

KEY FACTS FOR BUYERS

4 Sassoons Cottages, Cottimore Crescent, Walton-on-thames, KT12 2D

September 2022



A guide to this property and the local area

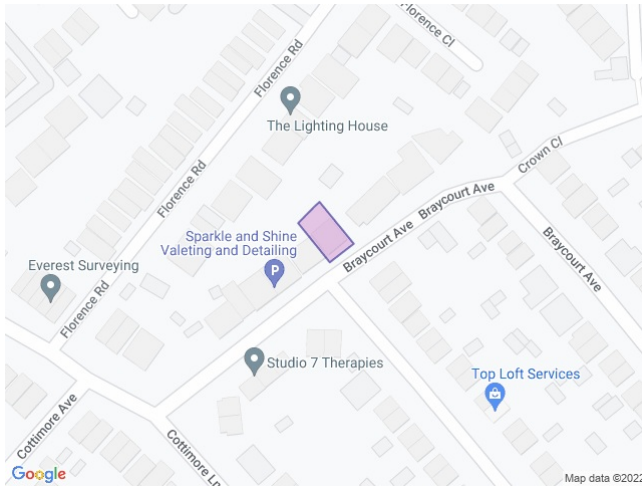
James Neave

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PROPERTY OVERVIEW

4 SASSOONS COTTAGES, COTTIMORE CRESCENT, WALTON-ON-THAMES, KT12 2DA










 Boundary (Land Registry Title Plan)

PROPERTY KEY FACTS

Semi-Detached	
Floor Area:	1,399.31 ft ² 130.00 m ²
Plot Size:	0.05 acres
Council Tax Band:	E
Annual Cost:	£2,638.81
Land Registry Title Number:	SY130232
Tenure:	Freehold
Last Sold On:	16 April 2014
Last Sold Price:	£535,000

AREA KEY FACTS

Local Authority:	ELMBRIDGE
Flood Risk:	Medium
Conservation Area:	No
Predicted Broadband Speeds	
Basic:	14 Mbps
Superfast:	80 Mbps
Ultrafast:	1000 Mbps
Mobile Coverage (based on voice calls made indoors)	
EE:	
Three:	
O2:	
Vodafone:	
Satellite / Fibre TV Availability	
BT:	
Sky:	
Virgin:	

PLANNING HISTORY

REFERENCE - 2012/4383
Final Decision - 12/11/2012
Two Storey Side/Rear Extension Following Demolition Of Existing Two Storey Side And Single Storey Rear Extensions
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PROPERTY OVERVIEW

EPC

4 Sassoons Cottages, Cottimore Crescent, KT12 2DA

Energy rating
C

Valid until 01.10.2023

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	79 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

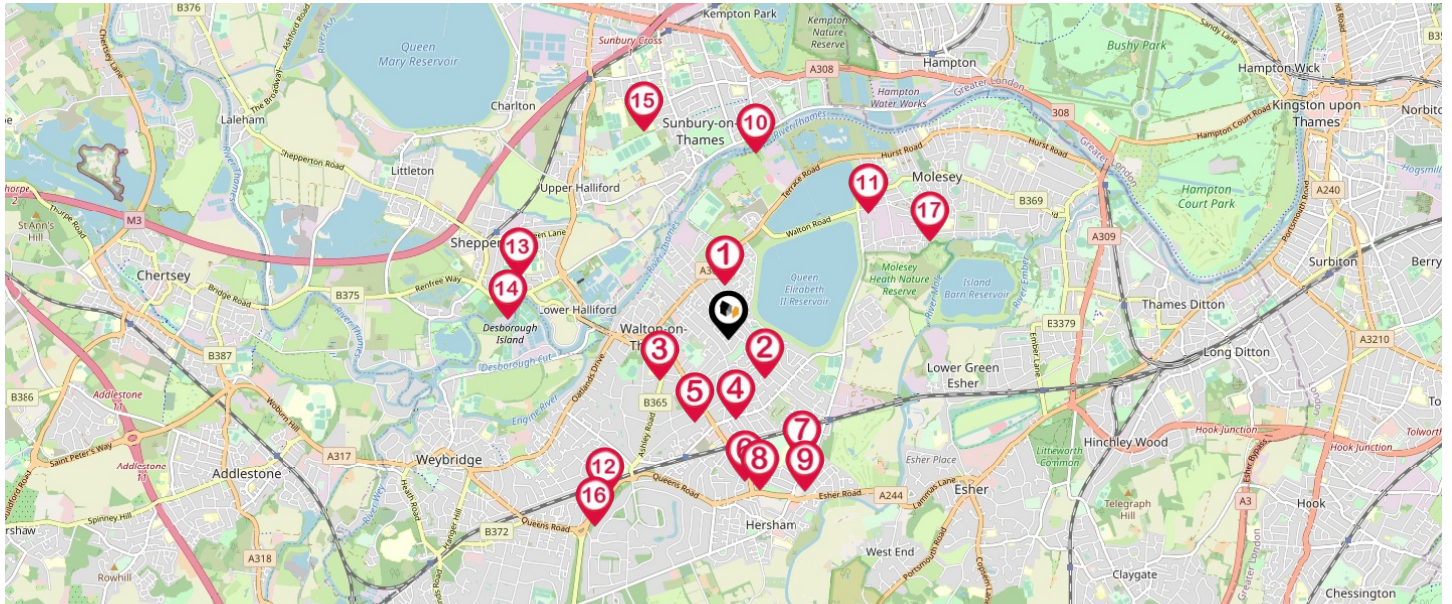
Additional EPC Data

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LOCAL AREA

NEARBY SCHOOLS & RATINGS



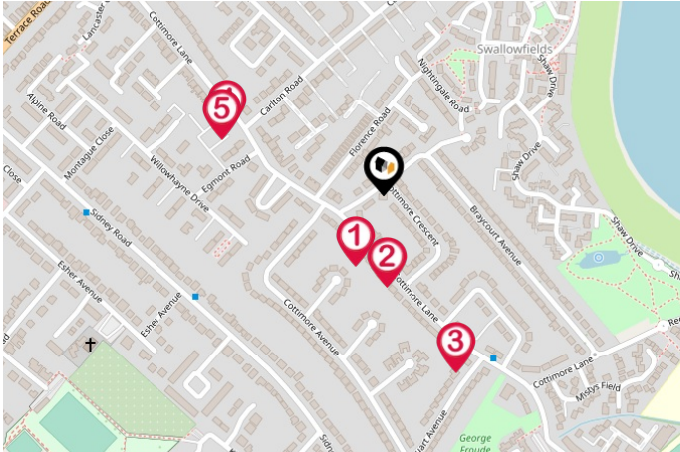
Pin	School Details	Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	Grovelands Primary School	Good	513	0.41 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Walton Oak Primary School	-	473	0.42 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Ashley Church of England Primary School	-	567	0.55 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	The Danesfield Manor School	-	129	0.59 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5	Westward School	-	125	0.64 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6	Three Rivers Academy	Good	1039	1.05 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7	Cardinal Newman Catholic Primary School	Good	405	1.06 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Bell Farm Primary School	Good	660	1.13 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	North East Surrey Secondary Short Stay School	Good	31	1.26 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Beauclerc Infant and Nursery School	Good	152	1.41 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	The Beech House School	Good	5	1.42 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12	Cleves School	-	720	1.45 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Thamesmead School	Good	1013	1.59 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Halliford School	-	419	1.6 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
15	Hawkedale Primary School	Good	179	1.66 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Walton Leigh School	Outstanding	79	1.67 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17	Chandlers Field Primary School	Good	379	1.69 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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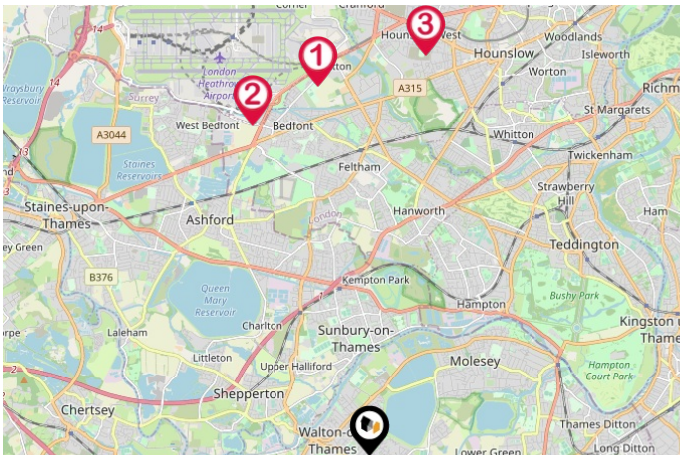
LOCAL AREA

NEAREST TRANSPORT LINKS



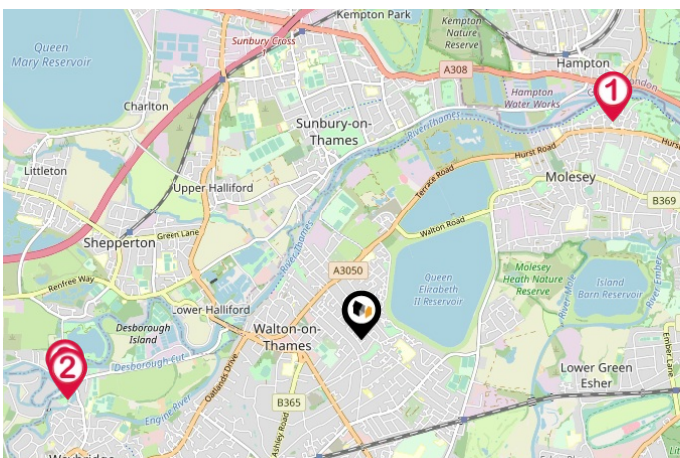
BUS STOPS/STATIONS

- 1 - Cottimore Crescent | 0.07 miles
- 2 - Cottimore Crescent | 0.08 miles
- 3 - Stuart Avenue | 0.18 miles
- 4 - Carlton Road | 0.15 miles
- 5 - Carlton Road | 0.15 miles



LOCAL CONNECTIONS

- 1 - Hatton Cross Underground Station | 5.49 miles
- 2 - Heathrow Terminal 4 Underground Station | 5.16 miles
- 3 - Hounslow West Underground Station | 5.98 miles



FERRY TERMINALS

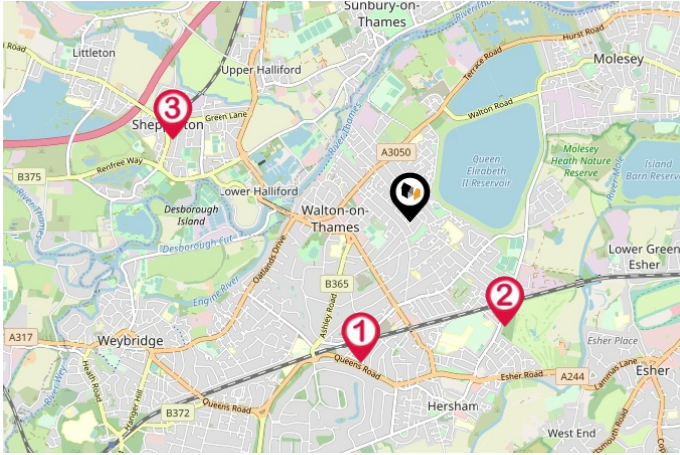
- 1 - Moulsey - Hurst Park Ferry Landing | 2.5 miles
- 2 - Weybridge Ferry Landing | 2.18 miles
- 3 - Shepperton Ferry Landing | 2.19 miles

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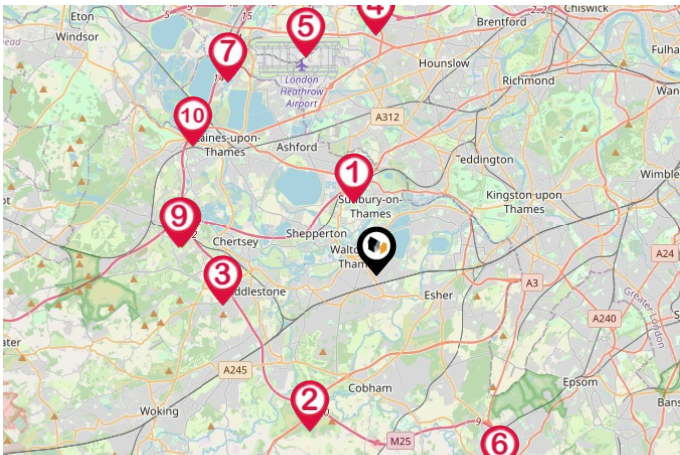
LOCAL AREA

NEAREST TRANSPORT LINKS



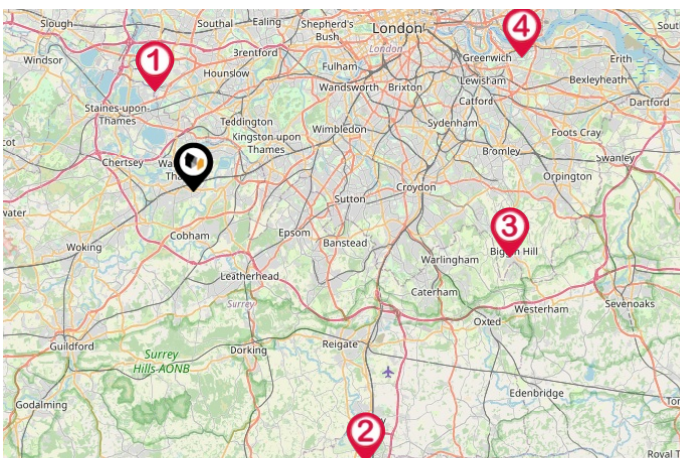
NATIONAL RAIL STATIONS

- 1 - Walton-on-Thames Rail Station | 1.09 miles
- 2 - Hersham Rail Station | 1.07 miles
- 3 - Shepperton Rail Station | 1.82 miles



TRUNK ROADS/MOTORWAYS

- 1 - M3 J1 | 2.22 miles
- 2 - M25 J10 | 4.92 miles
- 3 - M25 J11 | 4.5 miles
- 4 - M4 J3 | 7.15 miles
- 5 - M4 J4A | 6.8 miles
- 6 - M25 J9 | 6.98 miles
- 7 - M25 J14 | 7.15 miles
- 8 - M25 J12 | 5.69 miles
- 9 - M3 J2 | 5.8 miles
- 10 - M25 J13 | 6.55 miles



AIRPORTS/HELIPADS

- 1 - London Heathrow Airport | 6.3 miles
- 2 - London Gatwick Airport | 19.17 miles
- 3 - Biggin Hill Airport | 19.4 miles
- 4 - London City Airport | 21.26 miles

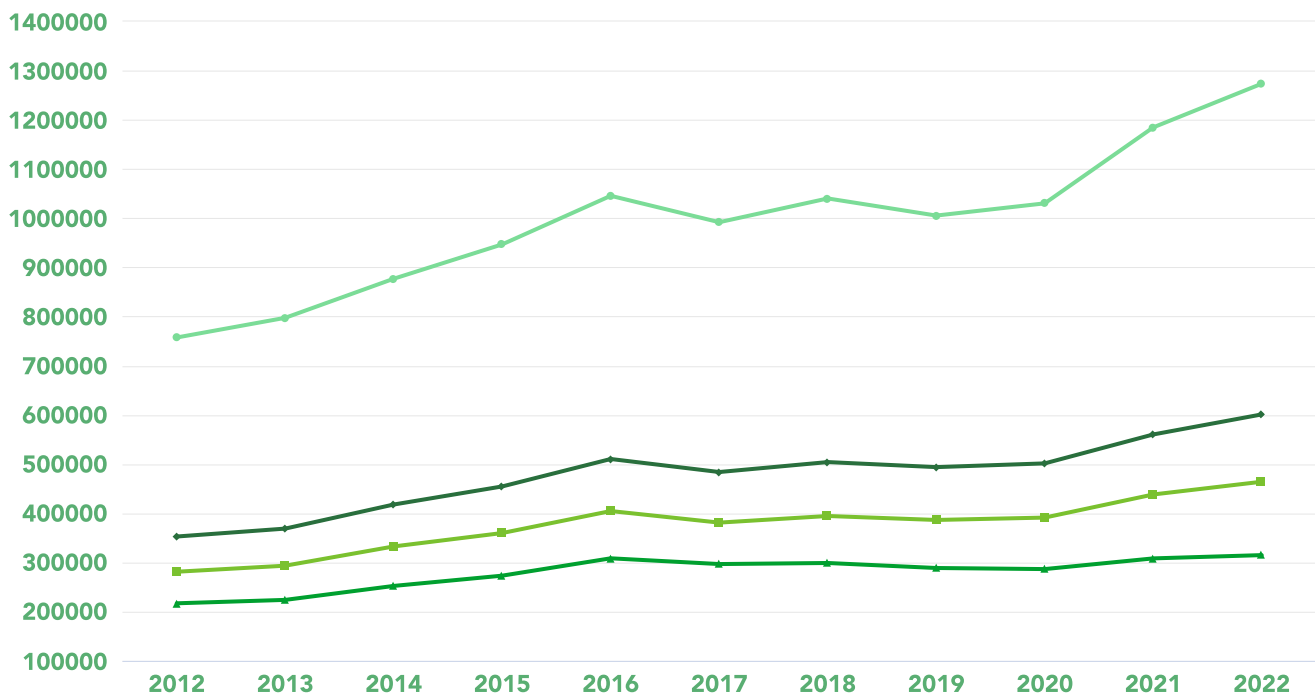
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LOCAL MARKET

HOUSE PRICE STATISTICS FOR KT12

10 YEAR HISTORY OF AVERAGE PRICES BY PROPERTY TYPE



FLAT
+ 45.13%



TERRACED
+ 65.06%



SEMI-DETACHED
+ 70.35%



DETACHED
+ 68.12%

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JAMES NEAVE

About Us

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.

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TESTIMONIALS

WHAT OUR CLIENTS THINK

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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DATA QUALITY

James Neave is committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. Which is why they have partnered with Sprift, the UK's leading supplier of property specific data.

Data Partners:



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