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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 14th February 2025



ONGAR ROAD, ADDLESTONE, KT15

Asking Price : £525,000

Example Agent

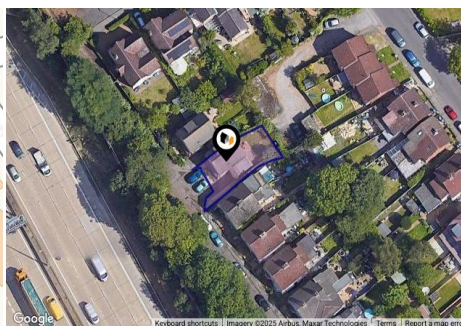
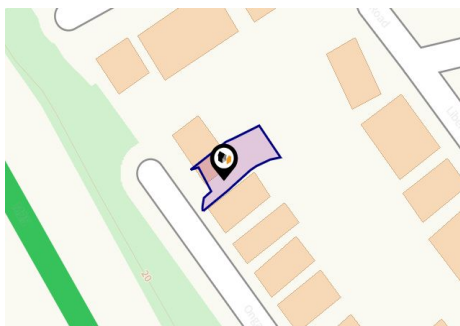
38 High Street Walton on Thames Surrey KT12 1DE

01932 221 331

andy@jamesneave.co.uk

www.exampleagent.com





Property

| | |
|------------------|--|
| Type: | Semi-Detached |
| Bedrooms: | 4 |
| Floor Area: | 1,162 ft ² / 108 m ² |
| Plot Area: | 0.05 acres |
| Year Built : | 2007 |
| Council Tax : | Band A |
| Annual Estimate: | £1,515 |
| Title Number: | SY766558 |

| | |
|---------------|----------|
| Asking Price: | £525,000 |
| Tenure: | Freehold |

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

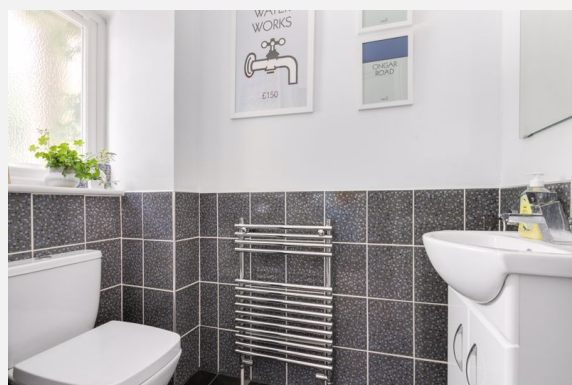
| | | |
|------|------|------|
| 4 | 67 | 1000 |
| mb/s | mb/s | mb/s |
| | | |

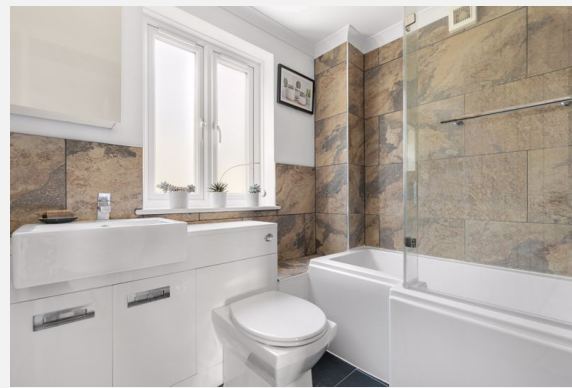
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:









ONGAR ROAD, ADDLESTONE, KT15



Ongar Road, Addlestone, KT15

Total internal area: approx. 121.3 sq. metres (1306.2 sq. feet)

Internal area (excluding garage): approx. 116.1 sq. metres (1249.2 sq. feet)



This floorplan shows maximum dimensions, excluding small alcoves etc. unless otherwise stated. Measurements are approximate and are given as a guide only. They are not intended to be used for carpet sizes, window furnishings, appliance sizes, or items of furniture.

Property EPC - Certificate

JAMES NEAVE
THE ESTATE AGENTS

ADDLESTONE, KT15

Energy rating

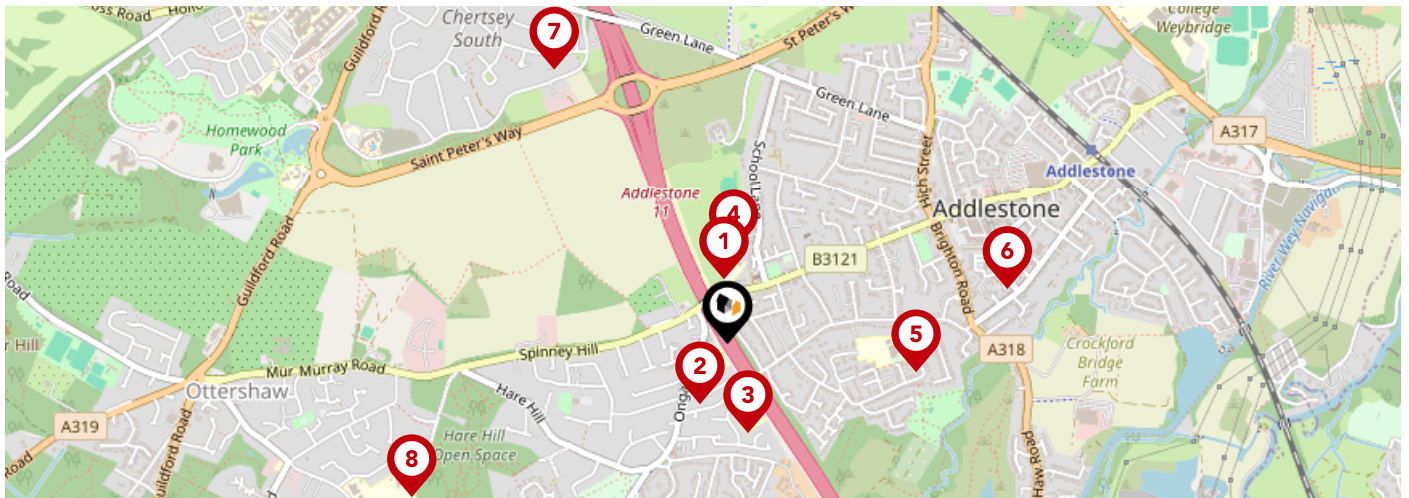
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Valid until 07.02.2022

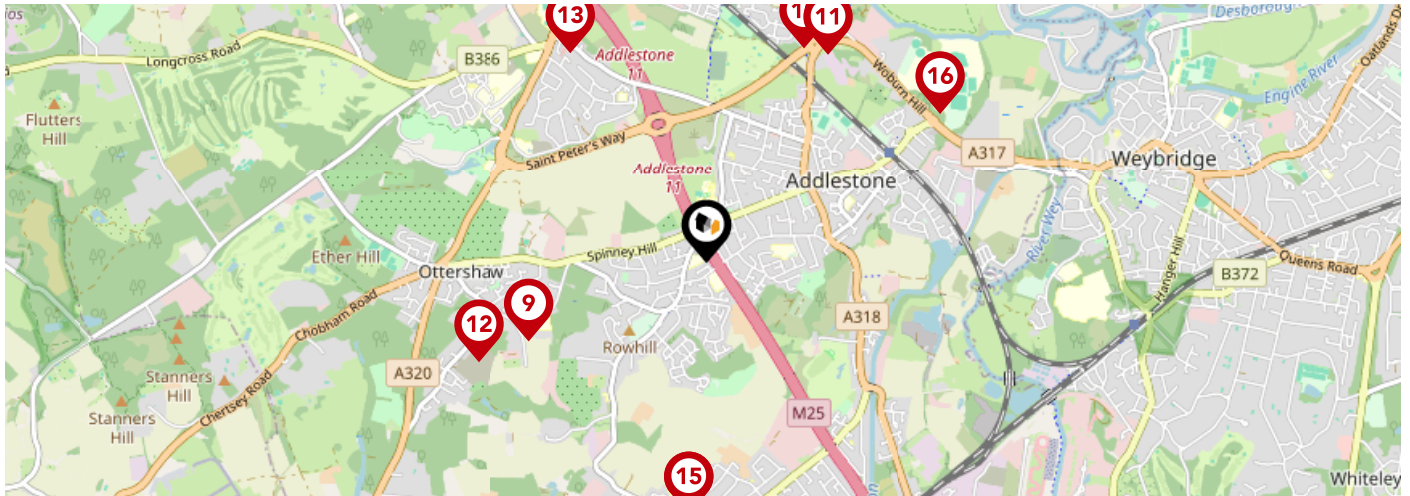
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 75 c | 75 c |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Additional EPC Data

| | |
|--------------------------------------|---|
| Property Type: | Detached house |
| Walls: | Cavity wall, as built, insulated (assumed) |
| Walls Energy: | Good |
| Roof: | Pitched, 100 mm loft insulation |
| Roof Energy: | Average |
| Window: | Fully double glazed |
| Window Energy: | Good |
| 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 94% of fixed outlets |
| Lighting Energy: | Very good |
| Floors: | Solid, insulated (assumed) |
| Secondary Heating: | None |
| Total Floor Area: | 108 m ² |



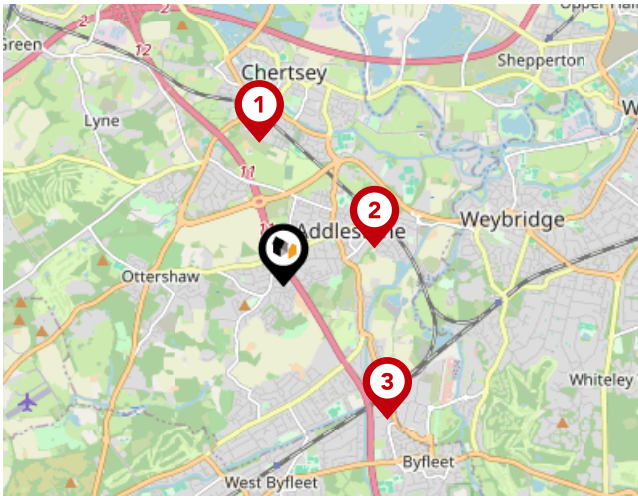
| | | Nursery | Primary | Secondary | College | Private |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Jubilee High School Ofsted Rating: Good Pupils: 672 Distance:0.15 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Holy Family Catholic Primary School Ofsted Rating: Good Pupils: 219 Distance:0.15 | <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:0.21 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | St Paul's CofE Primary School Ofsted Rating: Good Pupils: 415 Distance:0.21 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Sayes Court School Ofsted Rating: Good Pupils: 244 Distance:0.44 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Darley Dene Primary School Ofsted Rating: Not Rated Pupils: 231 Distance:0.66 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Meadowcroft Community Infant School Ofsted Rating: Good Pupils: 86 Distance:0.75 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Ottershaw Christ Church Church of England Infant School Ofsted Rating: Good Pupils: 208 Distance:0.81 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



| | | Nursery | Primary | Secondary | College | Private |
|-----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 9 | Ottershaw Christ Church Church of England Junior School Ofsted Rating: Good Pupils: 235 Distance:0.9 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 10 | Chertsey High School Ofsted Rating: Good Pupils: 876 Distance:1.09 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 11 | Philip Southcote School Ofsted Rating: Good Pupils: 238 Distance:1.12 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 12 | Meath School Ofsted Rating: Outstanding Pupils: 71 Distance:1.15 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 13 | Salesian School, Chertsey Ofsted Rating: Outstanding Pupils: 1849 Distance:1.16 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 14 | The Grange Community Infant School Ofsted Rating: Good Pupils: 254 Distance:1.17 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 15 | New Haw Community Junior School Ofsted Rating: Outstanding Pupils: 360 Distance:1.17 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 16 | St George's College Weybridge Ofsted Rating: Not Rated Pupils: 1043 Distance:1.28 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

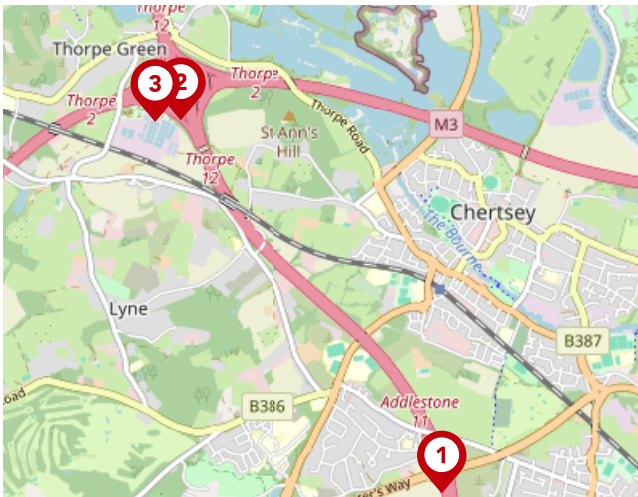
Area

Transport (National)



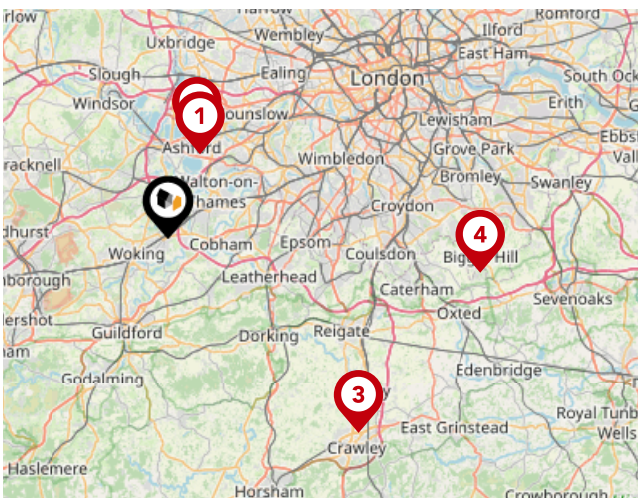
National Rail Stations

| Pin | Name | Distance |
|-----|--------------------------------|------------|
| 1 | Chertsey Rail Station | 1.35 miles |
| 2 | Addlestone Rail Station | 0.92 miles |
| 3 | Byfleet & New Haw Rail Station | 1.56 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|---------|------------|
| 1 | M25 J11 | 0.59 miles |
| 2 | M25 J12 | 2.69 miles |
| 3 | M3 J2 | 2.75 miles |
| 4 | M25 J10 | 3.93 miles |
| 5 | M25 J13 | 5.37 miles |

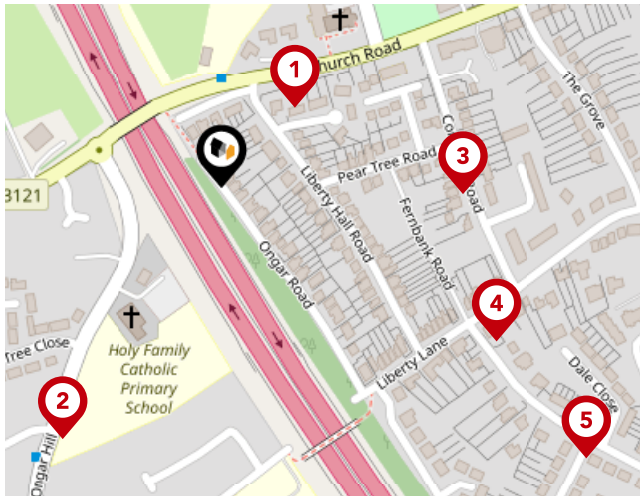


Airports/Helipads

| Pin | Name | Distance |
|-----|-----------------------------|-------------|
| 1 | Heathrow Airport Terminal 4 | 6.83 miles |
| 2 | Heathrow Airport | 7.71 miles |
| 3 | Gatwick Airport | 20.16 miles |
| 4 | Leaves Green | 23.34 miles |

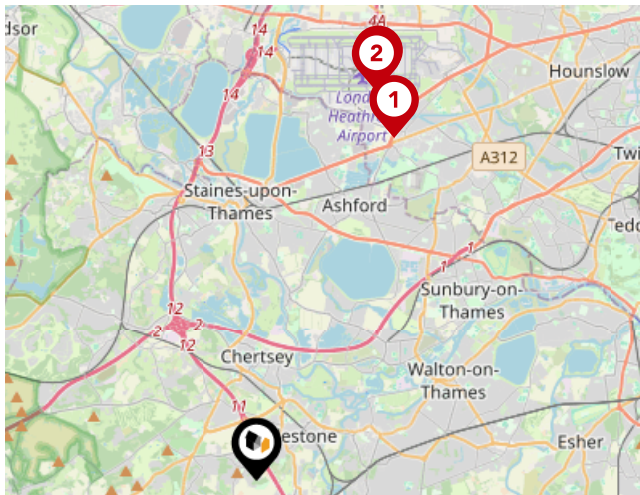
Area

Transport (Local)



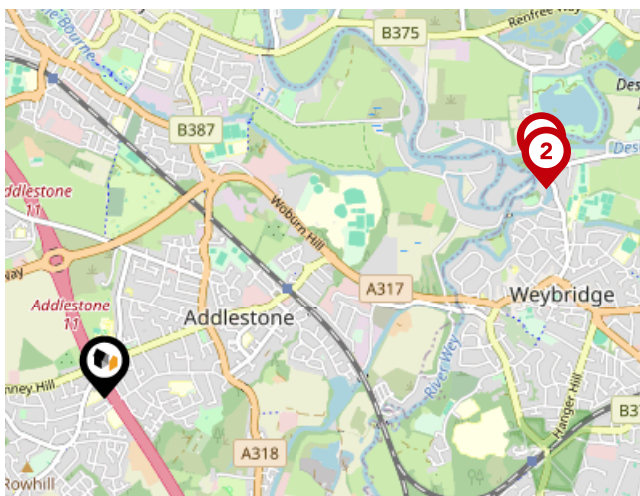
Bus Stops/Stations

| Pin | Name | Distance |
|-----|------------------|------------|
| 1 | St Paul's Church | 0.06 miles |
| 2 | Ongar Close | 0.17 miles |
| 3 | Conquest Road | 0.14 miles |
| 4 | Fernbank Road | 0.18 miles |
| 5 | Dale Close | 0.26 miles |



Local Connections

| Pin | Name | Distance |
|-----|--|------------|
| 1 | Heathrow Terminal 4 Underground Station | 6.83 miles |
| 2 | Heathrow Terminals 1-2-3 Underground Station | 7.51 miles |
| 3 | Heathrow Terminals 2 & 3 Underground Station | 7.58 miles |



Ferry Terminals

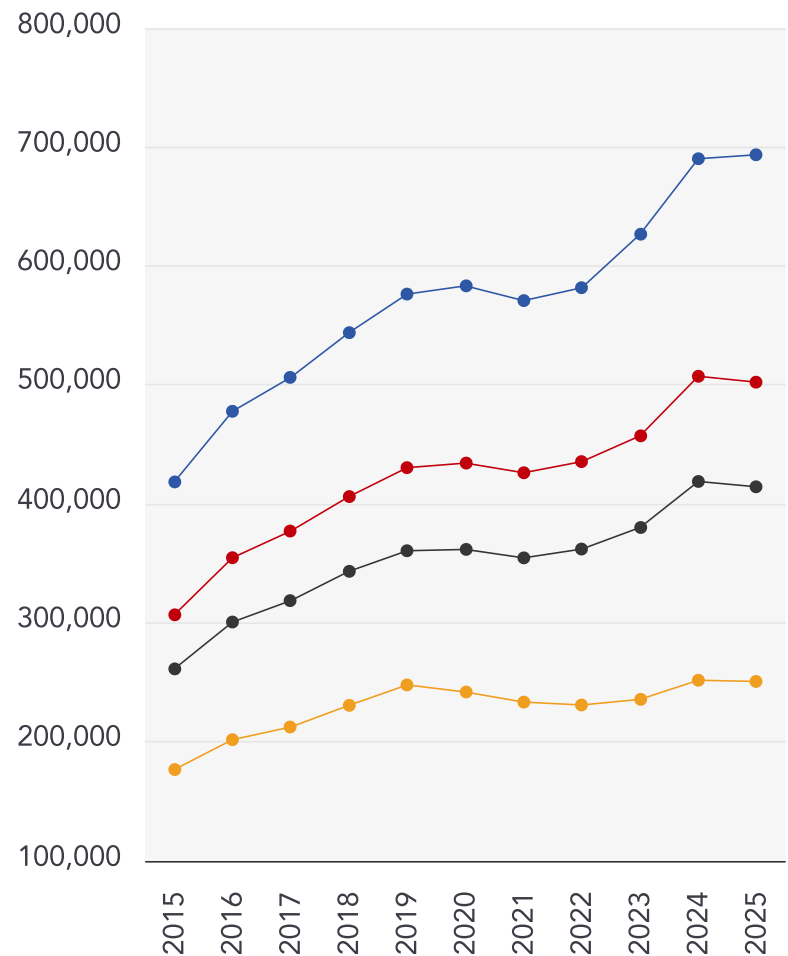
| Pin | Name | Distance |
|-----|------------------------------------|------------|
| 1 | Shepperton Ferry Landing | 2.27 miles |
| 2 | Weybridge Ferry Landing | 2.26 miles |
| 3 | Moulsey - Hurst Park Ferry Landing | 6.79 miles |

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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