

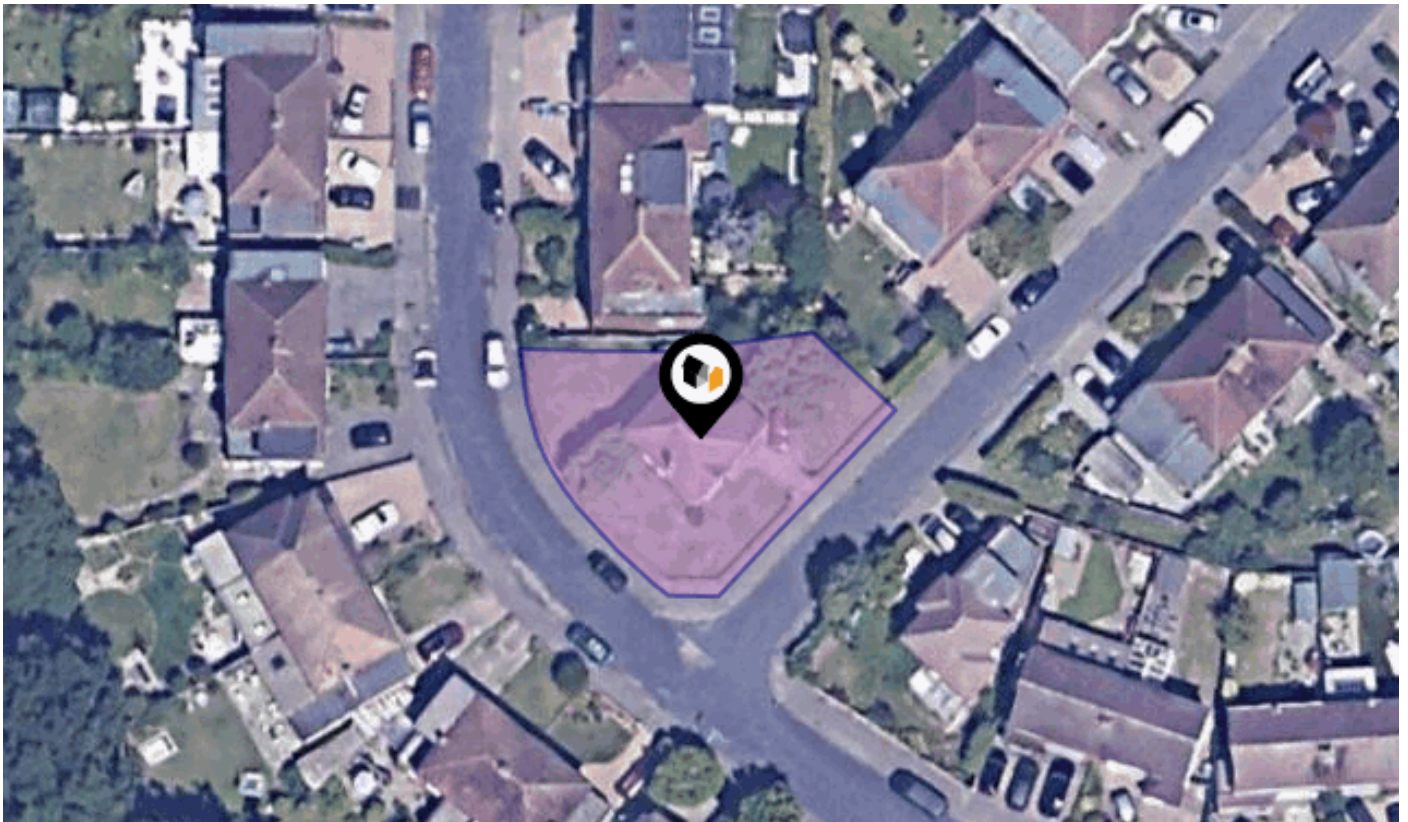


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 23rd September 2025



WOLSEY DRIVE, WALTON-ON-THAMES, KT12

Price Estimate : £879,950

James Neave the Estate Agents

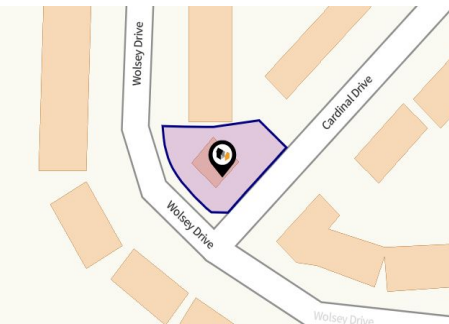
38 High Street Walton On Thames KT12 1DE

01932 221331

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www.jamesneave.co.uk





Property

Type:	Detached
Bedrooms:	3
Floor Area:	1,388 ft ² / 129 m ²
Plot Area:	0.11 acres
Year Built :	1991-1995
Council Tax :	Band F
Annual Estimate:	£3,529
Title Number:	SY136656

Price Estimate:	£879,950
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)

7 mb/s	48 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

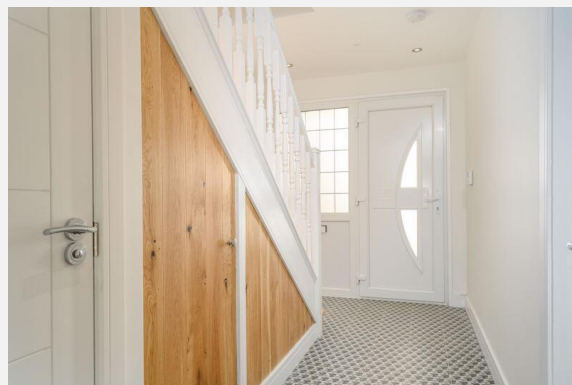
This Address

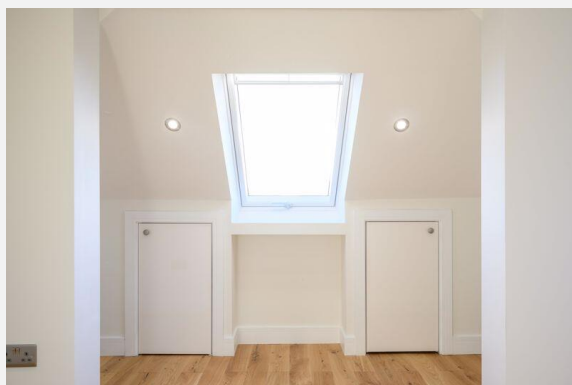
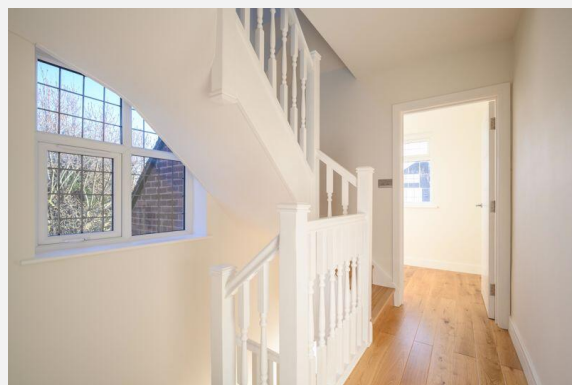


Planning records for: *Wolsey Drive, Walton-on-thames, KT12*

Reference - 2021/3037	
Decision:	Final Decision
Date:	24th August 2021
Description:	Change of use to allow house to be used as a childminding facility.

Reference - 2021/4115	
Decision:	Final Decision
Date:	30th November 2021
Description:	Lawful Development Certificate: Whether planning permission is required for use of part of the dwelling for child-minding as ancillary to the main dwelling and alteration to the roof including side and rear dormer windows.

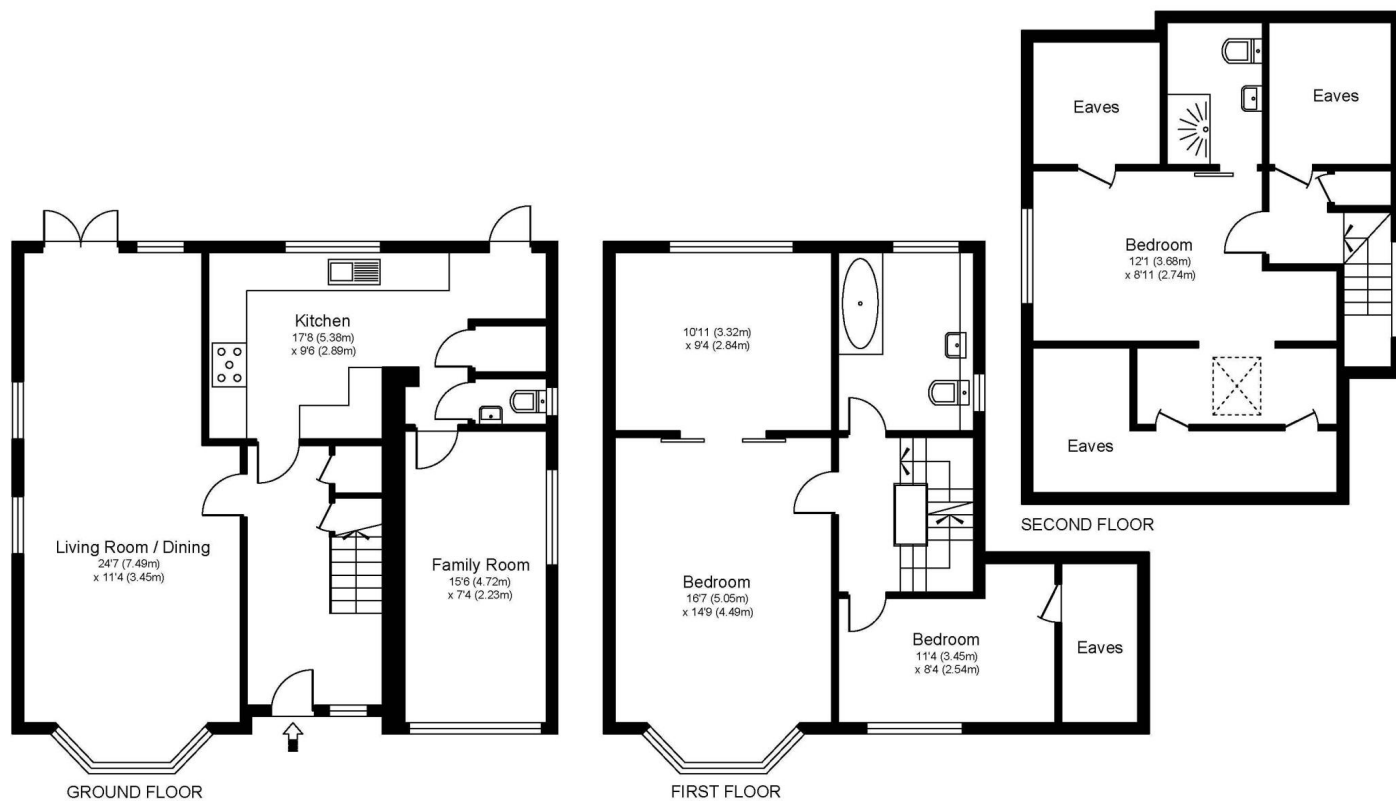






WOLSEY DRIVE, WALTON-ON-THAMES, KT12

WOLSEY DRIVE, WALTON ON THAMES, KT12

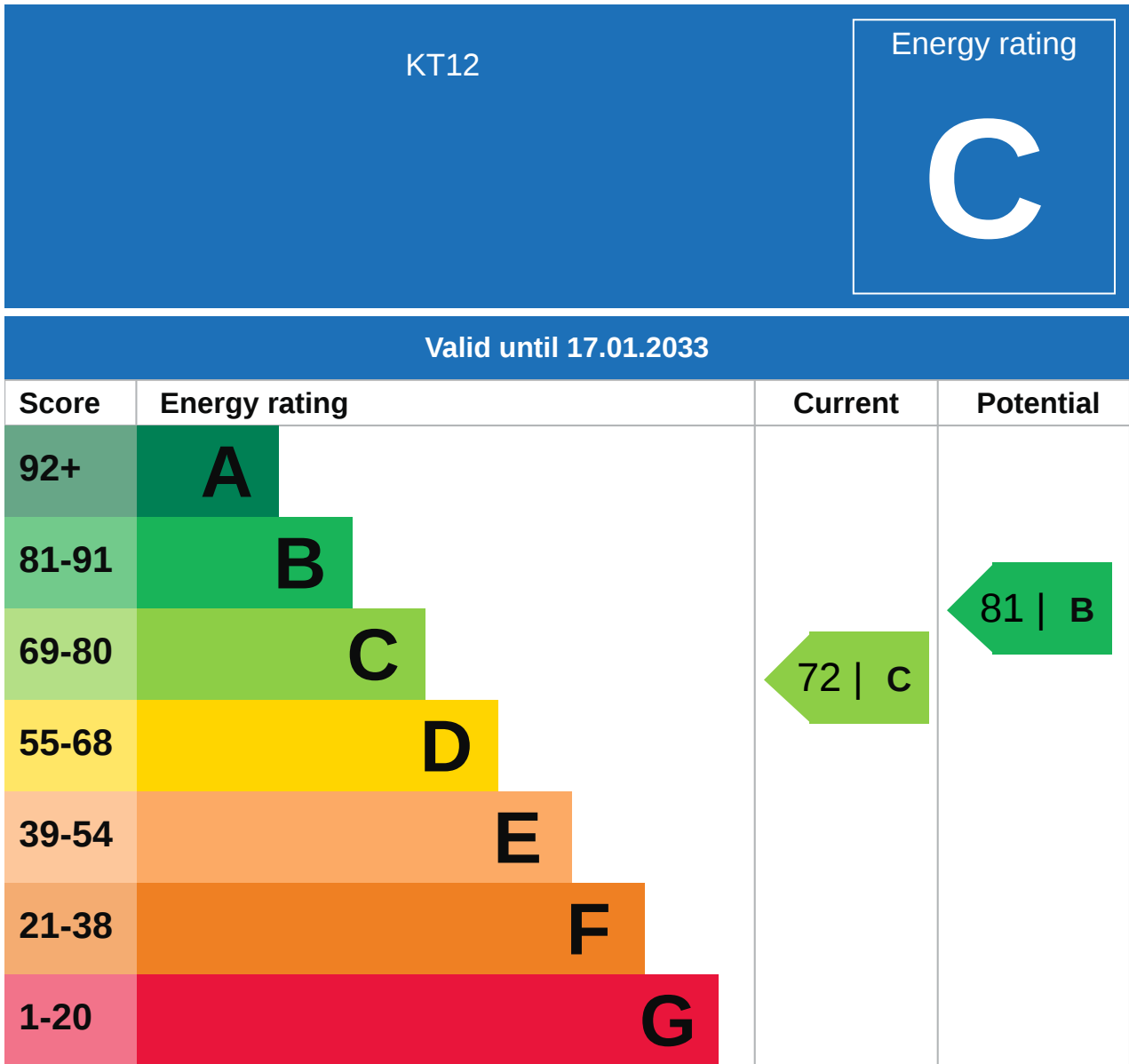


Approximate Gross Internal Floor Area: 129 m sq / 1390 sq ft

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

JAMES NEAVE
THE ESTATE AGENTS



Property

EPC - Additional Data

Additional EPC Data

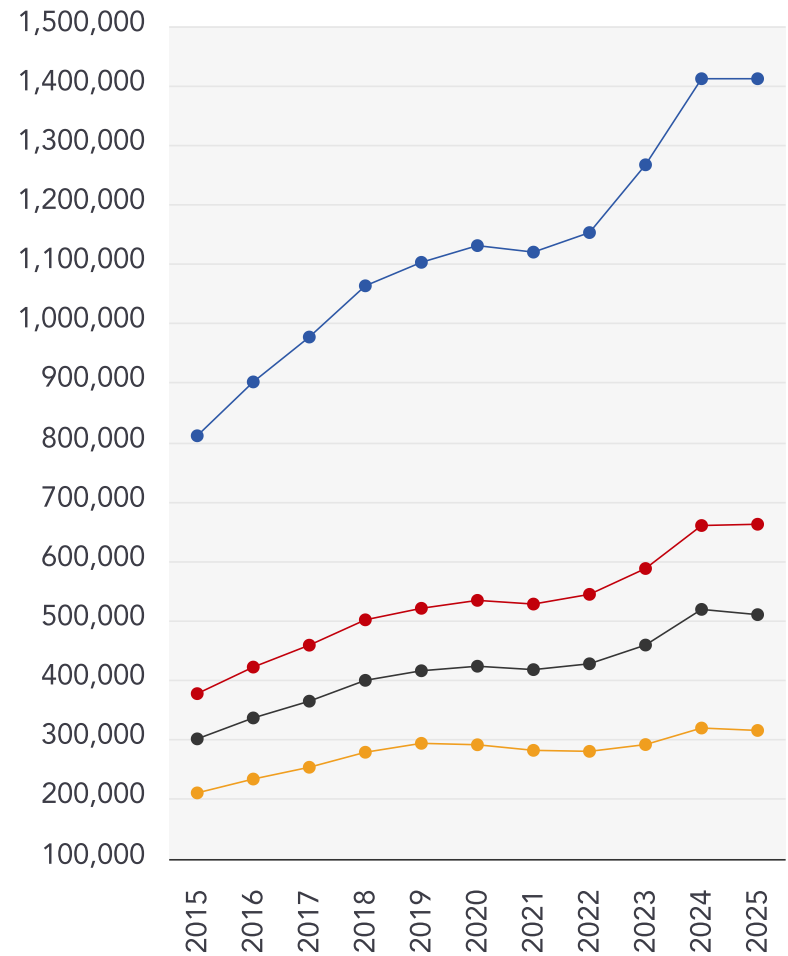
Property Type:	House
Build Form:	Detached
Transaction Type:	Rental
Energy Tariff:	Dual (24 hour)
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, insulated (assumed)
Roof Energy:	Good
Main Heating:	Boiler and underfloor heating, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, insulated
Total Floor Area:	129 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%

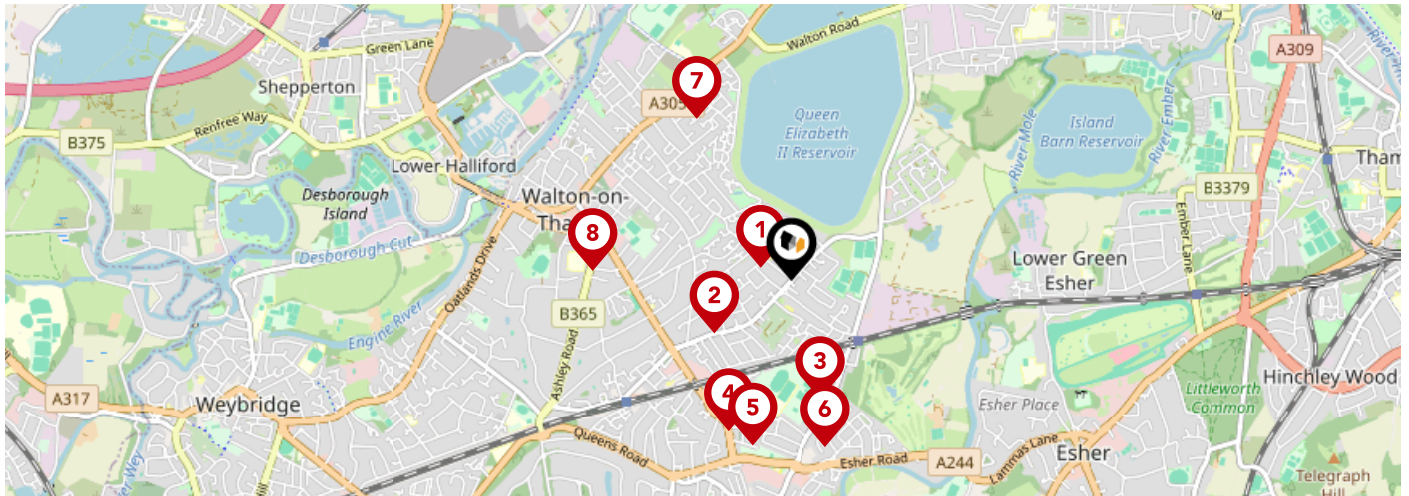
Terraced

+69.17%

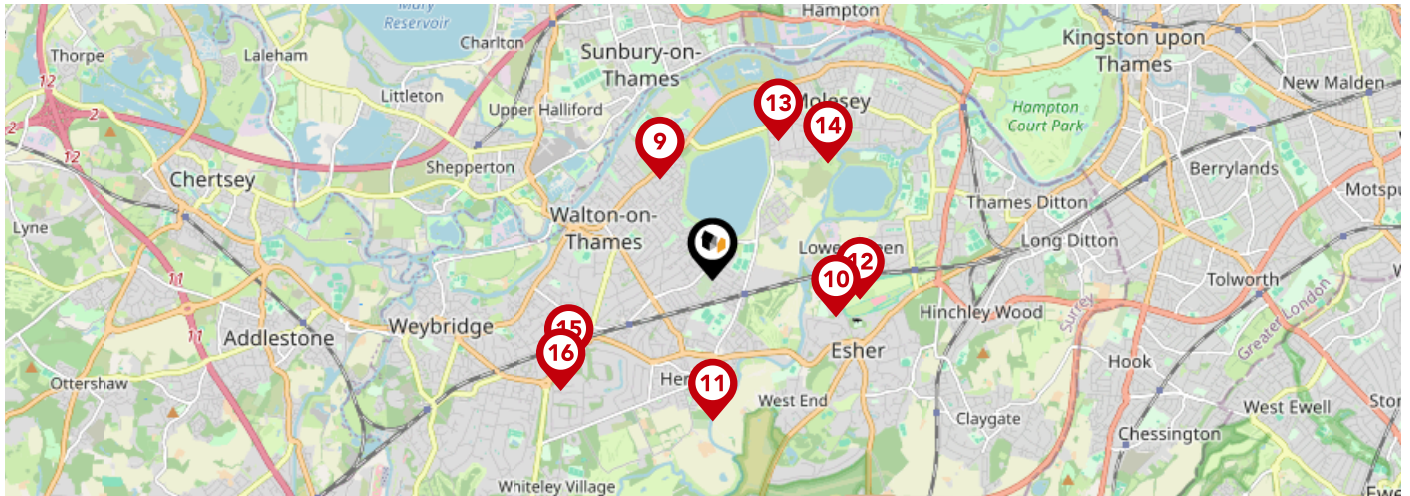
Flat

+49.74%

Area Schools



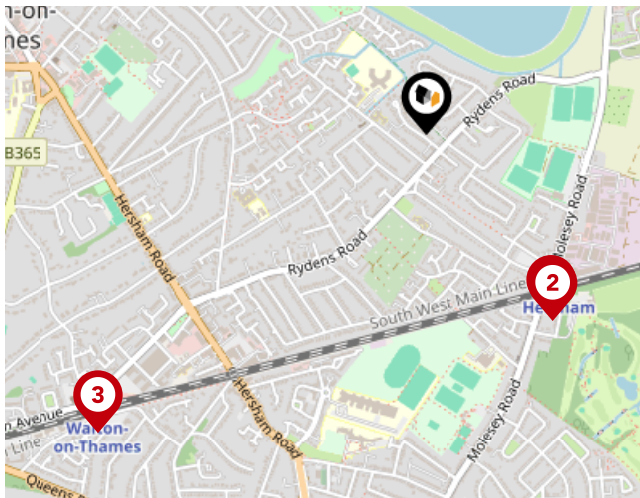
		Nursery	Primary	Secondary	College	Private
1	Walton Oak Primary School Ofsted Rating: Good Pupils: 428 Distance:0.15	☐	☒	☐	☐	☐
2	The Danesfield Manor School Ofsted Rating: Not Rated Pupils: 146 Distance:0.43	☐	☒	☐	☐	☐
3	Cardinal Newman Catholic Primary School Ofsted Rating: Good Pupils: 410 Distance:0.56	☐	☒	☐	☐	☐
4	Three Rivers Academy Ofsted Rating: Good Pupils: 1457 Distance:0.75	☐	☐	☒	☐	☐
5	Bell Farm Primary School Ofsted Rating: Good Pupils: 671 Distance:0.78	☐	☒	☐	☐	☐
6	North East Surrey Secondary Short Stay School Ofsted Rating: Good Pupils: 18 Distance:0.78	☐	☐	☒	☐	☐
7	Grovelands Primary School Ofsted Rating: Good Pupils: 508 Distance:0.87	☐	☒	☐	☐	☐
8	Ashley Church of England Primary School Ofsted Rating: Good Pupils: 564 Distance:0.92	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Heathside Walton-on-Thames Ofsted Rating: Not Rated Pupils: 305 Distance:1.05	☐	☐	☒	☐	☐
	Esher Church of England High School Ofsted Rating: Good Pupils: 1172 Distance:1.2	☐	☐	☒	☐	☐
	Burhill Primary School Ofsted Rating: Good Pupils: 578 Distance:1.32	☐	☒	☐	☐	☐
	Cranmere Primary School Ofsted Rating: Good Pupils: 389 Distance:1.38	☐	☒	☐	☐	☐
	The Beech House School Ofsted Rating: Good Pupils: 4 Distance:1.42	☐	☐	☒	☐	☐
	Chandlers Field Primary School Ofsted Rating: Good Pupils: 382 Distance:1.52	☐	☒	☐	☐	☐
	Cleves School Ofsted Rating: Outstanding Pupils: 720 Distance:1.56	☐	☒	☐	☐	☐
	Walton Leigh School Ofsted Rating: Outstanding Pupils: 86 Distance:1.74	☐	☐	☒	☐	☐

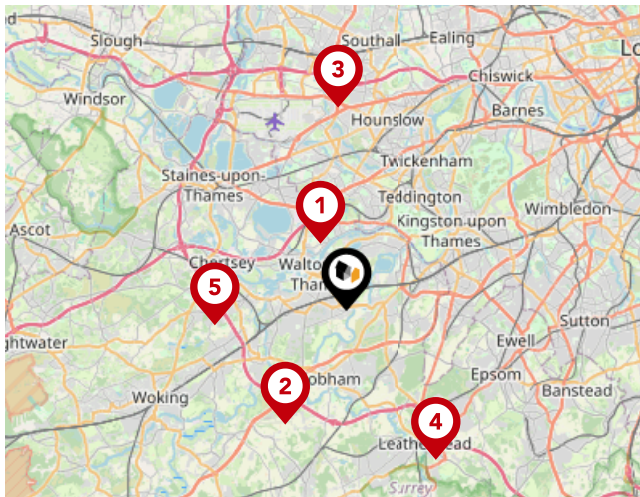
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Hersham Rail Station	0.51 miles
2	Hersham Rail Station	0.52 miles
3	Walton-on-Thames Rail Station	1.03 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J1	2.68 miles
2	M25 J10	4.8 miles
3	M4 J3	7.5 miles
4	M25 J9	6.45 miles
5	M25 J11	4.89 miles

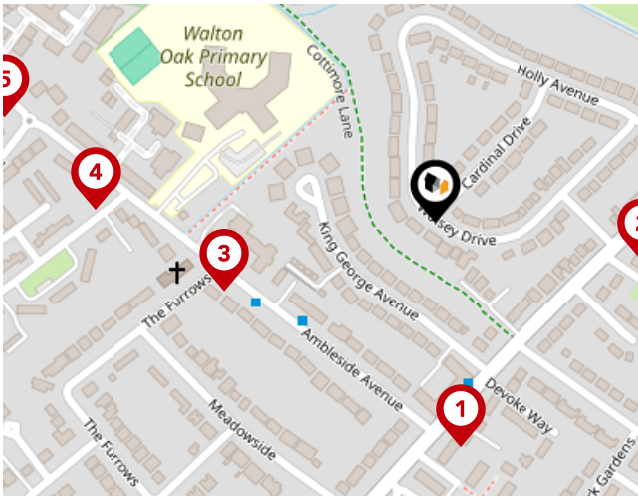


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport Terminal 4	5.76 miles
2	Heathrow Airport	6.77 miles
3	Gatwick Airport	18.64 miles
4	Leaves Green	18.9 miles

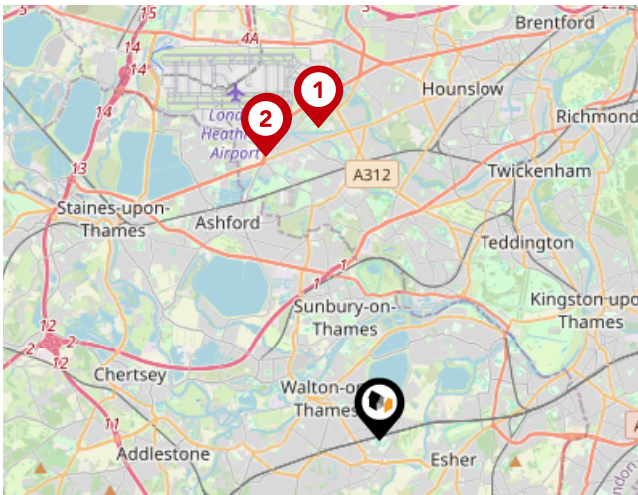
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	Ambleside Avenue	0.13 miles
	Holly Avenue	0.12 miles
	The Furrows	0.13 miles
	St Johns Drive	0.2 miles
	St Johns Drive	0.26 miles



Local Connections

Pin	Name	Distance
	Hatton Cross Station	5.89 miles
	Heathrow Terminal 4 Underground Station	5.64 miles
	Heathrow Terminal 4	5.67 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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