

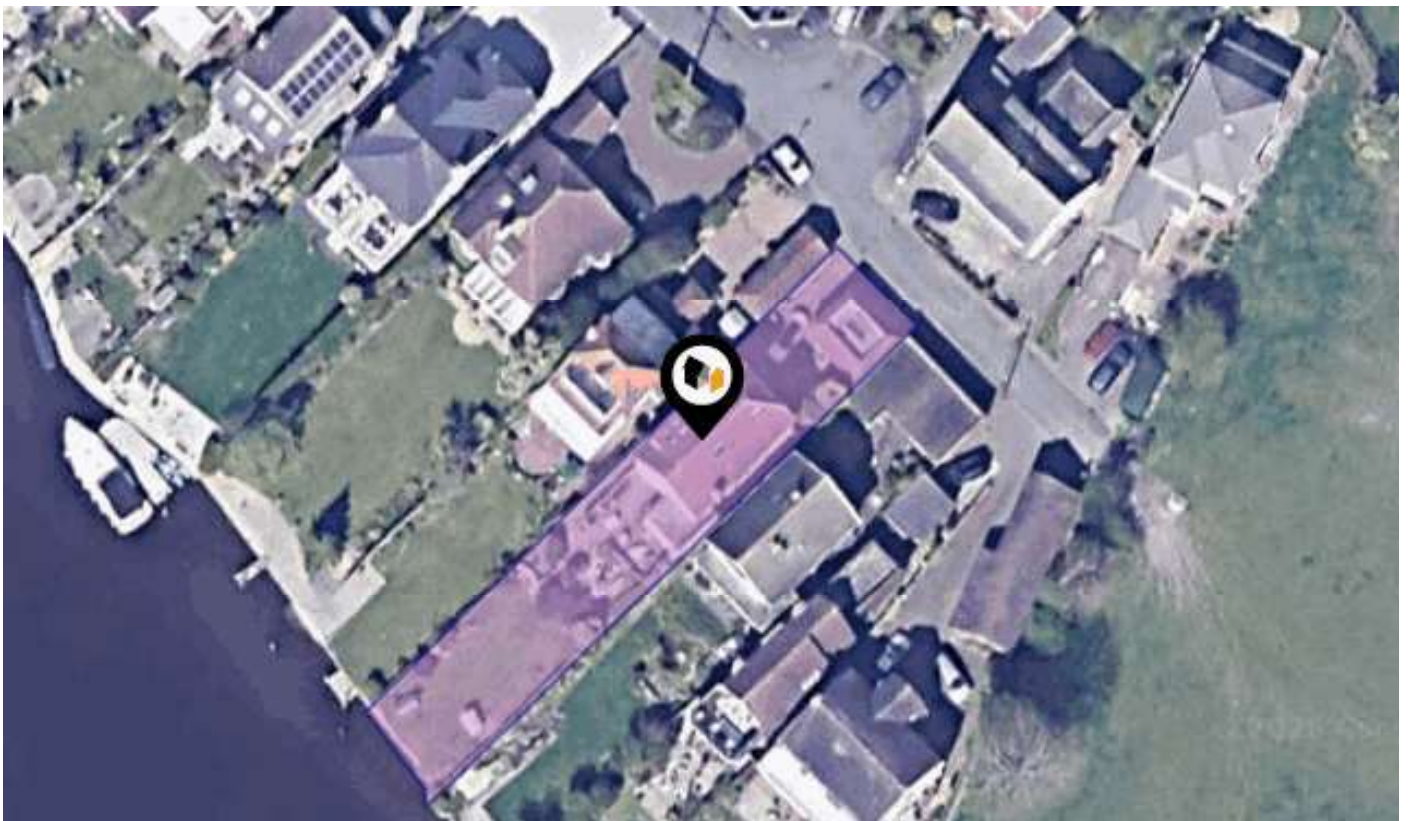


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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 08th April 2026**



## **DUNALLY PARK, SHEPPERTON, TW17**

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

38 High Street Walton On Thames KT12 1DE

01932 221331

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www.jamesneave.co.uk





## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	4		
<b>Floor Area:</b>	2,249 ft <sup>2</sup> / 209 m <sup>2</sup>		
<b>Plot Area:</b>	0.14 acres		
<b>Council Tax :</b>	Band G		
<b>Title Number:</b>	SY402426		

## Local Area

<b>Local Authority:</b>	Surrey
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	High
• Surface Water	Very low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>14</b> mb/s	<b>75</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:



# Planning History

## This Address



Planning records for: *Dunally Park, Shepperton, TW17*

<b>Reference - Spelthorne/09/00173/HOU</b>
<b>Decision:</b> Decided
<b>Date:</b> 06th March 2009
<b>Description:</b> Alterations of existing roof to form gable end and installation of side dormer & rooflights to form loft conversion.
<b>Reference - Spelthorne/00/00657/FUL</b>
<b>Decision:</b> Decided
<b>Date:</b> 08th September 2000
<b>Description:</b> Erection of double garage following demolition of existing garage.
<b>Reference - 09/00173/HOU</b>
<b>Decision:</b> Decided
<b>Date:</b> 06th March 2009
<b>Description:</b> Alterations of existing roof to form gable end and installation of side dormer & rooflights to form loft conversion.
<b>Reference - Spelthorne/07/01138/FUL</b>
<b>Decision:</b> Decided
<b>Date:</b> 31st October 2007
<b>Description:</b> Alteration of existing roof to form gable end and installation of side dormer and rooflights to form loft conversion.

# Planning History

## This Address



Planning records for: *Dunally Park, Shepperton, TW17*

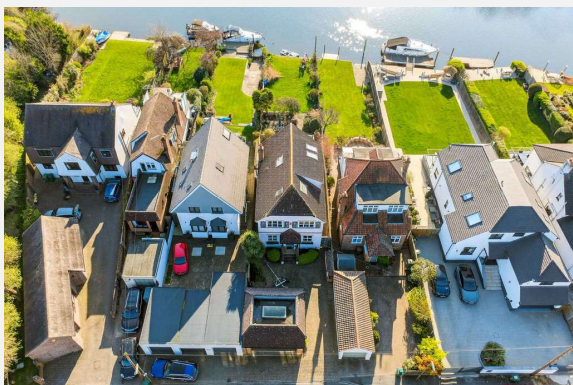
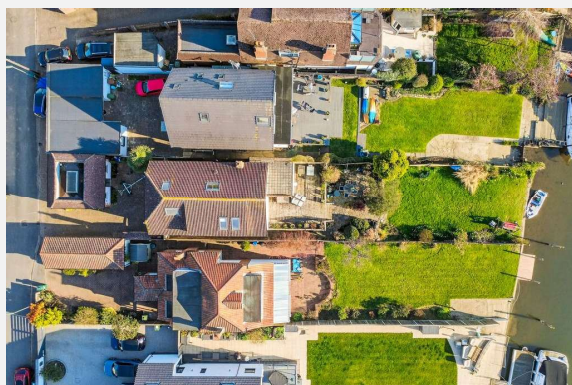
Reference - 2009/0781
<b>Decision:</b> Final Decision
<b>Date:</b> 05th November 2009
<b>Description:</b> Consultation from Spelthorne Borough Council (Ref: 09/00173/HOU): Alteration of existing roof to form gable end and installation of side dormer and rooflights to form loft conversion

Reference - 07/01138/FUL
<b>Decision:</b> Decided
<b>Date:</b> 31st October 2007
<b>Description:</b> Alteration of existing roof to form gable end and installation of side dormer and rooflights to form loft conversion.

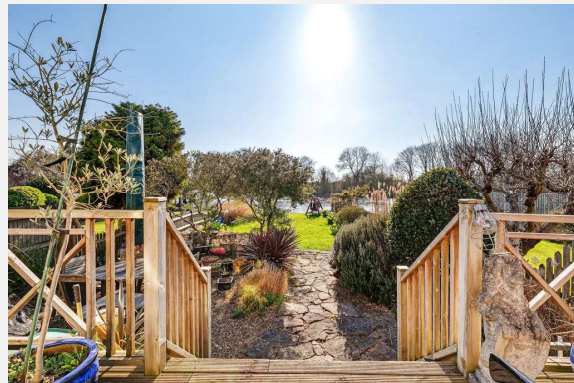
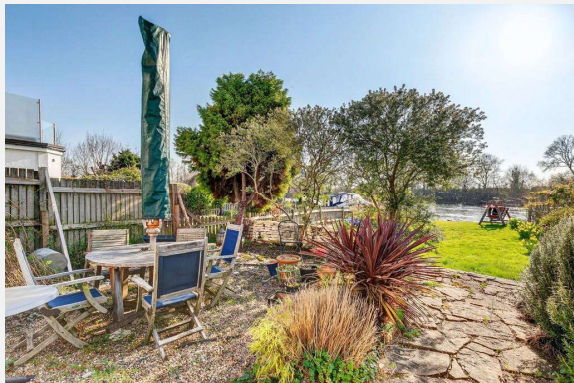
  

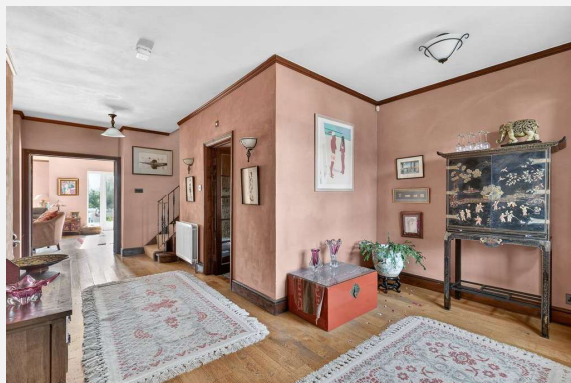
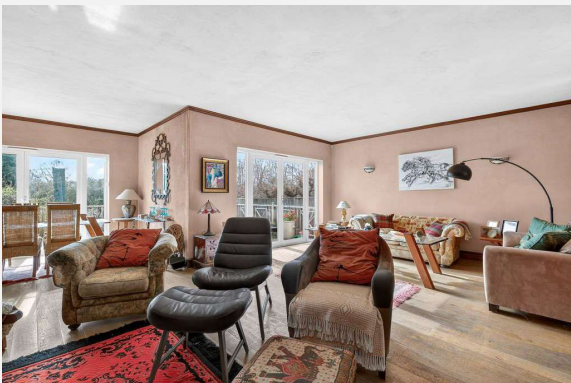
Reference - 2007/3192
<b>Decision:</b> Final Decision
<b>Date:</b> 12th May 2007
<b>Description:</b> Consultation from Spelthorne Borough Council (Ref: 07/01138/FUL): Alteration of existing roof to form gable end and installation of side dormer and rooflights to form loft conversion

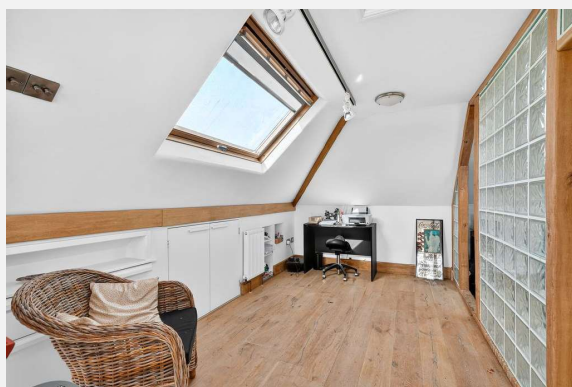
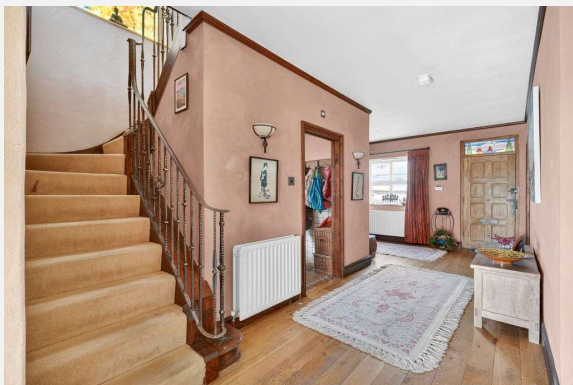


# Gallery Photos

JAMES NEAVE  
THE ESTATE AGENTS





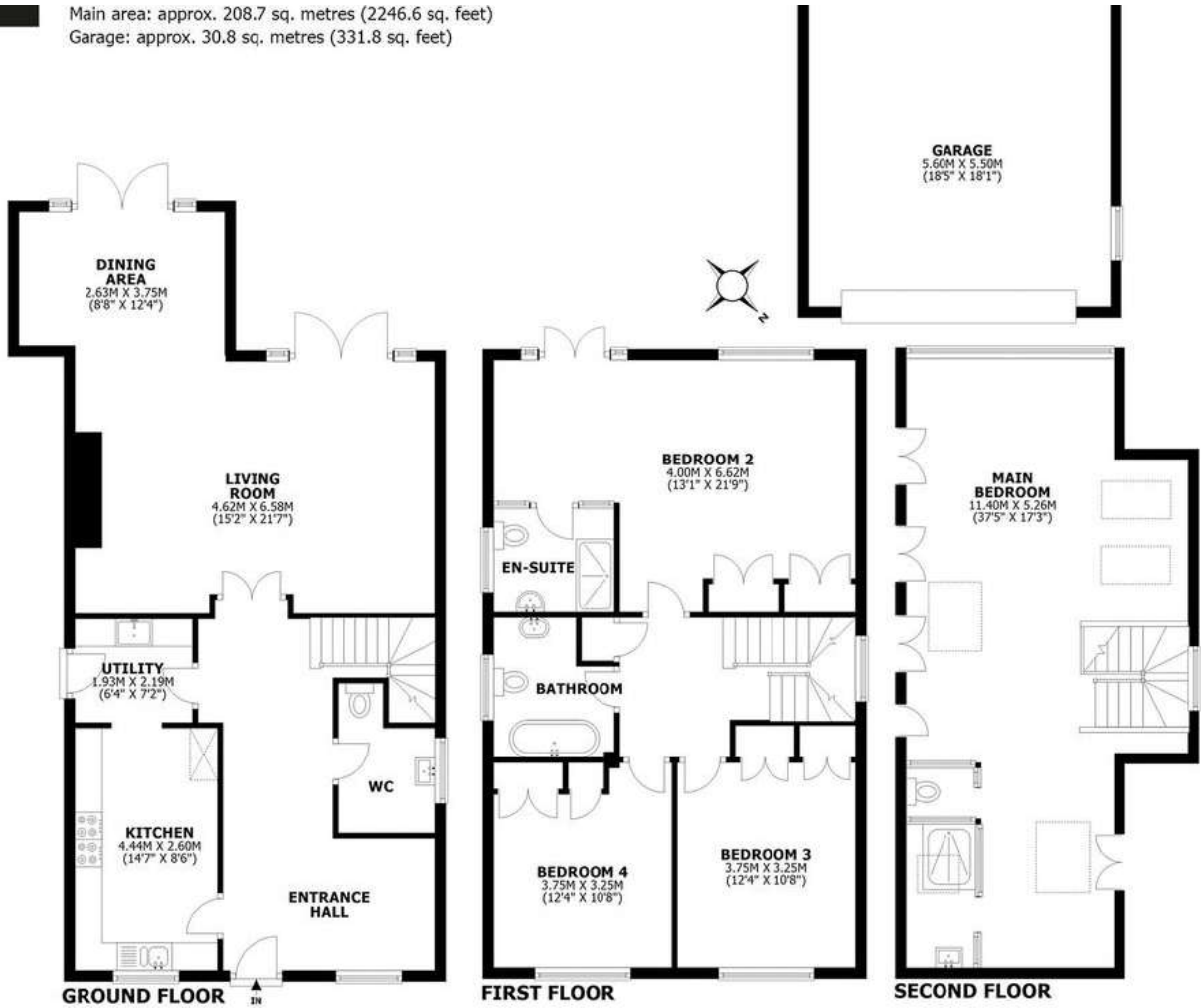




## DUNALLY PARK, SHEPPERTON, TW17

Main area: approx. 208.7 sq. metres (2246.6 sq. feet)

Garage: approx. 30.8 sq. metres (331.8 sq. feet)



# Property EPC - Certificate

Dunally Park, SHEPPERTON, TW17

Energy rating

**D**

Valid until 06.04.2036

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		

# Property

## EPC - Additional Data



### Additional EPC Data

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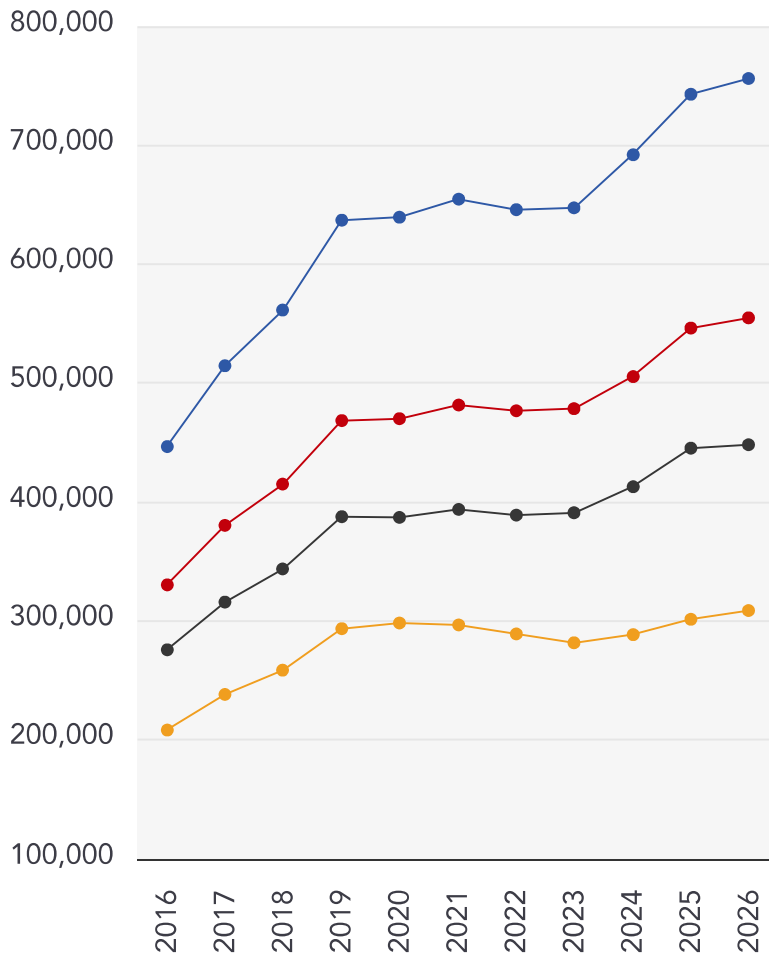
<b>Property Type:</b>	Detached house
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, insulated (assumed)
<b>Roof Energy:</b>	Good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Poor
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Time and temperature zone control
<b>Main Heating Controls Energy:</b>	Very good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Below average lighting efficiency
<b>Lighting Energy:</b>	Poor
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, wood logs
<b>Air Tightness:</b>	(not tested)
<b>Total Floor Area:</b>	209 m <sup>2</sup>

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in TW17



Detached

**+69.26%**

Semi-Detached

**+67.93%**

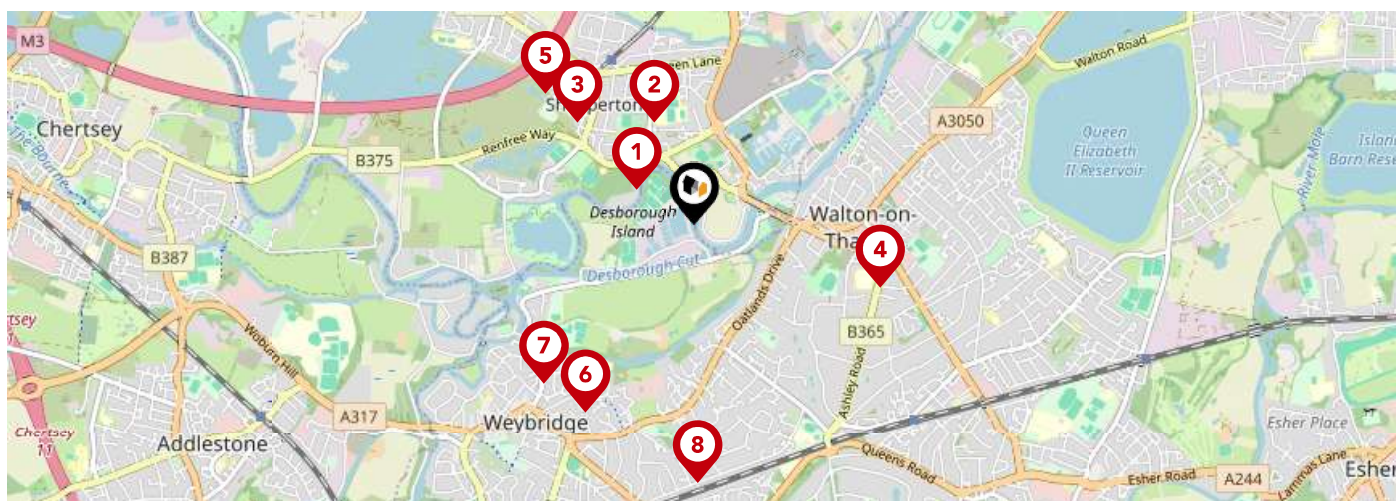
Terraced

**+62.49%**

Flat

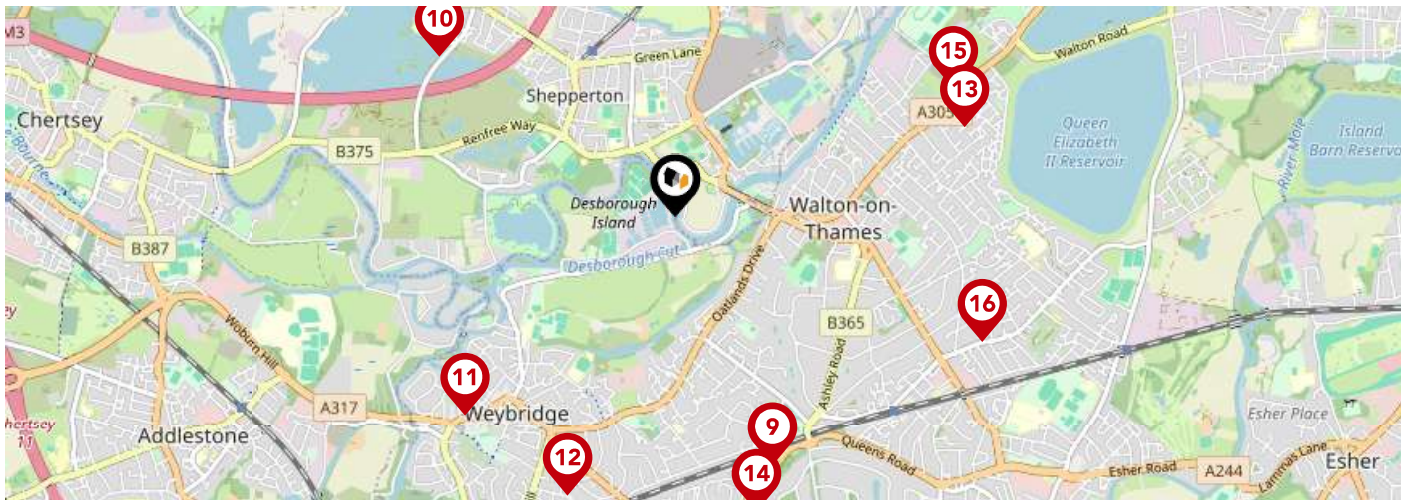
**+48.22%**









# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Halliford School</b> Ofsted Rating: Not Rated   Pupils: 461   Distance:0.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Thamesmead School</b> Ofsted Rating: Good   Pupils: 1042   Distance:0.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St Nicholas CofE Primary School</b> Ofsted Rating: Good   Pupils: 554   Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Ashley Church of England Primary School</b> Ofsted Rating: Good   Pupils: 564   Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Manor Mead School</b> Ofsted Rating: Outstanding   Pupils: 149   Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St James CofE Primary School</b> Ofsted Rating: Good   Pupils: 419   Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St George's Junior School</b> Ofsted Rating: Not Rated   Pupils: 624   Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Oatlands School</b> Ofsted Rating: Good   Pupils: 270   Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Cleves School</b> Ofsted Rating: Outstanding   Pupils: 720   Distance: 1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Saxon Primary School</b> Ofsted Rating: Good   Pupils: 410   Distance: 1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Charles Borromeo Catholic Primary School, Weybridge</b> Ofsted Rating: Good   Pupils: 238   Distance: 1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Manby Lodge Infant School</b> Ofsted Rating: Good   Pupils: 268   Distance: 1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Grovelands Primary School</b> Ofsted Rating: Good   Pupils: 508   Distance: 1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Walton Leigh School</b> Ofsted Rating: Outstanding   Pupils: 86   Distance: 1.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Heathside Walton-on-Thames</b> Ofsted Rating: Not Rated   Pupils: 305   Distance: 1.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Danesfield Manor School</b> Ofsted Rating: Not Rated   Pupils: 146   Distance: 1.53	<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	Shepperton Rail Station	0.73 miles
2	Shepperton Rail Station	0.72 miles
3	Walton-on-Thames Rail Station	1.44 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J1	2.31 miles
2	M25 J10	4.58 miles
3	M25 J11	3.2 miles
4	M4 J4A	6.54 miles
5	M25 J12	4.38 miles



### Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport Terminal 4	5.01 miles
2	Heathrow Airport	6.03 miles
3	Gatwick Airport	19.93 miles
4	Leaves Green	20.7 miles

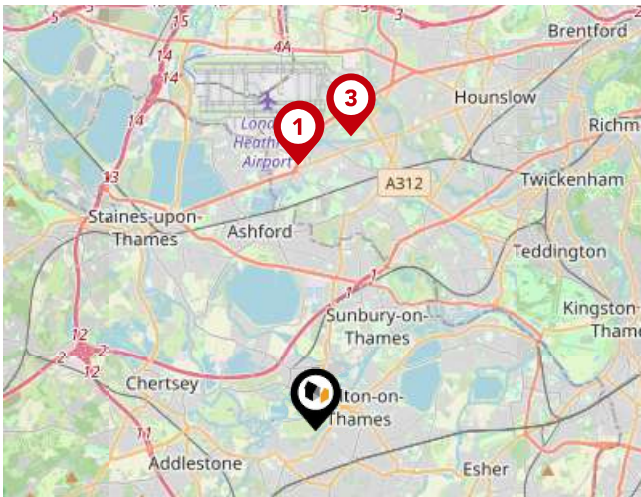
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Gordon Drive	0.24 miles
2	Marshalls Roundabout	0.3 miles
3	Swan Walk	0.23 miles
4	Swan Walk	0.25 miles
5	Wadham Close	0.32 miles



### Local Connections

Pin	Name	Distance
1	Heathrow Terminal 4 Underground Station	4.9 miles
2	Heathrow Terminal 4	4.95 miles
3	Hatton Cross Station	5.48 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"



/JamesNeave



/JamesNeaveEA

# James Neave the Estate Agents Data Quality

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