

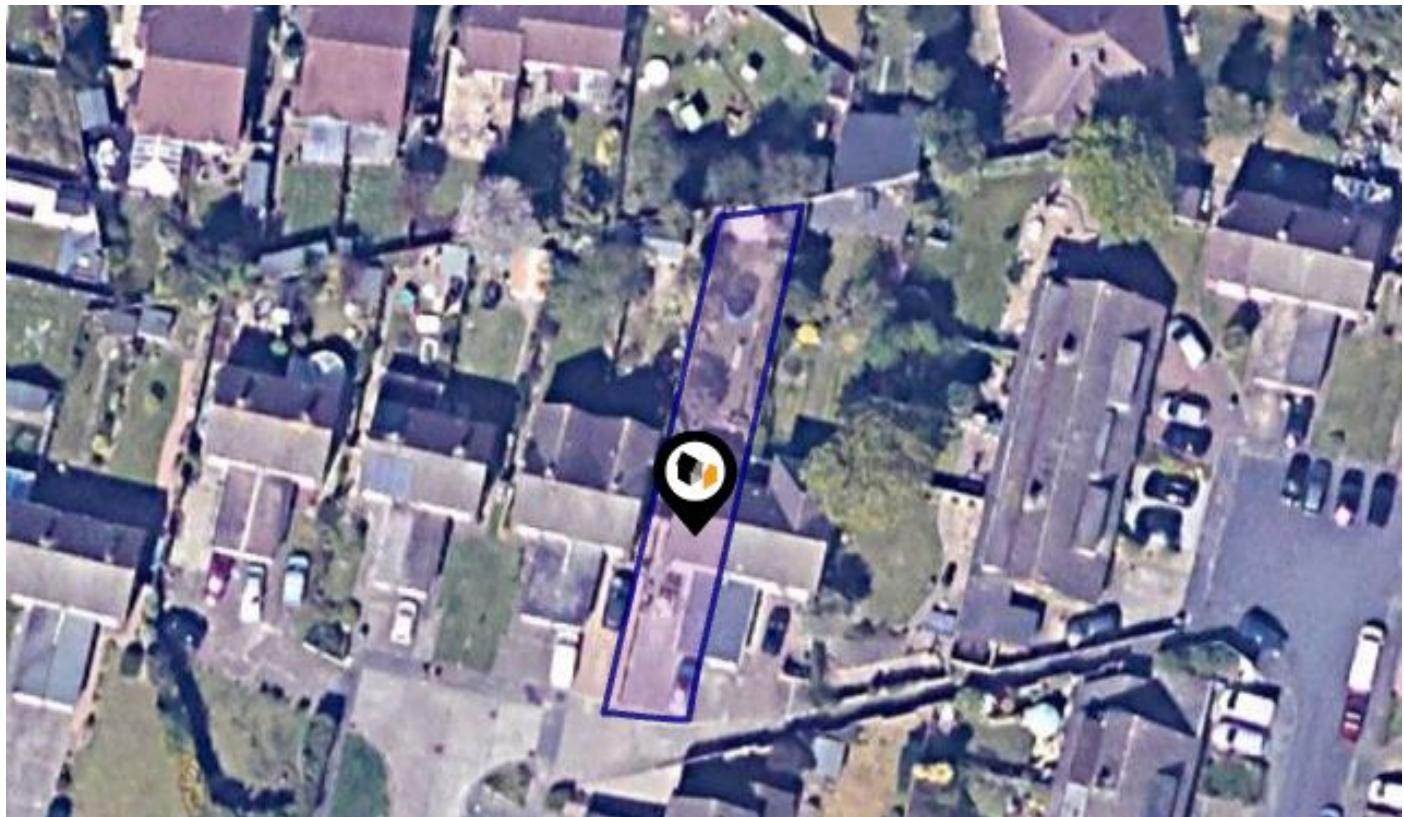


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 27<sup>th</sup> January 2026**



## ROAKES AVENUE, ADDLESTONE, KT15

**Asking Price : £525,000**

### James Neave the Estate Agents

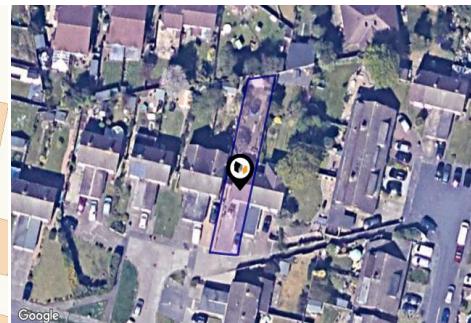
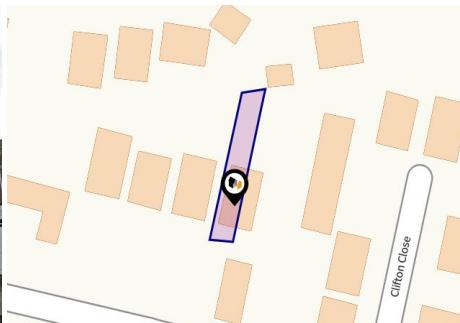
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## Property

Type:	Semi-Detached	Asking Price:	£525,000
Bedrooms:	3	Tenure:	Freehold
Floor Area:	1,054 ft <sup>2</sup> / 98 m <sup>2</sup>		
Plot Area:	0.08 acres		
Year Built :	1976-1982		
Council Tax :	Band D		
Annual Estimate:	£2,380		
Title Number:	SY375849		

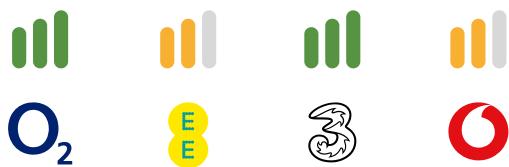
## Local Area

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

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



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

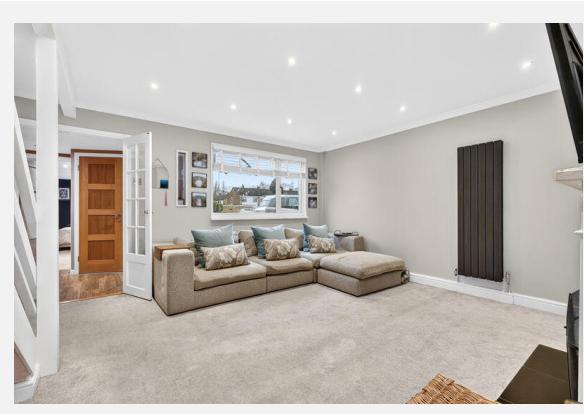


### Satellite/Fibre TV Availability:



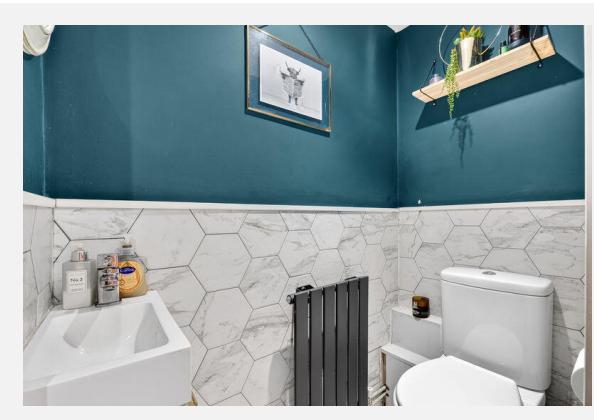
# Gallery Photos

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THE ESTATE AGENTS



# Gallery Photos

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THE ESTATE AGENTS



# Gallery Photos

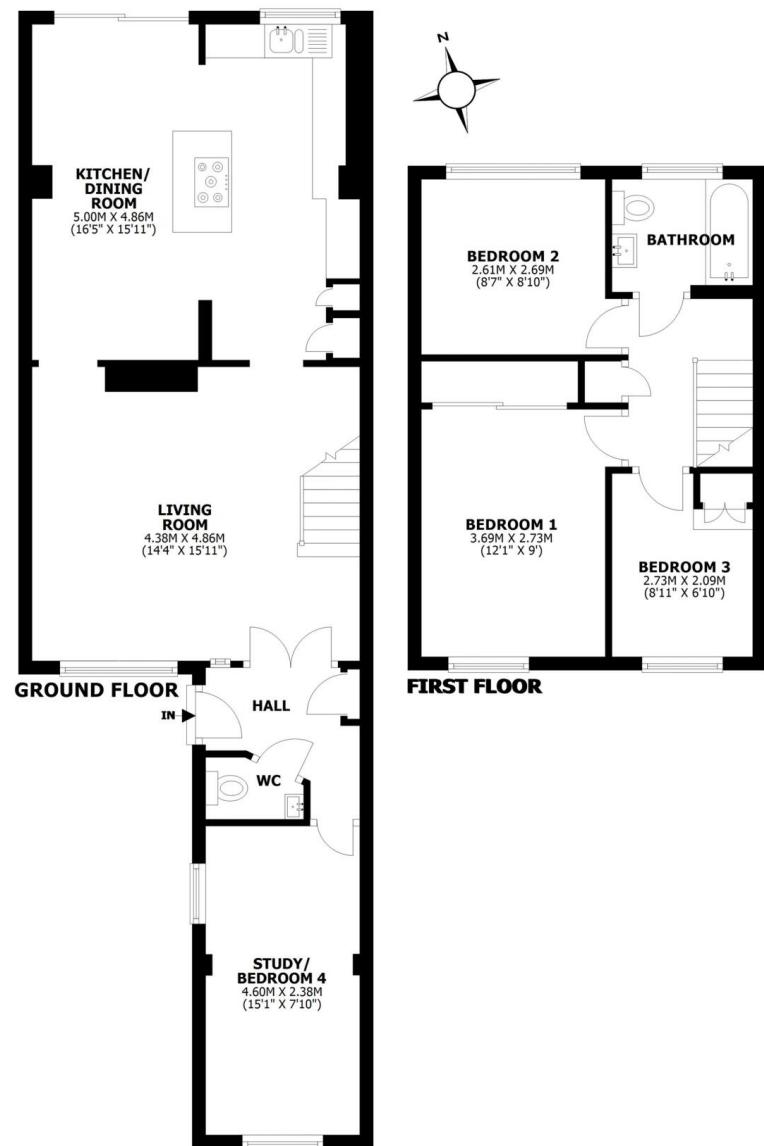


## ROAKES AVENUE, ADDLESTONE, KT15



### Roakes Avenue, Addlestone, KT15

Total area: approx. 97.7 sq. metres (1051.6 sq. feet)



This floorplan is for illustrative guidance only and is not to draw 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

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ADDLESTONE, KT15

Energy rating

C

Valid until 25.01.2036

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

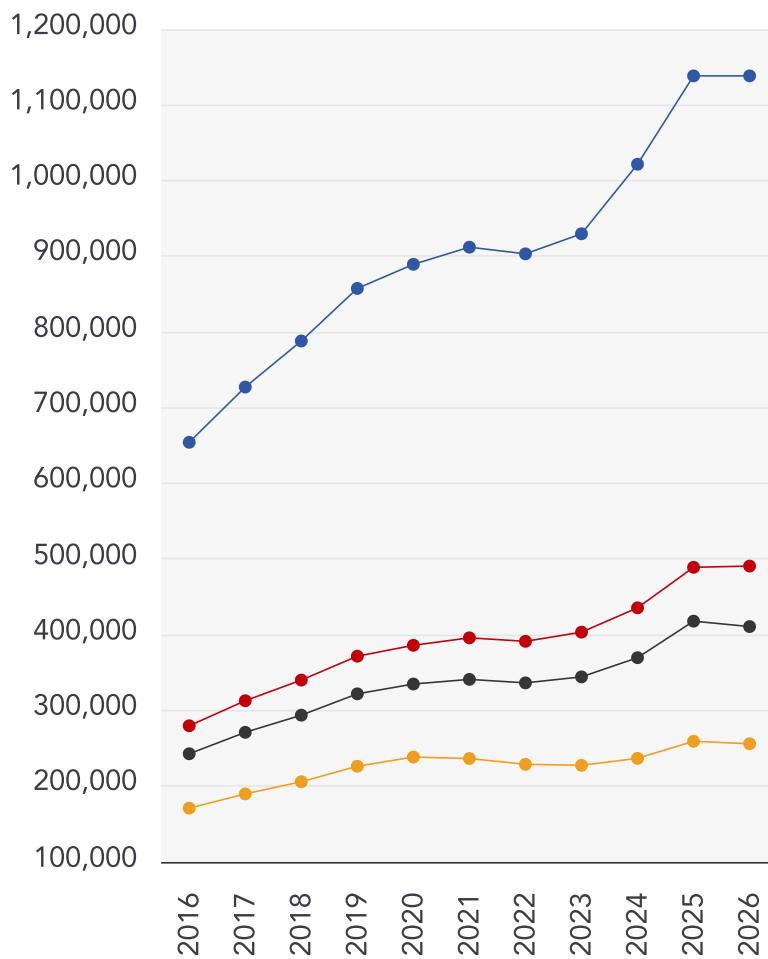
# Property EPC - Additional Data

## Additional EPC Data

<b>Property Type:</b>	Semi-detached house
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Excellent lighting efficiency
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, dual fuel (mineral and wood)
<b>Air Tightness:</b>	(not tested)
<b>Total Floor Area:</b>	98 m <sup>2</sup>

# Market House Price Statistics

10 Year History of Average House Prices by Property Type in KT15



Detached

**+73.97%**

Semi-Detached

**+75.35%**

Terraced

**+69.17%**

Flat

**+49.74%**



		Nursery	Primary	Secondary	College	Private
1	<b>Chertsey High School</b> Ofsted Rating: Good   Pupils: 876   Distance:0.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	<b>Philip Southcote School</b> Ofsted Rating: Good   Pupils: 238   Distance:0.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	<b>Stepgates Community School</b> Ofsted Rating: Good   Pupils: 283   Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	<b>St Anne's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 425   Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	<b>Sir William Perkins's School</b> Ofsted Rating: Not Rated   Pupils: 568   Distance:0.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	<b>St George's College Weybridge</b> Ofsted Rating: Not Rated   Pupils: 1043   Distance:0.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	<b>Meadowcroft Community Infant School</b> Ofsted Rating: Good   Pupils: 86   Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	<b>St Paul's CofE Primary School</b> Ofsted Rating: Good   Pupils: 415   Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	Jubilee High School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 672   Distance:0.91					
10	Darley Dene Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Not Rated   Pupils: 231   Distance:0.92					
11	Salesian School, Chertsey	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding   Pupils: 1849   Distance:0.97					
12	Chertsey Nursery School	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 86   Distance:0.97					
13	Sayes Court School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 244   Distance:1.06					
14	Pyrcroft Grange Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding   Pupils: 244   Distance:1.11					
15	Holy Family Catholic Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 219   Distance:1.2					
16	Ongar Place Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 210   Distance:1.23					

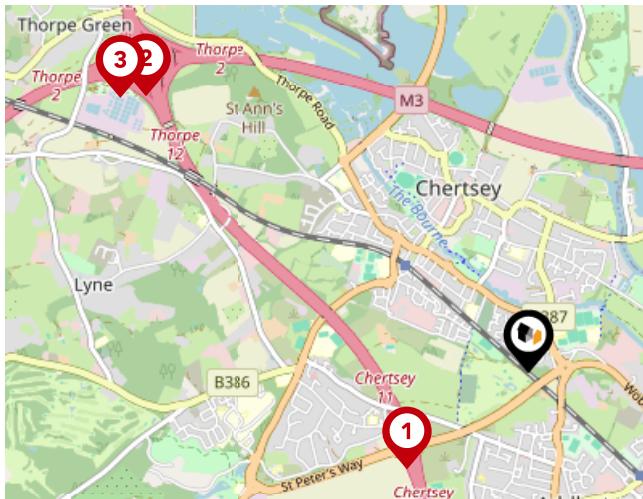
# Area Transport (National)

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## National Rail Stations

Pin	Name	Distance
1	Chertsey Rail Station	0.66 miles
2	Chertsey Rail Station	0.68 miles
3	Addlestone Rail Station	0.81 miles



## Trunk Roads/Motorways

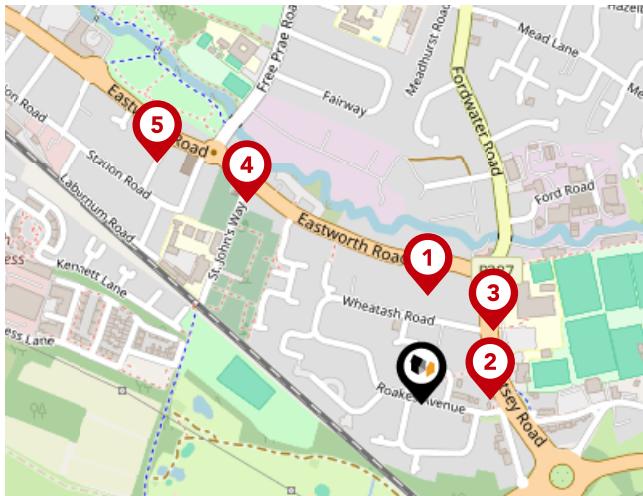
Pin	Name	Distance
1	M25 J11	0.72 miles
2	M25 J12	2.19 miles
3	M3 J2	2.28 miles
4	M25 J13	4.5 miles
5	M25 J10	4.61 miles



## Airports/Helipads

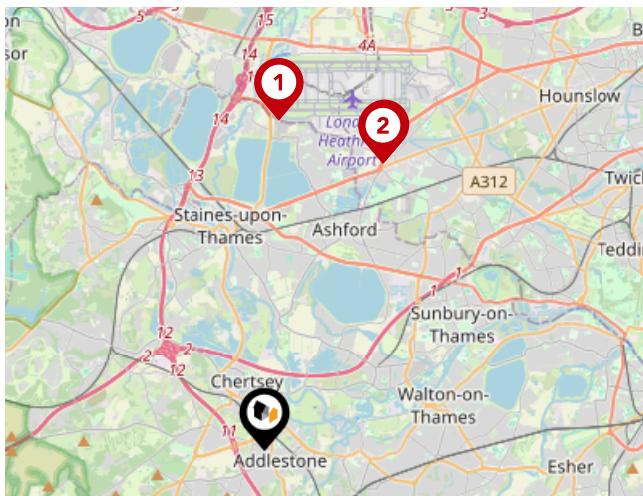
Pin	Name	Distance
1	Heathrow Airport Terminal 4	5.78 miles
2	Heathrow Airport	6.66 miles
3	Gatwick Airport	21.23 miles
4	Leaves Green	23.13 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Clay Corner	0.13 miles
2	Runnymede Centre	0.08 miles
3	Clay Corner	0.12 miles
4	Eastworth Road	0.31 miles
5	Eastworth Road	0.41 miles



## Local Connections

Pin	Name	Distance
1	Heathrow Terminal 5 Underground Station	6.1 miles
2	Heathrow Terminal 4 Underground Station	5.72 miles
3	Heathrow Terminal 4	5.79 miles



JAMES NEAVE  
THE ESTATE AGENTS

### 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

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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