

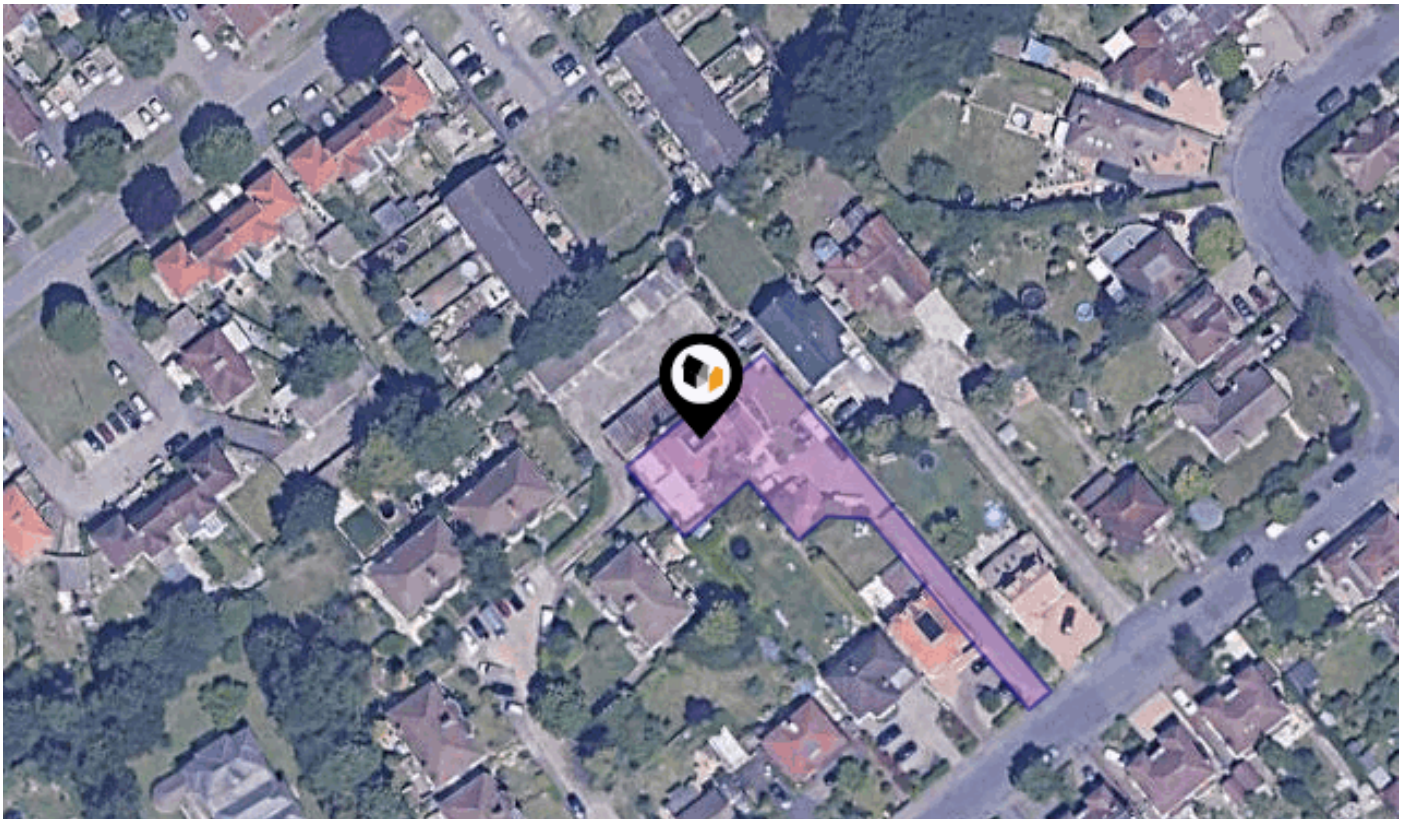


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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 08<sup>th</sup> May 2024**



**RYDENS AVENUE, WALTON-ON-THAMES, KT12**

## **James Neave**

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## Property

<b>Type:</b>	Detached	<b>Last Sold £/ft<sup>2</sup>:</b>	£235
<b>Bedrooms:</b>	5	<b>Tenure:</b>	Freehold
<b>Floor Area:</b>	2,970 ft <sup>2</sup> / 276 m <sup>2</sup>		
<b>Plot Area:</b>	0.23 acres		
<b>Council Tax :</b>	Band G		
<b>Annual Estimate:</b>	£3,889		
<b>Title Number:</b>	SY71277		
<b>UPRN:</b>	10013119288		

## Local Area

<b>Local Authority:</b>	Surrey	<b>Estimated Broadband Speeds</b> (Standard - Superfast - Ultrafast)		
<b>Conservation Area:</b>	No	<b>12</b>	<b>31</b>	<b>-</b>
<b>Flood Risk:</b>		mb/s	mb/s	mb/s
• Rivers & Seas	Very Low			
• Surface Water	Low			

**Mobile Coverage:**  
(based on calls indoors)



**Satellite/Fibre TV Availability:**



# Planning History

## This Address



Planning records for: *33a, Rydens Avenue, Walton-on-thames, KT12 3JE*

Reference - 2006/0235	
Decision:	Final Decision
Date:	-
Description:	Variation of condition 8 of Planning Permission 2003/1800 [The development hereby permitted shall have no windows or other openings (other than those shown on drawing no 749:03D) inserted into the first floor elevations of Plot 1 unless Planning Permission has first been granted by the Borough Council] to allow retention of first floor window on south west side elevation

# Property EPC - Certificate



WALTON-ON-THAMES, KT12

Energy rating

# C

Valid until 04.04.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C	79   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Property

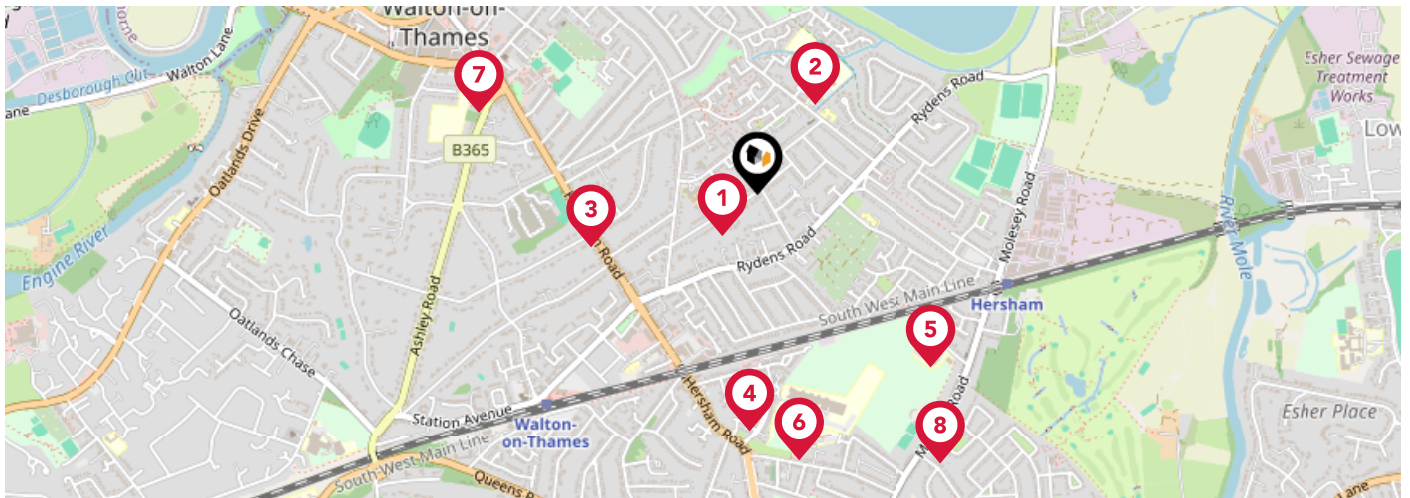
## EPC - Additional Data



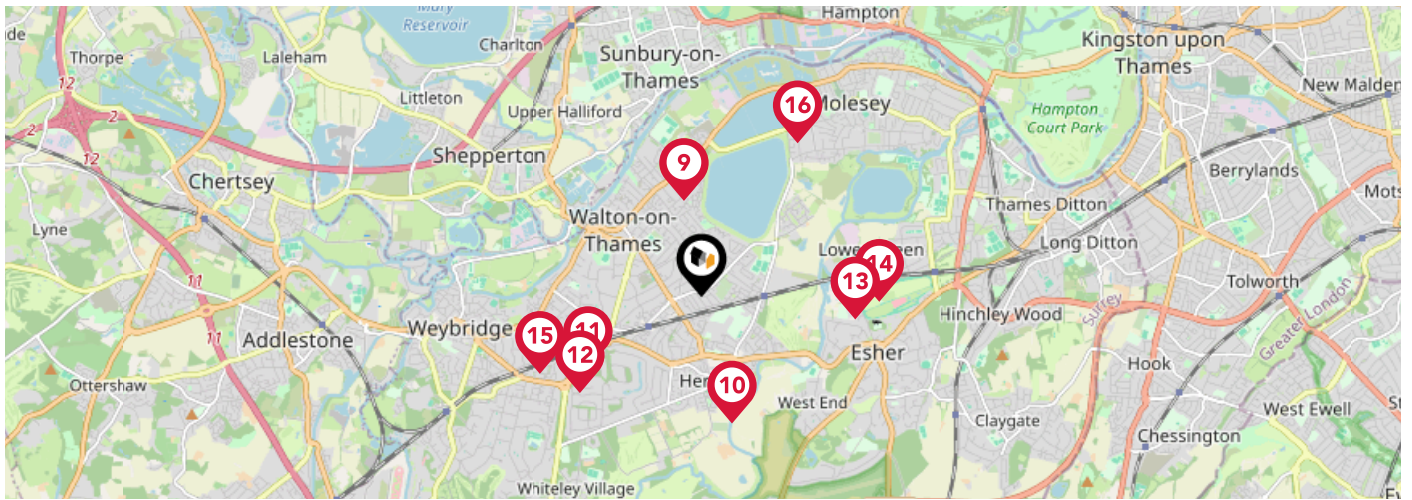
### Additional EPC Data









<b>Property Type:</b>	Detached house
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, insulated (assumed)
<b>Roof Energy:</b>	Good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Good
<b>Main Heating:</b>	Boiler and underfloor heating, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Time and temperature zone control
<b>Main Heating Controls Energy:</b>	Very good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Solid, insulated (assumed)
<b>Secondary Heating:</b>	None
<b>Total Floor Area:</b>	276 m <sup>2</sup>

# Area Schools



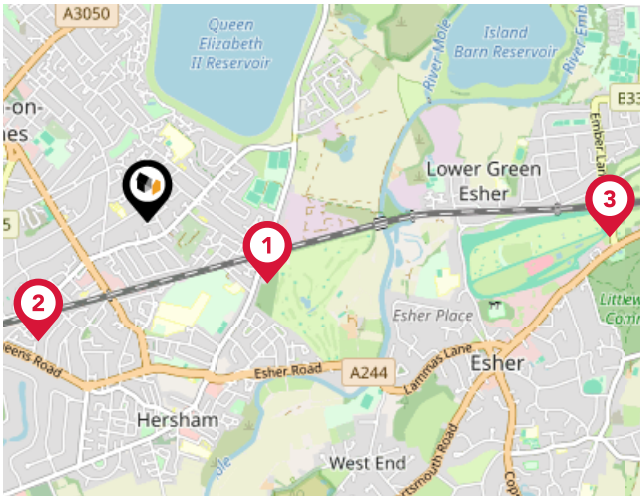
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>The Danesfield Manor School</b> Ofsted Rating: Not Rated   Pupils: 129   Distance:0.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Walton Oak Primary School</b> Ofsted Rating: Good   Pupils: 473   Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Westward School</b> Ofsted Rating: Not Rated   Pupils: 125   Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Three Rivers Academy</b> Ofsted Rating: Good   Pupils: 1039   Distance:0.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Cardinal Newman Catholic Primary School</b> Ofsted Rating: Good   Pupils: 405   Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Bell Farm Primary School</b> Ofsted Rating: Good   Pupils: 660   Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Ashley Church of England Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 567   Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>North East Surrey Secondary Short Stay School</b> Ofsted Rating: Good   Pupils: 31   Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>Grovelands Primary School</b> Ofsted Rating: Good   Pupils: 513   Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Burhill Primary School</b> Ofsted Rating: Good   Pupils: 634   Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cleves School</b> Ofsted Rating: Outstanding   Pupils: 720   Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Walton Leigh School</b> Ofsted Rating: Outstanding   Pupils: 79   Distance:1.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Esher Church of England High School</b> Ofsted Rating: Good   Pupils: 1154   Distance:1.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cranmere Primary School</b> Ofsted Rating: Good   Pupils: 473   Distance:1.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Oatlands School</b> Ofsted Rating: Outstanding   Pupils: 268   Distance:1.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Beech House School</b> Ofsted Rating: Good   Pupils: 5   Distance:1.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

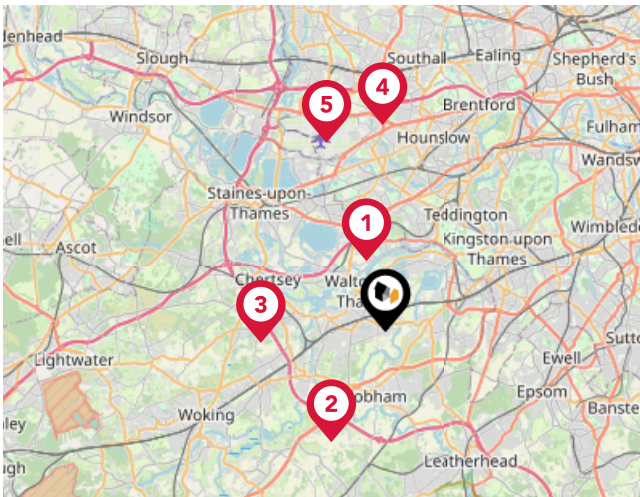
# Area

## Transport (National)



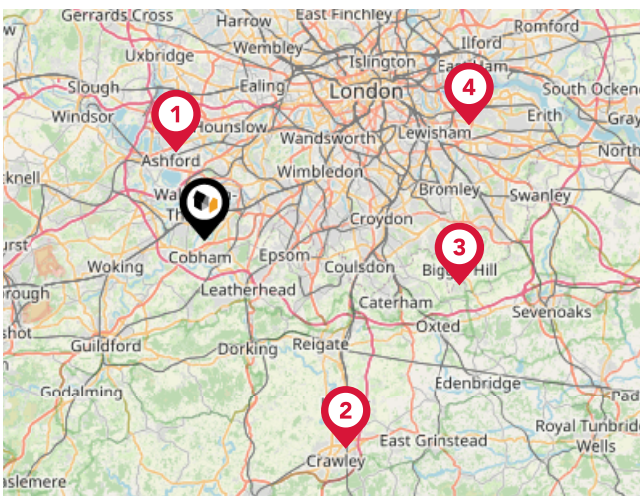
### National Rail Stations

Pin	Name	Distance
1	Hersham Rail Station	0.63 miles
2	Walton-on-Thames Rail Station	0.75 miles
3	Esher Rail Station	2.14 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J1	2.74 miles
2	M25 J10	4.55 miles
3	M25 J11	4.61 miles
4	M4 J3	7.63 miles
5	M4 J4A	7.32 miles



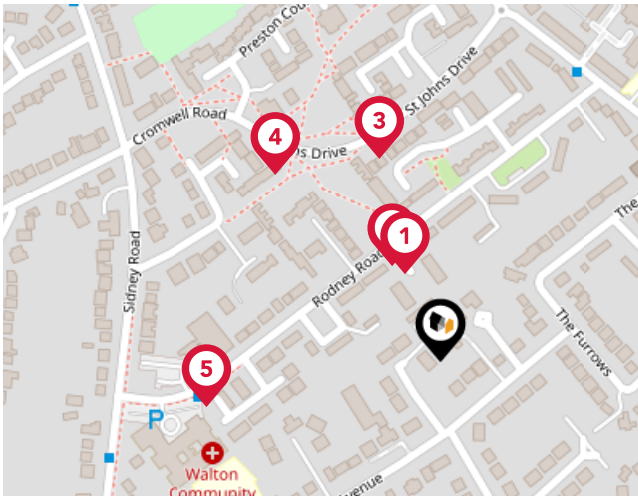
### Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	6.82 miles
2	London Gatwick Airport	18.67 miles
3	Biggin Hill Airport	19.14 miles
4	London City Airport	21.29 miles



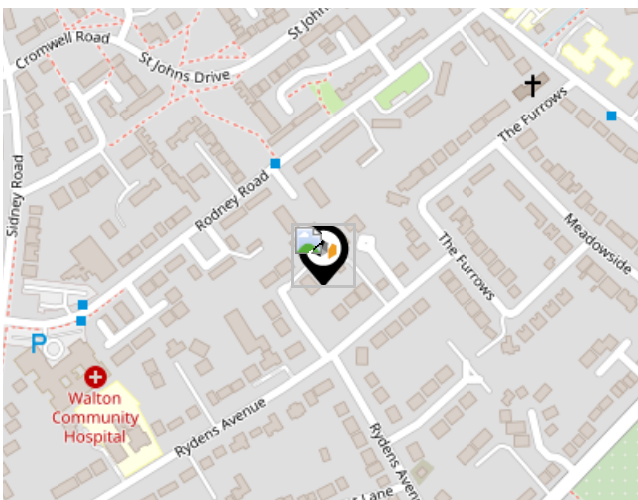
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Rodney Green	0.05 miles
2	Rodney Green	0.06 miles
3	Cheriton Court	0.12 miles
4	Post Office	0.14 miles
5	Walton Hospital	0.14 miles



### Local Connections

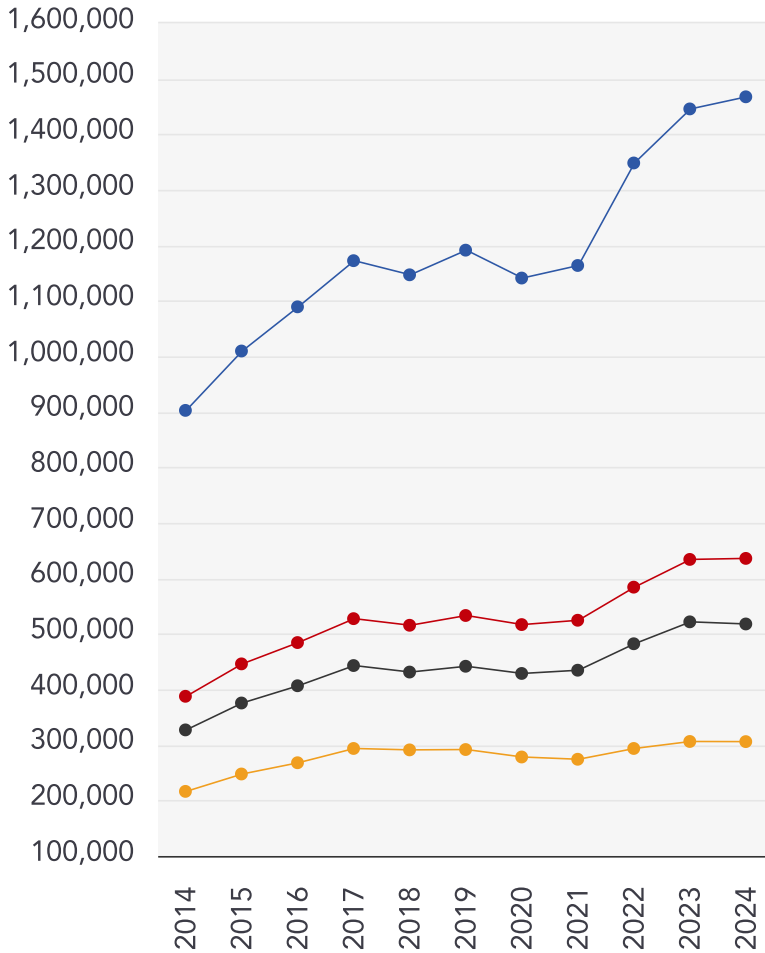
Pin	Name	Distance
1	Hatton Cross Underground Station	6 miles
2	Heathrow Terminal 4 Underground Station	5.68 miles
3	Hounslow West Underground Station	6.44 miles

# 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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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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