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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 08th April 2026**



## **SUNBURY COURT ISLAND, SUNBURY-ON-THAMES, TW16**

### **James Neave the Estate Agents**

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www.jamesneave.co.uk



# Property Overview



## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	1,550 ft <sup>2</sup> / 144 m <sup>2</sup>		
<b>Plot Area:</b>	0.06 acres		
<b>Year Built :</b>	1930-1949		
<b>Council Tax :</b>	Band F		
<b>Title Number:</b>	SY862979		

## Local Area

<b>Local Authority:</b>	Surrey	<b>Estimated Broadband Speeds</b> (Standard - Superfast - Ultrafast)		
<b>Conservation Area:</b>	No	<b>9</b> mb/s	<b>71</b> mb/s	<b>1800</b> mb/s
<b>Flood Risk:</b>				
• Rivers & Seas	Very low			
• Surface Water	Very low			

**Mobile Coverage:**  
(based on calls indoors)



**Satellite/Fibre TV Availability:**



# Planning History

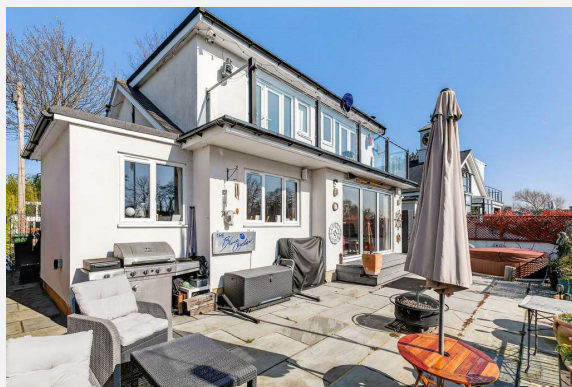
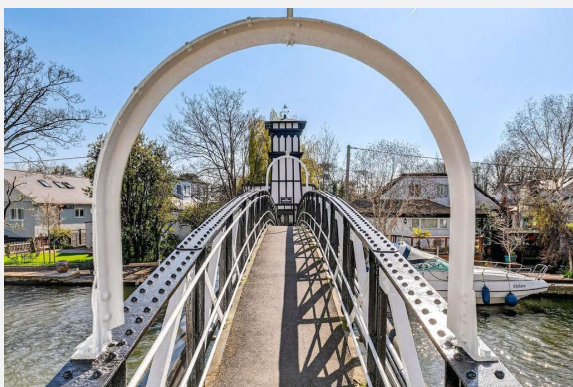
## This Address



Planning records for: *Sunbury Court Island, Sunbury-on-thames, TW16*

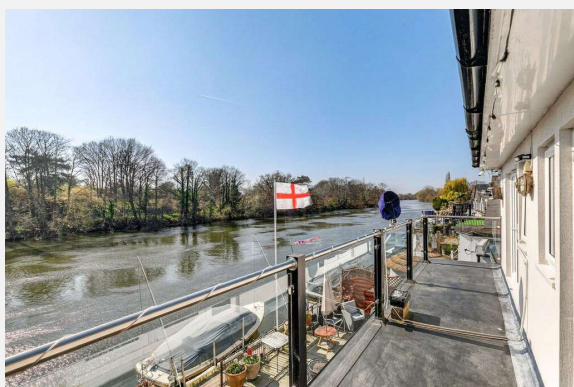
Reference - 14/01659/TPO	
<b>Decision:</b>	Decided
<b>Date:</b>	19th September 2014
<b>Description:</b>	TPO006/SUN-A1 Conifer- completely felled, A1-Syc x 2- reduce by 50 percent, A1-Ash-to be completely felled x 2

Reference - Spelthorne/14/01659/TPO	
<b>Decision:</b>	Decided
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# Gallery Photos

JAMES NEAVE  
THE ESTATE AGENTS







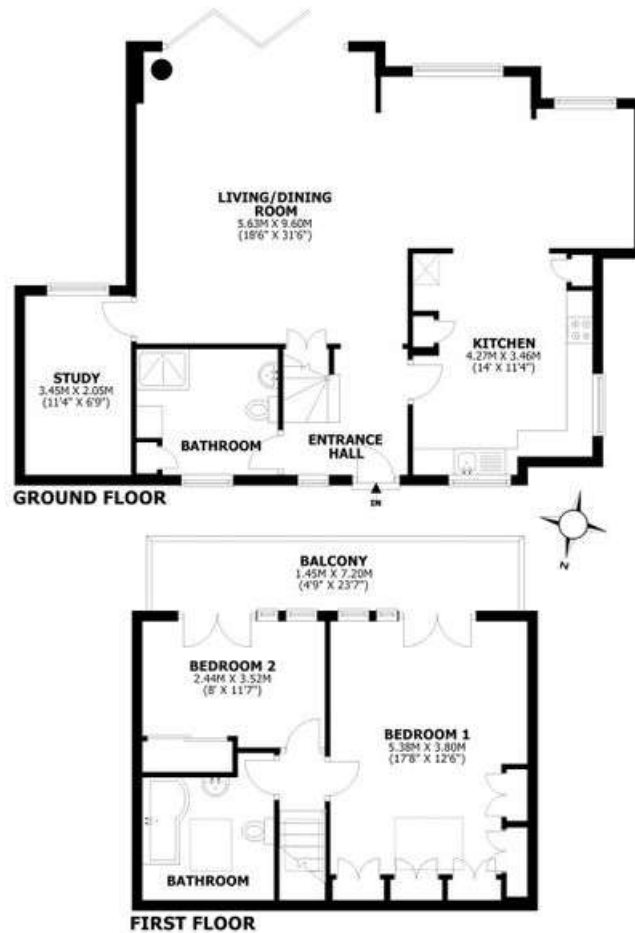
## SUNBURY COURT ISLAND, SUNBURY-ON-THAMES, TW16



### Sunbury Court Island, Sunbury-on-Thames, TW16

Total internal area: approx. 118 sq. metres (1269.8 sq. feet)

Balcony: approx. 10.4 sq. metres (112.0 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



Sunbury Court Island, TW16

Energy rating

**C**

Valid until 18.03.2028

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		83   <b>B</b>
69-80	<b>C</b>	76   <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

## EPC - Additional Data

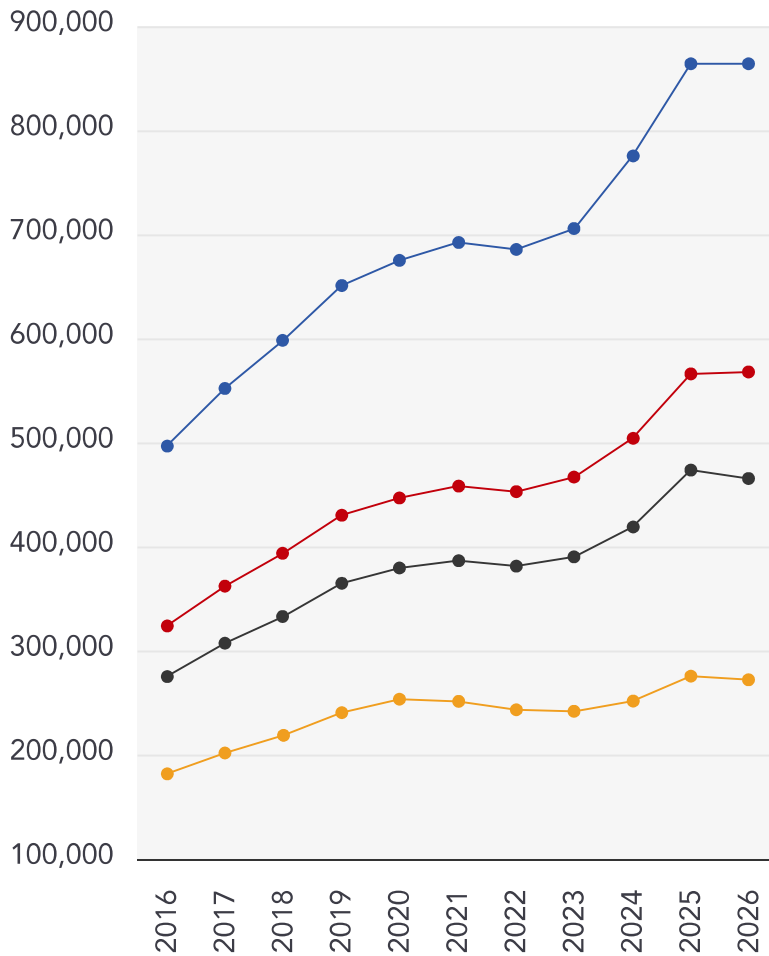
### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Unknown
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	System built, with internal insulation
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, insulated at rafters
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Suspended, insulated
<b>Total Floor Area:</b>	144 m <sup>2</sup>

# Market House Price Statistics



### 10 Year History of Average House Prices by Property Type in TW16



Detached

**+73.97%**

Semi-Detached

**+75.35%**

Terraced

**+69.17%**

Flat

**+49.74%**

# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Beaulerc Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 105   Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Chennestone Primary School</b> Ofsted Rating: Good   Pupils: 323   Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>The Beech House School</b> Ofsted Rating: Good   Pupils: 4   Distance:0.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>St Mary's Hampton Church of England Primary</b> Ofsted Rating: Good   Pupils: 170   Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Hurst Park Primary Academy</b> Ofsted Rating: Good   Pupils: 438   Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St Paul's Catholic College</b> Ofsted Rating: Outstanding   Pupils: 1333   Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Hampton Junior School</b> Ofsted Rating: Good   Pupils: 460   Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Hampton Infant School and Nursery</b> Ofsted Rating: Outstanding   Pupils: 393   Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

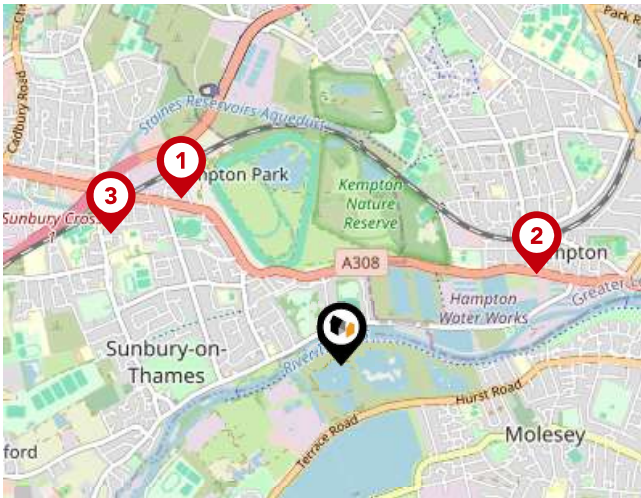
# Area Schools



	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Heathside Walton-on-Thames</b> Ofsted Rating: Not Rated   Pupils: 305   Distance:1.11</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>St Ignatius Catholic Primary School</b> Ofsted Rating: Good   Pupils: 415   Distance:1.11</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Chandlers Field Primary School</b> Ofsted Rating: Good   Pupils: 382   Distance:1.19</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>Hawkedale Primary School</b> Ofsted Rating: Good   Pupils: 210   Distance:1.2</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Grovelands Primary School</b> Ofsted Rating: Good   Pupils: 508   Distance:1.24</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>Sunbury Manor School</b> Ofsted Rating: Good   Pupils: 1091   Distance:1.26</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Lindon Bennett School</b> Ofsted Rating: Good   Pupils: 183   Distance:1.26</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>St Richard's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 212   Distance:1.32</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area

## Transport (National)



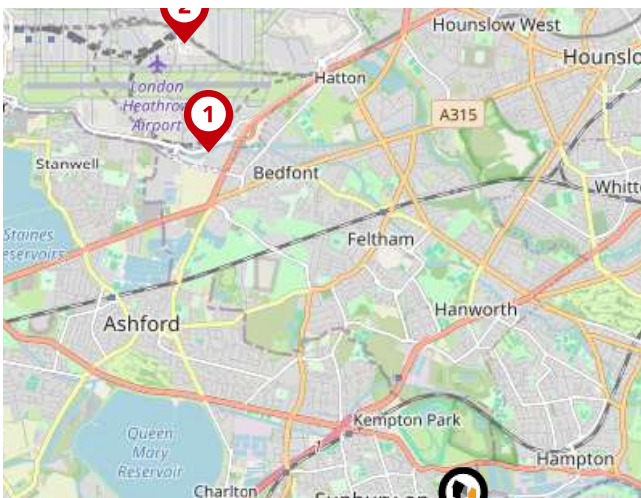
### National Rail Stations

Pin	Name	Distance
1	Kempton Park Rail Station	1.07 miles
2	Hampton	1 miles
3	Sunbury Rail Station	1.23 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J1	1.31 miles
2	M4 J3	5.68 miles
3	M4 J4A	5.64 miles
4	M25 J10	6.53 miles
5	M4 J4	6.49 miles



### Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport Terminal 4	4.21 miles
2	Heathrow Airport	5.18 miles
3	Gatwick Airport	20.13 miles
4	Leaves Green	19.17 miles

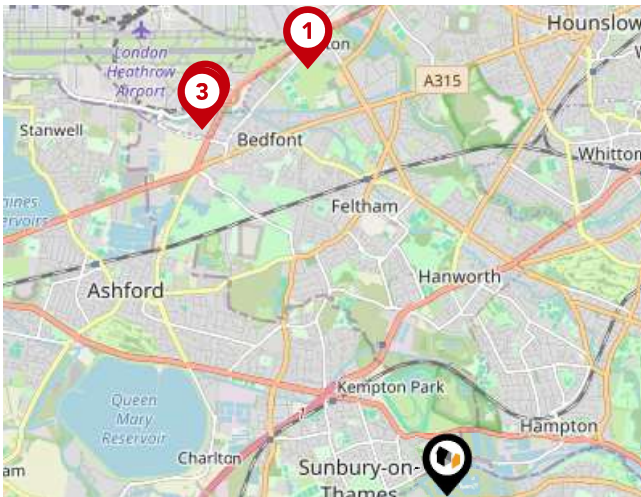
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Lower Hampton Road	0.06 miles
2	Stain Hill West Reservoir	0.3 miles
3	Harfield Road	0.3 miles
4	Sunbury Court	0.2 miles
5	Stain Hill West Reservoir	0.36 miles



### Local Connections

Pin	Name	Distance
1	Hatton Cross Station	4.15 miles
2	Heathrow Terminal 4	4.1 miles
3	Heathrow Terminal 4 Underground Station	4.08 miles



### James Neave the Estate Agents

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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"



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