

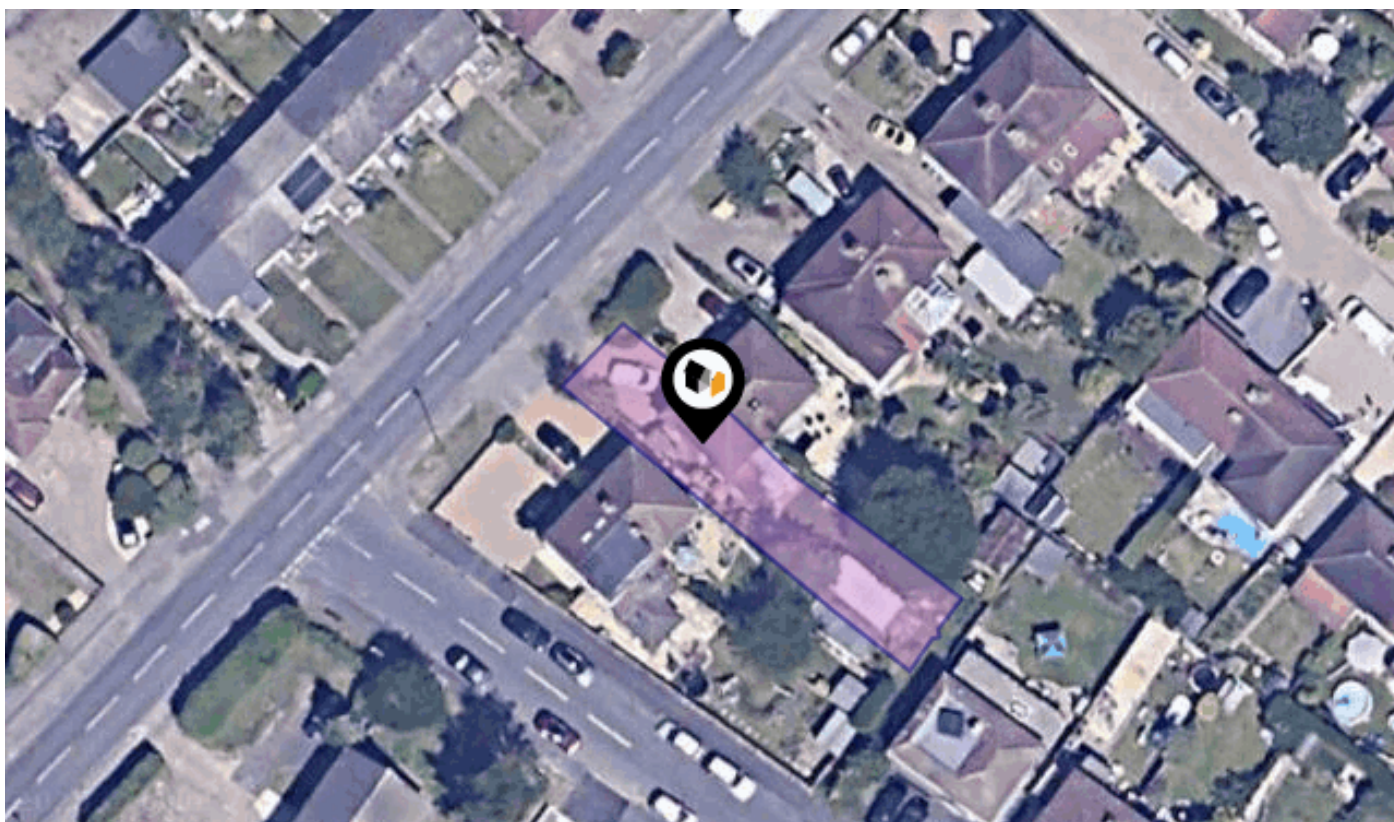


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 21st March 2025



RYDENS ROAD, WALTON-ON-THAMES, KT12

Price Estimate : £625,000

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:	3
Floor Area:	979 ft ² / 91 m ²
Plot Area:	0.07 acres
Year Built :	1900-1929
Council Tax :	Band E
Annual Estimate:	£2,852
Title Number:	SY93314

Price Estimate:	£625,000
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

5	77	1000
mb/s	mb/s	mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

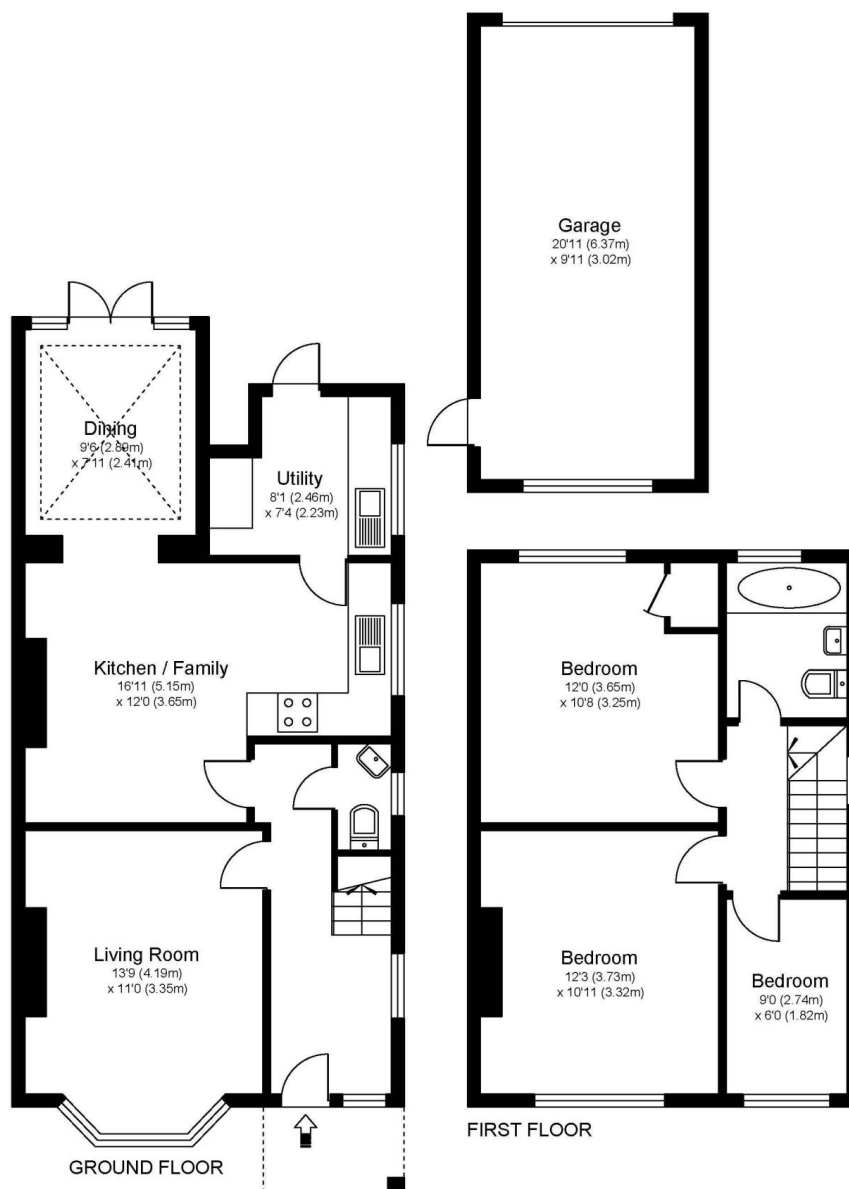






RYDENS ROAD, WALTON-ON-THAMES, KT12

RYDENS ROAD, WALTON ON THAMES, SURREY KT12



Approximate Gross Internal Floor Area: 87 m sq / 940 sq ft

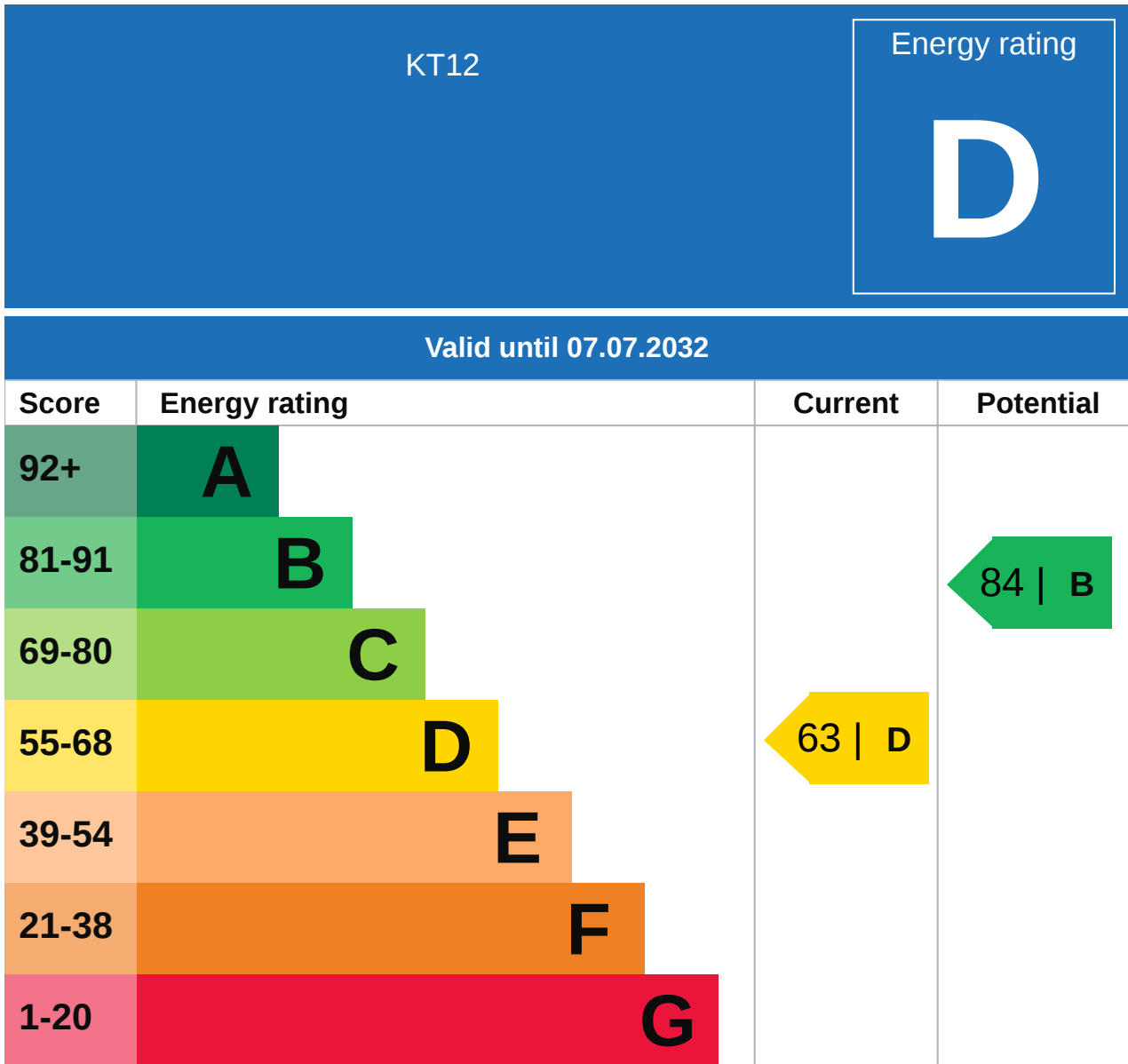
Garage Area: 19 m sq / 208 sq ft

Total Area : 106 m sq / 1148 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.

Property

EPC - Certificate



Property

EPC - Additional Data

Additional EPC Data

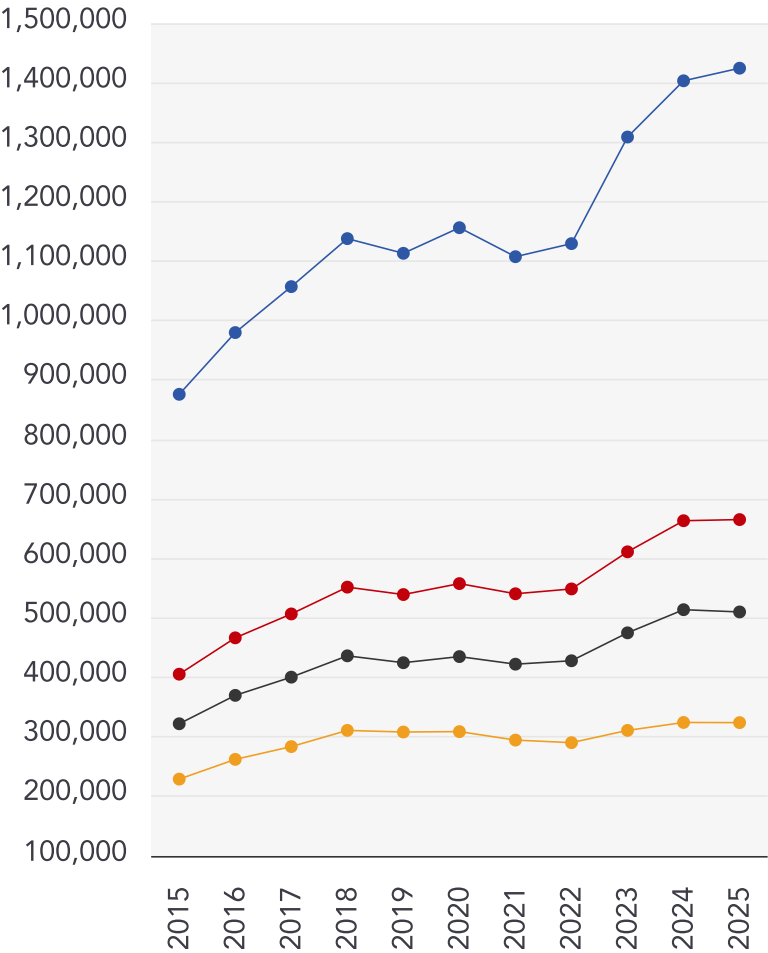
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
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:	91 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in KT12



Detached

+62.58%

Semi-Detached

+64.08%

Terraced

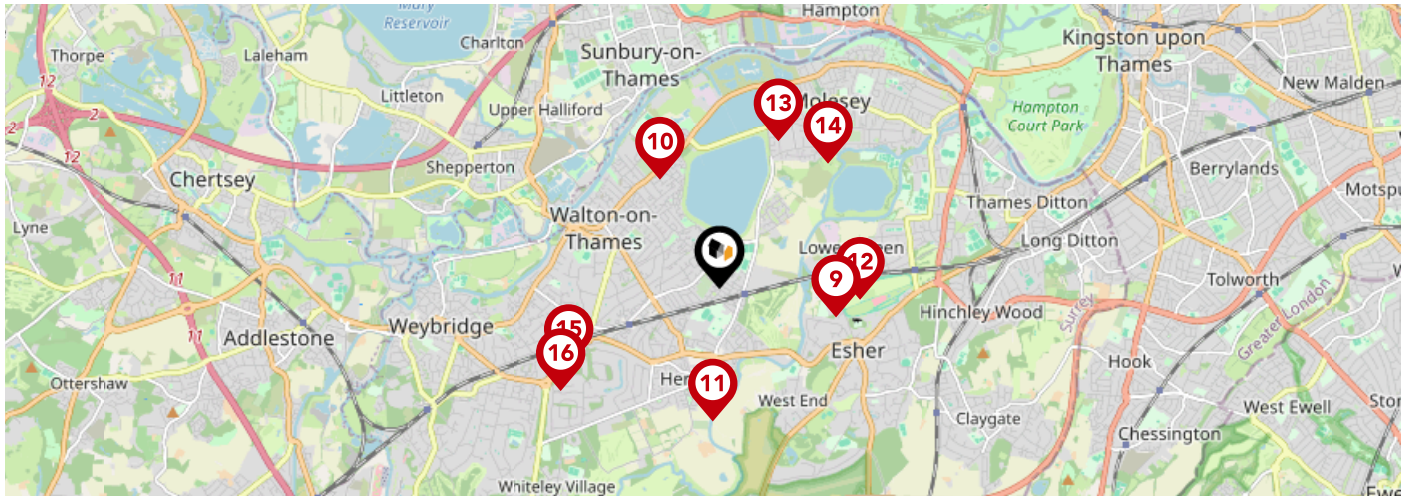
+58.33%









Flat

+41.43%



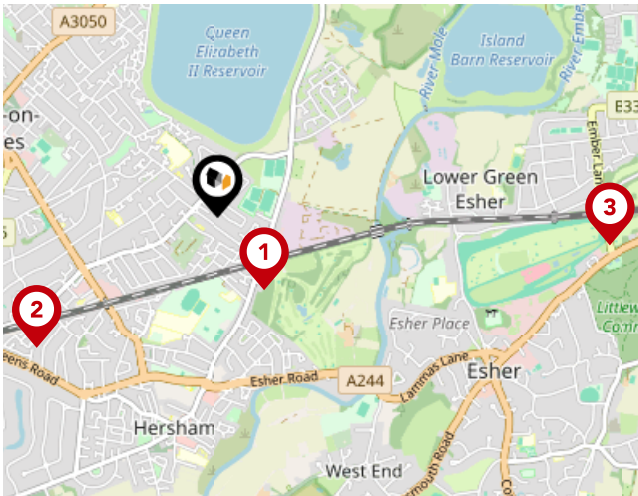
		Nursery	Primary	Secondary	College	Private
1	Walton Oak Primary School Ofsted Rating: Good Pupils: 428 Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	The Danesfield Manor School Ofsted Rating: Not Rated Pupils: 146 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Cardinal Newman Catholic Primary School Ofsted Rating: Good Pupils: 410 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	North East Surrey Secondary Short Stay School Ofsted Rating: Good Pupils: 18 Distance:0.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Three Rivers Academy Ofsted Rating: Good Pupils: 1457 Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Bell Farm Primary School Ofsted Rating: Good Pupils: 671 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Grovelands Primary School Ofsted Rating: Good Pupils: 508 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Ashley Church of England Primary School Ofsted Rating: Good Pupils: 564 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Esher Church of England High School Ofsted Rating: Good Pupils: 1172 Distance:1.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Heathside Walton-on-Thames Ofsted Rating: Not Rated Pupils: 305 Distance:1.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Burhill Primary School Ofsted Rating: Good Pupils: 578 Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cranmere Primary School Ofsted Rating: Good Pupils: 389 Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Beech House School Ofsted Rating: Good Pupils: 4 Distance:1.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chandlers Field Primary School Ofsted Rating: Good Pupils: 382 Distance:1.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cleves School Ofsted Rating: Outstanding Pupils: 720 Distance:1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Walton Leigh School Ofsted Rating: Outstanding Pupils: 86 Distance:1.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

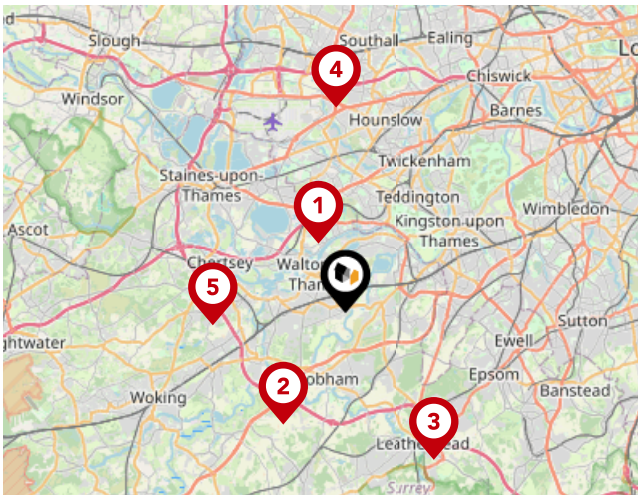
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Hersham Rail Station	0.4 miles
2	Walton-on-Thames Rail Station	1.03 miles
3	Esher Rail Station	1.82 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J1	2.79 miles
2	M25 J10	4.76 miles
3	M25 J9	6.35 miles
4	M4 J3	7.59 miles
5	M25 J11	4.95 miles

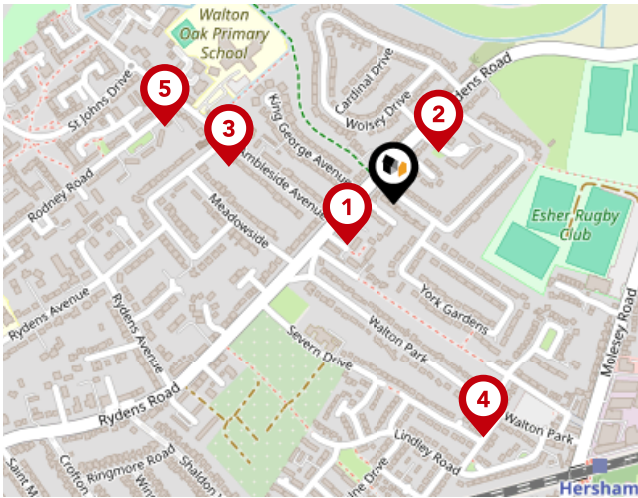


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport Terminal 4	5.87 miles
2	Heathrow Airport	6.88 miles
3	Gatwick Airport	18 miles
4	Leaves Green	18.81 miles

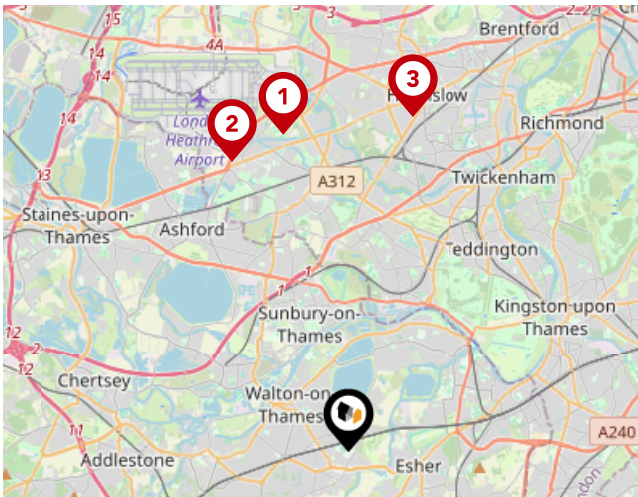
Area

Transport (Local)



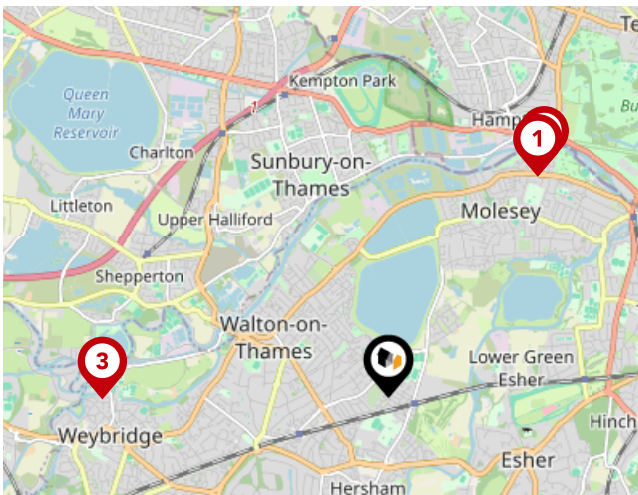
Bus Stops/Stations

Pin	Name	Distance
1	Ambleside Avenue	0.07 miles
2	Holly Avenue	0.08 miles
3	The Furrows	0.2 miles
4	Walton Park	0.29 miles
5	St Johns Drive	0.28 miles



Local Connections

Pin	Name	Distance
1	Hatton Cross Underground Station	5.98 miles
2	Heathrow Terminal 4 Underground Station	5.77 miles
3	Hounslow Central Underground Station	6.3 miles



Ferry Terminals

Pin	Name	Distance
1	Moulsey - Hurst Park Ferry Landing	2.47 miles
2	Hampton Ferry Landing	2.56 miles
3	Weybridge Ferry Landing	2.66 miles



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

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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