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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 24th May 2025



HILLARY CRESCENT, WALTON-ON-THAMES, KT12

Asking Price : £779,950

Example Agent

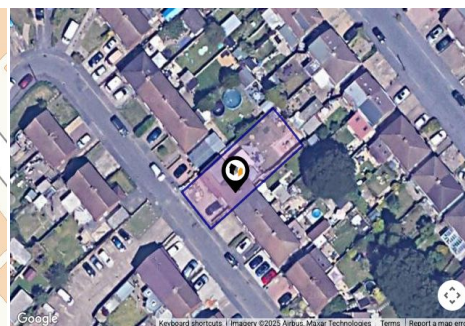
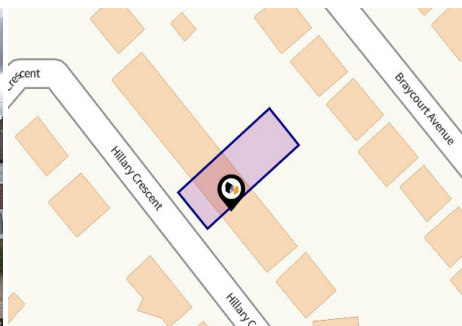
38 High Street Walton on Thames Surrey KT12 1DE

01932 221 331

andy@jamesneave.co.uk

www.exampleagent.com





Property




Type:	Semi-Detached
Bedrooms:	4
Floor Area:	1,237 ft ² / 115 m ²
Plot Area:	0.09 acres
Year Built :	1950-1966
Council Tax :	Band D
Annual Estimate:	£2,443
Title Number:	SY251771

Asking Price:	£779,950
Tenure:	Freehold

Local Area

Local Authority:	Elmbridge
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Medium
• Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

5	80	1800
mb/s	mb/s	mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

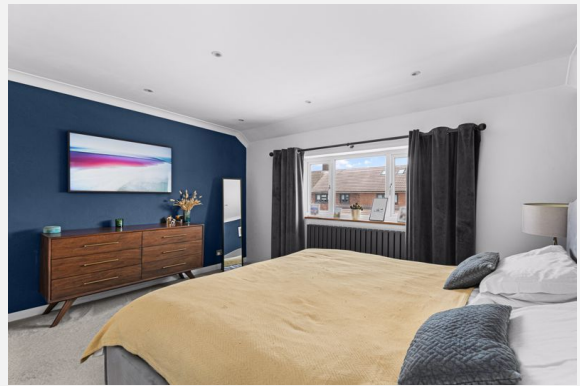


Planning History This Address

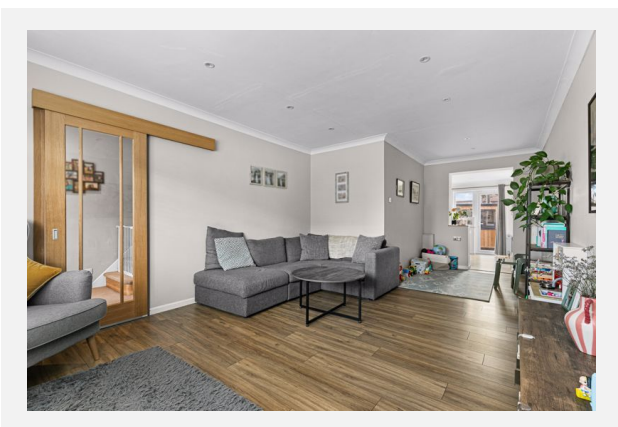
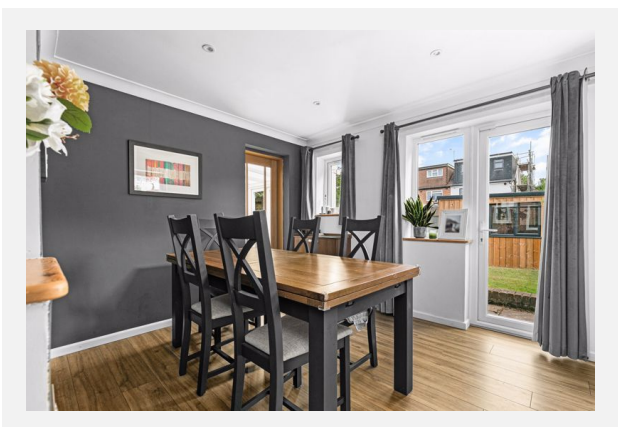
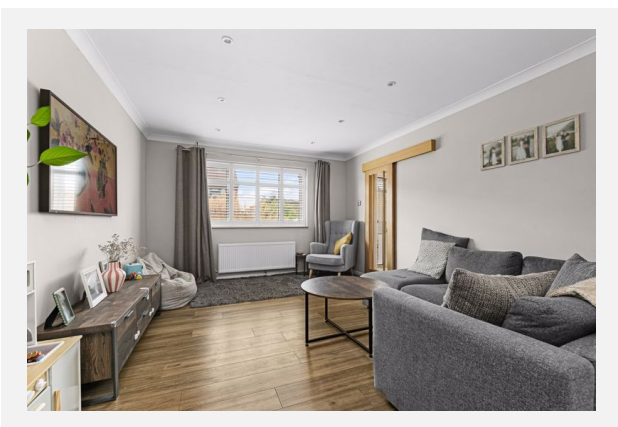
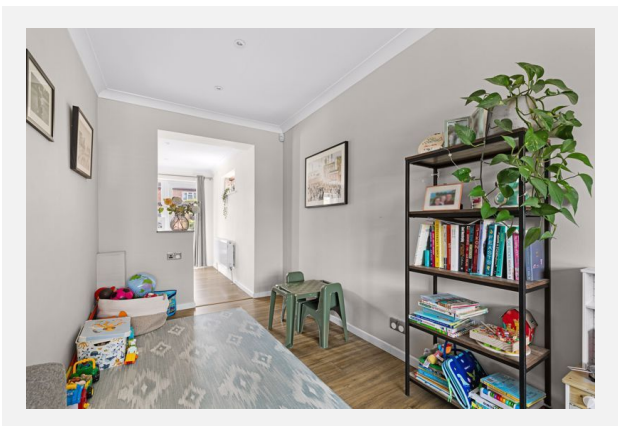
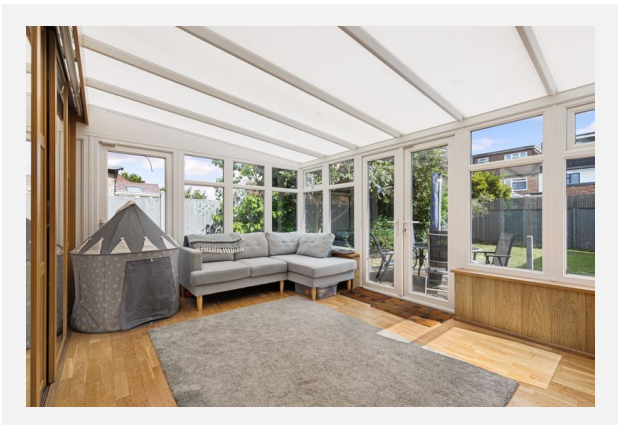


Planning records for: *Hillary Crescent, Walton-on-thames, KT12*

Reference - 1991/0001	
Decision:	Final Decision
Date:	-
Description:	Erection of rear conservatory.









HILLARY CRESCENT, WALTON-ON-THAMES, KT12

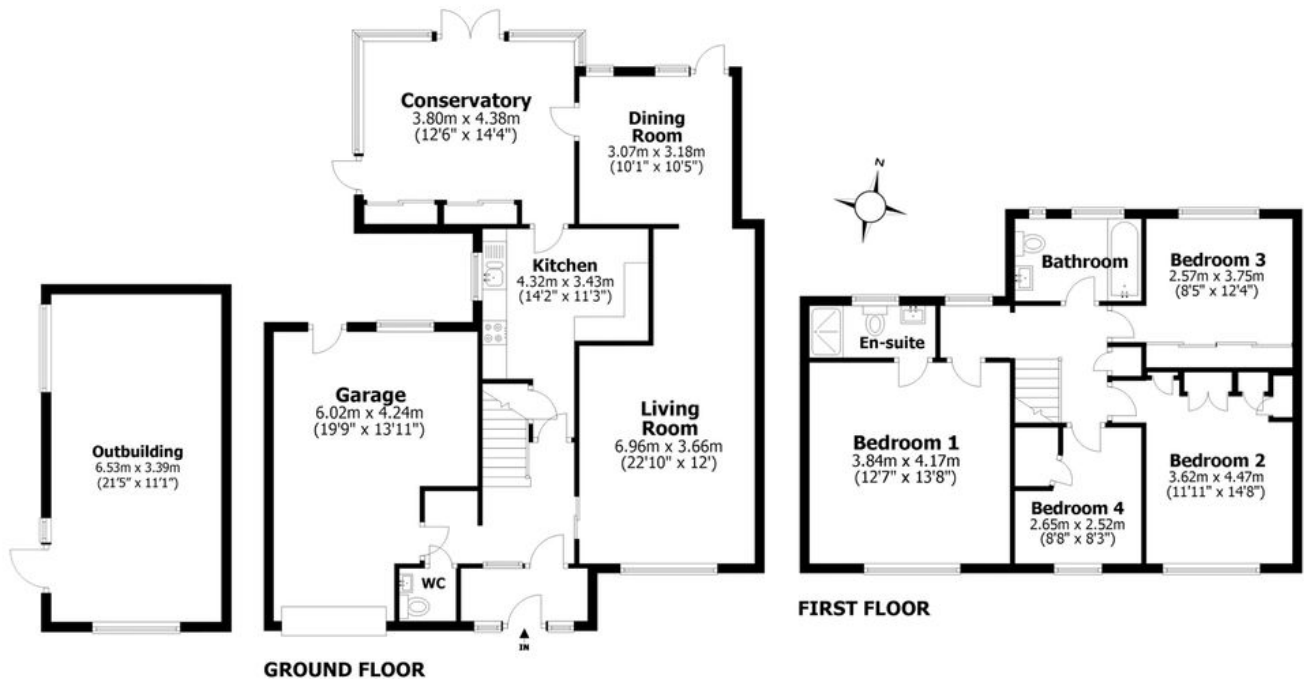


Hillary Crescent, Walton-on-Thames, KT12

Total internal area: approx. 180.5 sq. metres (1942.9 sq. feet)

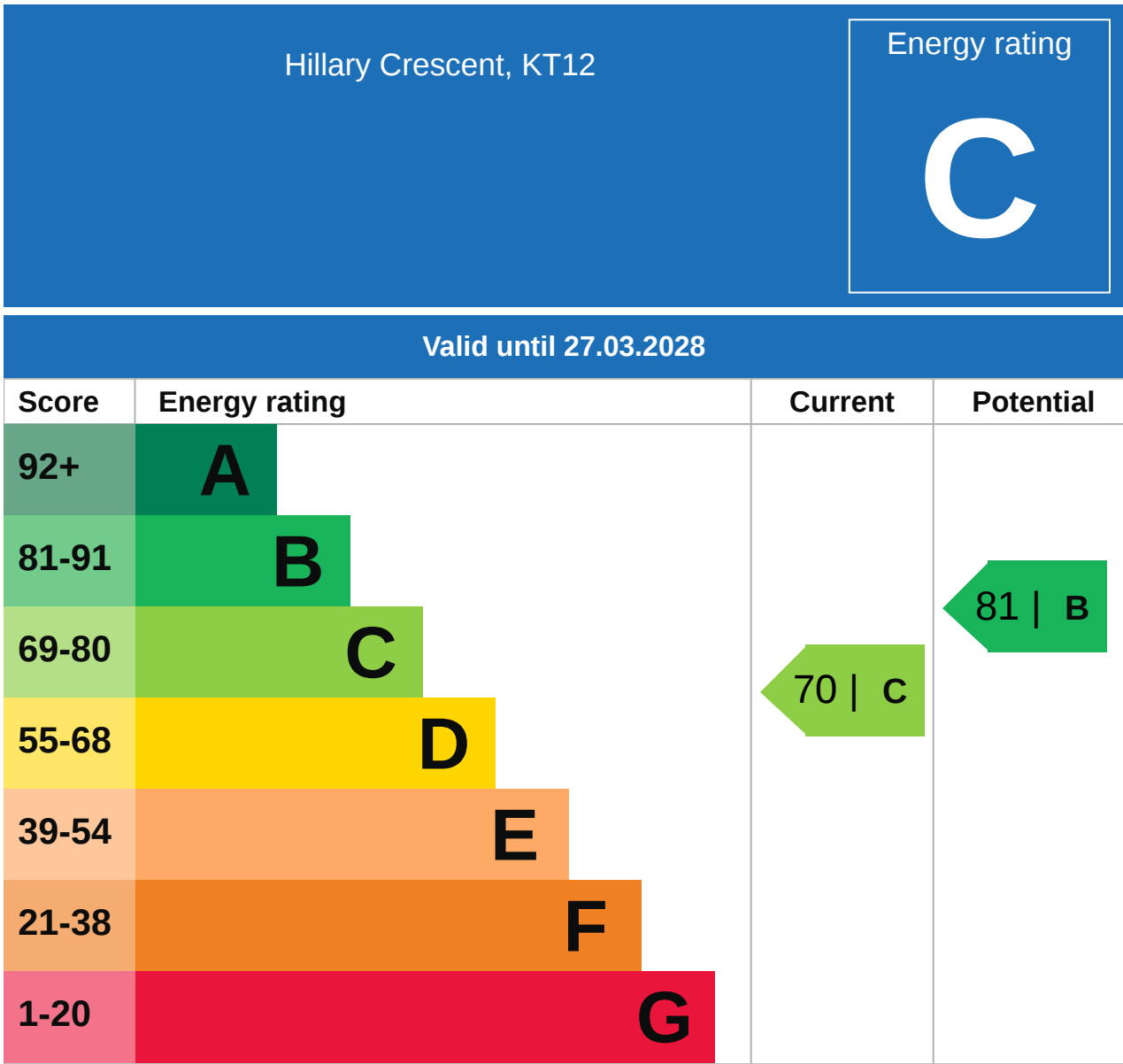
Main area: approx. 136.7 sq. metres (1471.4 sq. feet)

Garage & outbuilding: approx. 43.8 sq. metres (471.5 sq. feet)



This floorplan is for illustrative guidance only and is not to drawn to scale. Whilst every attempt has been made to ensure accuracy, measurements are approximate and should not be relied upon as a matter of fact. Maximum dimensions are given excluding small alcoves, etc unless otherwise stated.

Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

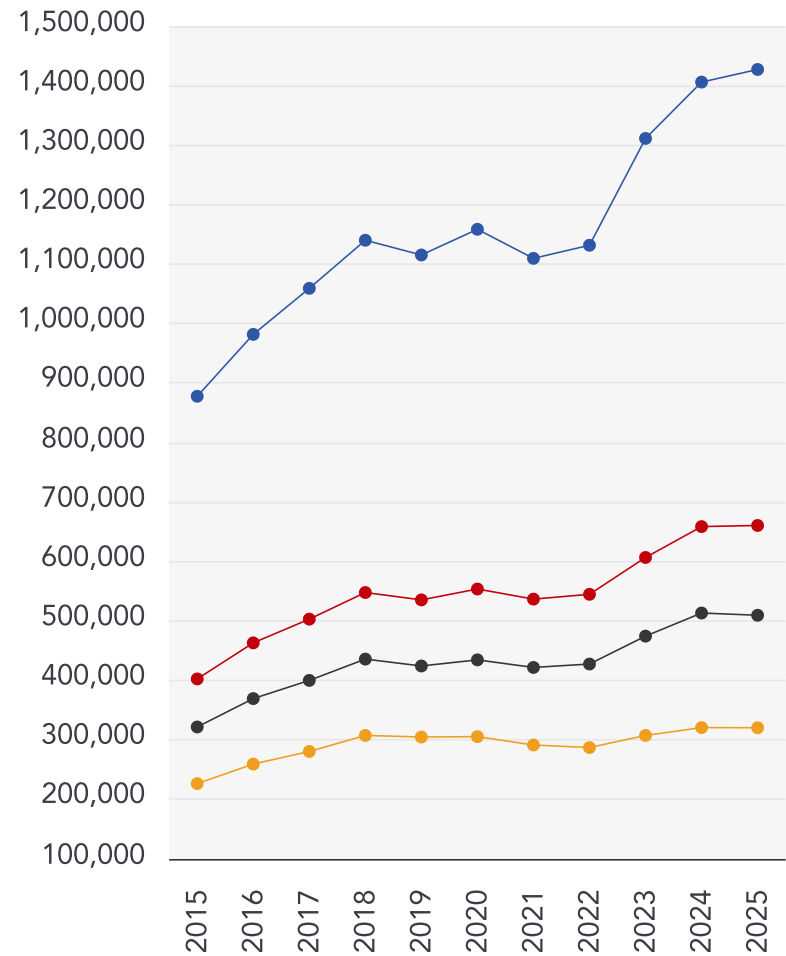
Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	3
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and underfloor heating, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 62% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	115 m ²

Market

House Price Statistics



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



Detached

+62.58%

Semi-Detached

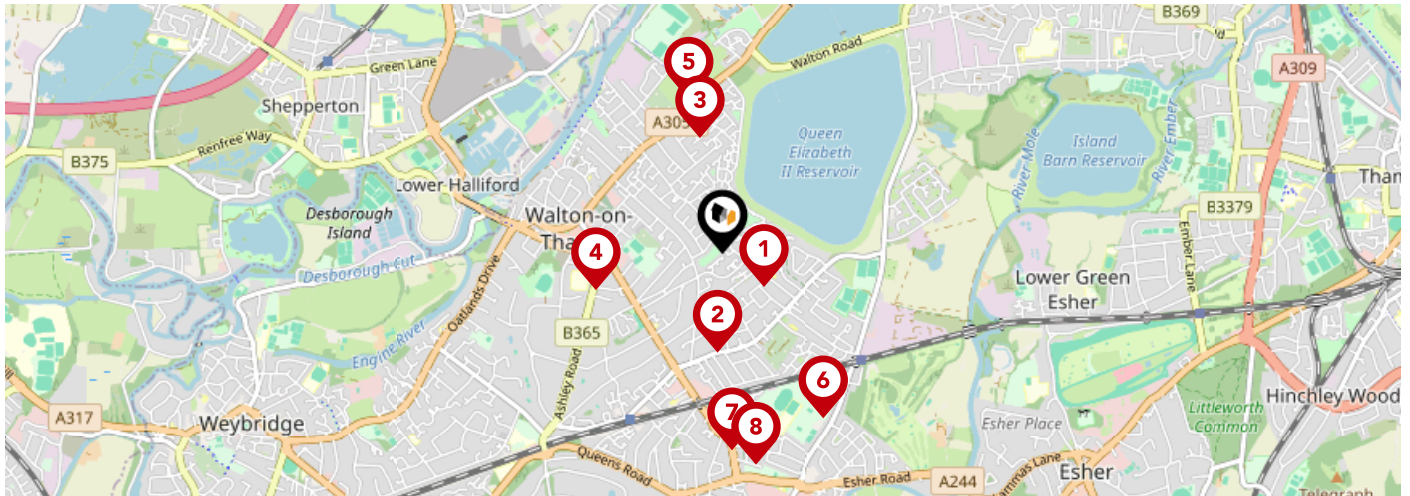
+64.08%

Terraced

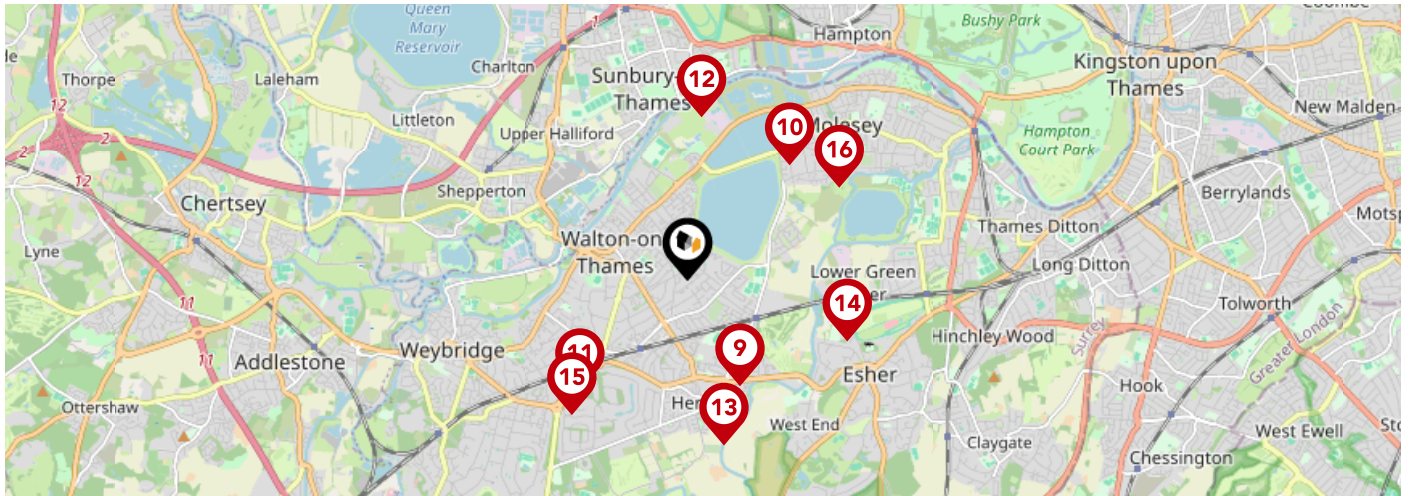
+58.33%

Flat

+41.43%



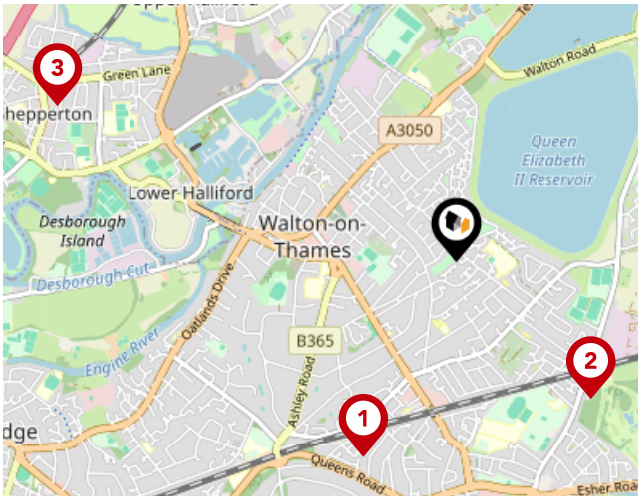
		Nursery	Primary	Secondary	College	Private
1	Walton Oak Primary School Ofsted Rating: Good Pupils: 428 Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	The Danesfield Manor School Ofsted Rating: Not Rated Pupils: 146 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Grovelands Primary School Ofsted Rating: Good Pupils: 508 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Ashley Church of England Primary School Ofsted Rating: Good Pupils: 564 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Heathside Walton-on-Thames Ofsted Rating: Not Rated Pupils: 305 Distance:0.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Cardinal Newman Catholic Primary School Ofsted Rating: Good Pupils: 410 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Three Rivers Academy Ofsted Rating: Good Pupils: 1457 Distance:0.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Bell Farm Primary School Ofsted Rating: Good Pupils: 671 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	North East Surrey Secondary Short Stay School Ofsted Rating: Good Pupils: 18 Distance:1.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	The Beech House School Ofsted Rating: Good Pupils: 4 Distance:1.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Cleves School Ofsted Rating: Outstanding Pupils: 720 Distance:1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Beaulerc Infant and Nursery School Ofsted Rating: Good Pupils: 105 Distance:1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Burhill Primary School Ofsted Rating: Good Pupils: 578 Distance:1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Esher Church of England High School Ofsted Rating: Good Pupils: 1172 Distance:1.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Walton Leigh School Ofsted Rating: Outstanding Pupils: 86 Distance:1.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Chandlers Field Primary School Ofsted Rating: Good Pupils: 382 Distance:1.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

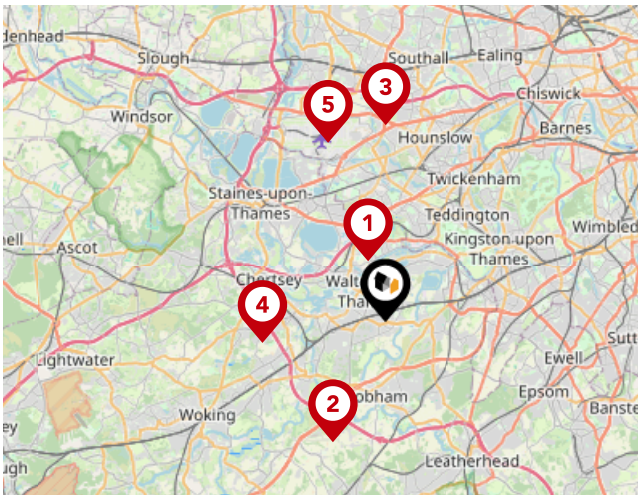
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Walton-on-Thames Rail Station	1 miles
2	Hersham Rail Station	0.89 miles
3	Shepperton Rail Station	1.98 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J1	2.37 miles
2	M25 J10	4.85 miles
3	M4 J3	7.28 miles
4	M25 J11	4.59 miles
5	M4 J4A	6.95 miles

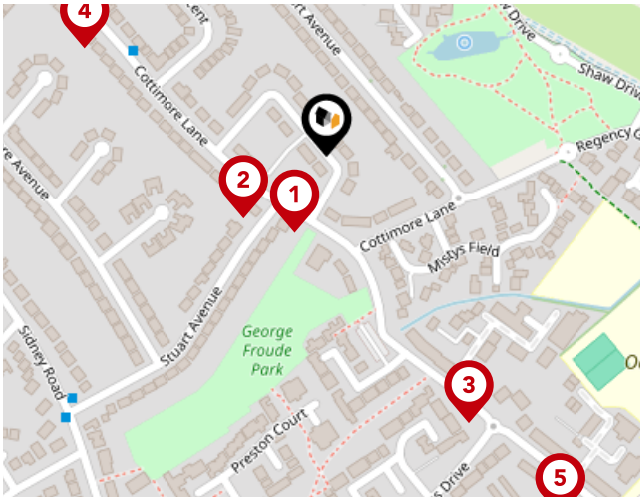


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport Terminal 4	5.44 miles
2	Heathrow Airport	6.46 miles
3	Gatwick Airport	18.47 miles
4	Leaves Green	19.26 miles

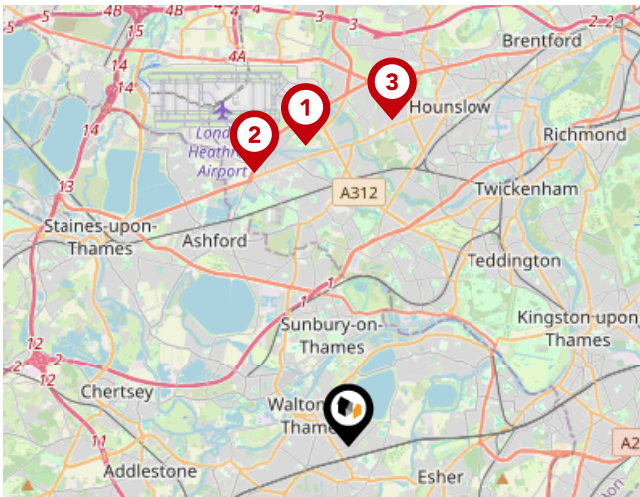
Area

Transport (Local)



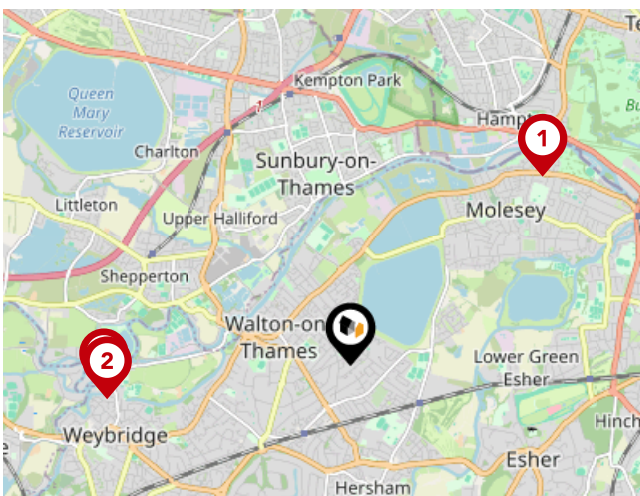
Bus Stops/Stations

Pin	Name	Distance
1	Stuart Avenue	0.05 miles
2	Stuart Avenue	0.06 miles
3	St Johns Drive	0.17 miles
4	Cottimore Crescent	0.15 miles
5	St Johns Drive	0.25 miles



Local Connections

Pin	Name	Distance
1	Hatton Cross Underground Station	5.62 miles
2	Heathrow Terminal 4 Underground Station	5.35 miles
3	Hounslow West Underground Station	6.07 miles



Ferry Terminals

Pin	Name	Distance
1	Moulsey - Hurst Park Ferry Landing	2.5 miles
2	Weybridge Ferry Landing	2.28 miles
3	Shepperton Ferry Landing	2.29 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.

Example Agent Testimonials



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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