

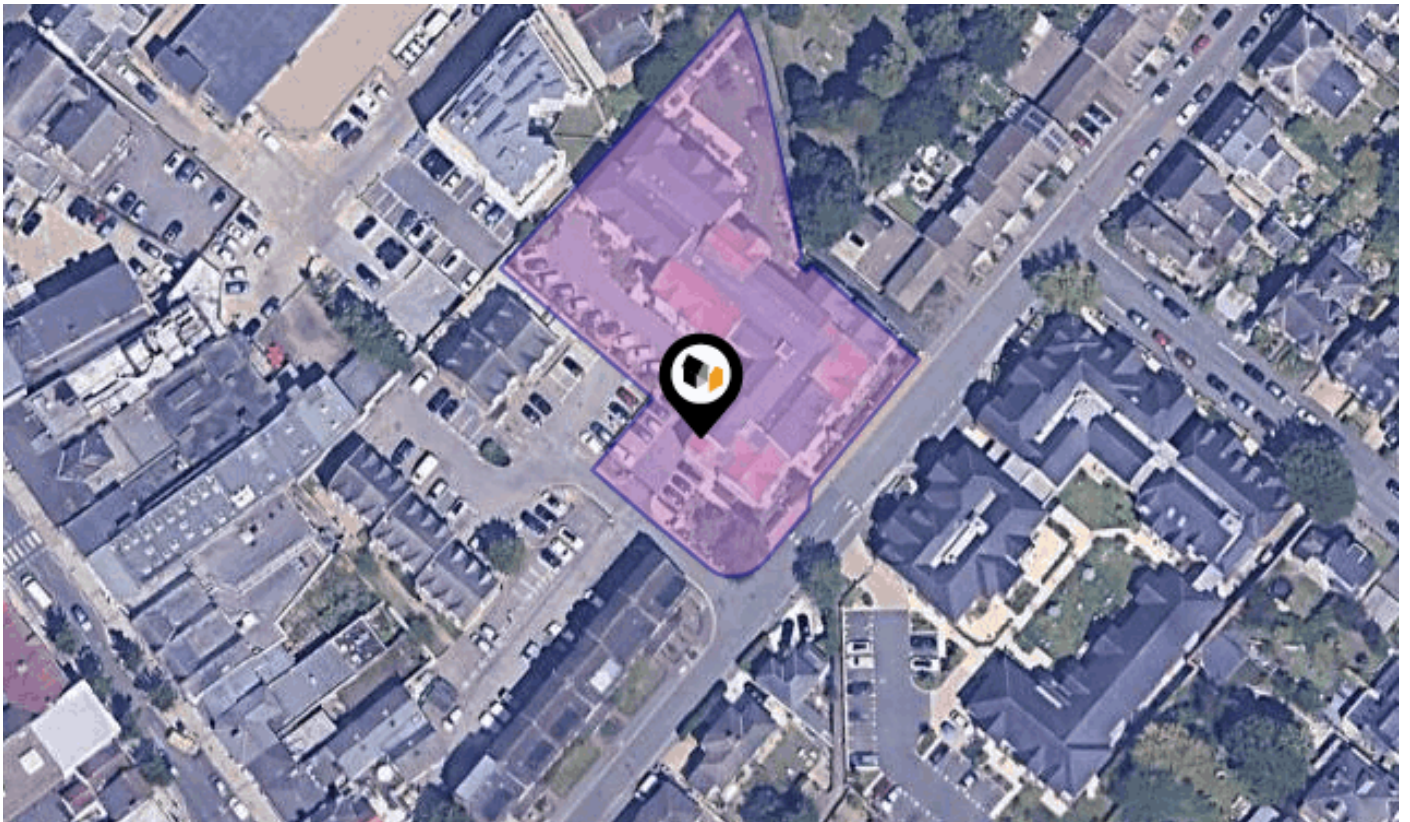


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 26th October 2023



ASH LODGE, 15, CHURCHFIELD ROAD, WALTON-ON-THAMES, KT12

James Neave

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Property Overview



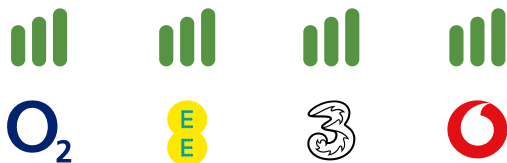
Property

Type:	Flat / Maisonette	Tenure:	Freehold
Bedrooms:	1		
Floor Area:	538 ft ² / 50 m ²		
Plot Area:	0.8 acres		
Council Tax :	Band C		
Annual Estimate:	£1,919		
Title Number:	SY718361		
UPRN:	10033326842		

Local Area

Local Authority:	Surrey	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)	
Conservation Area:	No	20 mb/s	- mb/s
Flood Risk:			
• Rivers & Seas	Very Low		
• Surface Water	Very Low		

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



15, Churchfield Road, KT12

Energy rating

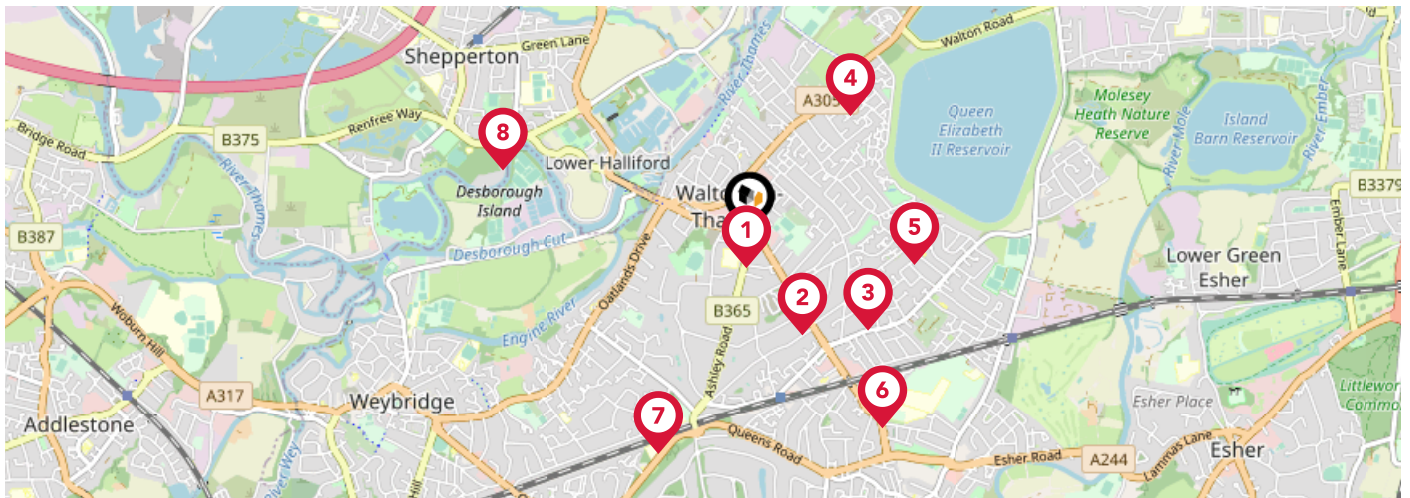
C

Valid until 27.01.2026

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

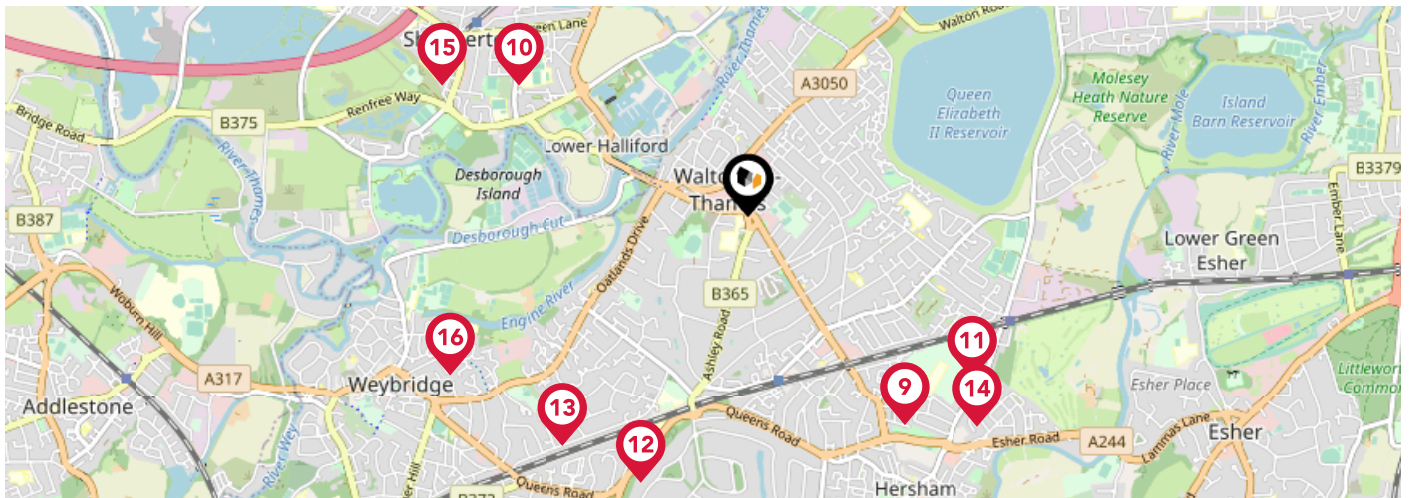
Additional EPC Data

Property Type:	Flat
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Off-peak 10 hour
Floor Level:	Top floor
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.23 W/m ² ·K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.16 W/m ² ·K
Roof Energy:	Good
Main Heating:	Community scheme
Main Heating Controls:	Charging system linked to use of community heating, programmer and TRVs
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	(other premises below)
Total Floor Area:	50 m ²



		Nursery	Primary	Secondary	College	Private
1	Ashley Church of England Primary School Ofsted Rating: Requires Improvement Pupils: 567 Distance:0.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Westward School Ofsted Rating: Not Rated Pupils: 125 Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Danesfield Manor School Ofsted Rating: Not Rated Pupils: 129 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Grovelands Primary School Ofsted Rating: Good Pupils: 513 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Walton Oak Primary School Ofsted Rating: Good Pupils: 473 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Three Rivers Academy Ofsted Rating: Good Pupils: 1039 Distance:1.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Cleves School Ofsted Rating: Outstanding Pupils: 720 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Halliford School Ofsted Rating: Not Rated Pupils: 419 Distance:1.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

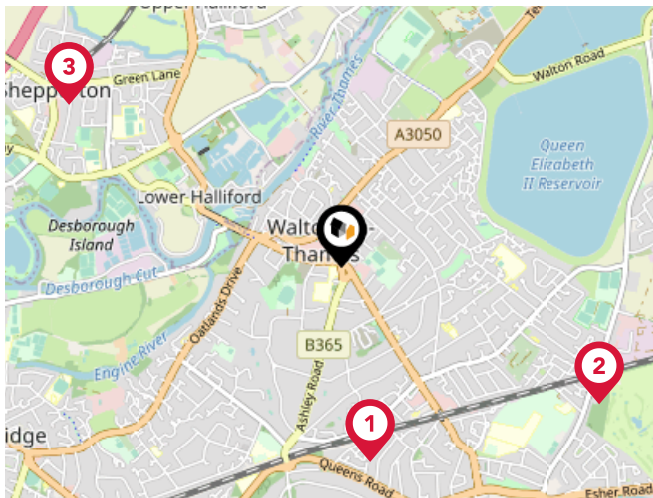
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 Bell Farm Primary School Ofsted Rating: Good Pupils: 660 Distance:1.21</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Thamesmead School Ofsted Rating: Good Pupils: 1013 Distance:1.23</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Cardinal Newman Catholic Primary School Ofsted Rating: Good Pupils: 405 Distance:1.27</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Walton Leigh School Ofsted Rating: Outstanding Pupils: 79 Distance:1.33</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Oatlands School Ofsted Rating: Outstanding Pupils: 268 Distance:1.37</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 North East Surrey Secondary Short Stay School Ofsted Rating: Good Pupils: 31 Distance:1.43</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 St Nicholas CofE Primary School Ofsted Rating: Good Pupils: 557 Distance:1.54</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 St James CofE Primary School Ofsted Rating: Good Pupils: 447 Distance:1.57</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

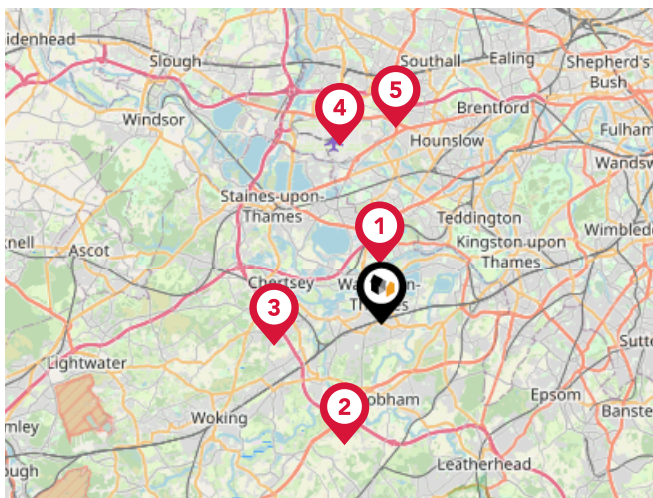
Area

Transport (National)



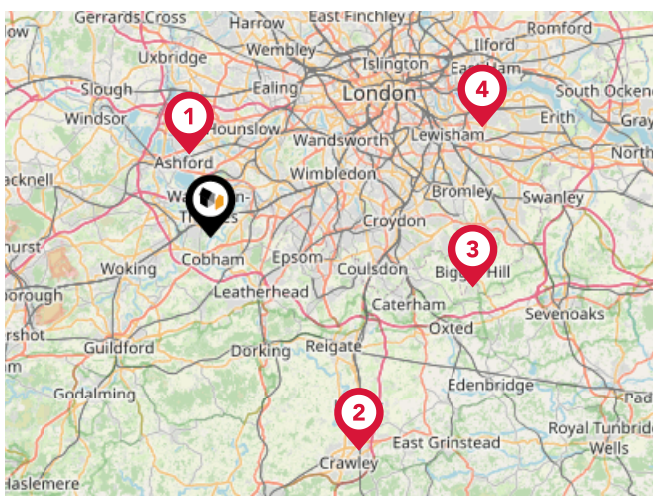
National Rail Stations

Pin	Name	Distance
1	Walton-on-Thames Rail Station	0.91 miles
2	Hersham Rail Station	1.35 miles
3	Shepperton Rail Station	1.47 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J1	2.3 miles
2	M25 J10	4.64 miles
3	M25 J11	4.03 miles
4	M4 J4A	6.81 miles
5	M4 J3	7.31 miles

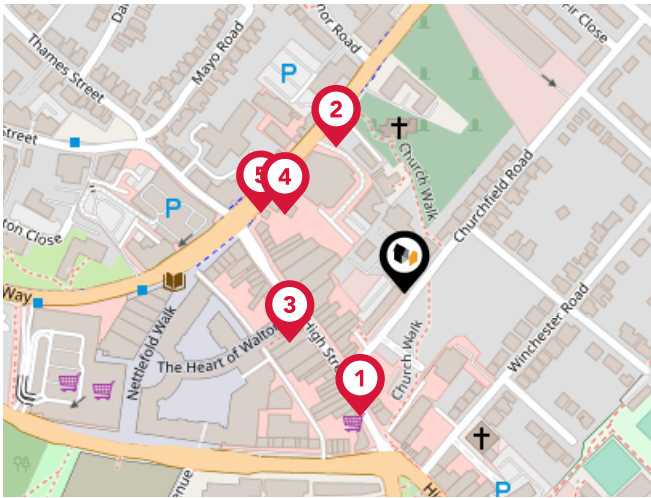


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	6.31 miles
2	London Gatwick Airport	19.31 miles
3	Biggin Hill Airport	19.82 miles
4	London City Airport	21.73 miles

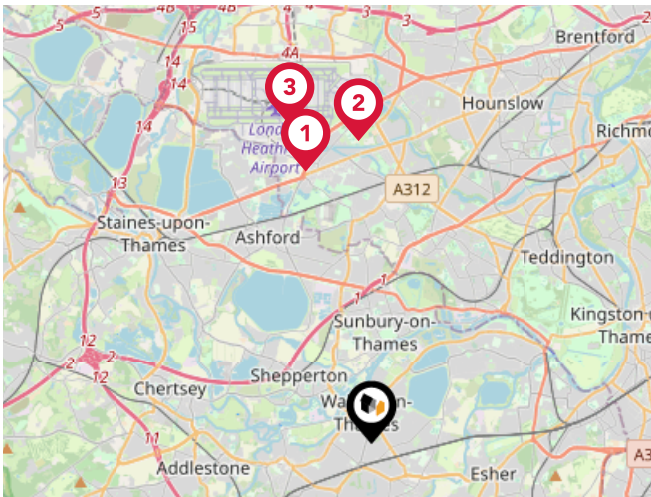
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	High Street	0.08 miles
2	Church Street	0.09 miles
3	High Street	0.07 miles
4	Church Street	0.08 miles
5	Church Street	0.1 miles



Local Connections

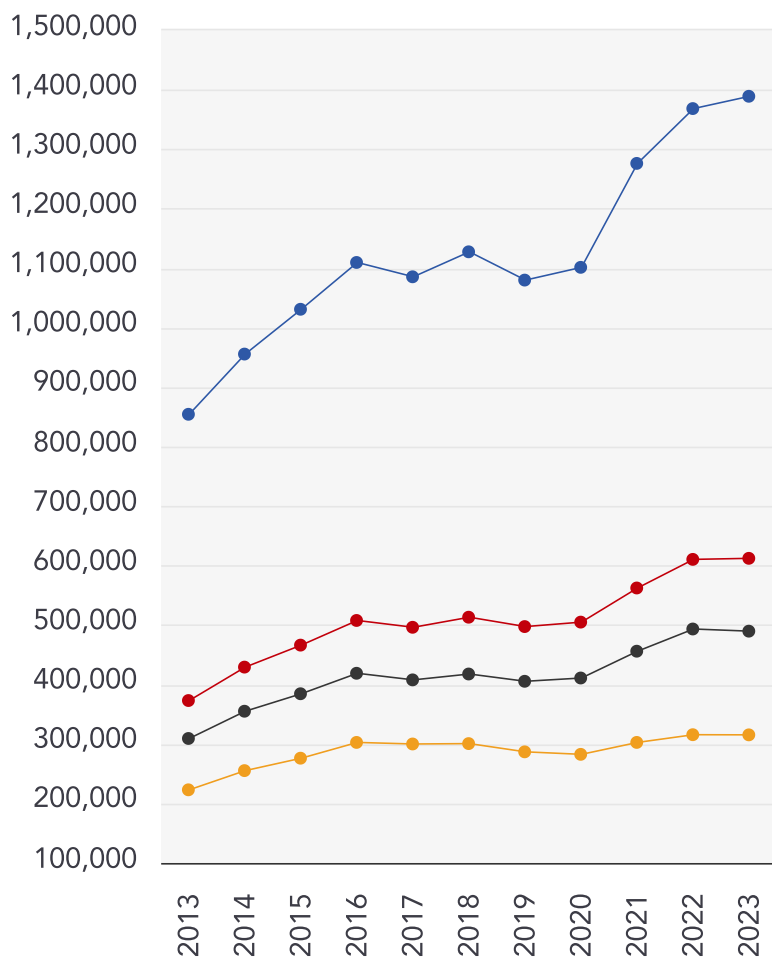
Pin	Name	Distance
1	Heathrow Terminal 4 Underground Station	5.16 miles
2	Hatton Cross Underground Station	5.59 miles
3	Heathrow Terminals 2 & 3 Underground Station	6.09 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in KT12



Detached

+62.58%

Semi-Detached

+64.08%

Terraced

+58.33%

Flat

+41.43%



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"



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James Neave

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