

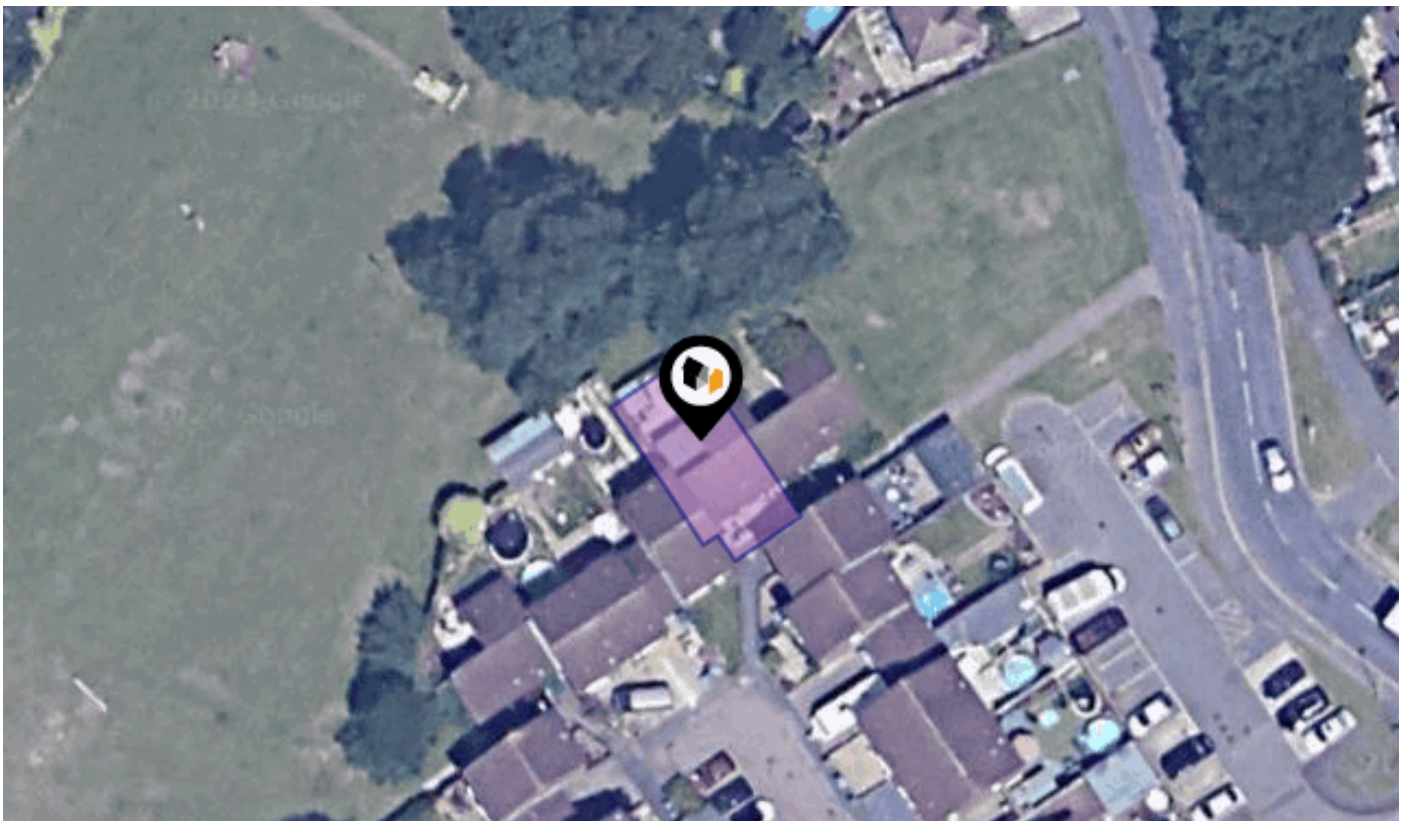


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 01st May 2024



AMBLESIDE AVENUE, WALTON-ON-THAMES, KT12

James Neave

38 High Street Walton on Thames Surrey KT12 1DE

01932 221 331

lily@jamesneave.co.uk

www.jamesneave.co.uk



Property Overview



Property

| | |
|------------------|---|
| Type: | Terraced |
| Bedrooms: | 2 |
| Floor Area: | 667 ft ² / 62 m ² |
| Plot Area: | 0.03 acres |
| Year Built : | 1950-1966 |
| Council Tax : | Band C |
| Annual Estimate: | £2,074 |
| Title Number: | SY783811 |
| UPRN: | 100062121833 |

| | |
|-------------------------------|----------|
| Last Sold £/ft ² : | £382 |
| Tenure: | Freehold |

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | | |
|-------------------|-------------------|---------------------|
| 22 mb/s | 74 mb/s | 1000 mb/s |
| | | |

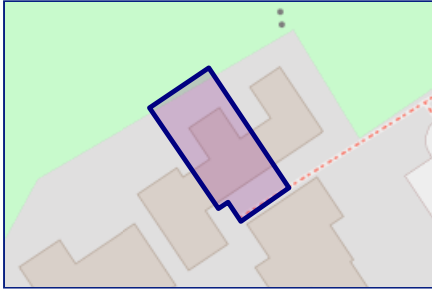
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

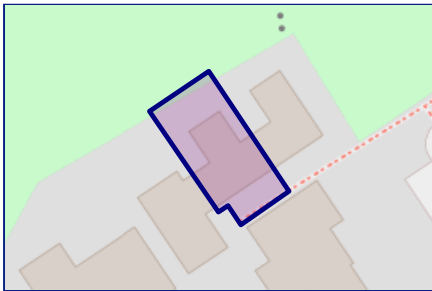


Multiple Freehold Title Plans Detected



SY783811

Multiple Freehold Title Plans Detected



SY783850

Property EPC - Certificate

JAMES NEAVE
THE ESTATE AGENTS

Ambleside Avenue, KT12

Energy rating

C

Valid until 27.10.2025

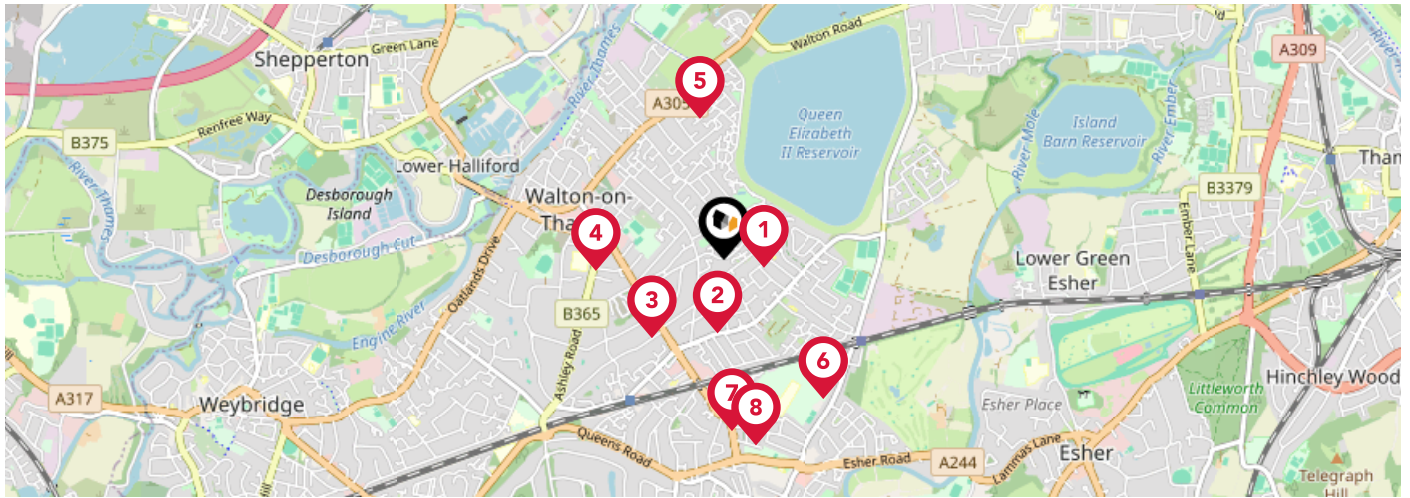
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 88 B |
| 69-80 | C | 71 c | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Property

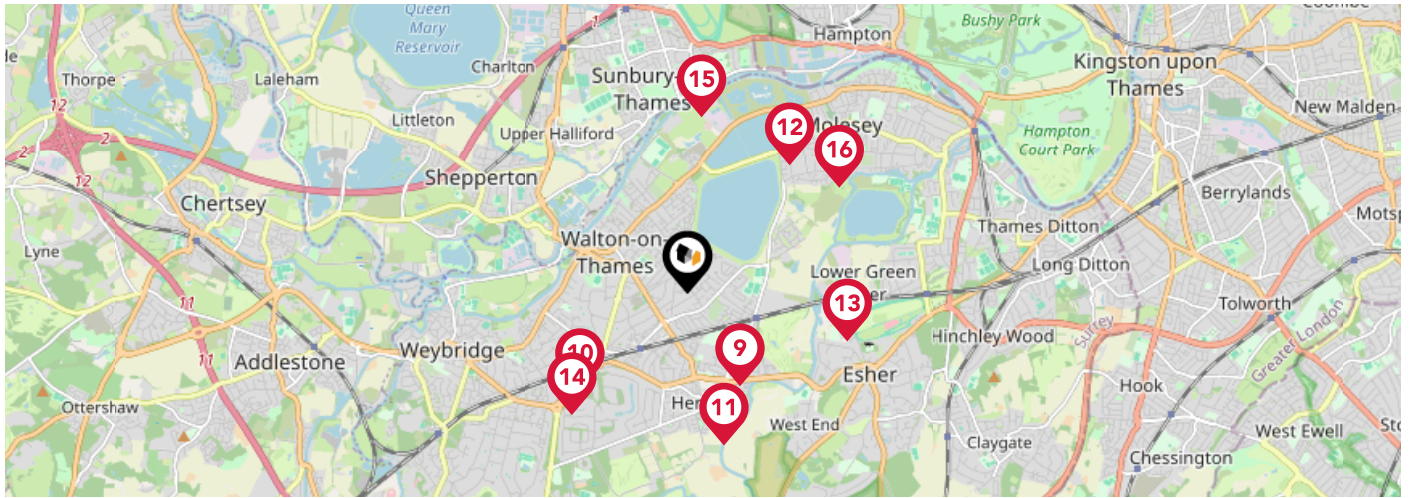
EPC - Additional Data

Additional EPC Data

| | |
|-------------------------------------|---|
| Property Type: | Bungalow |
| Build Form: | Mid-Terrace |
| Transaction Type: | ECO assessment |
| Energy Tariff: | Unknown |
| Main Fuel: | Mains gas (not community) |
| Main Gas: | Yes |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Glazing Type: | Double glazing installed during or after 2002 |
| Previous Extension: | 1 |
| Open Fireplace: | 0 |
| Ventilation: | Natural |
| Walls: | Cavity wall, filled cavity |
| Walls Energy: | Good |
| Roof: | Pitched, 100 mm loft insulation |
| Roof Energy: | Average |
| Main Heating: | Boiler and radiators, mains gas |
| Main Heating Controls: | Programmer, room thermostat and TRVs |
| Hot Water System: | From main system |
| Hot Water Energy Efficiency: | Good |
| Lighting: | Low energy lighting in all fixed outlets |
| Floors: | Solid, no insulation (assumed) |
| Total Floor Area: | 62 m ² |



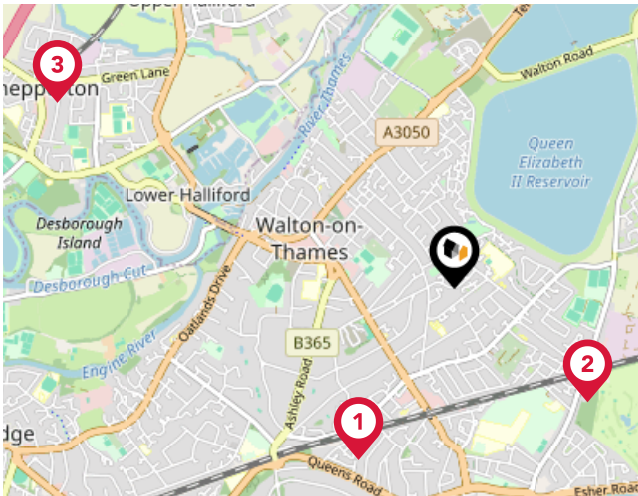
| | | Nursery | Primary | Secondary | College | Private |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Walton Oak Primary School Ofsted Rating: Good Pupils: 473 Distance:0.19 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | The Danesfield Manor School Ofsted Rating: Not Rated Pupils: 129 Distance:0.34 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Westward School Ofsted Rating: Not Rated Pupils: 125 Distance:0.49 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Ashley Church of England Primary School Ofsted Rating: Requires Improvement Pupils: 567 Distance:0.59 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Grovelands Primary School Ofsted Rating: Good Pupils: 513 Distance:0.66 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Cardinal Newman Catholic Primary School Ofsted Rating: Good Pupils: 405 Distance:0.79 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Three Rivers Academy Ofsted Rating: Good Pupils: 1039 Distance:0.79 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Bell Farm Primary School Ofsted Rating: Good Pupils: 660 Distance:0.87 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



| | Nursery | Primary | Secondary | College | Private |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <p>9 North East Surrey Secondary Short Stay School Ofsted Rating: Good Pupils: 31 Distance:0.99</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:1.35</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>11 Burhill Primary School Ofsted Rating: Good Pupils: 634 Distance:1.46</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>12 The Beech House School Ofsted Rating: Good Pupils: 5 Distance:1.51</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>13 Esher Church of England High School Ofsted Rating: Good Pupils: 1154 Distance:1.54</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>14 Walton Leigh School Ofsted Rating: Outstanding Pupils: 79 Distance:1.55</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>15 Beauclerc Infant and Nursery School Ofsted Rating: Good Pupils: 152 Distance:1.64</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>16 Chandlers Field Primary School Ofsted Rating: Good Pupils: 379 Distance:1.71</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

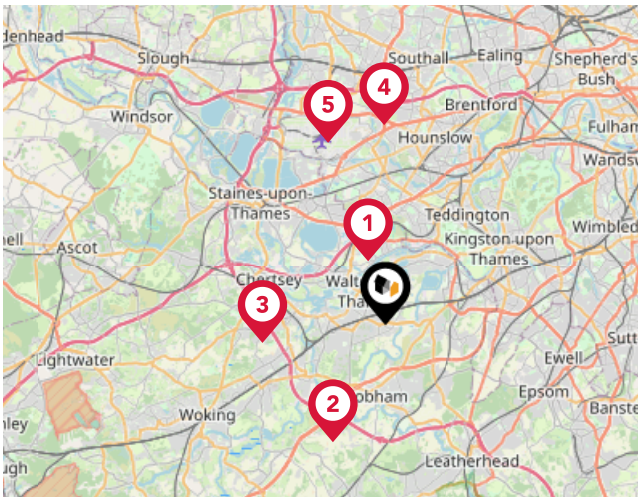
Area

Transport (National)



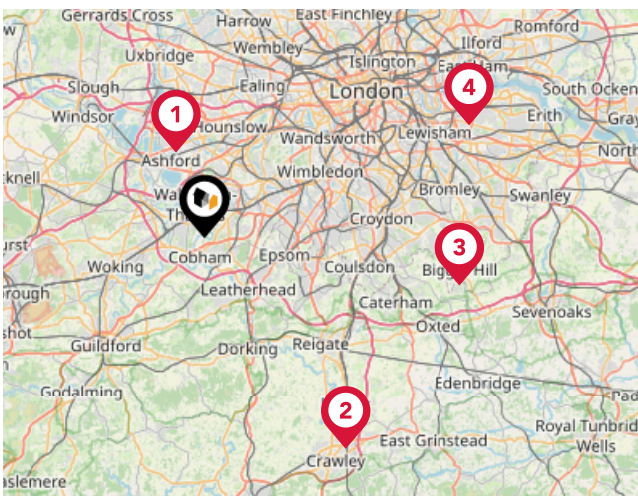
National Rail Stations

| Pin | Name | Distance |
|-----|-------------------------------|------------|
| 1 | Walton-on-Thames Rail Station | 0.91 miles |
| 2 | Hersham Rail Station | 0.81 miles |
| 3 | Shepperton Rail Station | 2.02 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|---------|------------|
| 1 | M3 J1 | 2.49 miles |
| 2 | M25 J10 | 4.74 miles |
| 3 | M25 J11 | 4.58 miles |
| 4 | M4 J3 | 7.39 miles |
| 5 | M4 J4A | 7.07 miles |



Airports/Helipads

| Pin | Name | Distance |
|-----|-------------------------|-------------|
| 1 | London Heathrow Airport | 6.57 miles |
| 2 | London Gatwick Airport | 18.9 miles |
| 3 | Biggin Hill Airport | 19.24 miles |
| 4 | London City Airport | 21.24 miles |

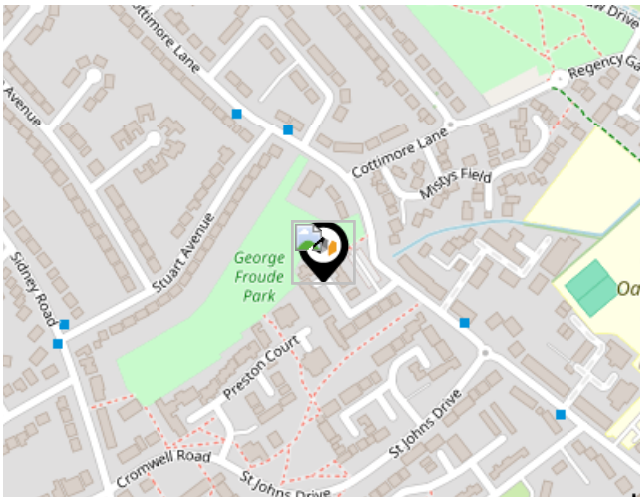
Area

Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|----------------|------------|
| 1 | Stuart Avenue | 0.07 miles |
| 2 | Stuart Avenue | 0.1 miles |
| 3 | Cheriton Court | 0.13 miles |
| 4 | St Johns Drive | 0.09 miles |
| 5 | Post Office | 0.14 miles |



Local Connections

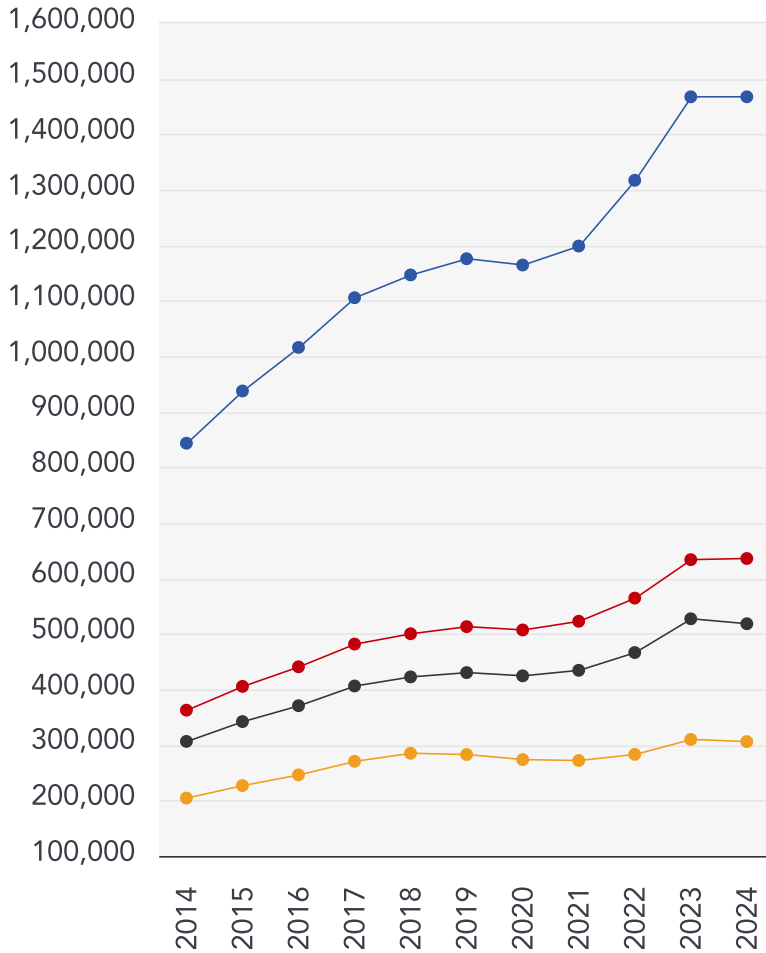
| Pin | Name | Distance |
|-----|---|------------|
| 1 | Hatton Cross Underground Station | 5.75 miles |
| 2 | Heathrow Terminal 4 Underground Station | 5.43 miles |
| 3 | Hounslow West Underground Station | 6.21 miles |

Market

House Price Statistics



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



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"



/JamesNeave



/JamesNeaveEA

James Neave

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James Neave

38 High Street Walton on Thames Surrey
KT12 1DE
01932 221 331
lily@jamesneave.co.uk
www.jamesneave.co.uk

