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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 24th May 2025



BROAD CLOSE, HERSHAM, WALTON-ON-THAMES, KT12

Asking Price : £465,000

Example Agent

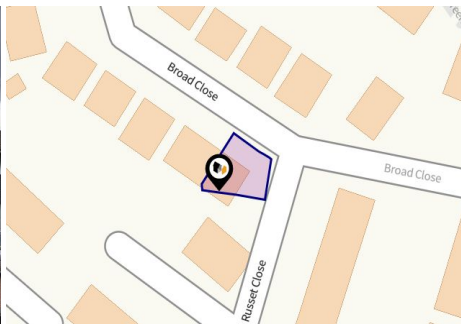
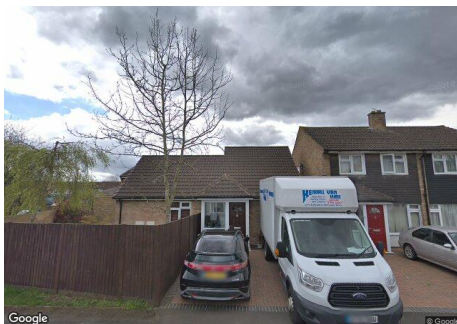
38 High Street Walton on Thames Surrey KT12 1DE

01932 221 331

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Property

Type:	Detached
Bedrooms:	2
Plot Area:	0.04 acres
Council Tax :	Band D
Annual Estimate:	£2,443
Title Number:	SY833236




Asking Price:	£465,000
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	49	1800
mb/s	mb/s	mb/s
		

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:

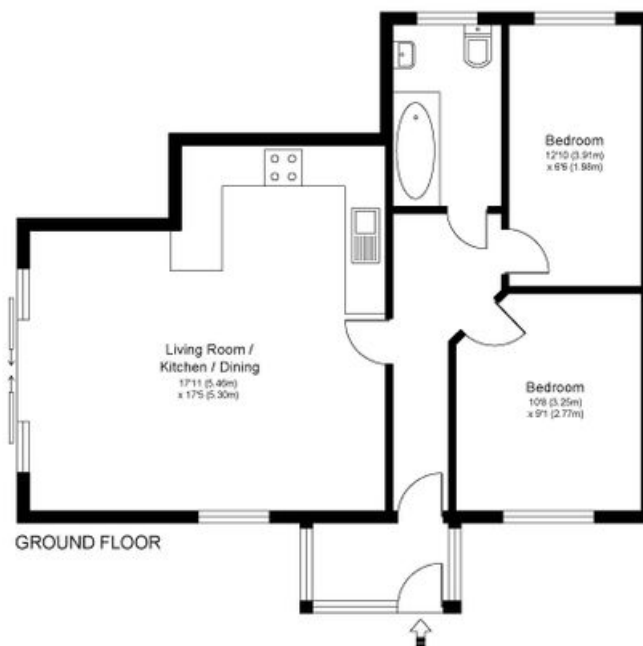






BROAD CLOSE, HERSHAM, WALTON-ON-THAMES, KT12

BROAD CLOSE, HERSHAM, SURREY, KT12



Approximate Gross Internal Floor Area: 56 m sq / 607 sq ft

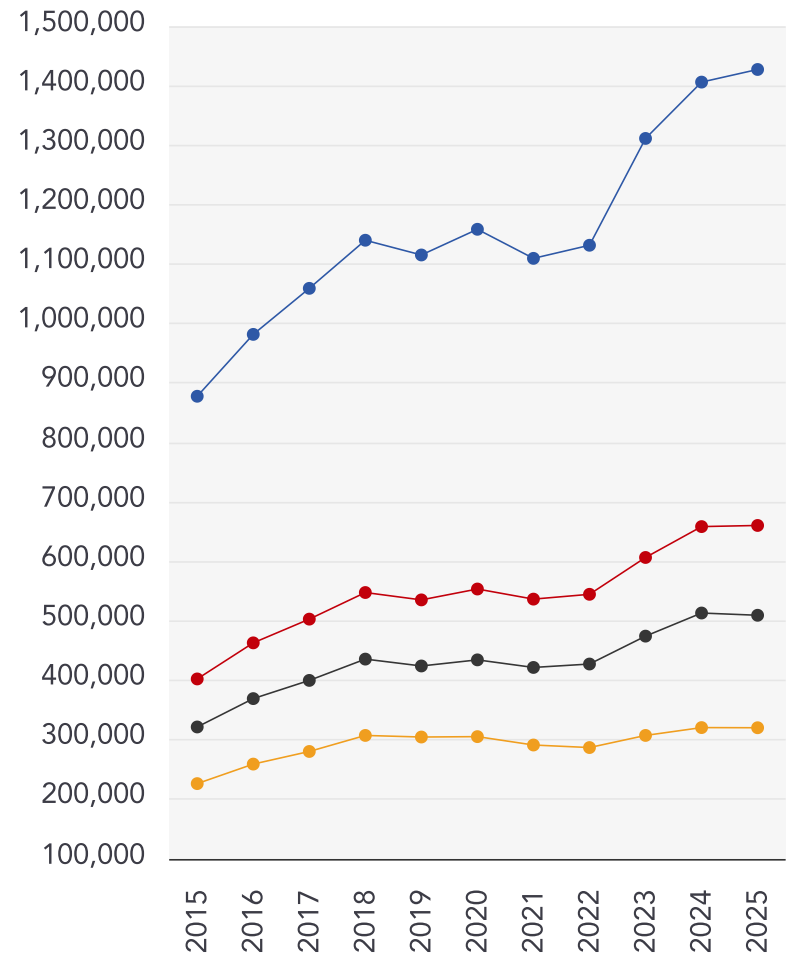
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatements. These plans are not to scale and are for representation purposes only as defined 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.

Market

House Price Statistics



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



Detached

+62.58%

Semi-Detached

+64.08%

Terraced

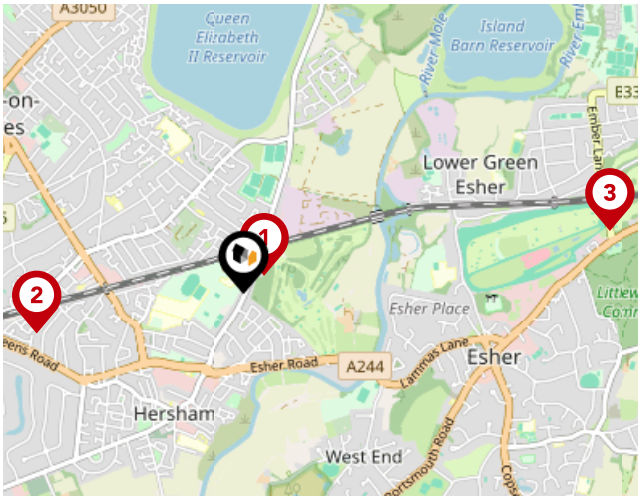
+58.33%

Flat

+41.43%

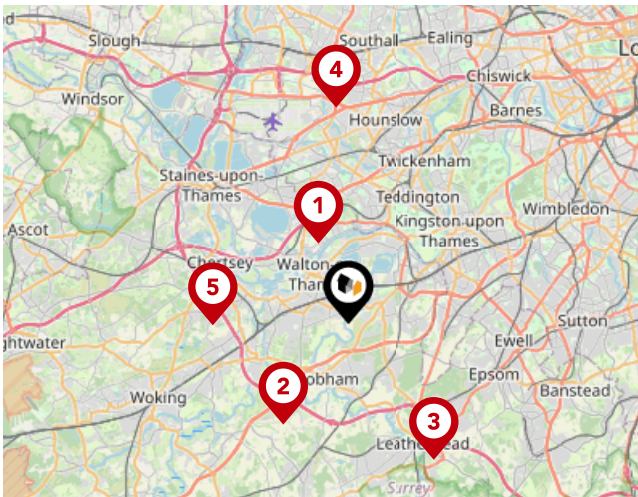
Area

Transport (National)



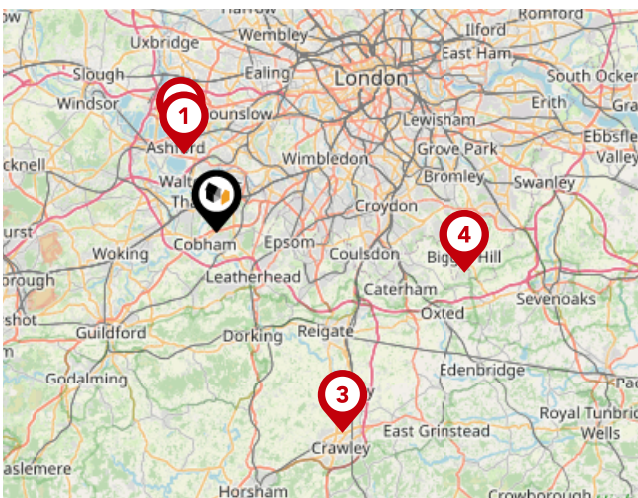
National Rail Stations

Pin	Name	Distance
1	Hersham Rail Station	0.12 miles
2	Walton-on-Thames Rail Station	0.97 miles
3	Esher Rail Station	1.72 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J1	3.22 miles
2	M25 J10	4.47 miles
3	M25 J9	5.92 miles
4	M4 J3	8.01 miles
5	M25 J11	5.06 miles

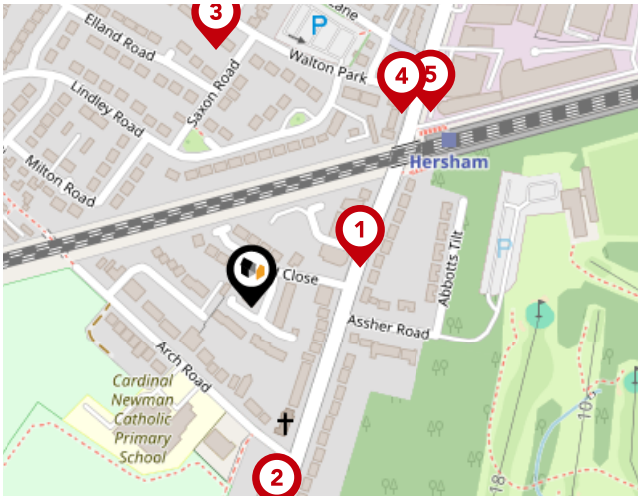


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport Terminal 4	6.3 miles
2	Heathrow Airport	7.31 miles
3	Gatwick Airport	17.58 miles
4	Leaves Green	18.62 miles

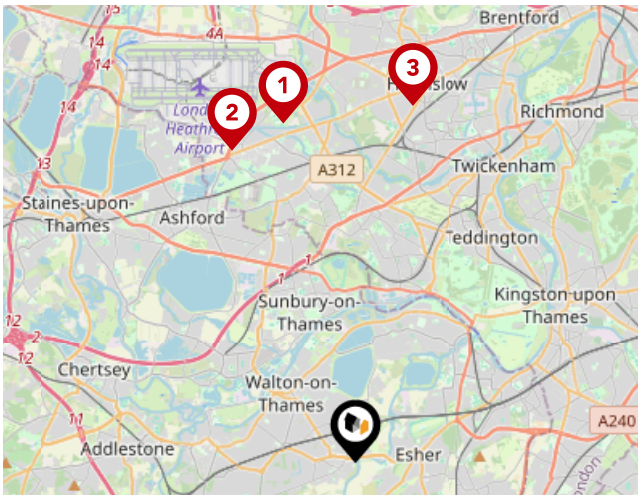
Area

Transport (Local)



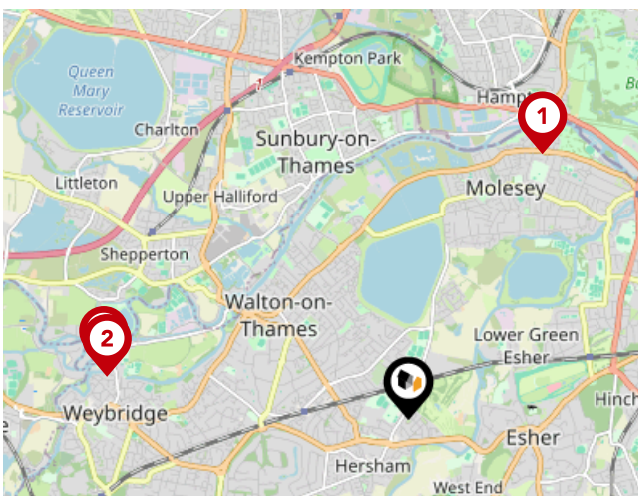
Bus Stops/Stations

Pin	Name	Distance
1	Hersham Railway Station	0.07 miles
2	Arch Road	0.12 miles
3	Walton Park	0.15 miles
4	Hersham Railway Station	0.14 miles
5	Hersham Railway Station	0.15 miles



Local Connections

Pin	Name	Distance
1	Hatton Cross Underground Station	6.42 miles
2	Heathrow Terminal 4 Underground Station	6.21 miles
3	Hounslow Central Underground Station	6.69 miles



Ferry Terminals

Pin	Name	Distance
1	Moulsey - Hurst Park Ferry Landing	2.77 miles
2	Weybridge Ferry Landing	2.81 miles
3	Shepperton Ferry Landing	2.84 miles

Example Agent

About Us



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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