

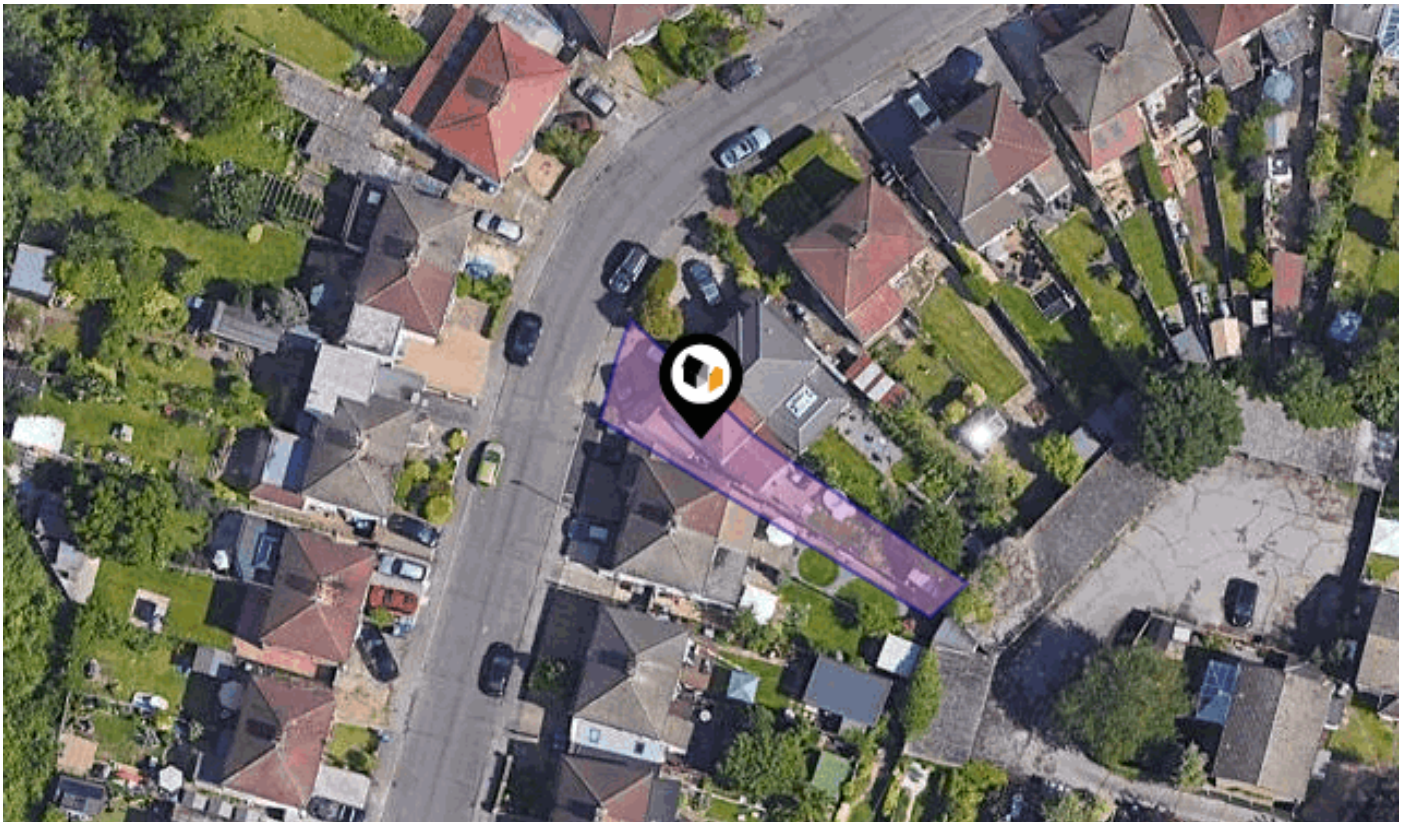


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Saturday 05<sup>th</sup> April 2025**



## BOIS HALL ROAD, ADDLESTONE, KT15

**Asking Price :** £535,000

### Example Agent

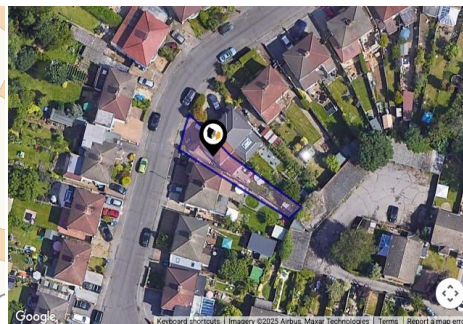
38 High Street Walton on Thames Surrey KT12 1DE

01932 221 331

andy@jamesneave.co.uk

www.exampleagent.com





## Property

Type:	Semi-Detached
Bedrooms:	4
Floor Area:	893 ft <sup>2</sup> / 83 m <sup>2</sup>
Plot Area:	0.05 acres
Council Tax :	Band E
Annual Estimate:	£2,909
Title Number:	SY251233

Asking Price:	£535,000
Tenure:	Freehold

## Local Area

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

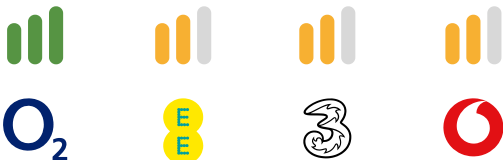
### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

7	80	1800
mb/s	mb/s	mb/s

### Mobile Coverage:

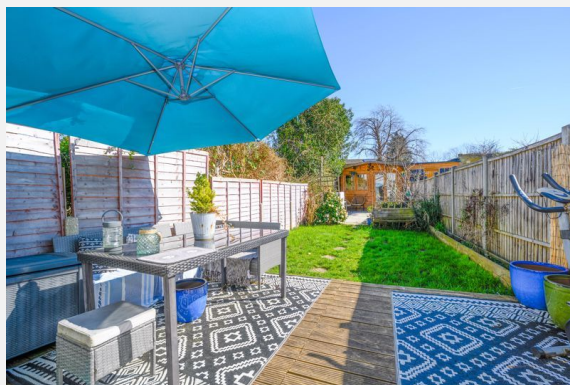
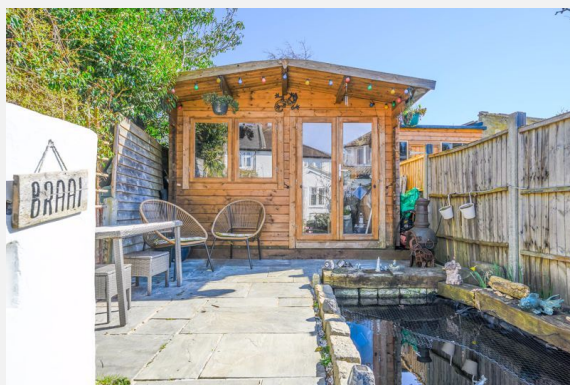
(based on calls indoors)



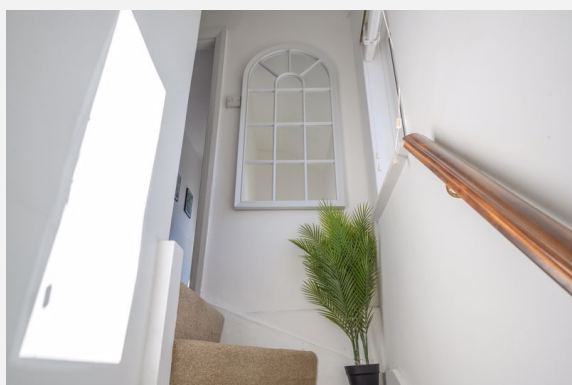
### Satellite/Fibre TV Availability:











## BOIS HALL ROAD, ADDLESTONE, KT15

BOIS HALL ROAD, ADDLESTONE, KT15

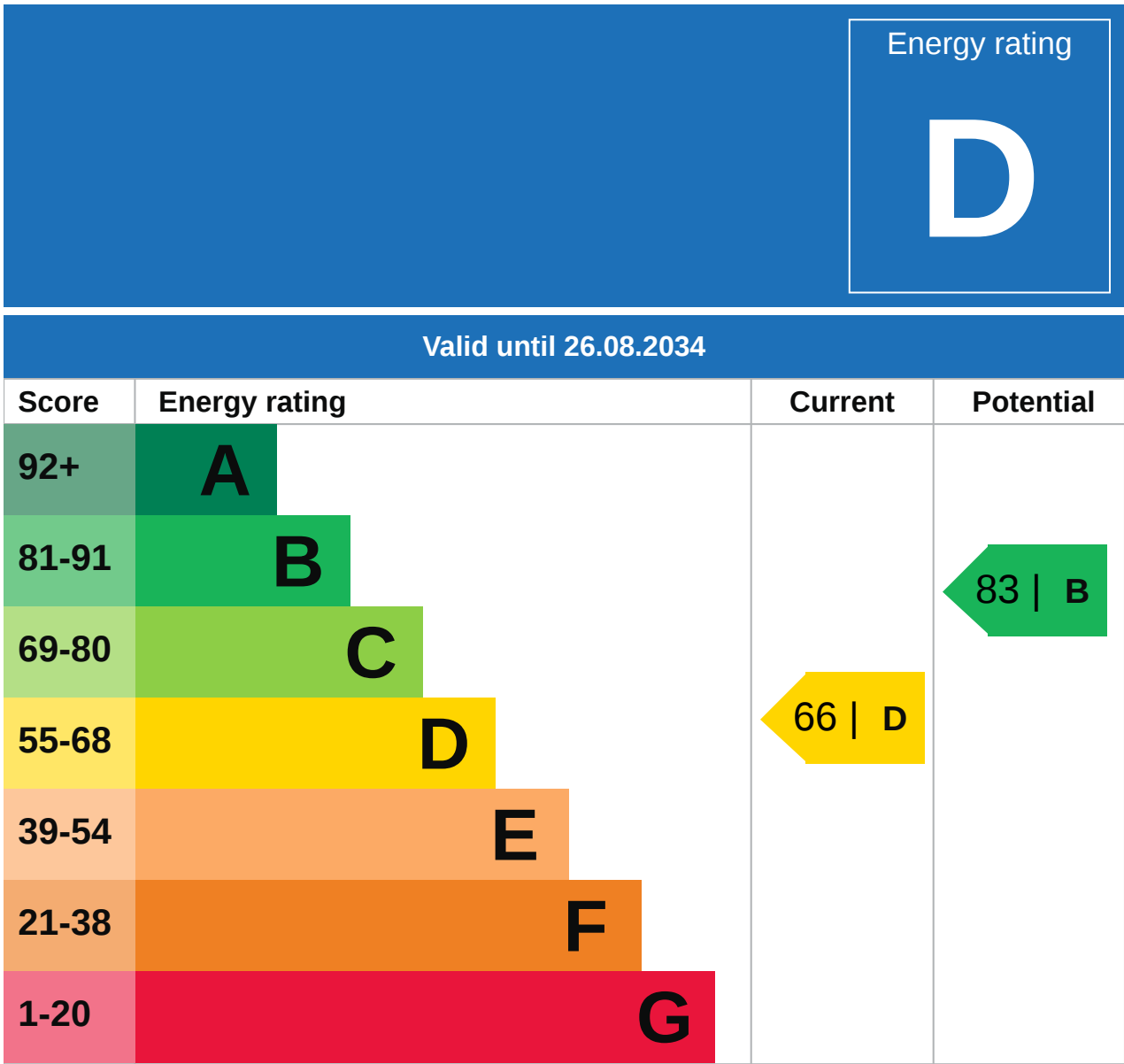


Approximate Gross Internal Floor Area: 99 m sq / 1063 sq ft

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

JAMES NEAVE  
THE ESTATE AGENTS

### Additional EPC Data

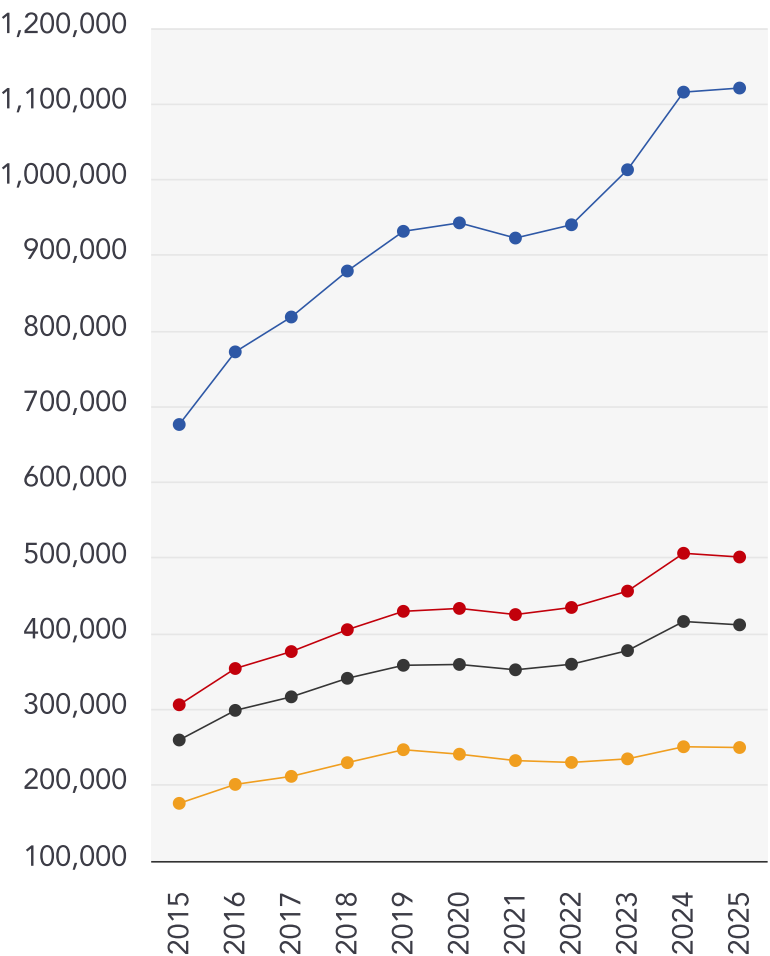
<b>Property Type:</b>	Semi-detached house
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Solid brick as built no insulation (assumed)
<b>Walls Energy:</b>	Very poor
<b>Roof:</b>	Pitched 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators mains gas
<b>Main Heating Controls:</b>	Programmer room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Suspended no insulation (assumed)
<b>Total Floor Area:</b>	83 m <sup>2</sup>

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in KT15



Detached

**+65.7%**

Semi-Detached

**+63.71%**

Terraced

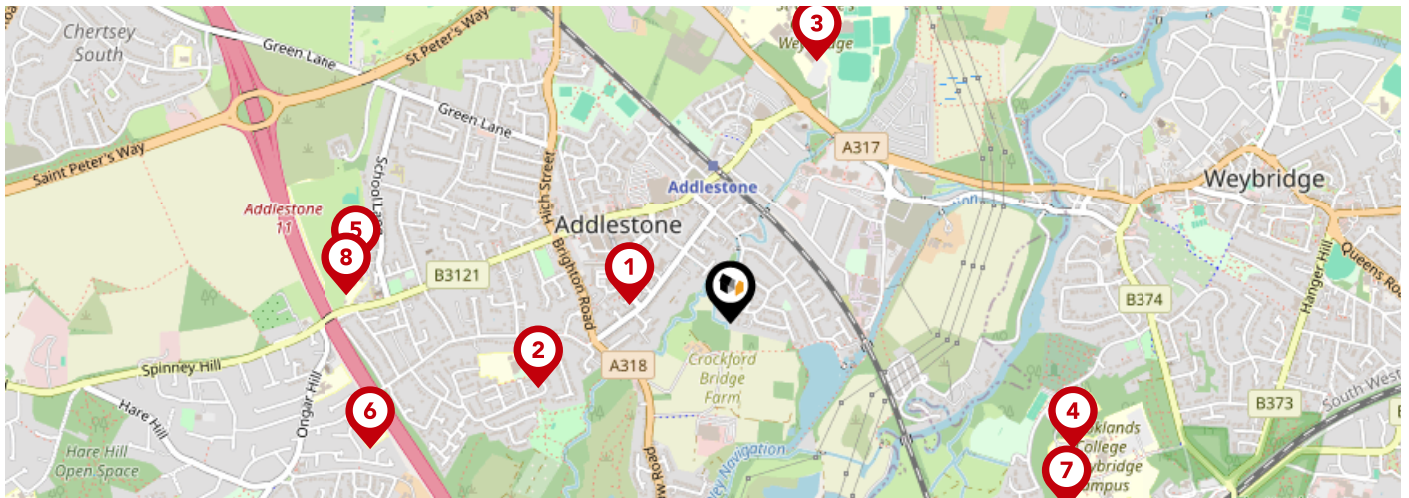
**+58.54%**

Flat

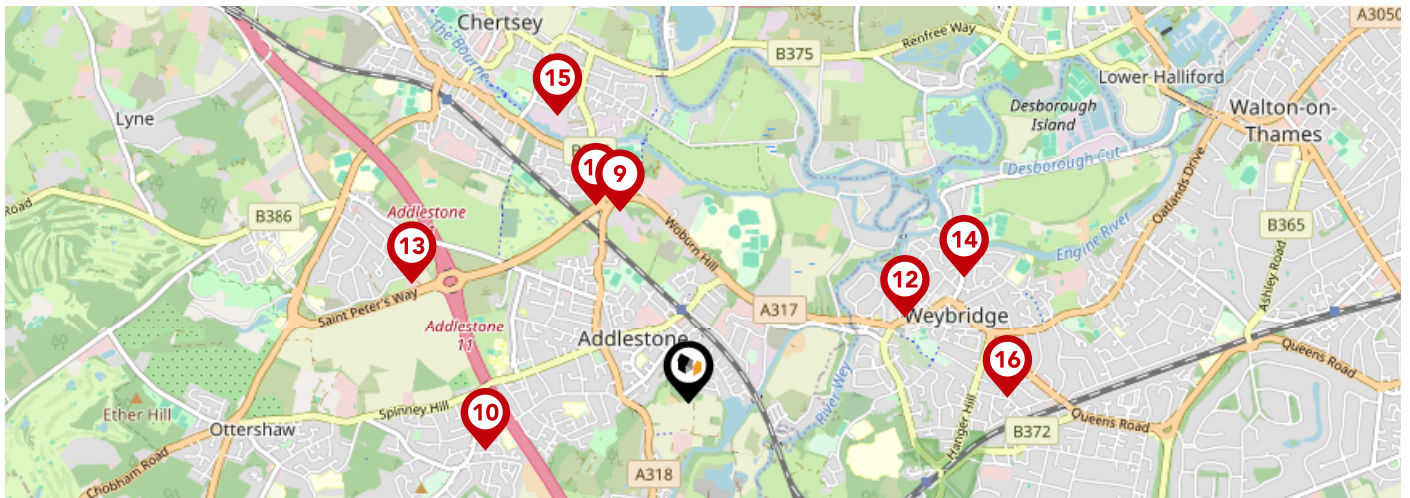
**+41.87%**











# Area Schools



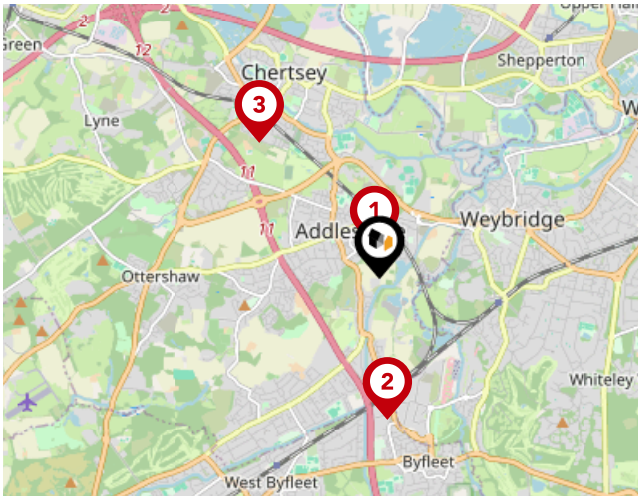
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Darley Dene Primary School</b> Ofsted Rating: Not Rated   Pupils: 231   Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Sayes Court School</b> Ofsted Rating: Good   Pupils: 244   Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St George's College Weybridge</b> Ofsted Rating: Not Rated   Pupils: 1043   Distance:0.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Heathside School</b> Ofsted Rating: Good   Pupils: 1262   Distance:0.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>St Paul's CofE Primary School</b> Ofsted Rating: Good   Pupils: 415   Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Ongar Place Primary School</b> Ofsted Rating: Good   Pupils: 210   Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Brooklands College</b> Ofsted Rating: Good   Pupils:0   Distance:0.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Jubilee High School</b> Ofsted Rating: Good   Pupils: 672   Distance:0.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>






		Nursery	Primary	Secondary	College	Private
	<b>Philip Southcote School</b> Ofsted Rating: Good   Pupils: 238   Distance:0.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Holy Family Catholic Primary School</b> Ofsted Rating: Good   Pupils: 219   Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Chertsey High School</b> Ofsted Rating: Good   Pupils: 876   Distance:1.01	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Charles Borromeo Catholic Primary School, Weybridge</b> Ofsted Rating: Good   Pupils: 238   Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Meadowcroft Community Infant School</b> Ofsted Rating: Good   Pupils: 86   Distance:1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St George's Junior School</b> Ofsted Rating: Not Rated   Pupils: 624   Distance:1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Stepgates Community School</b> Ofsted Rating: Good   Pupils: 283   Distance:1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Manby Lodge Infant School</b> Ofsted Rating: Good   Pupils: 268   Distance:1.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

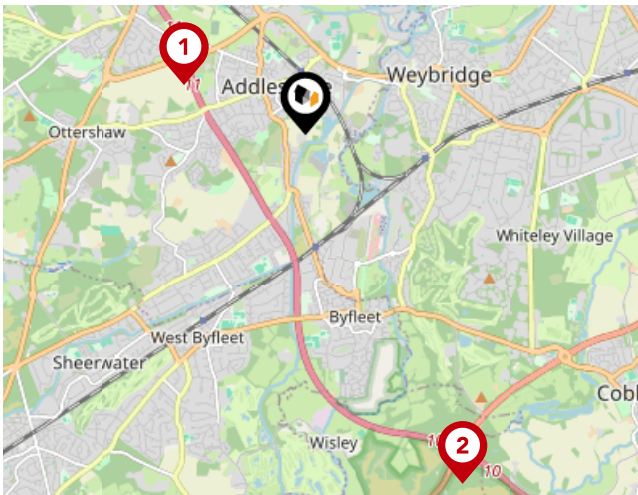
# Area

## Transport (National)








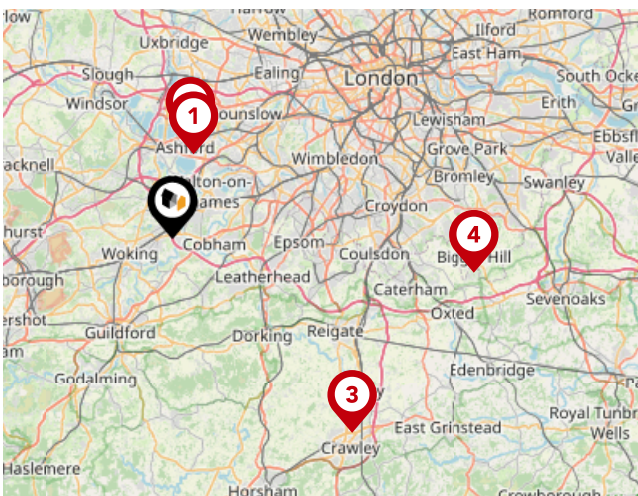
### National Rail Stations

Pin	Name	Distance
	Addlestone Rail Station	0.29 miles
	Byfleet & New Haw Rail Station	1.31 miles
	Chertsey Rail Station	1.67 miles







### Trunk Roads/Motorways

Pin	Name	Distance
	M25 J11	1.21 miles
	M25 J10	3.55 miles
	M25 J12	3.19 miles
	M3 J2	3.27 miles
	M3 J1	4.45 miles



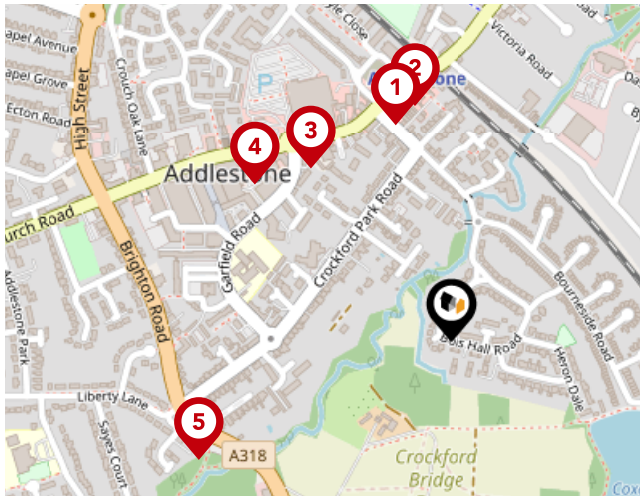
### Airports/Helipads

Pin	Name	Distance
	Heathrow Airport Terminal 4	6.49 miles
	Heathrow Airport	7.42 miles
	Gatwick Airport	19.61 miles
	Leaves Green	22.47 miles



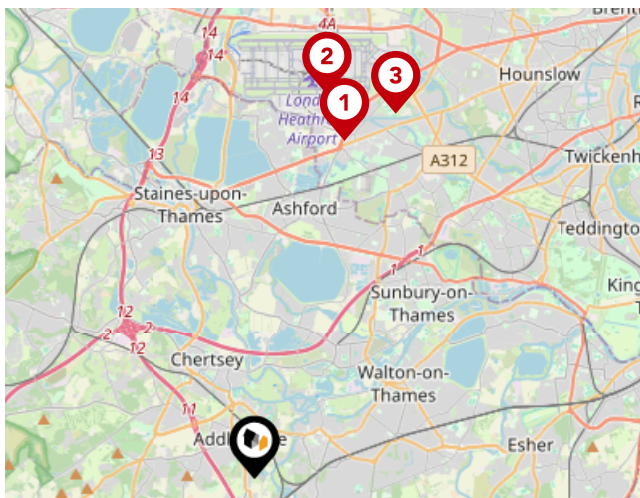
# Area

## Transport (Local)



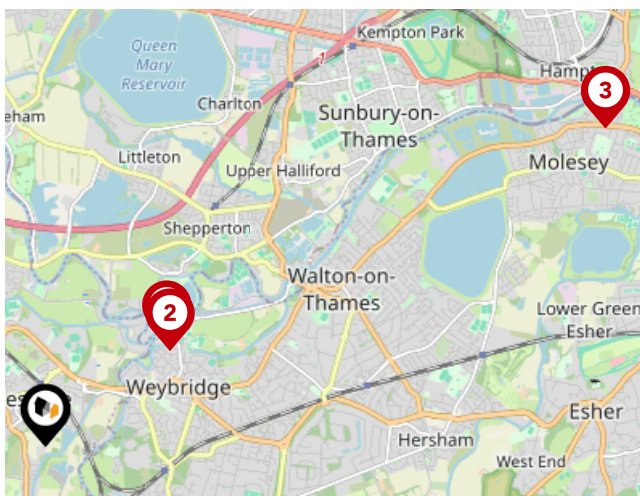
### Bus Stops/Stations

Pin	Name	Distance
1	Addlestone Railway Station	0.26 miles
2	Addlestone Railway Station	0.28 miles
3	Tesco	0.26 miles
4	Tesco	0.29 miles
5	Crockford Park Road	0.32 miles



### Local Connections

Pin	Name	Distance
1	Heathrow Terminal 4 Underground Station	6.48 miles
2	Heathrow Terminals 1-2-3 Underground Station	7.22 miles
3	Hatton Cross Underground Station	7.25 miles



### Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	1.49 miles
2	Weybridge Ferry Landing	1.47 miles
3	Moulsey - Hurst Park Ferry Landing	5.97 miles

# 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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#### Example Agent

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