

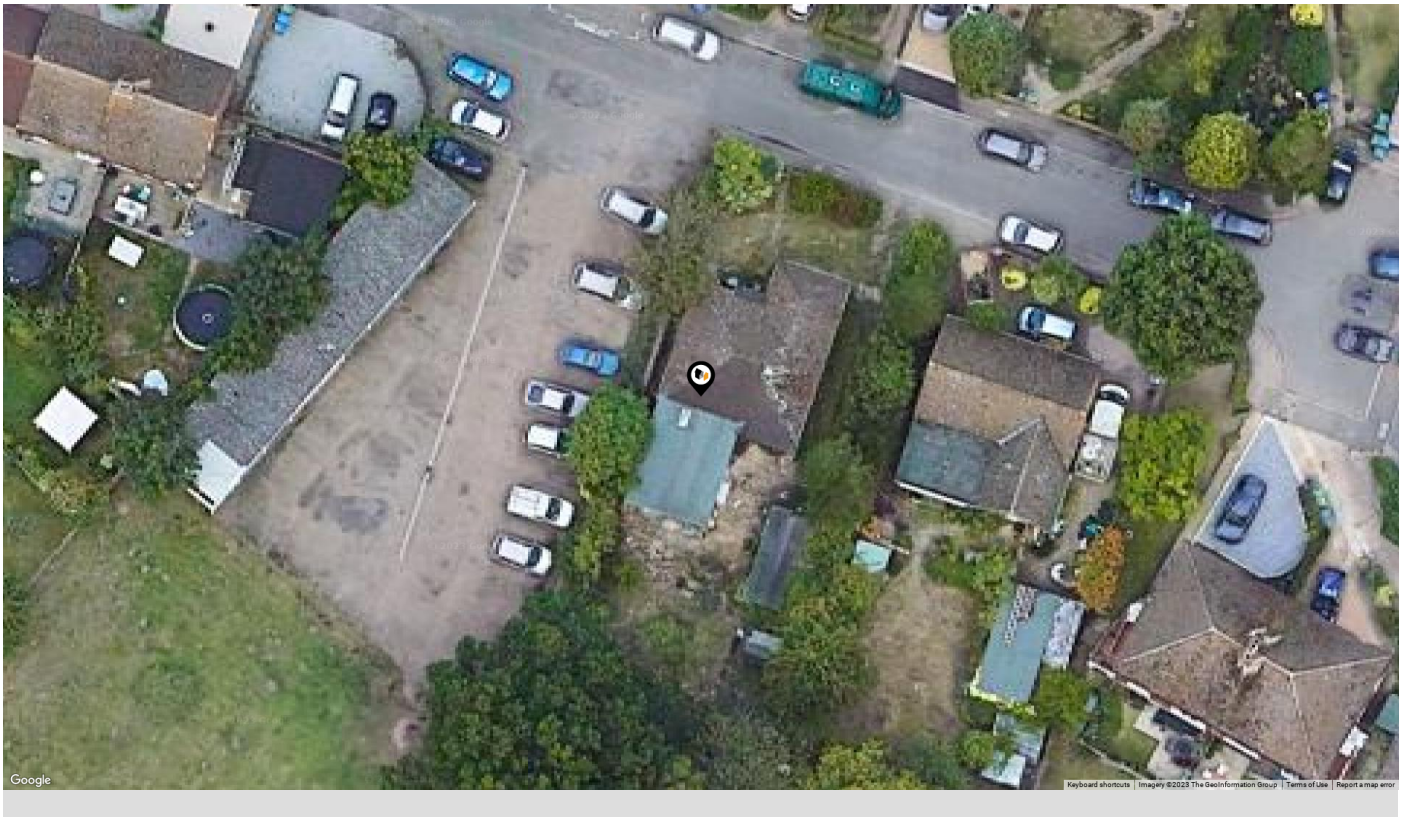


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 10th January 2023



KARUN HOUSE, 10, BRITAIN ROAD, WALTON-ON-THAMES, KT12

James Neave

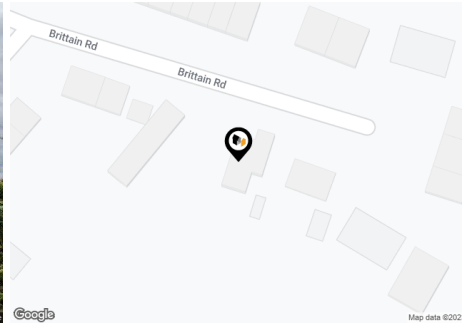
38 High Street Walton on Thames Surrey KT12 1DE

01932 221 331

lily@jamesneave.co.uk

www.jamesneave.co.uk





Property

Type: Flat / Maisonette
Bedrooms: 1
UPRN: 10095342380

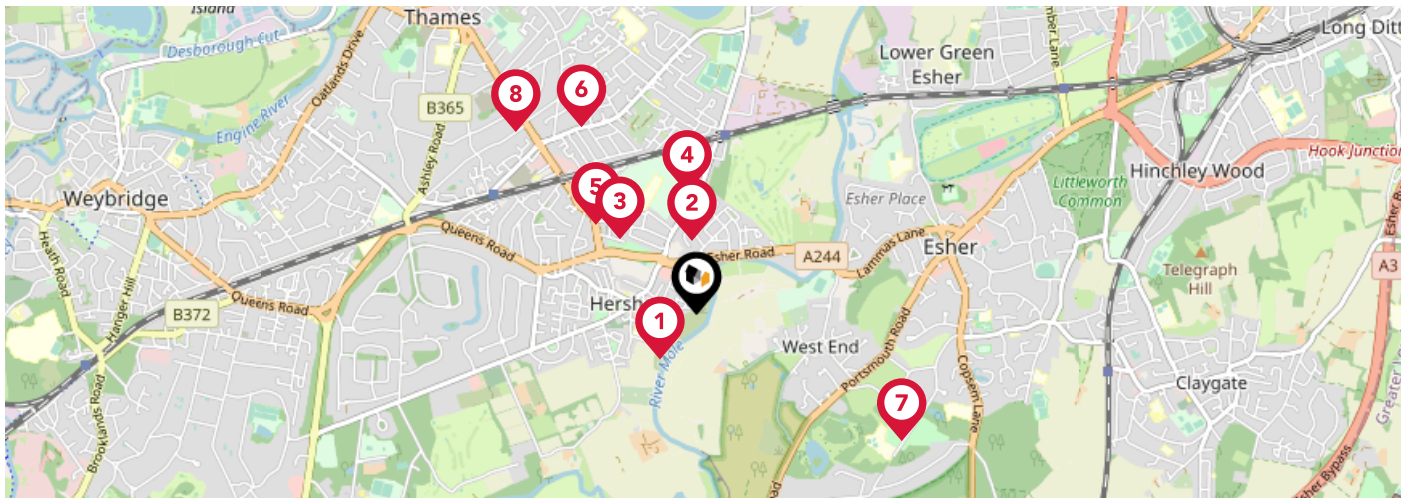
Local Area

Local Authority: Elmbridge
Flood Risk: Low
Conservation Area: No

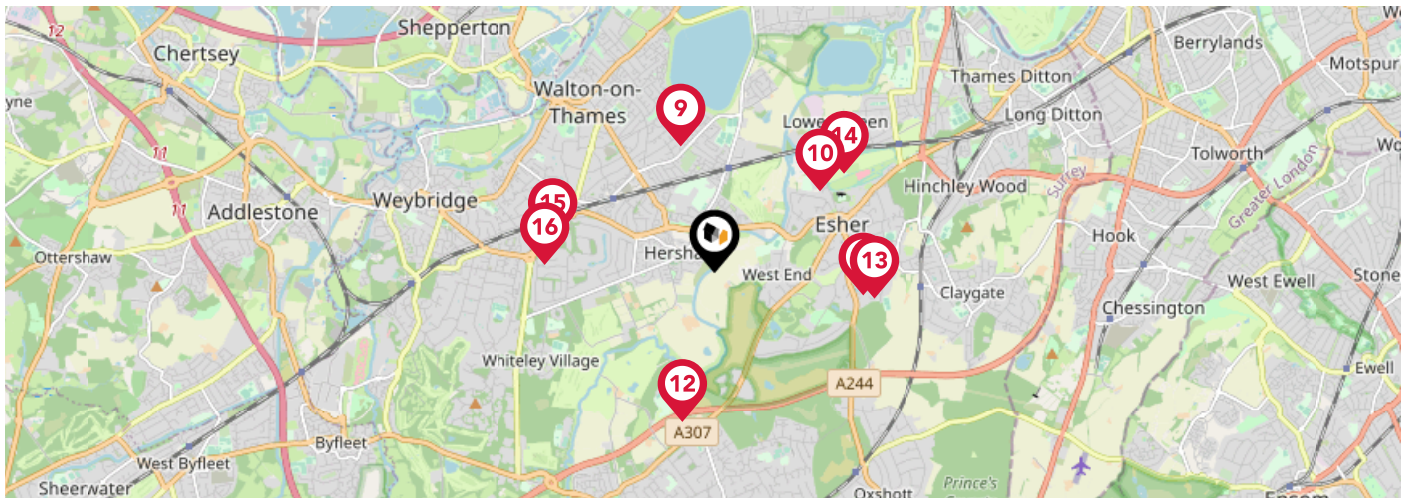
Satellite/Fibre TV Availability:











Area Schools



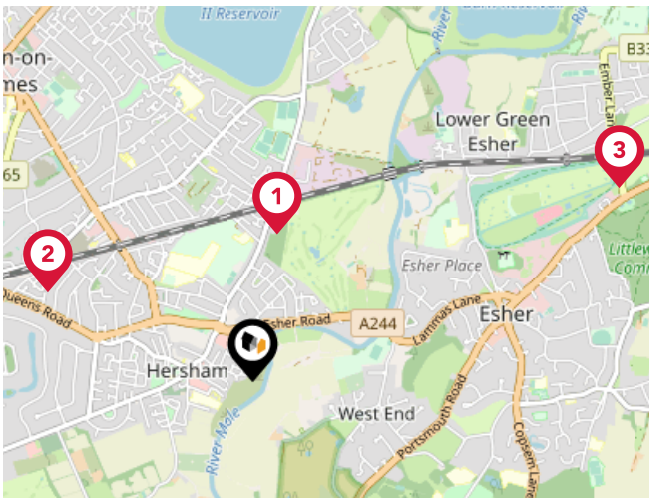
		Nursery	Primary	Secondary	College	Private
1	Burhill Primary School Ofsted Rating: Good Pupils: 634 Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	North East Surrey Secondary Short Stay School Ofsted Rating: Good Pupils: 31 Distance:0.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Bell Farm Primary School Ofsted Rating: Good Pupils: 660 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Cardinal Newman Catholic Primary School Ofsted Rating: Good Pupils: 405 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Three Rivers Academy Ofsted Rating: Good Pupils: 1039 Distance:0.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Danesfield Manor School Ofsted Rating: Not Rated Pupils: 129 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Claremont Fan Court School Ofsted Rating: Not Rated Pupils: 890 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Westward School Ofsted Rating: Not Rated Pupils: 125 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Walton Oak Primary School Ofsted Rating: Not Rated Pupils: 473 Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Esher Church of England High School Ofsted Rating: Good Pupils: 1154 Distance:1.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Esher Church School Ofsted Rating: Good Pupils: 375 Distance:1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	ACS Cobham International School Ofsted Rating: Not Rated Pupils: 1272 Distance:1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Shrewsbury House Pre Preparatory School Ofsted Rating: Not Rated Pupils: 84 Distance:1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cranmere Primary School Ofsted Rating: Good Pupils: 473 Distance:1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cleves School Ofsted Rating: Not Rated Pupils: 720 Distance:1.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Walton Leigh School Ofsted Rating: Outstanding Pupils: 79 Distance:1.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

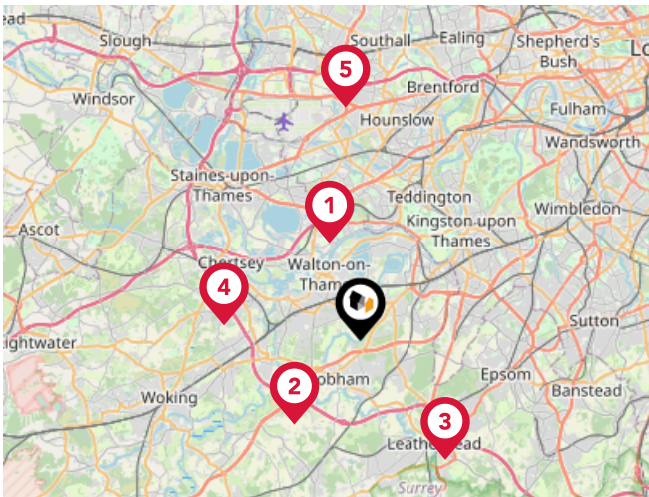
Area

Transport (National)



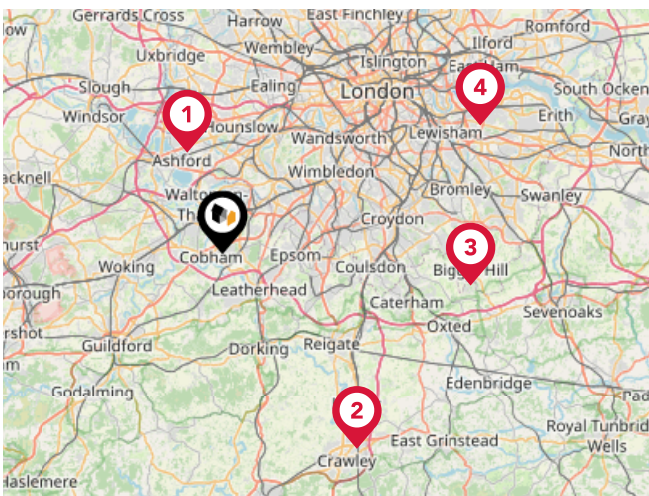
National Rail Stations

Pin	Name	Distance
1	Hersham Rail Station	0.69 miles
2	Walton-on-Thames Rail Station	1.04 miles
3	Esher Rail Station	1.92 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J1	3.79 miles
2	M25 J10	3.97 miles
3	M25 J9	5.43 miles
4	M25 J11	5.08 miles
5	M4 J3	8.61 miles

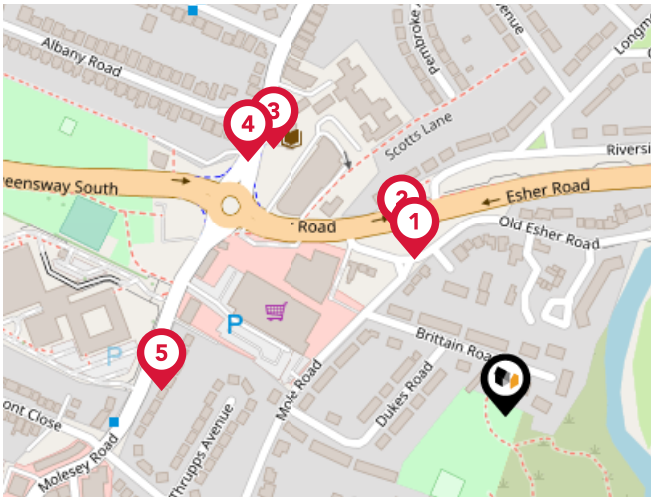


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	7.87 miles
2	London Gatwick Airport	17.62 miles
3	Biggin Hill Airport	18.55 miles
4	London City Airport	21.29 miles

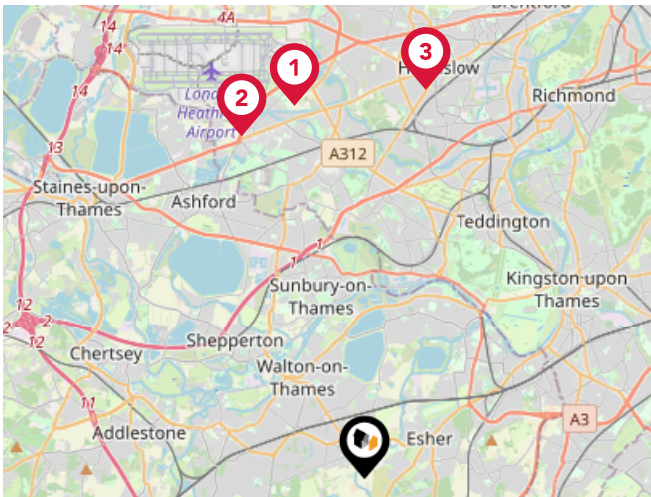
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Barley Mow	0.11 miles
2	Barley Mow	0.12 miles
3	Library	0.21 miles
4	Library	0.21 miles
5	Thrupps Lane	0.2 miles



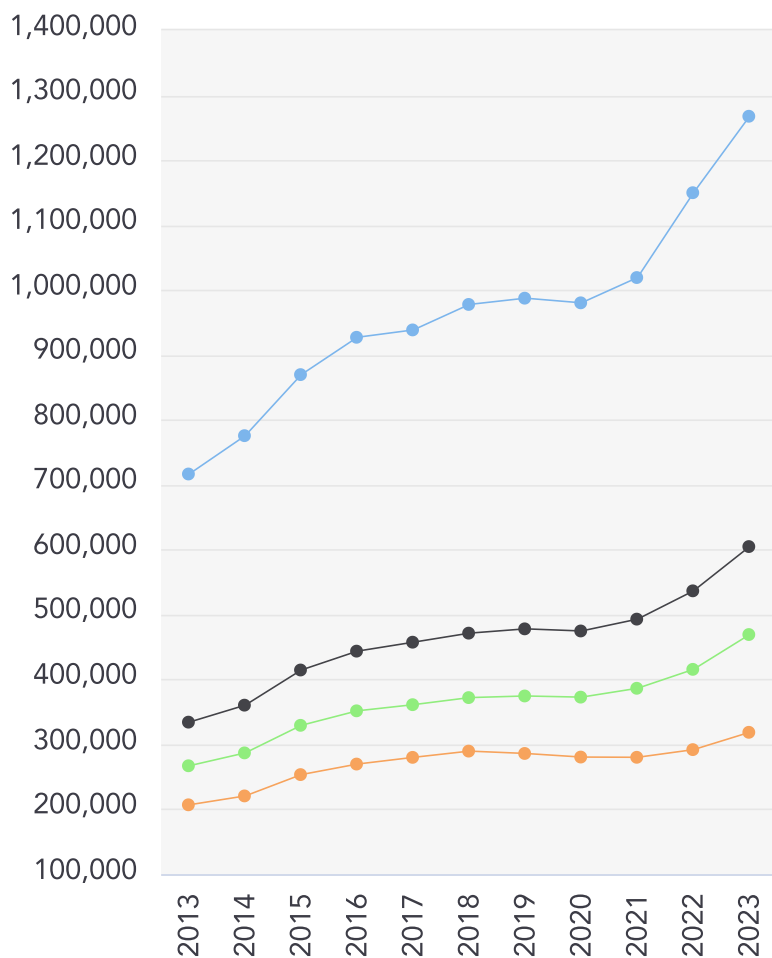
Local Connections

Pin	Name	Distance
1	Hatton Cross Underground Station	7.02 miles
2	Heathrow Terminal 4 Underground Station	6.73 miles
3	Hounslow Central Underground Station	7.3 miles

Market

House Price Statistics

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



Detached

+76.92%

Semi-Detached

+80.92%

Terraced

+75.71%

Flat

+53.98%



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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JAMES NEAVE
THE ESTATE AGENTS

James Neave

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

