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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 07th June 2025



ASHLEY PARK CRESCENT, WALTON-ON-THAMES, KT12

Asking Price : £1,350,000

Example Agent

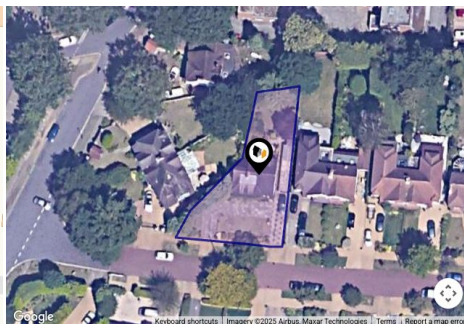
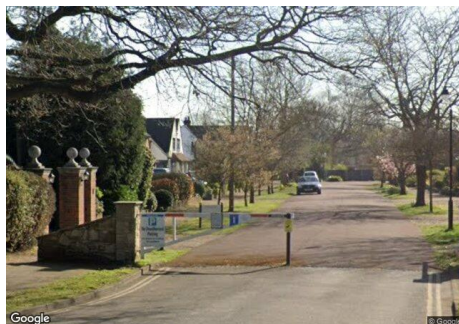
38 High Street Walton On Thames KT12 1DE

01932 221331

ryan@jamesneave.co.uk

www.exampleagent.com





Property

Type:	Detached
Bedrooms:	4
Floor Area:	1,614 ft ² / 150 m ²
Plot Area:	0.16 acres
Council Tax :	Band E
Annual Estimate:	£2,986
Title Number:	SY7890

Asking Price:	£1,350,000
Tenure:	Freehold

Local Area

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

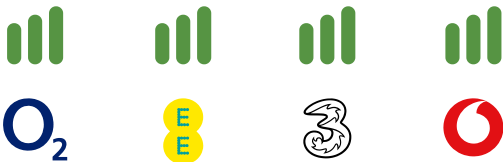
Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

19	211	1800
mb/s	mb/s	mb/s

Mobile Coverage:

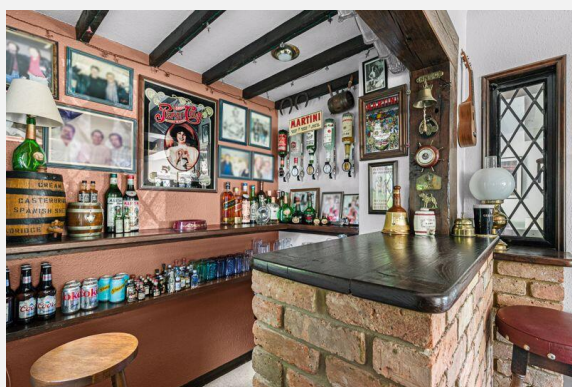
(based on calls indoors)

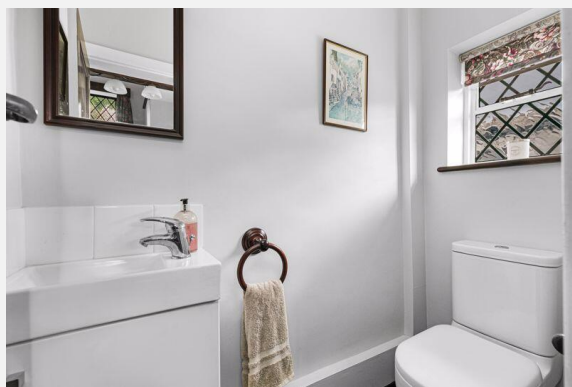


Satellite/Fibre TV Availability:











ASHLEY PARK CRESCENT, WALTON-ON-THAMES, KT12



Ashley Park Crescent, Walton-on-Thames, KT12

Total internal area: approx. 177.1 sq. metres (1906.3 sq. feet)

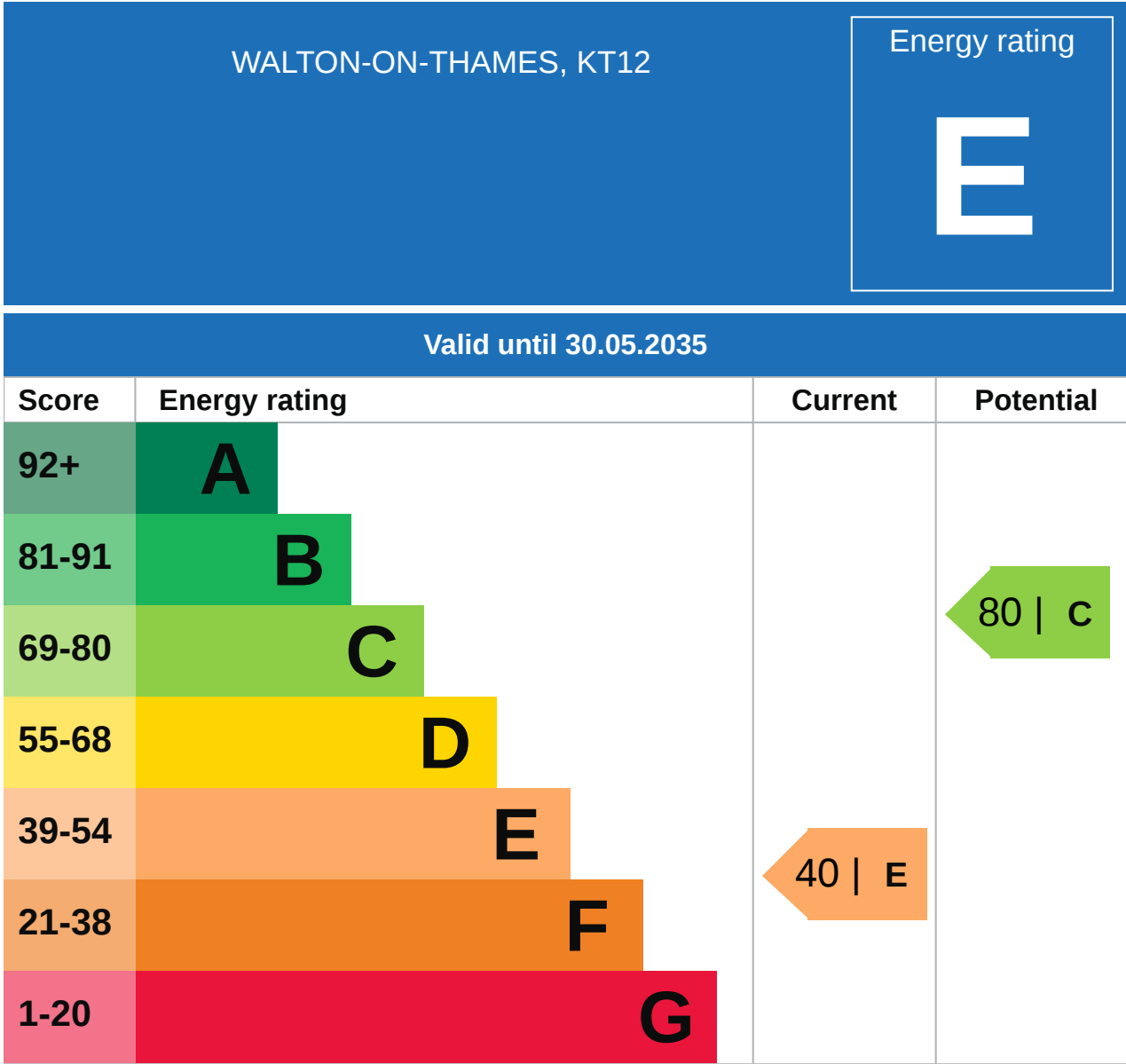
Main area: approx. 150.4 sq. metres (1618.7 sq. feet)

Garage: approx. 26.7 sq. metres (287.6 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

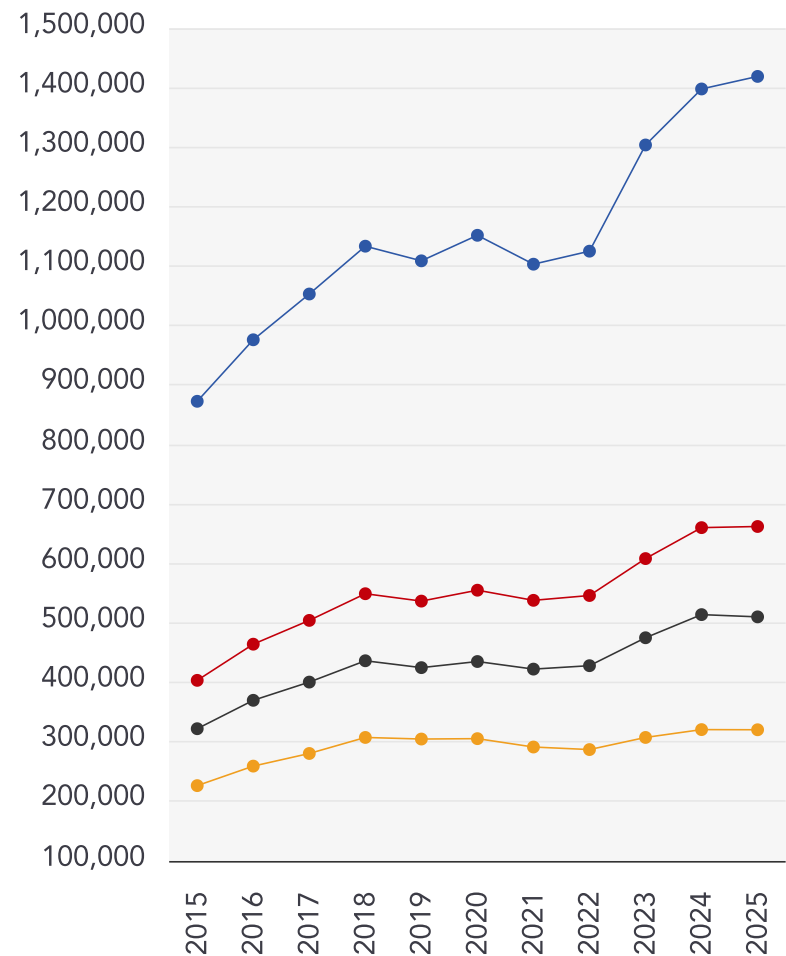
Property Type:	Detached house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Single glazed
Window Energy:	Very poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer and room thermostat
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 12% of fixed outlets
Lighting Energy:	Poor
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, dual fuel (mineral and wood)
Total Floor Area:	150 m ²

Market

House Price Statistics



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



Detached

+62.58%

Semi-Detached

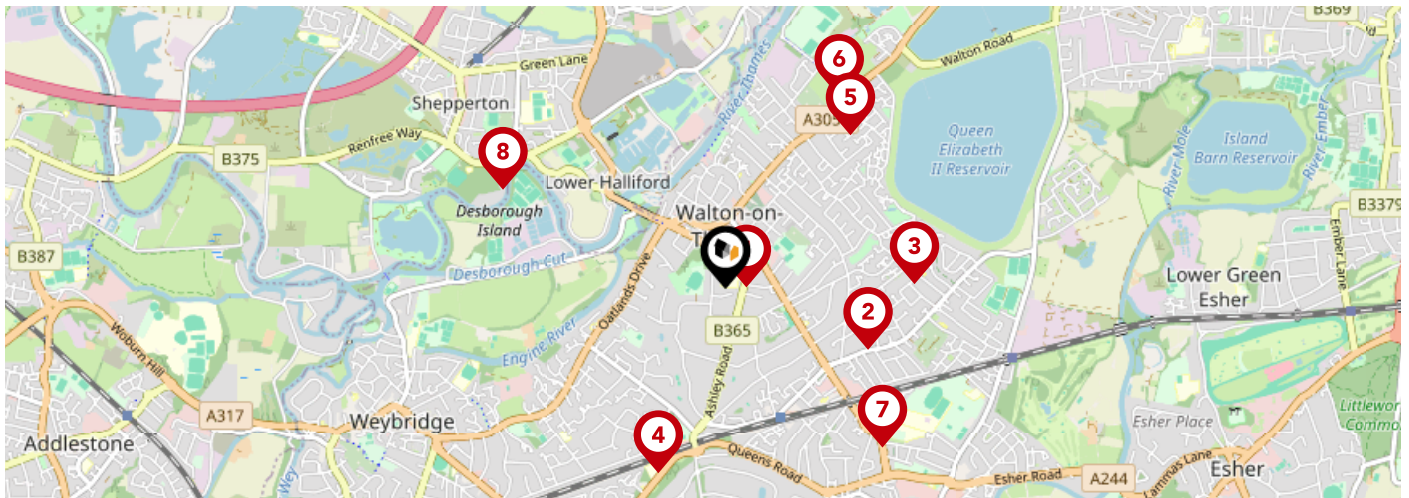
+64.08%

Terraced

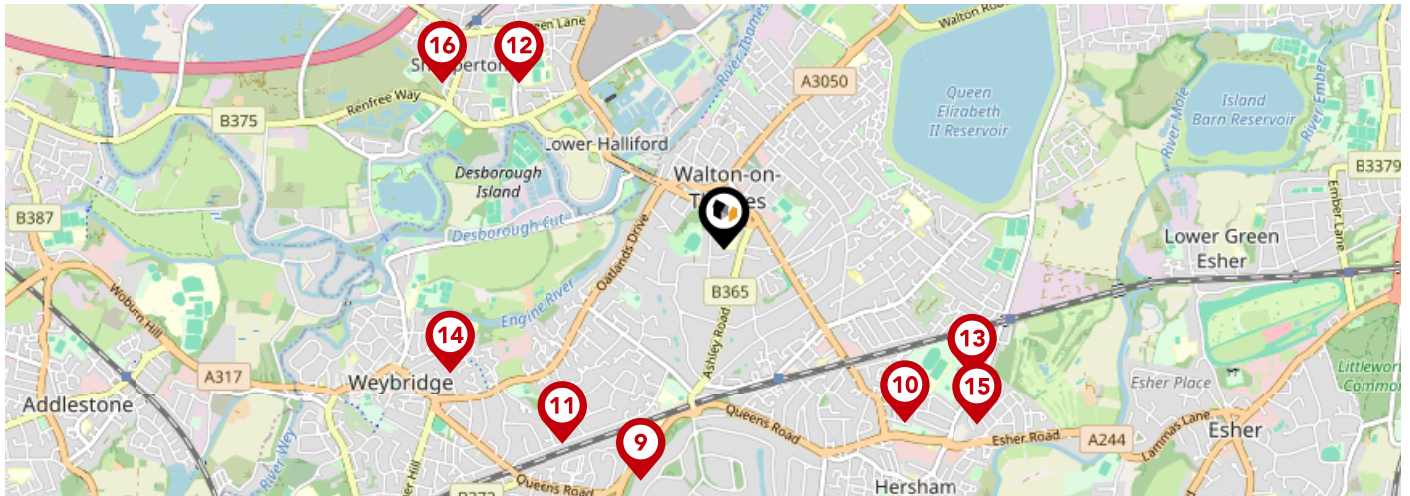
+58.33%

Flat

+41.43%



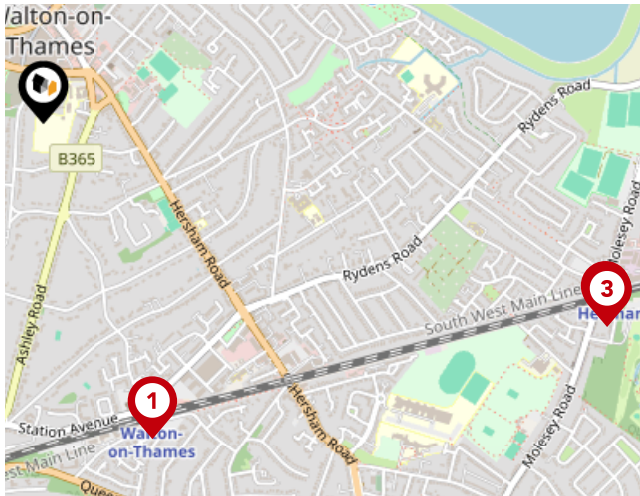
		Nursery	Primary	Secondary	College	Private
1	Ashley Church of England Primary School Ofsted Rating: Good Pupils: 564 Distance:0.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	The Danesfield Manor School Ofsted Rating: Not Rated Pupils: 146 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Walton Oak Primary School Ofsted Rating: Good Pupils: 428 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Cleves School Ofsted Rating: Outstanding Pupils: 720 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Grovelands Primary School Ofsted Rating: Good Pupils: 508 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Heathside Walton-on-Thames Ofsted Rating: Not Rated Pupils: 305 Distance:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Three Rivers Academy Ofsted Rating: Good Pupils: 1457 Distance:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Halliford School Ofsted Rating: Not Rated Pupils: 461 Distance:1.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	Walton Leigh School Ofsted Rating: Outstanding Pupils: 86 Distance: 1.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Bell Farm Primary School Ofsted Rating: Good Pupils: 671 Distance: 1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Oatlands School Ofsted Rating: Good Pupils: 270 Distance: 1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Thamesmead School Ofsted Rating: Good Pupils: 1042 Distance: 1.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Cardinal Newman Catholic Primary School Ofsted Rating: Good Pupils: 410 Distance: 1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	St James CofE Primary School Ofsted Rating: Good Pupils: 419 Distance: 1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	North East Surrey Secondary Short Stay School Ofsted Rating: Good Pupils: 18 Distance: 1.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	St Nicholas CofE Primary School Ofsted Rating: Good Pupils: 554 Distance: 1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

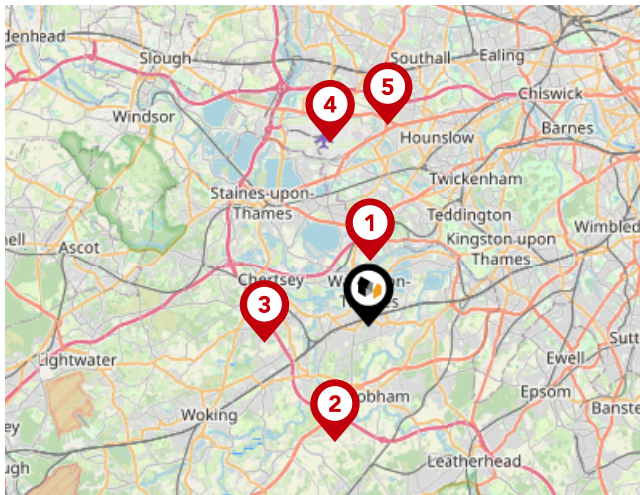
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Walton-on-Thames Rail Station	0.77 miles
2	Hersham Rail Station	1.38 miles
3	Hersham Rail Station	1.39 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J1	2.46 miles
2	M25 J10	4.45 miles
3	M25 J11	3.89 miles
4	M4 J4A	6.95 miles
5	M4 J3	7.48 miles



Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport Terminal 4	5.42 miles
2	Heathrow Airport	6.44 miles
3	Gatwick Airport	19.25 miles
4	Leaves Green	19.9 miles

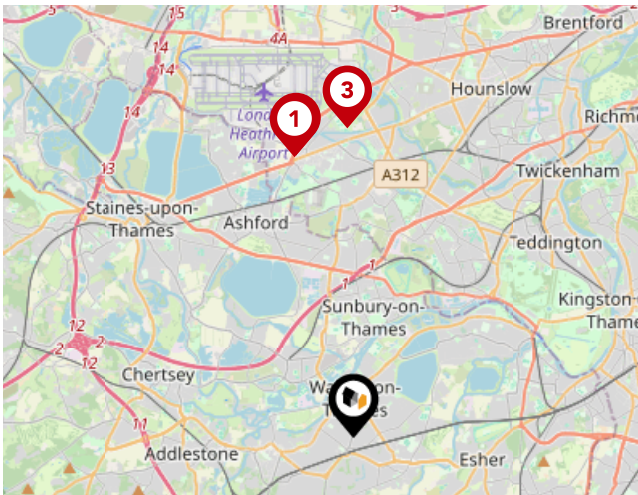
Area

Transport (Local)



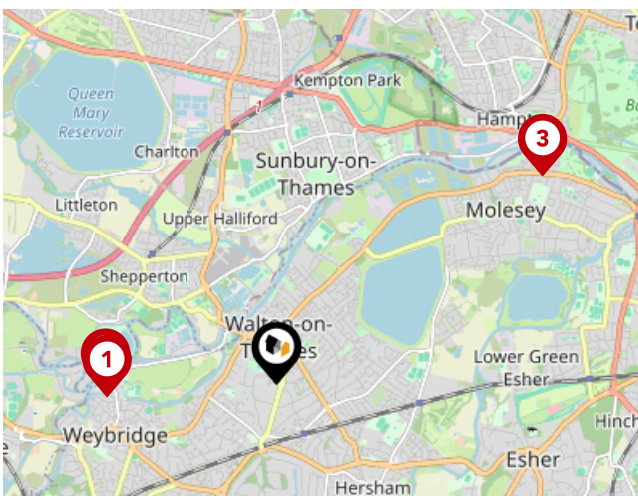
Bus Stops/Stations

Pin	Name	Distance
1	High Street	0.14 miles
2	Hepworth Way	0.15 miles
3	High Street	0.13 miles
4	Ashley C of E Primary School	0.11 miles
5	Everyman Cinema	0.15 miles



Local Connections

Pin	Name	Distance
1	Heathrow Terminal 4 Underground Station	5.3 miles
2	Heathrow Terminal 4	5.34 miles
3	Hatton Cross Station	5.74 miles



Ferry Terminals

Pin	Name	Distance
1	Weybridge Ferry Landing	1.58 miles
2	Shepperton Ferry Landing	1.59 miles
3	Moulsey - Hurst Park Ferry Landing	3.12 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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