

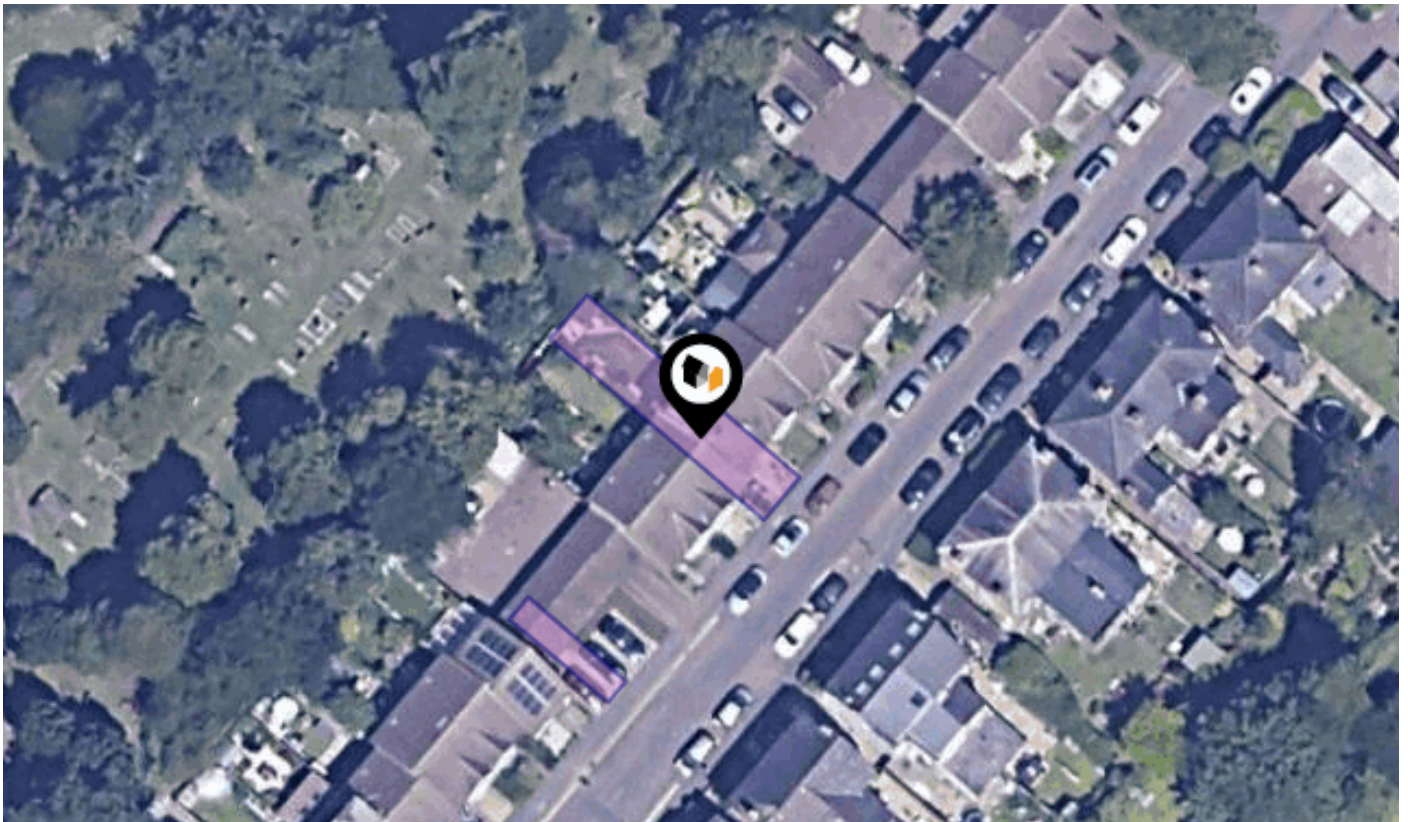


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 22nd July 2025



CHURCHFIELD ROAD, WALTON-ON-THAMES, KT12

Asking Price : £550,000

James Neave the Estate Agents

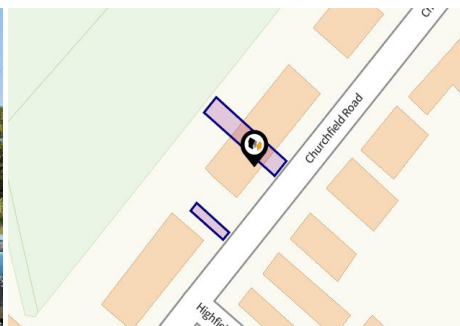
38 High Street Walton On Thames KT12 1DE

01932 221331

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www.jamesneave.co.uk





Property

Type:	Terraced
Bedrooms:	4
Floor Area:	1,065 ft ² / 99 m ²
Plot Area:	0.04 acres
Council Tax :	Band D
Annual Estimate:	£2,443
Title Number:	SY671923

Asking Price:	£550,000
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)

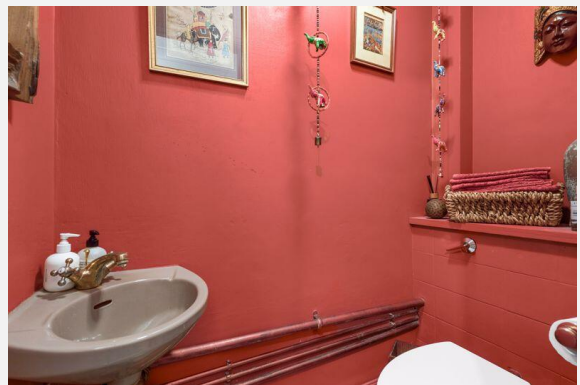
18 mb/s	80 mb/s	1800 mb/s

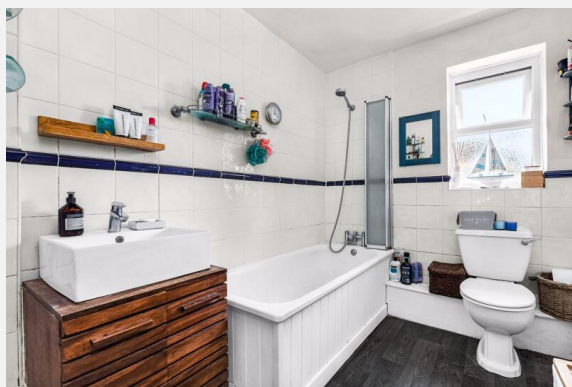
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:









CHURCHFIELD ROAD, WALTON-ON-THAMES, KT12

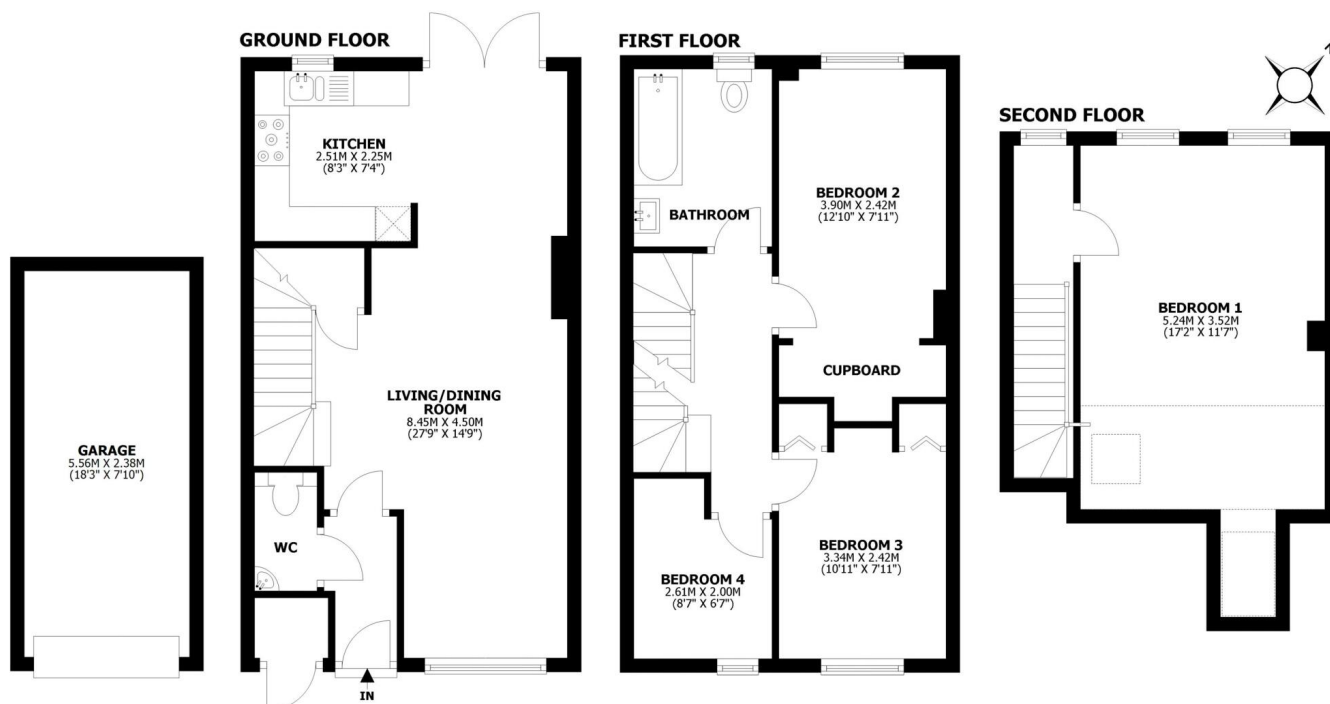


Churchfield Road, Walton-on-Thames, KT12

Total internal area: approx. 112.8 sq. metres (1214.4 sq. feet)

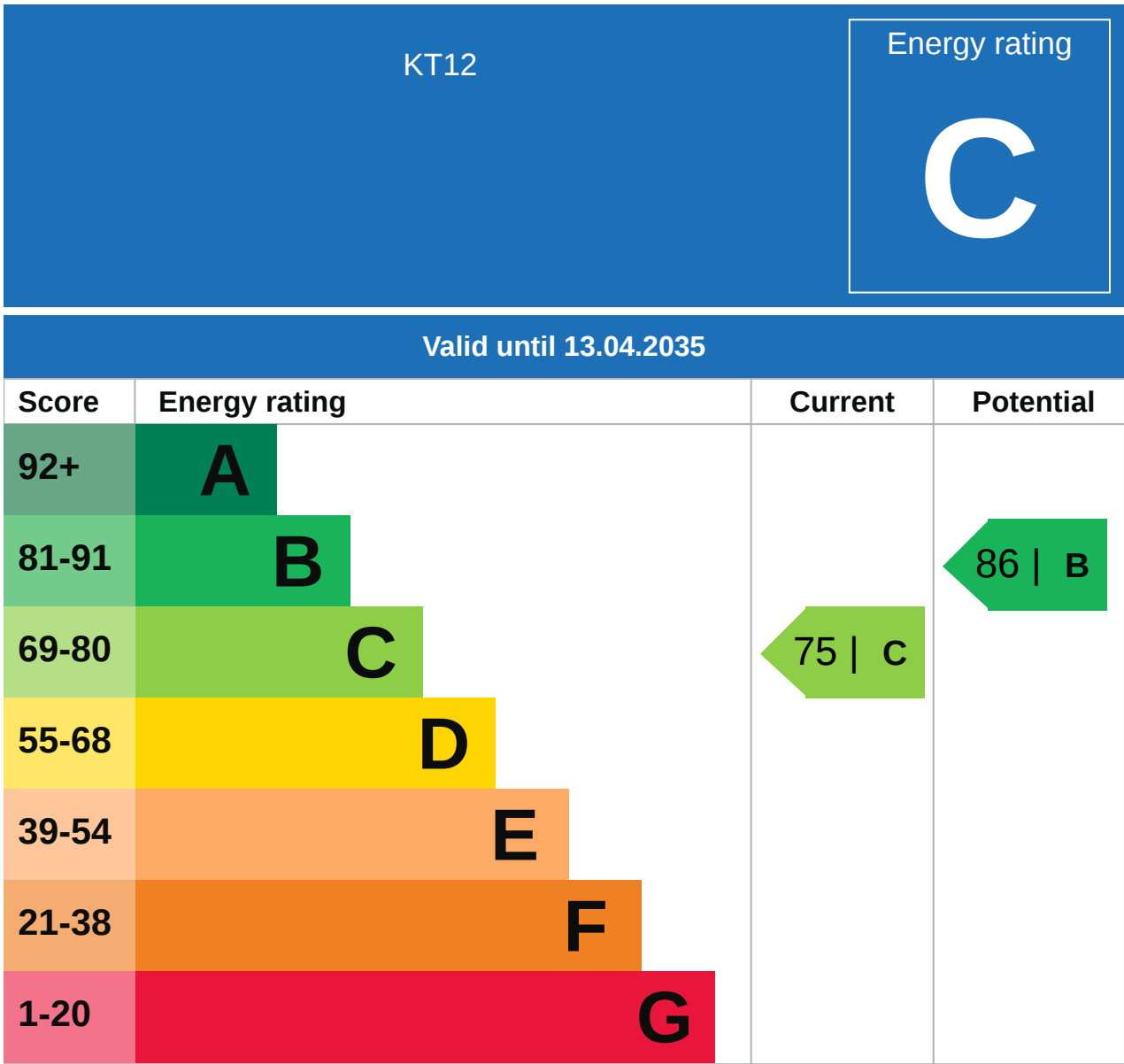
Main area: approx. 98.7 sq. metres (1062.2 sq. feet)

Garage: approx. 14.1 sq. metres (152.2 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

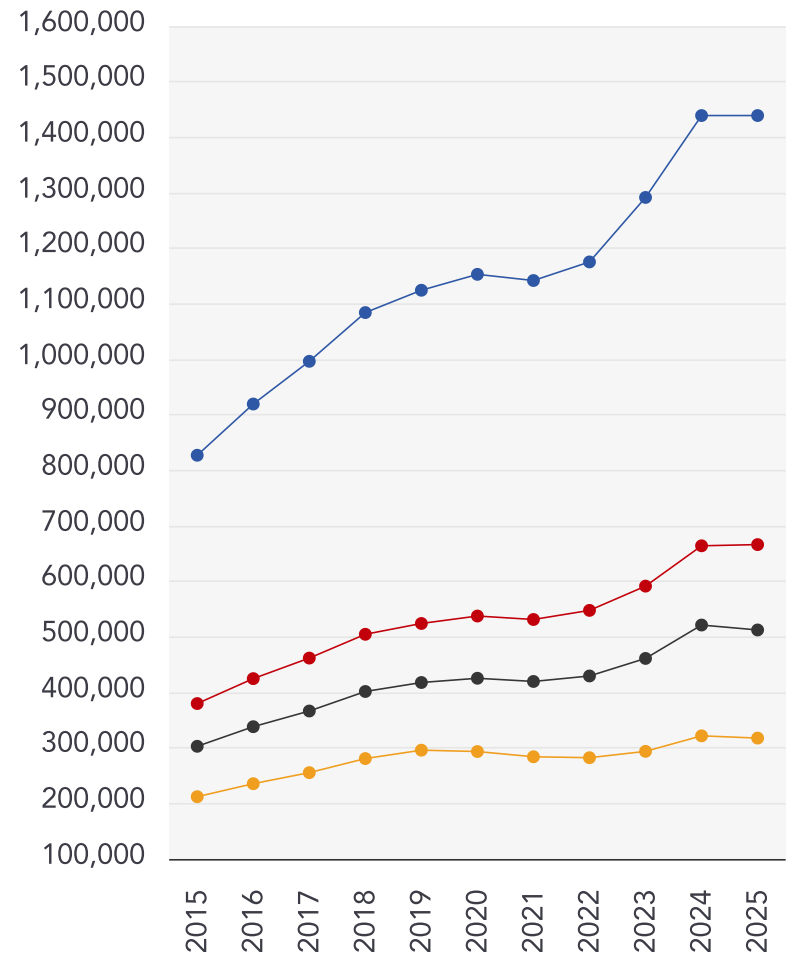
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Average
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:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	99 m ²

Market

House Price Statistics



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



Detached

+73.97%

Semi-Detached

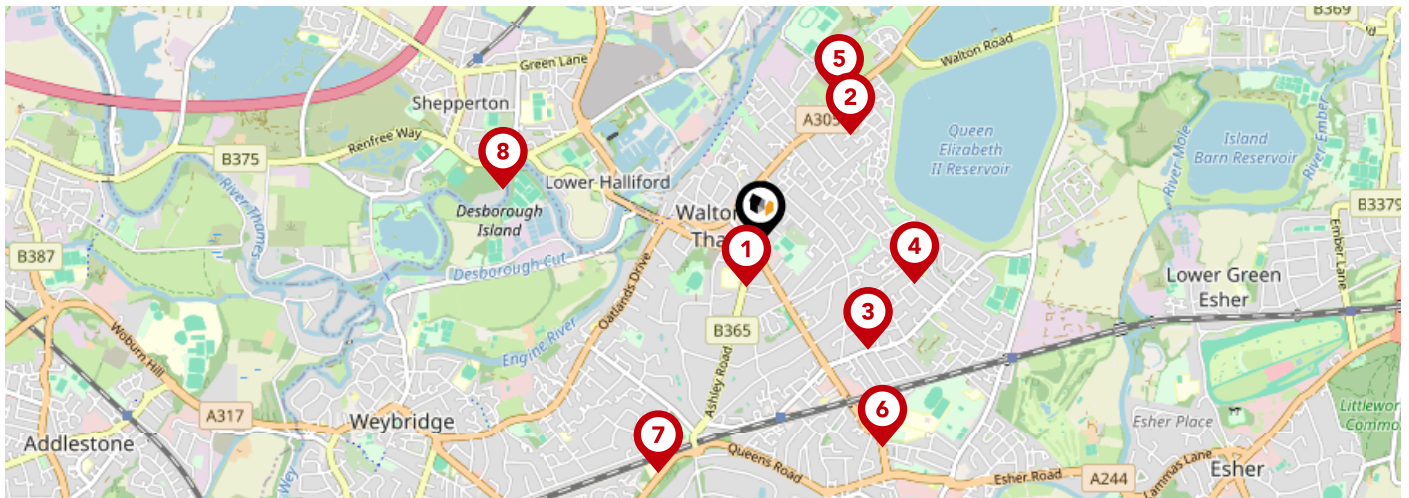
+75.35%

Terraced

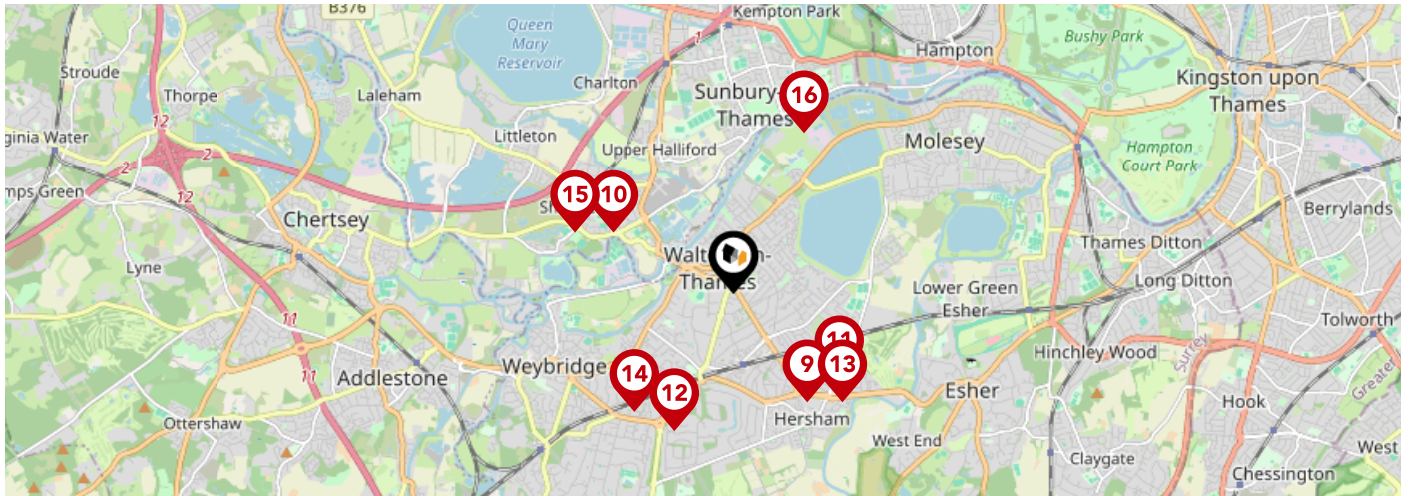
+69.17%

Flat

+49.74%



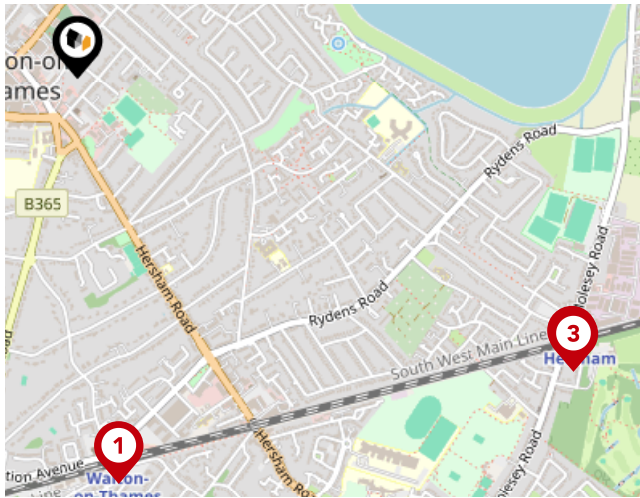
		Nursery	Primary	Secondary	College	Private
1	Ashley Church of England Primary School Ofsted Rating: Good Pupils: 564 Distance:0.21	☐	☒	☐	☐	☐
2	Grovelands Primary School Ofsted Rating: Good Pupils: 508 Distance:0.65	☐	☒	☐	☐	☐
3	The Danesfield Manor School Ofsted Rating: Not Rated Pupils: 146 Distance:0.7	☐	☒	☐	☐	☐
4	Walton Oak Primary School Ofsted Rating: Good Pupils: 428 Distance:0.74	☐	☒	☐	☐	☐
5	Heathside Walton-on-Thames Ofsted Rating: Not Rated Pupils: 305 Distance:0.77	☐	☐	☒	☐	☐
6	Three Rivers Academy Ofsted Rating: Good Pupils: 1457 Distance:1.1	☐	☐	☒	☐	☐
7	Cleves School Ofsted Rating: Outstanding Pupils: 720 Distance:1.16	☐	☒	☐	☐	☐
8	Halliford School Ofsted Rating: Not Rated Pupils: 461 Distance:1.21	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Bell Farm Primary School Ofsted Rating: Good Pupils: 671 Distance: 1.22	☐	☒	☐	☐	☐
10	Thamesmead School Ofsted Rating: Good Pupils: 1042 Distance: 1.25	☐	☐	☒	☐	☐
11	Cardinal Newman Catholic Primary School Ofsted Rating: Good Pupils: 410 Distance: 1.26	☐	☒	☐	☐	☐
12	Walton Leigh School Ofsted Rating: Outstanding Pupils: 86 Distance: 1.39	☐	☐	☒	☐	☐
13	North East Surrey Secondary Short Stay School Ofsted Rating: Good Pupils: 18 Distance: 1.43	☐	☐	☒	☐	☐
14	Oatlands School Ofsted Rating: Good Pupils: 270 Distance: 1.43	☐	☒	☐	☐	☐
15	St Nicholas CofE Primary School Ofsted Rating: Good Pupils: 554 Distance: 1.57	☐	☒	☐	☐	☐
16	Beaulerc Infant and Nursery School Ofsted Rating: Good Pupils: 105 Distance: 1.62	☐	☒	☐	☐	☐

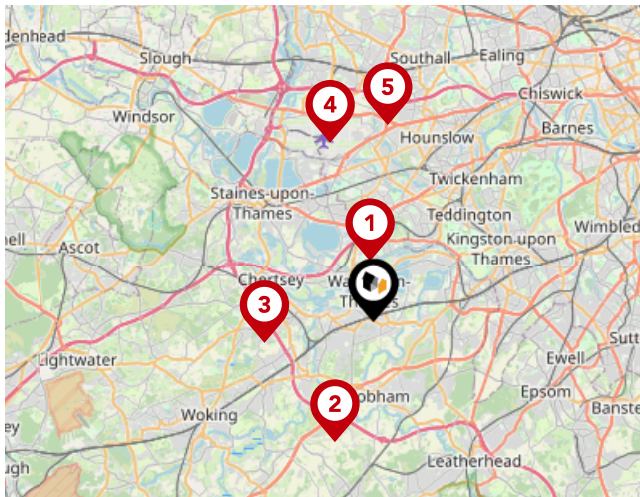
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Walton-on-Thames Rail Station	0.94 miles
2	Hersham Rail Station	1.32 miles
3	Hersham Rail Station	1.33 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J1	2.25 miles
2	M25 J10	4.69 miles
3	M25 J11	4.08 miles
4	M4 J4A	6.78 miles
5	M4 J3	7.26 miles

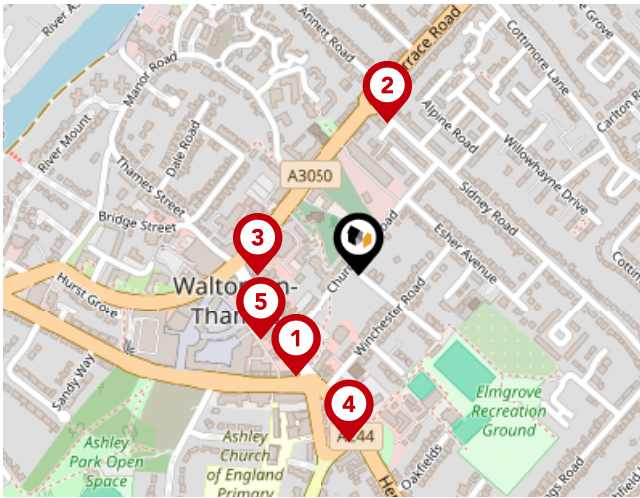


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport Terminal 4	5.25 miles
2	Heathrow Airport	6.27 miles
3	Gatwick Airport	19.32 miles
4	Leaves Green	19.78 miles

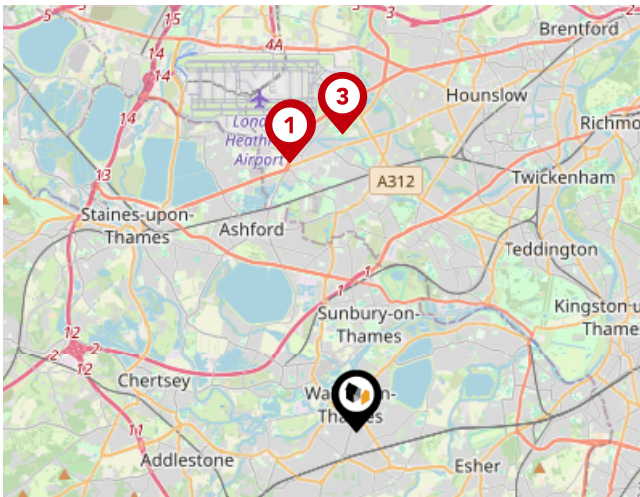
Area

Transport (Local)



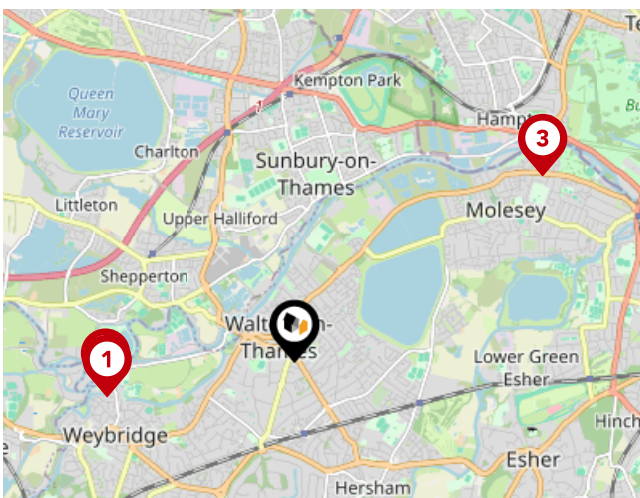
Bus Stops/Stations

Pin	Name	Distance
1	High Street	0.14 miles
2	Annett Road	0.18 miles
3	Church Street	0.12 miles
4	Everyman Cinema	0.19 miles
5	High Street	0.13 miles



Local Connections

Pin	Name	Distance
1	Heathrow Terminal 4 Underground Station	5.13 miles
2	Heathrow Terminal 4	5.17 miles
3	Hatton Cross Station	5.54 miles



Ferry Terminals

Pin	Name	Distance
1	Weybridge Ferry Landing	1.76 miles
2	Shepperton Ferry Landing	1.77 miles
3	Moulsey - Hurst Park Ferry Landing	2.87 miles

James Neave the Estate Agents

About Us



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.

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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