

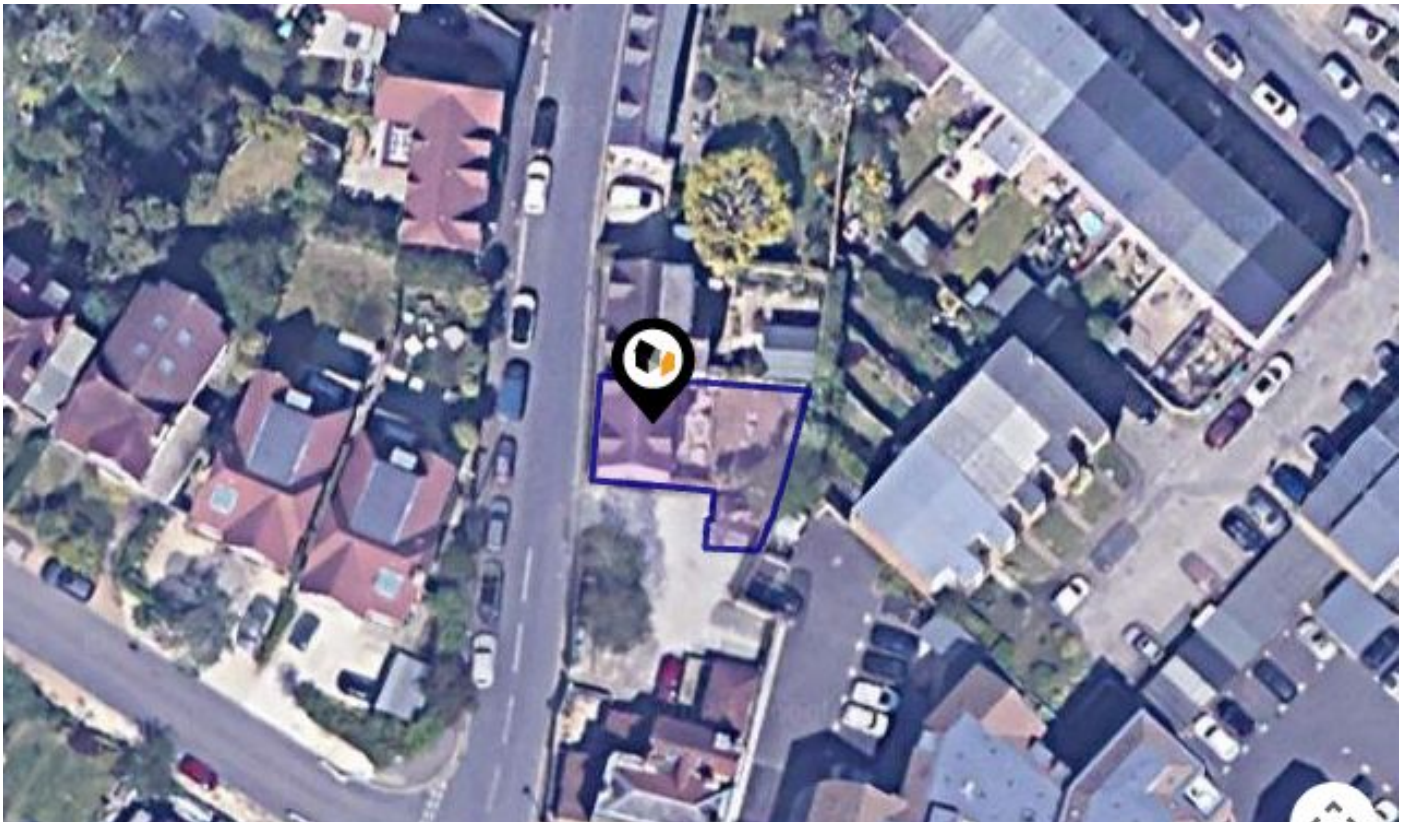


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 24th May 2025



MANOR ROAD, WALTON-ON-THAMES, KT12

Asking Price : £715,000

Example Agent

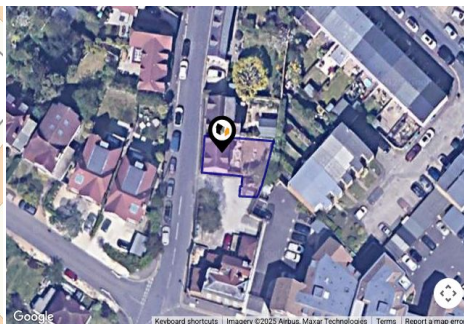
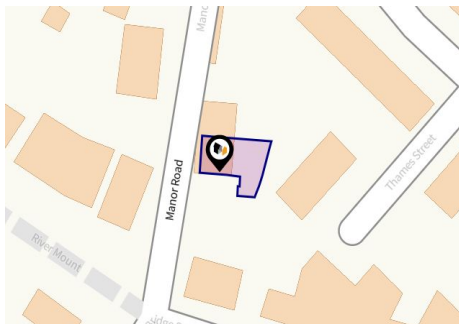
38 High Street Walton on Thames Surrey KT12 1DE

01932 221 331

andy@jamesneave.co.uk

www.exampleagent.com





Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	1,001 ft ² / 93 m ²
Plot Area:	0.04 acres
Year Built :	2003
Council Tax :	Band E
Annual Estimate:	£2,986
Title Number:	SY727866

Asking Price:	£715,000
Tenure:	Freehold

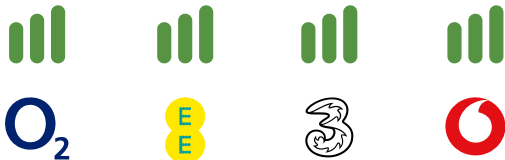
Local Area

Local Authority:	Elmbridge
Conservation Area:	Walton Riverside
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	80 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



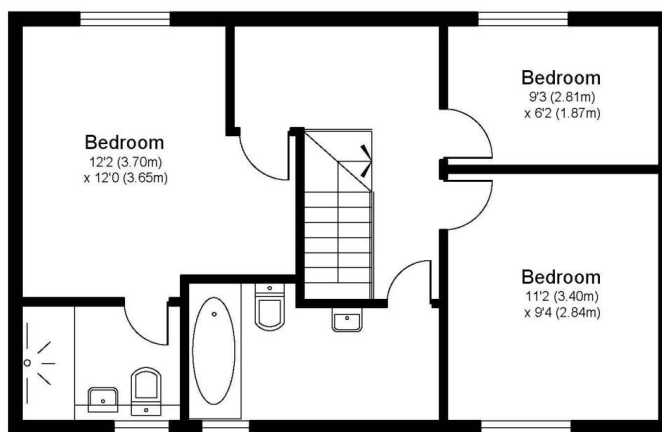




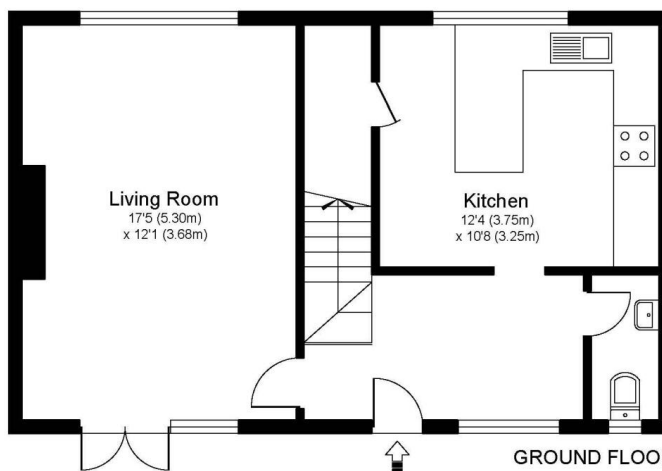


MANOR ROAD, WALTON-ON-THAMES, KT12

MANOR ROAD, WALTON ON THAMES, KT12



FIRST FLOOR



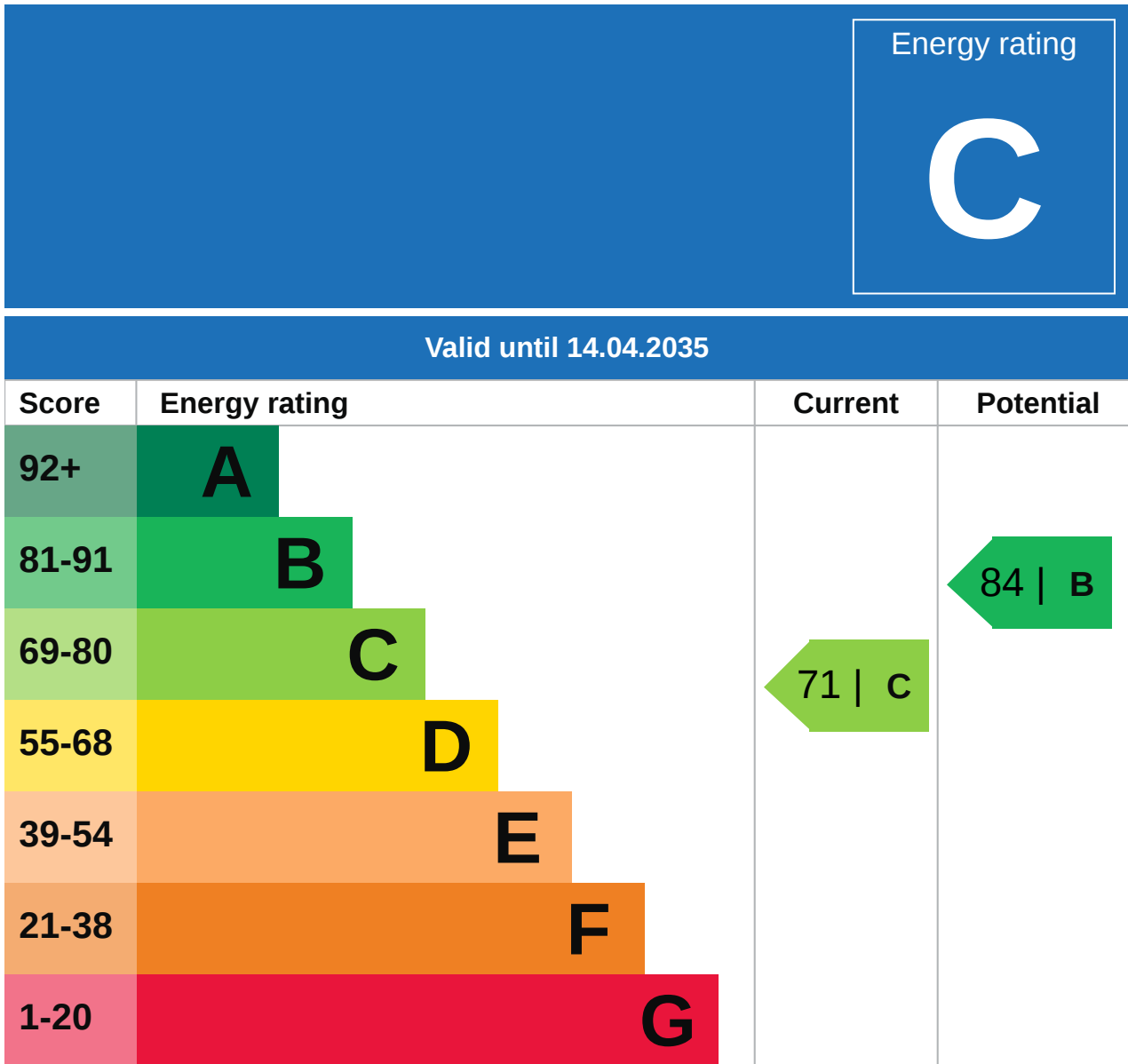
GROUND FLOOR

Approximate Gross Internal Floor Area: 91 m sq / 980 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

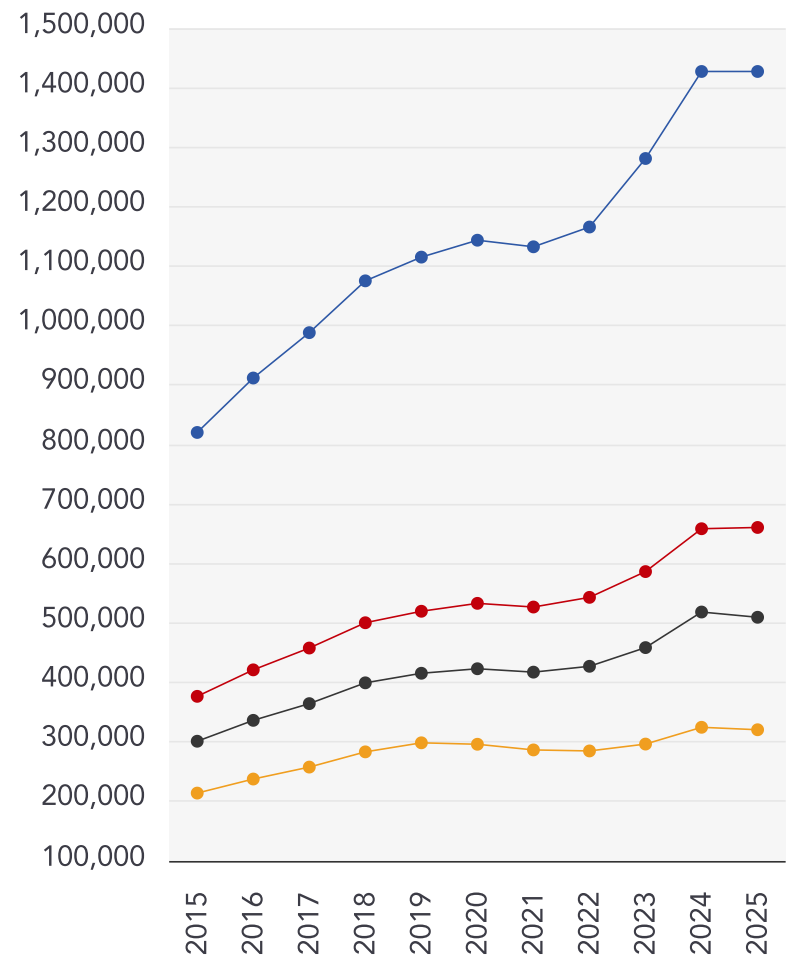
Property Type:	Semi-detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Cavity wall, as built, insulated (assumed)
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Pitched, 250 mm loft insulation
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	From main system
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	93 m ²

Market

House Price Statistics



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



Detached

+73.97%

Semi-Detached

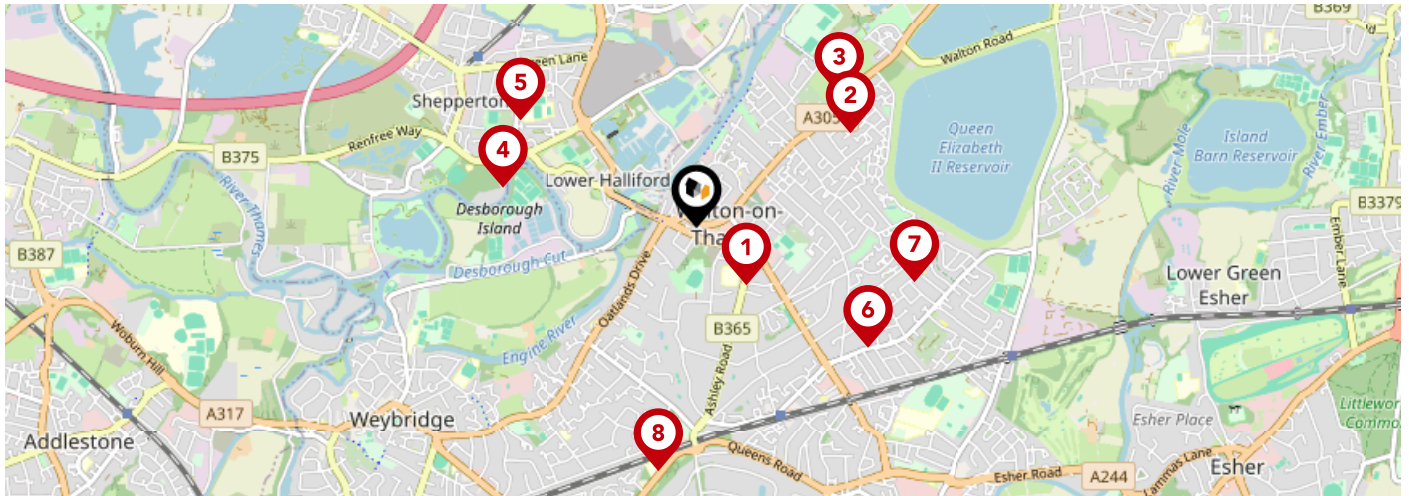
+75.35%

Terraced

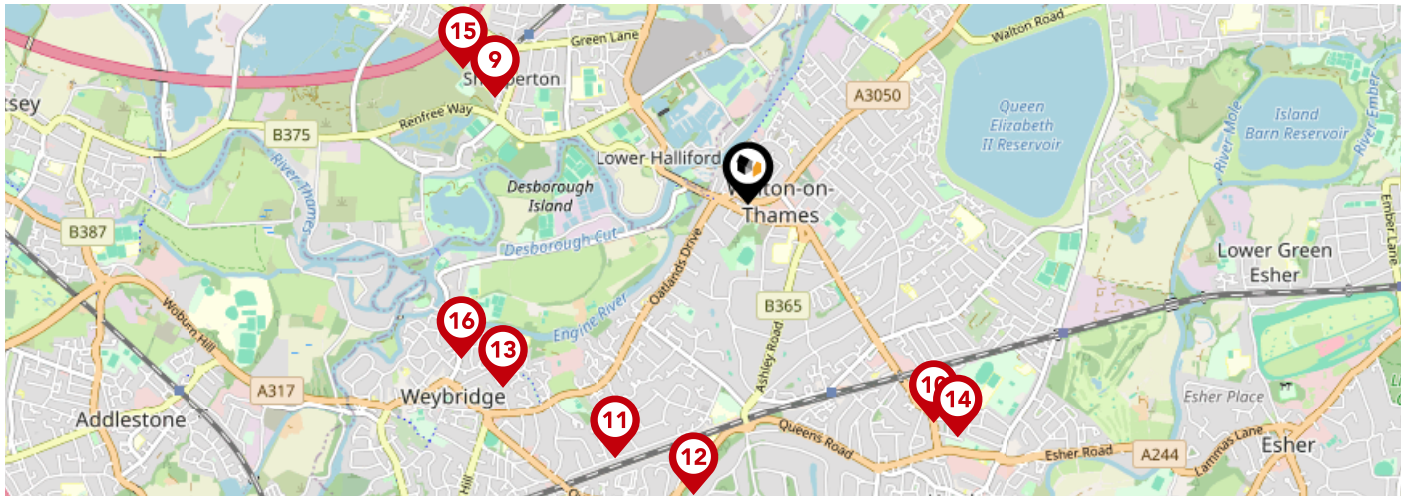
+69.17%

Flat

+49.74%



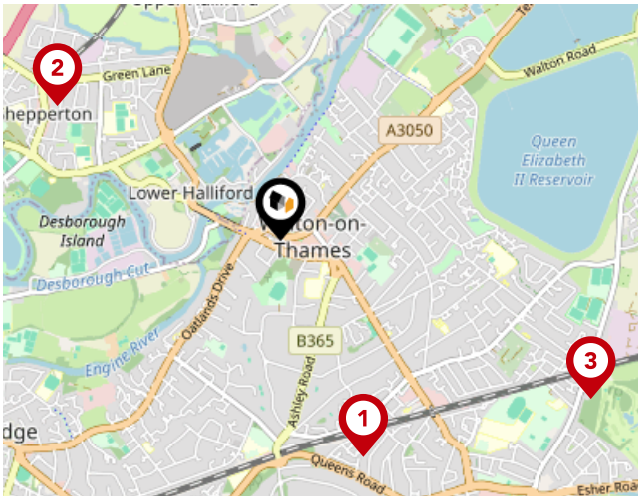
		Nursery	Primary	Secondary	College	Private
1	Ashley Church of England Primary School Ofsted Rating: Good Pupils: 564 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Grovelands Primary School Ofsted Rating: Good Pupils: 508 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Heathside Walton-on-Thames Ofsted Rating: Not Rated Pupils: 305 Distance:0.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Halliford School Ofsted Rating: Not Rated Pupils: 461 Distance:0.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Thamesmead School Ofsted Rating: Good Pupils: 1042 Distance:0.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Danesfield Manor School Ofsted Rating: Not Rated Pupils: 146 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Walton Oak Primary School Ofsted Rating: Good Pupils: 428 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Cleves School Ofsted Rating: Outstanding Pupils: 720 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	St Nicholas CofE Primary School Ofsted Rating: Good Pupils: 554 Distance: 1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Three Rivers Academy Ofsted Rating: Good Pupils: 1457 Distance: 1.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Oatlands School Ofsted Rating: Good Pupils: 270 Distance: 1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Walton Leigh School Ofsted Rating: Outstanding Pupils: 86 Distance: 1.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	St James CofE Primary School Ofsted Rating: Good Pupils: 419 Distance: 1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Bell Farm Primary School Ofsted Rating: Good Pupils: 671 Distance: 1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Manor Mead School Ofsted Rating: Outstanding Pupils: 149 Distance: 1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	St George's Junior School Ofsted Rating: Not Rated Pupils: 624 Distance: 1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

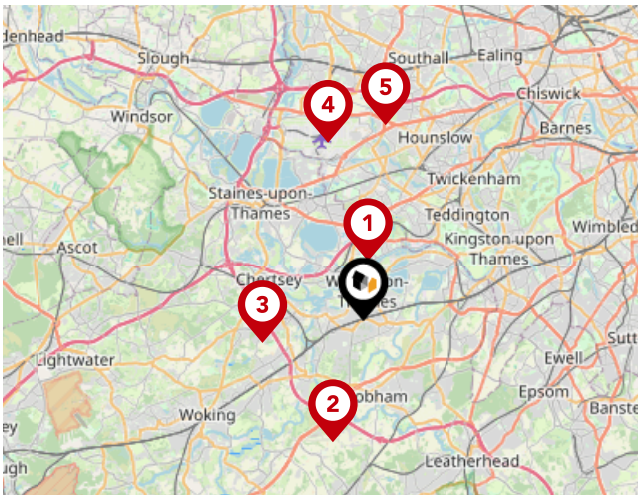
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Walton-on-Thames Rail Station	1.07 miles
2	Shepperton Rail Station	1.2 miles
3	Hersham Rail Station	1.61 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J1	2.2 miles
2	M25 J10	4.67 miles
3	M25 J11	3.81 miles
4	M4 J4A	6.66 miles
5	M4 J3	7.22 miles

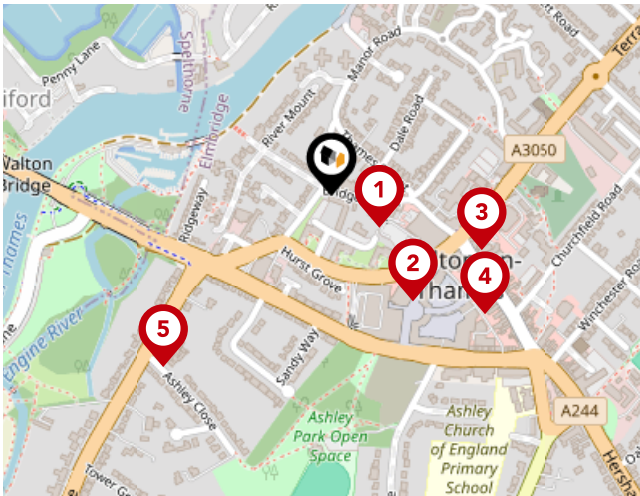


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport Terminal 4	5.12 miles
2	Heathrow Airport	6.15 miles
3	Gatwick Airport	19 miles
4	Leaves Green	20.08 miles

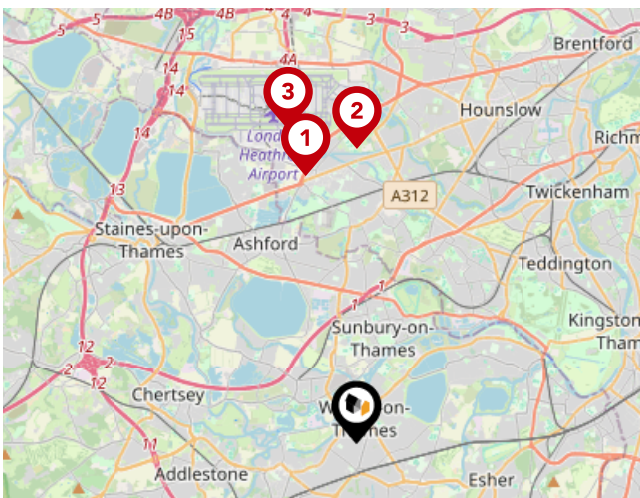
Area

Transport (Local)



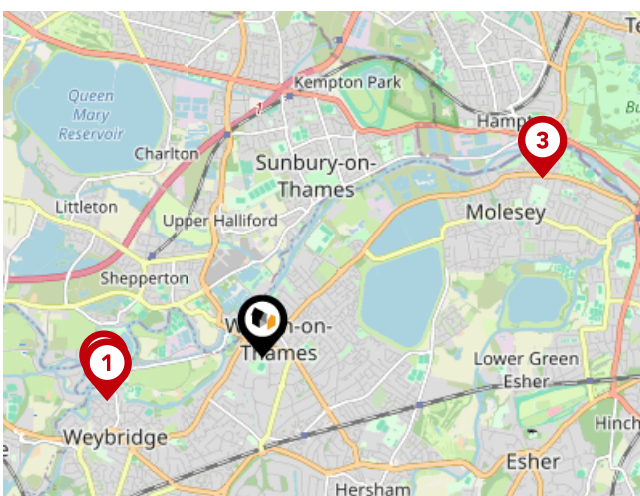
Bus Stops/Stations

Pin	Name	Distance
1	The Bear	0.07 miles
2	Hepworth Way	0.16 miles
3	Church Street	0.19 miles
4	High Street	0.22 miles
5	Ashley Close	0.28 miles



Local Connections

Pin	Name	Distance
1	Heathrow Terminal 4 Underground Station	5.05 miles
2	Hatton Cross Underground Station	5.46 miles
3	Heathrow Terminals 1-2-3 Underground Station	5.93 miles



Ferry Terminals

Pin	Name	Distance
1	Weybridge Ferry Landing	1.5 miles
2	Shepperton Ferry Landing	1.5 miles
3	Moulsey - Hurst Park Ferry Landing	3.07 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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