

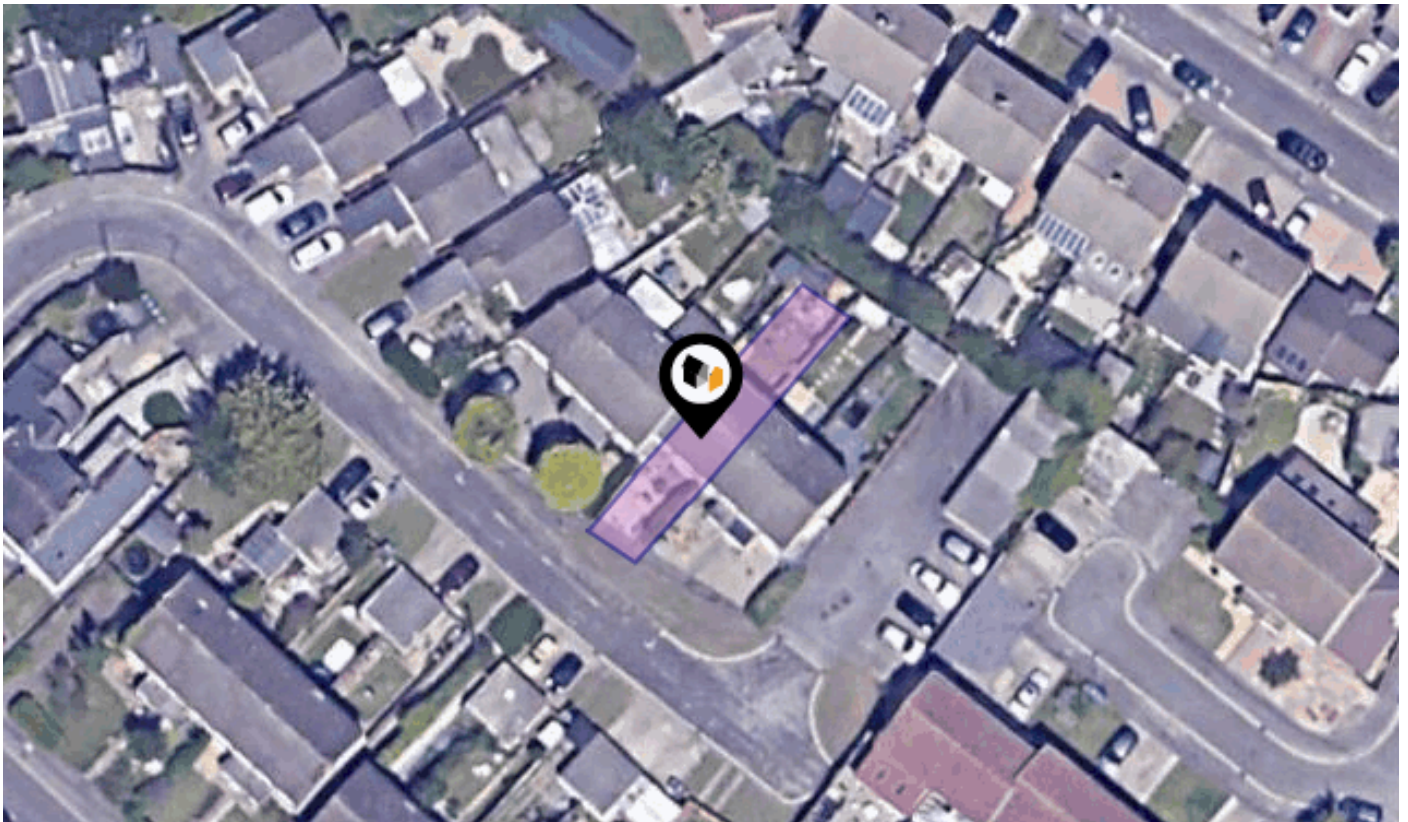


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 09th October 2025



MARLBOROUGH CLOSE, HERSHAM, WALTON-ON-THAMES, KT12

Asking Price : £500,000

James Neave the Estate Agents

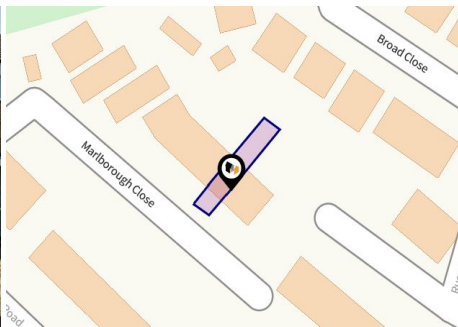
38 High Street Walton On Thames KT12 1DE

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Property

Type:	Terraced
Bedrooms:	3
Floor Area:	850 ft ² / 79 m ²
Plot Area:	0.03 acres
Council Tax :	Band D
Annual Estimate:	£2,443
Title Number:	SY487589

Asking Price:	£500,000
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

3 mb/s	36 mb/s	1800 mb/s

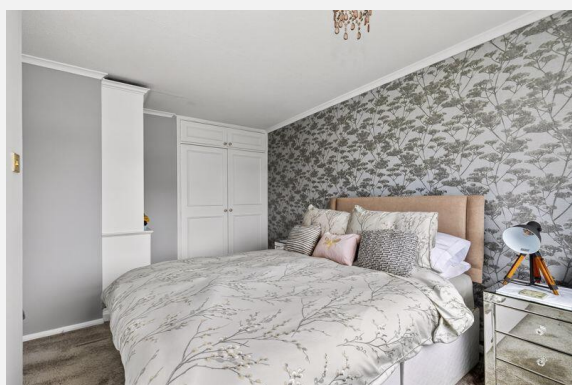
Mobile Coverage: (based on calls indoors)

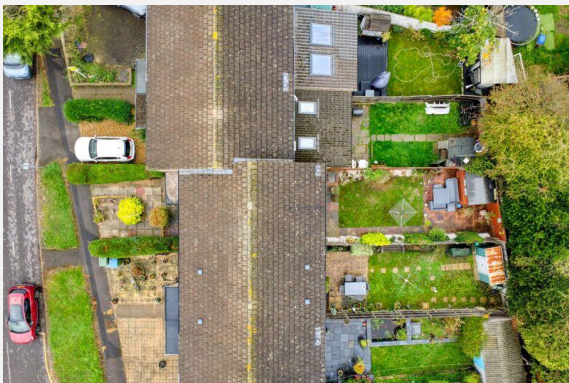


Satellite/Fibre TV Availability:







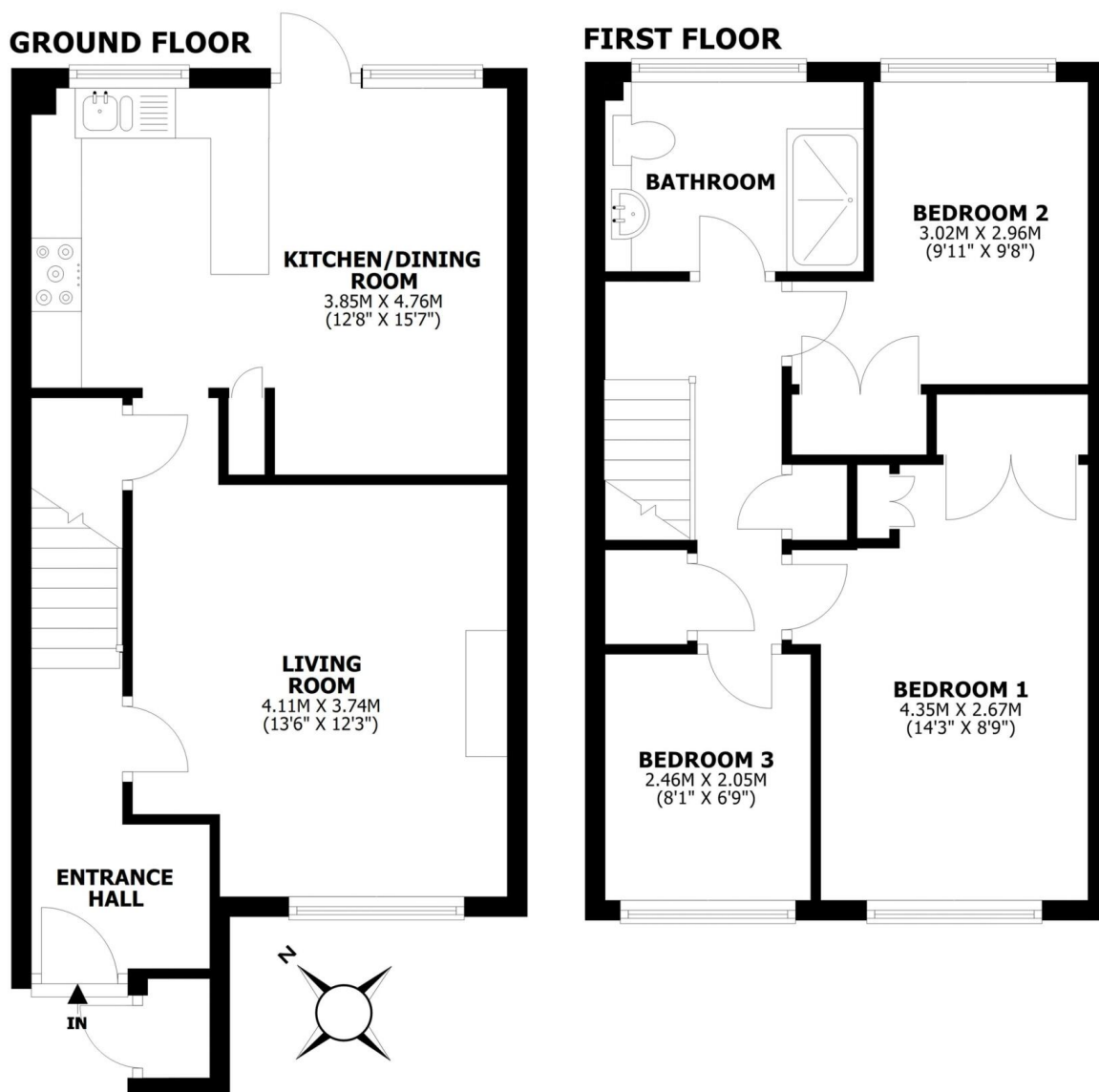


MARLBOROUGH CLOSE, HERSHAM, WALTON-ON-THAMES, KT12



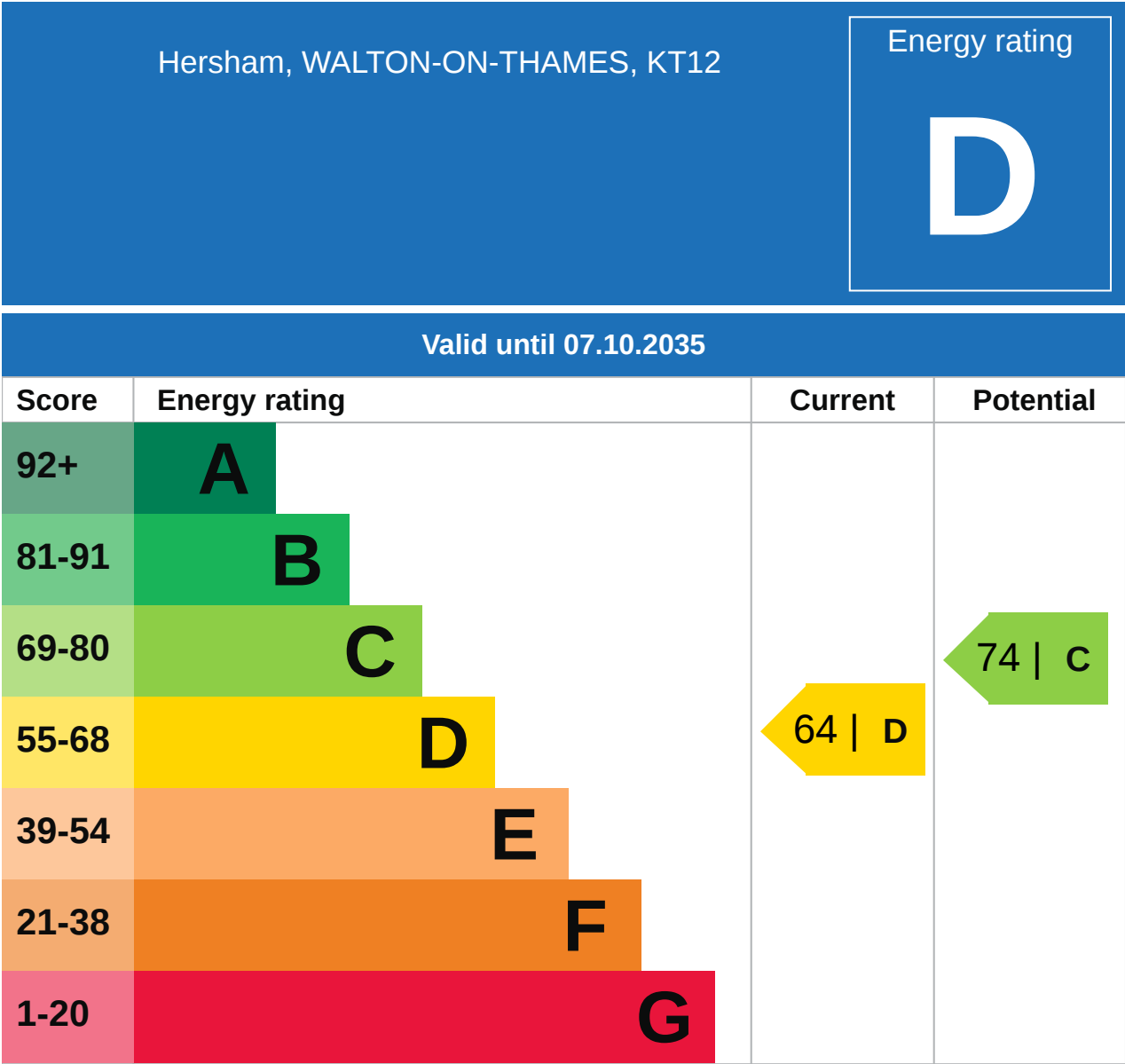
Marlborough Close, Walton-on-Thames, KT12

Total area: approx. 79.0 sq. metres (849.8 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

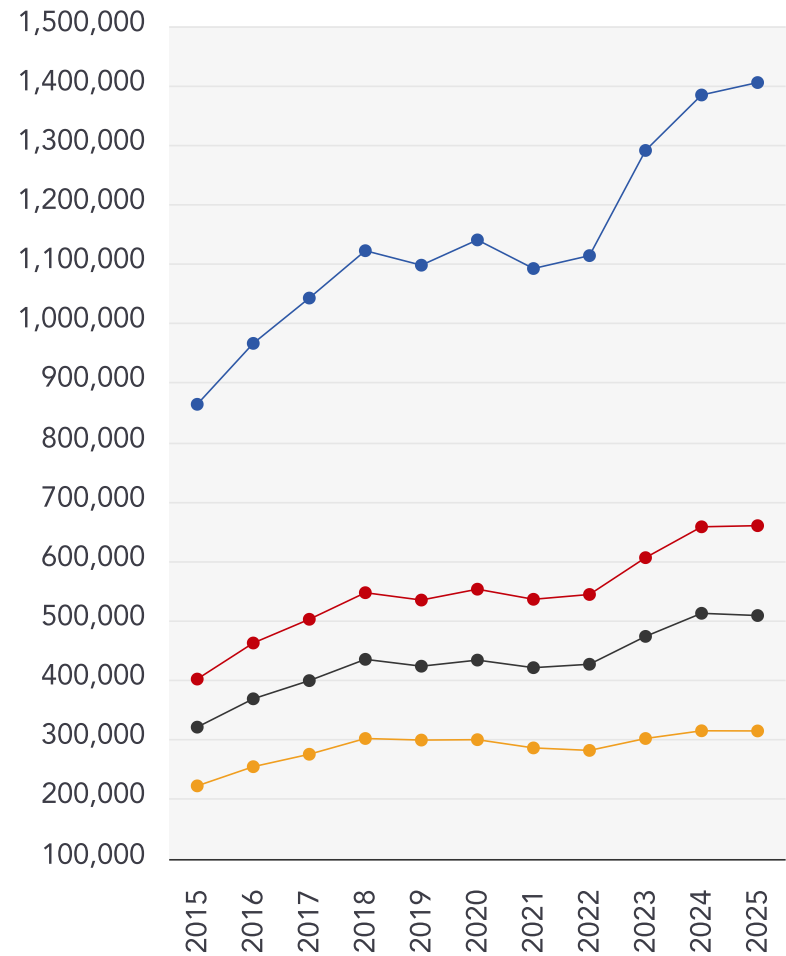
Property Type:	Mid-terrace house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Warm air, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer and room thermostat
Main Heating Controls Energy:	Average
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Poor
Lighting:	Below average lighting efficiency
Lighting Energy:	Poor
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	79 m ²

Market

House Price Statistics



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



Detached

+62.58%

Semi-Detached

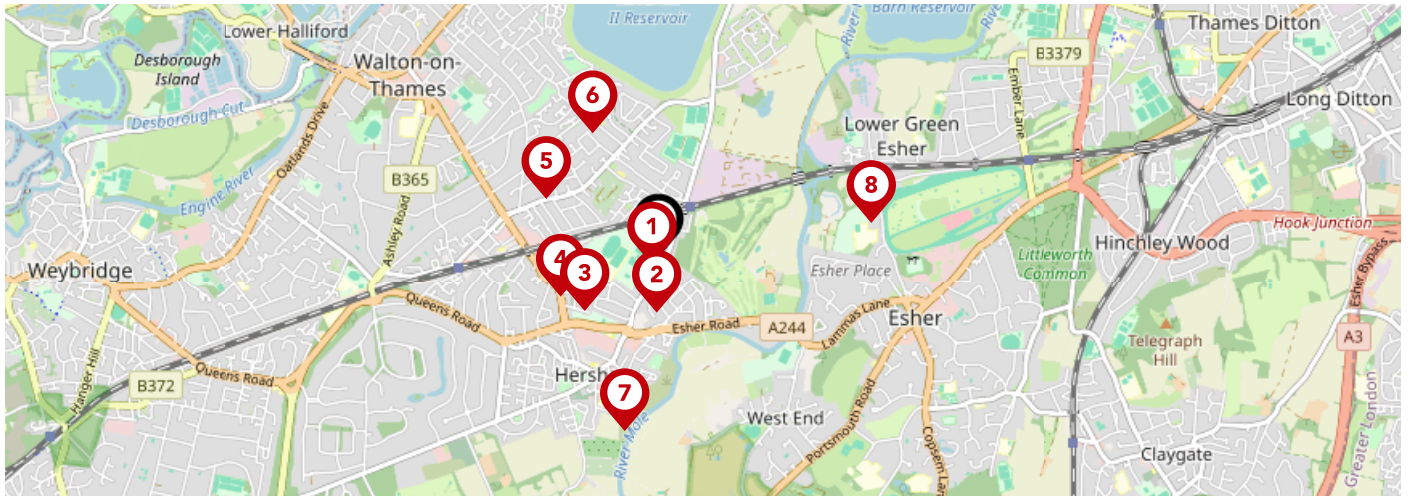
+64.08%

Terraced

+58.33%

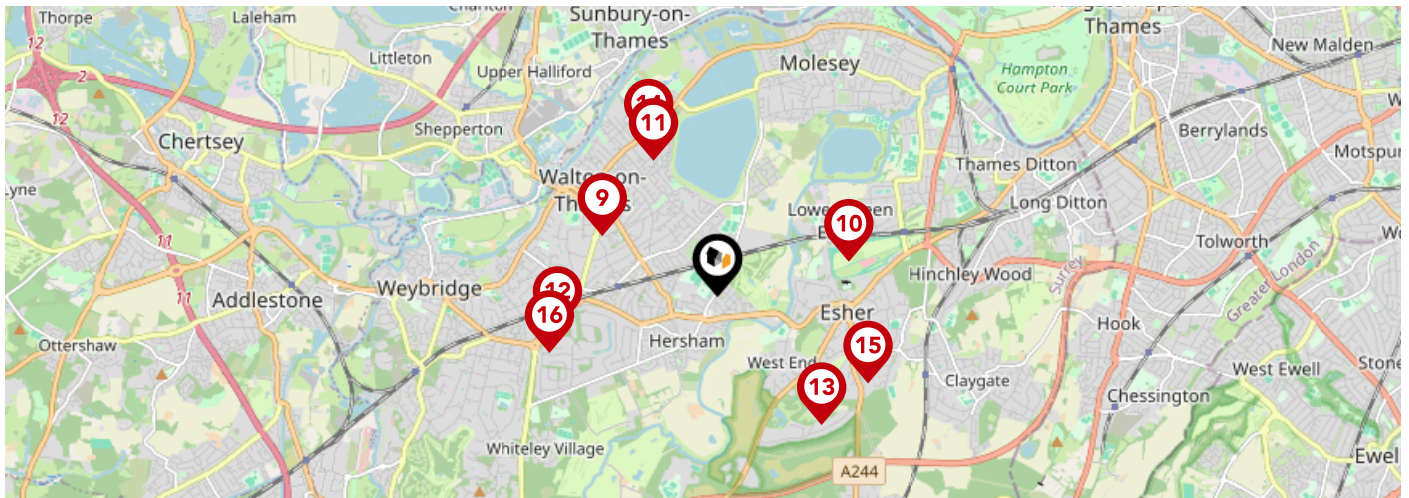
Flat

+41.43%



		Nursery	Primary	Secondary	College	Private
1	Cardinal Newman Catholic Primary School Ofsted Rating: Good Pupils: 410 Distance:0.05	☐	☒	☐	☐	☐
2	North East Surrey Secondary Short Stay School Ofsted Rating: Good Pupils: 18 Distance:0.26	☐	☐	☒	☐	☐
3	Bell Farm Primary School Ofsted Rating: Good Pupils: 671 Distance:0.42	☐	☒	☐	☐	☐
4	Three Rivers Academy Ofsted Rating: Good Pupils: 1457 Distance:0.49	☐	☐	☒	☐	☐
5	The Danesfield Manor School Ofsted Rating: Not Rated Pupils: 146 Distance:0.58	☐	☒	☐	☐	☐
6	Walton Oak Primary School Ofsted Rating: Good Pupils: 428 Distance:0.64	☐	☒	☐	☐	☐
7	Burhill Primary School Ofsted Rating: Good Pupils: 578 Distance:0.82	☐	☒	☐	☐	☐
8	Esher Church of England High School Ofsted Rating: Good Pupils: 1172 Distance:1	☐	☐	☒	☐	☐

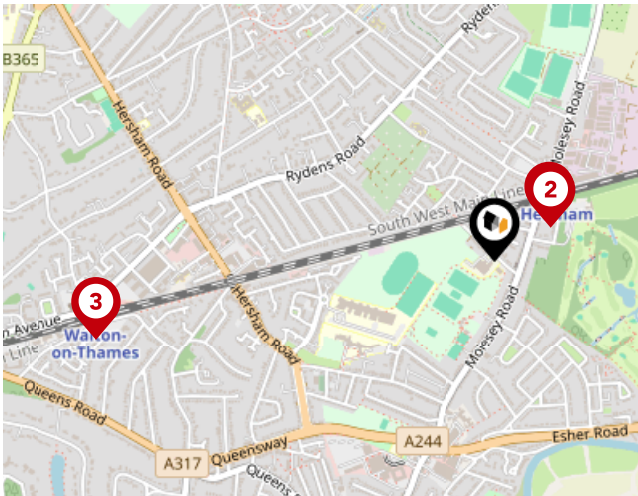
Area Schools



		Nursery	Primary	Secondary	College	Private
	Ashley Church of England Primary School Ofsted Rating: Good Pupils: 564 Distance: 1.21	☐	☒	☐	☐	☐
	Cranmere Primary School Ofsted Rating: Good Pupils: 389 Distance: 1.25	☐	☒	☐	☐	☐
	Grovelands Primary School Ofsted Rating: Good Pupils: 508 Distance: 1.39	☐	☒	☐	☐	☐
	Cleves School Ofsted Rating: Outstanding Pupils: 720 Distance: 1.52	☐	☒	☐	☐	☐
	Claremont Fan Court School Ofsted Rating: Not Rated Pupils: 1162 Distance: 1.53	☐	☐	☒	☐	☐
	Heathside Walton-on-Thames Ofsted Rating: Not Rated Pupils: 305 Distance: 1.57	☐	☐	☒	☐	☐
	Esher Church School Ofsted Rating: Good Pupils: 371 Distance: 1.61	☐	☒	☐	☐	☐
	Walton Leigh School Ofsted Rating: Outstanding Pupils: 86 Distance: 1.64	☐	☐	☒	☐	☐

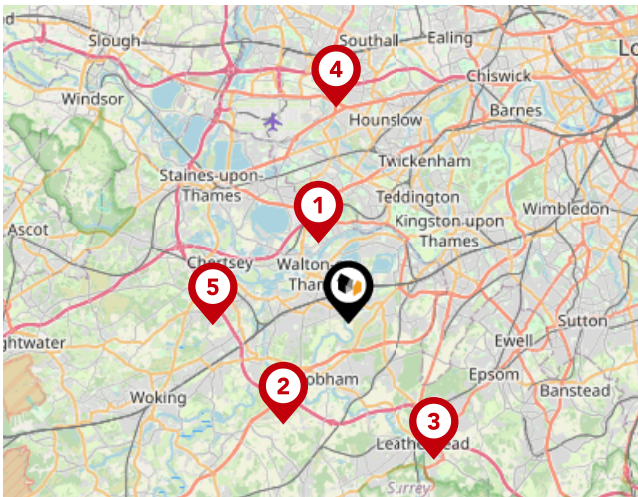
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Hersham Rail Station	0.15 miles
2	Hersham Rail Station	0.15 miles
3	Walton-on-Thames Rail Station	0.94 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J1	3.21 miles
2	M25 J10	4.45 miles
3	M25 J9	5.94 miles
4	M4 J3	8.01 miles
5	M25 J11	5.03 miles

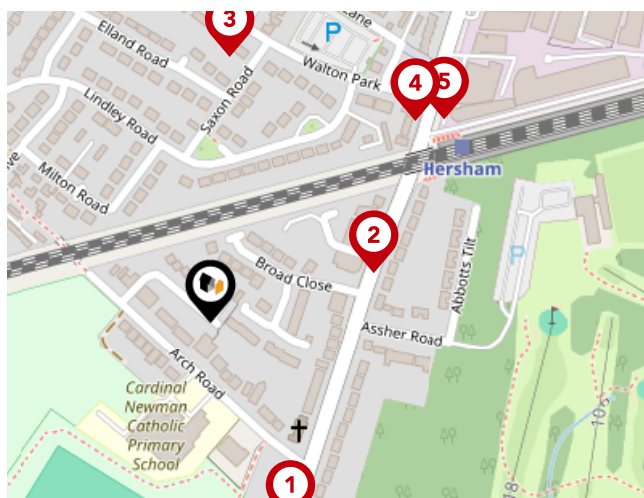


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport Terminal 4	6.29 miles
2	Heathrow Airport	7.3 miles
3	Gatwick Airport	18.13 miles
4	Leaves Green	18.65 miles

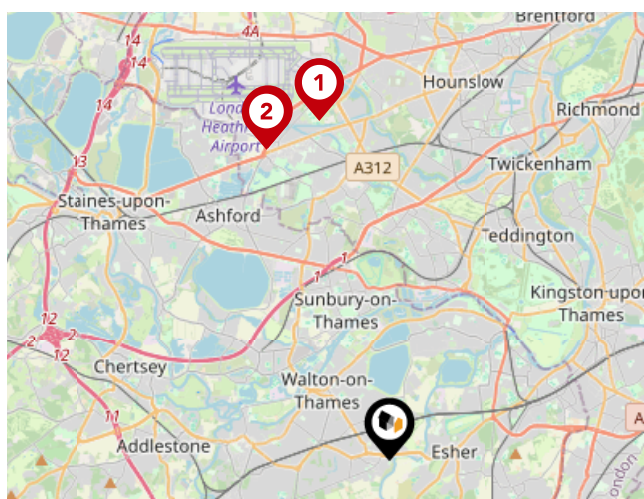
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Arch Road	0.12 miles
2	Hersham Railway Station	0.1 miles
3	Walton Park	0.15 miles
4	Hersham Railway Station	0.17 miles
5	Hersham Railway Station	0.18 miles



Local Connections

Pin	Name	Distance
1	Hatton Cross Station	6.42 miles
2	Heathrow Terminal 4 Underground Station	6.17 miles
3	Heathrow Terminal 4	6.2 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.

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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