

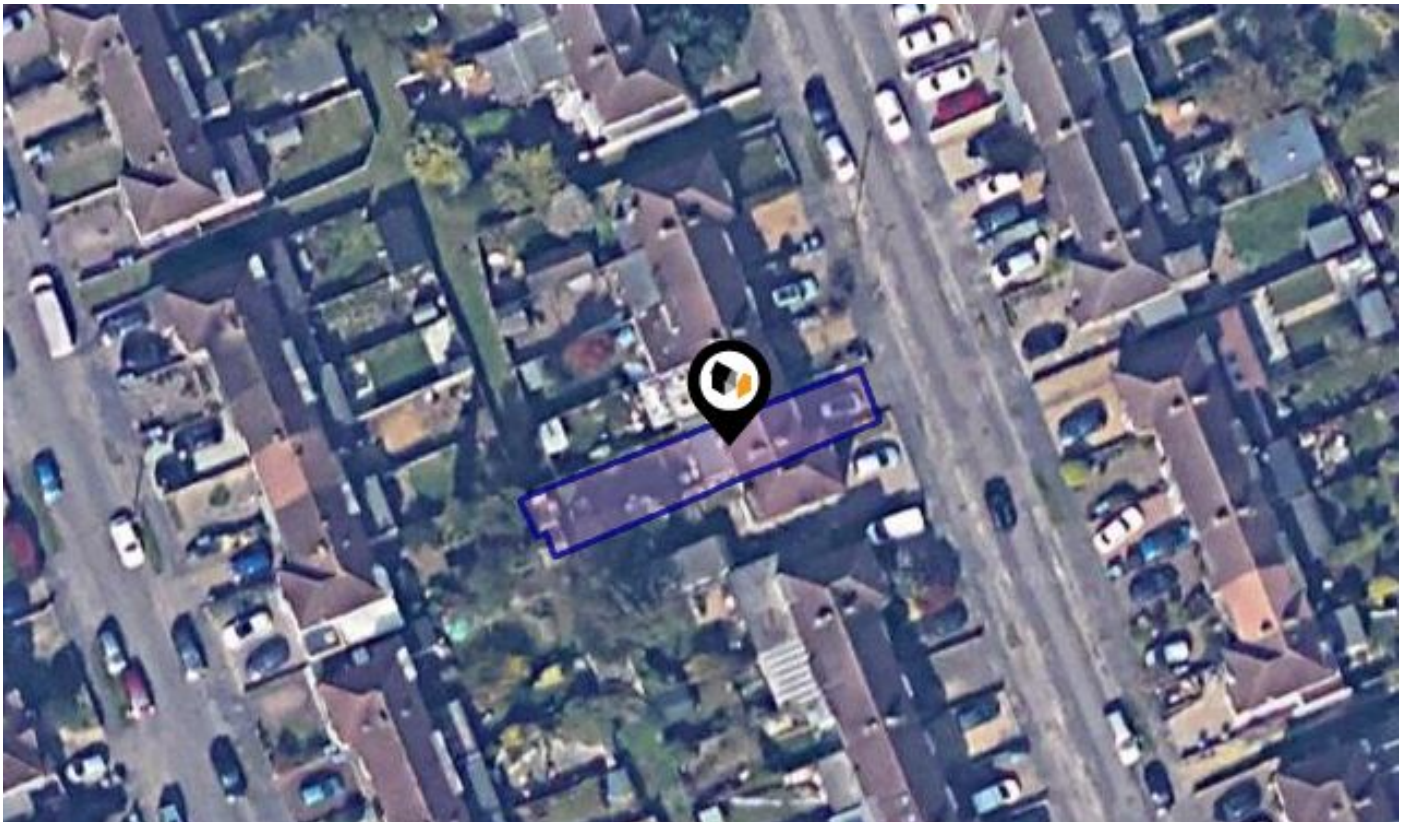


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 14th January 2025



BERKELEY DRIVE, WEST MOLESEY, KT8

Guide Price : £435,000

Example Agent

38 High Street Walton on Thames Surrey KT12 1DE

01932 221 331

andy@jamesneave.co.uk

www.exampleagent.com





Property

Type:	Terraced
Bedrooms:	2
Floor Area:	731 ft ² / 68 m ²
Plot Area:	0.04 acres
Council Tax :	Band D
Annual Estimate:	£2,334
Title Number:	SY16331

Guide Price:	£435,000
Tenure:	Freehold

Local Area

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

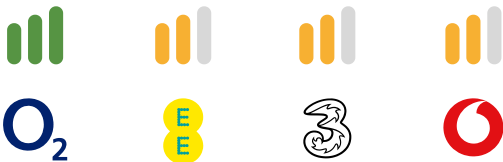
Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

5	59	1000
mb/s	mb/s	mb/s

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:





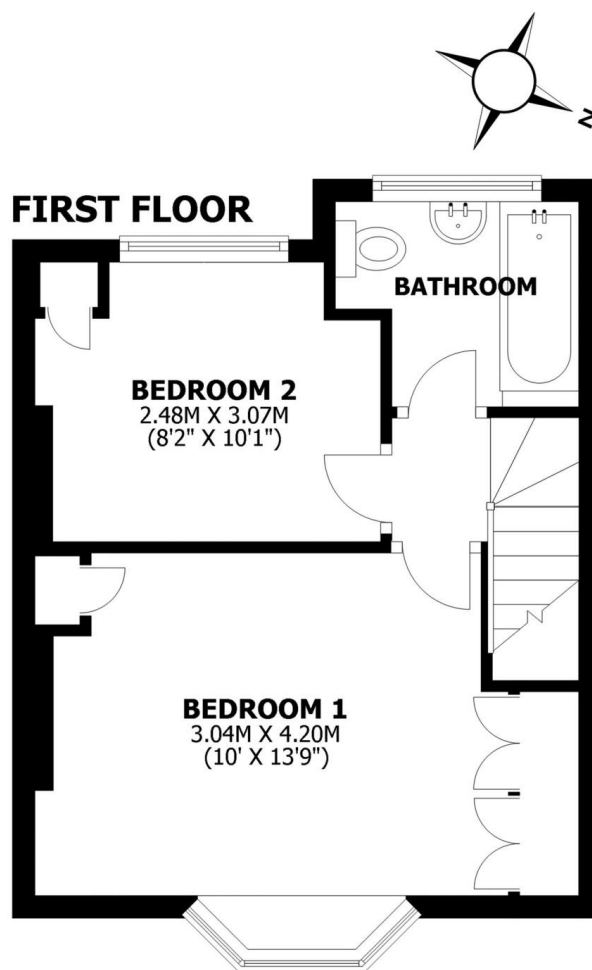
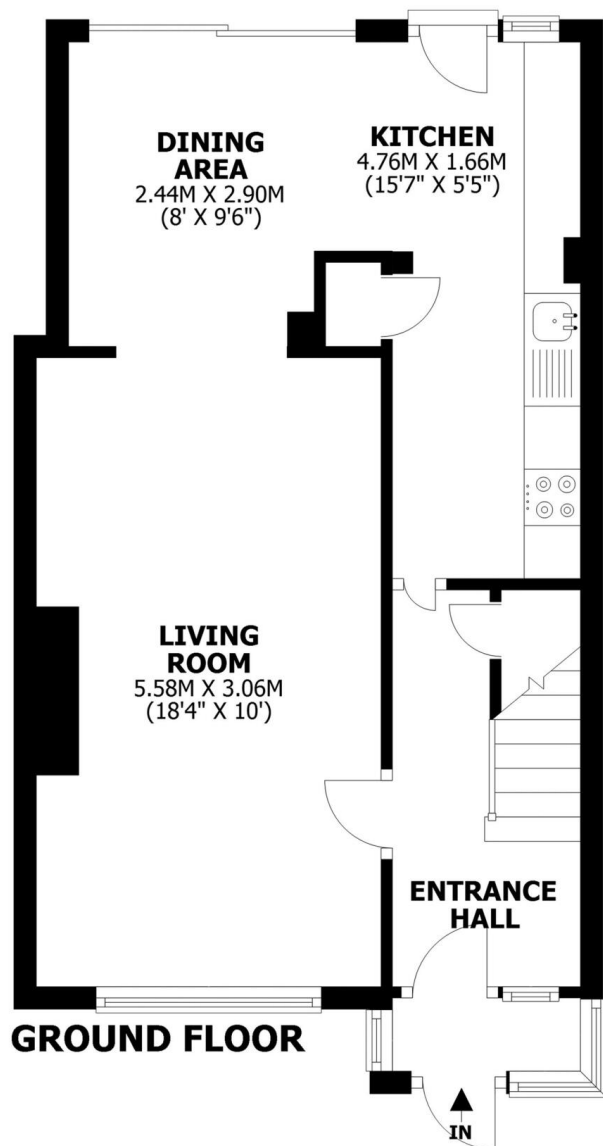


BERKELEY DRIVE, WEST MOLESEY, KT8



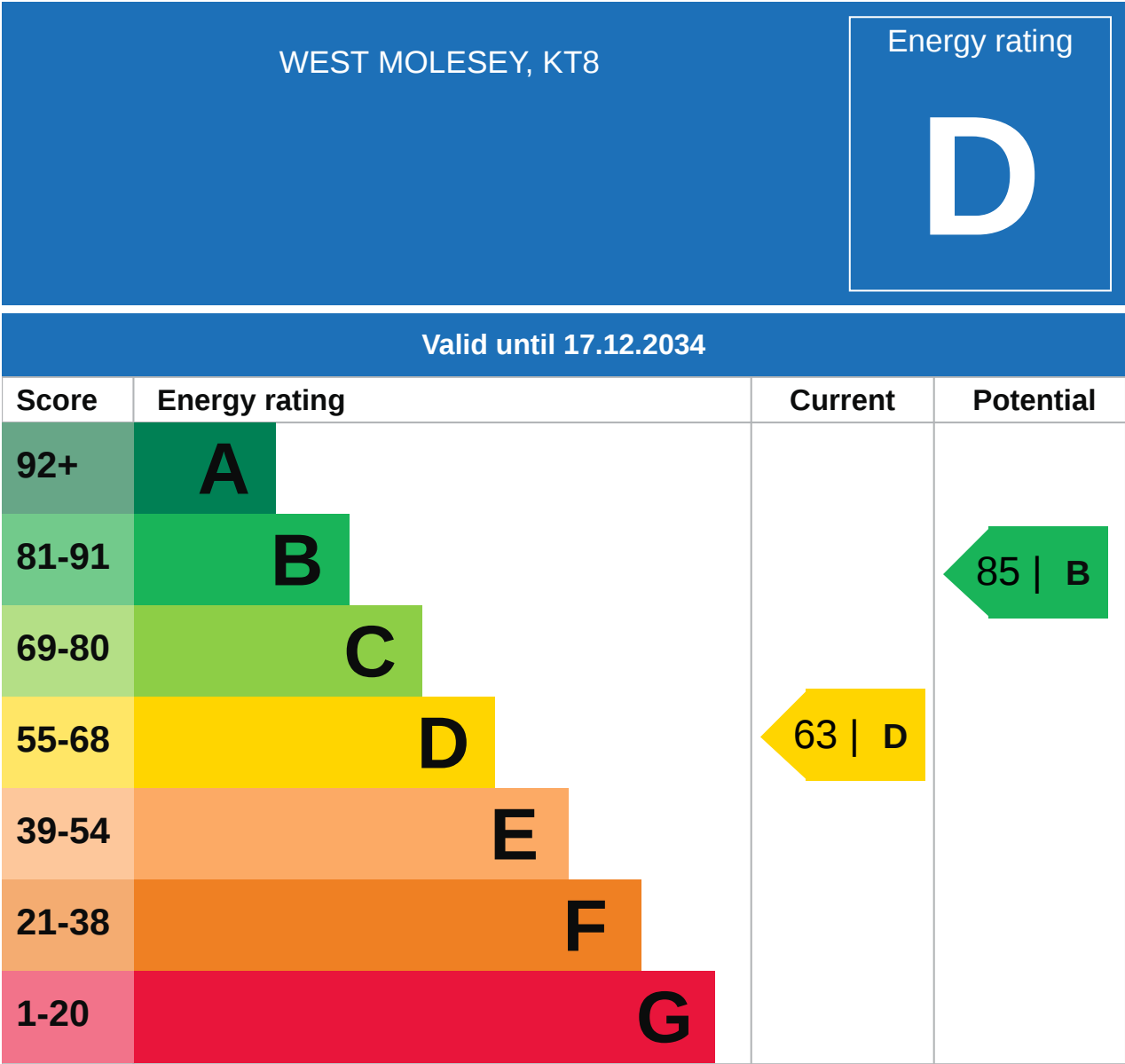
Berkeley Drive, Molesey, West Molesey KT8

Total area: approx. 69.4 sq. metres (747.2 sq. feet)



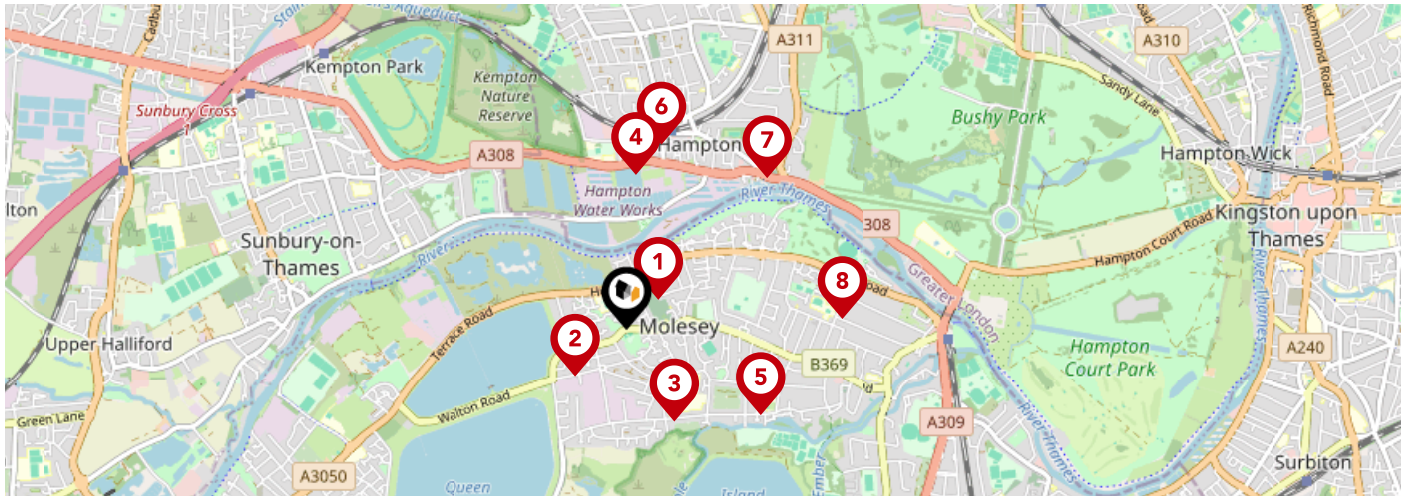
This floorplan is for illustrative guidance only and is not to drawn to scale. Whilst every attempt has been made to ensure accuracy, measurements are approximate and should not be relied upon as a matter of fact. Maximum dimensions are given excluding small alcoves, etc unless otherwise stated.

Property
EPC - Certificate

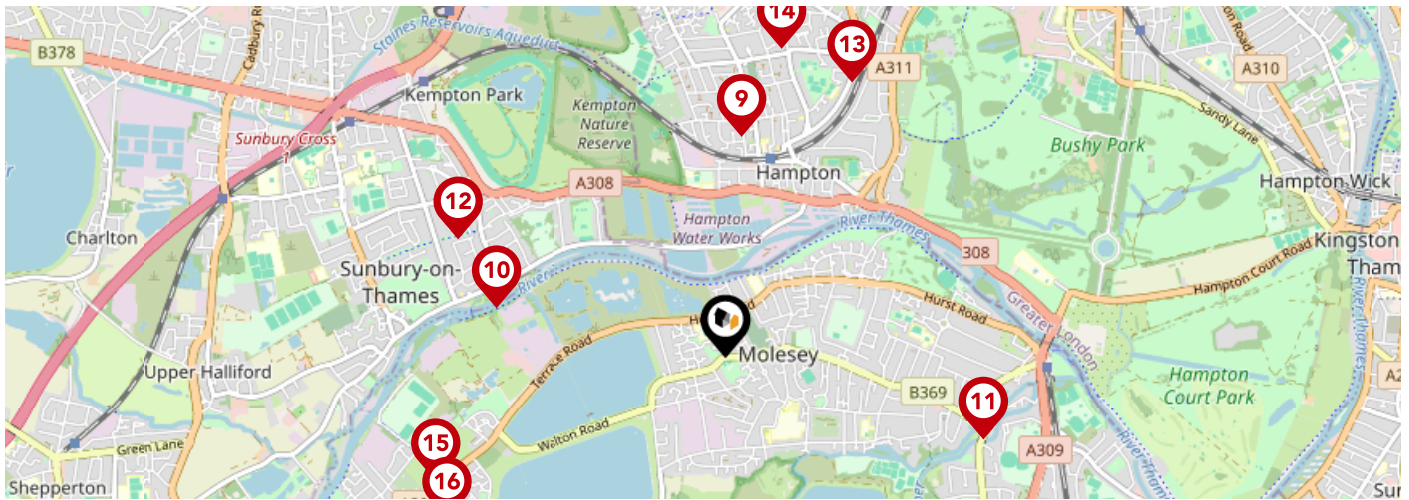


Additional EPC Data

Property Type:	Mid-terrace house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very 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 57% of fixed outlets
Lighting Energy:	Good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	68 m ²



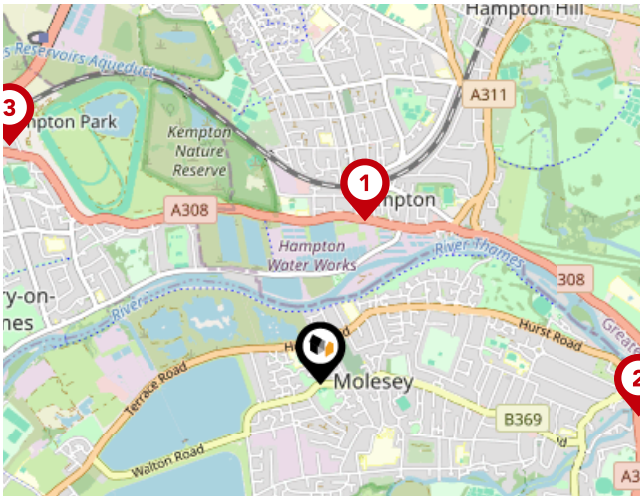
		Nursery	Primary	Secondary	College	Private
1	Hurst Park Primary Academy Ofsted Rating: Good Pupils: 438 Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	The Beech House School Ofsted Rating: Good Pupils: 4 Distance:0.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Chandlers Field Primary School Ofsted Rating: Good Pupils: 382 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Mary's Hampton Church of England Primary Ofsted Rating: Good Pupils: 170 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Alban's Catholic Primary School Ofsted Rating: Outstanding Pupils: 413 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Hampton Junior School Ofsted Rating: Good Pupils: 460 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Twickenham Preparatory School Ofsted Rating: Not Rated Pupils: 268 Distance:0.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Lawrence CofE Aided Junior School, East Molesey Ofsted Rating: Good Pupils: 300 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	Hampton Infant School and Nursery Ofsted Rating: Outstanding Pupils: 393 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Beauleclerc Infant and Nursery School Ofsted Rating: Good Pupils: 105 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	The Orchard Infant School Ofsted Rating: Good Pupils: 261 Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Chennestone Primary School Ofsted Rating: Good Pupils: 323 Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Carlisle Infant School Ofsted Rating: Good Pupils: 241 Distance:1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Jack and Jill School Ofsted Rating: Outstanding Pupils: 187 Distance:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Heathside Walton-on-Thames Ofsted Rating: Not Rated Pupils: 305 Distance:1.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Grovelands Primary School Ofsted Rating: Good Pupils: 508 Distance:1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

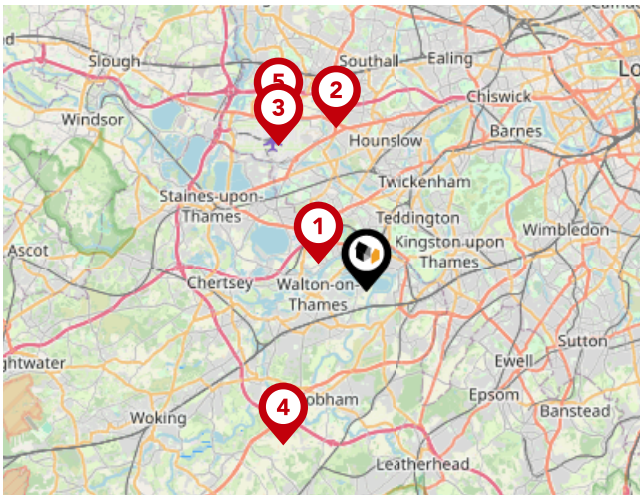
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Hampton (London) Rail Station	0.78 miles
2	Hampton Court Rail Station	1.48 miles
3	Kempton Park Rail Station	1.81 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J1	2.08 miles
2	M4 J3	6.11 miles
3	M4 J4A	6.27 miles
4	M25 J10	6.53 miles
5	M4 J4	7.09 miles

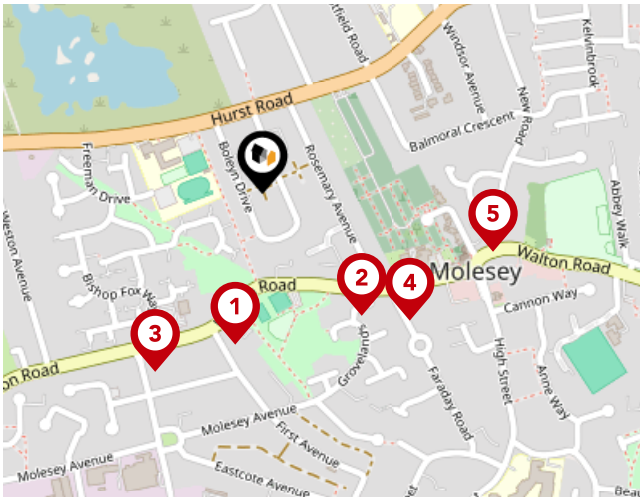


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport Terminal 4	4.89 miles
2	Heathrow Airport	5.83 miles
3	Gatwick Airport	19 miles
4	Leaves Green	18.41 miles

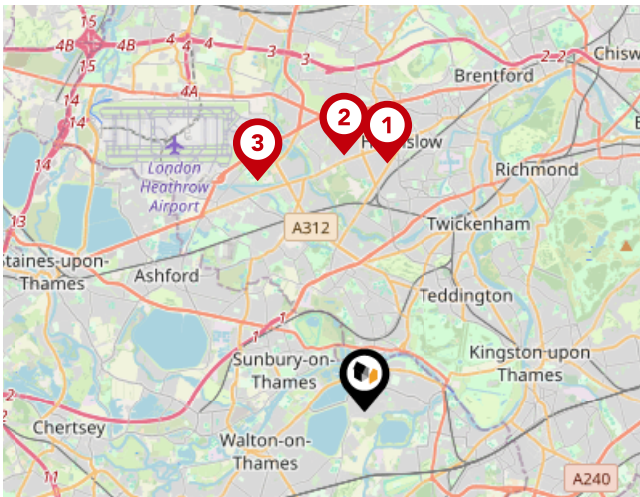
Area

Transport (Local)



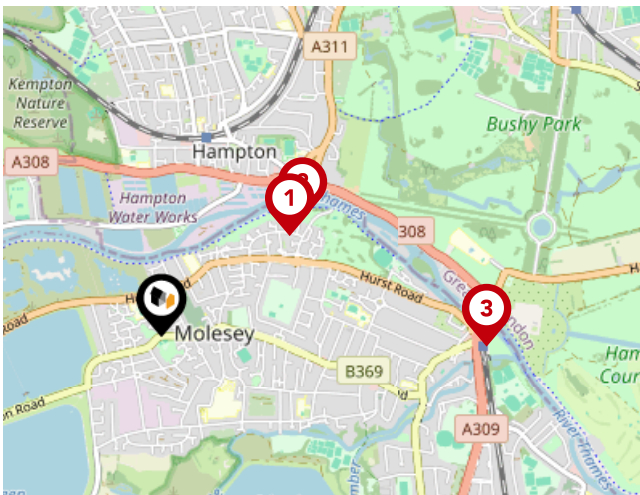
Bus Stops/Stations

Pin	Name	Distance
1	First Avenue	0.18 miles
2	Faraday Road	0.18 miles
3	First Avenue	0.24 miles
4	Faraday Road	0.23 miles
5	New Road	0.28 miles



Local Connections

Pin	Name	Distance
1	Hounslow Central Underground Station	4.62 miles
2	Hounslow West Underground Station	4.74 miles
3	Hatton Cross Underground Station	4.71 miles



Ferry Terminals

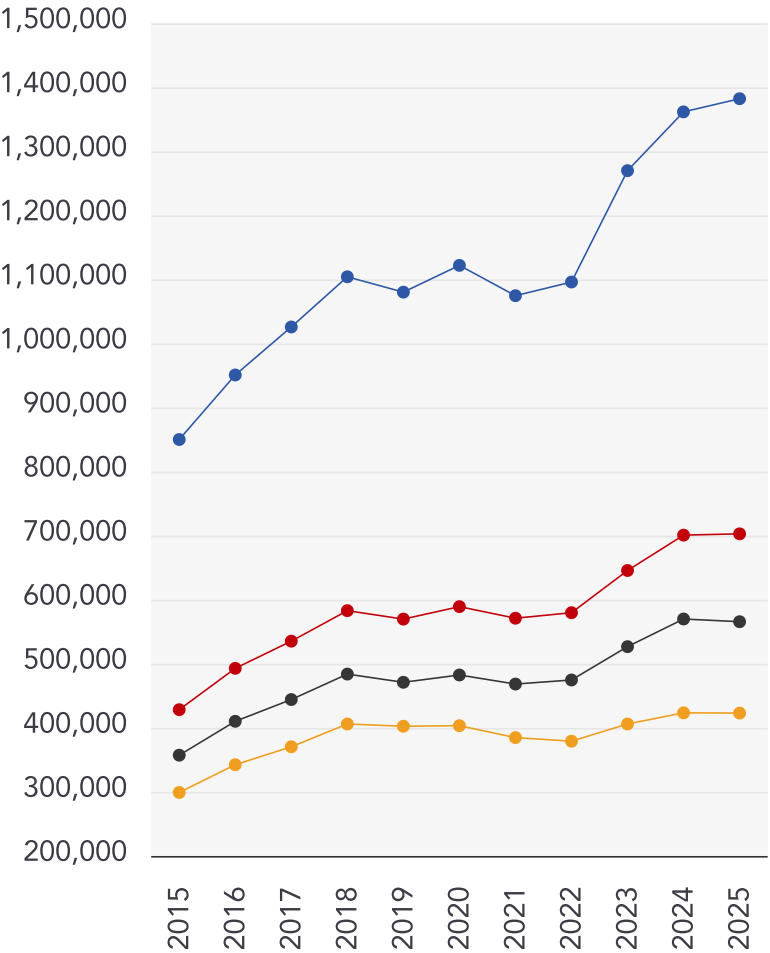
Pin	Name	Distance
1	Moulsey - Hurst Park Ferry Landing	0.76 miles
2	Hampton Ferry Landing	0.84 miles
3	Hampton Court Pier	1.51 miles

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

Example Agent

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We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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