

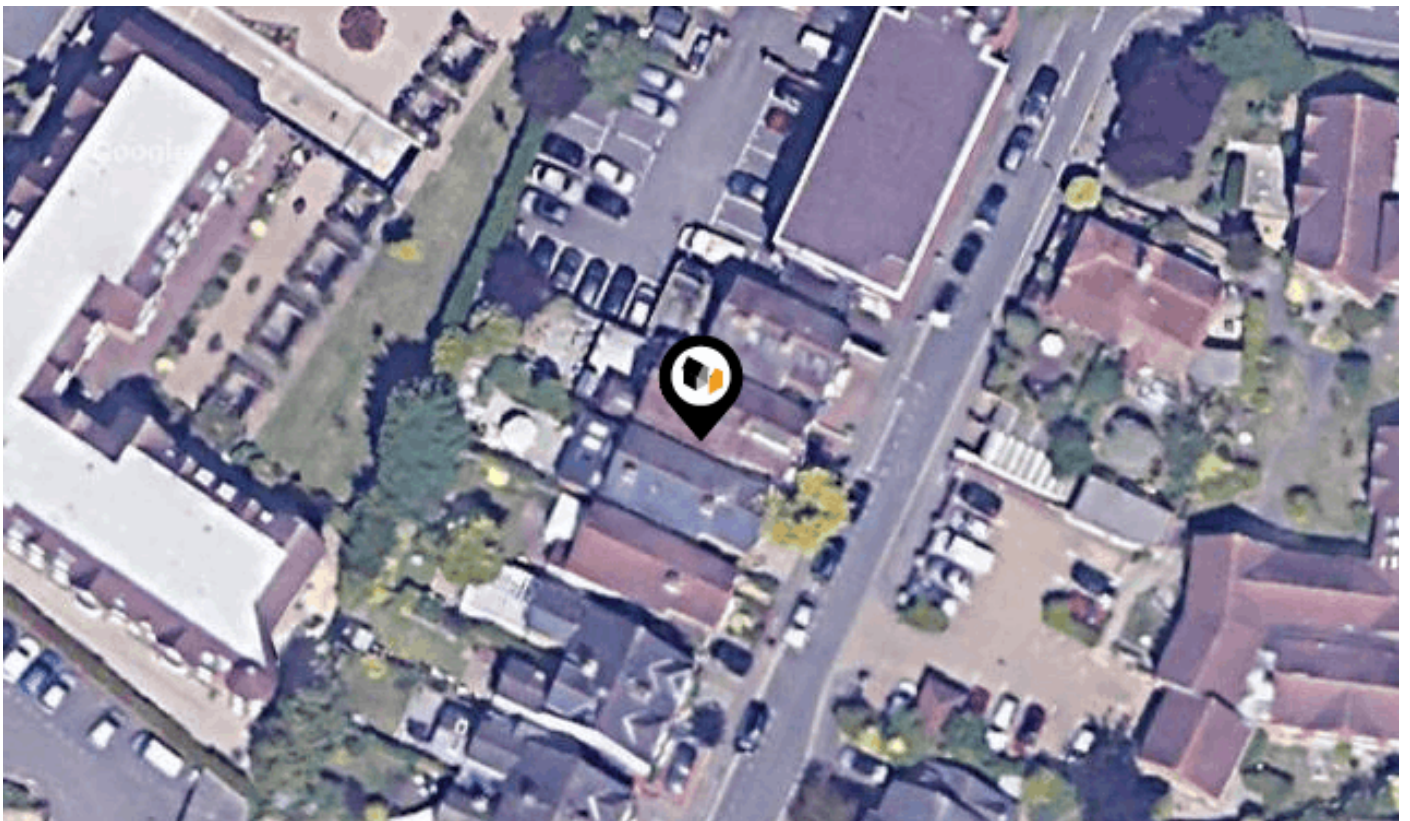


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 26th February 2024



4, SPRINGFIELD MEADOWS, WEYBRIDGE, KT13

James Neave

38 High Street Walton on Thames Surrey KT12 1DE

01932 221 331

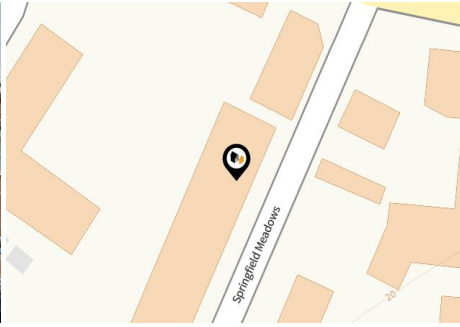
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Property Overview

JAMES NEAVE
THE ESTATE AGENTS



Property

Type:	Flat / Maisonette
Bedrooms:	1
Floor Area:	301 ft ² / 28 m ²
Year Built :	1900-1929
Council Tax :	Band B
Annual Estimate:	£1,679
UPRN:	100062125592

Last Sold £/ft²: £381

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

17 mb/s	80 mb/s	1000 mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

4 SPRINGFIELD MEADOWS, WEYBRIDGE, KT13

Energy rating

E

Valid until 15.05.2031

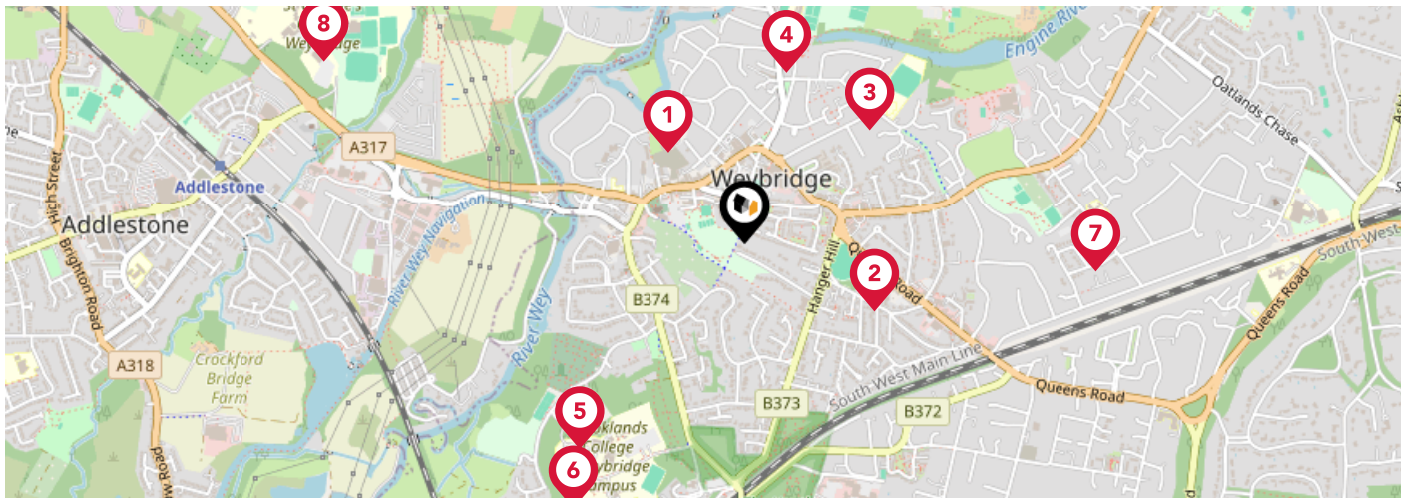
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	47 E	
21-38	F		
1-20	G		

Property

EPC - Additional Data

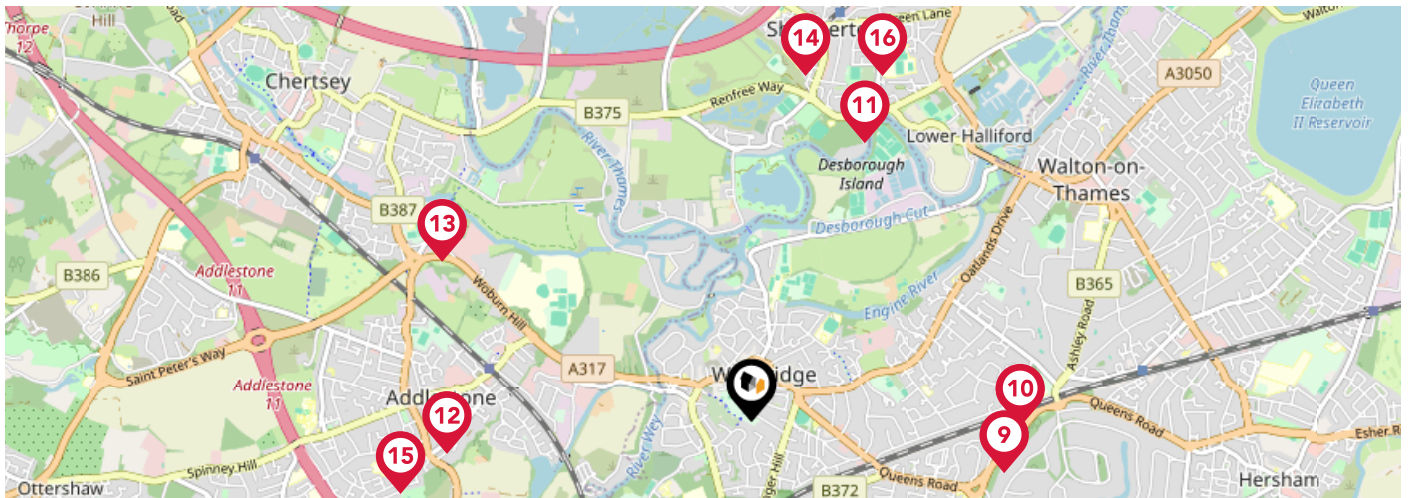
Additional EPC Data

Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Rental
Energy Tariff:	Unknown
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	01
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	(another dwelling above)
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	28 m ²



		Nursery	Primary	Secondary	College	Private
1	St Charles Borromeo Catholic Primary School, Weybridge Ofsted Rating: Outstanding Pupils: 250 Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Manby Lodge Infant School Ofsted Rating: Good Pupils: 263 Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St James CofE Primary School Ofsted Rating: Good Pupils: 447 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St George's Junior School Weybridge Ofsted Rating: Not Rated Pupils: 602 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Heathside School Ofsted Rating: Good Pupils: 1257 Distance:0.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Brooklands College Ofsted Rating: Good Pupils:0 Distance:0.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Oatlands School Ofsted Rating: Outstanding Pupils: 268 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St George's College Weybridge Ofsted Rating: Not Rated Pupils: 966 Distance:1.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

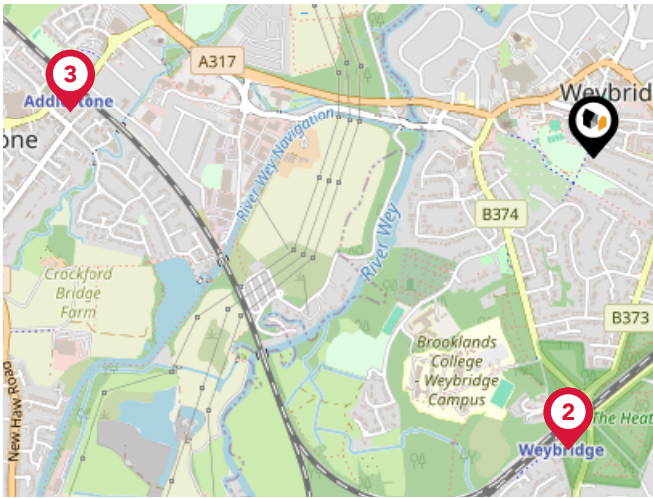
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 Walton Leigh School Ofsted Rating: Outstanding Pupils: 79 Distance: 1.2</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Cleves School Ofsted Rating: Outstanding Pupils: 720 Distance: 1.25</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Halliford School Ofsted Rating: Not Rated Pupils: 419 Distance: 1.4</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Darley Dene Primary School Ofsted Rating: Inadequate Pupils: 0 Distance: 1.41</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Philip Southcote School Ofsted Rating: Good Pupils: 151 Distance: 1.61</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 St Nicholas CofE Primary School Ofsted Rating: Good Pupils: 557 Distance: 1.62</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Sayes Court School Ofsted Rating: Good Pupils: 242 Distance: 1.65</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Thamesmead School Ofsted Rating: Good Pupils: 1013 Distance: 1.72</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

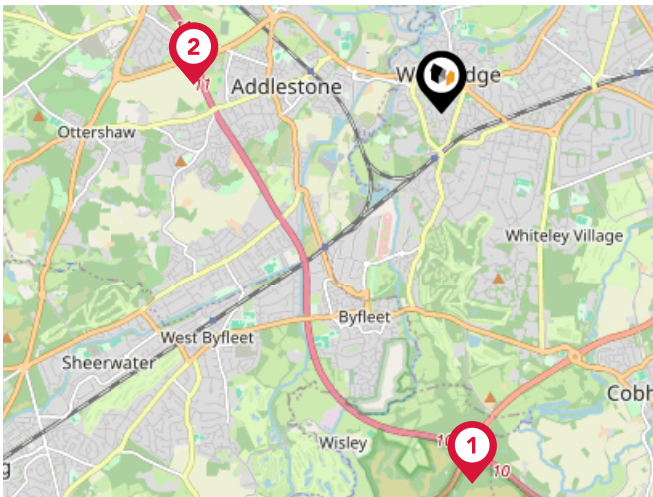
Area

Transport (National)



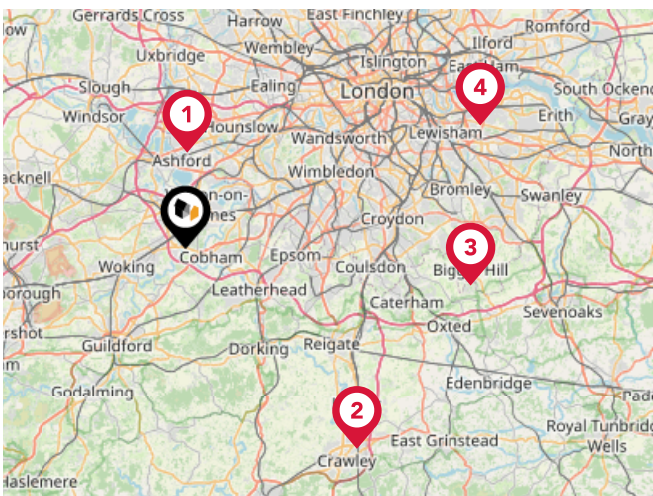
National Rail Stations

Pin	Name	Distance
1	Weybridge Rail Station	0.68 miles
2	Weybridge Rail Station	0.68 miles
3	Addlestone Rail Station	1.22 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M25 J10	3.44 miles
2	M25 J11	2.31 miles
3	M3 J1	3.66 miles
4	M25 J12	4.03 miles
5	M3 J2	4.13 miles

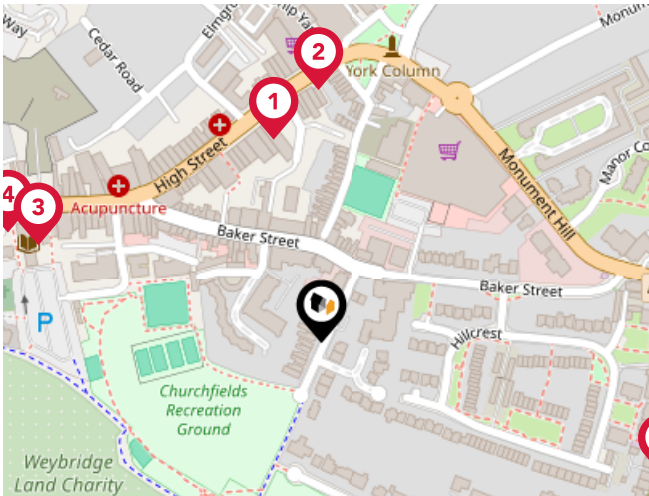


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	7.12 miles
2	London Gatwick Airport	19.55 miles
3	Biggin Hill Airport	21.32 miles
4	London City Airport	23.66 miles

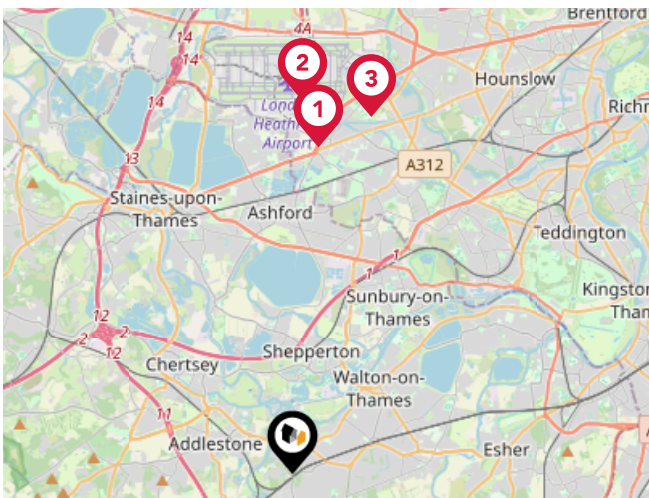
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	The Ship Hotel	0.12 miles
2	The Ship Hotel	0.15 miles
3	Library	0.17 miles
4	Library	0.19 miles
5	Prince's Road	0.21 miles



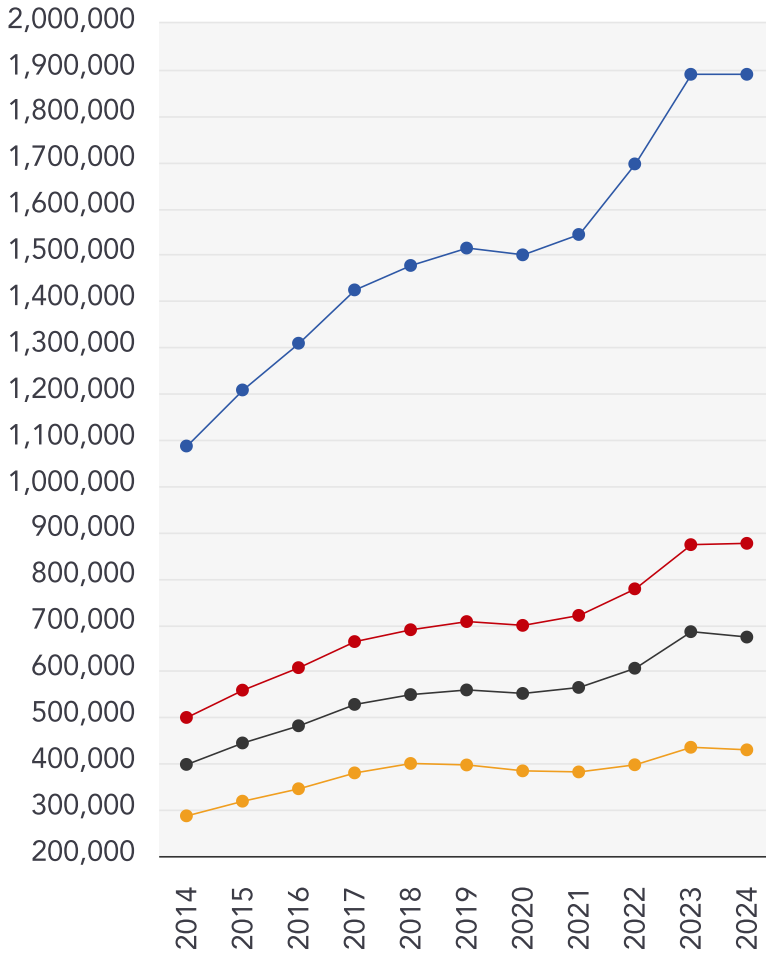
Local Connections

Pin	Name	Distance
1	Heathrow Terminal 4 Underground Station	6.04 miles
2	Heathrow Terminals 2 & 3 Underground Station	6.9 miles
3	Hatton Cross Underground Station	6.74 miles

Market House Price Statistics



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



Detached

+73.97%

Semi-Detached

+75.35%

Terraced

+69.17%

Flat

+49.74%



James Neave

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.

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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