

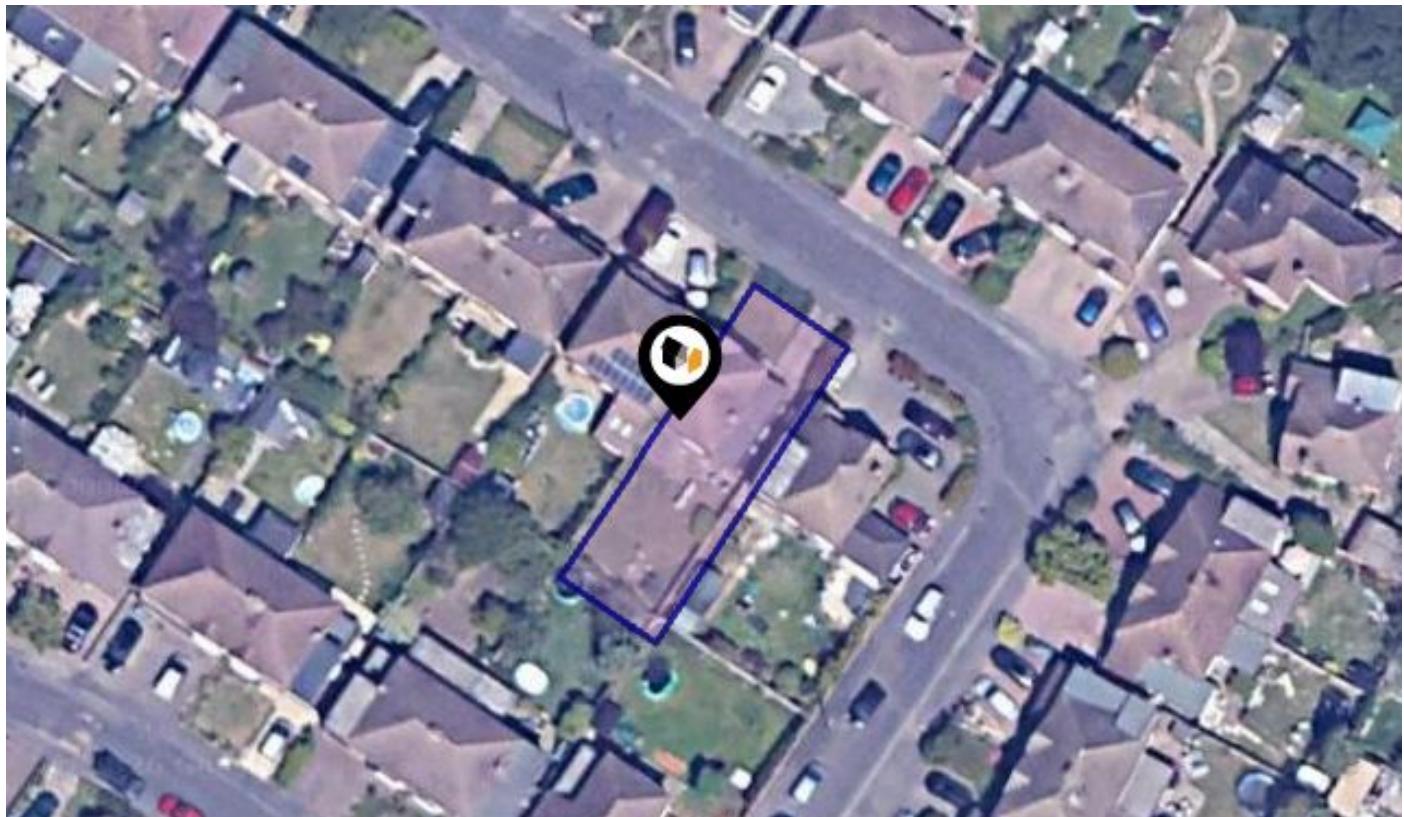


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 27th January 2026



YORK GARDENS, WALTON-ON-THAMES, KT12

Asking Price : £675,000

James Neave the Estate Agents

38 High Street Walton On Thames KT12 1DE

01932 221331

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www.jamesneave.co.uk



Property Overview

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Property

Type: Semi-Detached
Bedrooms: 3
Floor Area: 1,011 ft² / 94 m²
Plot Area: 0.07 acres
Council Tax : Band E
Annual Estimate: £2,986
Title Number: SY156105

Asking Price: £675,000
Tenure: Freehold

Local Area

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

Very low

Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

6
mb/s

80
mb/s

1800
mb/s



Mobile Coverage:
(based on calls indoors)

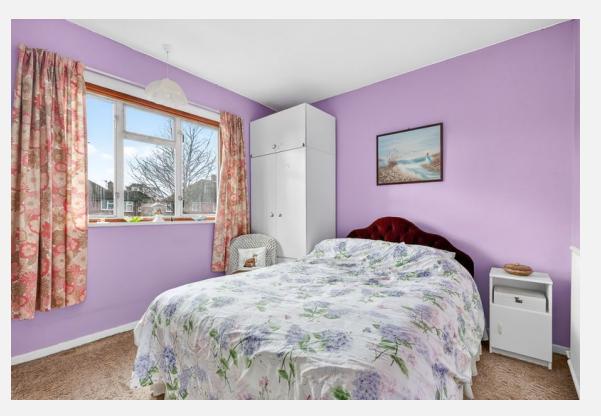
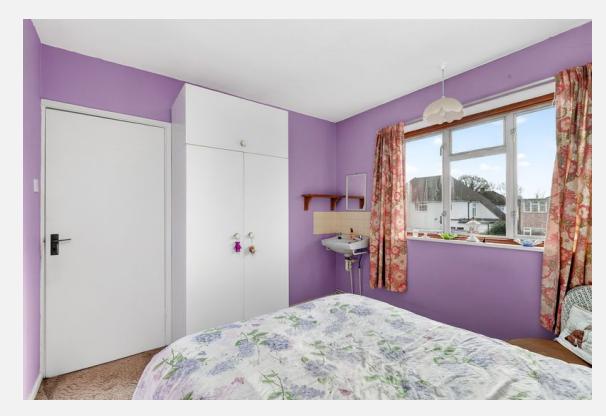


Satellite/Fibre TV Availability:



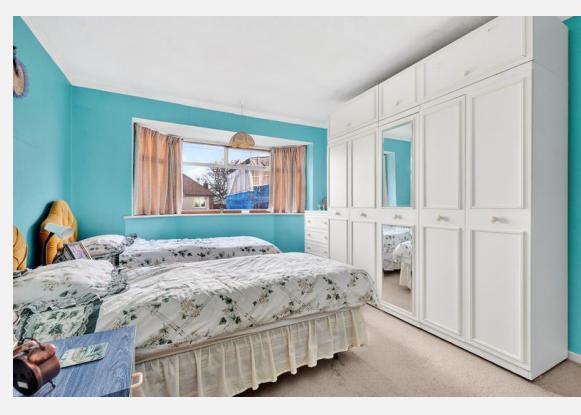
Gallery Photos

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Gallery Photos

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Gallery Photos



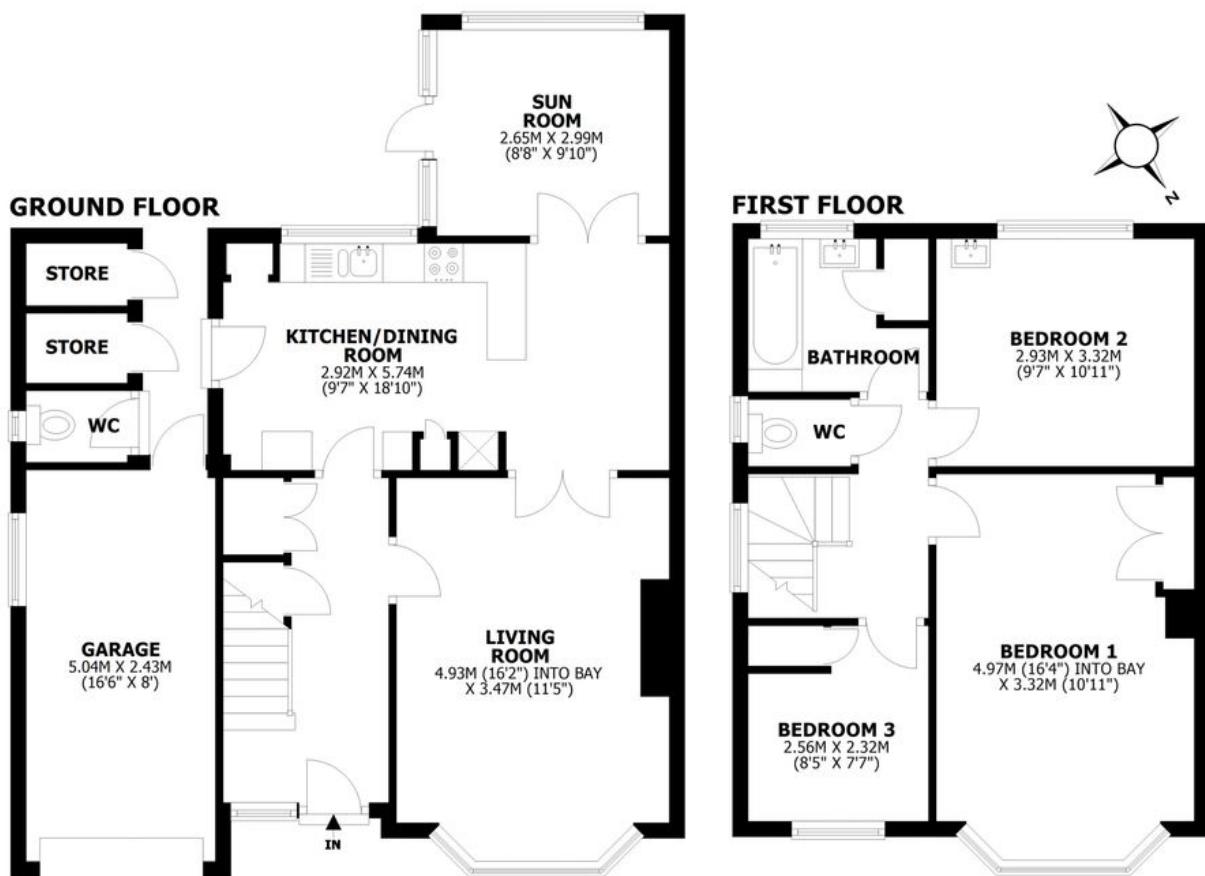
Gallery Floorplan

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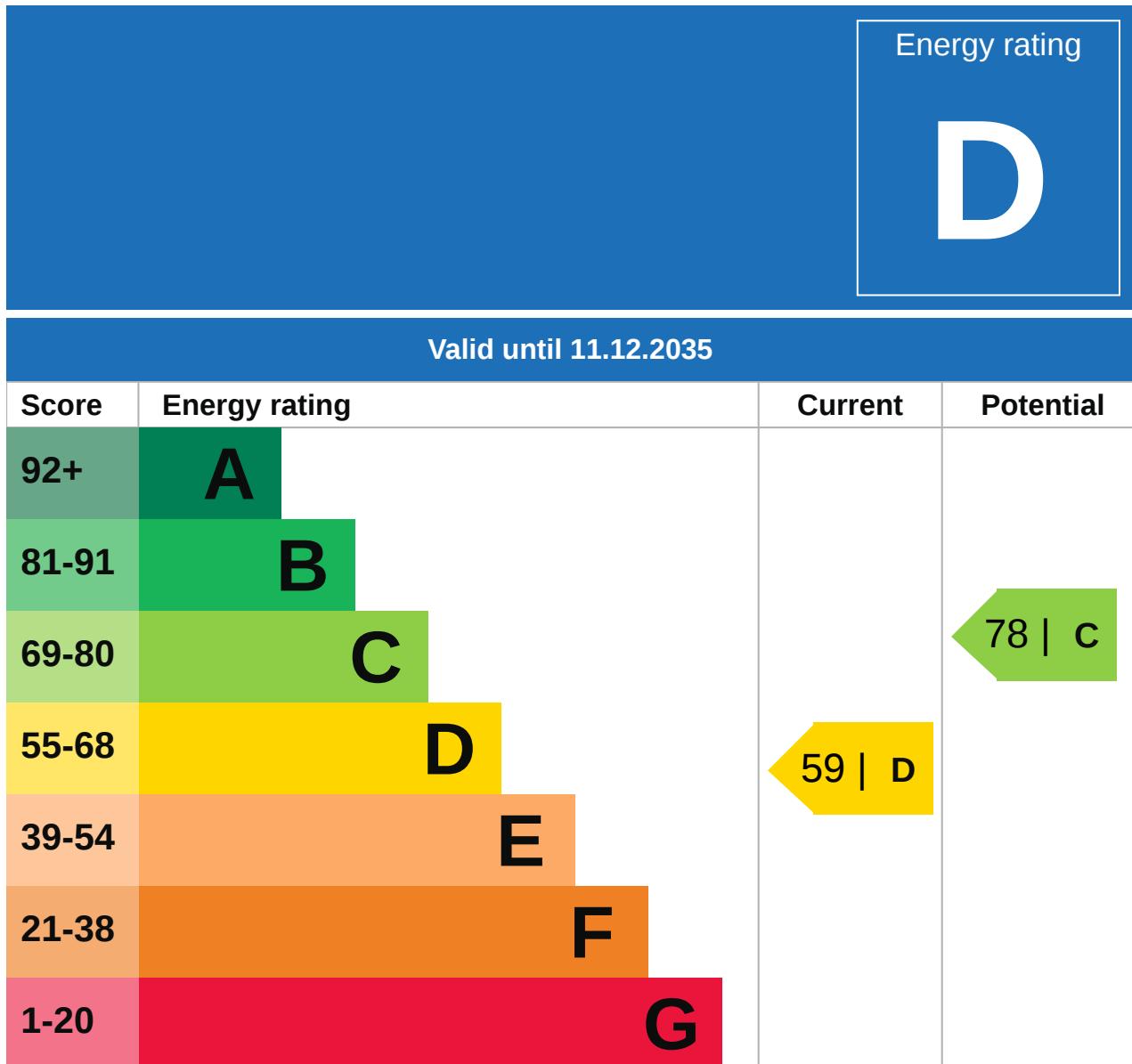
YORK GARDENS, WALTON-ON-THAMES, KT12



TOTAL INTERNAL AREA: APPROX. 110.5 SQ. METRES (1180.5 SQ. FEET)
Main area: approx. 94.2 sq. metres (1013.6 sq. feet)
Garage/outbuildings: approx. 16.1 sq. metres (172.9 sq. feet)



Property EPC - Certificate



Property EPC - Additional Data



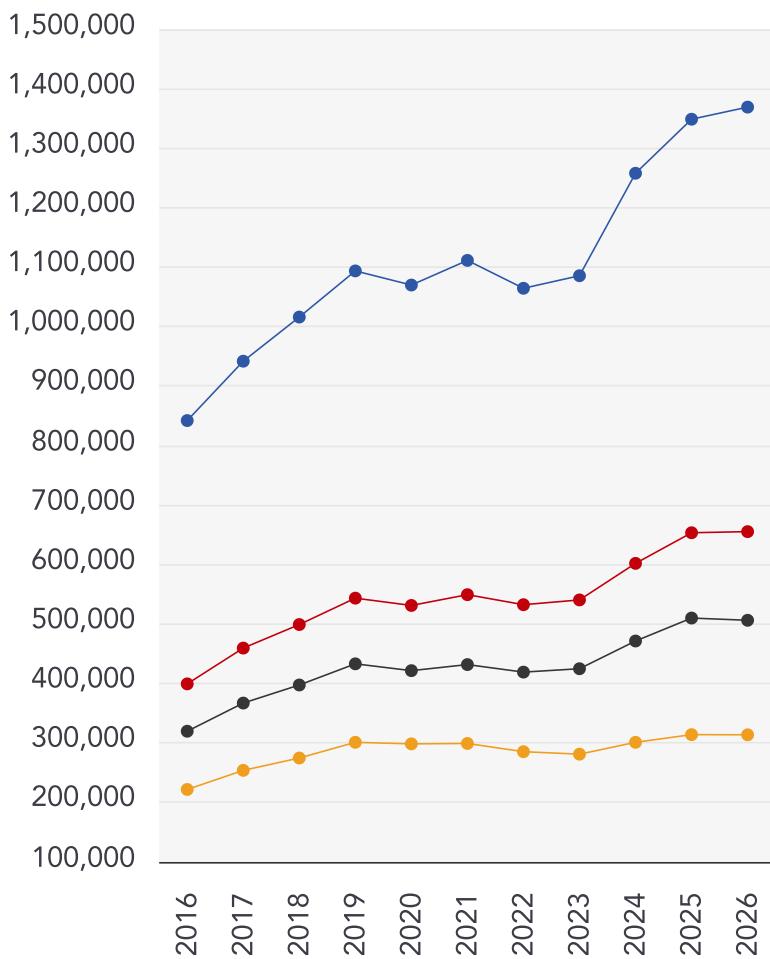
Additional EPC Data

Property Type:	Semi-detached house
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Cavity wall, as built, no insulation (assumed)
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Pitched, 100 mm loft insulation
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:	From main system
Lighting:	Below average lighting efficiency
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	94 m ²

Market House Price Statistics

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



Detached

+62.58%

Semi-Detached

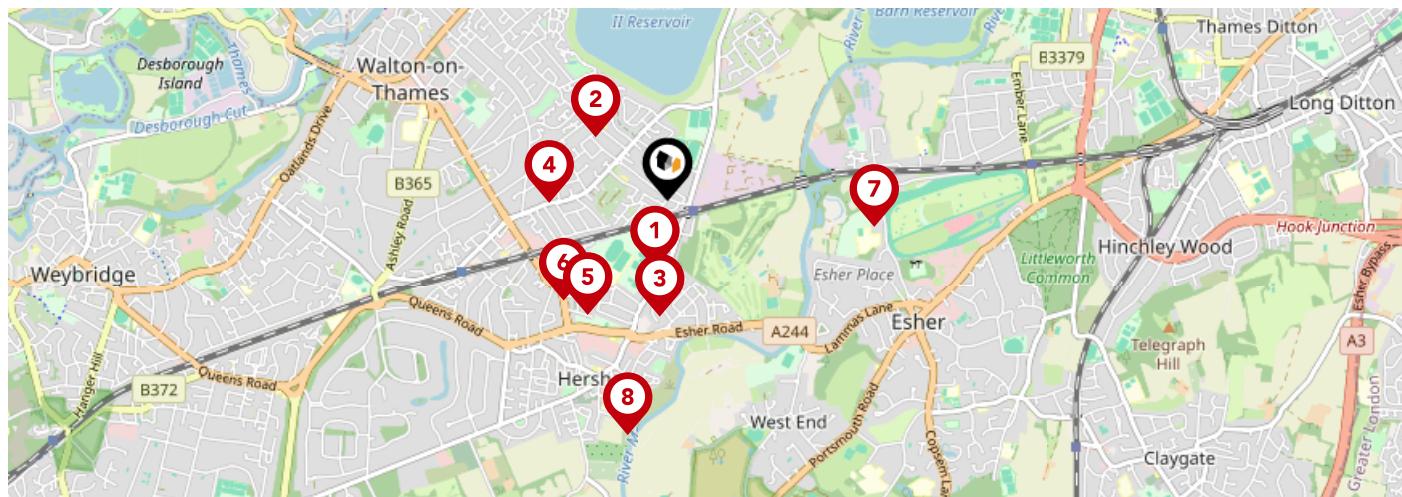
+64.08%

Terraced

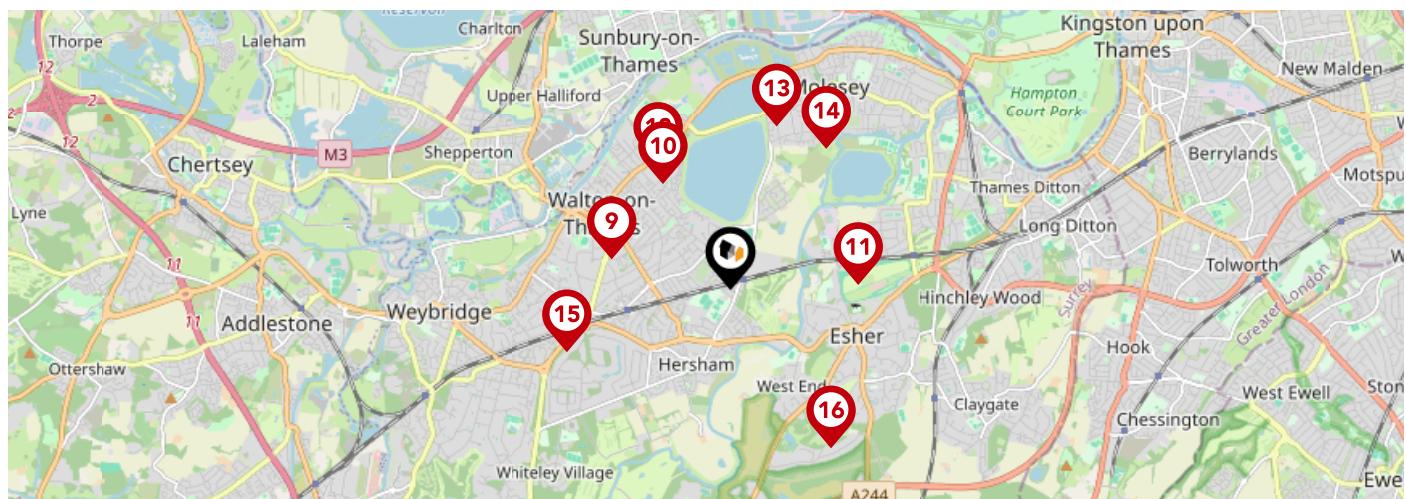
+58.33%

Flat

+41.43%



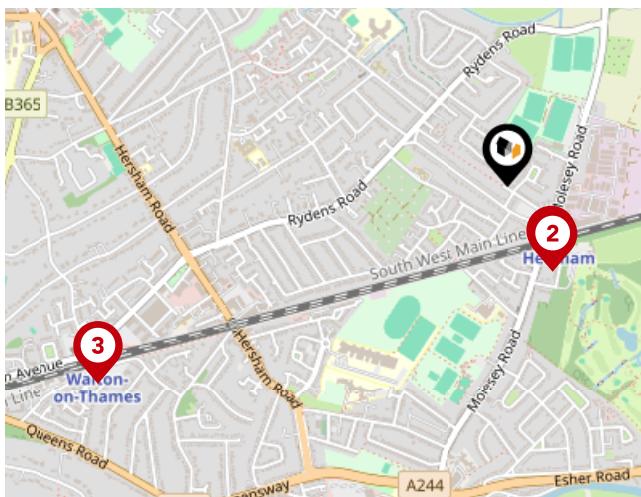
		Nursery	Primary	Secondary	College	Private
1	Cardinal Newman Catholic Primary School Ofsted Rating: Good Pupils: 410 Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Walton Oak Primary School Ofsted Rating: Good Pupils: 428 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	North East Surrey Secondary Short Stay School Ofsted Rating: Good Pupils: 18 Distance:0.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	The Danesfield Manor School Ofsted Rating: Not Rated Pupils: 146 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Bell Farm Primary School Ofsted Rating: Good Pupils: 671 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Three Rivers Academy Ofsted Rating: Good Pupils: 1457 Distance:0.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Esher Church of England High School Ofsted Rating: Good Pupils: 1172 Distance:0.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Burhill Primary School Ofsted Rating: Good Pupils: 578 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Nursery Primary Secondary College Private

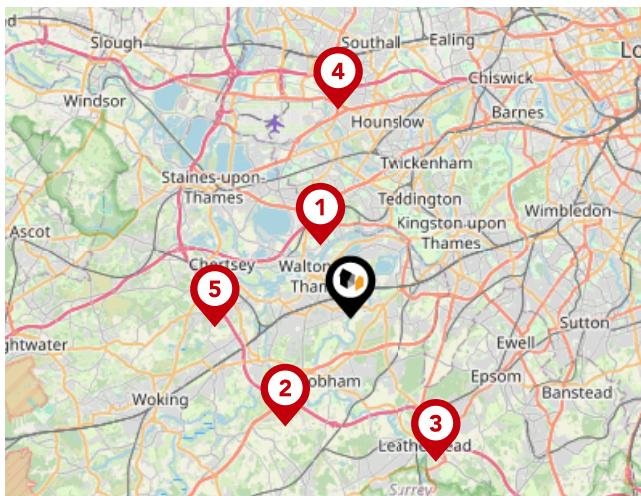
			Nursery	Primary	Secondary	College	Private
9	Ashley Church of England Primary School		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 564 Distance: 1.14						
10	Grovelands Primary School		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 508 Distance: 1.16						
11	Cranmere Primary School		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 389 Distance: 1.18						
12	Heathside Walton-on-Thames		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Not Rated Pupils: 305 Distance: 1.34						
13	The Beech House School		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 4 Distance: 1.57						
14	Chandlers Field Primary School		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 382 Distance: 1.58						
15	Cleves School		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding Pupils: 720 Distance: 1.62						
16	Claremont Fan Court School		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Not Rated Pupils: 1162 Distance: 1.74						

Area Transport (National)



National Rail Stations

Pin	Name	Distance
1	Hersham Rail Station	0.21 miles
2	Hersham Rail Station	0.22 miles
3	Walton-on-Thames Rail Station	1.05 miles



Trunk Roads/Motorways

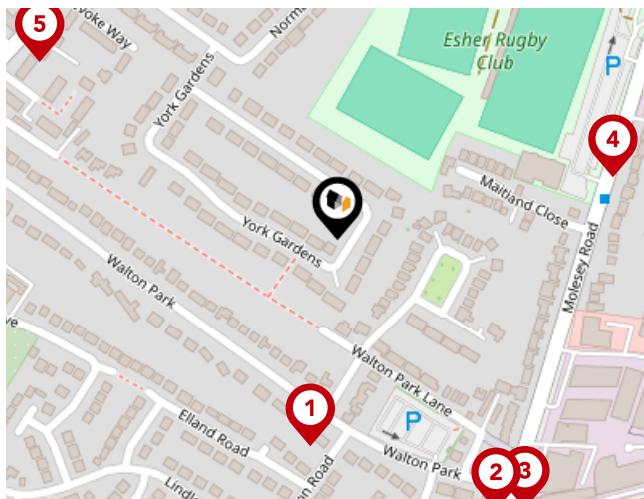
Pin	Name	Distance
1	M3 J1	2.97 miles
2	M25 J10	4.7 miles
3	M25 J9	6.16 miles
4	M4 J3	7.74 miles
5	M25 J11	5.06 miles



Airports/Helipads

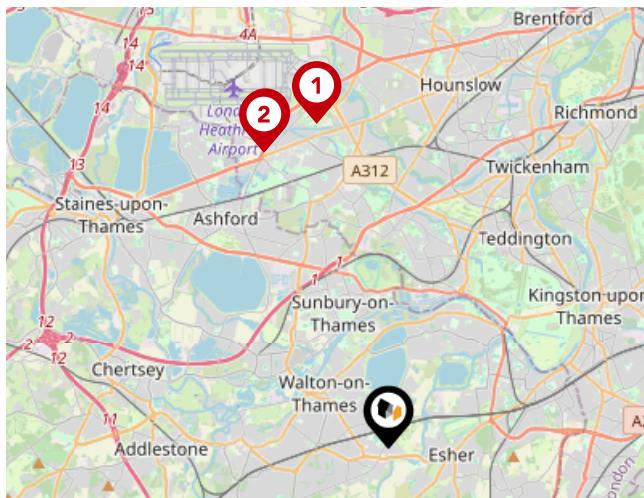
Pin	Name	Distance
1	Heathrow Airport Terminal 4	6.05 miles
2	Heathrow Airport	7.06 miles
3	Gatwick Airport	18.35 miles
4	Leaves Green	18.67 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Walton Park	0.12 miles
2	Hersham Railway Station	0.18 miles
3	Hersham Railway Station	0.19 miles
4	Esher Rugby Club	0.16 miles
5	Ambleside Avenue	0.2 miles



Local Connections

Pin	Name	Distance
1	Hatton Cross Station	6.15 miles
2	Heathrow Terminal 4 Underground Station	5.92 miles
3	Heathrow Terminal 4	5.96 miles



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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"



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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