

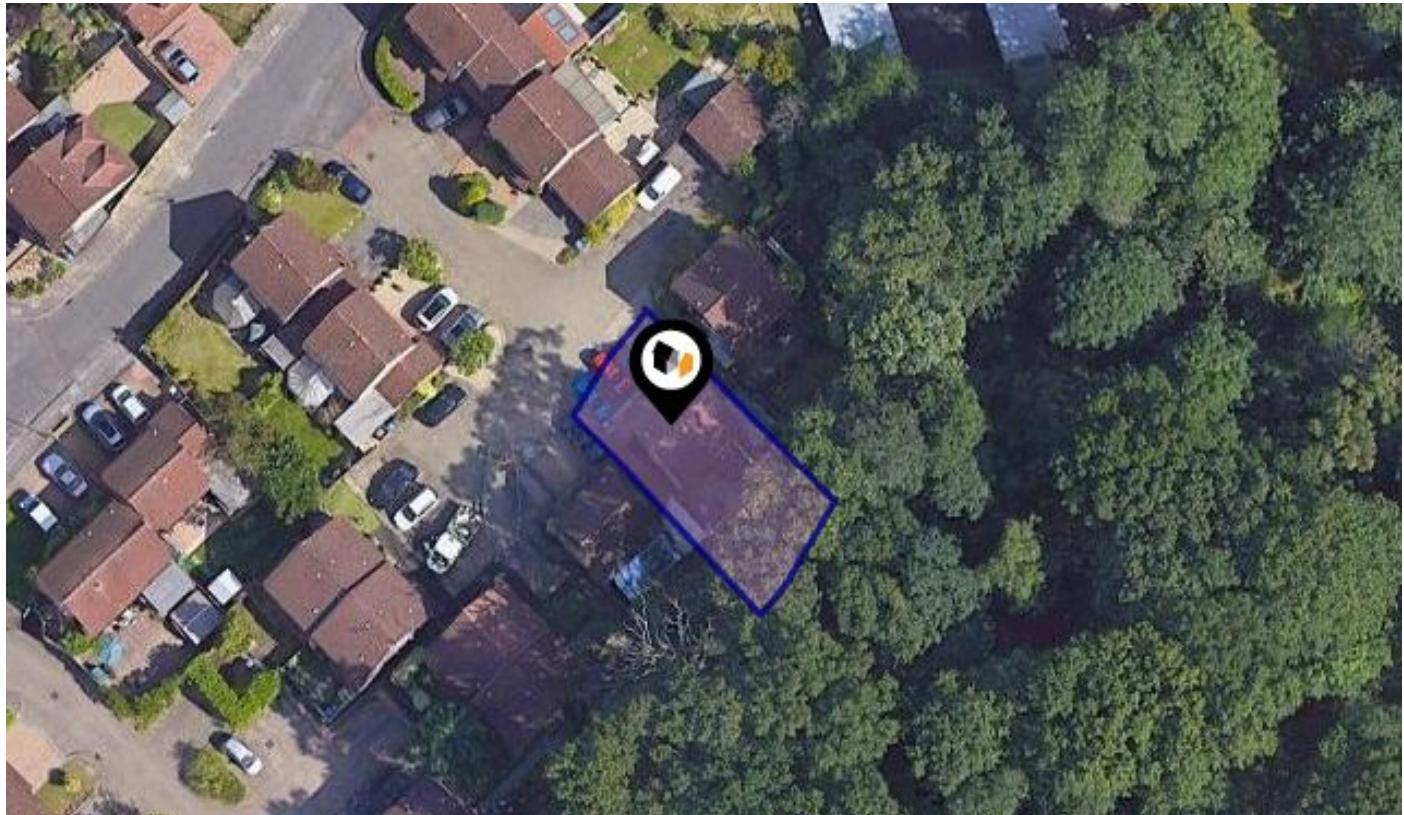


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 12th February 2025



ROWHURST AVENUE, ADDLESTONE, KT15

Guide Price : £580,000

Example Agent

38 High Street Walton on Thames Surrey KT12 1DE

01932 221 331

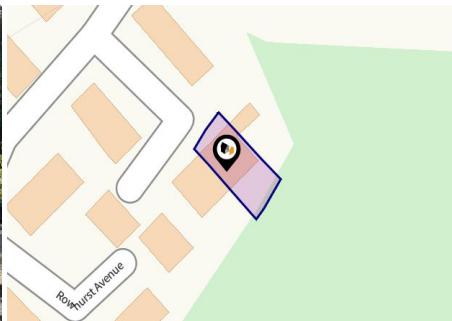
andy@jamesneave.co.uk

www.exampleagent.com



Property Overview

JAMES NEAVE
THE ESTATE AGENTS



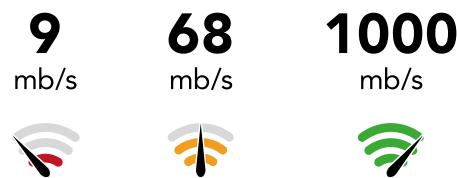
Property

Type:	Detached	Guide Price:	£580,000
Bedrooms:	4	Tenure:	Freehold
Floor Area:	1,162 ft ² / 108 m ²		
Plot Area:	0.06 acres		
Year Built :	1983-1990		
Council Tax :	Band E		
Annual Estimate:	£2,778		
Title Number:	SY565337		

Local Area

Local Authority:	Runnymede
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)



Mobile Coverage:
(based on calls indoors)

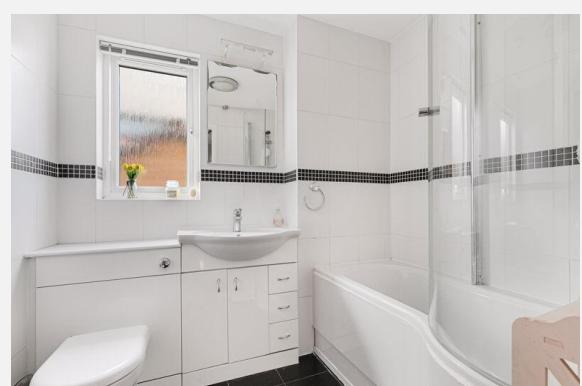


Satellite/Fibre TV Availability:



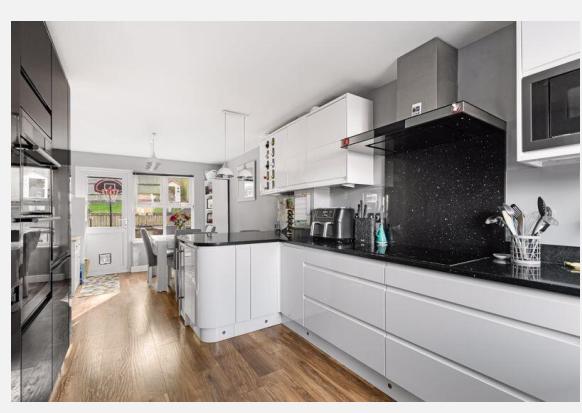
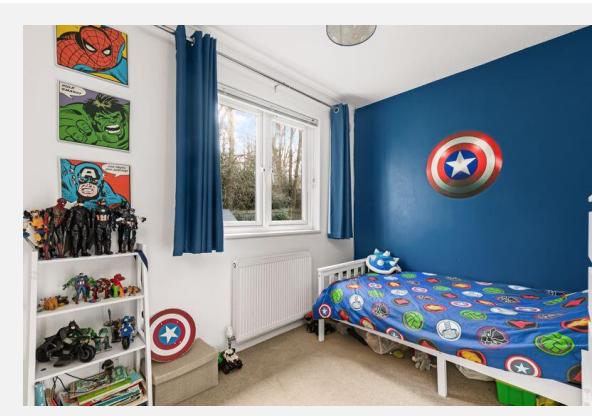
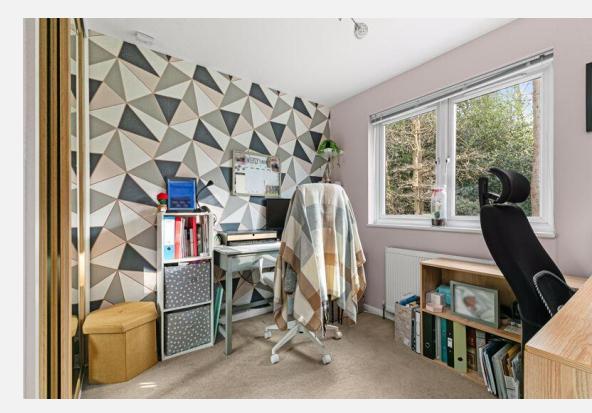
Gallery Photos

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Gallery Photos

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Gallery Photos



ROWHURST AVENUE, ADDLESTONE, KT15

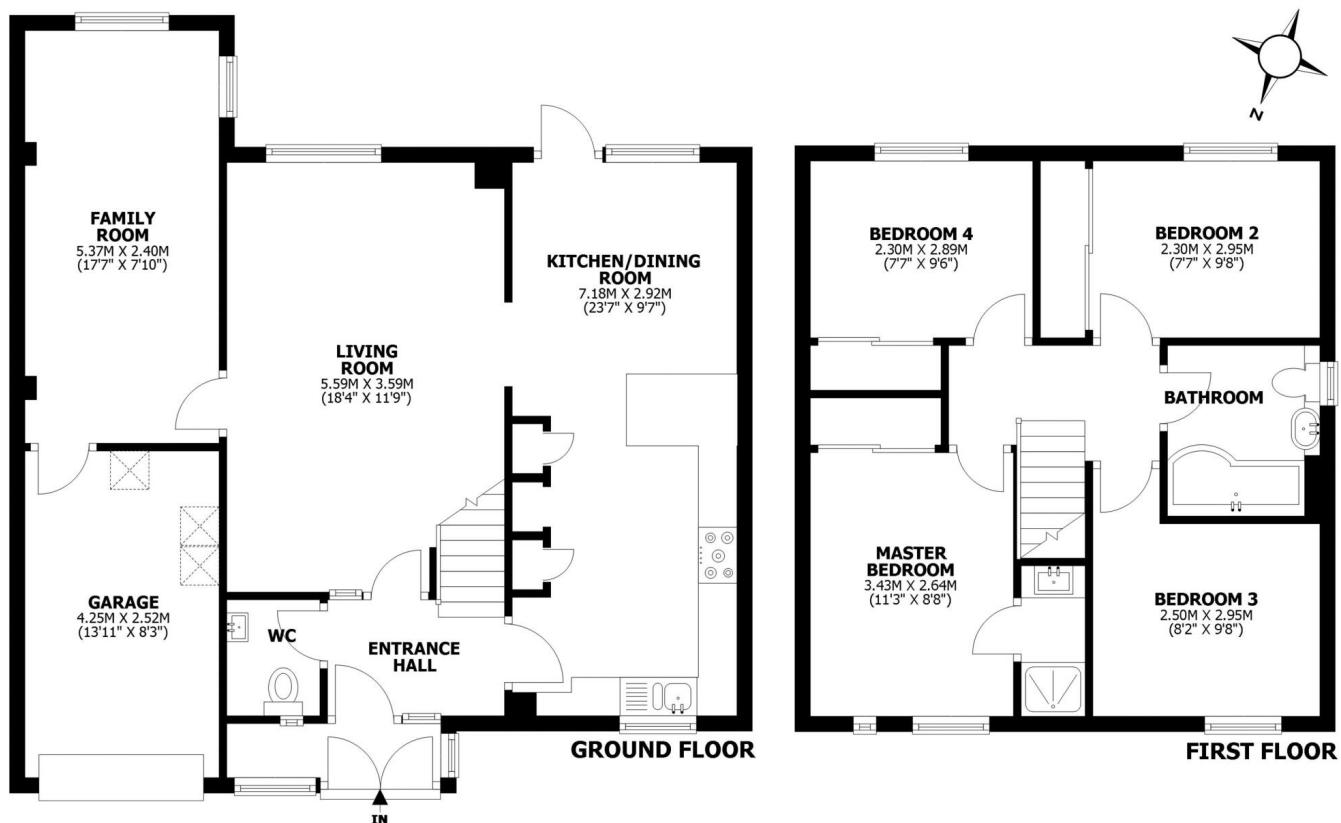
JN

Rowhurst Avenue, Addlestone, KT15

Total internal area: approx. 121.6 sq. metres (1309.3 sq. feet)

Main area: approx. 110.9 sq. metres (1193.9 sq. feet)

Garage: approx. 10.7 sq. metres (115.4 sq. feet)



This floorplan is for illustrative guidance only and is not 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

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Rowhurst Avenue, KT15

Energy rating

D

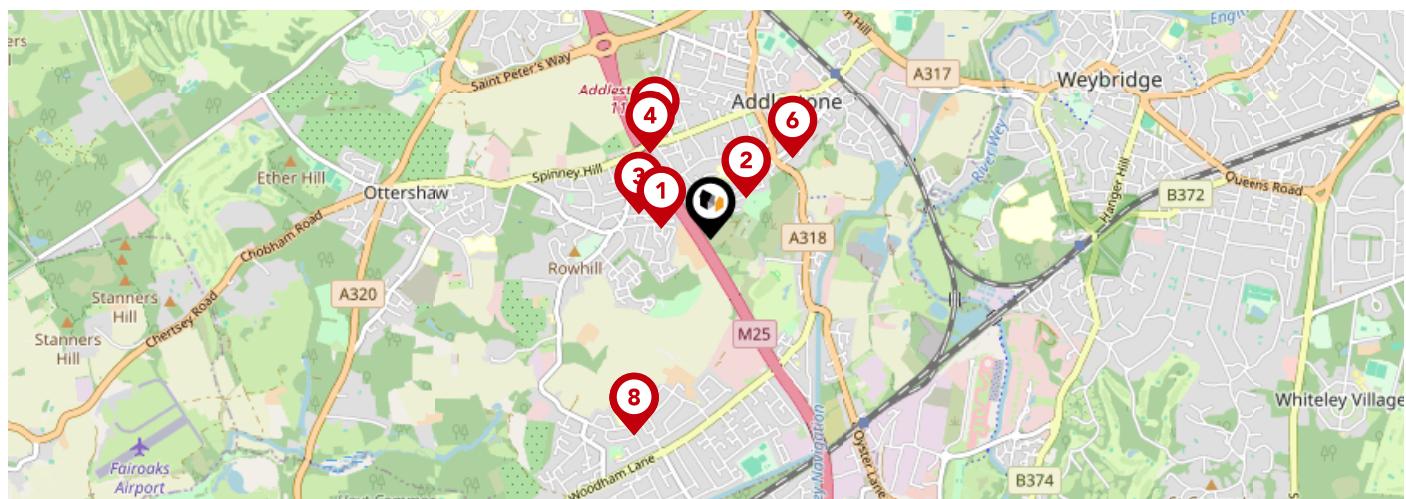
Valid until 11.01.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Property EPC - Additional Data

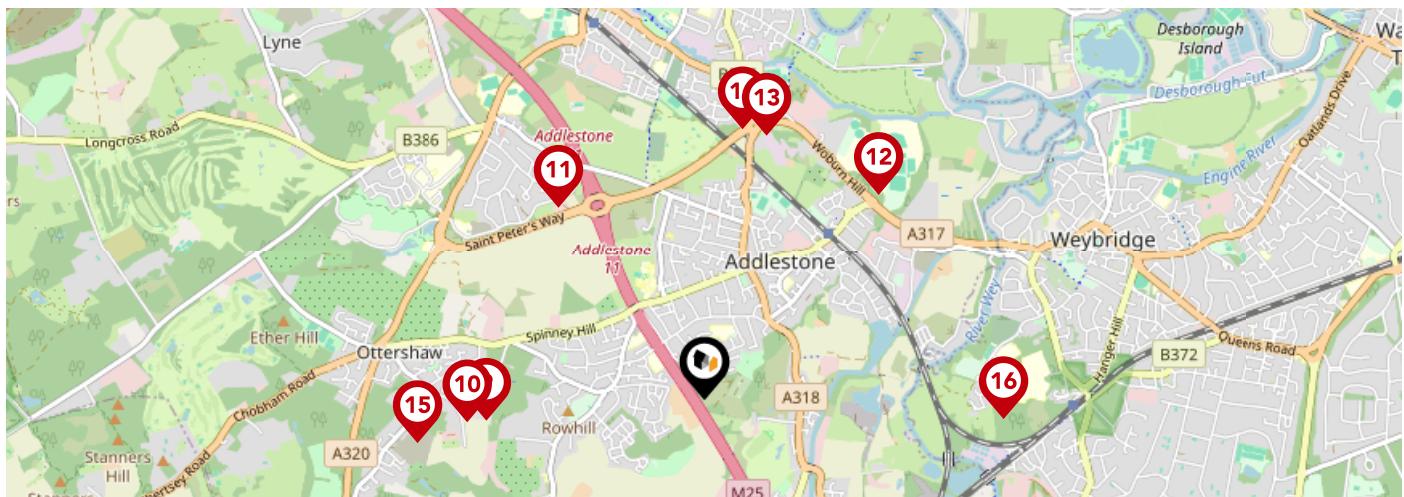
Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
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:	Timber frame, 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 65% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	108 m ²



Nursery Primary Secondary College Private

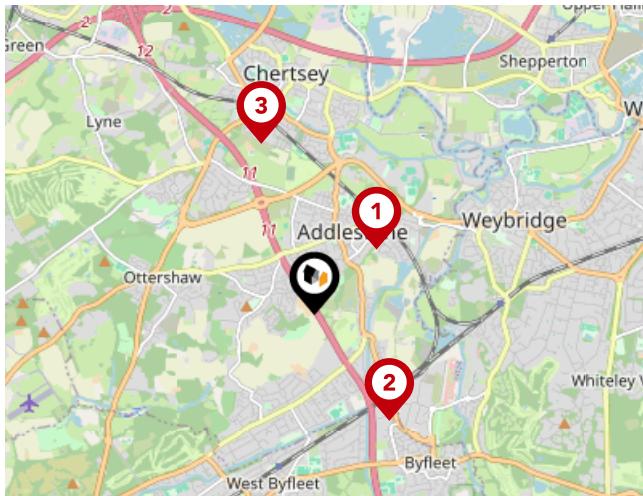
	1 Ongar Place Primary School	2 Sayes Court School	3 Holy Family Catholic Primary School	4 Jubilee High School	5 St Paul's CofE Primary School	6 Darley Dene Primary School	7 The Grange Community Infant School	8 New Haw Community Junior School
Ofsted Rating:	Good	Good	Good	Good	Good	Not Rated	Good	Outstanding
Pupils:	210	244	219	672	415	231	254	360
Distance:	0.23	0.25	0.35	0.49	0.53	0.53	0.98	0.98
Nursery	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Primary	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Secondary	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
College	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Private	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Nursery Primary Secondary College Private

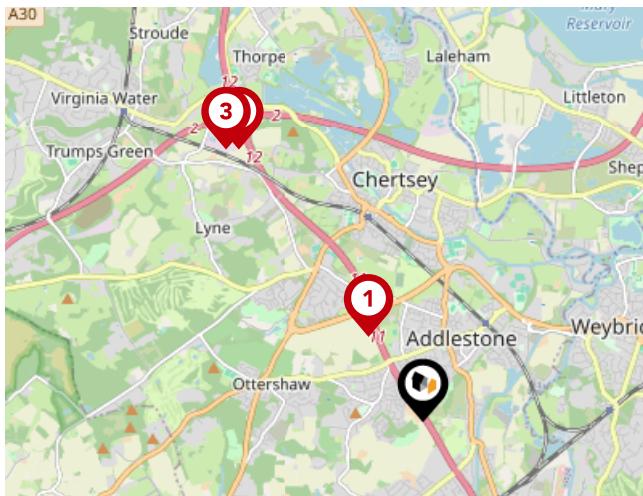
			Nursery	Primary	Secondary	College	Private
9	Ottershaw Christ Church Church of England Infant School		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 208 Distance:1.01						
10	Ottershaw Christ Church Church of England Junior School		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 235 Distance:1.01						
11	Meadowcroft Community Infant School		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 86 Distance:1.11						
12	St George's College Weybridge		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Not Rated Pupils: 1043 Distance:1.24						
13	Philip Southcote School		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 238 Distance:1.26						
14	Chertsey High School		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 876 Distance:1.26						
15	Meath School		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding Pupils: 71 Distance:1.34						
16	Brooklands College		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 0 Distance:1.39						

Area Transport (National)



National Rail Stations

Pin	Name	Distance
1	Addlestone Rail Station	0.85 miles
2	Byfleet & New Haw Rail Station	1.19 miles
3	Chertsey Rail Station	1.66 miles



Trunk Roads/Motorways

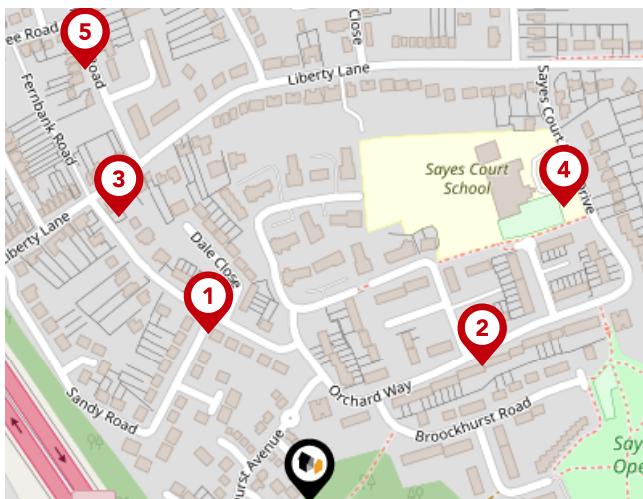
Pin	Name	Distance
1	M25 J11	0.94 miles
2	M25 J12	3.05 miles
3	M3 J2	3.11 miles
4	M25 J10	3.57 miles
5	M25 J13	5.68 miles



Airports/Helipads

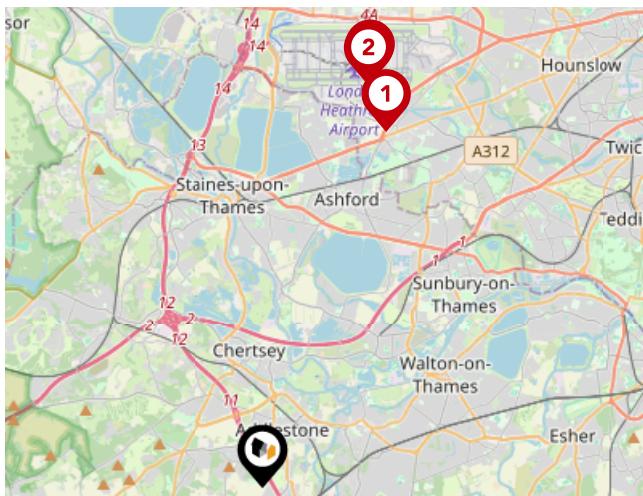
Pin	Name	Distance
1	Heathrow Airport Terminal 4	6.98 miles
2	Heathrow Airport	7.88 miles
3	Gatwick Airport	19.79 miles
4	Leaves Green	23.05 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Dale Close	0.11 miles
2	Orchard Way	0.13 miles
3	Fernbank Road	0.2 miles
4	Sayes Court Farm Drive	0.23 miles
5	Conquest Road	0.28 miles



Local Connections

Pin	Name	Distance
1	Heathrow Terminal 4 Underground Station	6.97 miles
2	Heathrow Terminals 1-2-3 Underground Station	7.68 miles
3	Heathrow Terminals 2 & 3 Underground Station	7.75 miles

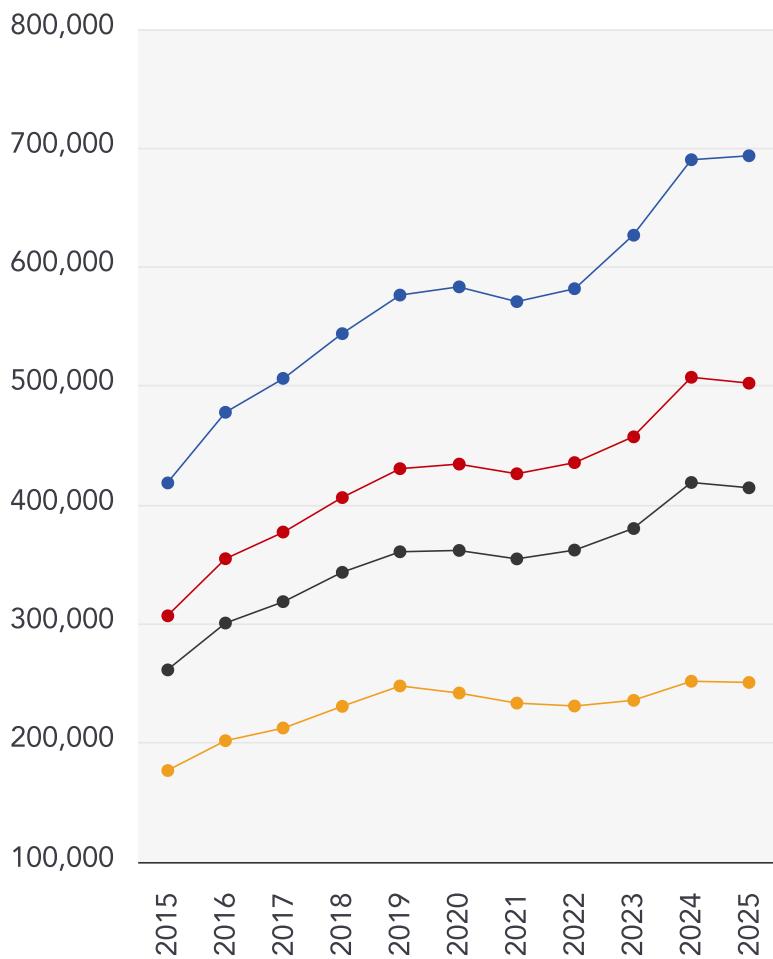


Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	2.18 miles
2	Weybridge Ferry Landing	2.16 miles
3	Molesey - Hurst Park Ferry Landing	6.67 miles

Market House Price Statistics

10 Year History of Average House Prices by Property Type in KT15



Detached

+65.7%

Semi-Detached

+63.71%

Terraced

+58.54%

Flat

+41.87%

Example Agent

About Us



JAMES NEAVE
THE ESTATE AGENTS

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.

Example Agent 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 Neave 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"



Example Agent Data Quality

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