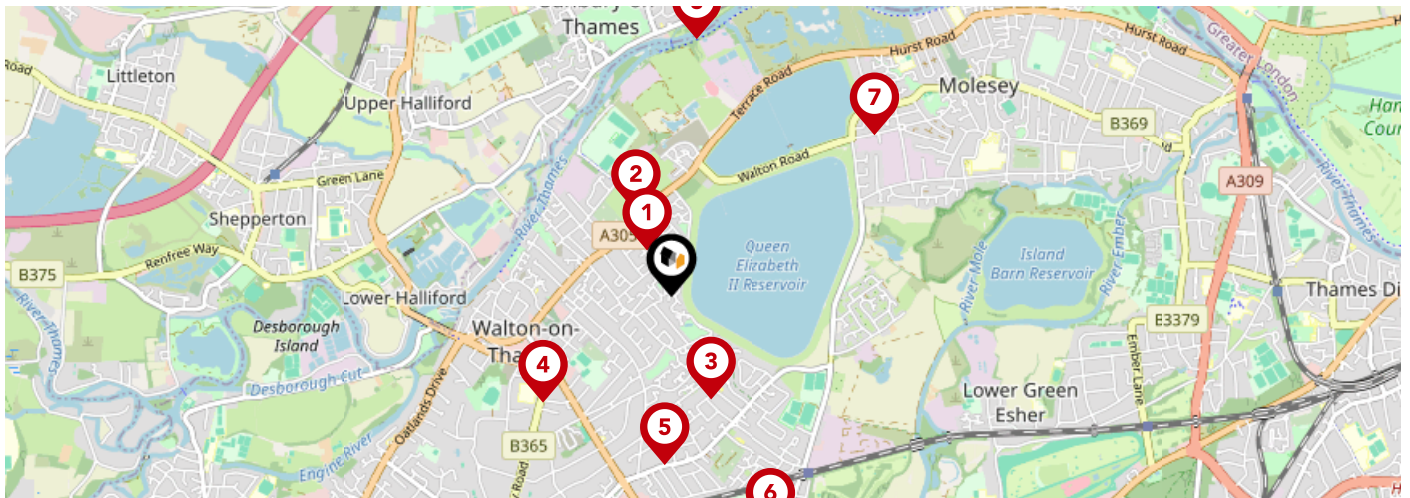
Property

EPC - Additional Data

Additional EPC Data

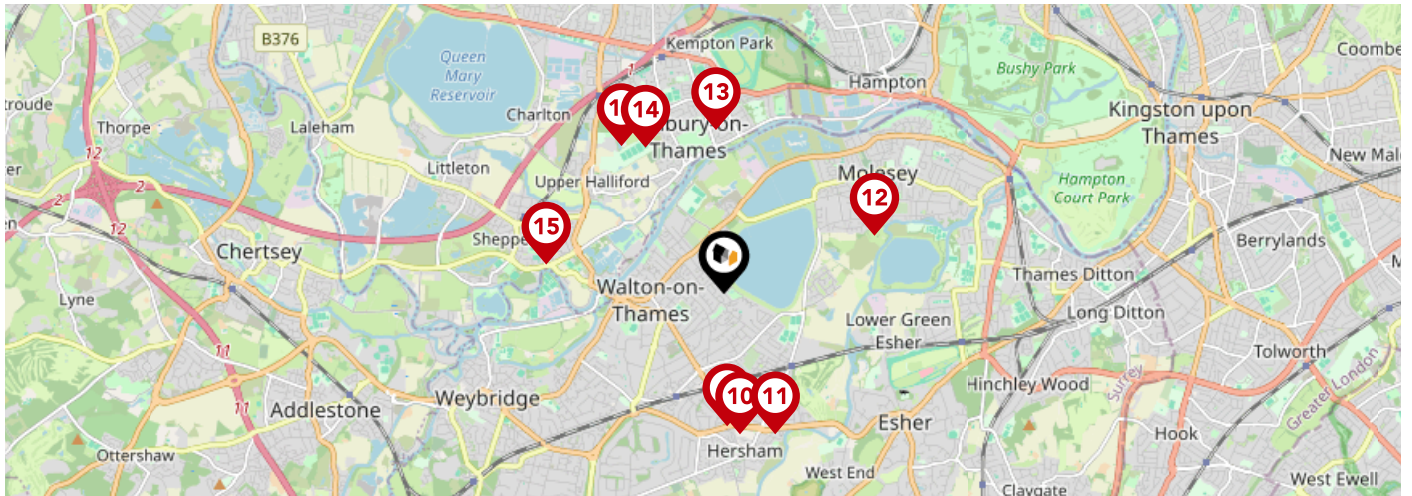
Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Dual (24 hour)
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
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 all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	56 m ²









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Grovelands Primary School Ofsted Rating: Good Pupils: 508 Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Heathside Walton-on-Thames Ofsted Rating: Not Rated Pupils: 305 Distance:0.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Walton Oak Primary School Ofsted Rating: Good Pupils: 428 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Ashley Church of England Primary School Ofsted Rating: Good Pupils: 564 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The Danesfield Manor School Ofsted Rating: Not Rated Pupils: 146 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Cardinal Newman Catholic Primary School Ofsted Rating: Good Pupils: 410 Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The Beech House School Ofsted Rating: Good Pupils: 4 Distance:1.2	<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:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

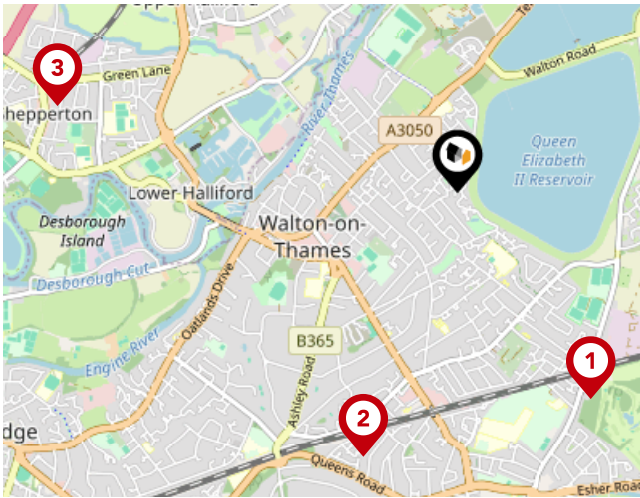
Area Schools



		Nursery	Primary	Secondary	College	Private
	Three Rivers Academy Ofsted Rating: Good Pupils: 1457 Distance:1.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bell Farm Primary School Ofsted Rating: Good Pupils: 671 Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	North East Surrey Secondary Short Stay School Ofsted Rating: Good Pupils: 18 Distance:1.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chandlers Field Primary School Ofsted Rating: Good Pupils: 382 Distance:1.5	<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:1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hawkedale Primary School Ofsted Rating: Good Pupils: 210 Distance:1.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Thamesmead School Ofsted Rating: Good Pupils: 1042 Distance:1.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Bishop Wand Church of England School Ofsted Rating: Good Pupils: 1181 Distance:1.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

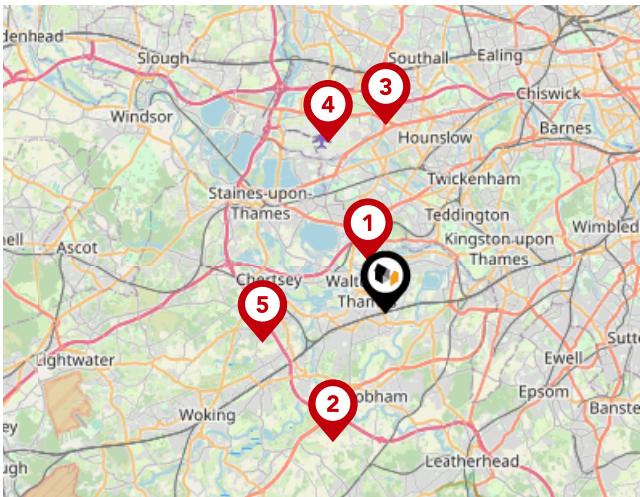
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Hersham Rail Station	1.14 miles
2	Walton-on-Thames Rail Station	1.3 miles
3	Shepperton Rail Station	1.9 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J1	2.07 miles
2	M25 J10	5.15 miles
3	M4 J3	6.96 miles
4	M4 J4A	6.65 miles
5	M25 J11	4.66 miles

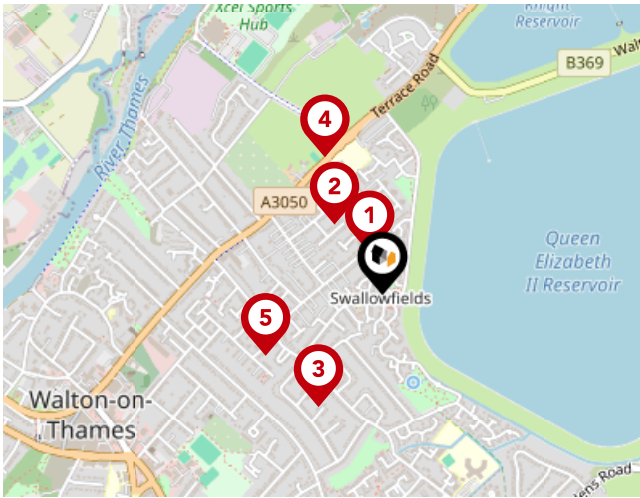


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport Terminal 4	5.14 miles
2	Heathrow Airport	6.16 miles
3	Gatwick Airport	18.74 miles
4	Leaves Green	19.32 miles

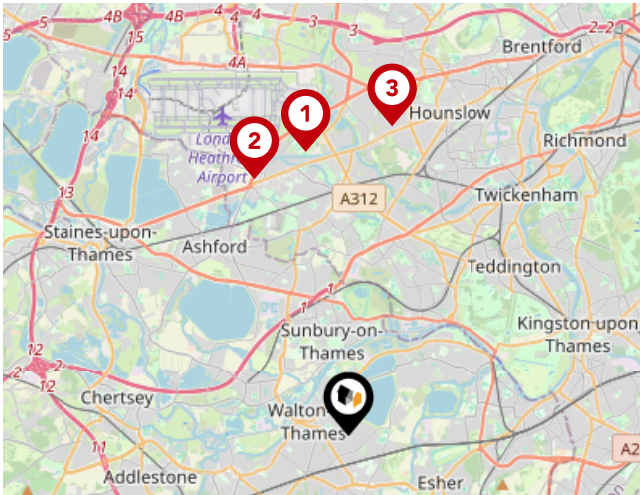
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Carlton Road No 161	0.1 miles
2	First Avenue	0.2 miles
3	Cottimore Crescent	0.3 miles
4	Heathside School	0.35 miles
5	Carlton Road	0.3 miles



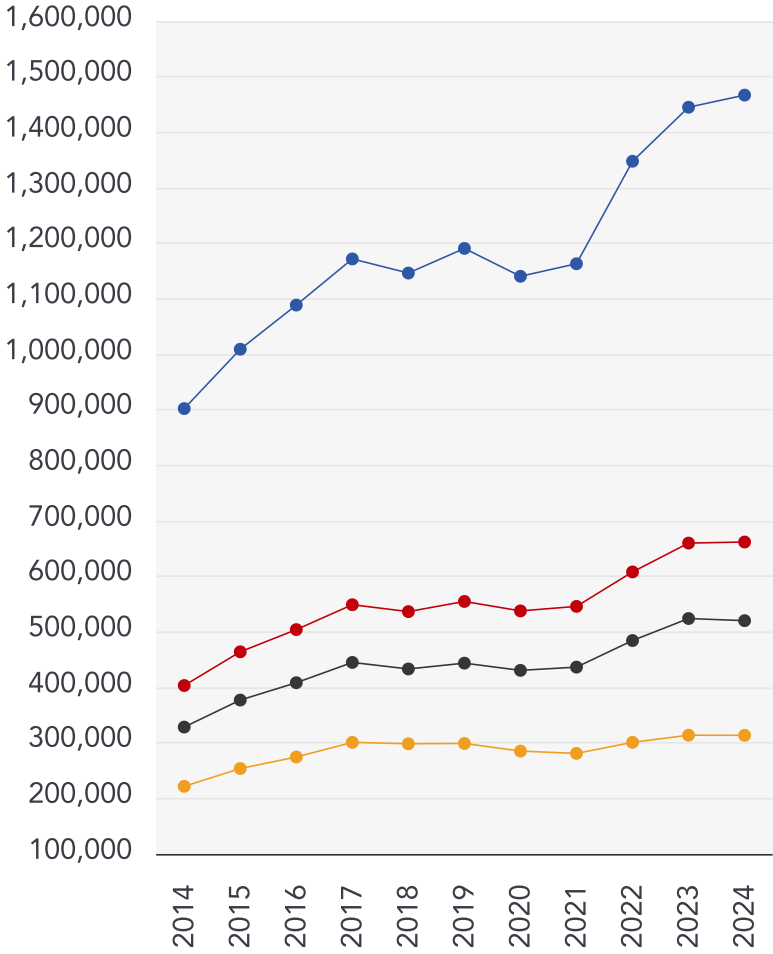
Local Connections

Pin	Name	Distance
1	Hatton Cross Underground Station	5.3 miles
2	Heathrow Terminal 4 Underground Station	5.05 miles
3	Hounslow West Underground Station	5.75 miles

Market House Price Statistics



10 Year History of Average House Prices by Property Type in KT12



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"



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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

