

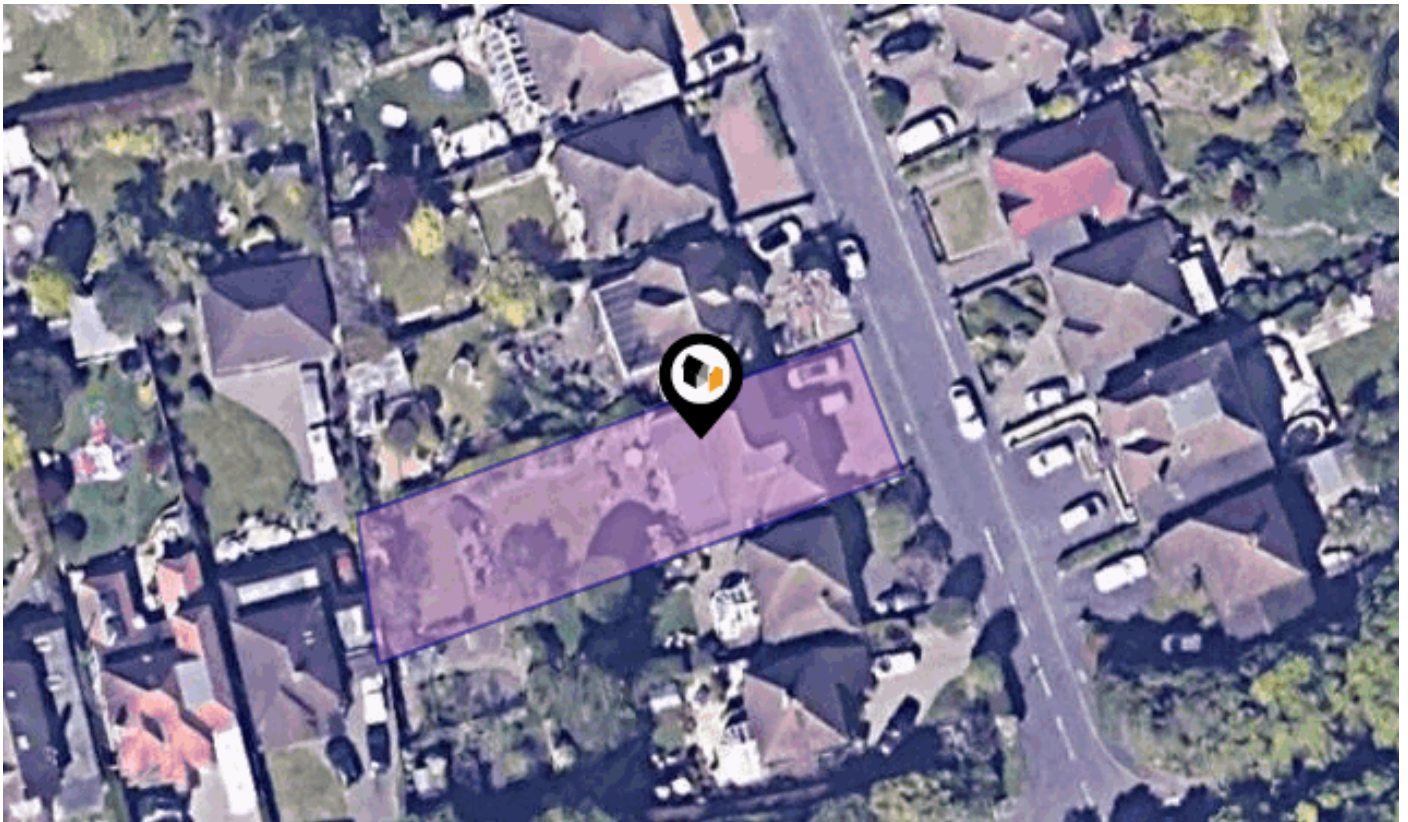


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 21<sup>st</sup> March 2025



## CROSSLANDS, CHERTSEY, KT16

Asking Price : £875,000

### Example Agent

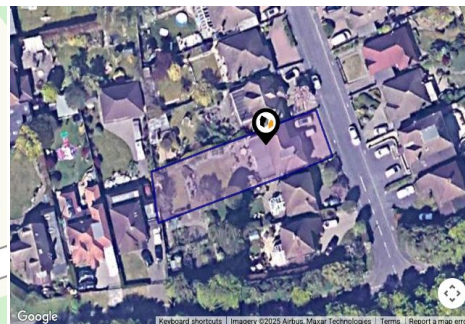
38 High Street Walton on Thames Surrey KT12 1DE

01932 221 331

andy@jamesneave.co.uk

www.exampleagent.com





## Property

Type:	Detached
Bedrooms:	4
Floor Area:	1,679 ft <sup>2</sup> / 156 m <sup>2</sup>
Plot Area:	0.14 acres
Year Built :	1950-1966
Council Tax :	Band F
Annual Estimate:	£3,283
Title Number:	SY209126

Asking Price:	£875,000
Tenure:	Freehold

## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	54 mb/s	1000 mb/s

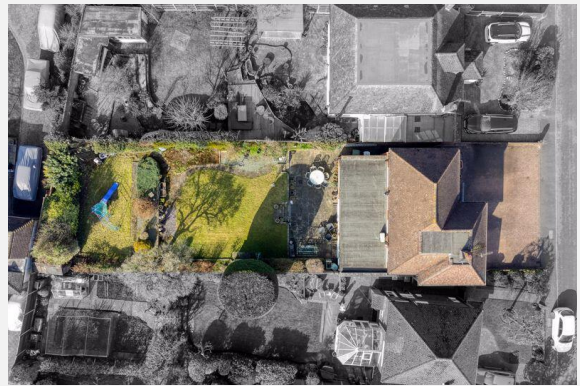
### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:

















## CROSSLANDS, CHERTSEY, KT16

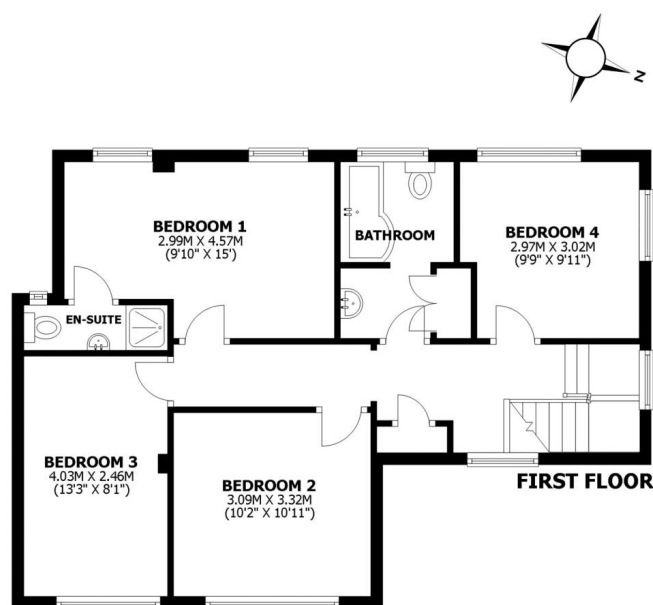


### Crosslands, Chertsey, KT16

Total internal area: approx. 168 sq. metres (1808.3 sq. feet)

Main area: approx. 155.9 sq. metres (1677.8 sq. feet)

Garage: approx. 12.1 sq. metres (130.5 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

JAMES NEAVE  
THE ESTATE AGENTS

Energy rating

D

Valid until 11.03.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77   C
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		

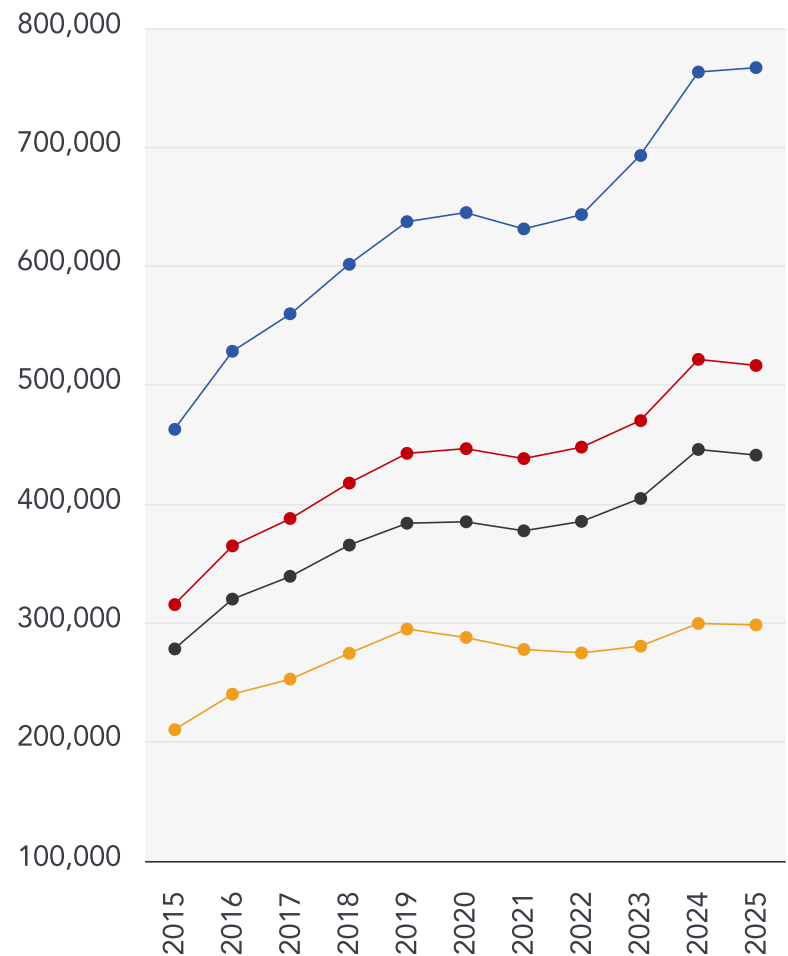


# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in KT16



Detached

**+65.7%**

Semi-Detached

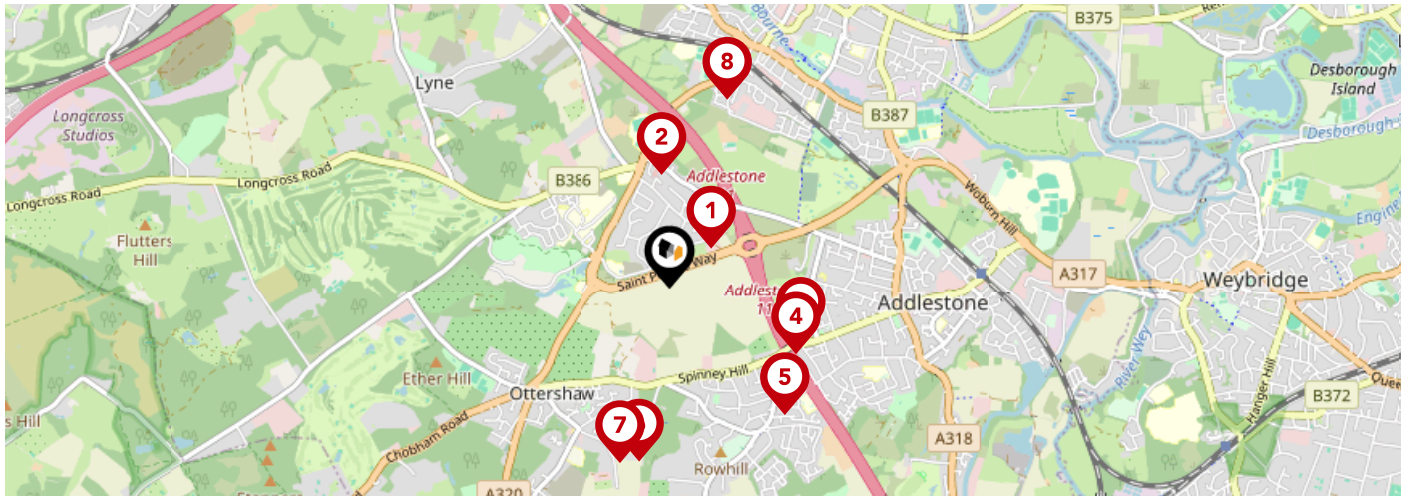
**+63.71%**

Terraced

**+58.54%**

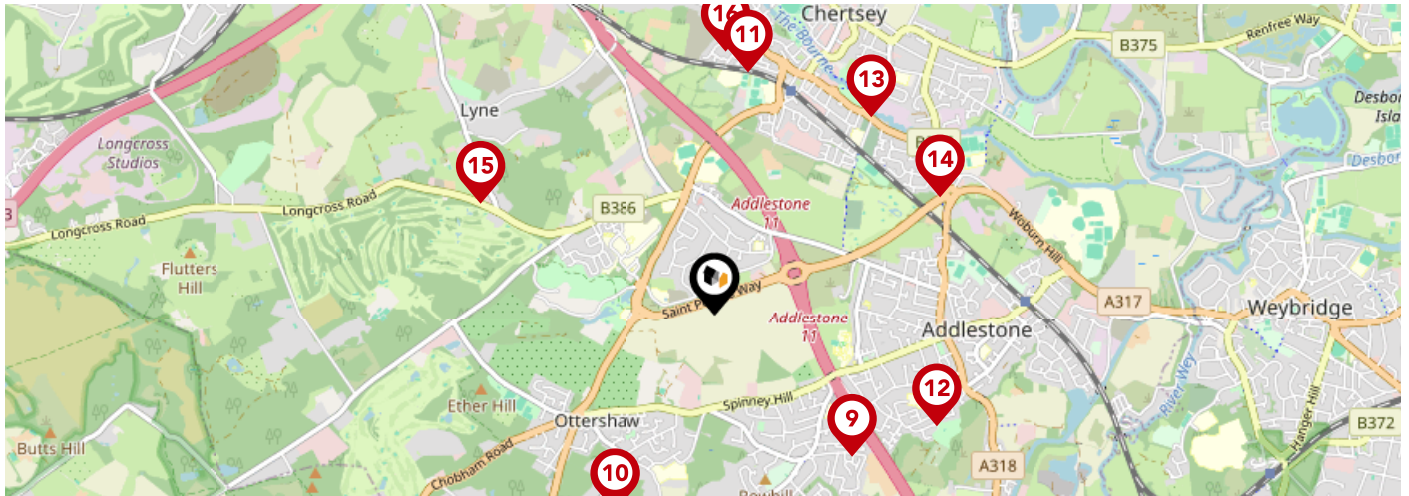
Flat

**+41.87%**



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Meadowcroft Community Infant School</b> Ofsted Rating: Good   Pupils: 86   Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Salesian School, Chertsey</b> Ofsted Rating: Outstanding   Pupils: 1849   Distance:0.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St Paul's CofE Primary School</b> Ofsted Rating: Good   Pupils: 415   Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Jubilee High School</b> Ofsted Rating: Good   Pupils: 672   Distance:0.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Holy Family Catholic Primary School</b> Ofsted Rating: Good   Pupils: 219   Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Ottershaw Christ Church Church of England Infant School</b> Ofsted Rating: Good   Pupils: 208   Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Ottershaw Christ Church Church of England Junior School</b> Ofsted Rating: Good   Pupils: 235   Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Sir William Perkins's School</b> Ofsted Rating: Not Rated   Pupils: 568   Distance:0.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

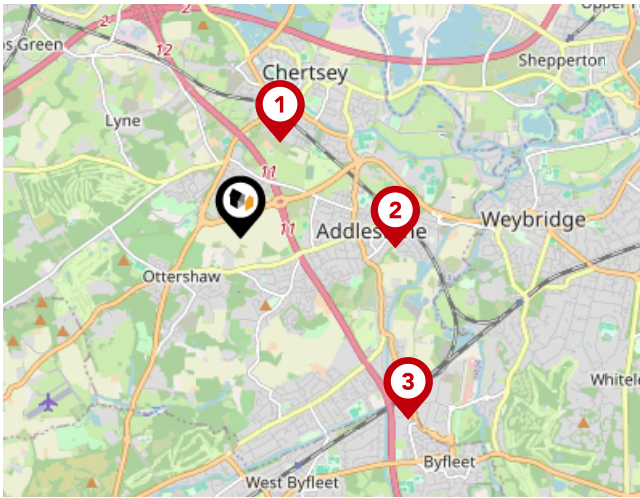




		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Ongar Place Primary School</b> Ofsted Rating: Good   Pupils: 210   Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Meath School</b> Ofsted Rating: Outstanding   Pupils: 71   Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Chertsey Nursery School</b> Ofsted Rating: Good   Pupils: 86   Distance:1.14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Sayes Court School</b> Ofsted Rating: Good   Pupils: 244   Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>St Anne's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 425   Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Chertsey High School</b> Ofsted Rating: Good   Pupils: 876   Distance:1.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Lyne and Longcross CofE Aided Primary School</b> Ofsted Rating: Good   Pupils: 200   Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Pycroft Grange Primary School</b> Ofsted Rating: Outstanding   Pupils: 244   Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

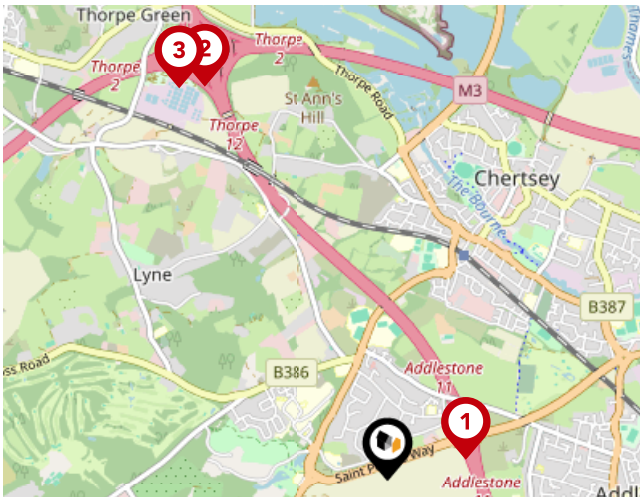
# Area

## Transport (National)



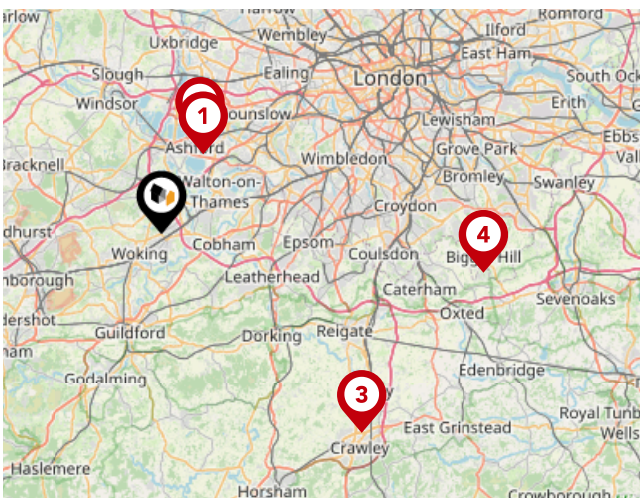
### National Rail Stations

Pin	Name	Distance
	Chertsey Rail Station	0.96 miles
	Addlestone Rail Station	1.45 miles
	Byfleet & New Haw Rail Station	2.29 miles



### Trunk Roads/Motorways

Pin	Name	Distance
	M25 J11	0.38 miles
	M25 J12	2.01 miles
	M3 J2	2.05 miles
	M25 J13	4.83 miles
	M25 J10	4.65 miles



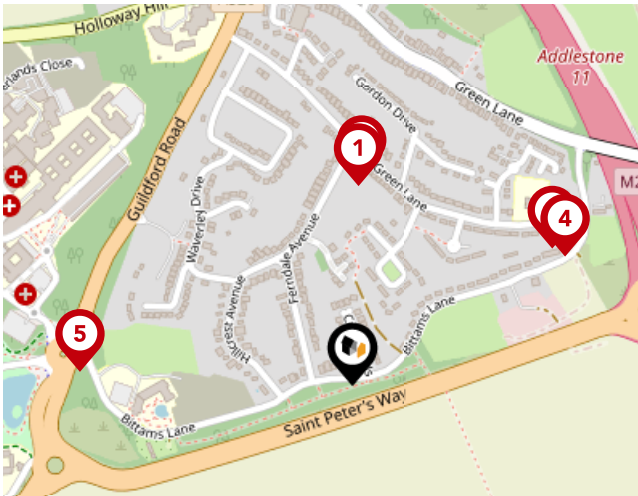
### Airports/Helipads

Pin	Name	Distance
	Heathrow Airport Terminal 4	6.66 miles
	Heathrow Airport	7.48 miles
	Gatwick Airport	20.9 miles
	Leaves Green	23.98 miles



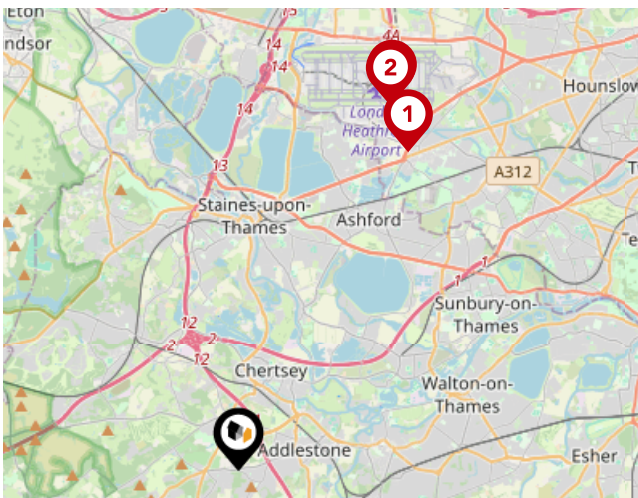
# Area

## Transport (Local)



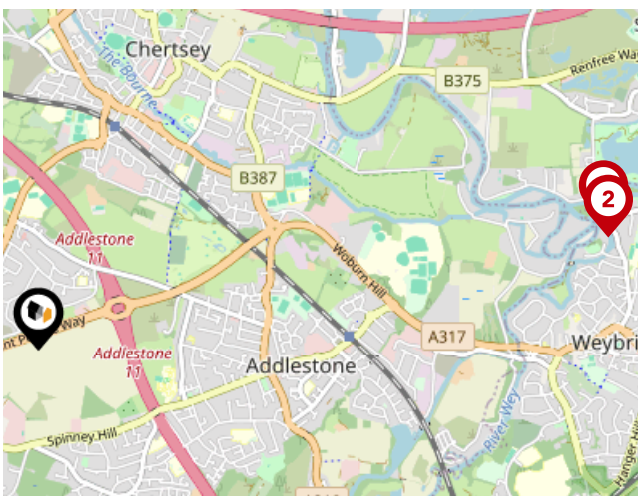
### Bus Stops/Stations

Pin	Name	Distance
1	Ferndale Avenue	0.23 miles
2	Ferndale Avenue	0.24 miles
3	Inglewood	0.28 miles
4	Inglewood	0.29 miles
5	St Peter's Hospital	0.31 miles



### Local Connections

Pin	Name	Distance
1	Heathrow Terminal 4 Underground Station	6.68 miles
2	Heathrow Terminals 1-2-3 Underground Station	7.29 miles
3	Heathrow Terminals 2 & 3 Underground Station	7.36 miles



### Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	2.68 miles
2	Weybridge Ferry Landing	2.69 miles
3	Moulsey - Hurst Park Ferry Landing	7.15 miles



### 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

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