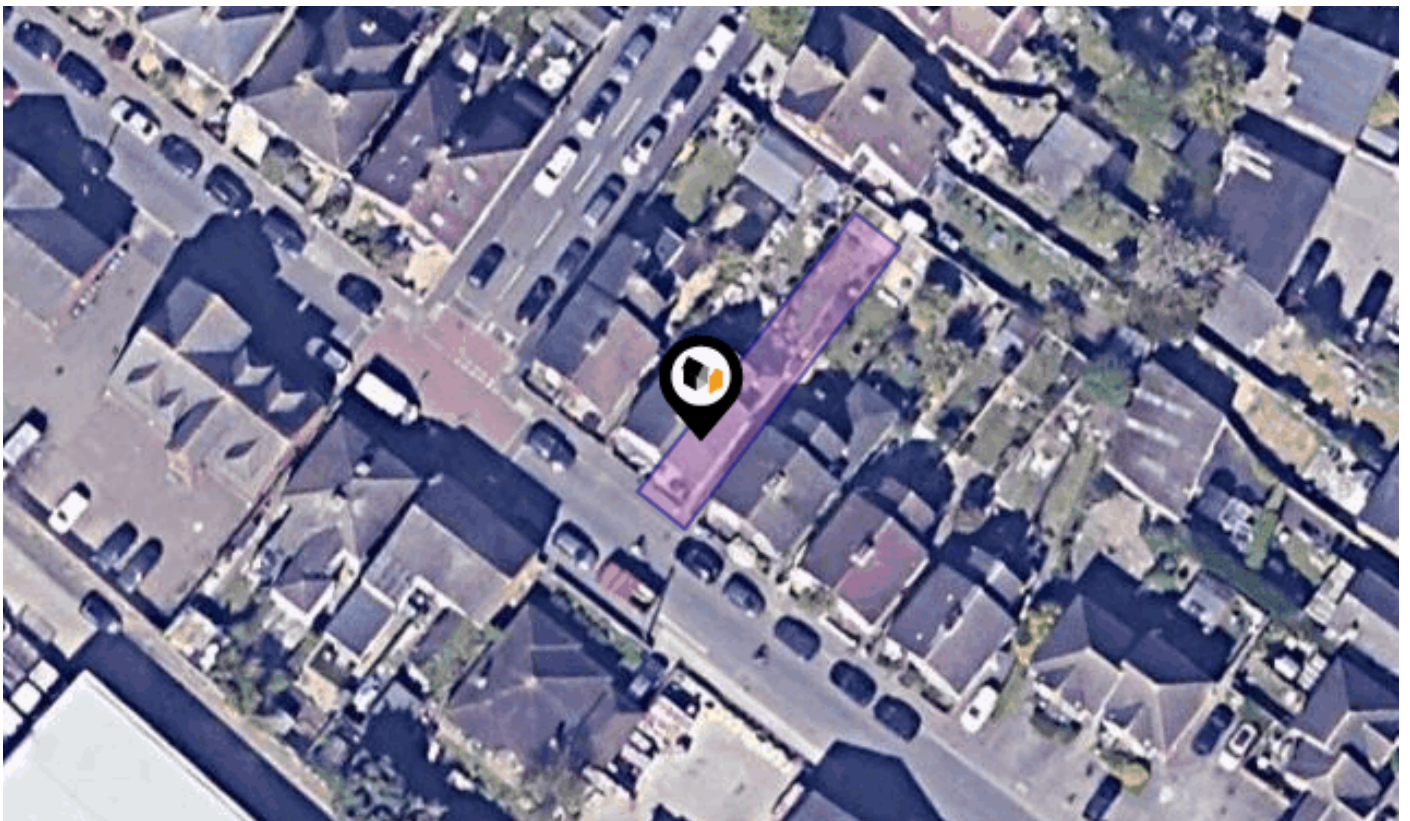




KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 24th February 2026



STATION ROAD, CHERTSEY, KT16

Asking Price : £415,000

James Neave the Estate Agents

38 High Street Walton On Thames KT12 1DE

01932 221331

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www.jamesneave.co.uk





Property

Type:	Semi-Detached
Bedrooms:	2
Floor Area:	775 ft ² / 72 m ²
Plot Area:	0.04 acres
Year Built :	1900-1929
Council Tax :	Band D
Annual Estimate:	£2,380
Title Number:	SY495143

Asking Price:	£415,000
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	80 mb/s	1800 mb/s

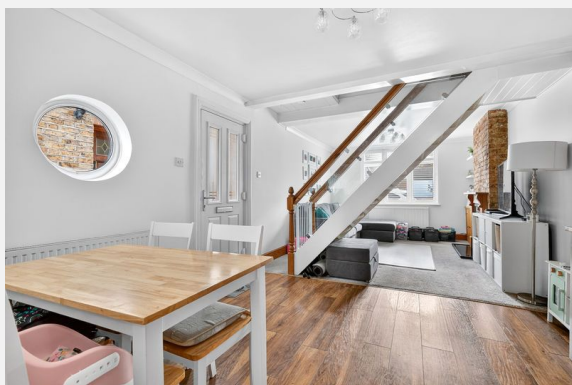
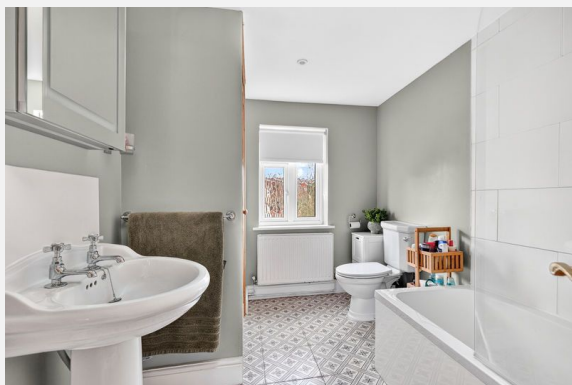
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:









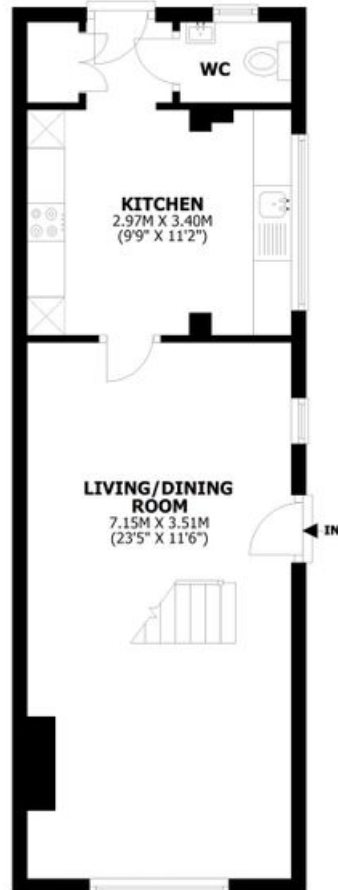
STATION ROAD, CHERTSEY, KT16



Station Road, Chertsey, KT16

Total area: approx. 71.3 sq. metres (767.0 sq. feet)

GROUND FLOOR



FIRST FLOOR



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

Energy rating

D

Valid until 12.02.2036

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

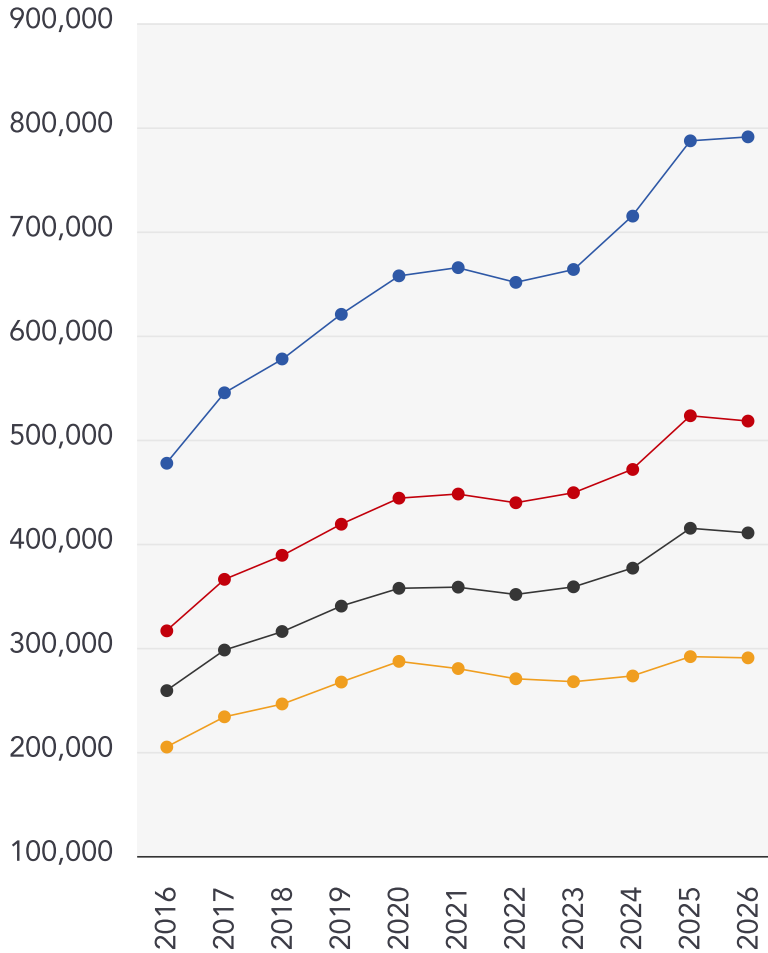
Property Type:	Semi-detached house
Previous Extension:	0
Open Fireplace:	0
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Solid brick, as built, no insulation (assumed)
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Pitched, 100 mm loft insulation
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	From main system
Lighting:	Excellent lighting efficiency
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	72 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in KT16



Detached

+65.7%

Semi-Detached

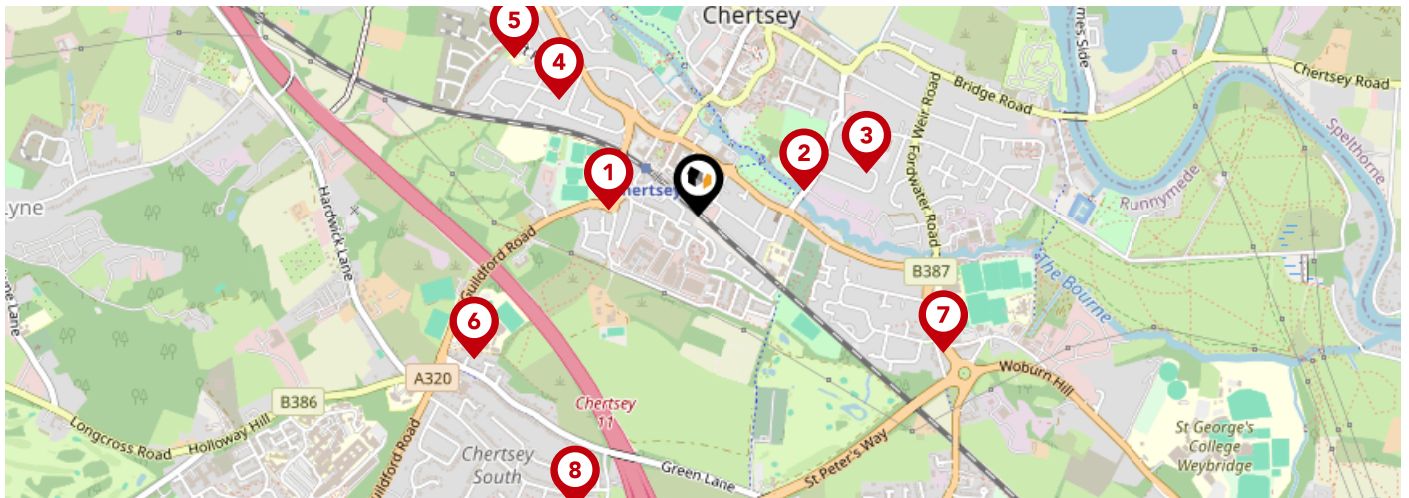
+63.71%

Terraced

+58.54%

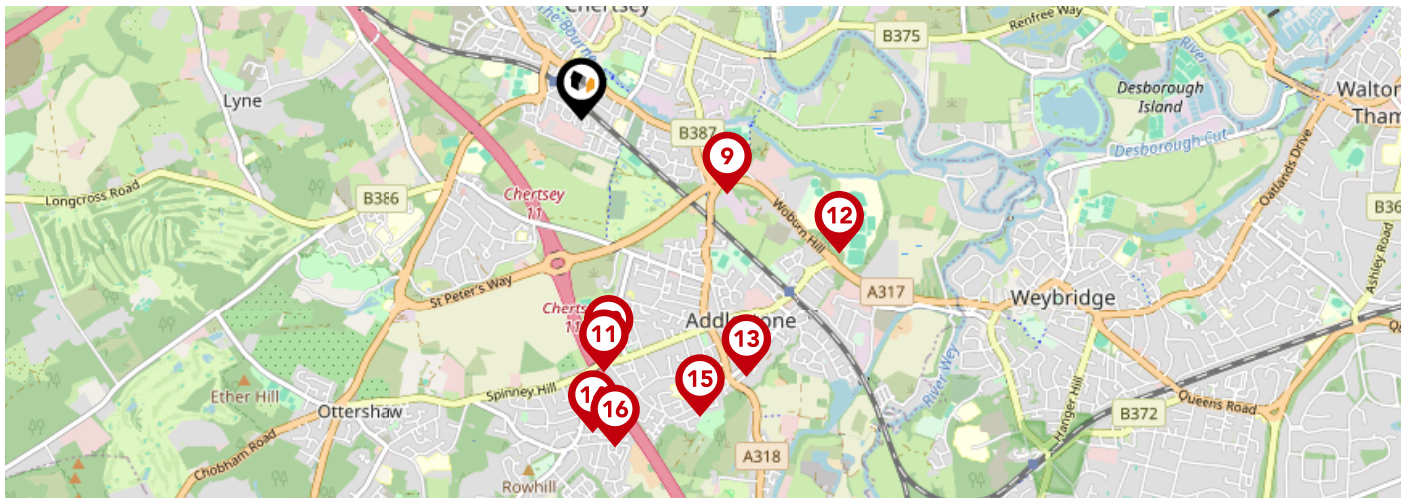
Flat

+41.87%



		Nursery	Primary	Secondary	College	Private
1	Sir William Perkins's School Ofsted Rating: Not Rated Pupils: 568 Distance:0.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Anne's Catholic Primary School Ofsted Rating: Good Pupils: 425 Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Stepgates Community School Ofsted Rating: Good Pupils: 283 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Chertsey Nursery School Ofsted Rating: Good Pupils: 86 Distance:0.42	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Pycroft Grange Primary School Ofsted Rating: Outstanding Pupils: 244 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Salesian School, Chertsey Ofsted Rating: Outstanding Pupils: 1849 Distance:0.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Chertsey High School Ofsted Rating: Good Pupils: 876 Distance:0.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Meadowcroft Community Infant School Ofsted Rating: Good Pupils: 86 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

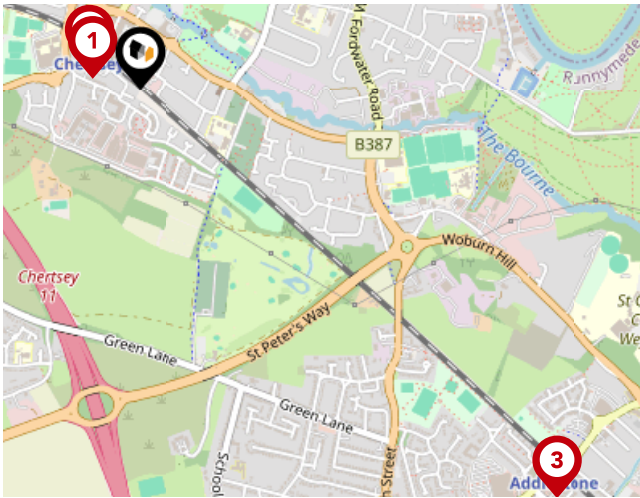
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 Philip Southcote School Ofsted Rating: Good Pupils: 238 Distance:0.76</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 St Paul's CoFE Primary School Ofsted Rating: Good Pupils: 415 Distance:1.1</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Jubilee High School Ofsted Rating: Good Pupils: 672 Distance:1.16</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 St George's College Weybridge Ofsted Rating: Not Rated Pupils: 1043 Distance:1.35</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Darley Dene Primary School Ofsted Rating: Not Rated Pupils: 231 Distance:1.41</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Holy Family Catholic Primary School Ofsted Rating: Good Pupils: 219 Distance:1.45</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Sayes Court School Ofsted Rating: Good Pupils: 244 Distance:1.48</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Ongar Place Primary School Ofsted Rating: Good Pupils: 210 Distance:1.52</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

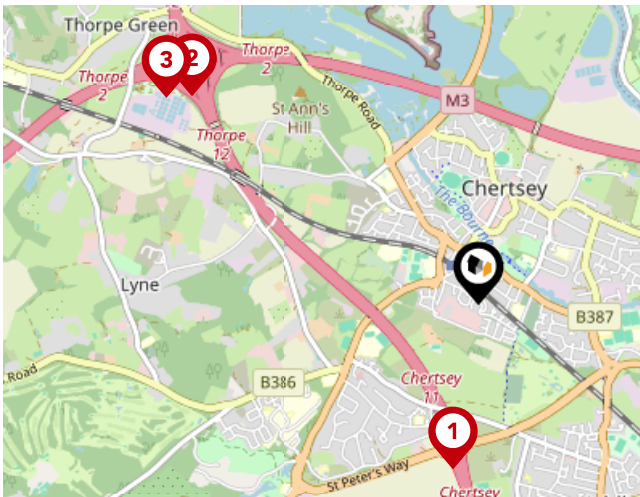
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Chertsey Rail Station	0.11 miles
2	Chertsey Rail Station	0.13 miles
3	Addlestone Rail Station	1.35 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M25 J11	0.77 miles
2	M25 J12	1.63 miles
3	M3 J2	1.73 miles
4	M25 J13	4.07 miles
5	M25 J14	5.84 miles

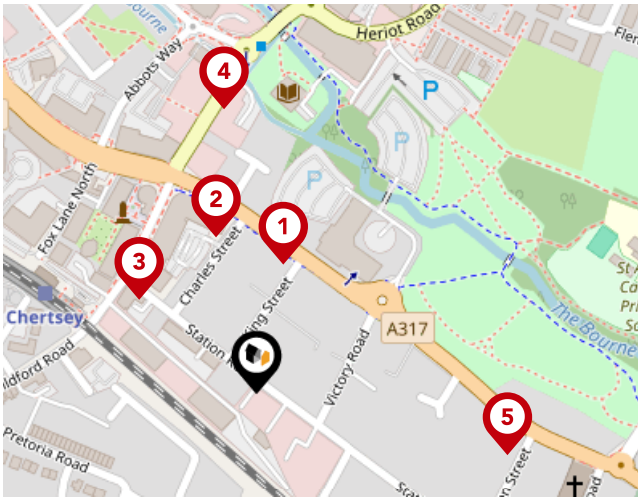


Airports/HELIPADS

Pin	Name	Distance
1	Heathrow Airport Terminal 4	5.68 miles
2	Heathrow Airport	6.51 miles
3	Gatwick Airport	21.77 miles
4	Leaves Green	23.62 miles

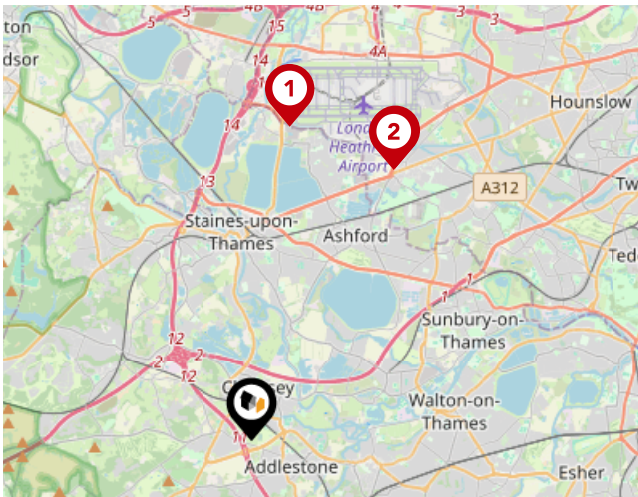
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Charles Street	0.08 miles
2	Charles Street	0.09 miles
3	Chertsey Railway Station	0.09 miles
4	Guildford Street	0.17 miles
5	Eastworth Road	0.15 miles



Local Connections

Pin	Name	Distance
1	Heathrow Terminal 5 Underground Station	5.82 miles
2	Heathrow Terminal 4 Underground Station	5.63 miles
3	Heathrow Terminal 4	5.69 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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