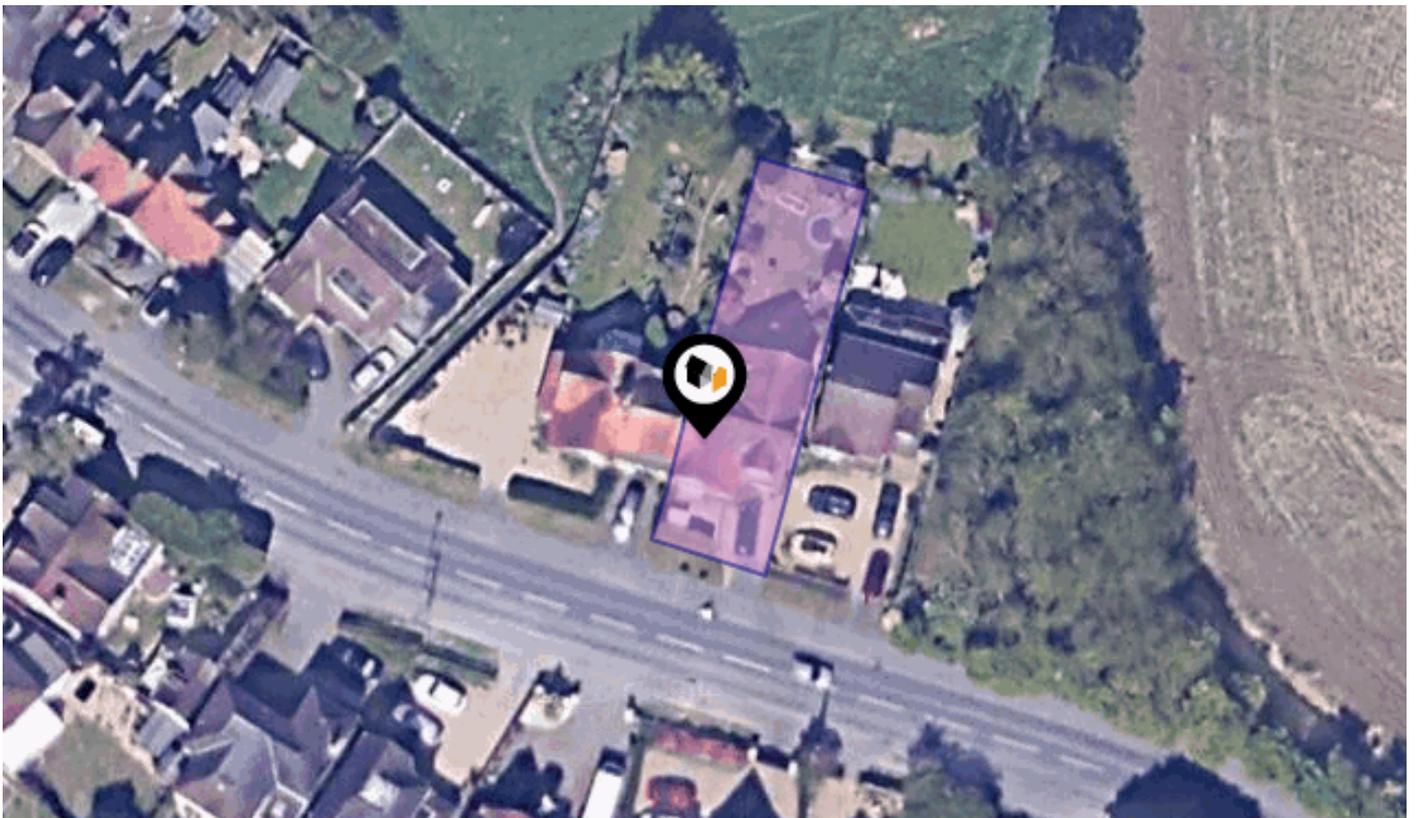




See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Tuesday 24th February 2026



SHEPPERTON ROAD, STAINES-UPON-THAMES, TW18

Asking Price : £825,000

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:	4
Floor Area:	1,819 ft ² / 169 m ²
Plot Area:	0.08 acres
Council Tax :	Band E
Annual Estimate:	£2,949
Title Number:	SY616228

Asking Price:	£825,000
Tenure:	Freehold

Local Area

Local Authority:	Spelthorne
Conservation Area:	Laleham
Flood Risk:	
• Rivers & Seas	Low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

2 mb/s	108 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

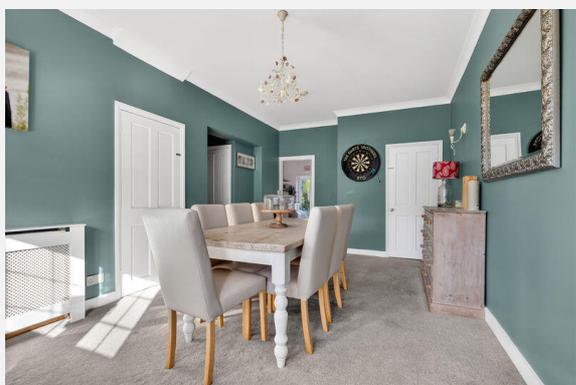
This Address



Planning records for: *Shepperton Road, Staines-upon-thames, TW18*

Reference - Spelthorne/02/01044/FUL
Decision: Decided
Date: 15th October 2002
Description: Relaxation of condition 6 of planning permission 02/00438/FUL to allow for installation of one window at first floor level in side elevation.
Reference - Spelthorne/02/00438/FUL
Decision: Decided
Date: 30th April 2002
Description: Erection of a two storey side and rear extension and a conservatory at rear.
Reference - 02/01044/FUL
Decision: Decided
Date: 15th October 2002
Description: Relaxation of condition 6 of planning permission 02/00438/FUL to allow for installation of one window at first floor level in side elevation.







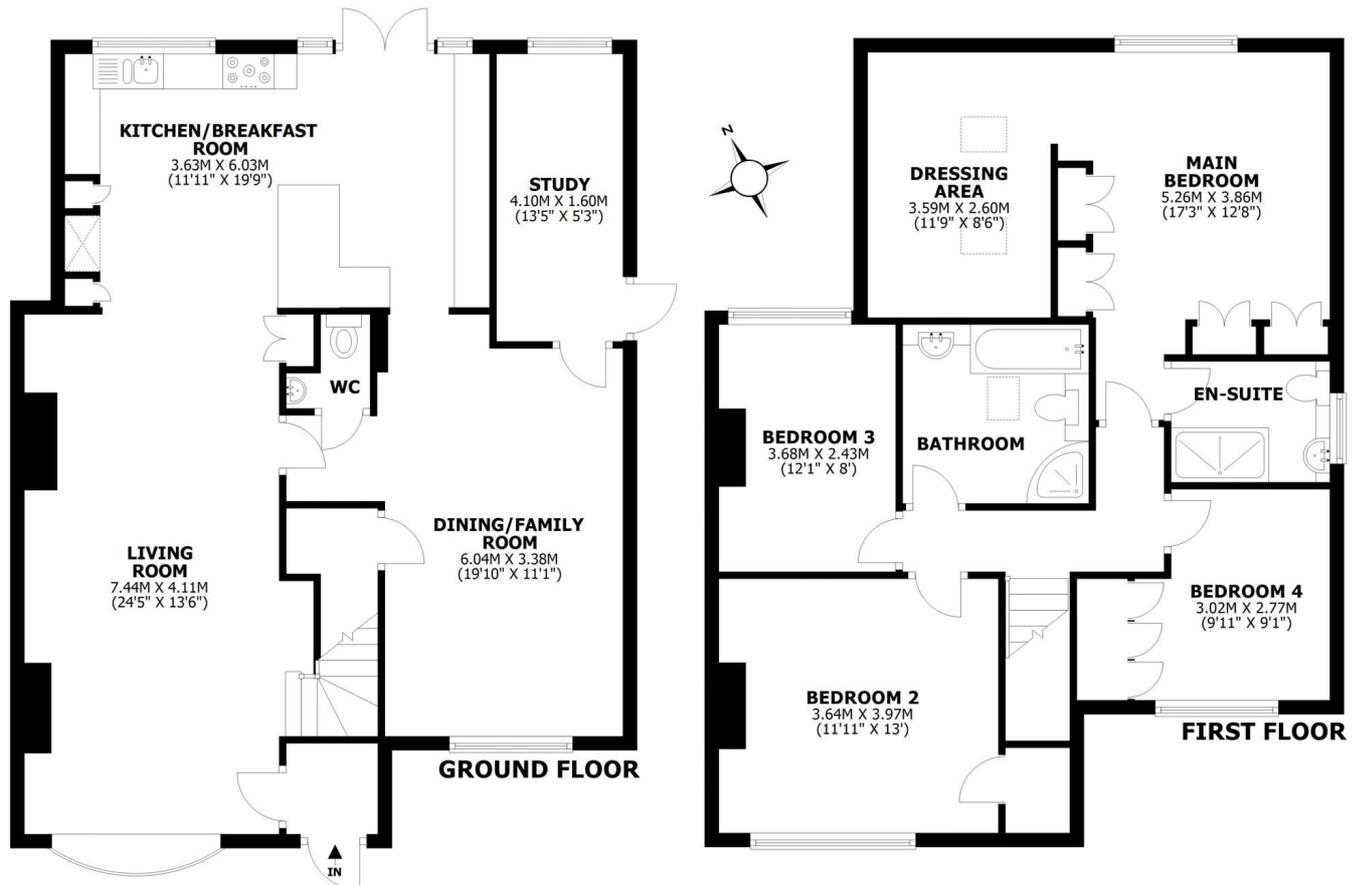


SHEPPERTON ROAD, STAINES-UPON-THAMES, TW18



Shepperton Road, Staines-upon-Thames, TW18

Total area: approx. 169.0 sq. metres (1819.2 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



TW18

Energy rating

D

Valid until 02.03.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

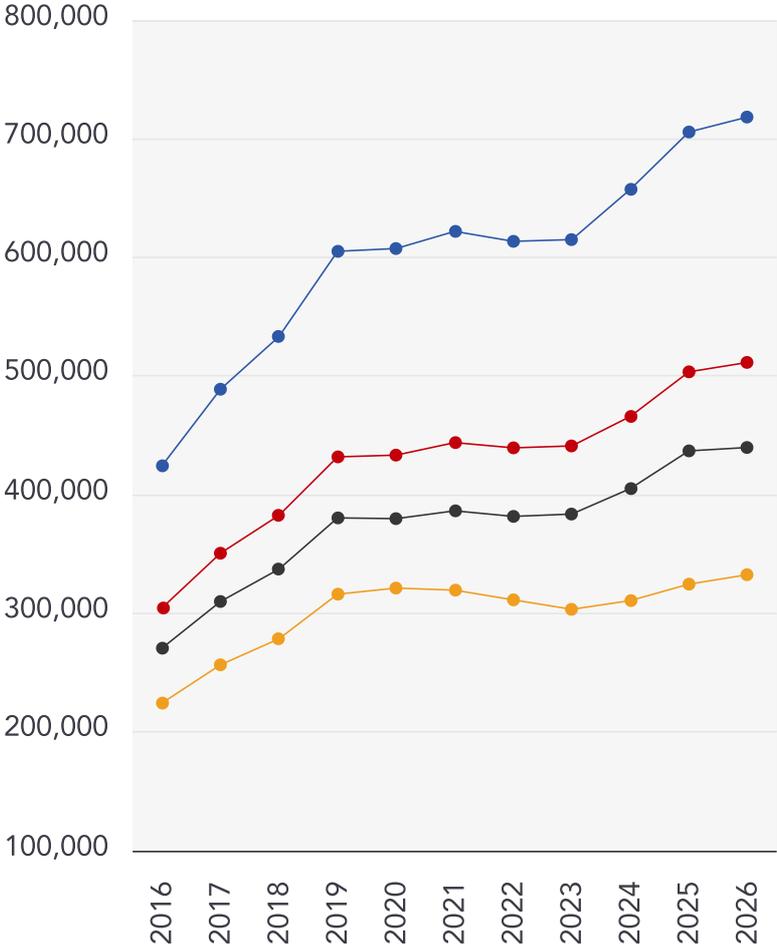
Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Not sale or rental
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:	2
Open Fireplace:	2
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, insulated at rafters
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 70% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	152 m ²

Market House Price Statistics



10 Year History of Average House Prices by Property Type in TW18



Detached

+69.26%

Semi-Detached

+67.93%

Terraced

+62.49%

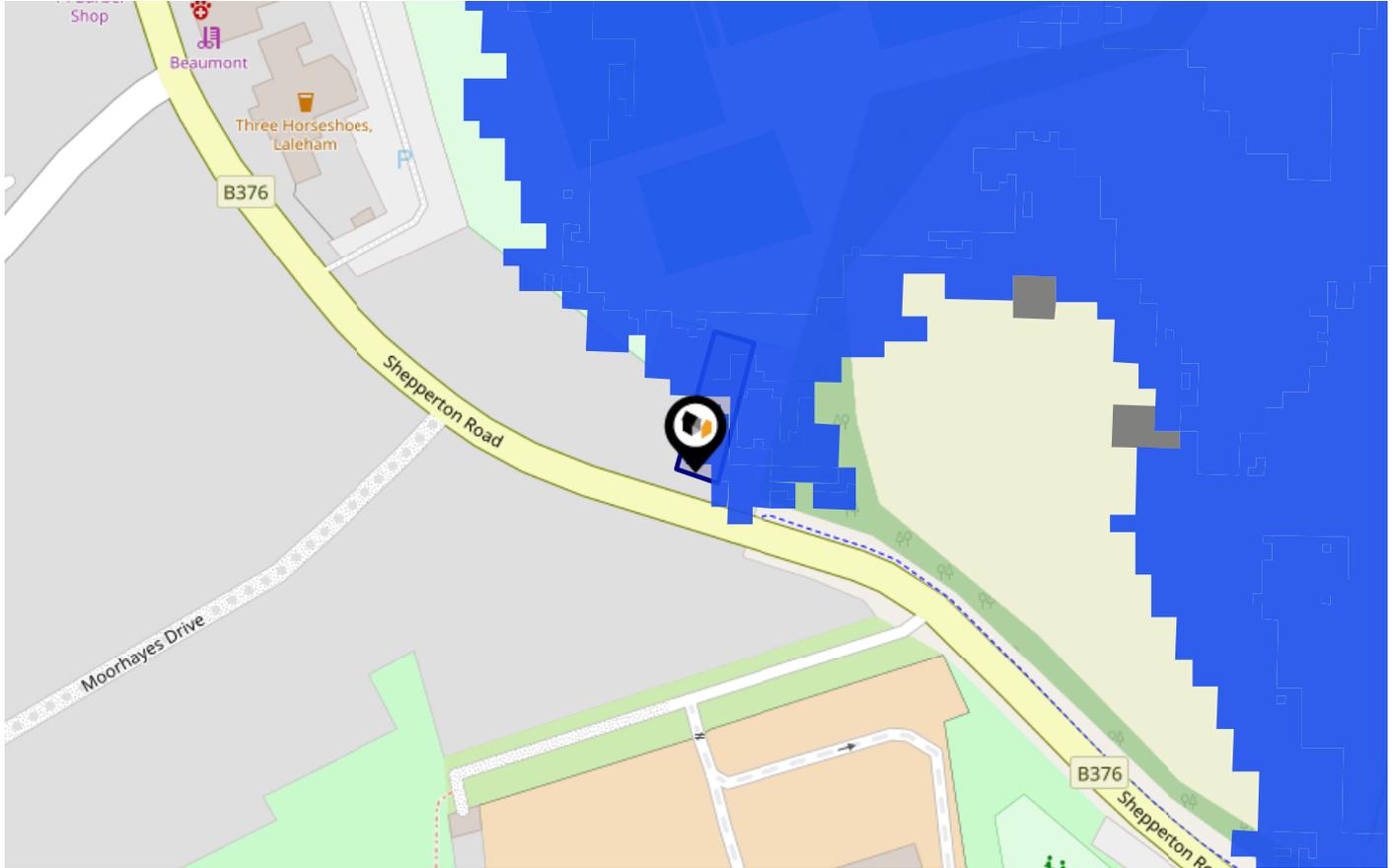
Flat

+48.22%

Flood Risk

Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.



Risk Rating: Low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

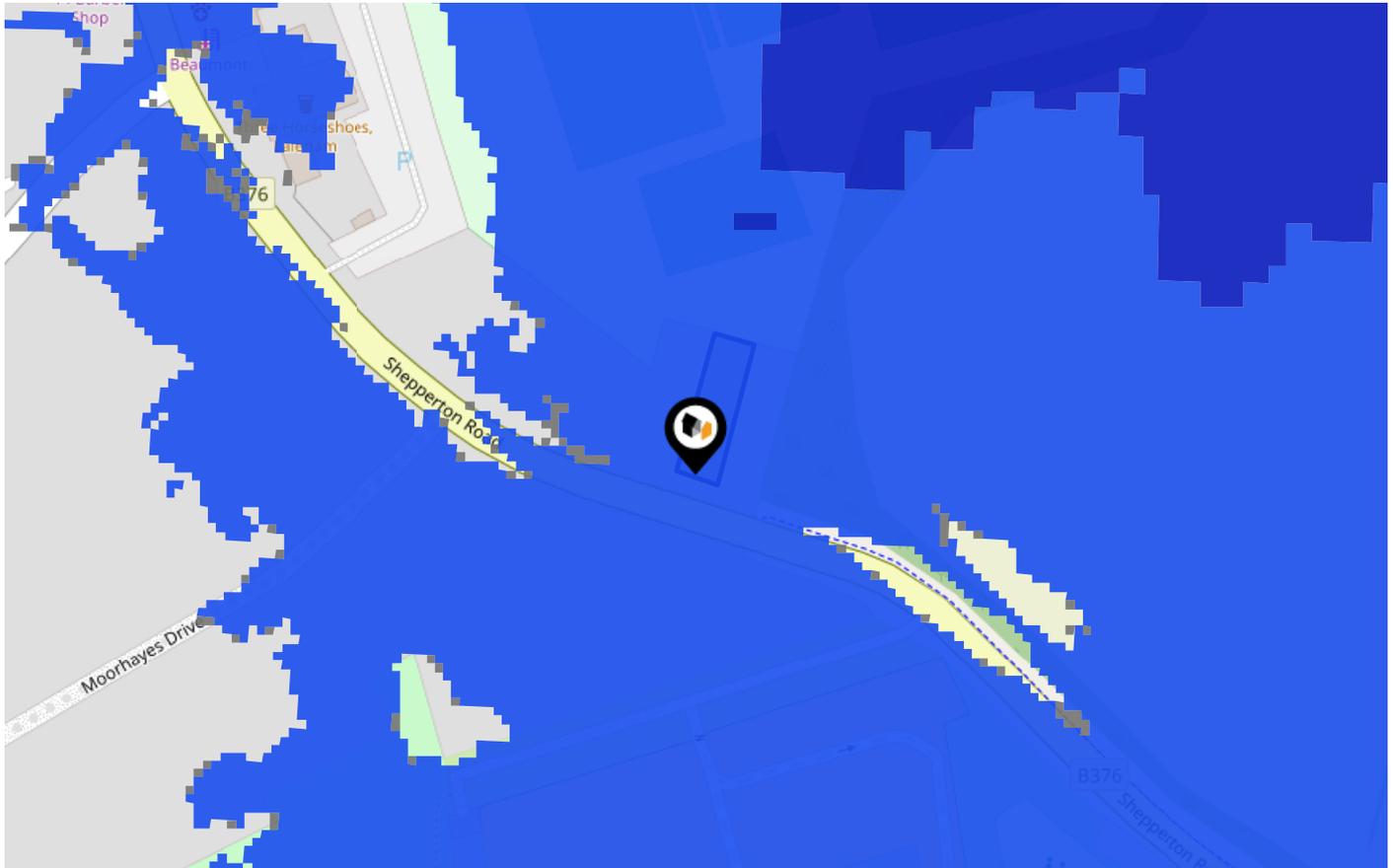
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: **Low**

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



Area Schools



		Nursery	Primary	Secondary	College	Private
 Laleham CofE VA Primary School Ofsted Rating: Good Pupils: 406 Distance:0.21		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Buckland Primary School Ofsted Rating: Good Pupils: 390 Distance:1.04		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Littleton CofE Infant School Ofsted Rating: Good Pupils: 107 Distance:1.17		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Saxon Primary School Ofsted Rating: Good Pupils: 410 Distance:1.22		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 The Matthew Arnold School Ofsted Rating: Good Pupils: 985 Distance:1.32		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Stepgates Community School Ofsted Rating: Good Pupils: 283 Distance:1.41		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Anne's Catholic Primary School Ofsted Rating: Good Pupils: 425 Distance:1.49		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Our Lady of the Rosary Primary School Ofsted Rating: Good Pupils: 243 Distance:1.51		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

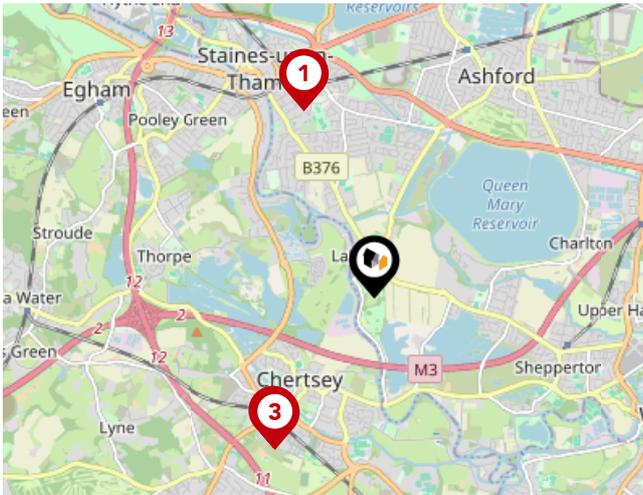
Area Schools



		Nursery	Primary	Secondary	College	Private
	Riverbridge Primary School Ofsted Rating: Good Pupils: 690 Distance: 1.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	T A S I S Ofsted Rating: Not Rated Pupils: 641 Distance: 1.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chertsey Nursery School Ofsted Rating: Good Pupils: 86 Distance: 1.63	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Manor Mead School Ofsted Rating: Outstanding Pupils: 149 Distance: 1.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pycroft Grange Primary School Ofsted Rating: Outstanding Pupils: 244 Distance: 1.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sir William Perkins's School Ofsted Rating: Not Rated Pupils: 568 Distance: 1.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Staines Preparatory School Ofsted Rating: Not Rated Pupils: 295 Distance: 1.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chertsey High School Ofsted Rating: Good Pupils: 876 Distance: 1.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

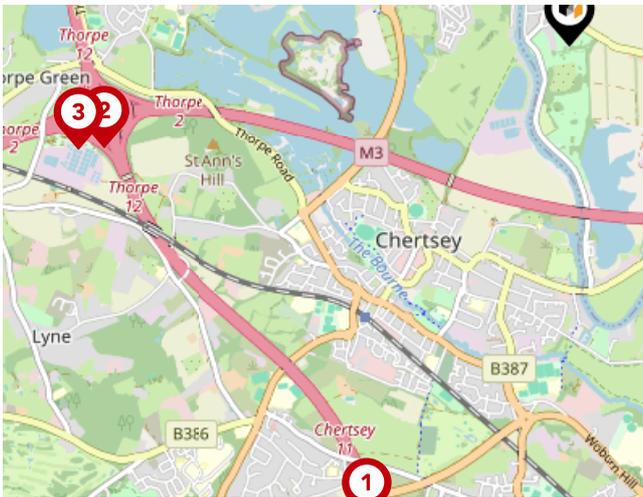
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Staines Rail Station	1.86 miles
2	Chertsey Rail Station	1.67 miles
3	Chertsey Rail Station	1.69 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M25 J11	2.39 miles
2	M25 J12	2.19 miles
3	M3 J2	2.3 miles
4	M25 J13	3.09 miles
5	M25 J14	4.47 miles



Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport Terminal 4	4.02 miles
2	Heathrow Airport	4.88 miles
3	Gatwick Airport	22.32 miles
4	Leaves Green	23.09 miles

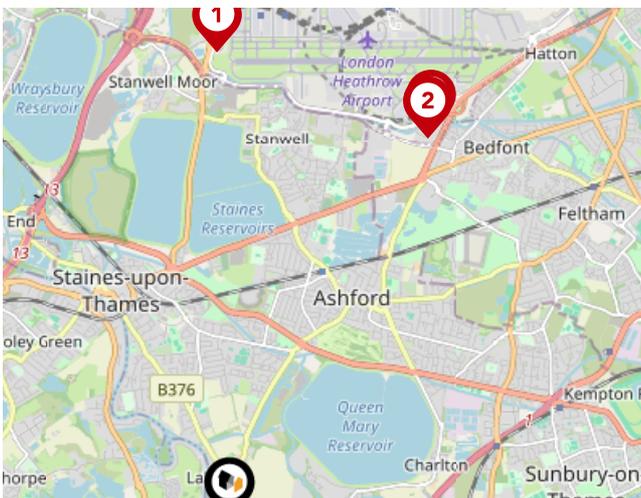
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	All Saints Church	0.16 miles
2	All Saints Church	0.15 miles
3	Abbey Drive	0.16 miles
4	Abbey Drive	0.17 miles
5	Waterworks	0.5 miles



Local Connections

Pin	Name	Distance
1	Heathrow Terminal 5 Underground Station	4.34 miles
2	Heathrow Terminal 4 Underground Station	3.97 miles
3	Heathrow Terminal 4	4.04 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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



James Neave the Estate Agents

38 High Street Walton On Thames KT12
1DE
01932 221331
ryan@jamesneave.co.uk
www.jamesneave.co.uk

