

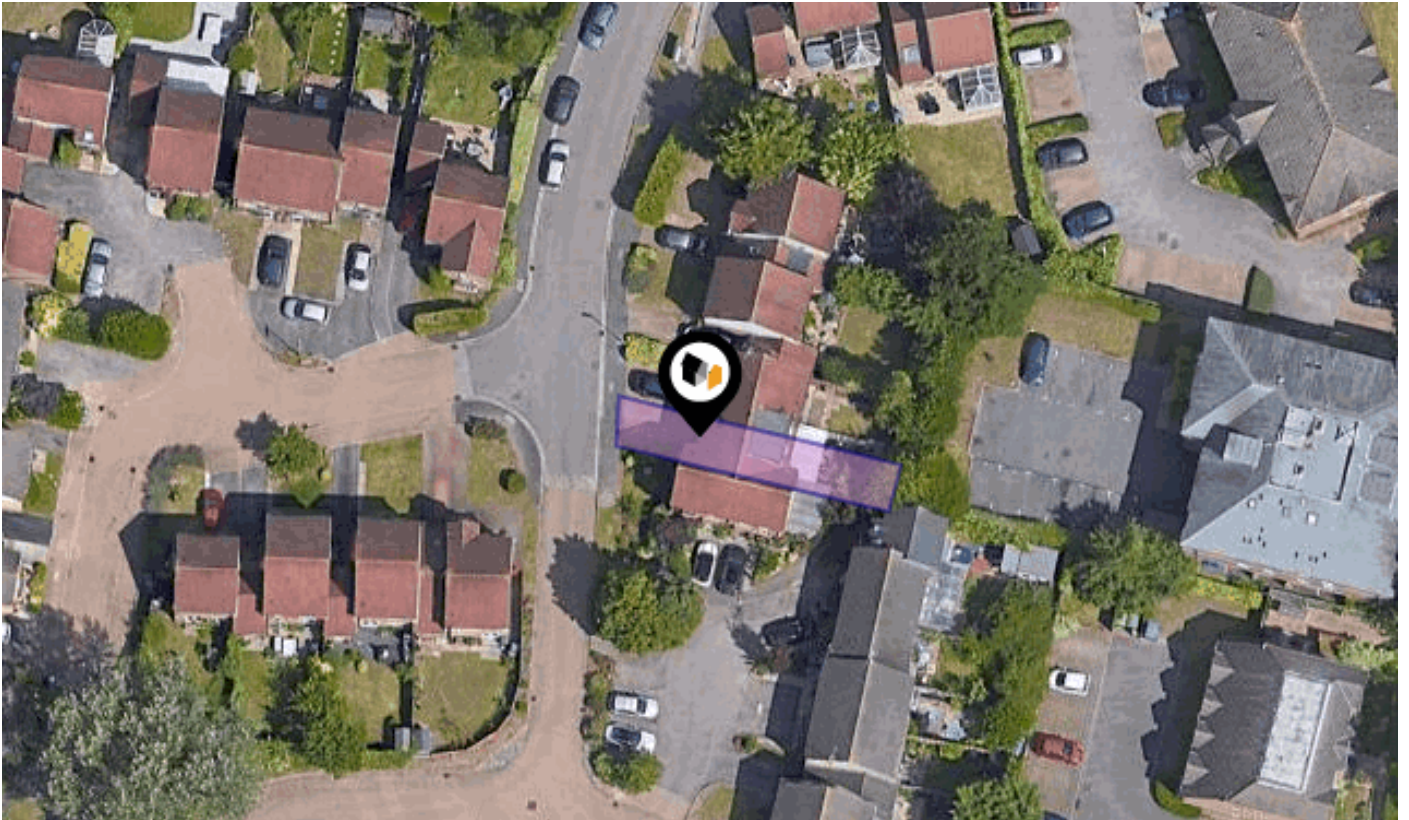


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 24<sup>th</sup> July 2024



**9, KAYE DON WAY, WEYBRIDGE, KT13 0UX**

**Avocado Property**

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# Property Overview



## Property

|                         |   |
|-------------------------|---|
| <b>Type:</b>            | Terraced                                |
| <b>Bedrooms:</b>        | 3                                       |
| <b>Floor Area:</b>      | 914 ft <sup>2</sup> / 85 m <sup>2</sup> |
| <b>Plot Area:</b>       | 0.03 acres                              |
| <b>Year Built :</b>     | 1983-1990                               |
| <b>Council Tax :</b>    | Band D                                  |
| <b>Annual Estimate:</b> | £2,334                                  |
| <b>Title Number:</b>    | SY625076                                |
| <b>UPRN:</b>            | 100061345182                            |

|                                    |            |
|------------------------------------|------------|
| <b>Last Sold Date:</b>             | 17/12/2021 |
| <b>Last Sold Price:</b>            | £420,000   |
| <b>Last Sold £/ft<sup>2</sup>:</b> | £459       |
| <b>Tenure:</b>                     | Freehold   |

## Local Area

|                           |            |
|---------------------------|------------|
| <b>Local Authority:</b>   | Surrey     |
| <b>Conservation Area:</b> | Brooklands |
| <b>Flood Risk:</b>        |            |
| • Rivers & Seas           | Medium     |
| • Surface Water           | Low        |

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

|                  |                   |                     |
|------------------|-------------------|---------------------|
| <b>6</b><br>mb/s | <b>80</b><br>mb/s | <b>1000</b><br>mb/s |
|                  |                   |                     |

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



### Satellite/Fibre TV Availability:



# Property EPC - Certificate



9, Kaye Don Way, KT13 0UX

Energy rating

C

Valid until 25.10.2029

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83   B    |
| 69-80 | C             | 70   c  |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

# Property

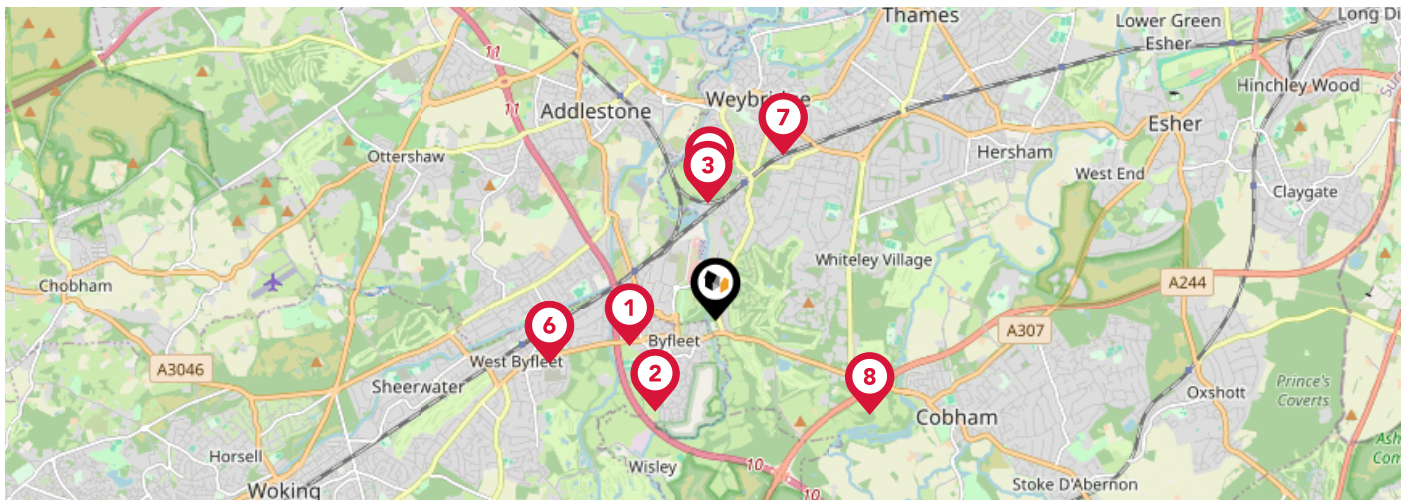
## EPC - Additional Data



### Additional EPC Data

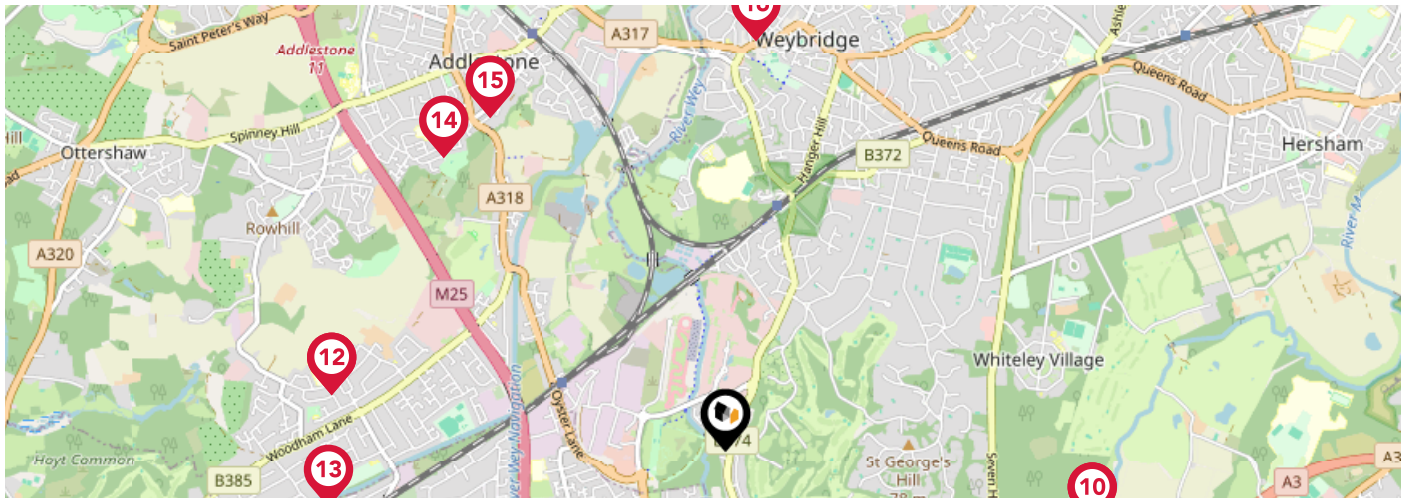
|                                     |   |
|-------------------------------------|---|
| <b>Property Type:</b>               | House                                       |
| <b>Build Form:</b>                  | Mid-Terrace                                 |
| <b>Transaction Type:</b>            | Rental (private)                            |
| <b>Energy Tariff:</b>               | Single                                      |
| <b>Main Fuel:</b>                   | Mains gas (not community)                   |
| <b>Main Gas:</b>                    | Yes   |
| <b>Flat Top Storey:</b>             | No  |
| <b>Top Storey:</b>                  | 0   |
| <b>Glazing Type:</b>                | Double glazing, unknown install date        |
| <b>Previous Extension:</b>          | 0   |
| <b>Open Fireplace:</b>              | 0   |
| <b>Ventilation:</b>                 | Natural                                     |
| <b>Walls:</b>                       | Cavity wall, as built, insulated (assumed)  |
| <b>Walls Energy:</b>                | Good  |
| <b>Roof:</b>                        | Pitched, insulated (assumed)                |
| <b>Roof Energy:</b>                 | Average                                     |
| <b>Main Heating:</b>                | Boiler and radiators, mains gas             |
| <b>Main Heating Controls:</b>       | Programmer and room thermostat              |
| <b>Hot Water System:</b>            | From main system                            |
| <b>Hot Water Energy Efficiency:</b> | Good  |
| <b>Lighting:</b>                    | Low energy lighting in 70% of fixed outlets |
| <b>Floors:</b>                      | Solid, no insulation (assumed)              |
| <b>Total Floor Area:</b>            | 85 m <sup>2</sup>                           |

# Area Schools



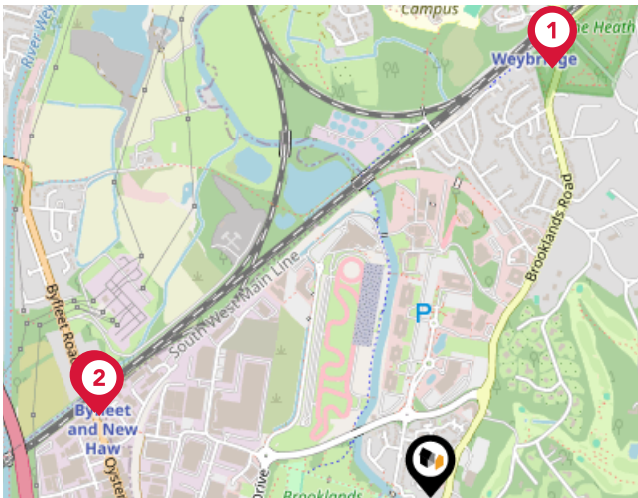
|          |   | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Byfleet Primary School</b><br>Ofsted Rating: Good   Pupils:0   Distance:0.84                               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>St Mary's CofE Controlled Primary School, Byfleet</b><br>Ofsted Rating: Good   Pupils: 434   Distance:1.02 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Brooklands College</b><br>Ofsted Rating: Good   Pupils:0   Distance:1.08                                   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>Heathside School</b><br>Ofsted Rating: Good   Pupils: 1257   Distance:1.22                                 | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>West Byfleet Infant School</b><br>Ofsted Rating: Outstanding   Pupils: 269   Distance:1.6                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>West Byfleet Junior School</b><br>Ofsted Rating: Good   Pupils: 317   Distance:1.6                         | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>Manby Lodge Infant School</b><br>Ofsted Rating: Good   Pupils: 263   Distance:1.65                         | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Feltonfleet</b><br>Ofsted Rating: Not Rated   Pupils: 438   Distance:1.66                                  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

# Area Schools



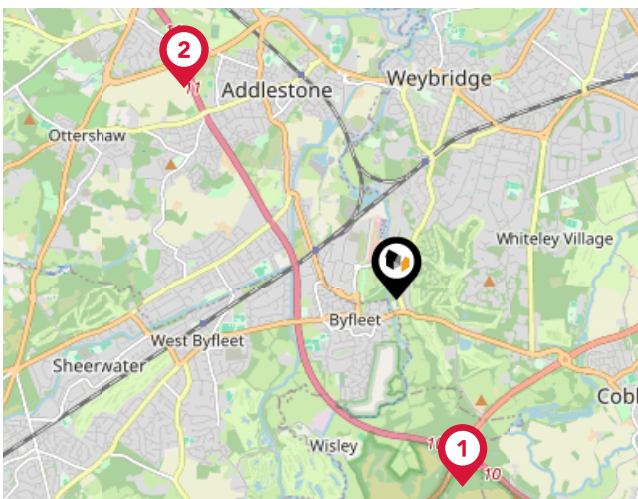
|  | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <p><b>9</b> <b>Notre Dame Preparatory School</b><br/>Ofsted Rating: Not Rated   Pupils: 249   Distance: 1.73</p>                             | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>10</b> <b>Notre Dame Senior School</b><br/>Ofsted Rating: Not Rated   Pupils: 383   Distance: 1.73</p>                                 | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>11</b> <b>The Grange Community Infant School</b><br/>Ofsted Rating: Good   Pupils: 268   Distance: 1.85</p>                            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>12</b> <b>New Haw Community Junior School</b><br/>Ofsted Rating: Outstanding   Pupils: 355   Distance: 1.85</p>                        | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>13</b> <b>Fullbrook School</b><br/>Ofsted Rating: Good   Pupils: 1394   Distance: 1.86</p>   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>14</b> <b>Sayes Court School</b><br/>Ofsted Rating: Good   Pupils: 242   Distance: 1.88</p>  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>15</b> <b>Darley Dene Primary School</b><br/>Ofsted Rating: Inadequate   Pupils: 0   Distance: 1.89</p>                                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>16</b> <b>St Charles Borromeo Catholic Primary School, Weybridge</b><br/>Ofsted Rating: Outstanding   Pupils: 250   Distance: 1.91</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

# Area Transport (National)



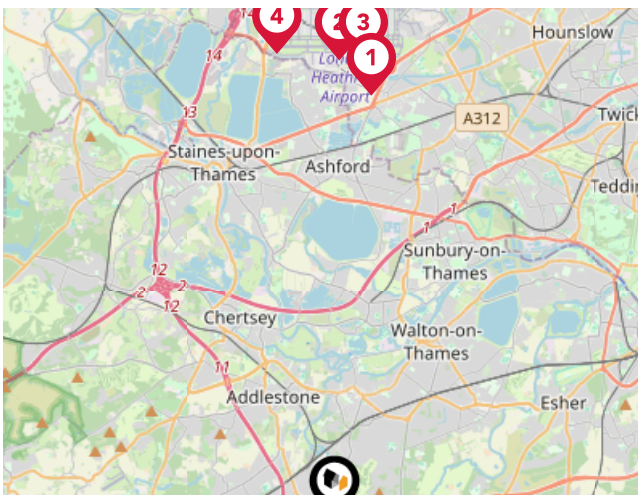
## National Rail Stations

| Pin | Name                           | Distance   |
|-----|--------------------------------|------------|
| 1   | Weybridge Rail Station         | 1.03 miles |
| 2   | Byfleet & New Haw Rail Station | 0.79 miles |
| 3   | Byfleet & New Haw Rail Station | 0.8 miles  |



## Trunk Roads/Motorways

| Pin | Name    | Distance   |
|-----|---------|------------|
| 1   | M25 J10 | 1.84 miles |
| 2   | M25 J11 | 2.79 miles |
| 3   | M3 J1   | 5.34 miles |
| 4   | M25 J12 | 4.87 miles |
| 5   | M3 J2   | 4.95 miles |

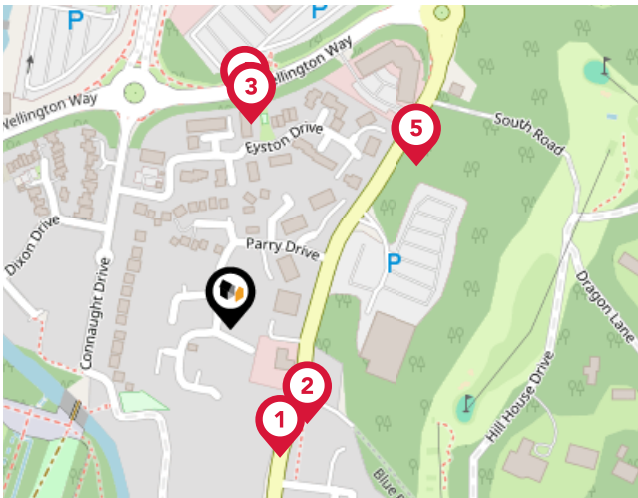


## Airports/Helipads

| Pin | Name                               | Distance   |
|-----|------------------------------------|------------|
| 1   | London Heathrow Airport Terminal 4 | 7.84 miles |
| 2   | London Heathrow Airport Terminal 3 | 8.46 miles |
| 3   | London Heathrow Airport Terminal 2 | 8.48 miles |
| 4   | London Heathrow Airport Terminal 5 | 8.64 miles |

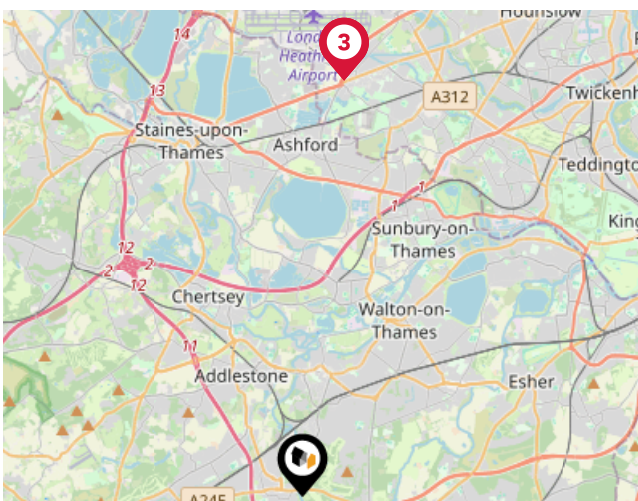
# Area

## Transport (Local)



### Bus Stops/Stations

| Pin | Name           | Distance   |
|-----|----------------|------------|
| 1   | Summers Close  | 0.08 miles |
| 2   | Summers Close  | 0.07 miles |
| 3   | Wellington Way | 0.12 miles |
| 4   | Wellington Way | 0.13 miles |
| 5   | Caenswood Hill | 0.14 miles |



### Local Connections

| Pin | Name                                    | Distance   |
|-----|---|------------|
| 1   | Heathrow Terminal 4 Underground Station | 7.73 miles |
| 2   | Heathrow Terminal 4 Underground Station | 7.73 miles |
| 3   | Heathrow Terminal 4 Underground Station | 7.73 miles |



### Ferry Terminals

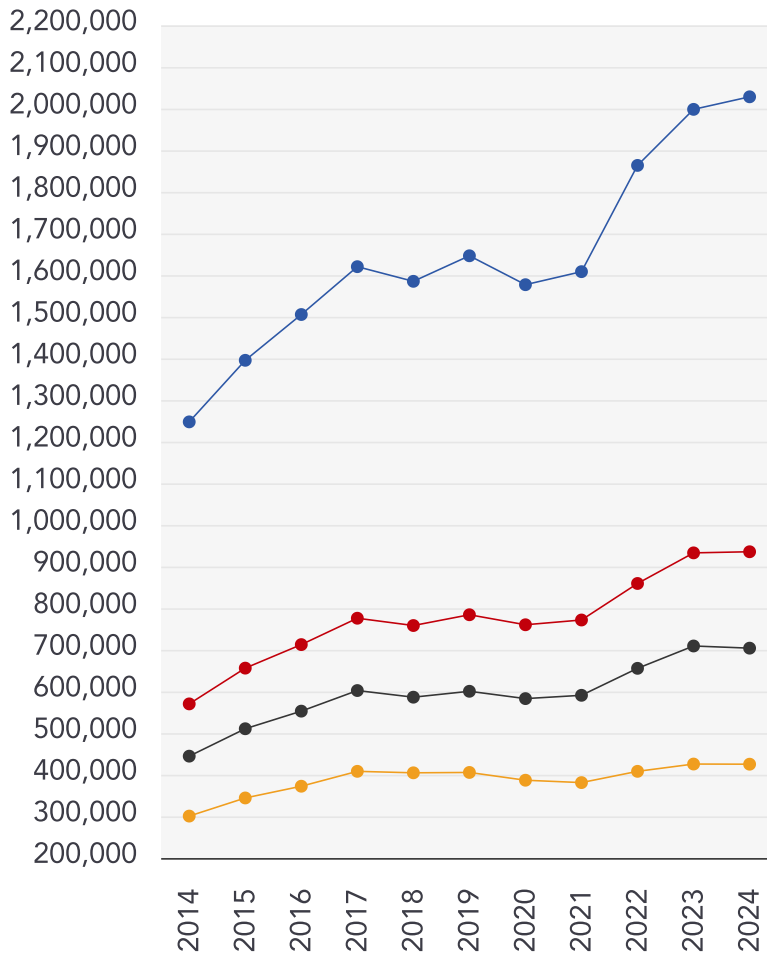
| Pin | Name                     | Distance   |
|-----|--------------------------|------------|
| 1   | Weybridge Ferry Landing  | 2.41 miles |
| 2   | Weybridge Ferry Landing  | 2.42 miles |
| 3   | Shepperton Ferry Landing | 2.48 miles |

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in KT13



Detached

**+62.58%**

Semi-Detached

**+64.08%**

Terraced

**+58.33%**

Flat

**+41.43%**

# Avocado Property

## About Us



### **Avocado Property**

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We are proud to be different, we want to create a legacy as the business that positively disrupted the industry and challenged the estate agent status quo.

Our clients all get direct access to business partners who live locally and are part of their local community. We work with local businesses to help promote their companies free of charge and we give back to teachers, nurses and armed forces servicemen/women.

We are passionate about changing the industry, passionate about helping people move on to the next chapter in their lives and passionate about property.

# Avocado Property

## 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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