

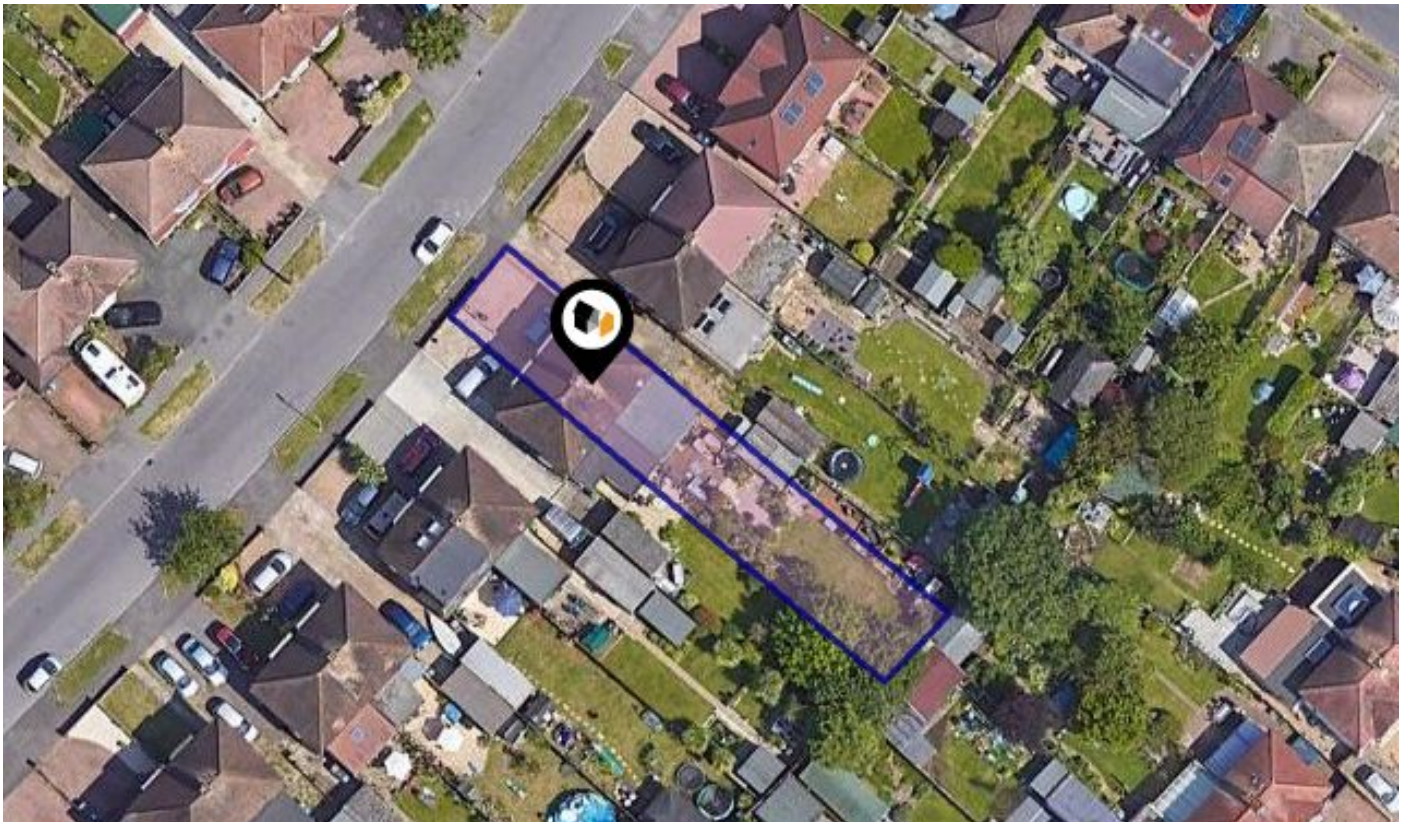


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 26<sup>th</sup> November 2024



**KING GEORGES DRIVE, NEW HAW, ADDLESTONE, KT15**

## Example Agent

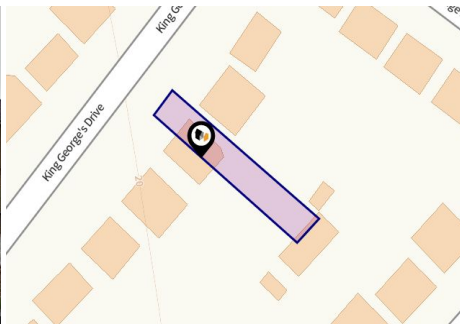
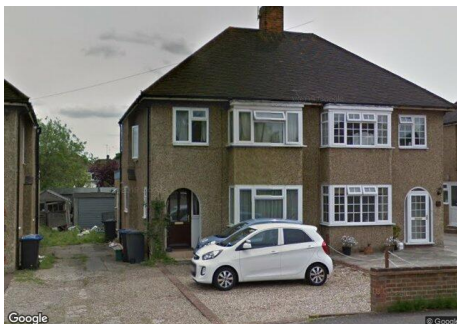
38 High Street Walton on Thames Surrey KT12 1DE

01932 221 331

andy@jamesneave.co.uk

www.exampleagent.com





## Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	1,140 ft <sup>2</sup> / 106 m <sup>2</sup>
Plot Area:	0.1 acres
Council Tax :	Band E
Annual Estimate:	£2,778
Title Number:	SY243067

Tenure: Freehold

## Local Area

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

Estimated Broadband Speeds  
(Standard - Superfast - Ultrafast)

11  
mb/s



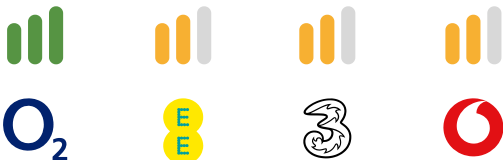
55  
mb/s



1000  
mb/s



Mobile Coverage:  
(based on calls indoors)



Satellite/Fibre TV Availability:















## KING GEORGES DRIVE, NEW HAW, ADDLESTONE, KT15

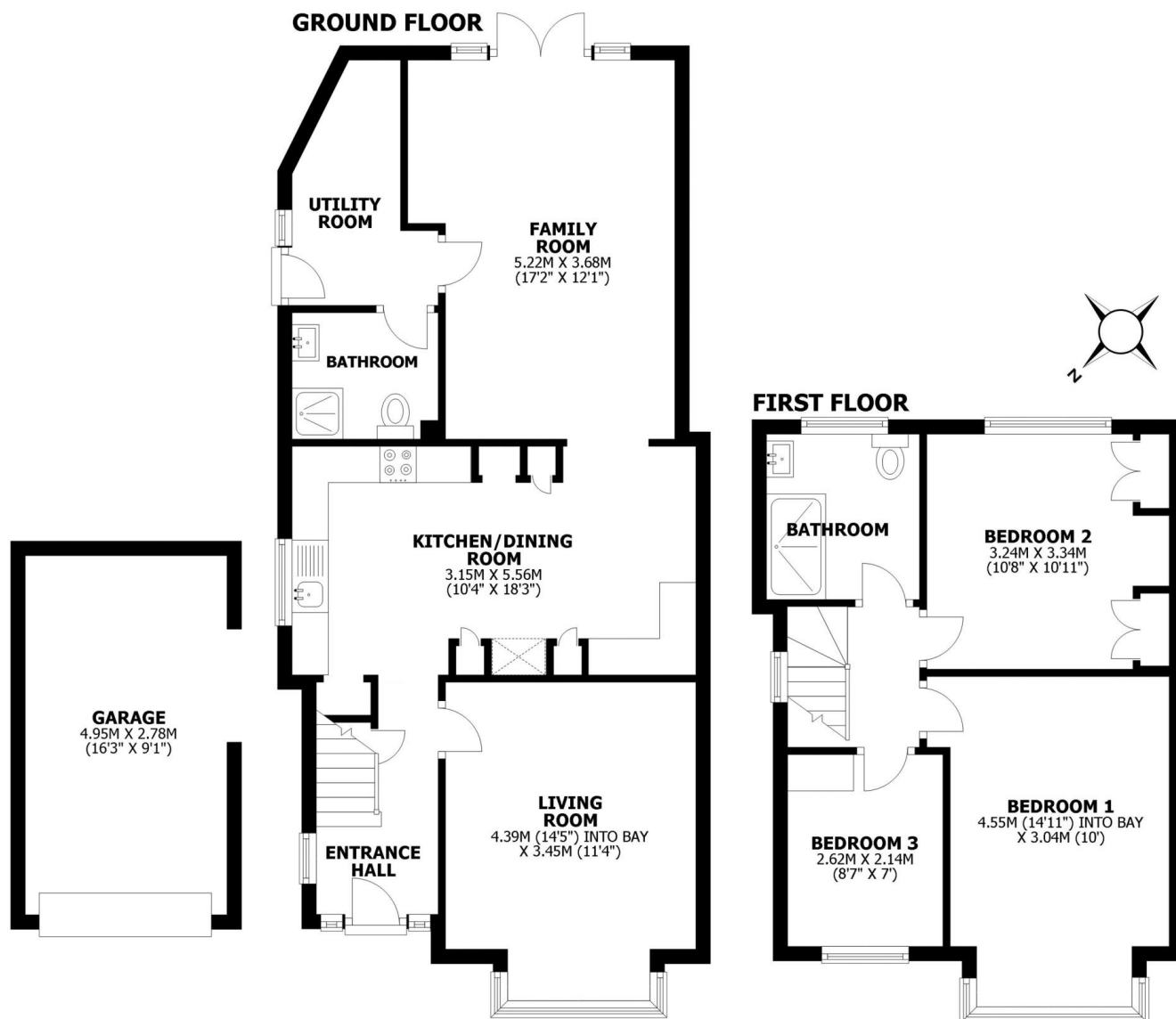


### King Georges Drive, Addlestone, KT15

Total internal area: approx. 118.5 sq. metres (1274.9 sq. feet)

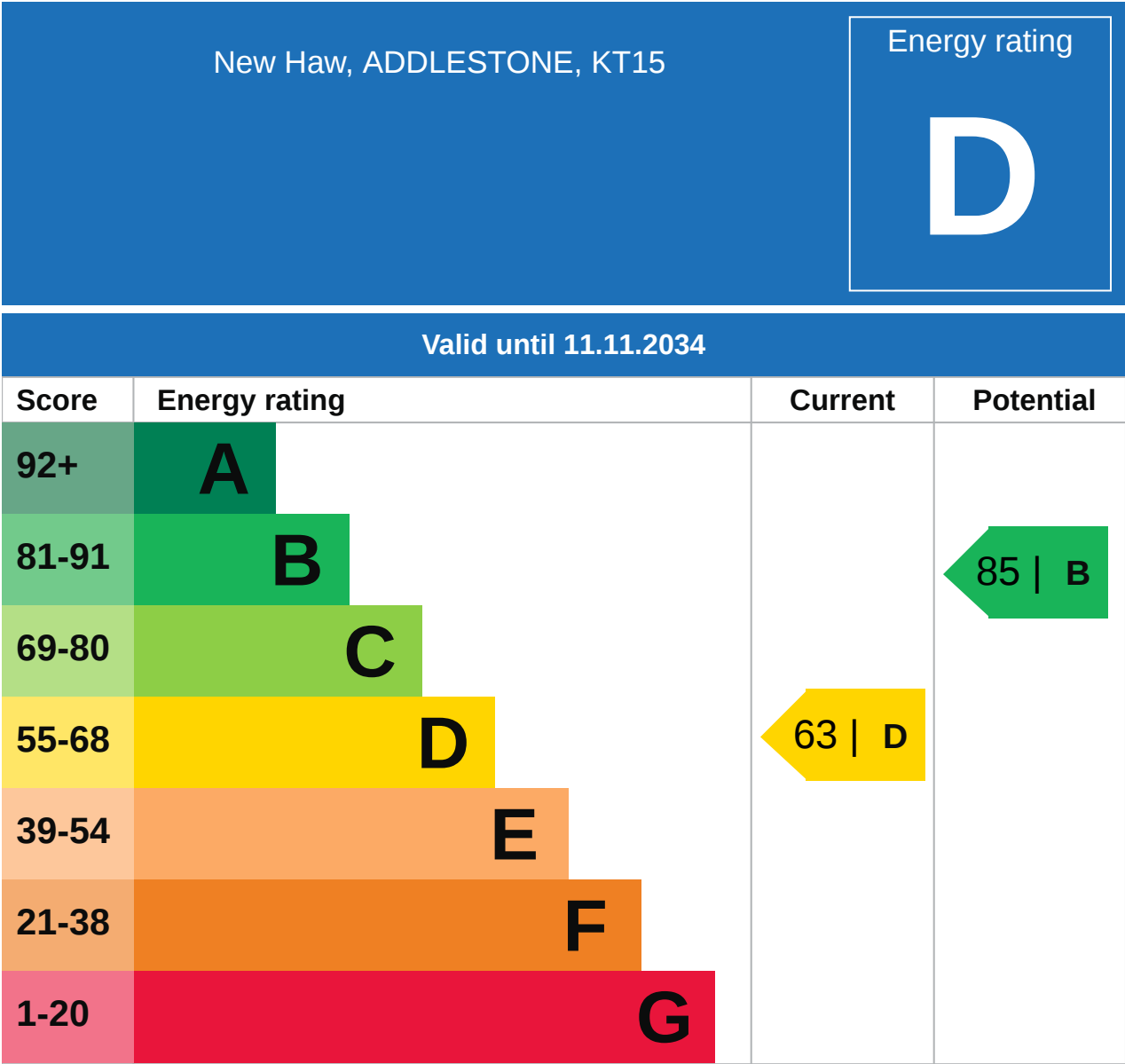
Main area: approx. 104.7 sq. metres (1126.8 sq. feet)

Garage: approx. 13.8 sq. metres (148.1 sq. feet)



This floorplan is for illustrative guidance only and is not to drawn to scale. Whilst every attempt has been made to ensure accuracy, measurements are approximate and should not be relied upon as a matter of fact. Maximum dimensions are given excluding small alcoves, etc unless otherwise stated.

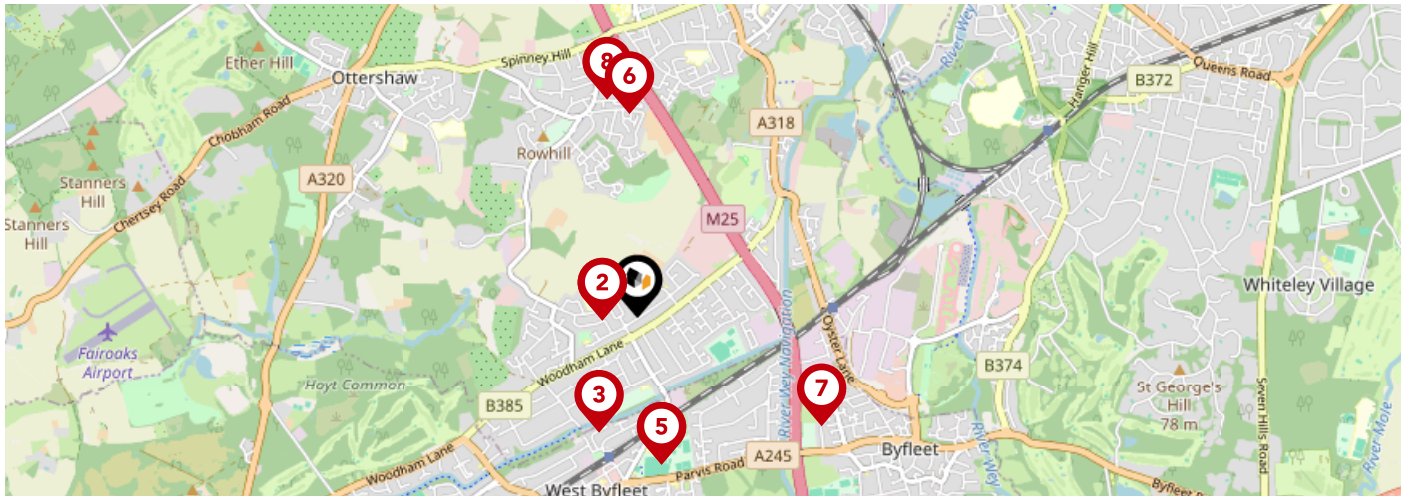
Property  
**EPC - Certificate**



## Additional EPC Data

<b>Property Type:</b>	Semi-detached house
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very poor
<b>Roof:</b>	Pitched, 250 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Window:</b>	Fully double glazed
<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, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 78% of fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	None
<b>Total Floor Area:</b>	106 m <sup>2</sup>





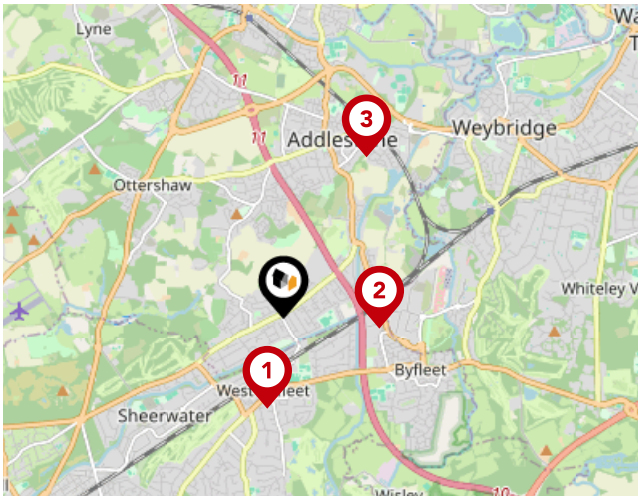
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>New Haw Community Junior School</b> Ofsted Rating: Outstanding   Pupils: 360   Distance:0.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>The Grange Community Infant School</b> Ofsted Rating: Good   Pupils: 254   Distance:0.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Fullbrook School</b> Ofsted Rating: Good   Pupils: 1404   Distance:0.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>West Byfleet Junior School</b> Ofsted Rating: Good   Pupils: 354   Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>West Byfleet Infant School</b> Ofsted Rating: Good   Pupils: 267   Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Ongar Place Primary School</b> Ofsted Rating: Good   Pupils: 210   Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Byfleet Primary School</b> Ofsted Rating: Good   Pupils: 192   Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Holy Family Catholic Primary School</b> Ofsted Rating: Good   Pupils: 219   Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Ottershaw Christ Church Church of England Infant School</b> Ofsted Rating: Good   Pupils: 208   Distance: 1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Sayes Court School</b> Ofsted Rating: Good   Pupils: 244   Distance: 1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>The Marist Catholic Primary School</b> Ofsted Rating: Good   Pupils: 419   Distance: 1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Ottershaw Christ Church Church of England Junior School</b> Ofsted Rating: Good   Pupils: 235   Distance: 1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Jubilee High School</b> Ofsted Rating: Good   Pupils: 672   Distance: 1.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Meath School</b> Ofsted Rating: Outstanding   Pupils: 71   Distance: 1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>St Paul's CofE Primary School</b> Ofsted Rating: Good   Pupils: 415   Distance: 1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Darley Dene Primary School</b> Ofsted Rating: Not Rated   Pupils: 231   Distance: 1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

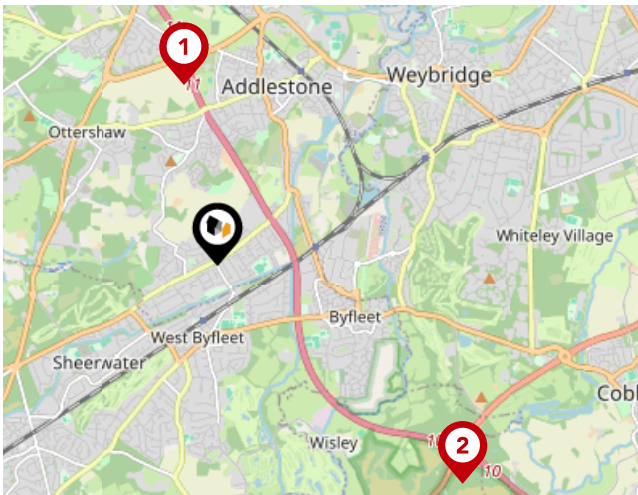
# Area

## Transport (National)



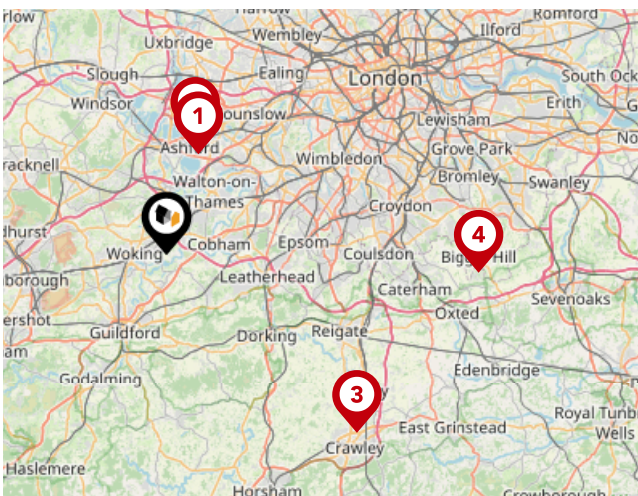
### National Rail Stations

Pin	Name	Distance
<b>1</b>	West Byfleet Rail Station	0.85 miles
<b>2</b>	Byfleet & New Haw Rail Station	0.89 miles
<b>3</b>	Addlestone Rail Station	1.69 miles



### Trunk Roads/Motorways

Pin	Name	Distance
<b>1</b>	M25 J11	1.72 miles
<b>2</b>	M25 J10	3.03 miles
<b>3</b>	M25 J12	3.73 miles
<b>4</b>	M3 J2	3.78 miles
<b>5</b>	M25 J13	6.5 miles



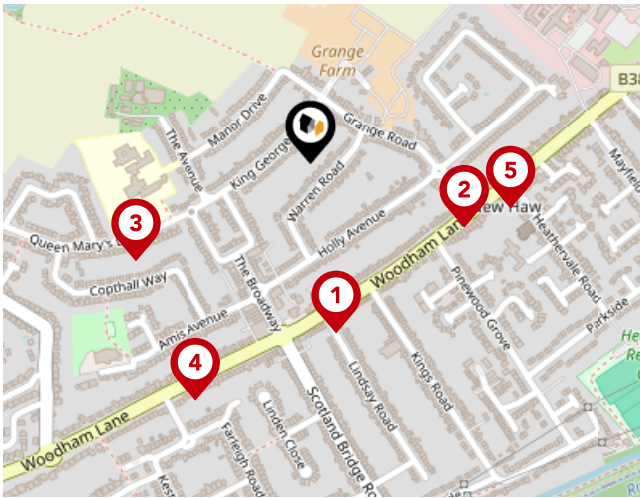
### Airports/Helipads

Pin	Name	Distance
<b>1</b>	Heathrow Airport Terminal 4	7.88 miles
<b>2</b>	Heathrow Airport	8.79 miles
<b>3</b>	Gatwick Airport	19.31 miles
<b>4</b>	Leaves Green	23.17 miles



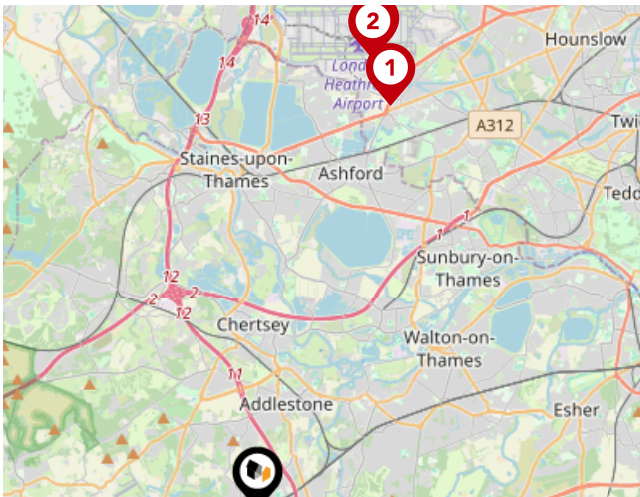
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	The Black Prince	0.2 miles
2	Grange Road	0.19 miles
3	Queen Mary's Drive	0.23 miles
4	Farleigh Road	0.31 miles
5	Heathervale Road	0.24 miles



### Local Connections

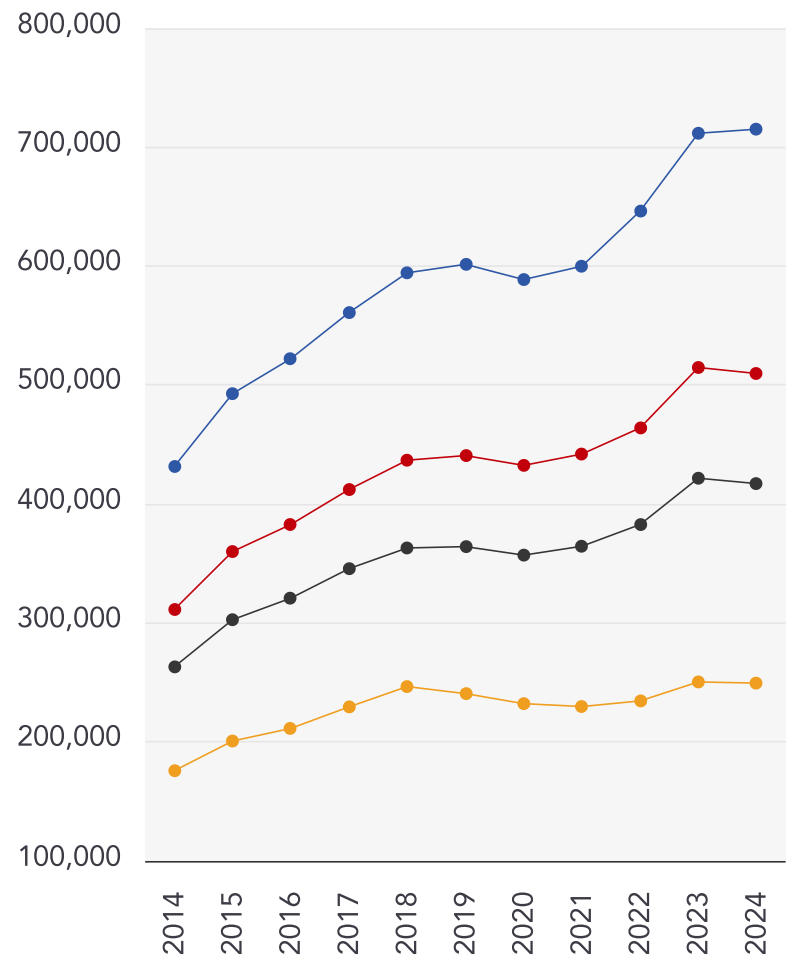
Pin	Name	Distance
1	Heathrow Terminal 4 Underground Station	7.88 miles
2	Heathrow Terminals 1-2-3 Underground Station	8.59 miles
3	Heathrow Terminals 2 & 3 Underground Station	8.66 miles

# 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

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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

# Example Agent

## Data Quality

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