

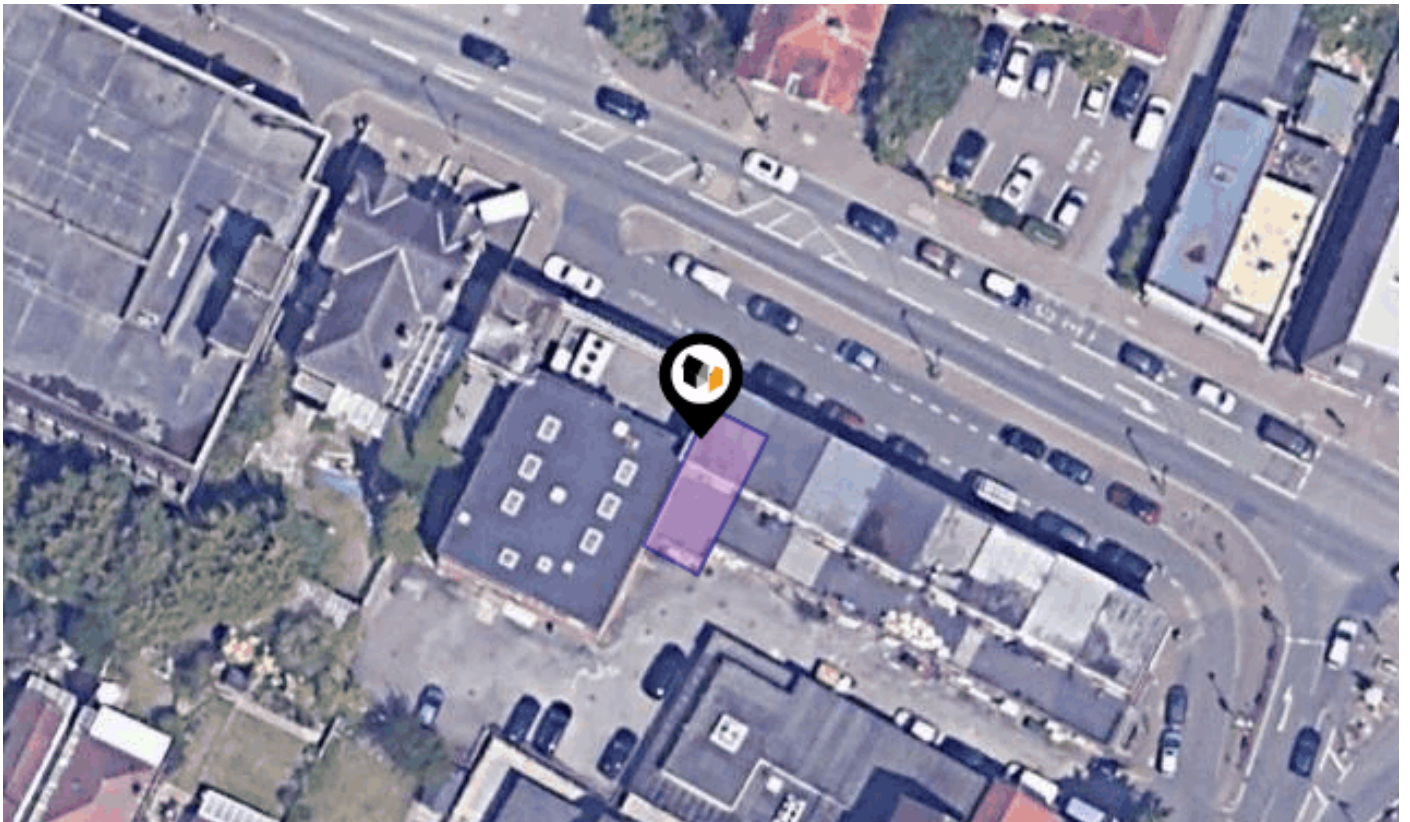


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 15th November 2023



CHURCH ROAD, ASHFORD, TW15

James Neave

38 High Street Walton on Thames Surrey KT12 1DE

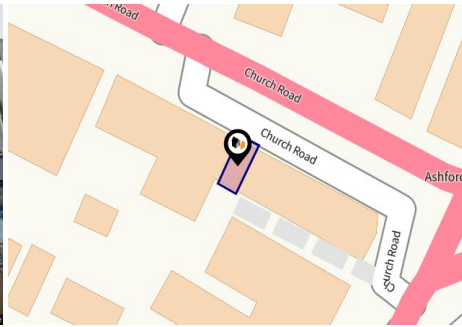
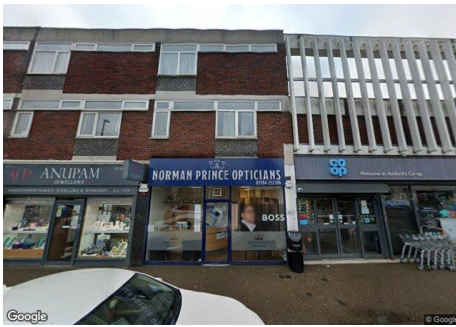
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Property Overview



Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	796 ft ² / 74 m ²
Plot Area:	0.02 acres
Year Built :	1967-1975
Council Tax :	Band C
Annual Estimate:	£1,895
Title Number:	SY643599
UPRN:	33006142

Last Sold £/ft ² :	£340
Tenure:	Freehold

Local Area

Local Authority:	Spelthorne
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very Low
• Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

8 mb/s 1000 mb/s



Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



CHURCH ROAD, ASHFORD, TW15

Energy rating

D

Valid until 05.11.2030

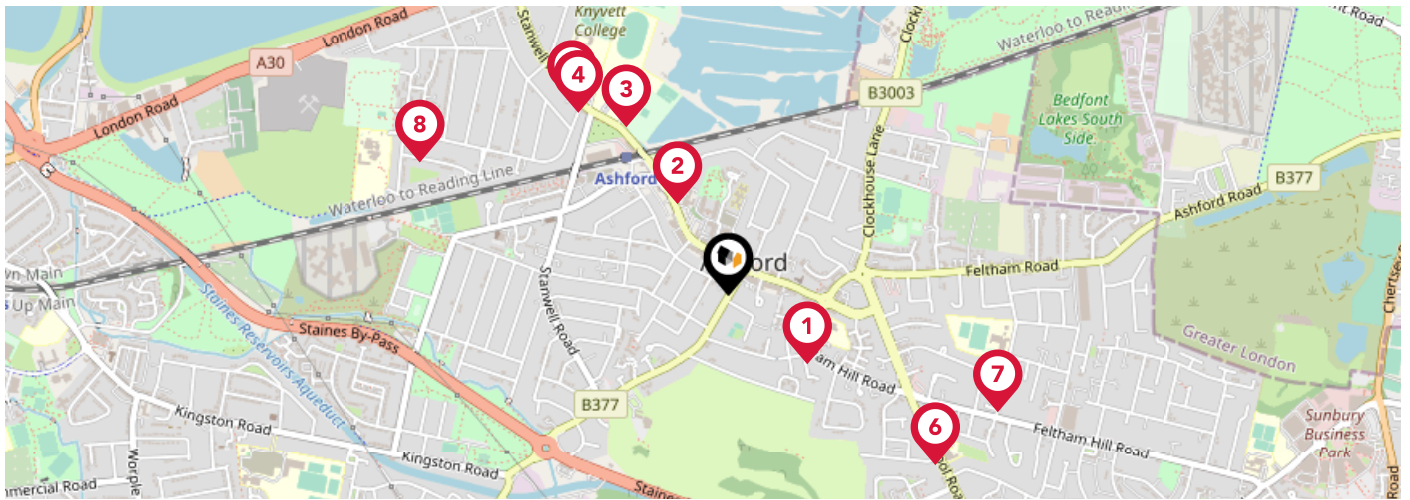
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

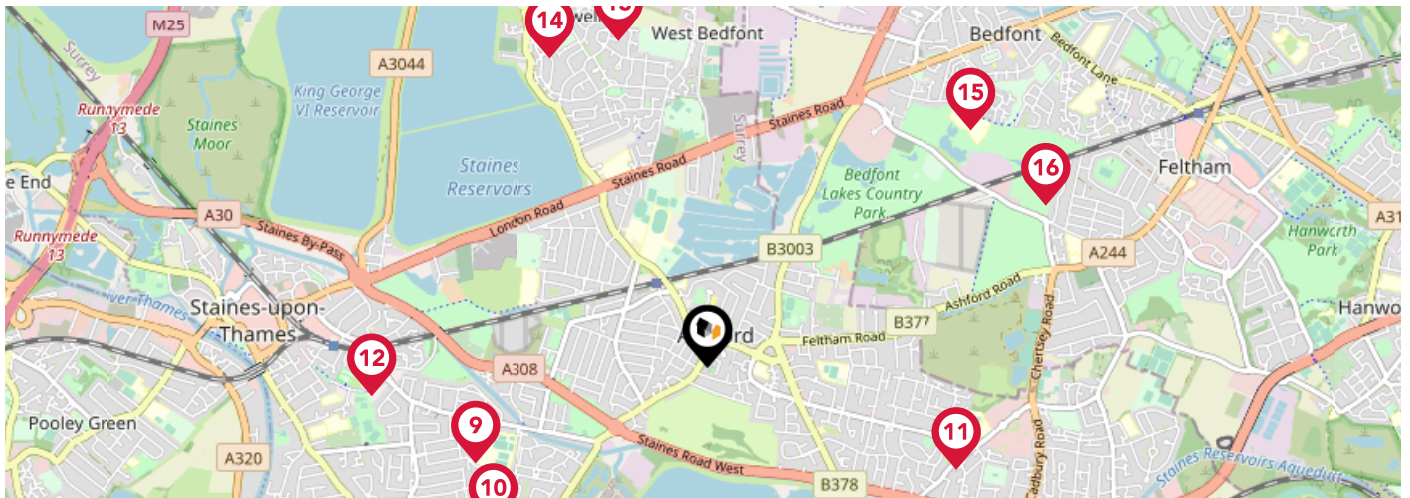
Additional EPC Data

Property Type:	Maisonette
Build Form:	End-Terrace
Transaction Type:	Non marketed sale
Energy Tariff:	Off-peak 7 hour
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	01
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Flat, limited insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	74 m ²



		Nursery	Primary	Secondary	College	Private
1	St Michael Catholic Primary School Ofsted Rating: Outstanding Pupils: 473 Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Clarendon Primary School Ofsted Rating: Good Pupils: 259 Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St James Senior Boys' School Ofsted Rating: Not Rated Pupils: 400 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Fordway Centre Ofsted Rating: Outstanding Pupils: 8 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Thomas Knyvett College Ofsted Rating: Good Pupils: 725 Distance:0.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Ashford CofE Primary School Ofsted Rating: Requires Improvement Pupils: 403 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The Echelford Primary School Ofsted Rating: Good Pupils: 602 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Ashford Park Primary School Ofsted Rating: Good Pupils: 561 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

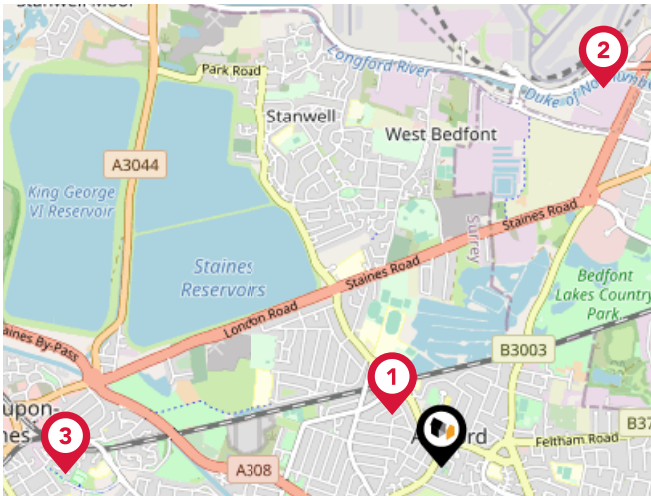
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 The Matthew Arnold School Ofsted Rating: Good Pupils: 696 Distance:1.16</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Buckland Primary School Ofsted Rating: Good Pupils: 402 Distance:1.23</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Meadhurst Primary School Ofsted Rating: Inadequate Pupils: 528 Distance:1.24</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Staines Preparatory School Ofsted Rating: Not Rated Pupils: 346 Distance:1.56</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Stanwell Fields CofE Primary School Ofsted Rating: Good Pupils: 403 Distance:1.56</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Town Farm Primary School & Nursery Ofsted Rating: Good Pupils: 505 Distance:1.6</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Fairholme Primary School Ofsted Rating: Good Pupils: 534 Distance:1.64</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Edward Pauling Primary School Ofsted Rating: Outstanding Pupils: 442 Distance:1.73</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

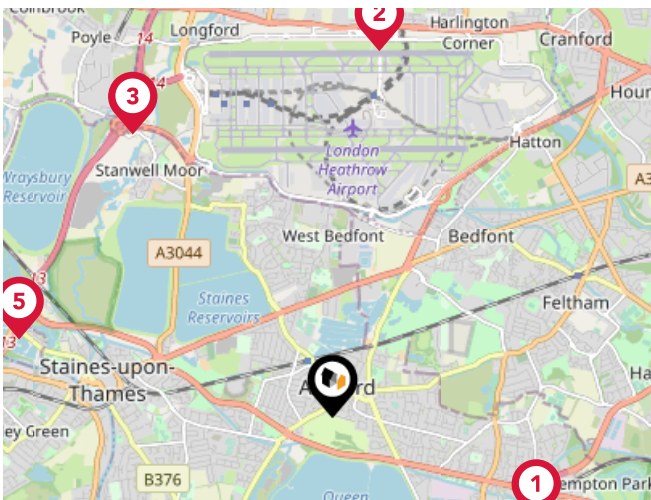
Area

Transport (National)



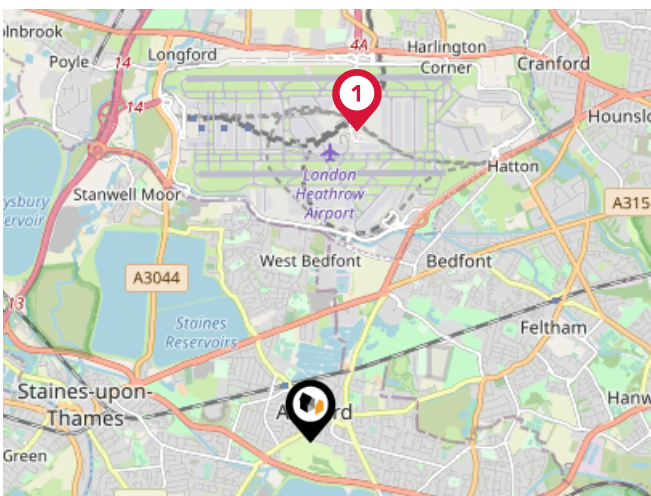
National Rail Stations

Pin	Name	Distance
1	Ashford (Surrey) Rail Station	0.33 miles
2	Heathrow Terminal 4 Rail Station	1.91 miles
3	Staines Rail Station	1.74 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J1	2.11 miles
2	M4 J4A	3.42 miles
3	M25 J14	3.22 miles
4	M4 J4	4.36 miles
5	M25 J13	2.99 miles

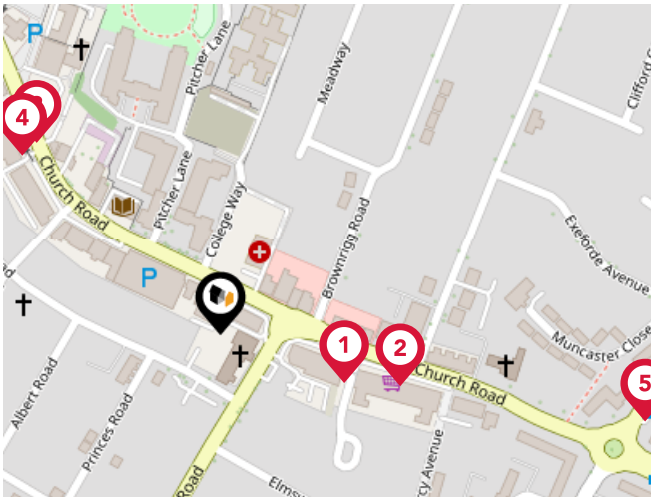


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	2.9 miles
2	London Gatwick Airport	23.1 miles
3	Biggin Hill Airport	22.51 miles
4	London City Airport	22.63 miles

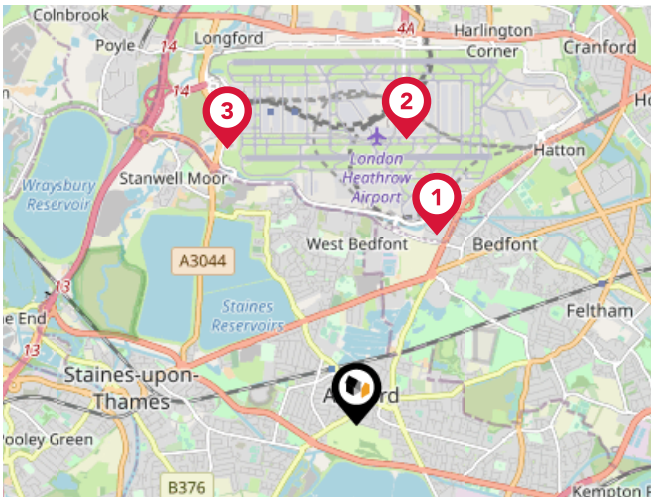
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	War Memorial	0.08 miles
2	War Memorial	0.11 miles
3	Dudley Road	0.15 miles
4	Dudley Road	0.15 miles
5	Church Road	0.25 miles



Local Connections

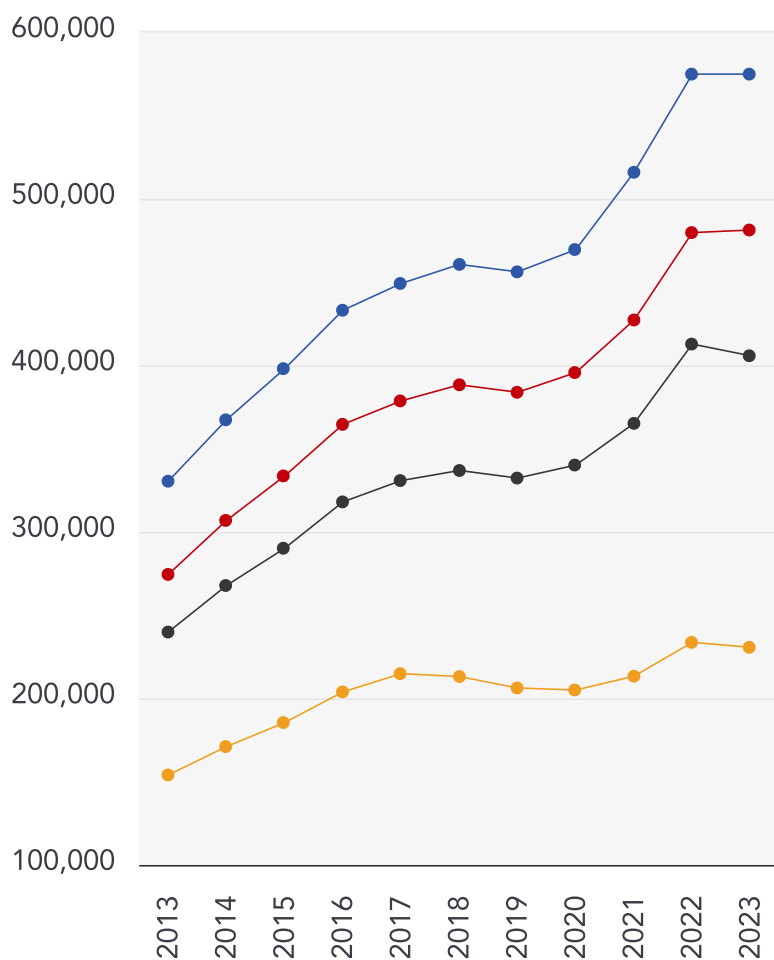
Pin	Name	Distance
1	Heathrow Terminal 4 Underground Station	1.92 miles
2	Heathrow Terminals 2 & 3 Underground Station	2.69 miles
3	Heathrow Terminal 5 Underground Station	2.83 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in TW15



Detached

+73.97%

Semi-Detached

+75.35%

Terraced

+69.17%

Flat

+49.74%



James Neave

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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

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