

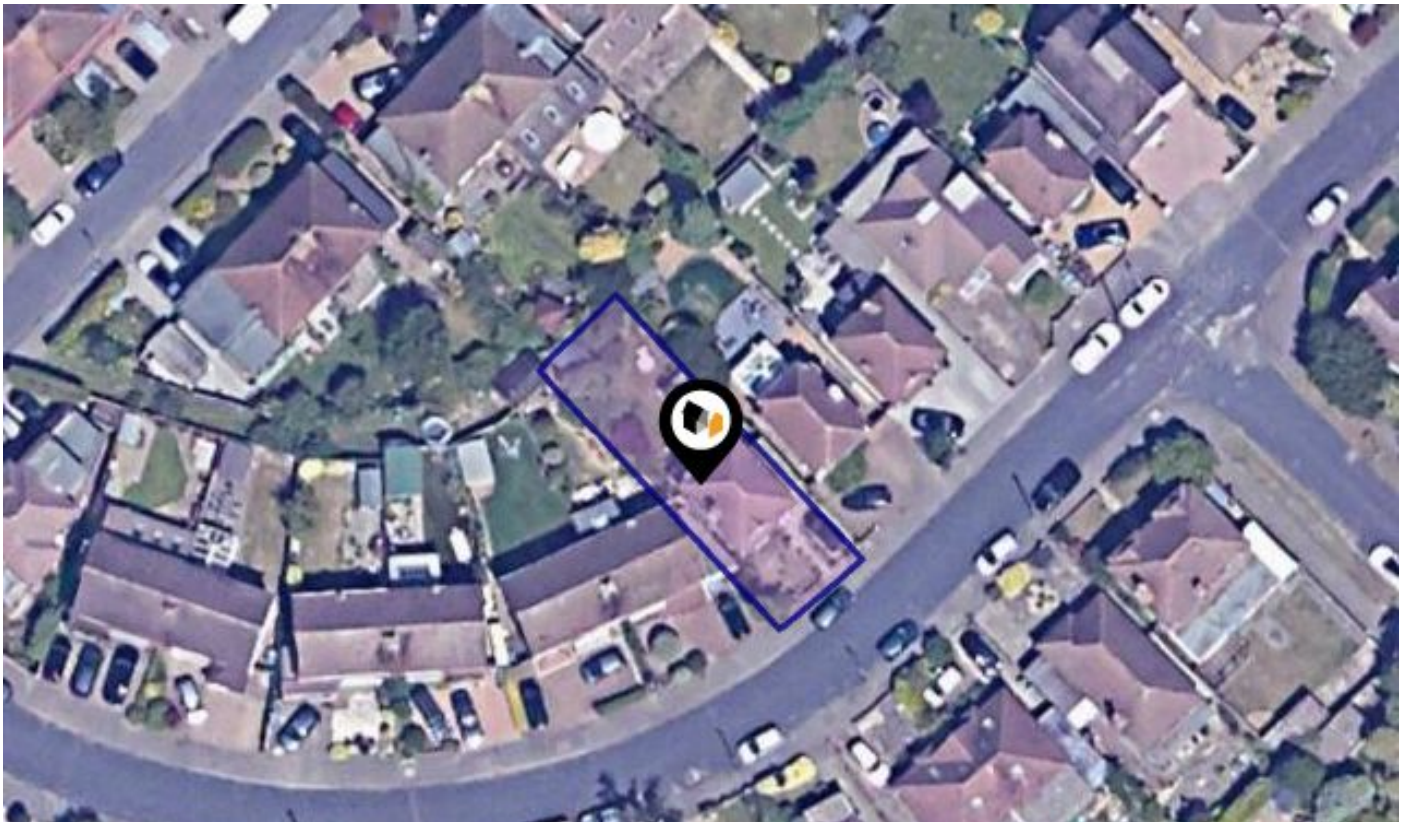


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 12<sup>th</sup> February 2025



## WOLSEY DRIVE, WALTON-ON-THAMES, KT12

Guide Price : £575,000

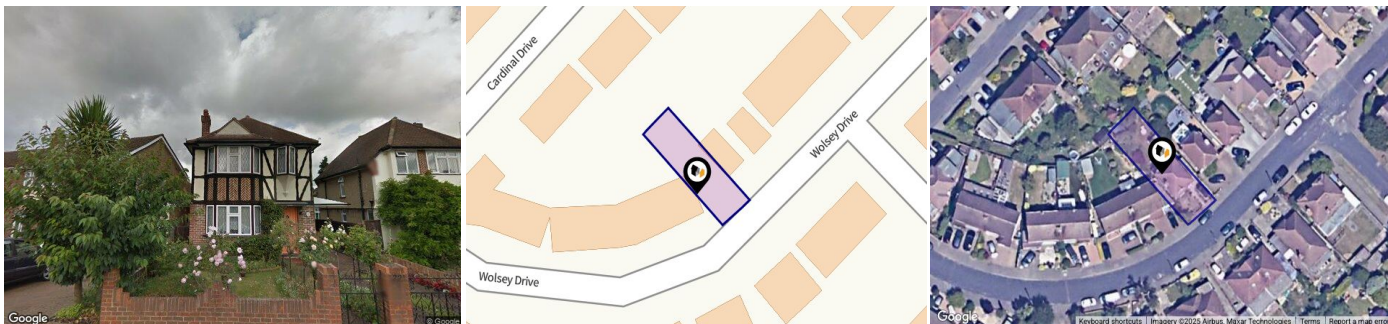
### Example Agent

38 High Street Walton on Thames Surrey KT12 1DE

01932 221 331

andy@jamesneave.co.uk

www.exampleagent.com



## Property

Type:	Detached
Bedrooms:	3
Plot Area:	0.07 acres
Council Tax :	Band F
Annual Estimate:	£3,371
Title Number:	SY220404

Guide Price:	£575,000
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)

7	52	1000
mb/s	mb/s	mb/s

### Mobile Coverage:

(based on calls indoors)



### Satellite/Fibre TV Availability:



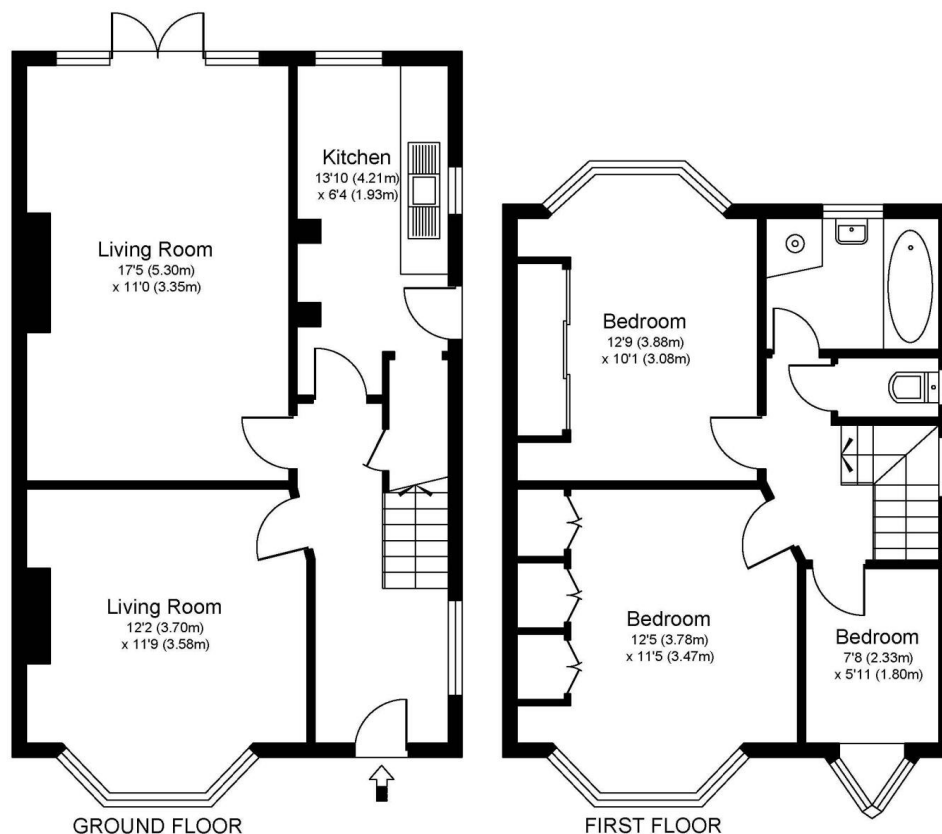






## WOLSEY DRIVE, WALTON-ON-THAMES, KT12

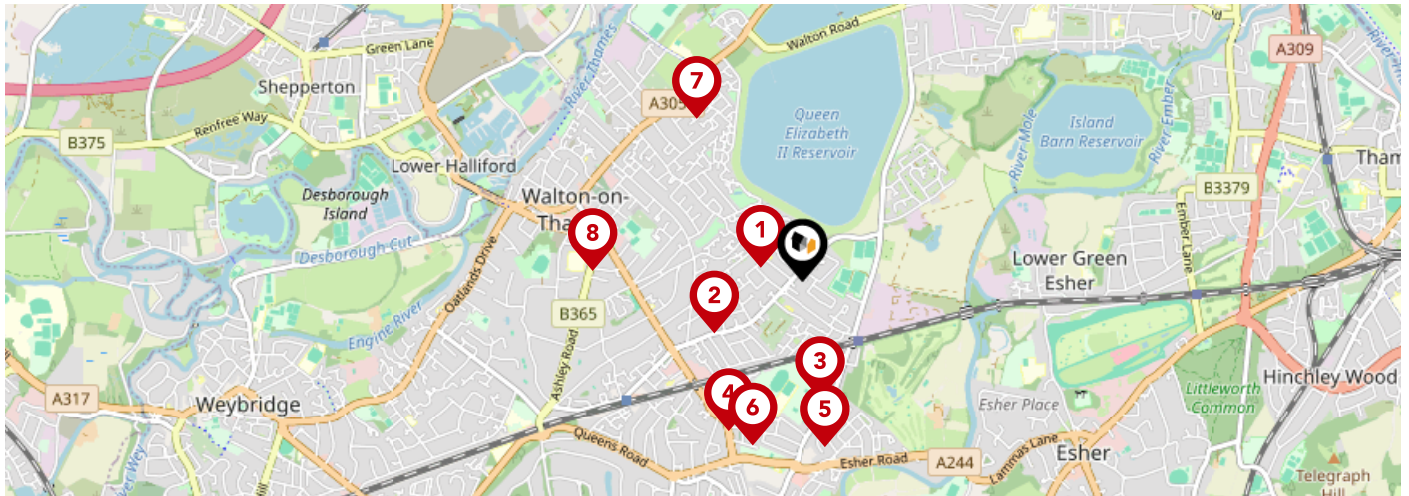
WOLSEY DRIVE, WALTON ON THAMES, KT12



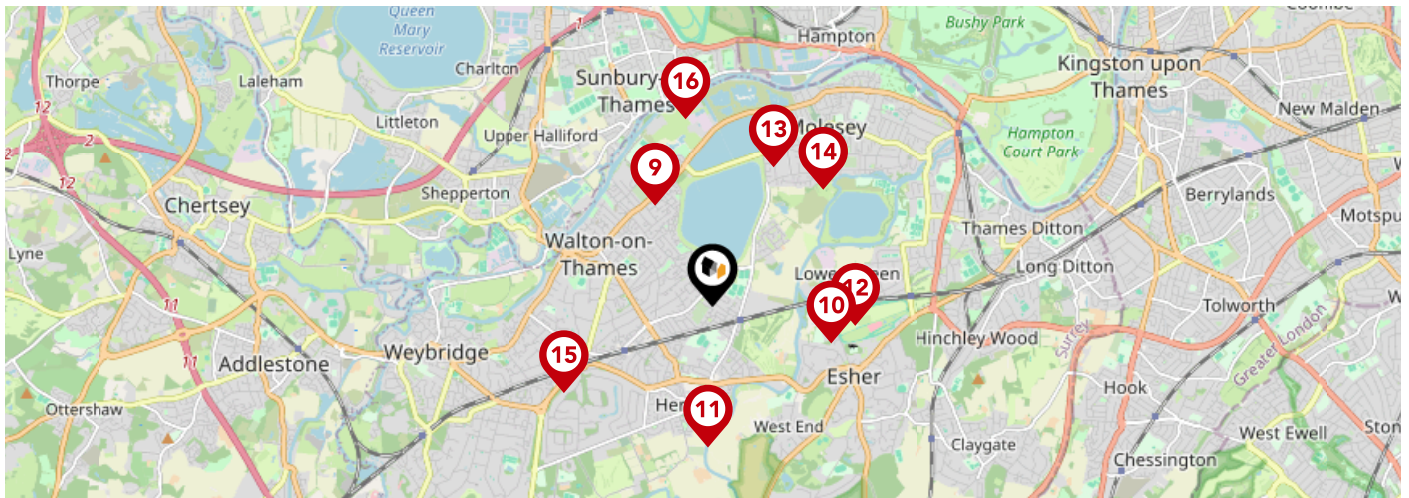
Approximate Gross Internal Floor Area: 86 m sq / 930 sq ft

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 misstatements. These plans are not to scale and 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 only and should not be relied on as a basis of valuation.





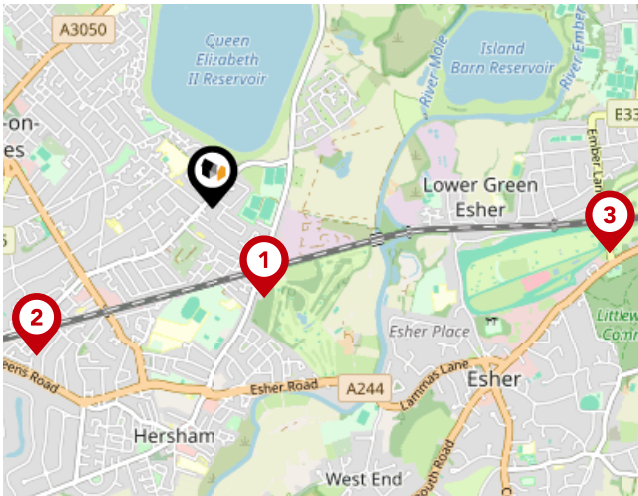
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Walton Oak Primary School</b> Ofsted Rating: Good   Pupils: 428   Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>The Danesfield Manor School</b> Ofsted Rating: Not Rated   Pupils: 146   Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Cardinal Newman Catholic Primary School</b> Ofsted Rating: Good   Pupils: 410   Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Three Rivers Academy</b> Ofsted Rating: Good   Pupils: 1457   Distance:0.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>North East Surrey Secondary Short Stay School</b> Ofsted Rating: Good   Pupils: 18   Distance:0.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Bell Farm Primary School</b> Ofsted Rating: Good   Pupils: 671   Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Grovelands Primary School</b> Ofsted Rating: Good   Pupils: 508   Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Ashley Church of England Primary School</b> Ofsted Rating: Good   Pupils: 564   Distance:0.97	<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>Heathside Walton-on-Thames</b> Ofsted Rating: Not Rated   Pupils: 305   Distance:1.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Esher Church of England High School</b> Ofsted Rating: Good   Pupils: 1172   Distance:1.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Burhill Primary School</b> Ofsted Rating: Good   Pupils: 578   Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Cranmere Primary School</b> Ofsted Rating: Good   Pupils: 389   Distance:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>The Beech House School</b> Ofsted Rating: Good   Pupils: 4   Distance:1.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Chandlers Field Primary School</b> Ofsted Rating: Good   Pupils: 382   Distance:1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Cleves School</b> Ofsted Rating: Outstanding   Pupils: 720   Distance:1.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Beaulerc Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 105   Distance:1.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

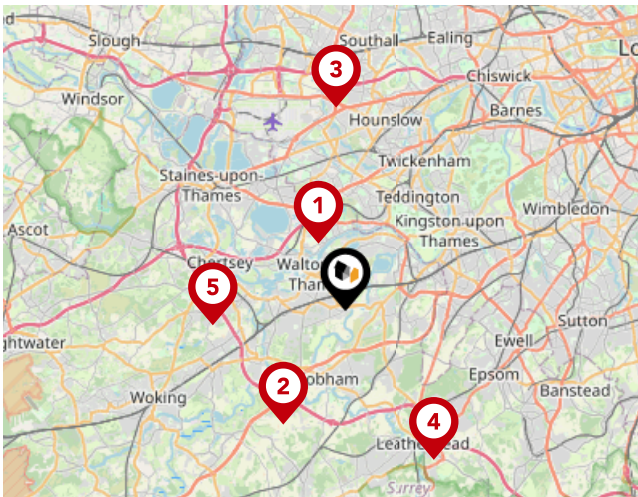
# Area

## Transport (National)



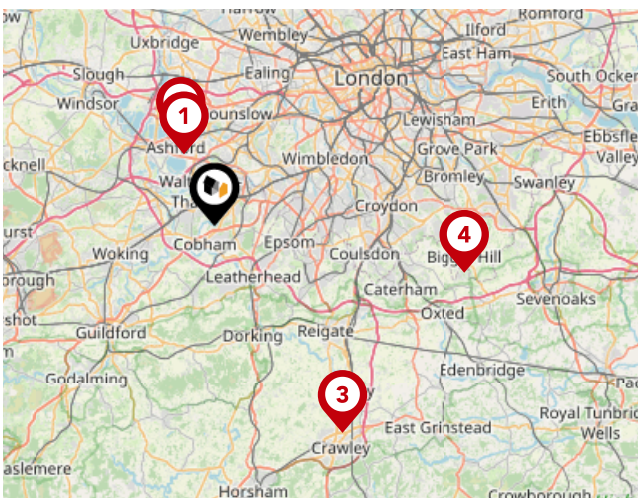
### National Rail Stations

Pin	Name	Distance
1	Hersham Rail Station	0.48 miles
2	Walton-on-Thames Rail Station	1.06 miles
3	Esher Rail Station	1.85 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J1	2.71 miles
2	M25 J10	4.82 miles
3	M4 J3	7.51 miles
4	M25 J9	6.42 miles
5	M25 J11	4.94 miles



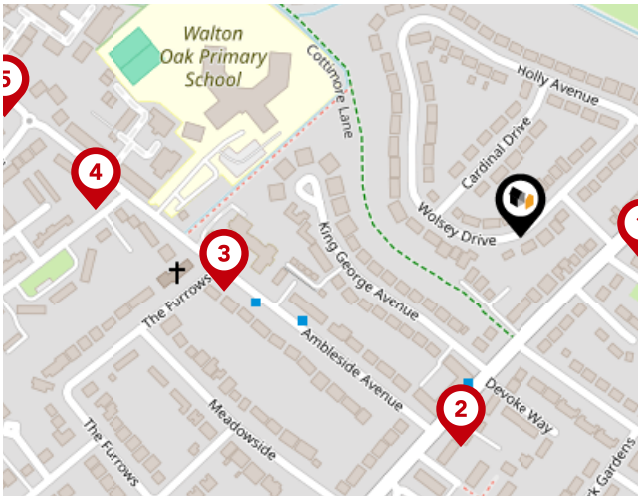
### Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport Terminal 4	5.79 miles
2	Heathrow Airport	6.8 miles
3	Gatwick Airport	18.08 miles
4	Leaves Green	18.85 miles



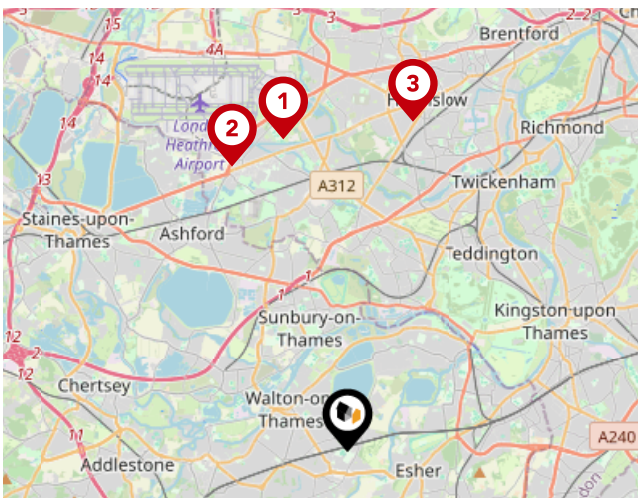
# Area

## Transport (Local)



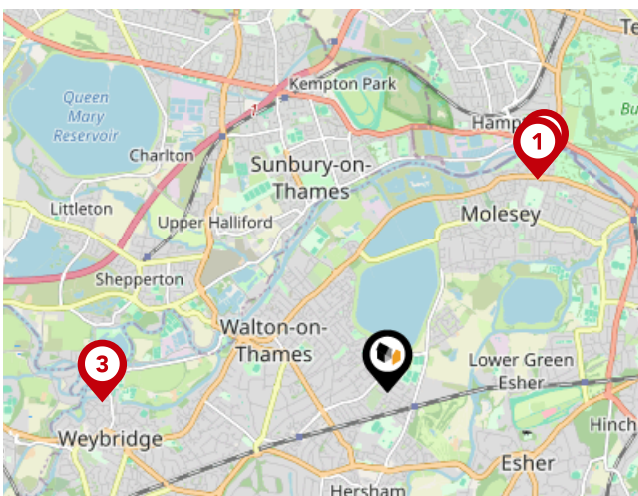
### Bus Stops/Stations

Pin	Name	Distance
1	Holly Avenue	0.07 miles
2	Ambleside Avenue	0.13 miles
3	The Furrows	0.17 miles
4	St Johns Drive	0.25 miles
5	St Johns Drive	0.31 miles



### Local Connections

Pin	Name	Distance
1	Hatton Cross Underground Station	5.91 miles
2	Heathrow Terminal 4 Underground Station	5.7 miles
3	Hounslow Central Underground Station	6.23 miles



### Ferry Terminals

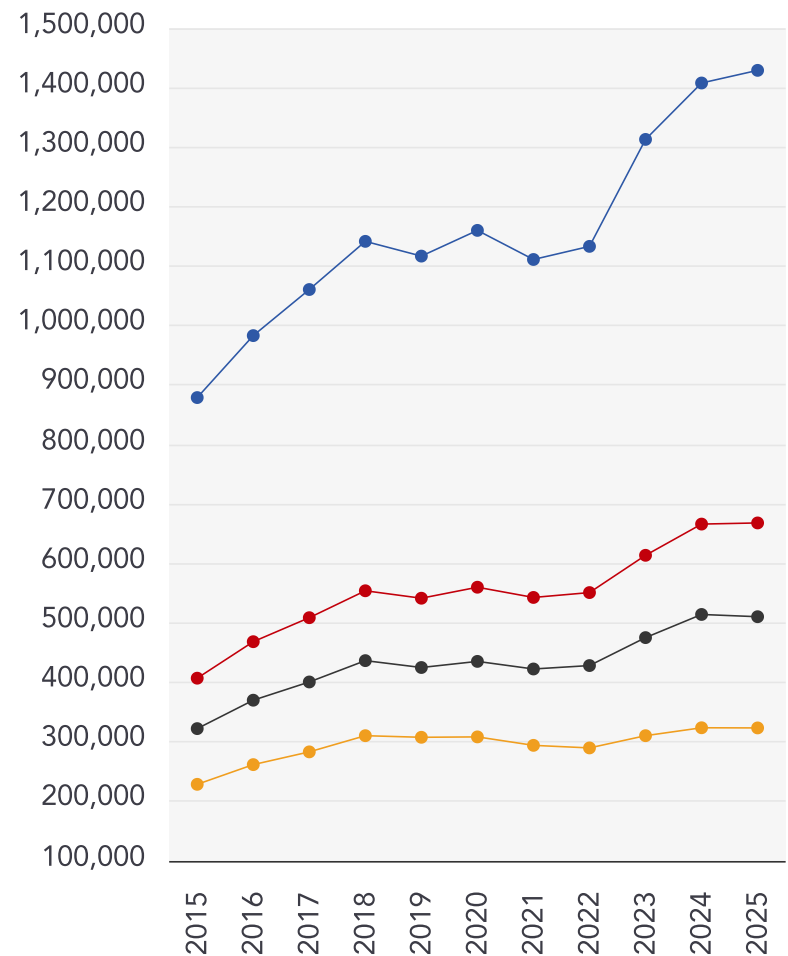
Pin	Name	Distance
1	Moulsey - Hurst Park Ferry Landing	2.42 miles
2	Hampton Ferry Landing	2.51 miles
3	Weybridge Ferry Landing	2.64 miles

# 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

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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

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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