

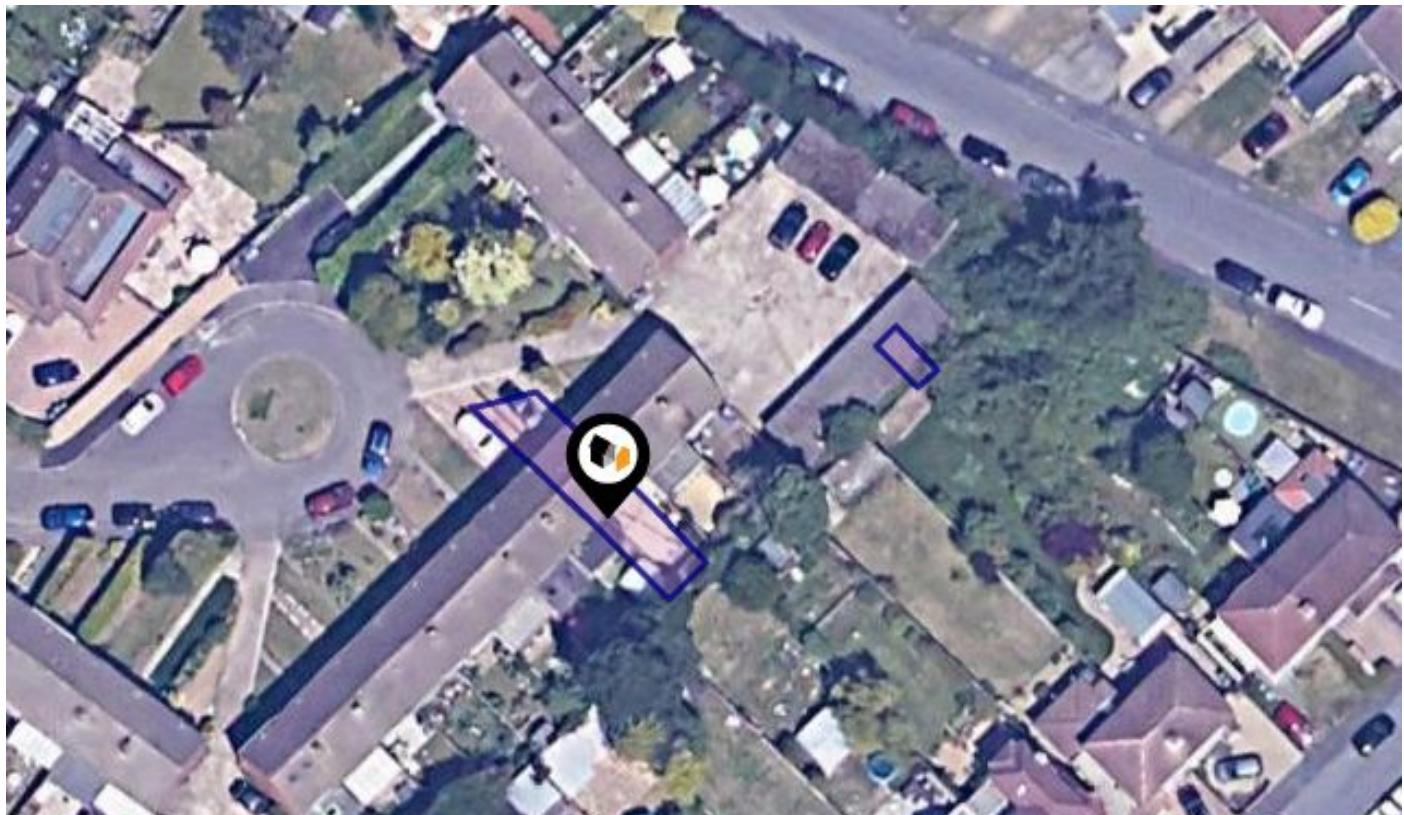


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 27th January 2026



WILTON GARDENS, WALTON-ON-THAMES, KT12

Asking Price : £395,000

James Neave the Estate Agents

38 High Street Walton On Thames KT12 1DE

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Property

| | | | |
|------------------|---|---------------|----------|
| Type: | Terraced | Asking Price: | £395,000 |
| Bedrooms: | 2 | Tenure: | Freehold |
| Floor Area: | 624 ft ² / 58 m ² | | |
| Plot Area: | 0.03 acres | | |
| Council Tax : | Band D | | |
| Annual Estimate: | £2,443 | | |
| Title Number: | SY301787 | | |

Local Area

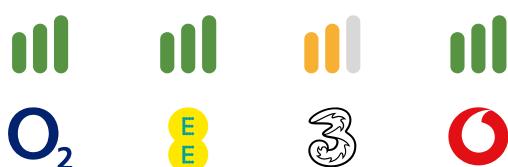
| | |
|--------------------|-----------|
| Local Authority: | Elmbridge |
| Conservation Area: | No |
| Flood Risk: | |
| • Rivers & Seas | Very low |
| • Surface Water | Very low |

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

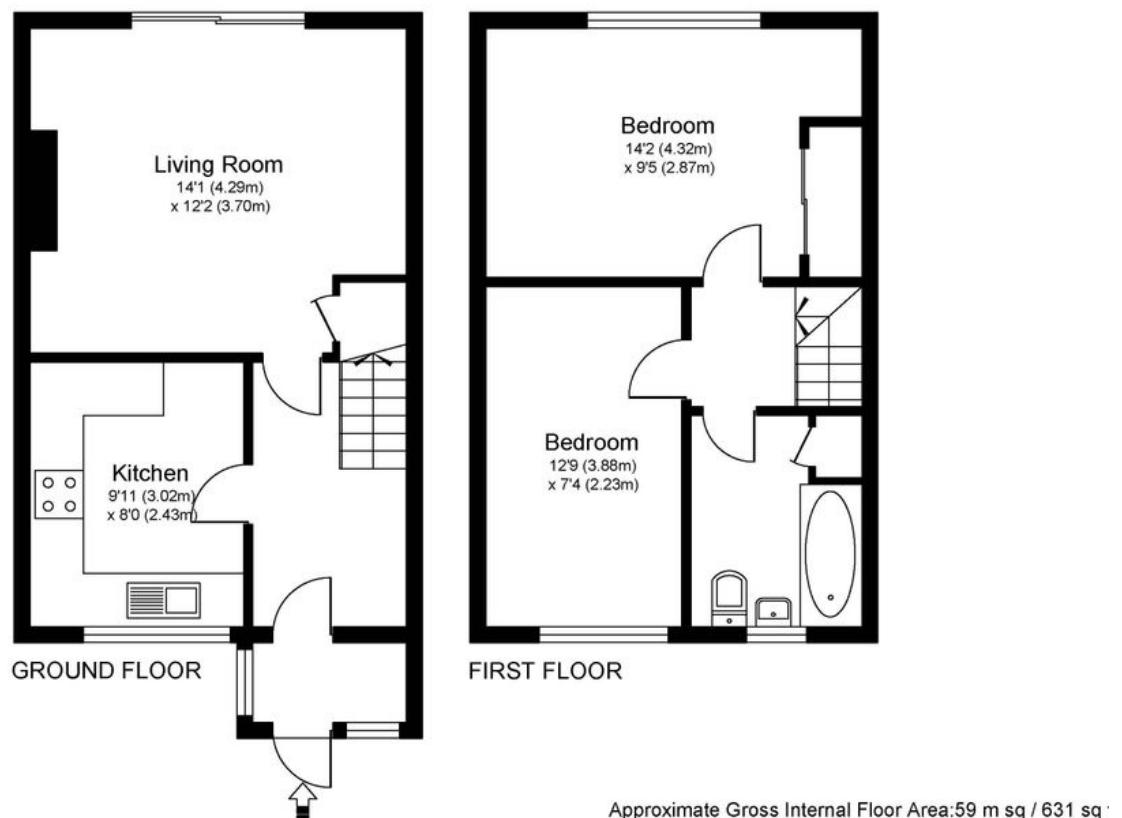


Gallery Photos



WILTON GARDENS, WALTON-ON-THAMES, KT12

WILTON GARDENS, WALTON ON THAMES, KT12



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

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KT12

Energy rating

D

Valid until 07.12.2032

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 87 B |
| 69-80 | C | | |
| 55-68 | D | 66 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Property EPC - Additional Data

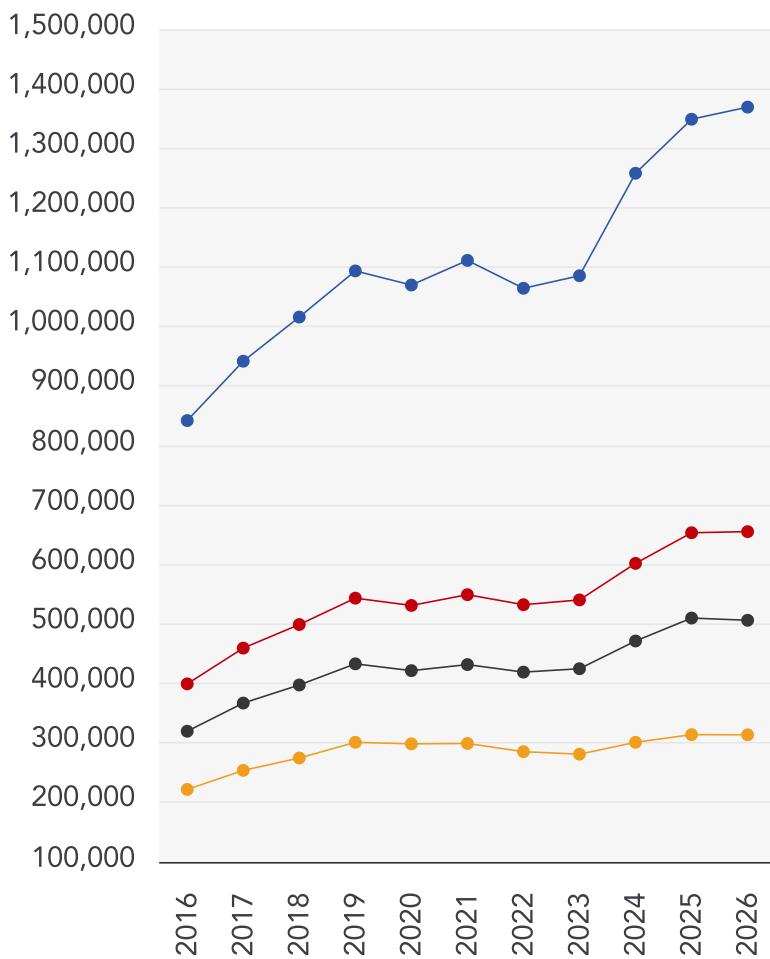
Additional EPC Data

| | |
|-------------------------------------|---|
| Property Type: | House |
| Build Form: | Mid-Terrace |
| Transaction Type: | Marketed sale |
| Energy Tariff: | Single |
| 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: | 0 |
| Open Fireplace: | 0 |
| Ventilation: | Natural |
| Walls: | Cavity wall, as built, partial insulation (assumed) |
| Walls Energy: | Average |
| Roof: | Pitched, 100 mm loft insulation |
| 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 all fixed outlets |
| Floors: | Solid, no insulation (assumed) |
| Total Floor Area: | 58 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

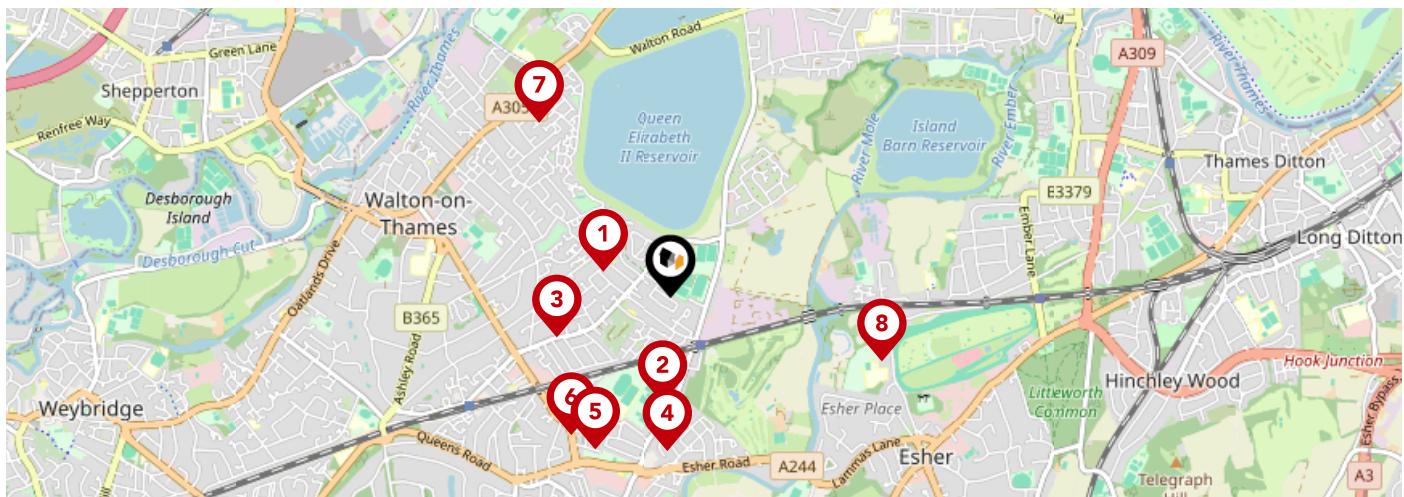
+64.08%

Terraced

+58.33%

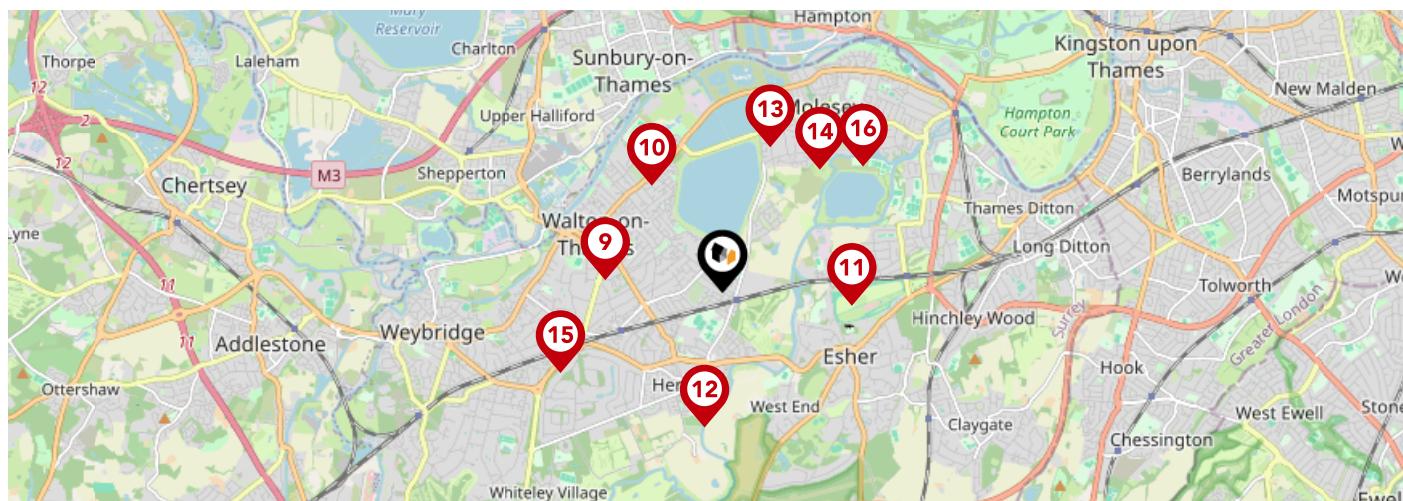
Flat

+41.43%



Nursery Primary Secondary College Private

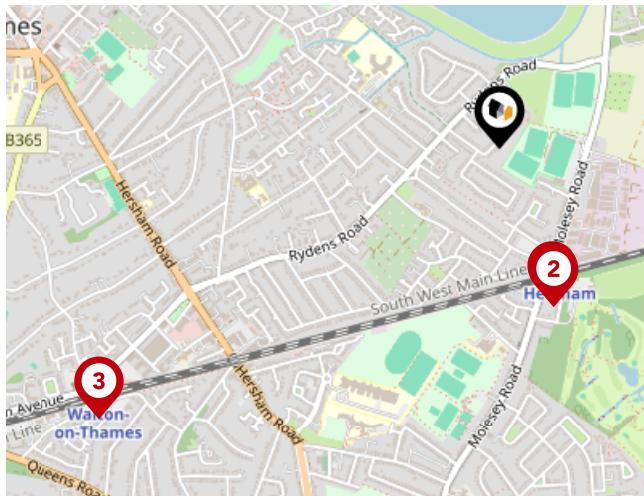
| | School Name | Ofsted Rating | Pupils | Distance | Nursery | Primary | Secondary | College | Private |
|---|---|---------------|--------|----------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Walton Oak Primary School | Good | 428 | 0.33 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Cardinal Newman Catholic Primary School | Good | 410 | 0.48 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | The Danesfield Manor School | Not Rated | 146 | 0.55 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | North East Surrey Secondary Short Stay School | Good | 18 | 0.71 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Bell Farm Primary School | Good | 671 | 0.78 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Three Rivers Academy | Good | 1457 | 0.78 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Grovelands Primary School | Good | 508 | 1.01 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Esher Church of England High School | Good | 1172 | 1.02 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



Nursery Primary Secondary College Private

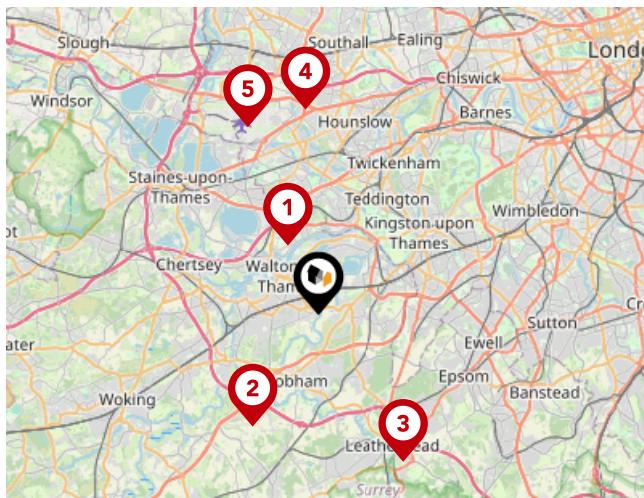
| | School Name | Ofsted Rating | Pupils | Distance | Nursery | Primary | Secondary | College | Private |
|----|---|---------------|--------|----------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 9 | Ashley Church of England Primary School | Good | 564 | 1.09 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 10 | Heathside Walton-on-Thames | Not Rated | 305 | 1.18 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 11 | Cranmere Primary School | Good | 389 | 1.21 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 12 | Burhill Primary School | Good | 578 | 1.27 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 13 | The Beech House School | Good | 4 | 1.41 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 14 | Chandlers Field Primary School | Good | 382 | 1.45 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 15 | Cleves School | Outstanding | 720 | 1.67 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 16 | St Alban's Catholic Primary School | Outstanding | 413 | 1.75 | <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 | Hersham Rail Station | 0.38 miles |
| 2 | Hersham Rail Station | 0.39 miles |
| 3 | Walton-on-Thames Rail Station | 1.12 miles |



Trunk Roads/Motorways

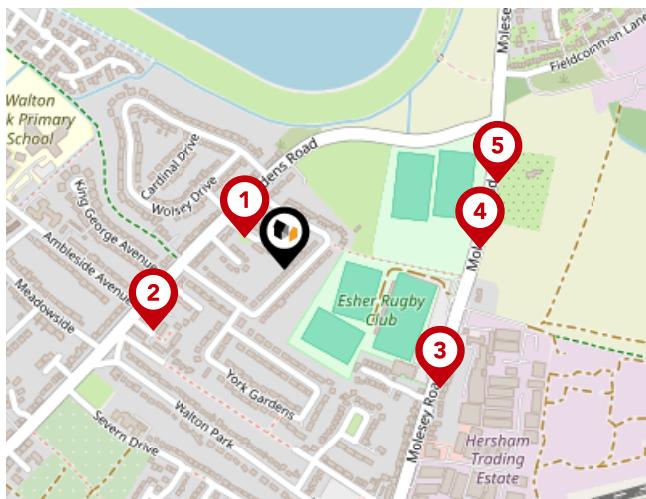
| Pin | Name | Distance |
|-----|---------|------------|
| 1 | M3 J1 | 2.8 miles |
| 2 | M25 J10 | 4.83 miles |
| 3 | M25 J9 | 6.32 miles |
| 4 | M4 J3 | 7.57 miles |
| 5 | M4 J4A | 7.38 miles |



Airports/Helipads

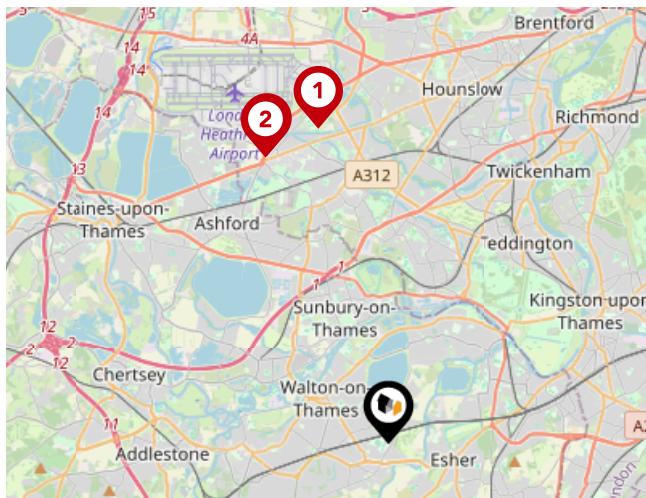
| Pin | Name | Distance |
|-----|-----------------------------|-------------|
| 1 | Heathrow Airport Terminal 4 | 5.88 miles |
| 2 | Heathrow Airport | 6.89 miles |
| 3 | Gatwick Airport | 18.5 miles |
| 4 | Leaves Green | 18.72 miles |

Area Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|------------------|------------|
| 1 | Holly Avenue | 0.06 miles |
| 2 | Ambleside Avenue | 0.17 miles |
| 3 | Esher Rugby Club | 0.23 miles |
| 4 | Rydens Road | 0.23 miles |
| 5 | Rydens Road | 0.27 miles |



Local Connections

| Pin | Name | Distance |
|-----|---|------------|
| 1 | Hatton Cross Station | 5.98 miles |
| 2 | Heathrow Terminal 4 Underground Station | 5.76 miles |
| 3 | Heathrow Terminal 4 | 5.79 miles |



JAMES NEAVE
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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

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