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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 05th February 2025



STUART AVENUE, WALTON-ON-THAMES, KT12

Asking Price : £785,000

Example Agent

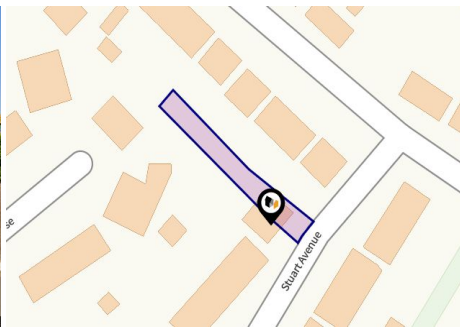
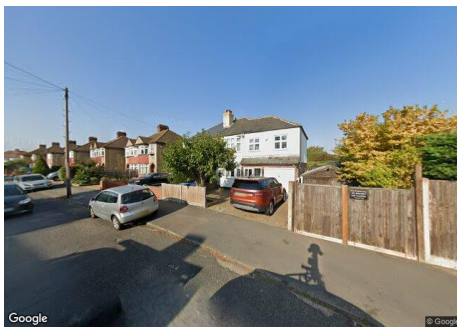
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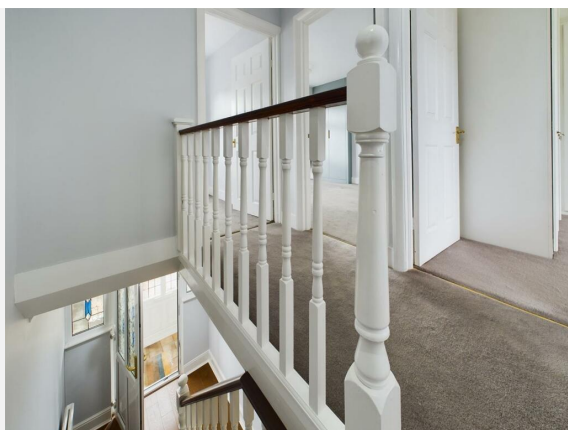
Property

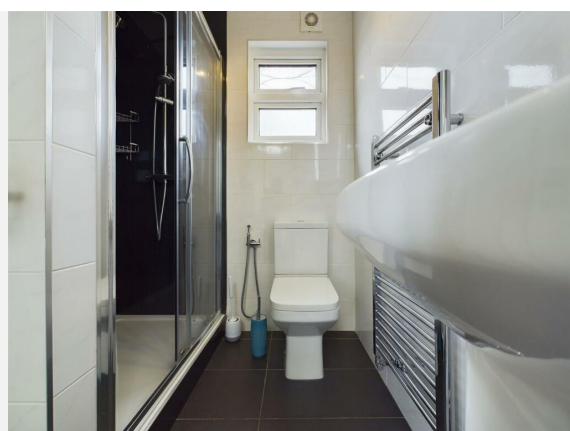
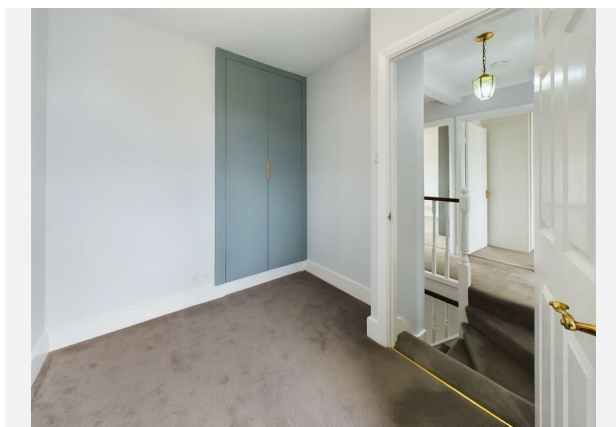
Type:	Semi-Detached	Asking Price:	£785,000
Bedrooms:	4	Tenure:	Freehold
Floor Area:	1,334 ft ² / 124 m ²		
Plot Area:	0.11 acres		
Year Built :	1930-1949		
Council Tax :	Band E		
Annual Estimate:	£2,852		
Title Number:	SY204111		

Local Area

Local Authority:	Elmbridge	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Medium	5	80	1000
• Surface Water	High	mb/s	mb/s	mb/s

Mobile Coverage:				Satellite/Fibre TV Availability:		
(based on calls indoors)						
O ₂	E	3	O	BT	sky	Virgin media

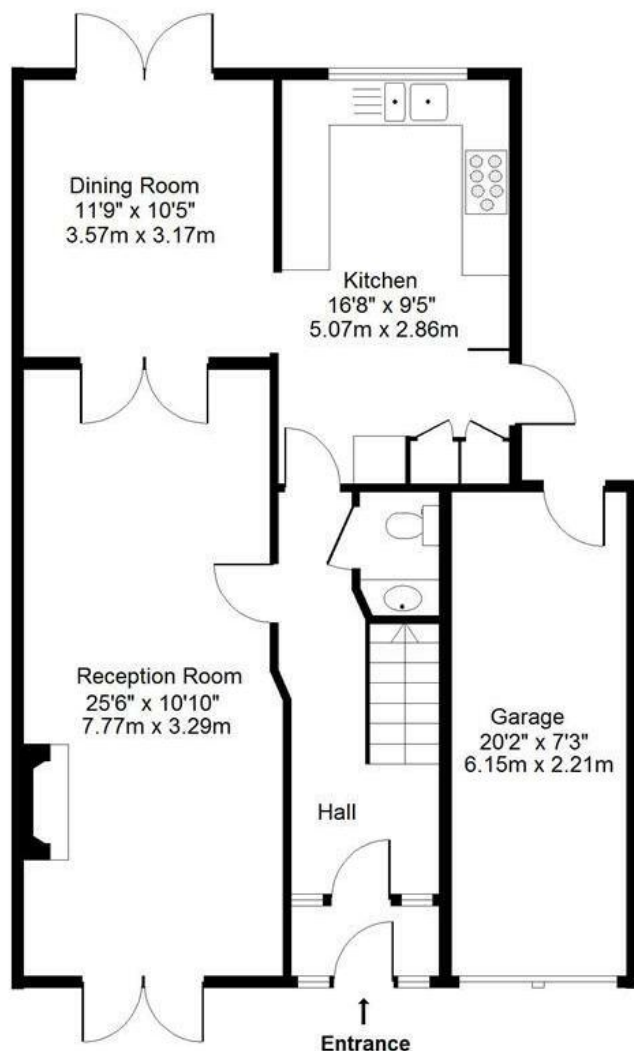




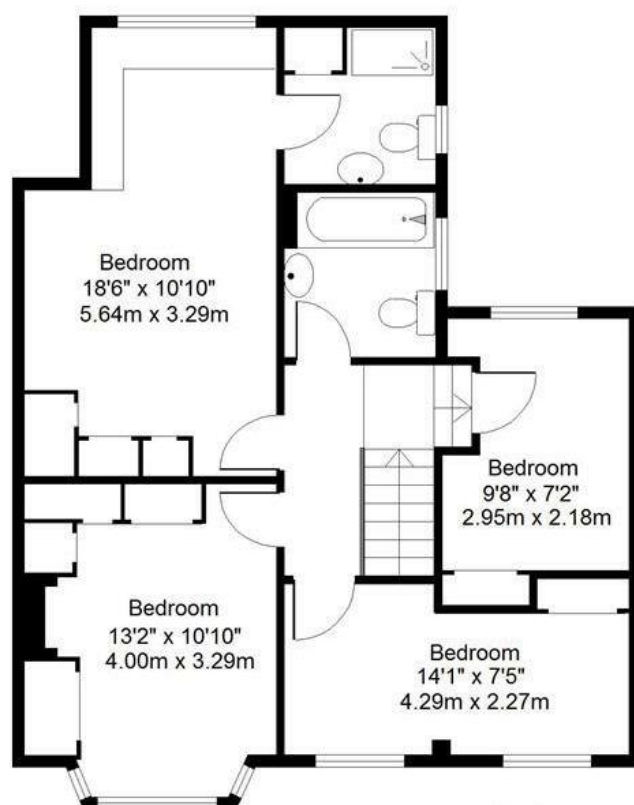


STUART AVENUE, WALTON-ON-THAMES, KT12

Ground Floor



First Floor

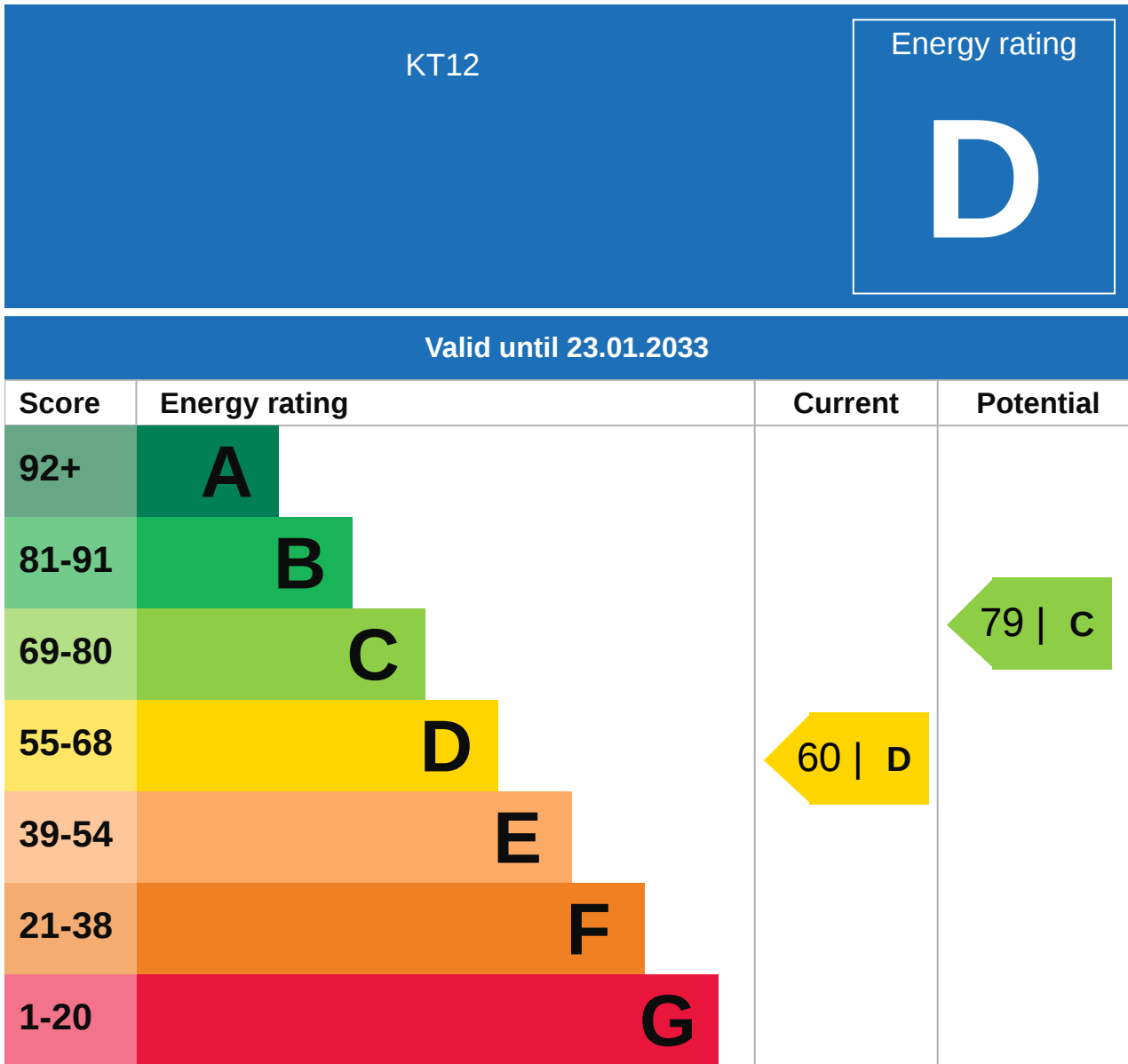


Not to scale

Approximate Gross Internal Floor Area:
140m sq (1,508sq ft)
House: 126m sq (1,358sq ft) Garage: 14m sq (150sq ft)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for initial guidance and should not be relied on as a basis of valuation.

Property EPC - Certificate

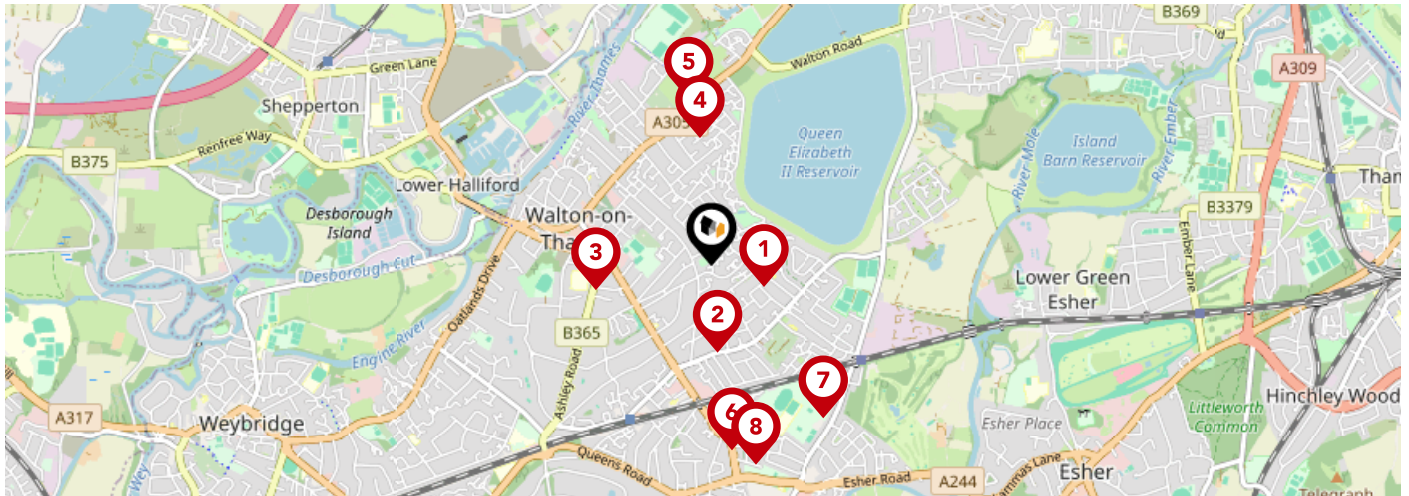


Property

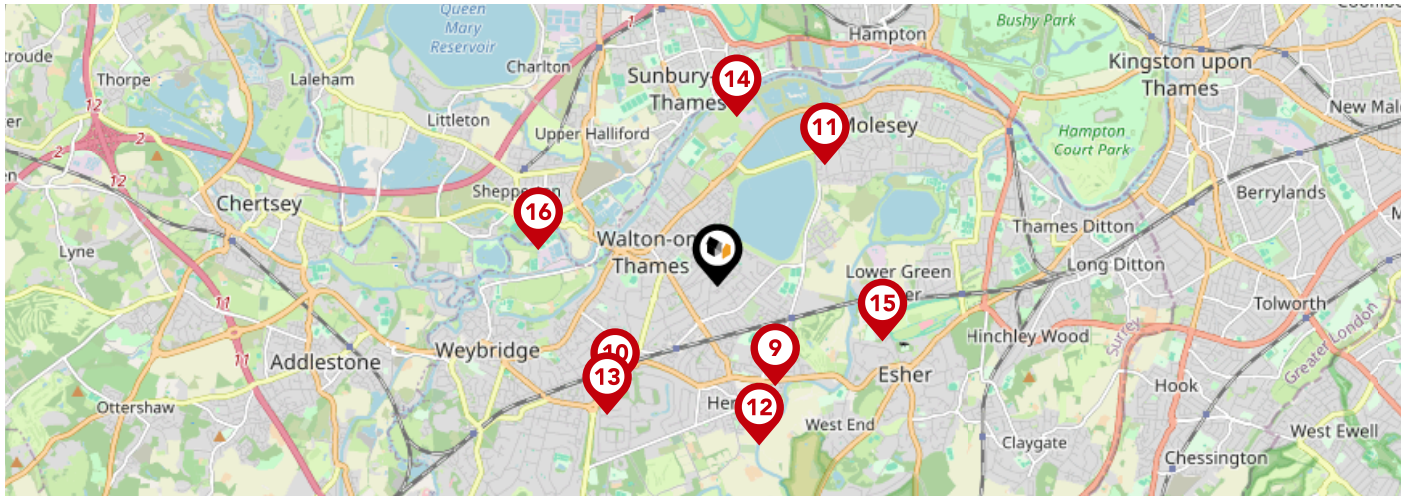
EPC - Additional Data

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 installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 75 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:	124 m ²



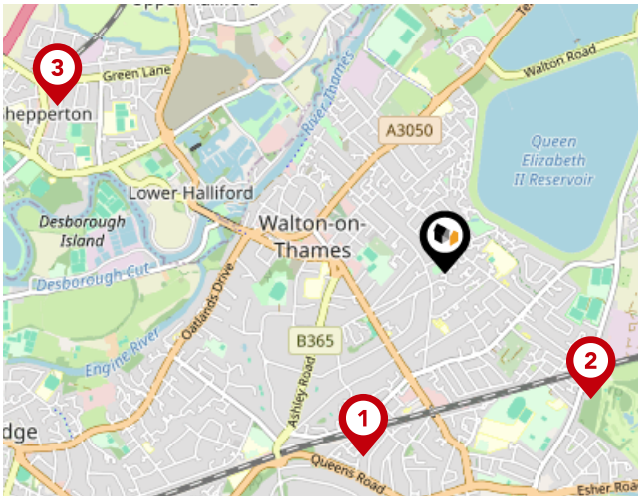
		Nursery	Primary	Secondary	College	Private
1	Walton Oak Primary School Ofsted Rating: Good Pupils: 428 Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	The Danesfield Manor School Ofsted Rating: Not Rated Pupils: 146 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Ashley Church of England Primary School Ofsted Rating: Good Pupils: 564 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Grovelands Primary School Ofsted Rating: Good Pupils: 508 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Heathside Walton-on-Thames Ofsted Rating: Not Rated Pupils: 305 Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Three Rivers Academy Ofsted Rating: Good Pupils: 1457 Distance:0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Cardinal Newman Catholic Primary School Ofsted Rating: Good Pupils: 410 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Bell Farm Primary School Ofsted Rating: Good Pupils: 671 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	North East Surrey Secondary Short Stay School Ofsted Rating: Good Pupils: 18 Distance:1.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Cleves School Ofsted Rating: Outstanding Pupils: 720 Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	The Beech House School Ofsted Rating: Good Pupils: 4 Distance:1.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Burhill Primary School Ofsted Rating: Good Pupils: 578 Distance:1.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Walton Leigh School Ofsted Rating: Outstanding Pupils: 86 Distance:1.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Beaulerc Infant and Nursery School Ofsted Rating: Good Pupils: 105 Distance:1.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Esher Church of England High School Ofsted Rating: Good Pupils: 1172 Distance:1.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Halliford School Ofsted Rating: Not Rated Pupils: 461 Distance:1.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

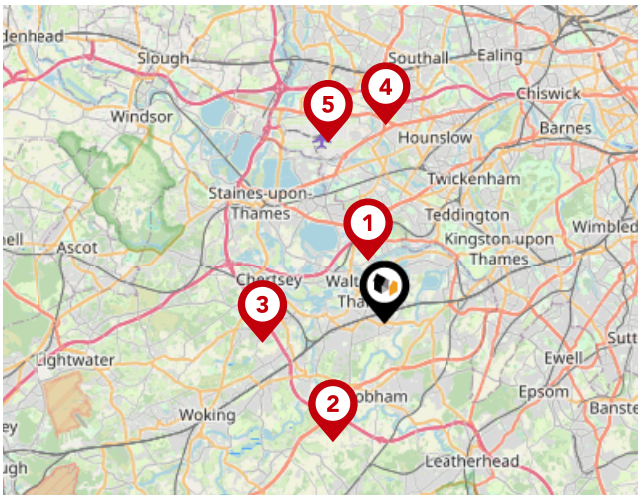
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Walton-on-Thames Rail Station	0.93 miles
2	Hersham Rail Station	0.89 miles
3	Shepperton Rail Station	1.95 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J1	2.42 miles
2	M25 J10	4.77 miles
3	M25 J11	4.53 miles
4	M4 J3	7.33 miles
5	M4 J4A	6.99 miles

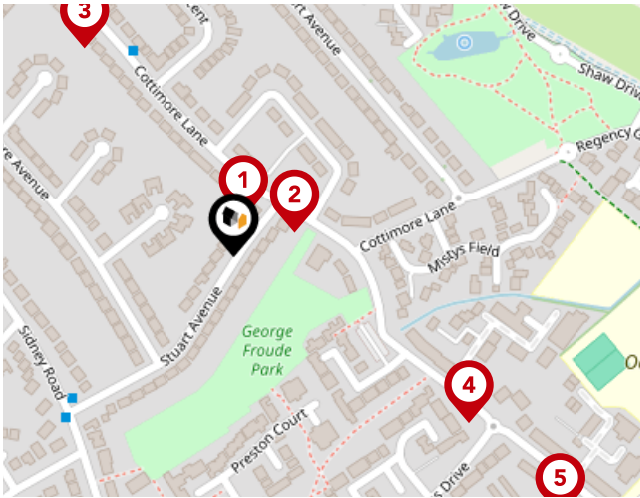


Airports/Helipads






Pin	Name	Distance
1	Heathrow Airport Terminal 4	5.48 miles
2	Heathrow Airport	6.5 miles
3	Gatwick Airport	18.45 miles
4	Leaves Green	19.3 miles

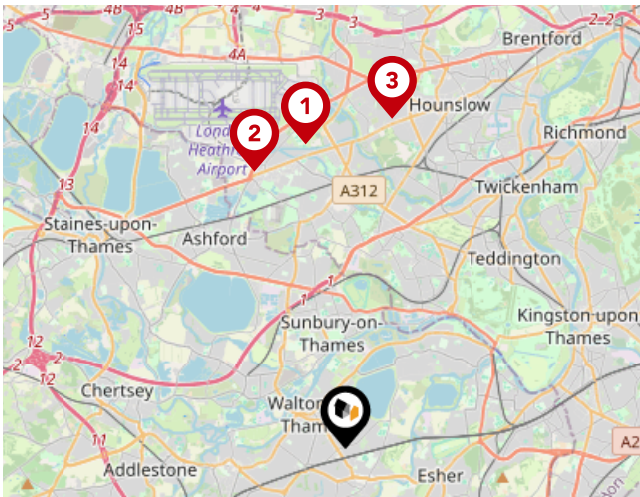
Area

Transport (Local)






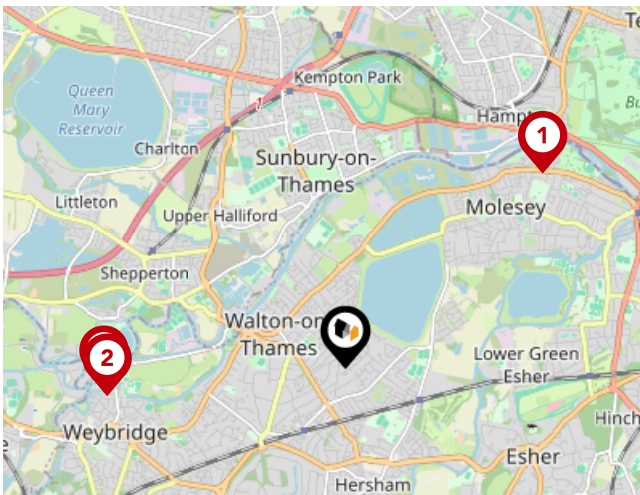
Bus Stops/Stations

Pin	Name	Distance
	Stuart Avenue	0.02 miles
	Stuart Avenue	0.04 miles
	Cottimore Crescent	0.15 miles
	St Johns Drive	0.17 miles
	St Johns Drive	0.24 miles






Local Connections

Pin	Name	Distance
	Hatton Cross Underground Station	5.67 miles
	Heathrow Terminal 4 Underground Station	5.39 miles
	Hounslow West Underground Station	6.13 miles



Ferry Terminals

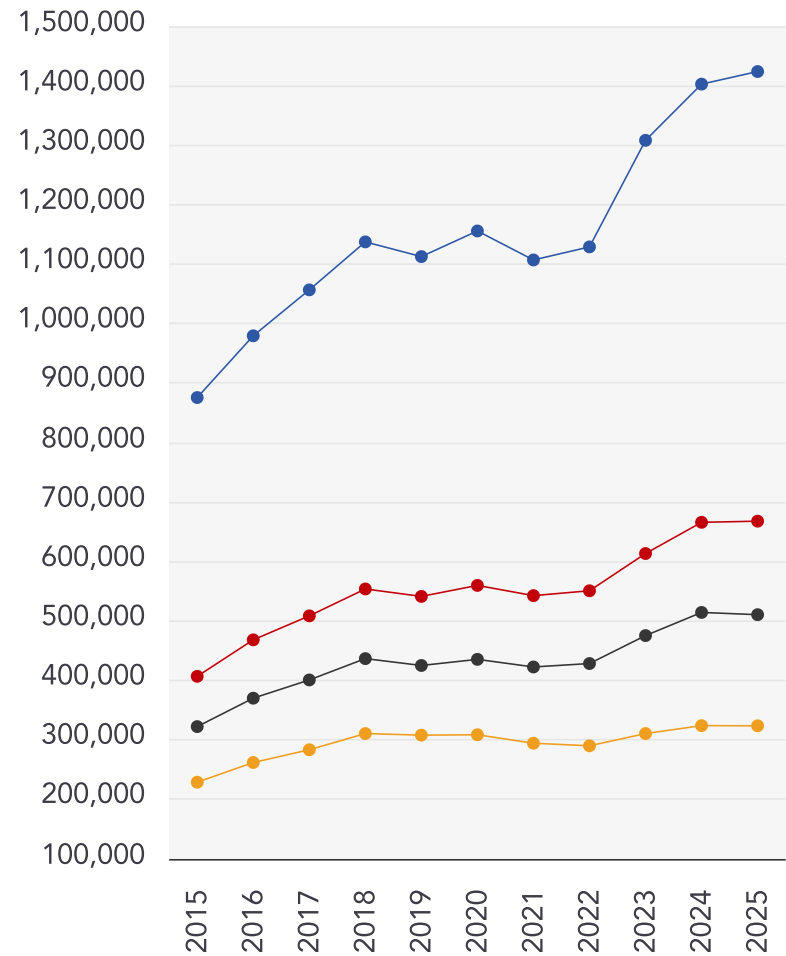
Pin	Name	Distance
	Moulsey - Hurst Park Ferry Landing	2.57 miles
	Weybridge Ferry Landing	2.22 miles
	Shepperton Ferry Landing	2.23 miles

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

About Us



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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