

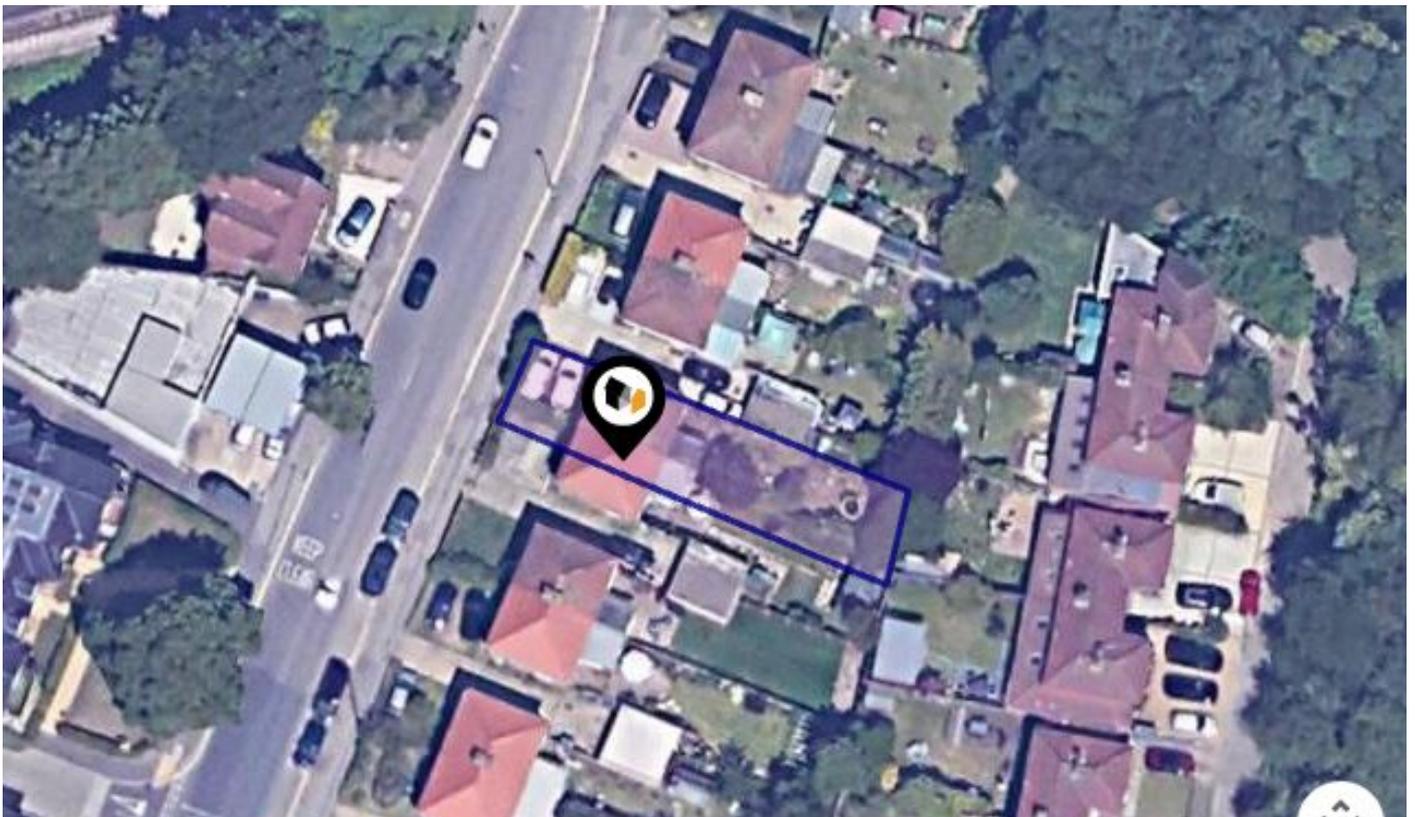


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 24th May 2025



MOLESEY ROAD, HERSHAM, WALTON-ON-THAMES, KT12

Asking Price : £525,000

Example Agent

38 High Street Walton on Thames Surrey KT12 1DE

01932 221 331

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www.exampleagent.com



Property Overview



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	807 ft ² / 75 m ²
Plot Area:	0.07 acres
Year Built :	1930-1949
Council Tax :	Band D
Annual Estimate:	£2,443
Title Number:	SY609029

Asking Price:	£525,000
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)

3 mb/s	54 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:







Gallery Photos

JAMES NEAVE
THE ESTATE AGENTS



MOLESEY ROAD, HERSHAM, WALTON-ON-THAMES, KT12



Total internal area: approx. 89 sq. metres (957.6 sq. feet)
Main area: approx. 75.5 sq. metres (812.3 sq. feet)
Garage: approx. 13.5 sq. metres (145.3 sq. feet)



Property EPC - Certificate

Energy rating

D

Valid until 04.05.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

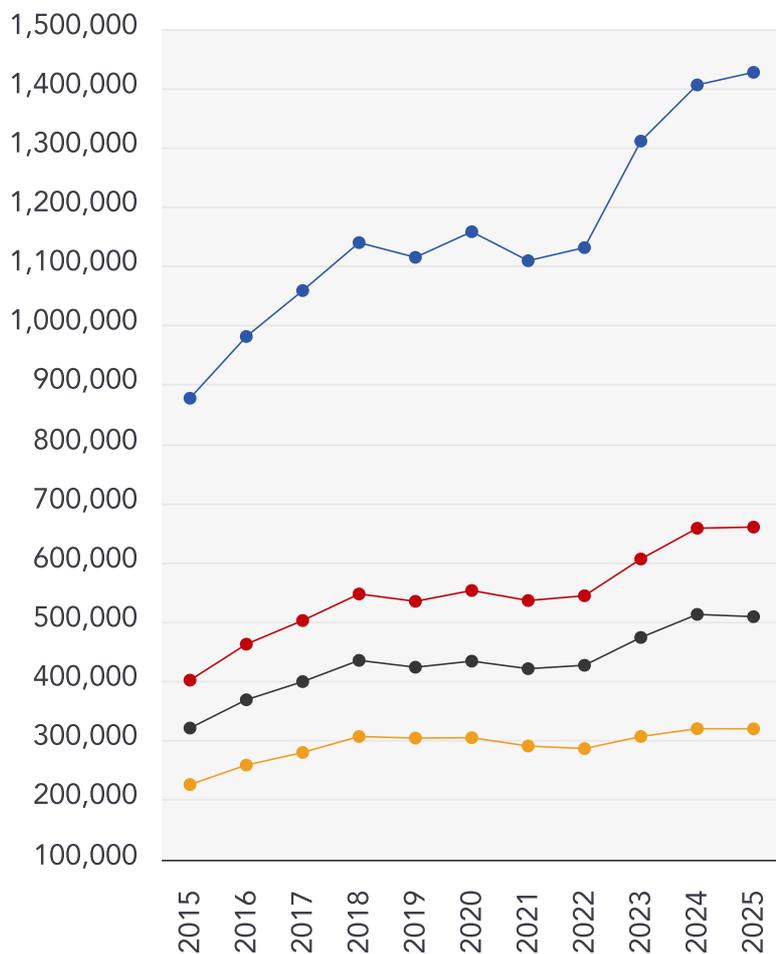
Property Type:	Semi-detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Solid brick, as built, no insulation (assumed)
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Pitched, 270 mm loft insulation
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:	Suspended, no insulation (assumed)
Total Floor Area:	75 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%

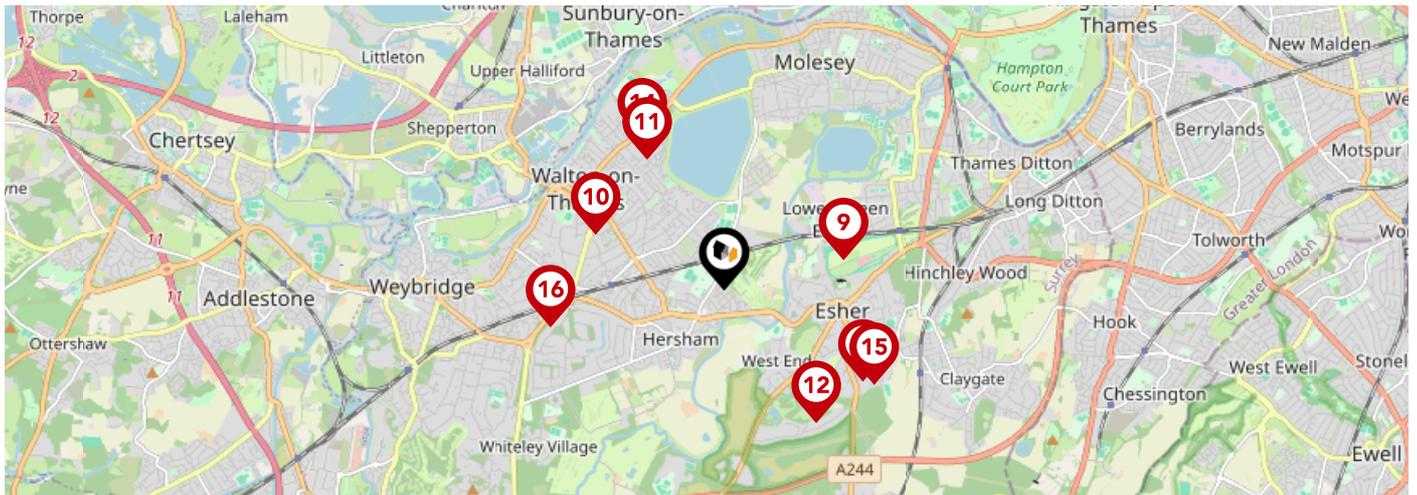
Flat

+41.43%



		Nursery	Primary	Secondary	College	Private
1	Cardinal Newman Catholic Primary School Ofsted Rating: Good Pupils: 410 Distance:0.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	North East Surrey Secondary Short Stay School Ofsted Rating: Good Pupils: 18 Distance:0.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Bell Farm Primary School Ofsted Rating: Good Pupils: 671 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Three Rivers Academy Ofsted Rating: Good Pupils: 1457 Distance:0.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The Danesfield Manor School Ofsted Rating: Not Rated Pupils: 146 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Walton Oak Primary School Ofsted Rating: Good Pupils: 428 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Esher Church of England High School Ofsted Rating: Good Pupils: 1172 Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Burhill Primary School Ofsted Rating: Good Pupils: 578 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

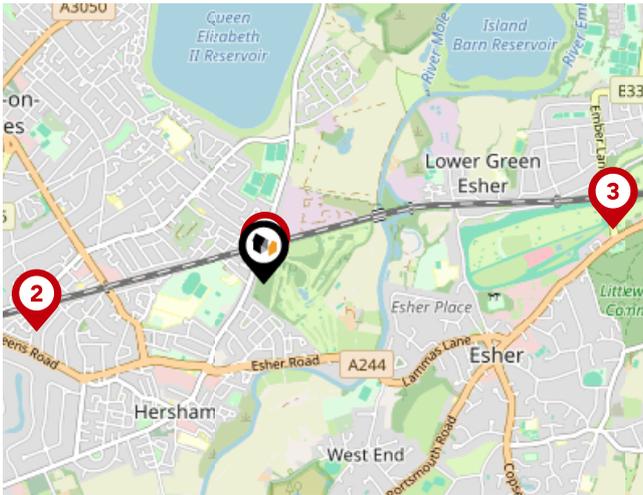
Area Schools



		Nursery	Primary	Secondary	College	Private
	Cranmere Primary School Ofsted Rating: Good Pupils: 389 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ashley Church of England Primary School Ofsted Rating: Good Pupils: 564 Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Grovelands Primary School Ofsted Rating: Good Pupils: 508 Distance:1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Claremont Fan Court School Ofsted Rating: Not Rated Pupils: 1162 Distance:1.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Esher Church School Ofsted Rating: Good Pupils: 371 Distance:1.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Heathside Walton-on-Thames Ofsted Rating: Not Rated Pupils: 305 Distance:1.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Shrewsbury House Pre Preparatory School Ofsted Rating: Not Rated Pupils: 76 Distance:1.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cleves School Ofsted Rating: Outstanding Pupils: 720 Distance:1.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

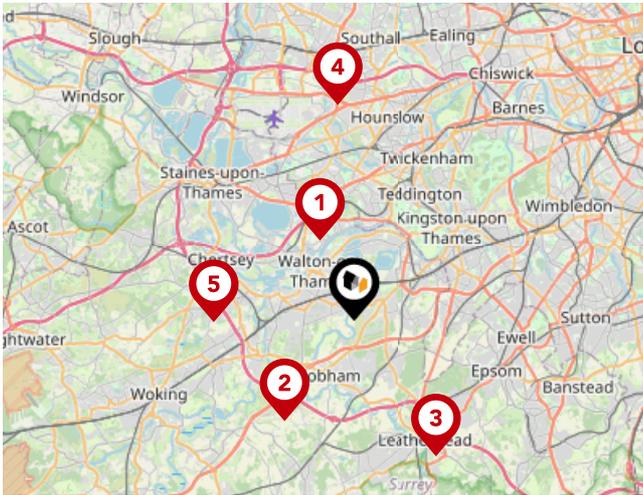
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Hersham Rail Station	0.04 miles
2	Walton-on-Thames Rail Station	1.06 miles
3	Esher Rail Station	1.63 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J1	3.22 miles
2	M25 J10	4.55 miles
3	M25 J9	5.91 miles
4	M4 J3	7.98 miles
5	M25 J11	5.14 miles

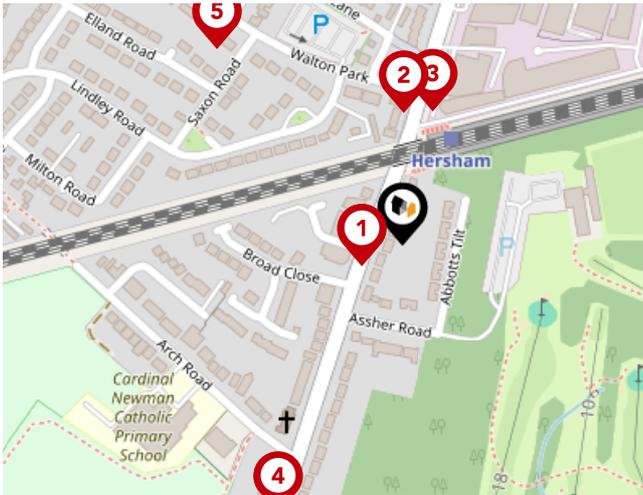


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport Terminal 4	6.3 miles
2	Heathrow Airport	7.31 miles
3	Gatwick Airport	17.57 miles
4	Leaves Green	18.54 miles

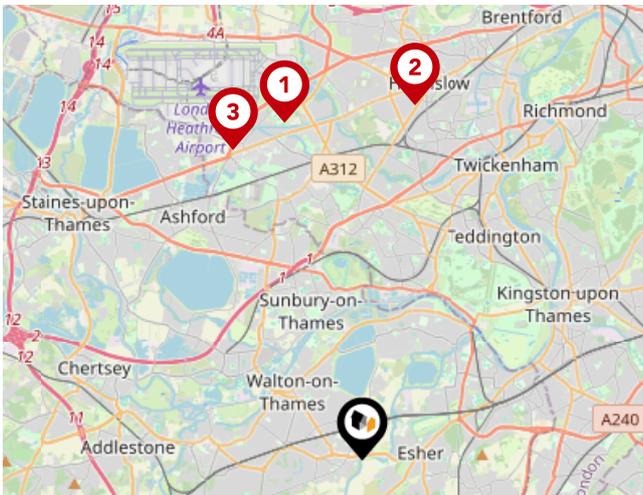
Area

Transport (Local)



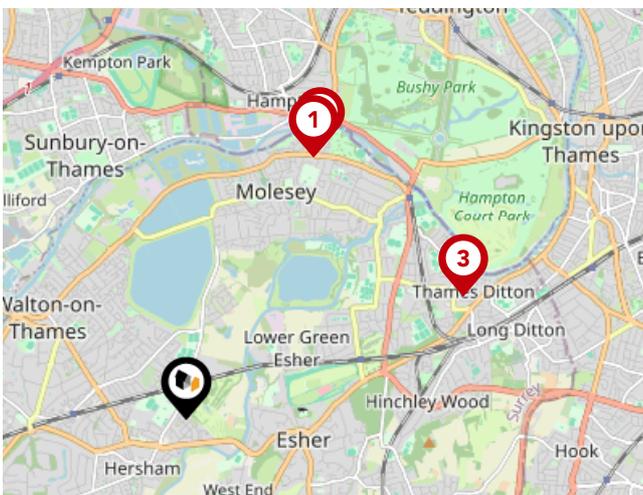
Bus Stops/Stations

Pin	Name	Distance
1	Hersham Railway Station	0.03 miles
2	Hersham Railway Station	0.08 miles
3	Hersham Railway Station	0.08 miles
4	Arch Road	0.17 miles
5	Walton Park	0.16 miles



Local Connections

Pin	Name	Distance
1	Hatton Cross Underground Station	6.4 miles
2	Hounslow Central Underground Station	6.64 miles
3	Heathrow Terminal 4 Underground Station	6.21 miles



Ferry Terminals

Pin	Name	Distance
1	Moulsey - Hurst Park Ferry Landing	2.7 miles
2	Hampton Ferry Landing	2.79 miles
3	Ditton Island Ferry Landing	2.79 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"



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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