

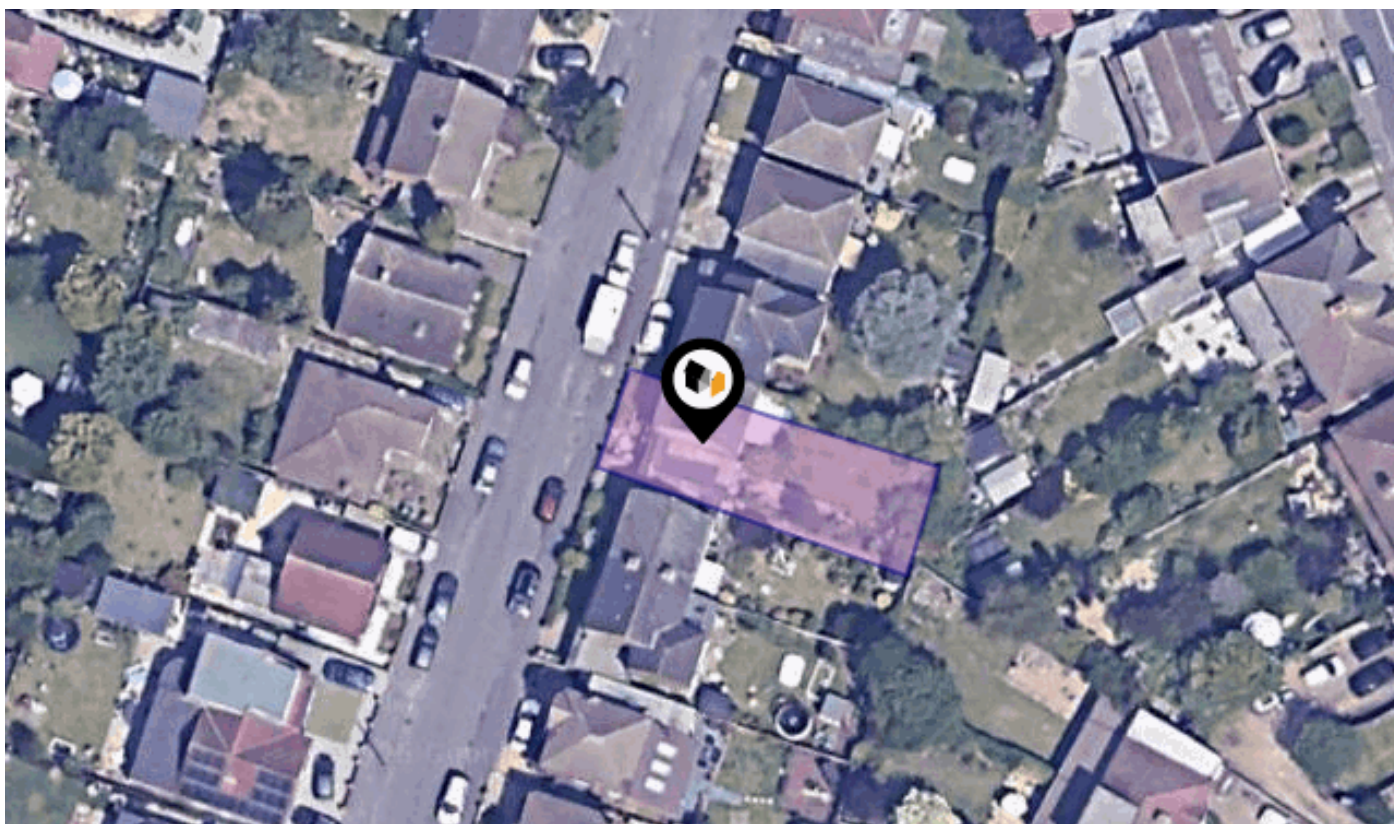


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 21st March 2025



WELLINGTON ROAD, ASHFORD, TW15

Guide Price : £500,000

Example Agent

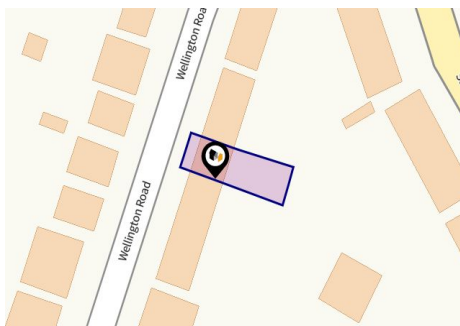
38 High Street Walton on Thames Surrey KT12 1DE

01932 221 331

andy@jamesneave.co.uk

www.exampleagent.com





Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	1,087 ft ² / 101 m ²
Plot Area:	0.06 acres
Council Tax :	Band E
Annual Estimate:	£2,817
Title Number:	SY562981

Guide Price:	£500,000
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

16
mb/s



1800
mb/s



Mobile Coverage:

(based on calls indoors)



O₂



EE



3



O₂

Satellite/Fibre TV Availability:



BT



sky



Virgin media

Planning History

This Address

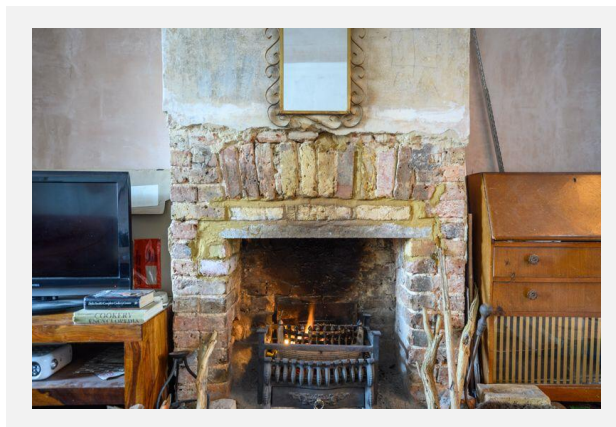
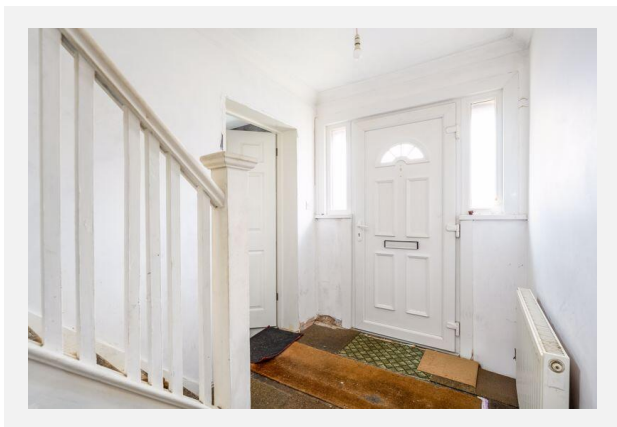


Planning records for: *Wellington Road, Ashford, TW15*

Reference - Spelthorne/15/00979/CPD	
Decision:	Decided
Date:	15th July 2015
Description:	Certificate of lawfulness for proposed single storey side extension.

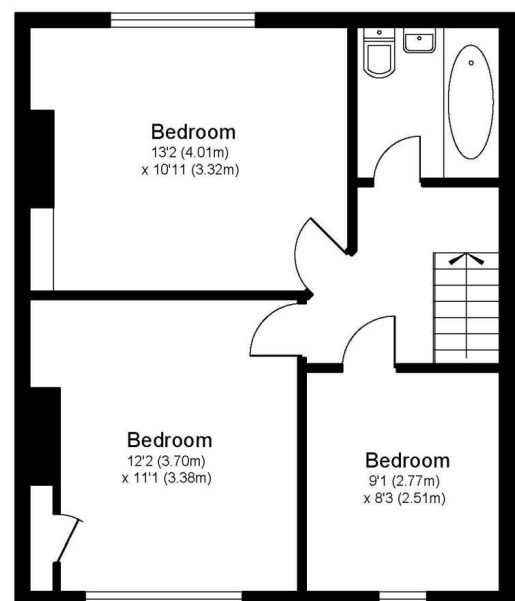
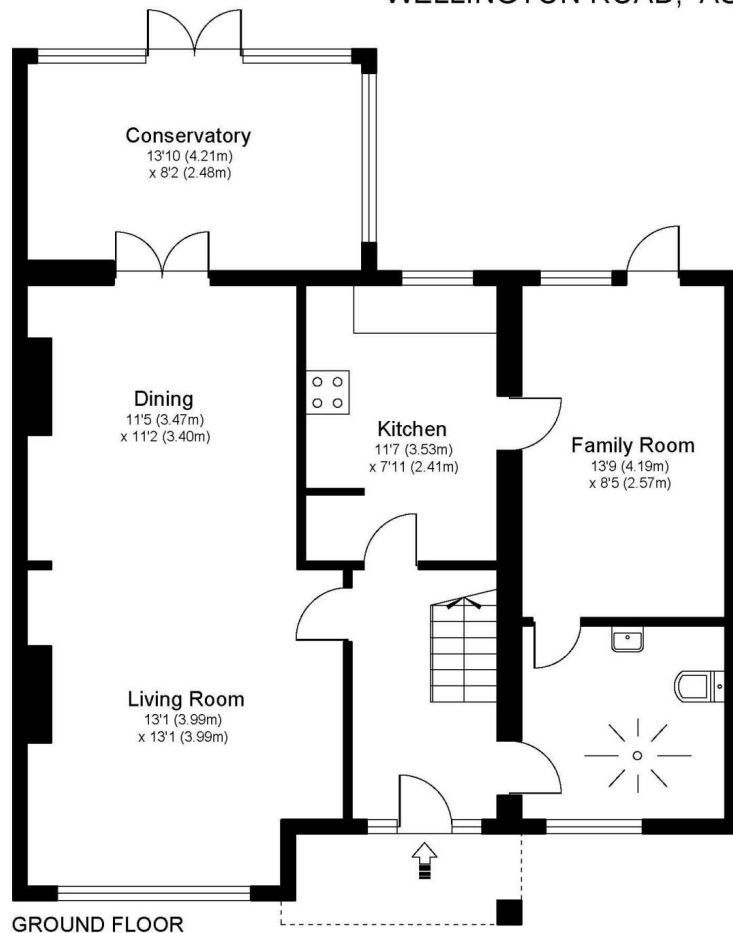
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WELLINGTON ROAD, ASHFORD, TW15

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Approximate Gross Internal Floor Area: 116 m sq / 1245 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

JAMES NEAVE
THE ESTATE AGENTS

ASHFORD, TW15

Energy rating

C

Valid until 16.03.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

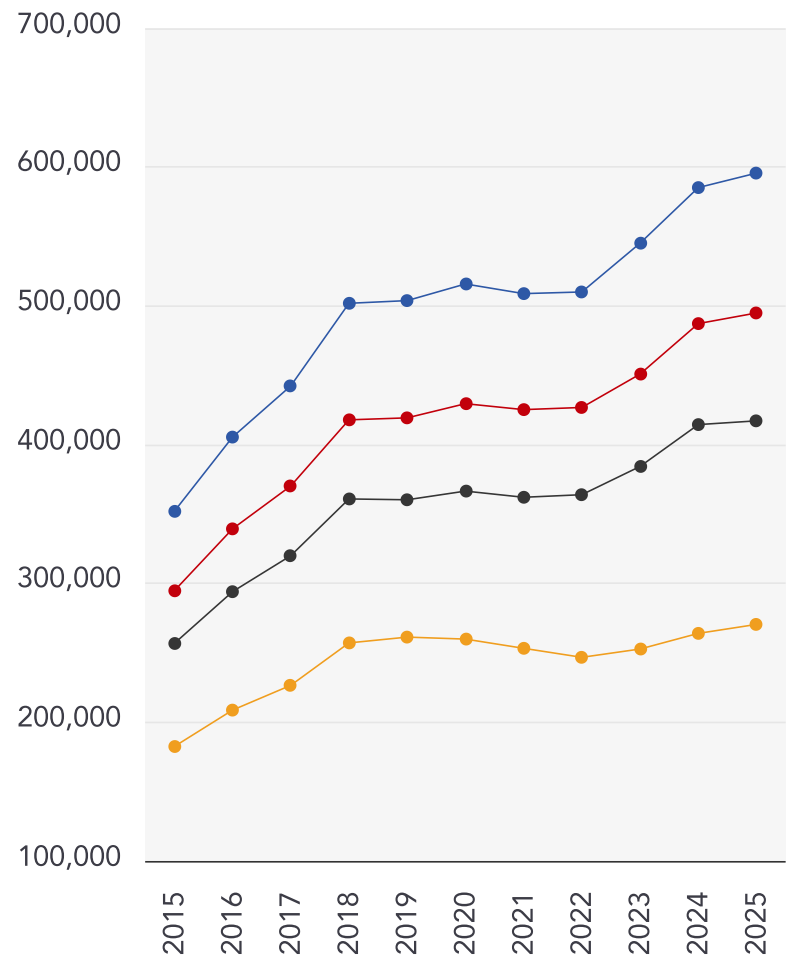
Property Type:	Semi-detached house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	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 all fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	101 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in TW15



Detached

+69.26%

Semi-Detached

+67.93%

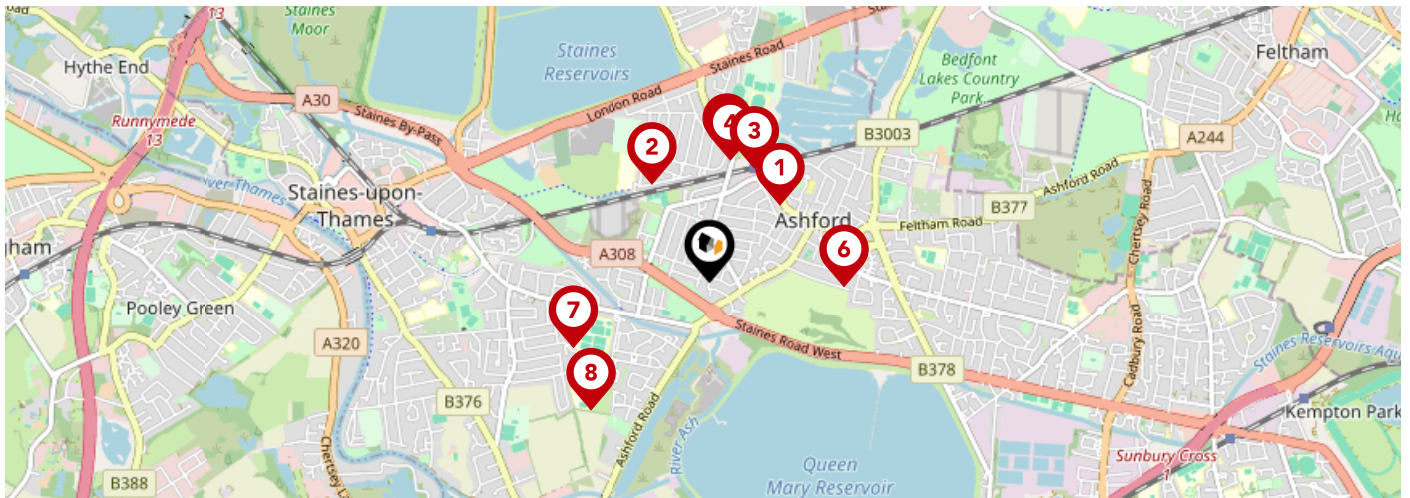
Terraced

+62.49%

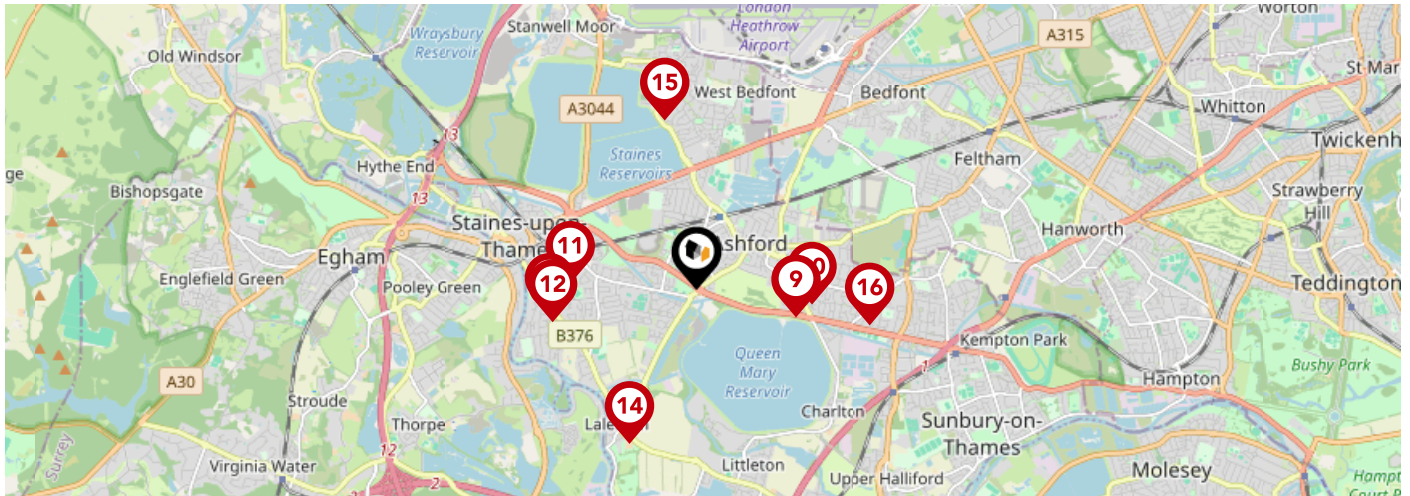
Flat

+48.22%

Area Schools



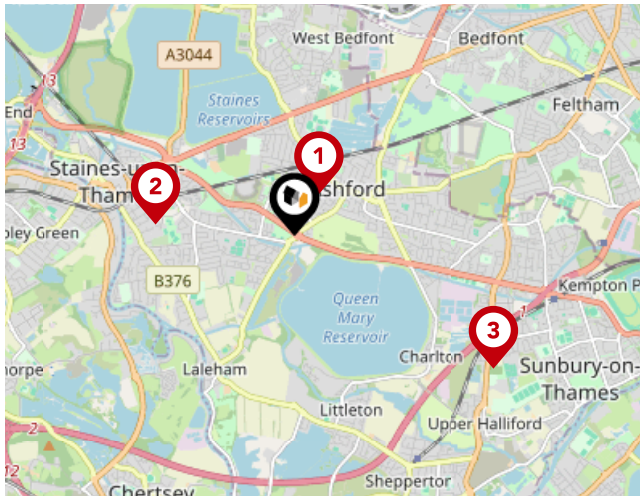
		Nursery	Primary	Secondary	College	Private
1	Clarendon Primary School Ofsted Rating: Good Pupils: 254 Distance:0.48	☐	☒	☐	☐	☐
2	Ashford Park Primary School Ofsted Rating: Good Pupils: 643 Distance:0.53	☐	☒	☐	☐	☐
3	St James Senior Boys' School Ofsted Rating: Not Rated Pupils: 368 Distance:0.57	☐	☐	☒	☐	☐
4	Fordway Centre Ofsted Rating: Outstanding Pupils: 8 Distance:0.57	☐	☒	☐	☐	☐
5	Thomas Knyvett College Ofsted Rating: Requires improvement Pupils: 735 Distance:0.59	☐	☐	☒	☐	☐
6	St Michael Catholic Primary School & Nursery Ofsted Rating: Outstanding Pupils: 462 Distance:0.62	☐	☒	☐	☐	☐
7	The Matthew Arnold School Ofsted Rating: Good Pupils: 985 Distance:0.7	☐	☐	☒	☐	☐
8	Buckland Primary School Ofsted Rating: Good Pupils: 390 Distance:0.81	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Ashford CofE Primary School Ofsted Rating: Good Pupils: 387 Distance:0.95	☐	☒	☐	☐	☐
10	The Echelford Primary School Ofsted Rating: Good Pupils: 625 Distance:1.07	☐	☒	☐	☐	☐
11	Staines Preparatory School Ofsted Rating: Not Rated Pupils: 295 Distance:1.17	☐	☒	☐	☐	☐
12	Our Lady of the Rosary Primary School Ofsted Rating: Good Pupils: 243 Distance:1.37	☐	☒	☐	☐	☐
13	Riverbridge Primary School Ofsted Rating: Good Pupils: 690 Distance:1.39	☐	☒	☐	☐	☐
14	Laleham CofE VA Primary School Ofsted Rating: Good Pupils: 406 Distance:1.55	☐	☒	☐	☐	☐
15	Town Farm Primary School & Nursery Ofsted Rating: Good Pupils: 452 Distance:1.6	☐	☒	☐	☐	☐
16	Meadhurst Primary School Ofsted Rating: Good Pupils: 441 Distance:1.62	☐	☒	☐	☐	☐

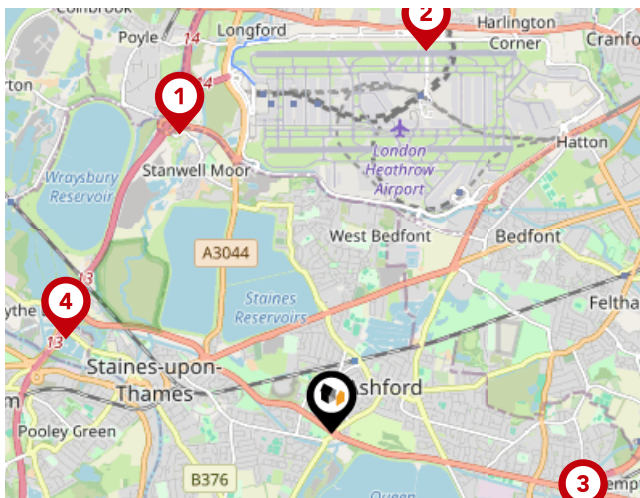
Area

Transport (National)



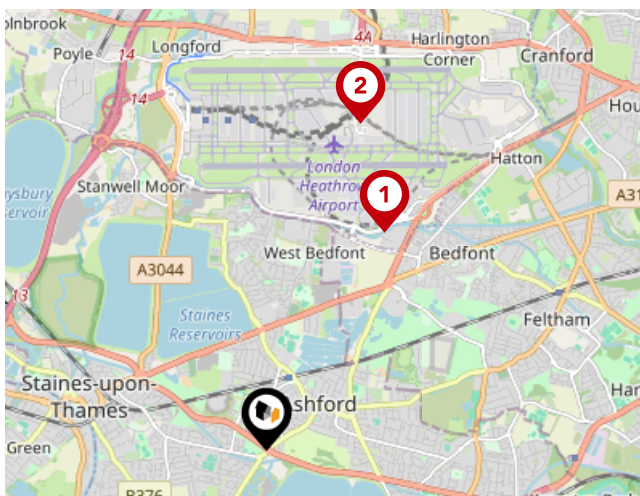
National Rail Stations

Pin	Name	Distance
1	Ashford (Surrey) Rail Station	0.44 miles
2	Staines Rail Station	1.3 miles
3	Upper Halliford Rail Station	2.21 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M25 J14	3.11 miles
2	M4 J4A	3.64 miles
3	M3 J1	2.46 miles
4	M25 J13	2.61 miles
5	M25 J11	4.14 miles

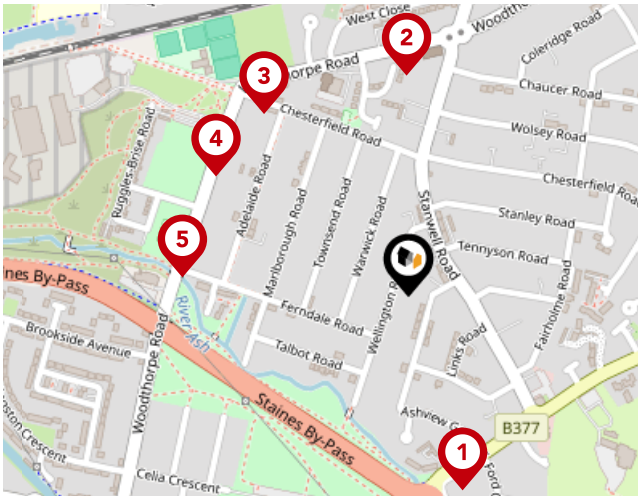


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport Terminal 4	2.29 miles
2	Heathrow Airport	3.14 miles
3	Gatwick Airport	22.68 miles
4	Leaves Green	22.89 miles

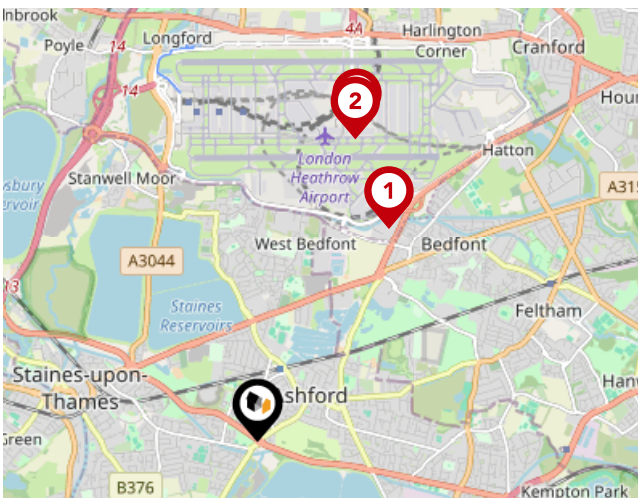
Area

Transport (Local)



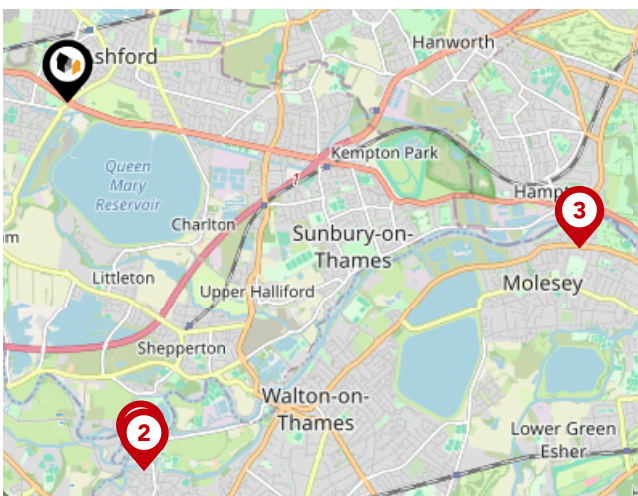
Bus Stops/Stations

Pin	Name	Distance
1	Fordbridge Roundabout	0.23 miles
2	Stanwell Road	0.26 miles
3	Chesterfield Road	0.27 miles
4	Chesterfield Road	0.26 miles
5	Ferndale Road	0.26 miles



Local Connections

Pin	Name	Distance
1	Heathrow Terminal 4 Underground Station	2.31 miles
2	Heathrow Terminals 1-2-3 Underground Station	2.94 miles
3	Heathrow Terminals 2 & 3 Underground Station	3.01 miles



Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	3.4 miles
2	Weybridge Ferry Landing	3.47 miles
3	Moulsey - Hurst Park Ferry Landing	4.92 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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