

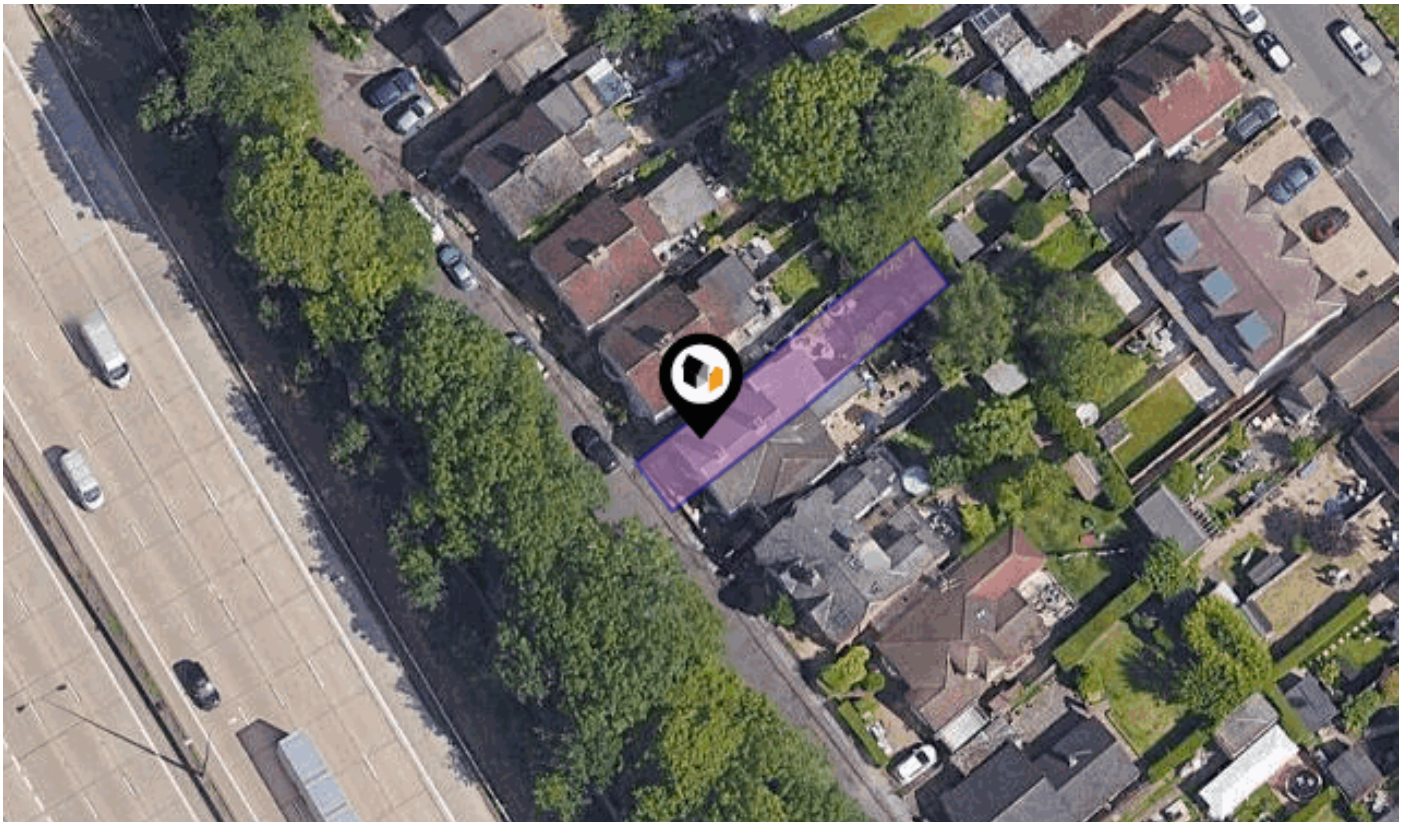


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 21st March 2024



ONGAR ROAD, ADDLESTONE, KT15

James Neave

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Property Overview






Property

Type:	Semi-Detached	Last Sold £/ft²:	£407
Bedrooms:	2	Tenure:	Freehold
Floor Area:	882 ft ² / 82 m ²		
Plot Area:	0.04 acres		
Year Built :	Before 1900		
Council Tax :	Band D		
Annual Estimate:	£2,102		
Title Number:	SY312306		
UPRN:	100061487750		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

3 mb/s	77 mb/s	1000 mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:







ONGAR ROAD, ADDLESTONE, KT15



APPROX. GROSS INTERNAL FLOOR AREA 879 SQ FT 81.6 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Property EPC - Certificate

Ongar Road, KT15

Energy rating

D

Valid until 05.08.2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

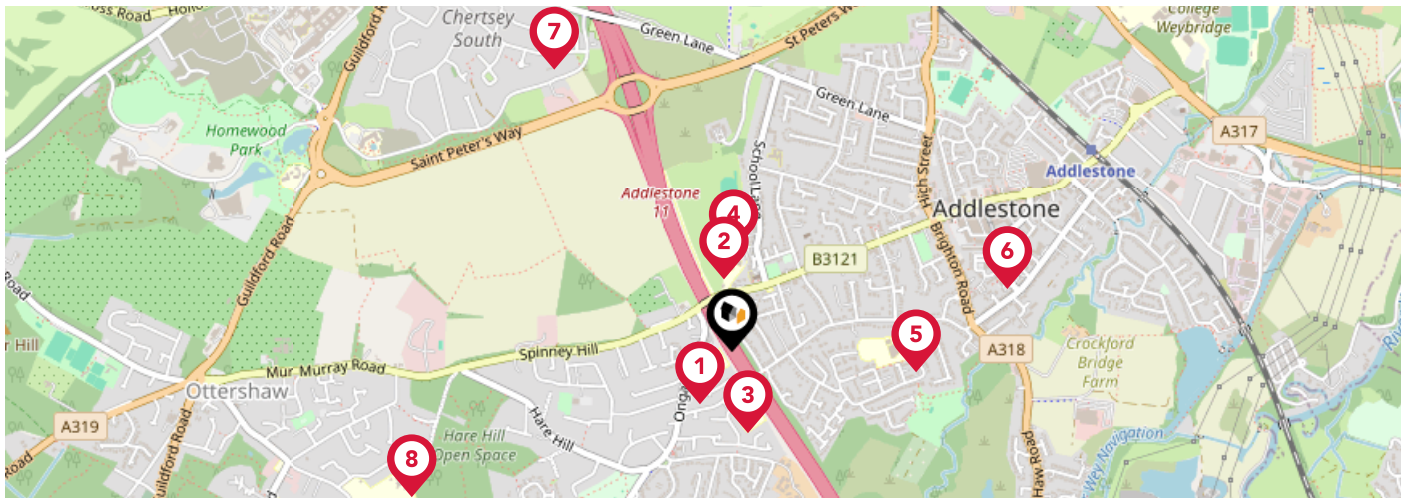
Property

EPC - Additional Data

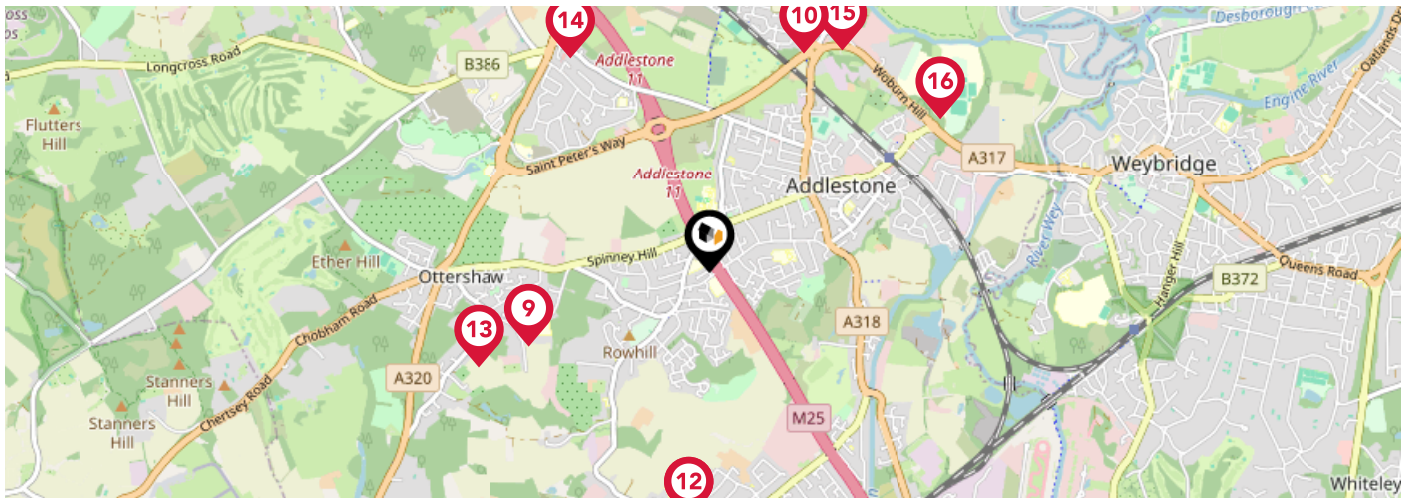
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
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:	Average
Lighting:	No low energy lighting
Floors:	Solid, no insulation (assumed)
Total Floor Area:	82 m ²

Area Schools



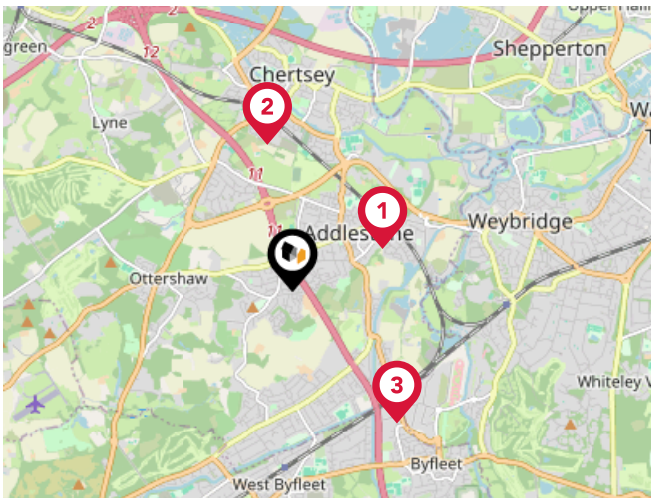
		Nursery	Primary	Secondary	College	Private
1	Holy Family Catholic Primary School Ofsted Rating: Good Pupils: 217 Distance:0.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Jubilee High School Ofsted Rating: Good Pupils: 642 Distance:0.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Ongar Place Primary School Ofsted Rating: Good Pupils: 206 Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Paul's CofE Primary School Ofsted Rating: Good Pupils: 393 Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Sayes Court School Ofsted Rating: Good Pupils: 242 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Darley Dene Primary School Ofsted Rating: Inadequate Pupils:0 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Meadowcroft Community Infant School Ofsted Rating: Good Pupils: 80 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Ottershaw Christchurch Church of England Infant School Ofsted Rating: Good Pupils: 200 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	Ottershaw Christchurch Church of England Junior School Ofsted Rating: Good Pupils: 228 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Chertsey High School Ofsted Rating: Good Pupils: 450 Distance:1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	The Grange Community Infant School Ofsted Rating: Good Pupils: 268 Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	New Haw Community Junior School Ofsted Rating: Outstanding Pupils: 355 Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Meath School Ofsted Rating: Outstanding Pupils: 64 Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Salesian School, Chertsey Ofsted Rating: Outstanding Pupils: 1641 Distance:1.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Philip Southcote School Ofsted Rating: Good Pupils: 151 Distance:1.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	St George's College Weybridge Ofsted Rating: Not Rated Pupils: 966 Distance:1.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

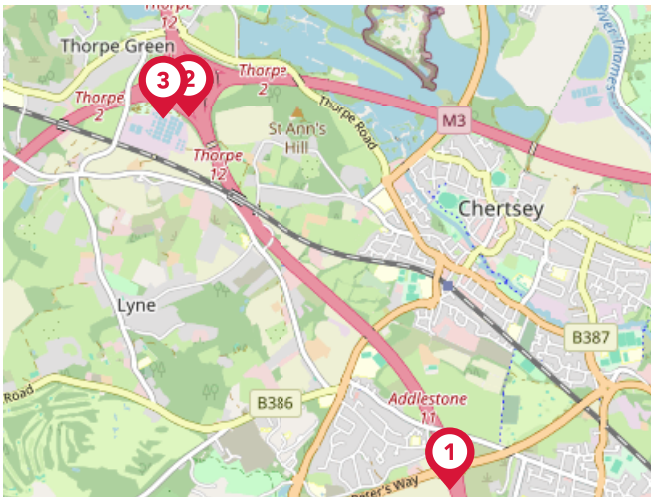
Area

Transport (National)



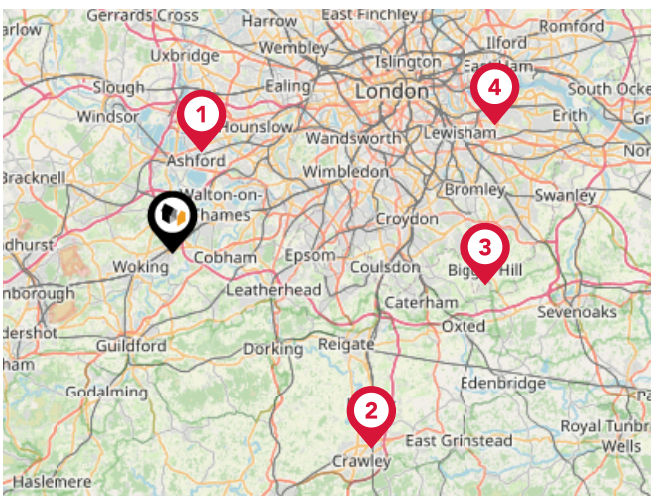
National Rail Stations

Pin	Name	Distance
1	Addlestone Rail Station	0.92 miles
2	Chertsey Rail Station	1.38 miles
3	Byfleet & New Haw Rail Station	1.55 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M25 J11	0.62 miles
2	M25 J12	2.71 miles
3	M3 J2	2.77 miles
4	M25 J10	3.91 miles
5	M25 J13	5.39 miles

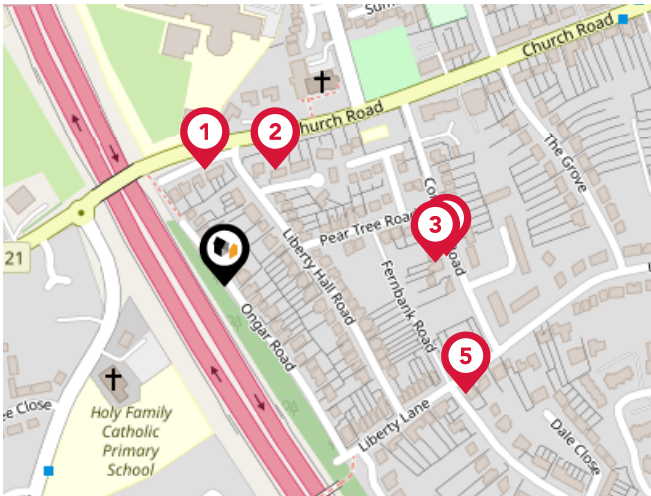


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	7.72 miles
2	London Gatwick Airport	20.74 miles
3	Biggin Hill Airport	23.33 miles
4	London City Airport	25.67 miles

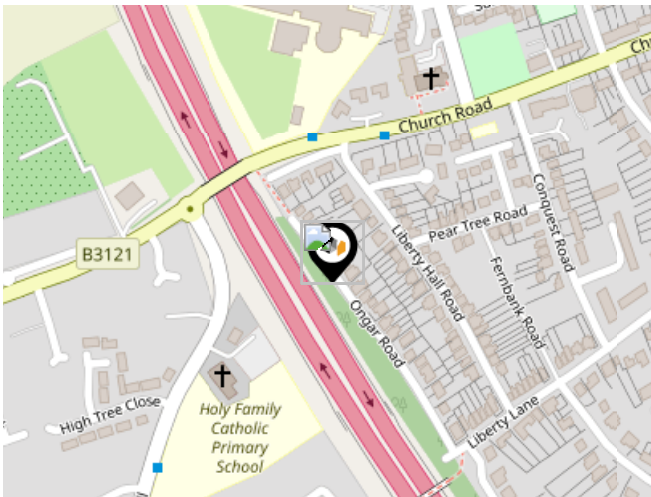
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	St Paul's Church	0.07 miles
2	St Paul's Church	0.07 miles
3	Conquest Road	0.12 miles
4	Conquest Road	0.13 miles
5	Fernbank Road	0.15 miles



Local Connections

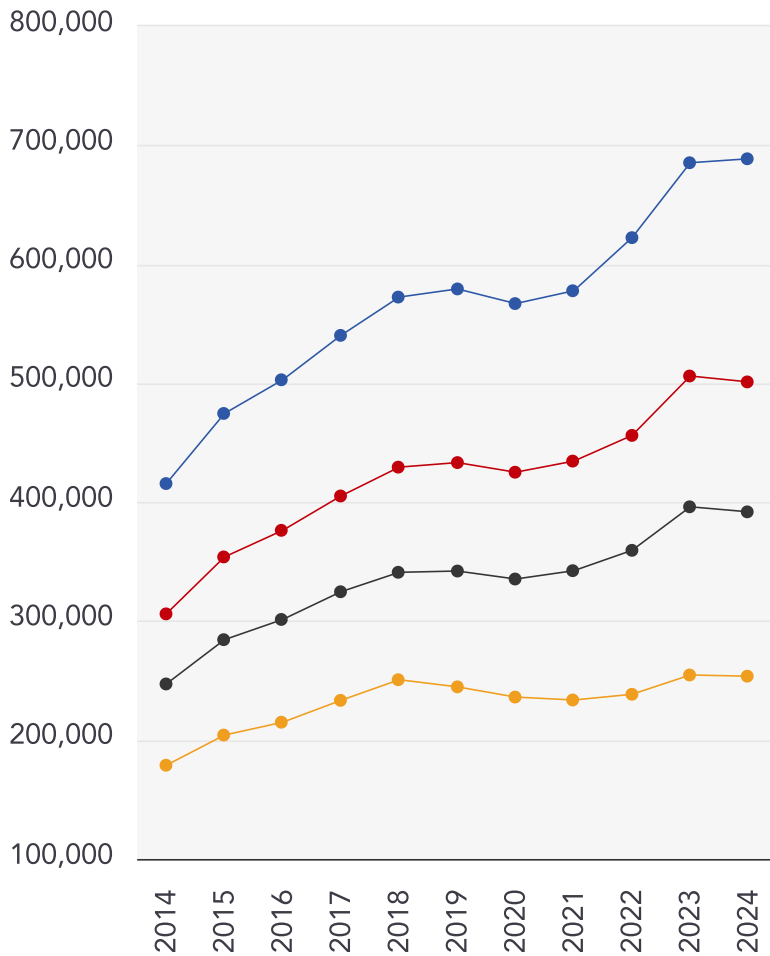
Pin	Name	Distance
1	Heathrow Terminal 5 Underground Station	7.13 miles
2	Heathrow Terminal 4 Underground Station	6.78 miles
3	Heathrow Terminals 2 & 3 Underground Station	7.52 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in KT15



Detached

+65.7%

Semi-Detached

+63.71%

Terraced

+58.54%

Flat

+41.87%



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"



/JamesNeave



/JamesNeaveEA

James Neave

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