

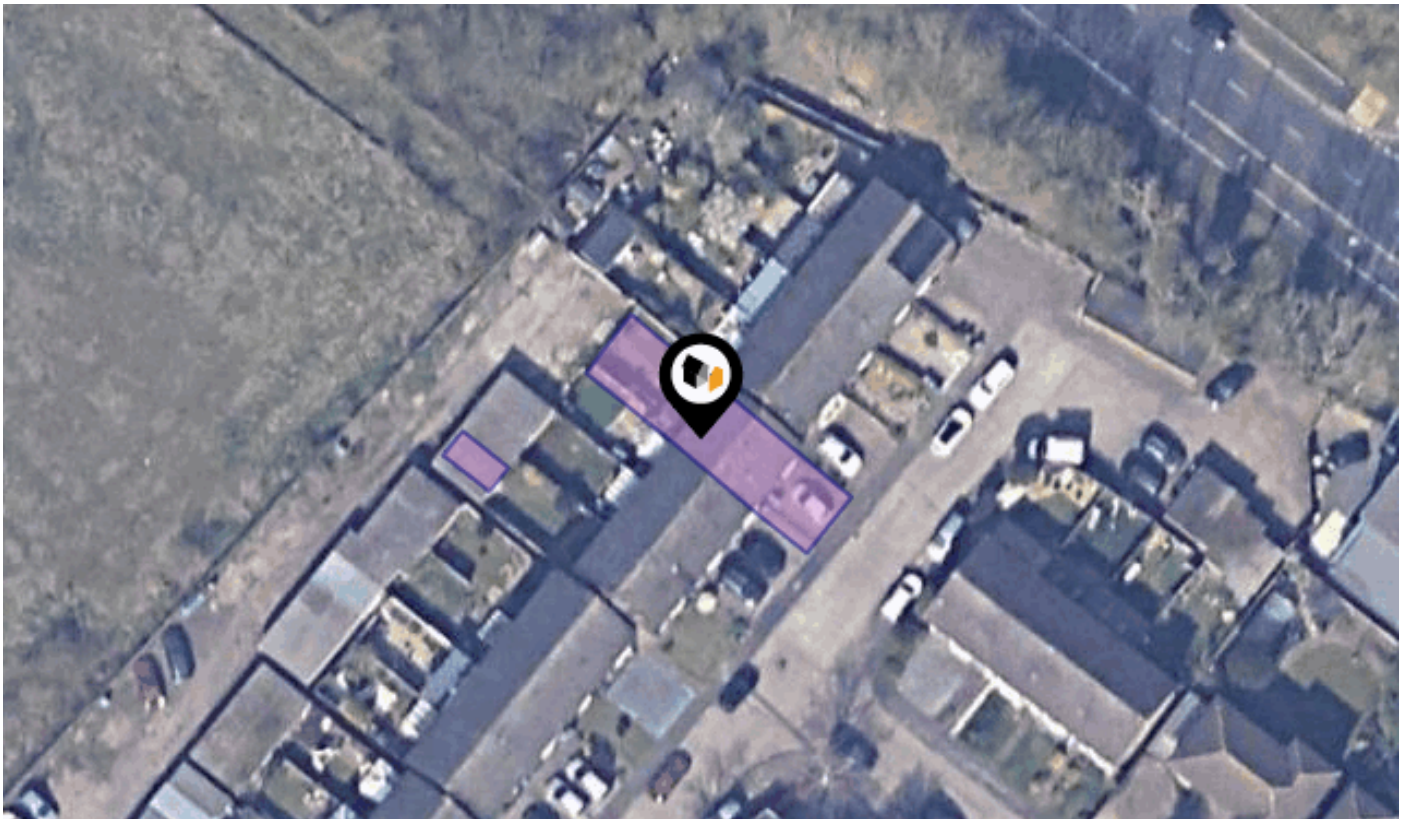


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 16th April 2024



DUNSMORE ROAD, WALTON-ON-THAMES, KT12

James Neave

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Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	979 ft ² / 91 m ²
Plot Area:	0.04 acres
Year Built :	1983-1990
Council Tax :	Band E
Annual Estimate:	£2,852
Title Number:	SY458805
UPRN:	100061328676

Last Sold £/ft²:	£469
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)

10 mb/s	30 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *26, Dunsmore Road, Walton-on-thames, KT12 2LJ*

Reference - 2020/3382	
Decision:	Final Decision
Date:	04th January 2021
Description:	Vehicular access.

Property EPC - Certificate

Dunsmore Road, KT12

Energy rating

C

Valid until 12.05.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

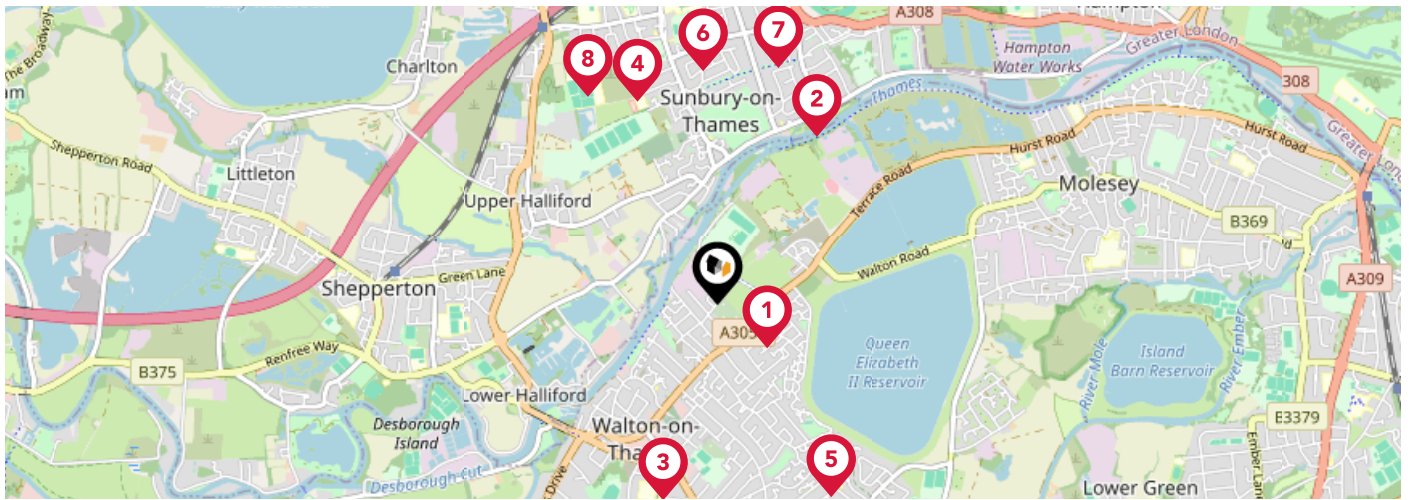
Property

EPC - Additional Data

Additional EPC Data

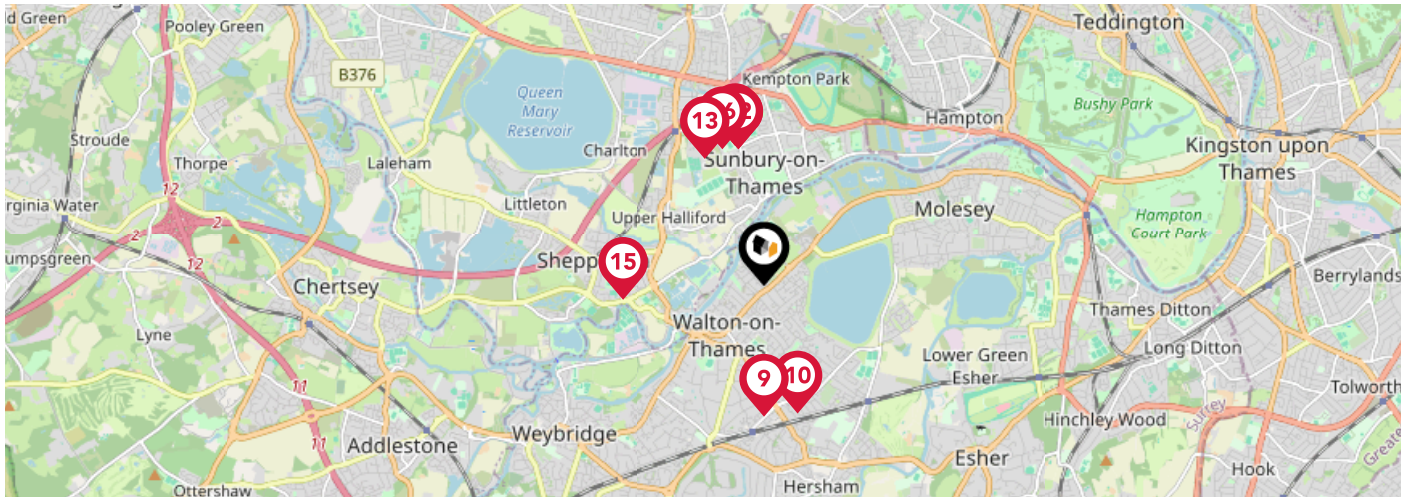
Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
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:	Suspended, no insulation (assumed)
Total Floor Area:	91 m ²









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Grovelands Primary School Ofsted Rating: Good Pupils: 513 Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Beaulerc Infant and Nursery School Ofsted Rating: Good Pupils: 152 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Ashley Church of England Primary School Ofsted Rating: Requires Improvement Pupils: 567 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Hawkedale Primary School Ofsted Rating: Good Pupils: 179 Distance:1.02	<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:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Paul's Catholic College Ofsted Rating: Outstanding Pupils: 1191 Distance:1.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Chennestone Primary School Ofsted Rating: Good Pupils: 365 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	The Bishop Wand Church of England School Ofsted Rating: Good Pupils: 1037 Distance:1.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

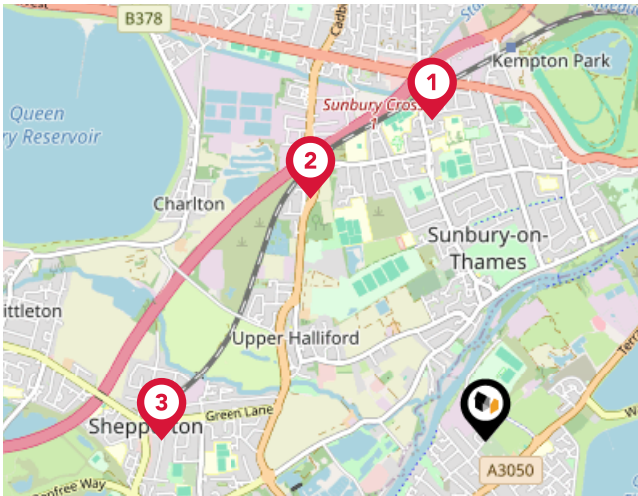
Area Schools



		Nursery	Primary	Secondary	College	Private
	Westward School Ofsted Rating: Not Rated Pupils: 125 Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Danesfield Manor School Ofsted Rating: Not Rated Pupils: 129 Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Ignatius Catholic Primary School Ofsted Rating: Good Pupils: 414 Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Ignatius Catholic Primary School Ofsted Rating: Good Pupils: 411 Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Springfield Primary School Ofsted Rating: Good Pupils: 414 Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Maypole School Ofsted Rating: Not Rated Pupils:0 Distance:1.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Thamesmead School Ofsted Rating: Good Pupils: 1013 Distance:1.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sunbury Manor School Ofsted Rating: Good Pupils: 1135 Distance:1.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

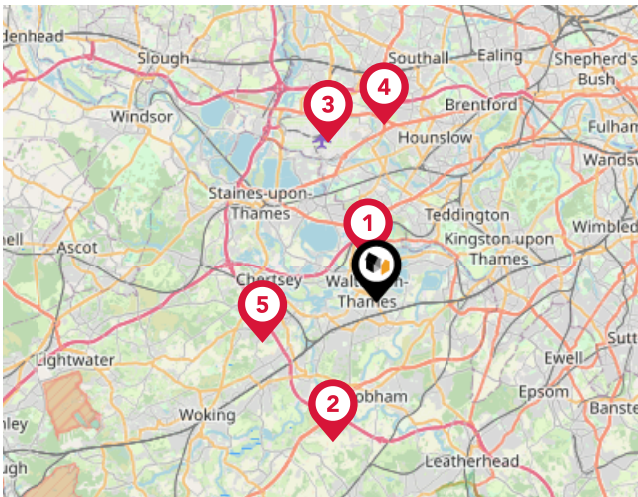
Area

Transport (National)



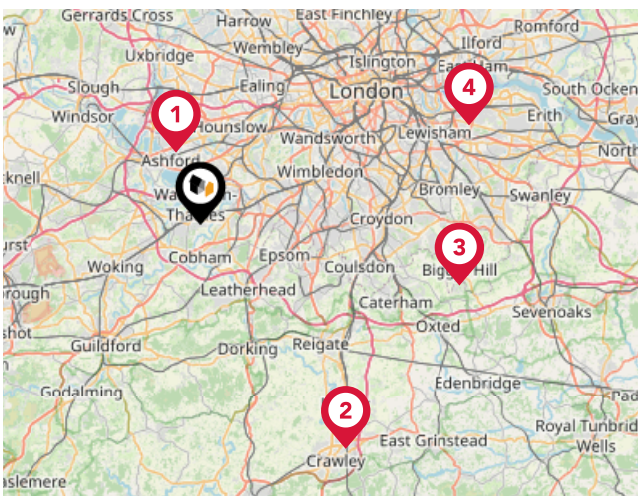
National Rail Stations

Pin	Name	Distance
1	Sunbury Rail Station	1.52 miles
2	Upper Halliford Rail Station	1.39 miles
3	Shepperton Rail Station	1.5 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J1	1.58 miles
2	M25 J10	5.42 miles
3	M4 J4A	6.16 miles
4	M4 J3	6.55 miles
5	M25 J11	4.45 miles

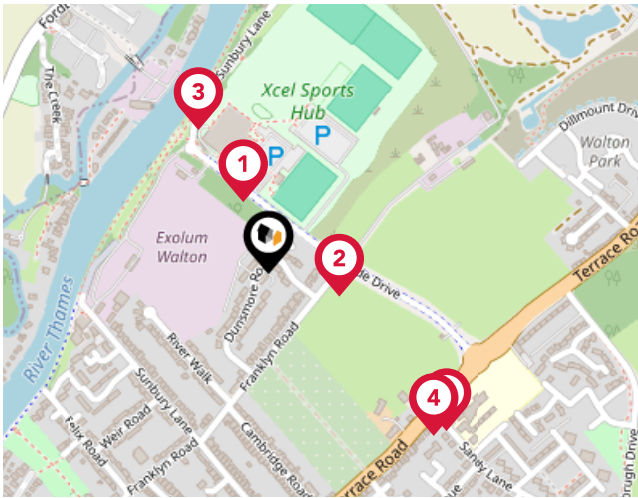


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	5.66 miles
2	London Gatwick Airport	19.8 miles
3	Biggin Hill Airport	19.74 miles
4	London City Airport	21.25 miles

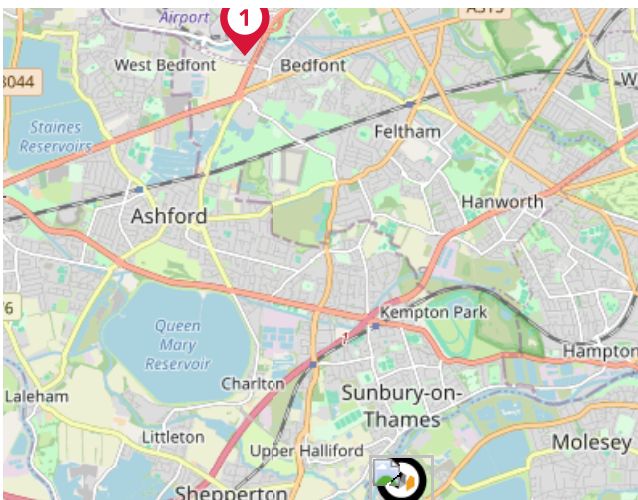
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Xcel Leisure Centre	0.09 miles
2	Waterside Drive	0.09 miles
3	Xcel Leisure Centre	0.19 miles
4	Sandy Lane	0.27 miles
5	Sandy Lane	0.27 miles



Local Connections

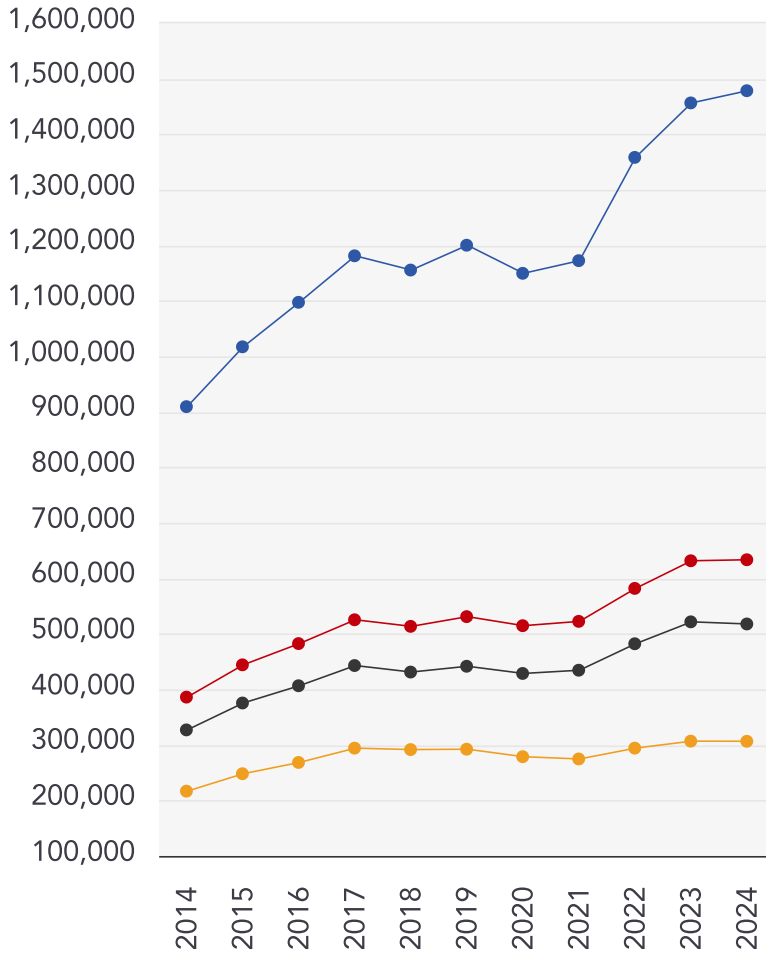
Pin	Name	Distance
1	Heathrow Terminal 4 Underground Station	4.52 miles
2	Hatton Cross Underground Station	4.87 miles
3	Hounslow West Underground Station	5.42 miles

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"



/JamesNeave



/JamesNeaveEA

James Neave

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