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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 15th July 2025



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

Asking Price : £450,000

James Neave the Estate Agents

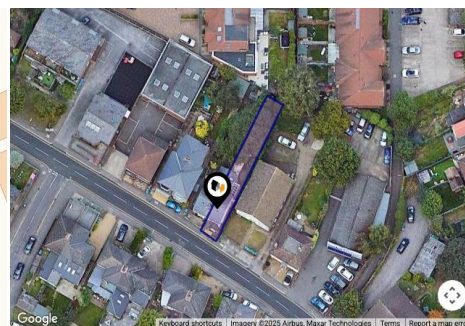
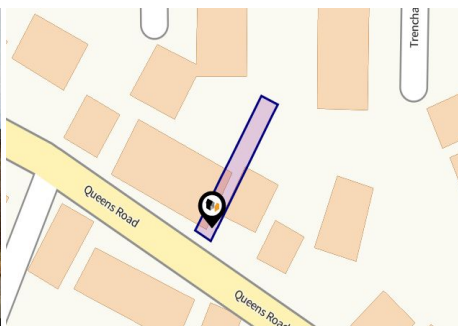
38 High Street Walton On Thames KT12 1DE

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Property

Type:	Semi-Detached
Bedrooms:	2
Floor Area:	764 ft ² / 71 m ²
Plot Area:	0.04 acres
Year Built :	1900-1929
Council Tax :	Band D
Annual Estimate:	£2,443
Title Number:	SY454601

Asking Price:	£450,000
Tenure:	Freehold

Local Area

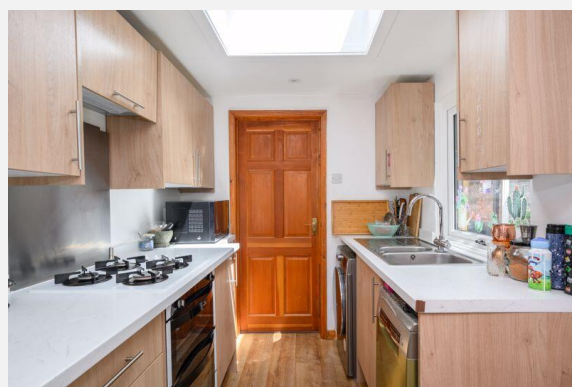
Local Authority:	Elmbridge
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

3 mb/s	180 mb/s	1800 mb/s
		

Satellite/Fibre TV Availability:

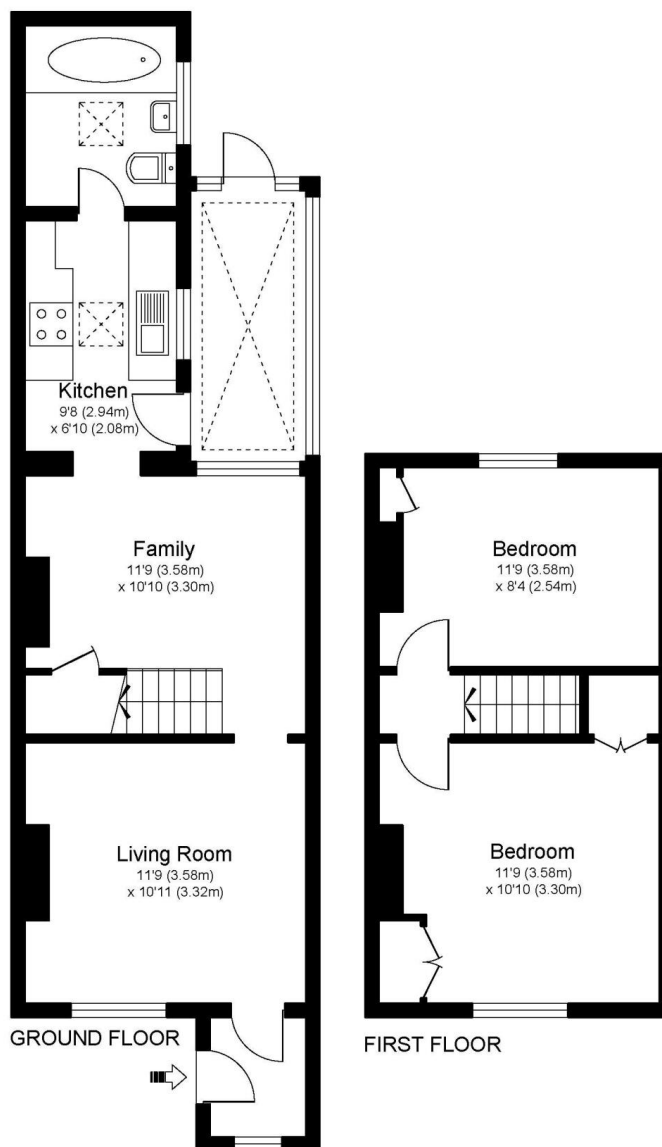






QUEENS ROAD, HERSHAM, WALTON-ON-THAMES, KT12

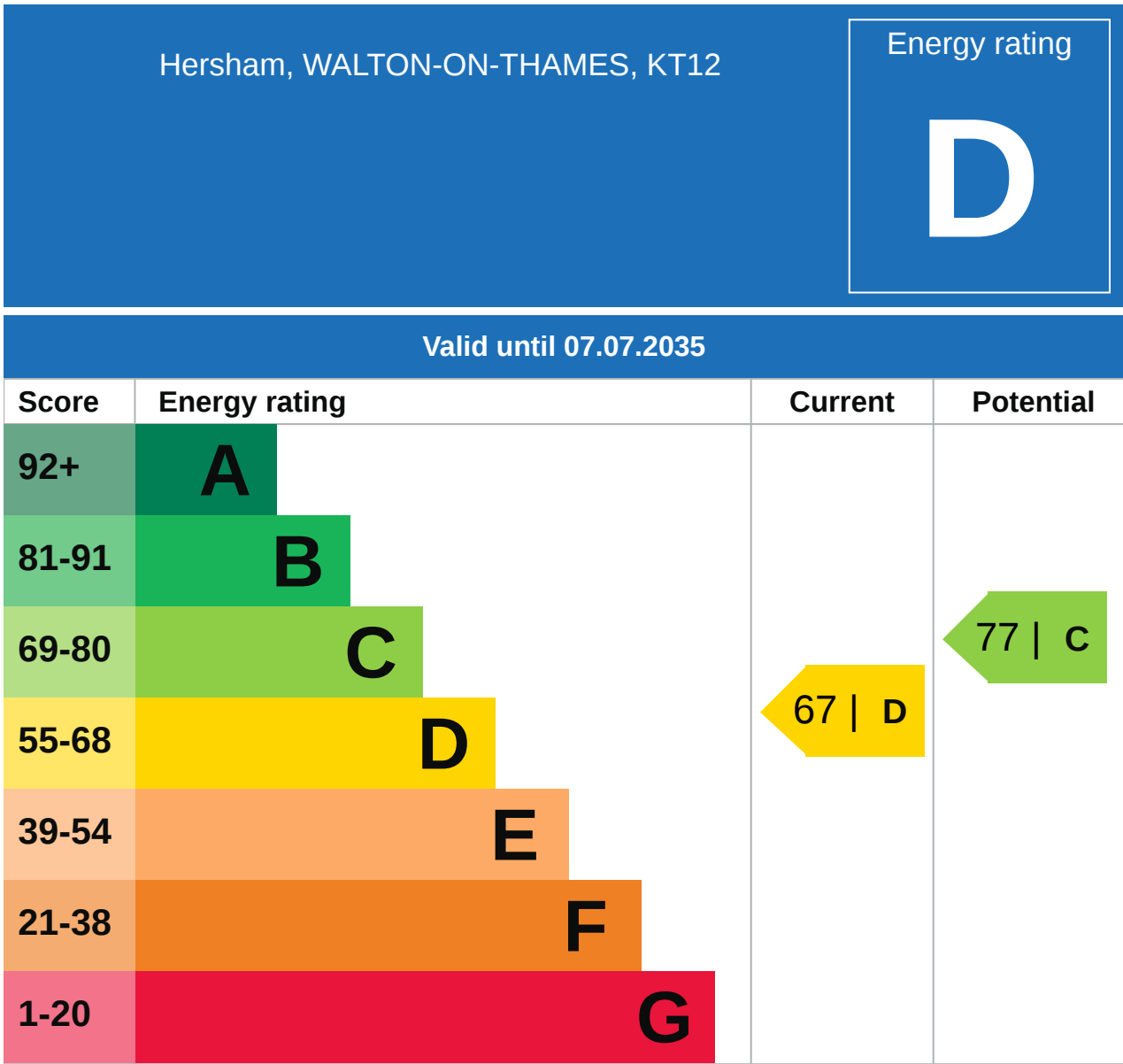
QUEENS ROAD, HERSHAM, KT12



Approximate Gross Internal Floor Area: 68 m sq / 730 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

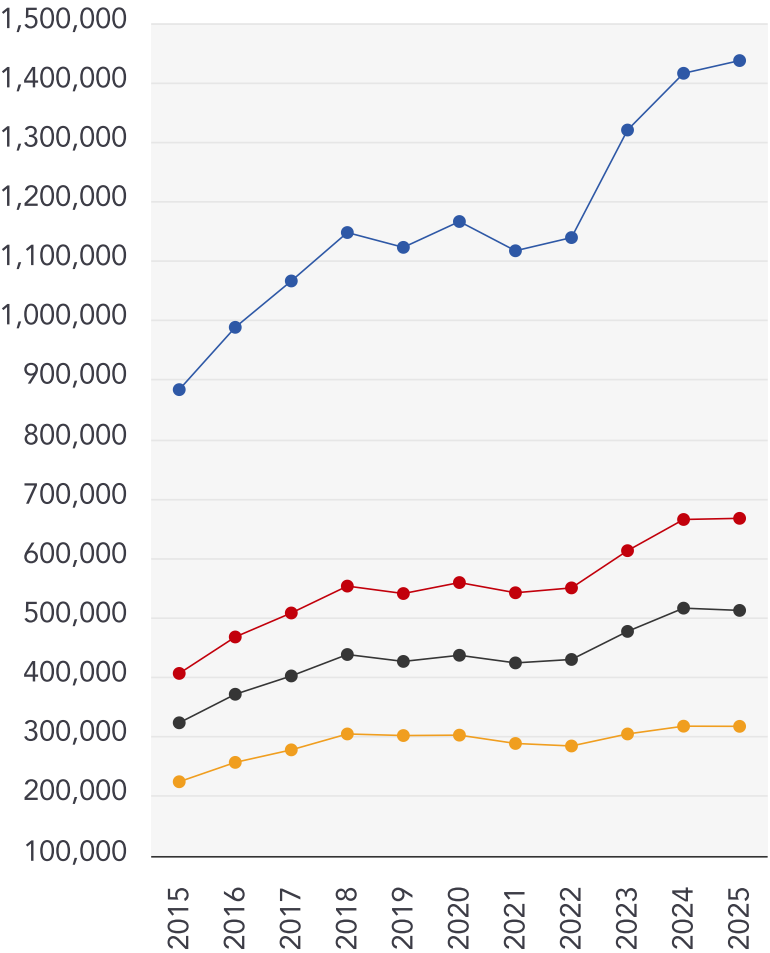
Property Type:	Semi-detached house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, insulated at rafters
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	71 m ²

Market

House Price Statistics



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



Detached

+62.58%

Semi-Detached

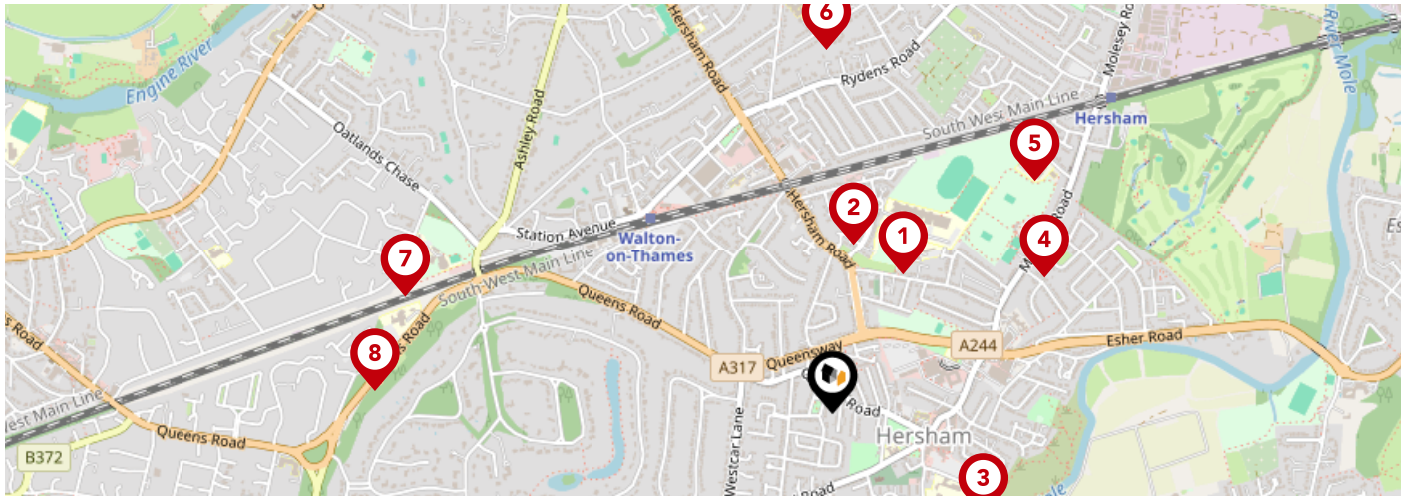
+64.08%

Terraced

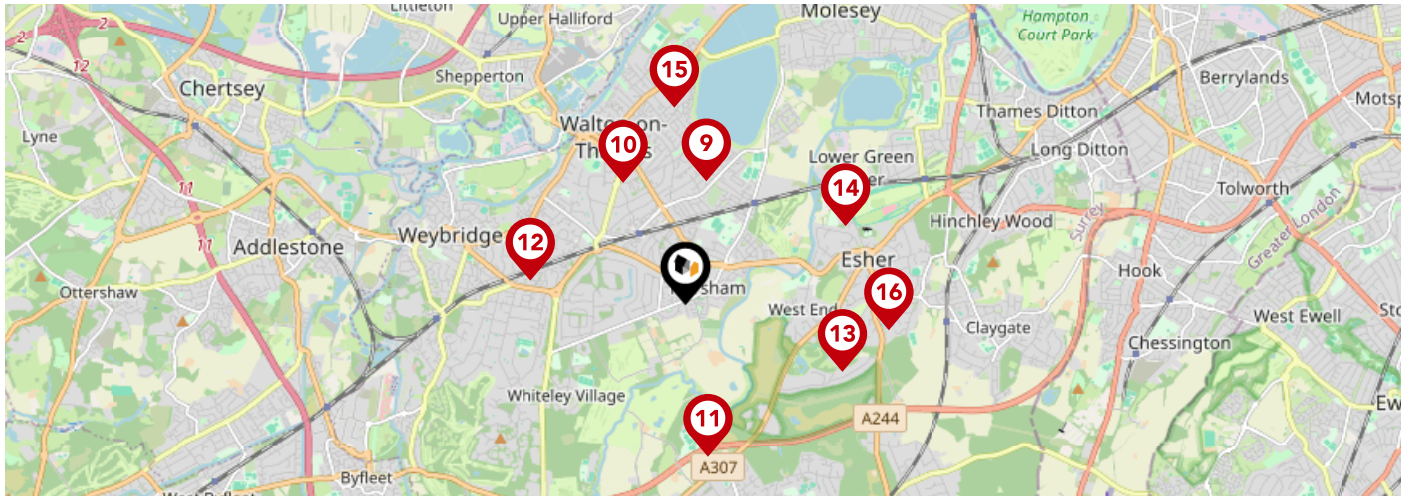
+58.33%

Flat

+41.43%



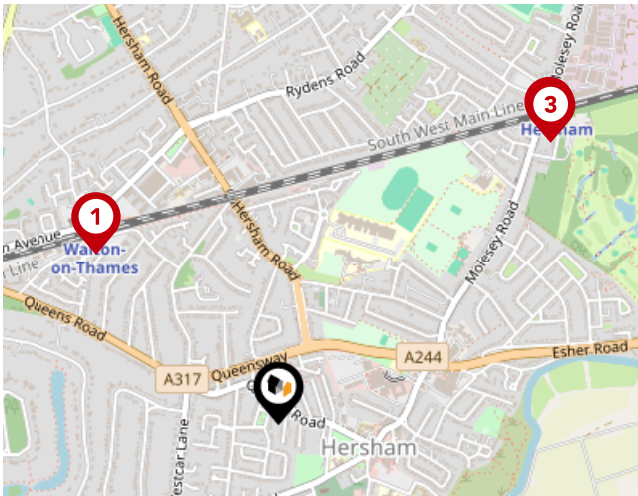
		Nursery	Primary	Secondary	College	Private
1	Bell Farm Primary School Ofsted Rating: Good Pupils: 671 Distance:0.36	☐	☒	☐	☐	☐
2	Three Rivers Academy Ofsted Rating: Good Pupils: 1457 Distance:0.39	☐	☐	☒	☐	☐
3	Burhill Primary School Ofsted Rating: Good Pupils: 578 Distance:0.42	☐	☒	☐	☐	☐
4	North East Surrey Secondary Short Stay School Ofsted Rating: Good Pupils: 18 Distance:0.58	☐	☐	☒	☐	☐
5	Cardinal Newman Catholic Primary School Ofsted Rating: Good Pupils: 410 Distance:0.71	☐	☒	☐	☐	☐
6	The Danesfield Manor School Ofsted Rating: Not Rated Pupils: 146 Distance:0.84	☐	☒	☐	☐	☐
7	Cleves School Ofsted Rating: Outstanding Pupils: 720 Distance:1.02	☐	☒	☐	☐	☐
8	Walton Leigh School Ofsted Rating: Outstanding Pupils: 86 Distance:1.06	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	Walton Oak Primary School Ofsted Rating: Good Pupils: 428 Distance: 1.16	☐	☒	☐	☐	☐
	Ashley Church of England Primary School Ofsted Rating: Good Pupils: 564 Distance: 1.27	☐	☒	☐	☐	☐
	ACS Cobham International School Ofsted Rating: Not Rated Pupils: 1324 Distance: 1.41	☐	☐	☒	☐	☐
	Oatlands School Ofsted Rating: Good Pupils: 270 Distance: 1.44	☐	☒	☐	☐	☐
	Claremont Fan Court School Ofsted Rating: Not Rated Pupils: 1162 Distance: 1.59	☐	☐	☒	☐	☐
	Esher Church of England High School Ofsted Rating: Good Pupils: 1172 Distance: 1.66	☐	☐	☒	☐	☐
	Grovelands Primary School Ofsted Rating: Good Pupils: 508 Distance: 1.83	☐	☒	☐	☐	☐
	Esher Church School Ofsted Rating: Good Pupils: 371 Distance: 1.91	☐	☒	☐	☐	☐

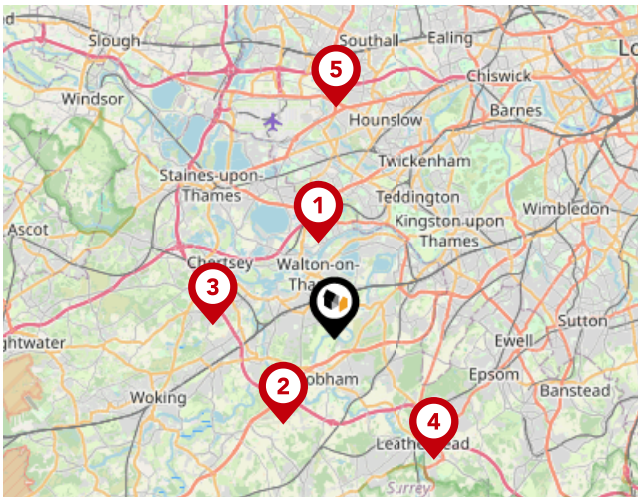
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Walton-on-Thames Rail Station	0.58 miles
2	Hersham Rail Station	0.91 miles
3	Hersham Rail Station	0.91 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J1	3.64 miles
2	M25 J10	3.7 miles
3	M25 J11	4.56 miles
4	M25 J9	5.76 miles
5	M4 J3	8.57 miles

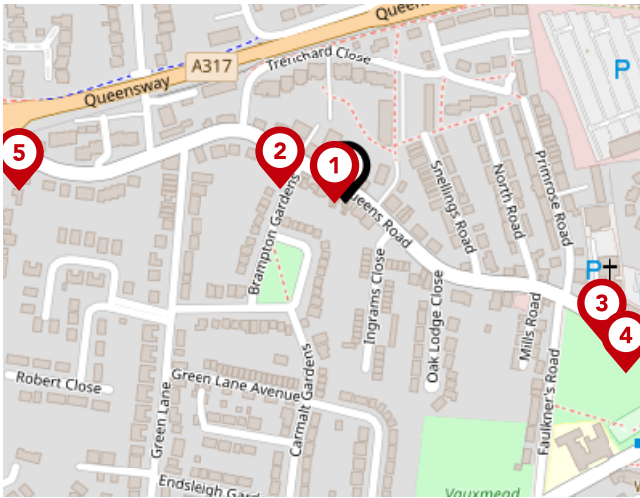


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport Terminal 4	6.67 miles
2	Heathrow Airport	7.69 miles
3	Gatwick Airport	17.94 miles
4	Leaves Green	19.07 miles

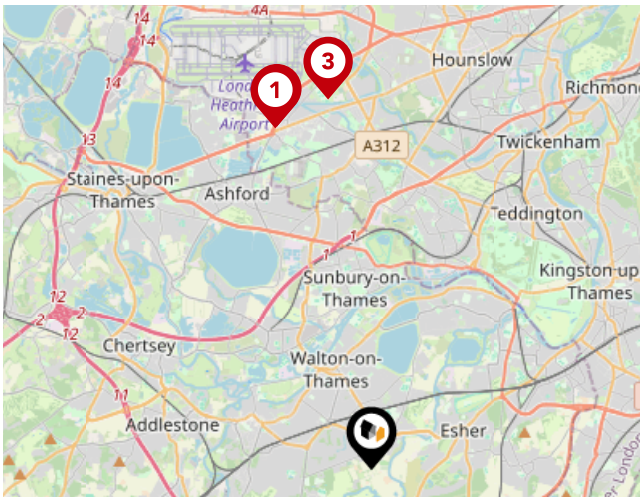
Area

Transport (Local)



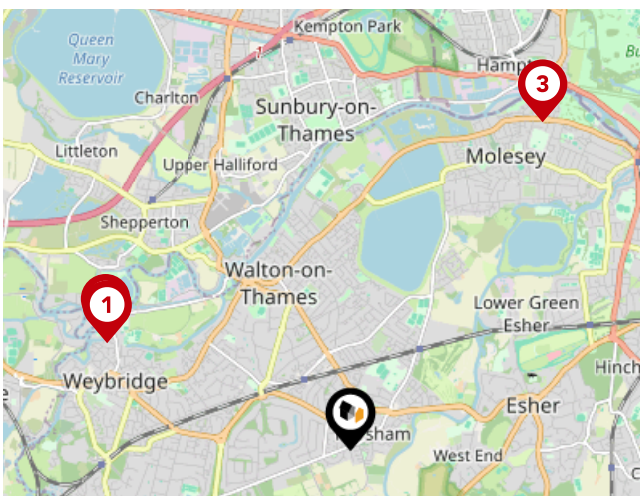
Bus Stops/Stations

Pin	Name	Distance
1	Brampton Gardens	0.01 miles
2	Brampton Gardens	0.04 miles
3	The Green	0.17 miles
4	The Green	0.19 miles
5	Westcar Lane	0.19 miles



Local Connections

Pin	Name	Distance
1	Heathrow Terminal 4 Underground Station	6.55 miles
2	Heathrow Terminal 4	6.59 miles
3	Hatton Cross Station	6.9 miles



Ferry Terminals

Pin	Name	Distance
1	Weybridge Ferry Landing	2.46 miles
2	Shepperton Ferry Landing	2.5 miles
3	Moulsey - Hurst Park Ferry Landing	3.53 miles



James Neave the Estate Agents

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.

James Neave the Estate Agents

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

James Neave the Estate Agents

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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