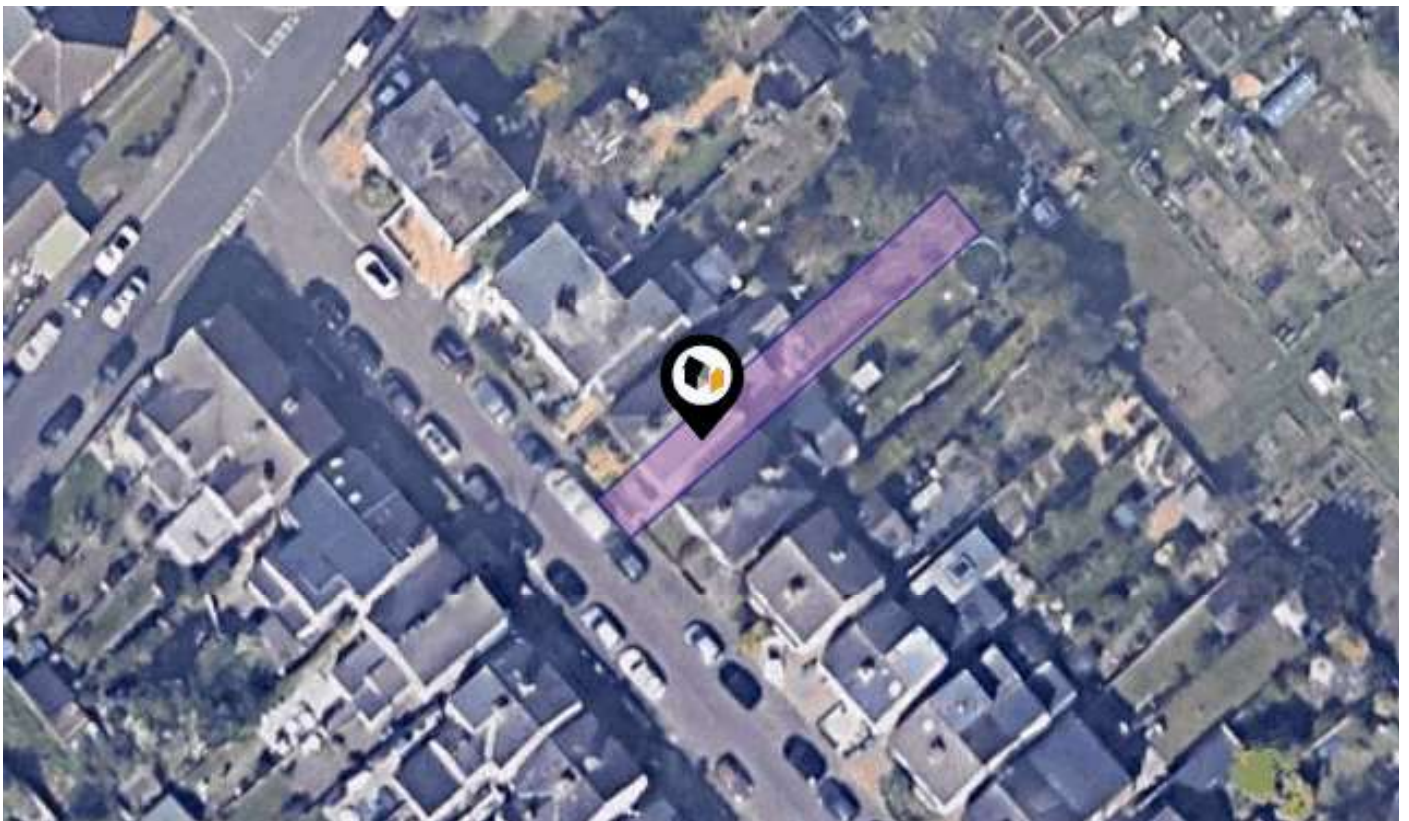




See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Saturday 04th April 2026



CAMBRIDGE ROAD, WALTON-ON-THAMES, KT12

Asking Price : £490,000

James Neave the Estate Agents

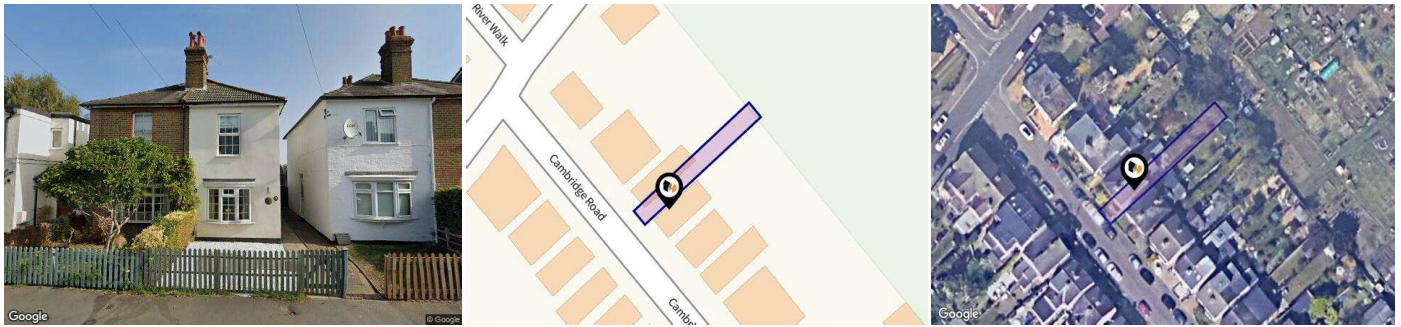
38 High Street Walton On Thames KT12 1DE

01932 221331

ryan@jamesneave.co.uk

www.jamesneave.co.uk





Property

Type: Semi-Detached
Bedrooms: 2
Floor Area: 699 ft² / 65 m²
Plot Area: 0.04 acres
Year Built : 1900-1929
Council Tax : Band D
Title Number: SY179046

Asking Price: £490,000
Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

10 mb/s	74 mb/s	1800 mb/s

Mobile Coverage:
 (based on calls indoors)



Satellite/Fibre TV Availability:



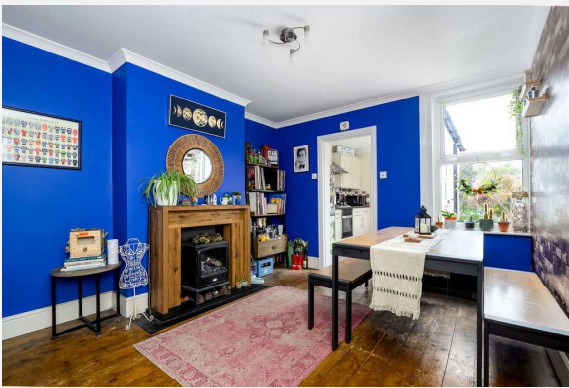
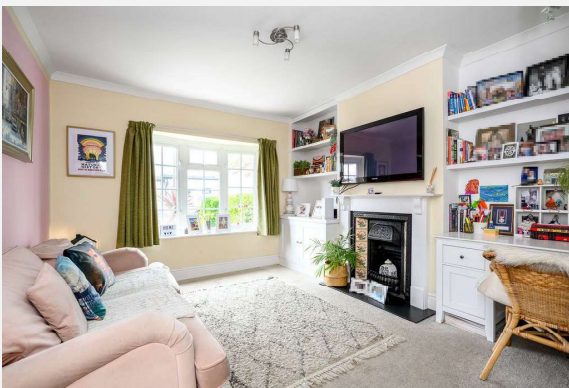
Planning History

This Address



Planning records for: *Cambridge Road, Walton-on-thames, KT12*

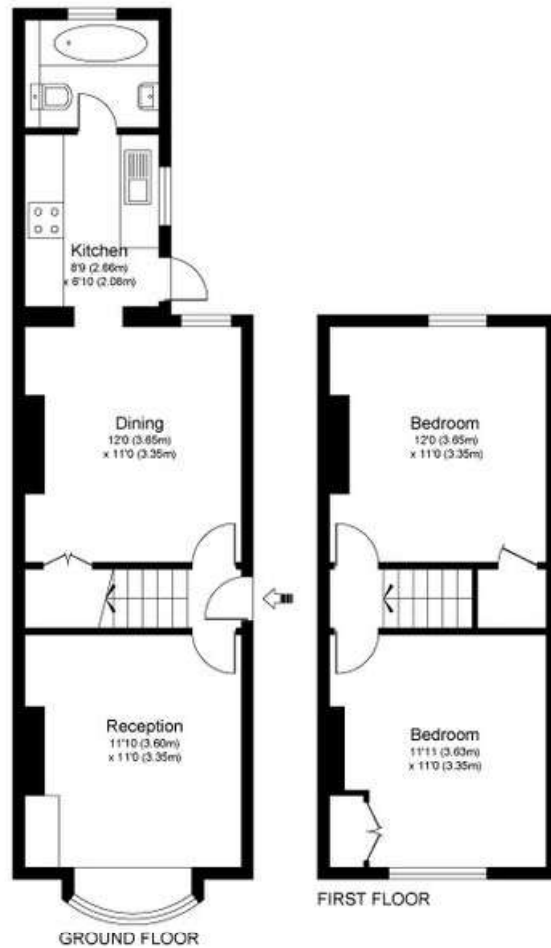
Reference - 2020/3535	
Decision:	Final Decision
Date:	18th December 2020
Description:	Single-storey rear extension.





CAMBRIDGE ROAD, WALTON-ON-THAMES, KT12

CAMBRIDGE ROAD KT12



Approximate Gross Internal Floor Area: 64 m sq / 691 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatements. These plans are not to scale and are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Property EPC - Certificate

WALTON-ON-THAMES, KT12

Energy rating

D

Valid until 08.03.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

Additional EPC Data

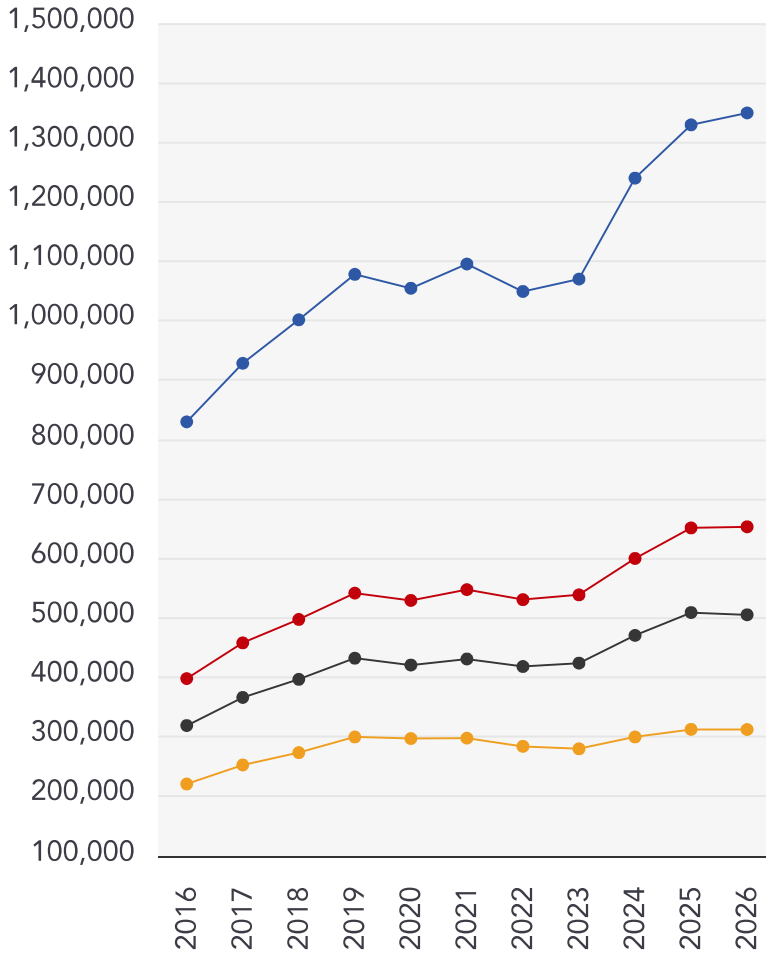
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Off-peak 7 hour
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
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 all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	65 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

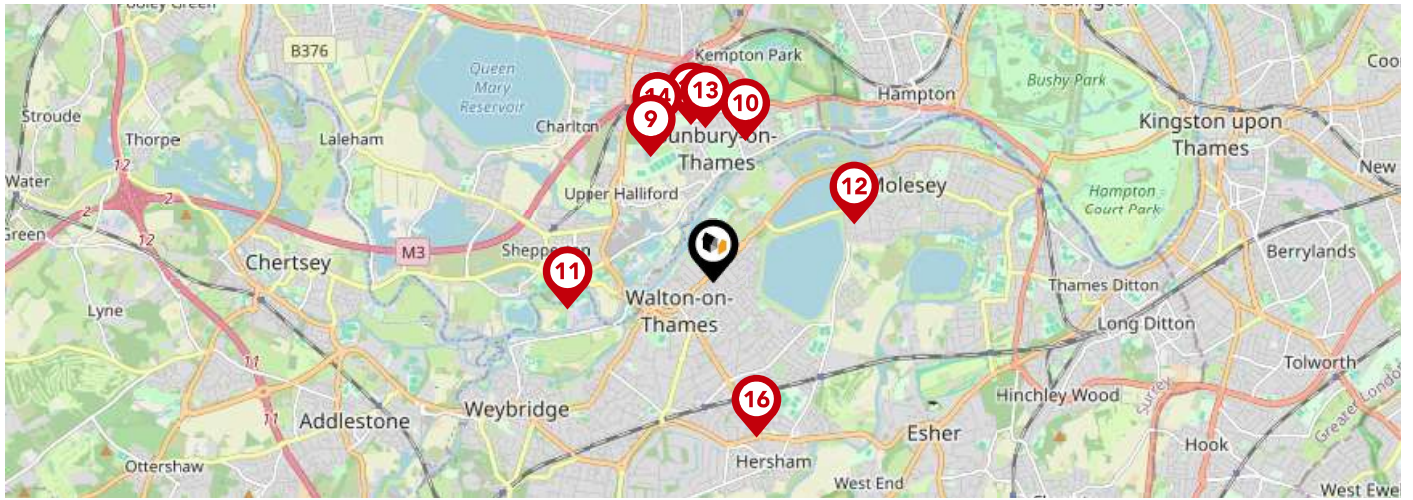
+41.43%

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Grovelands Primary School Ofsted Rating: Good Pupils: 508 Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Heathside Walton-on-Thames Ofsted Rating: Not Rated Pupils: 305 Distance:0.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Ashley Church of England Primary School Ofsted Rating: Good Pupils: 564 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Walton Oak Primary School Ofsted Rating: Good Pupils: 428 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The Danesfield Manor School Ofsted Rating: Not Rated Pupils: 146 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Beaulerc Infant and Nursery School Ofsted Rating: Good Pupils: 105 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Hawkedale Primary School Ofsted Rating: Good Pupils: 210 Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Thamesmead School Ofsted Rating: Good Pupils: 1042 Distance:1.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

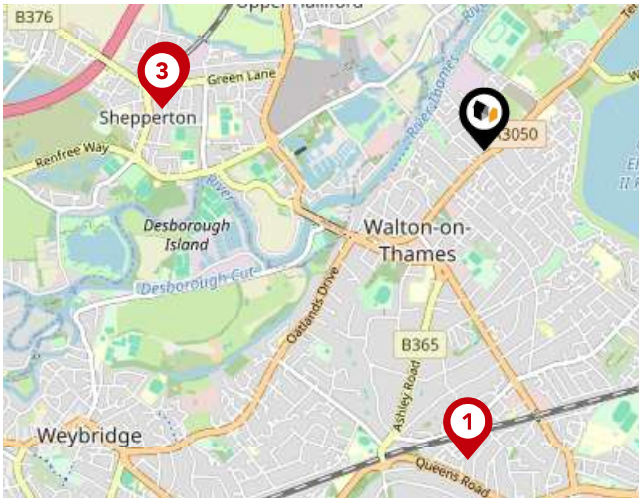
Area Schools



		Nursery	Primary	Secondary	College	Private
9	The Bishop Wand Church of England School Ofsted Rating: Good Pupils: 1181 Distance:1.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Chennestone Primary School Ofsted Rating: Good Pupils: 323 Distance:1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Halliford School Ofsted Rating: Not Rated Pupils: 461 Distance:1.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	The Beech House School Ofsted Rating: Good Pupils: 4 Distance:1.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	St Paul's Catholic College Ofsted Rating: Outstanding Pupils: 1333 Distance:1.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Springfield Primary School Ofsted Rating: Good Pupils: 473 Distance:1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	St Ignatius Catholic Primary School Ofsted Rating: Good Pupils: 415 Distance:1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Three Rivers Academy Ofsted Rating: Good Pupils: 1457 Distance:1.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

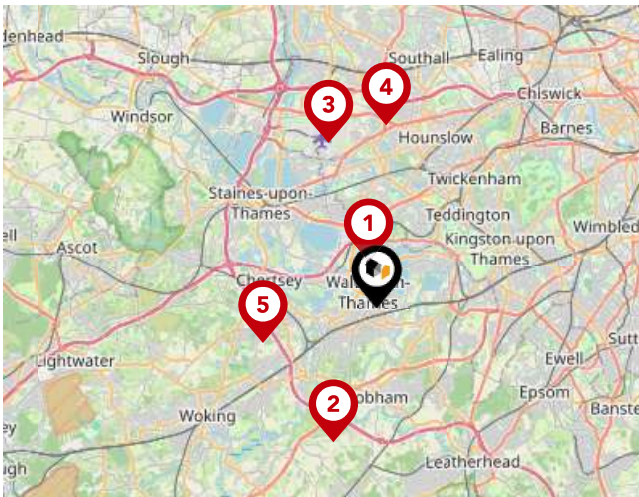
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Walton-on-Thames Rail Station	1.43 miles
2	Shepperton Rail Station	1.49 miles
3	Shepperton Rail Station	1.5 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J1	1.78 miles
2	M25 J10	5.22 miles
3	M4 J4A	6.35 miles
4	M4 J3	6.76 miles
5	M25 J11	4.36 miles

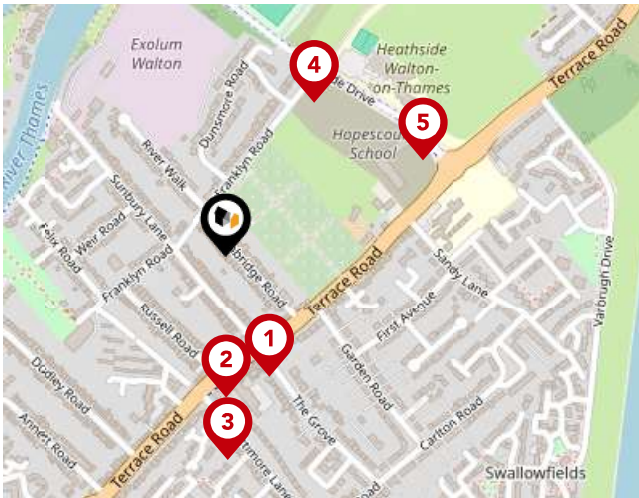


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport Terminal 4	4.83 miles
2	Heathrow Airport	5.85 miles
3	Gatwick Airport	19.64 miles
4	Leaves Green	19.72 miles

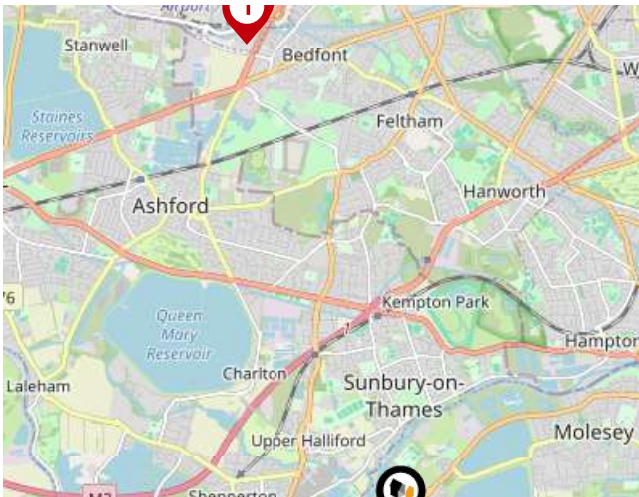
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Sunbury Lane	0.15 miles
2	Sunbury Lane	0.16 miles
3	Lancaster Court	0.24 miles
4	Waterside Drive	0.21 miles
5	Heathside School	0.25 miles



Local Connections

Pin	Name	Distance
1	Heathrow Terminal 4 Underground Station	4.7 miles
2	Heathrow Terminal 4	4.74 miles
3	Hatton Cross Station	5.05 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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