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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 30th January 2025



NEW HAW ROAD, ADDLESTONE, KT15

Price Guide : £685,000

Example Agent

38 High Street Walton on Thames Surrey KT12 1DE

01932 221 331

andy@jamesneave.co.uk

www.exampleagent.com



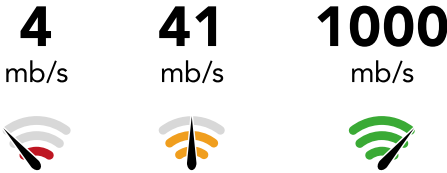


Property

Type:	Semi-Detached	Price Guide:	£685,000
Bedrooms:	4	Tenure:	Freehold
Floor Area:	1,517 ft ² / 141 m ²		
Plot Area:	0.09 acres		
Year Built :	Before 1900		
Council Tax :	Band C		
Annual Estimate:	£2,020		
Title Number:	SY80823		

Local Area

Local Authority:	Runnymede	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	No Risk	4	41	1000
• Surface Water	Low	mb/s	mb/s	mb/s



Mobile Coverage:	Satellite/Fibre TV Availability:
(based on calls indoors)	



Planning History

This Address



Planning records for: ***New Haw Road, Addlestone, KT15***

Reference - RU.13/0632	
Decision:	FINAL DECISION
Date:	18th June 2013
Description:	Erection of first floor side extension and two storey rear extension

Reference - RU.14/0540	
Decision:	FINAL DECISION
Date:	14th April 2014
Description:	Single storey rear extension







NEW HAW ROAD, ADDLESTONE, KT15



New Haw Road, Addlestone, KT15

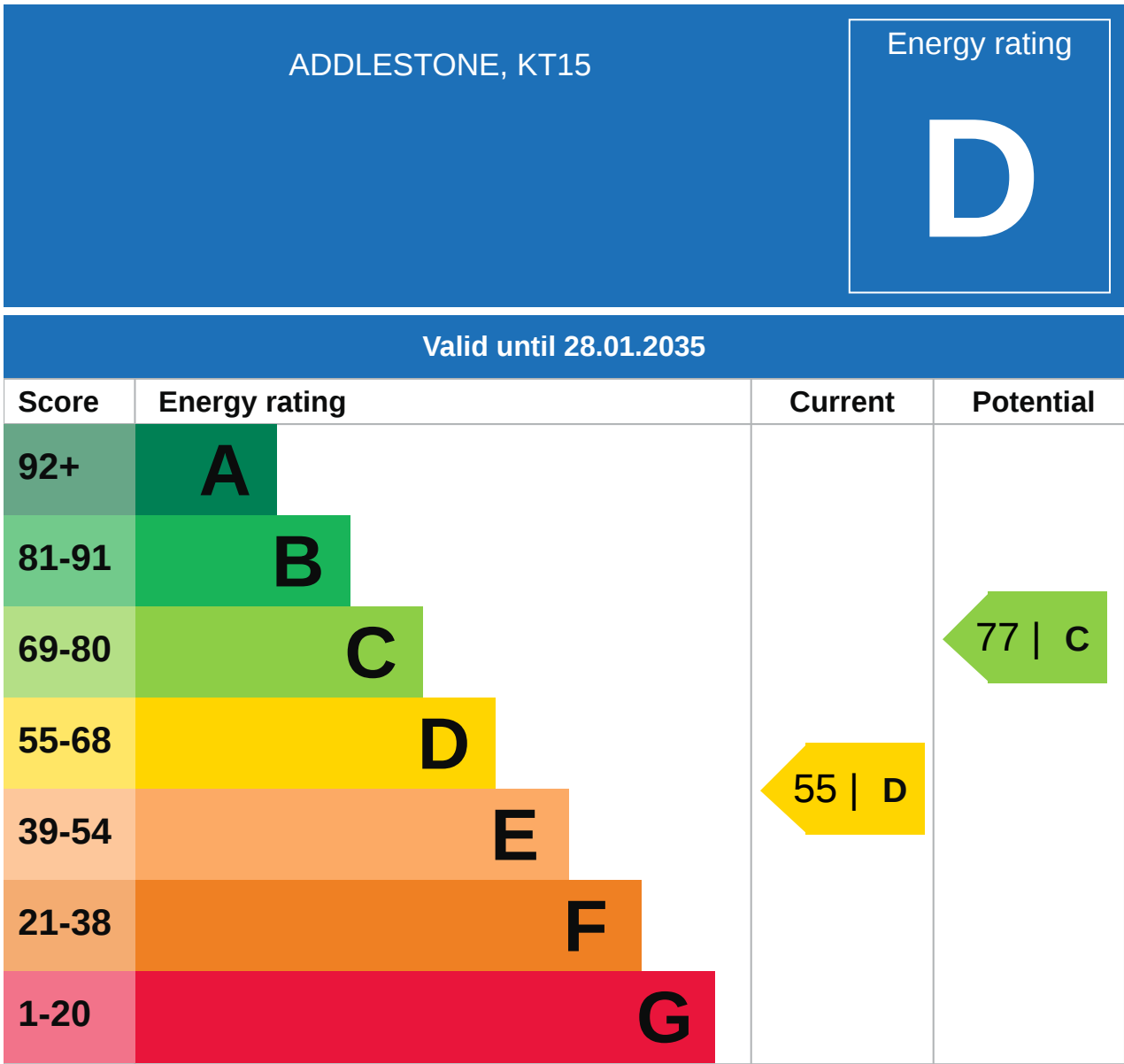
Total area: approx. 140.7 sq. metres (1514.2 sq. feet)



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.

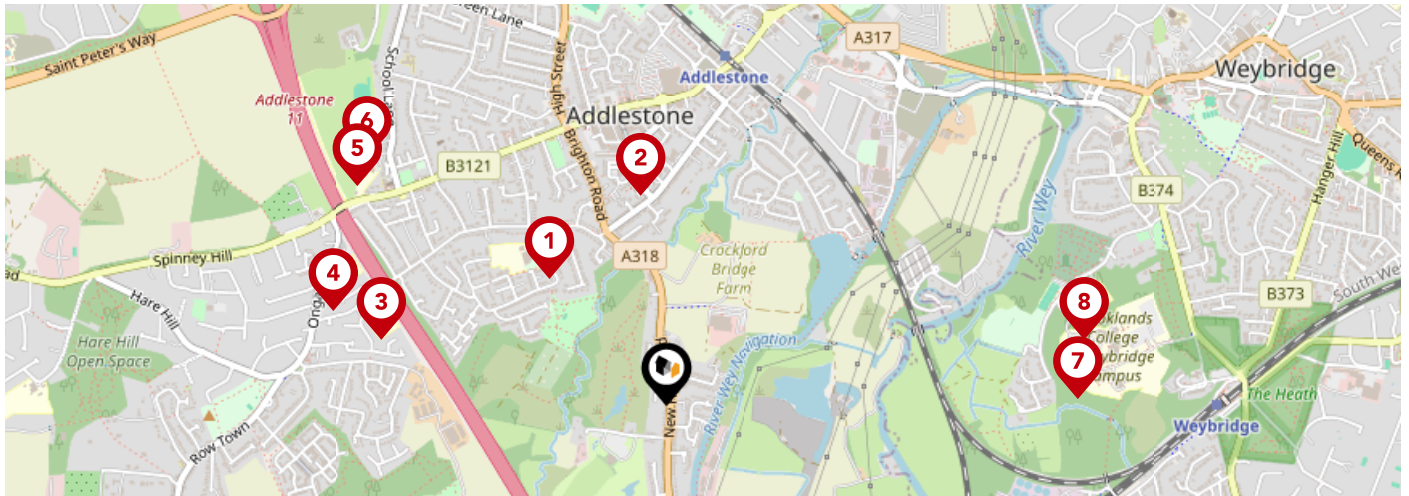
Property

EPC - Certificate



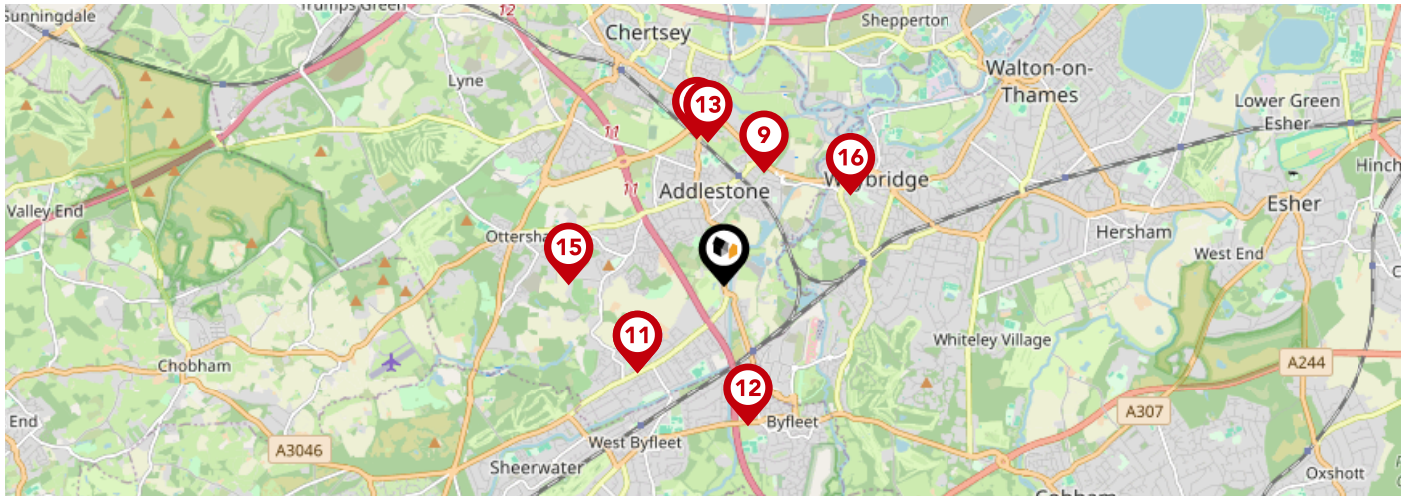
Additional EPC Data

Property Type:	Semi-detached house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and underfloor heating, mains gas
Main Heating Energy:	Average
Main Heating Controls:	Time and temperature zone control
Main Heating Controls Energy:	Very good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 83% of fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	141 m ²



		Nursery	Primary	Secondary	College	Private
1	Sayes Court School Ofsted Rating: Good Pupils: 244 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Darley Dene Primary School Ofsted Rating: Not Rated Pupils: 231 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Ongar Place Primary School Ofsted Rating: Good Pupils: 210 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Holy Family Catholic Primary School Ofsted Rating: Good Pupils: 219 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Jubilee High School Ofsted Rating: Good Pupils: 672 Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Paul's CofE Primary School Ofsted Rating: Good Pupils: 415 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Brooklands College Ofsted Rating: Good Pupils:0 Distance:0.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Heathside School Ofsted Rating: Good Pupils: 1262 Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

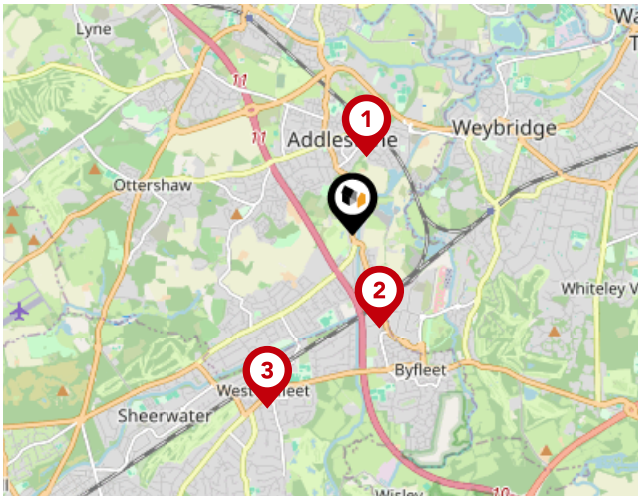
Area Schools






		Nursery	Primary	Secondary	College	Private
9	St George's College Weybridge Ofsted Rating: Not Rated Pupils: 1043 Distance:1.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	New Haw Community Junior School Ofsted Rating: Outstanding Pupils: 360 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	The Grange Community Infant School Ofsted Rating: Good Pupils: 254 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Byfleet Primary School Ofsted Rating: Good Pupils: 192 Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Philip Southcote School Ofsted Rating: Good Pupils: 238 Distance:1.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Chertsey High School Ofsted Rating: Good Pupils: 876 Distance:1.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Ottershaw Christ Church Church of England Infant School Ofsted Rating: Good Pupils: 208 Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	St Charles Borromeo Catholic Primary School, Weybridge Ofsted Rating: Good Pupils: 238 Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

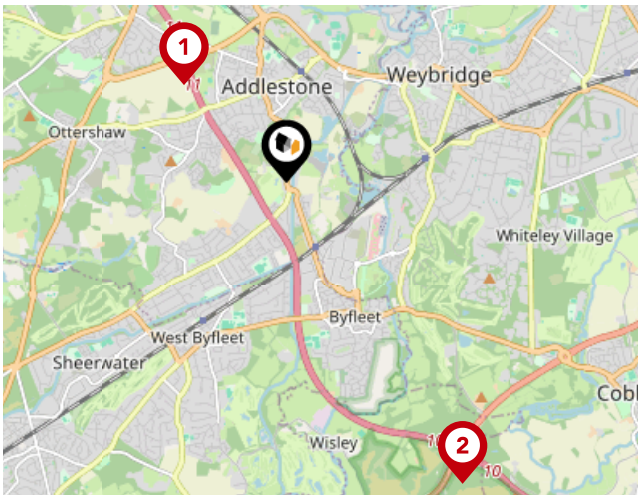
Area

Transport (National)








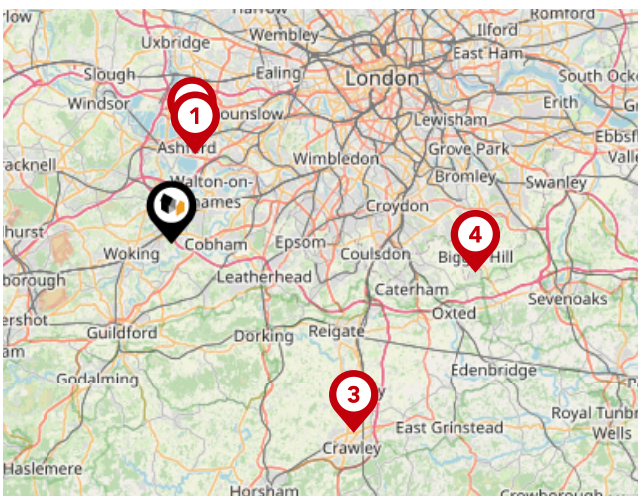
National Rail Stations

Pin	Name	Distance
	Addlestone Rail Station	0.74 miles
	Byfleet & New Haw Rail Station	0.9 miles
	West Byfleet Rail Station	1.79 miles







Trunk Roads/Motorways

Pin	Name	Distance
	M25 J11	1.31 miles
	M25 J10	3.24 miles
	M25 J12	3.39 miles
	M3 J2	3.47 miles
	M3 J1	4.91 miles

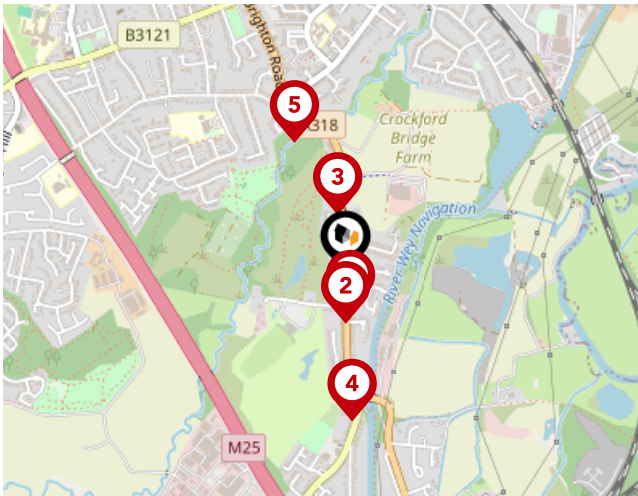


Airports/Helipads

Pin	Name	Distance
	Heathrow Airport Terminal 4	6.96 miles
	Heathrow Airport	7.89 miles
	Gatwick Airport	19.41 miles
	Leaves Green	22.6 miles

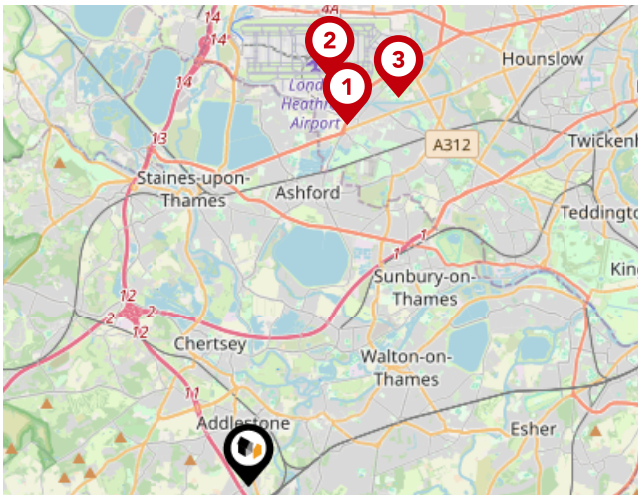
Area

Transport (Local)



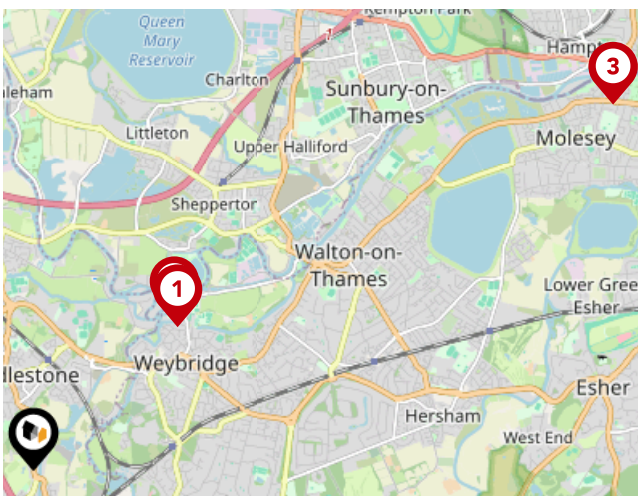
Bus Stops/Stations

Pin	Name	Distance
1	Bates Walk	0.09 miles
2	Bates Walk	0.11 miles
3	Westerham Close	0.14 miles
4	White Hart	0.34 miles
5	Crockford Park Road	0.33 miles



Local Connections

Pin	Name	Distance
1	Heathrow Terminal 4 Underground Station	6.95 miles
2	Heathrow Terminals 1-2-3 Underground Station	7.69 miles
3	Hatton Cross Underground Station	7.72 miles



Ferry Terminals

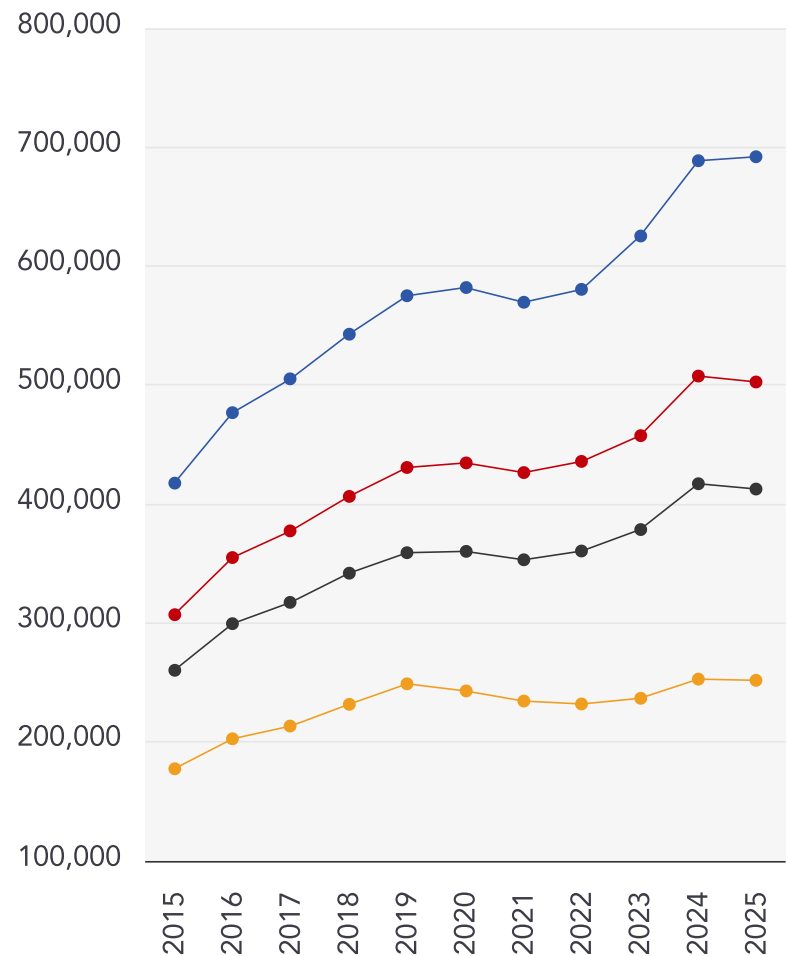
Pin	Name	Distance
1	Weybridge Ferry Landing	1.89 miles
2	Shepperton Ferry Landing	1.92 miles
3	Moulsey - Hurst Park Ferry Landing	6.35 miles

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

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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Example Agent

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

