

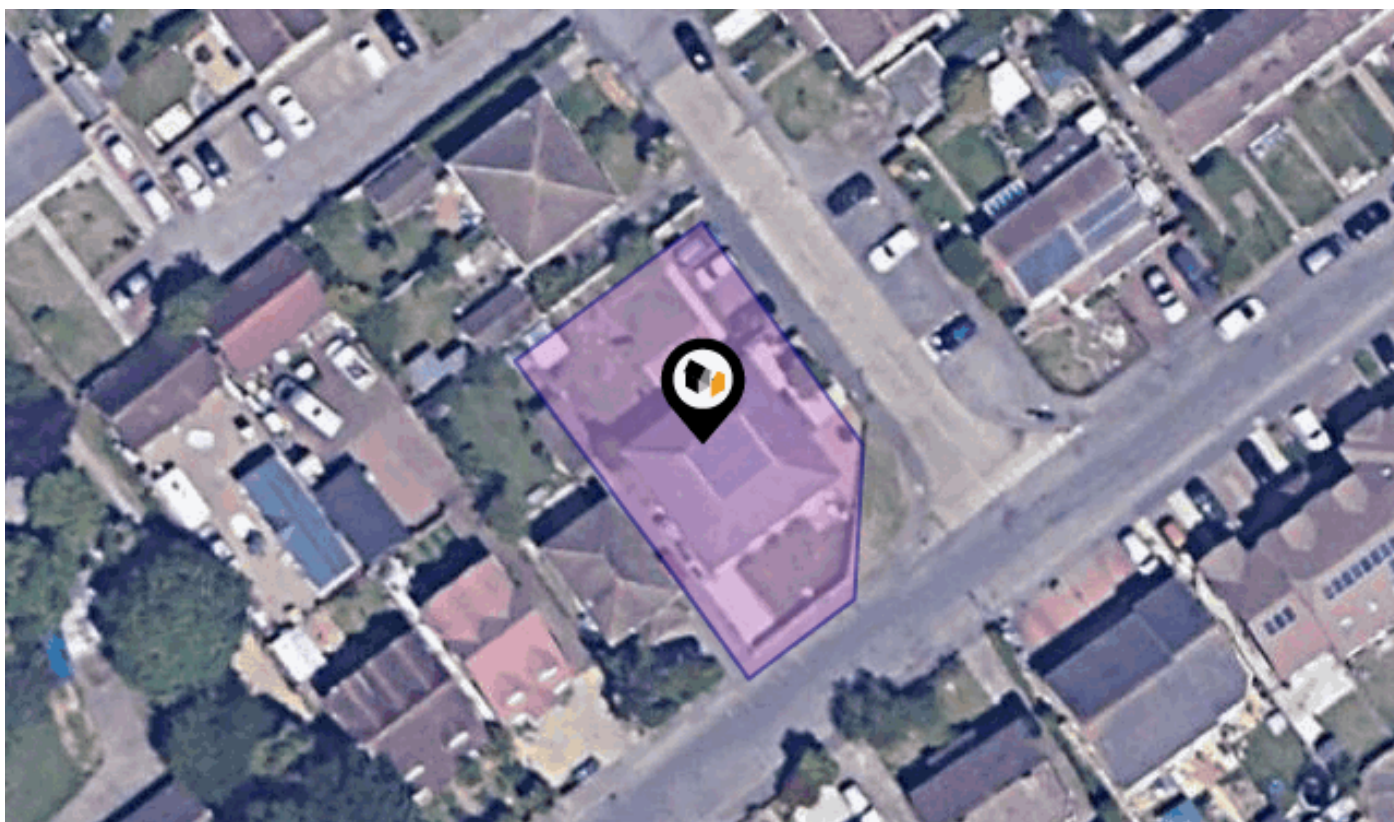


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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 25<sup>th</sup> March 2024**



**45, HOMEFIELD ROAD, WALTON-ON-THAMES, KT12**

## **James Neave**

38 High Street Walton on Thames Surrey KT12 1DE

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## Property

Type:	Flat / Maisonette	Last Sold £/ft <sup>2</sup> :	£249
Bedrooms:	2	Tenure:	Leasehold
Plot Area:	0.15 acres	Start Date:	11/08/2005
Year Built :	2005	End Date:	04/03/2130
Council Tax :	Band C	Lease Term:	125 years from 4 March 2005
Annual Estimate:	£1,919	Term Remaining:	106 years
Title Number:	SY741671		
UPRN:	10013117859		

## Local Area

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

### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

4	43	1000
mb/s	mb/s	mb/s

### Mobile Coverage:

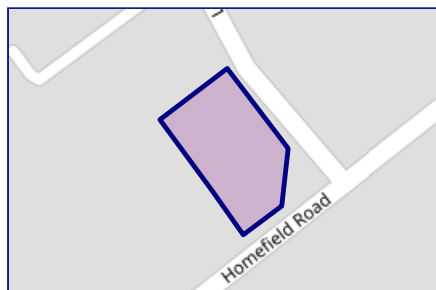
(based on calls indoors)



### Satellite/Fibre TV Availability:

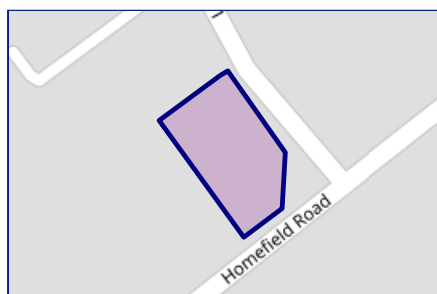


## Freehold Title Plan



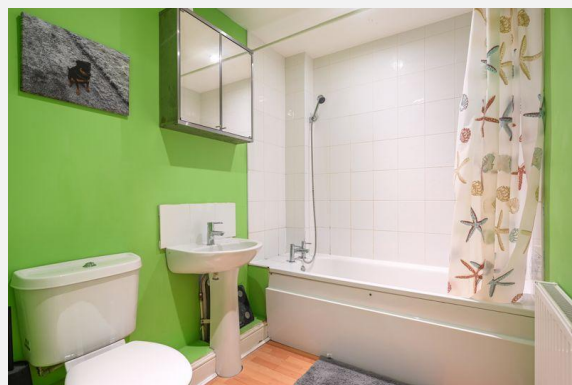
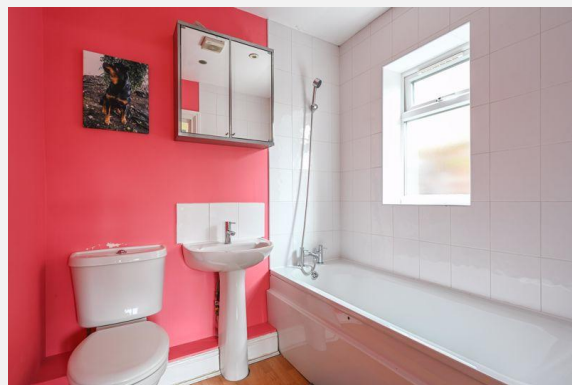
**SY718692**

## Leasehold Title Plan



**SY741671**

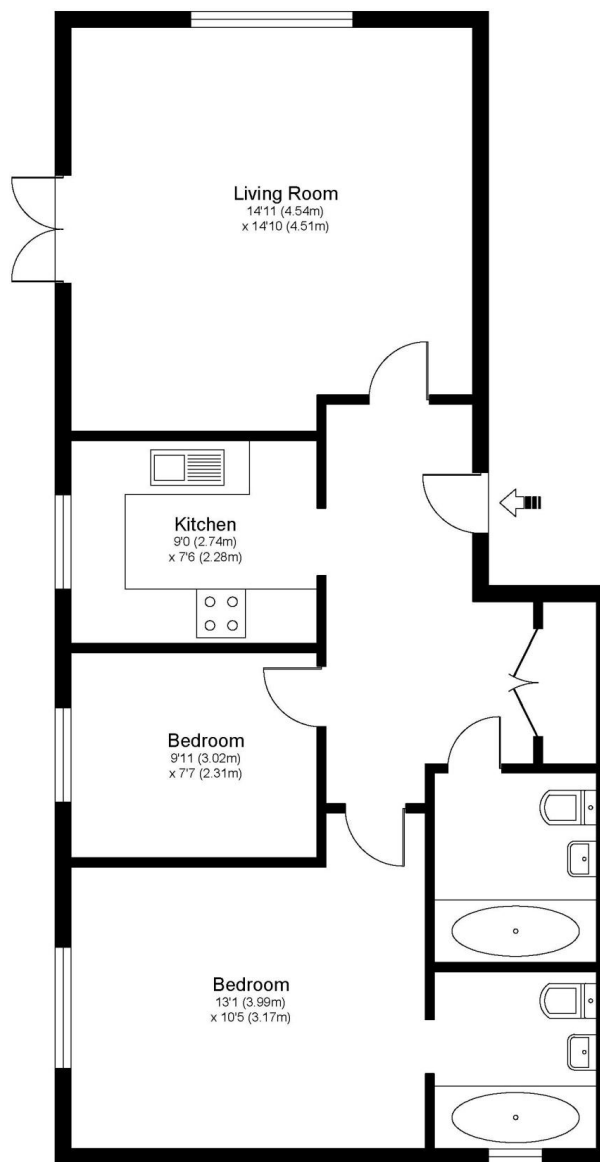
Start Date:	11/08/2005
End Date:	04/03/2130
Lease Term:	125 years from 4 March 2005
Term Remaining:	106 years





## 45, HOMEFIELD ROAD, WALTON-ON-THAMES, KT12

HOMEFIELD ROAD, SURREY KT12

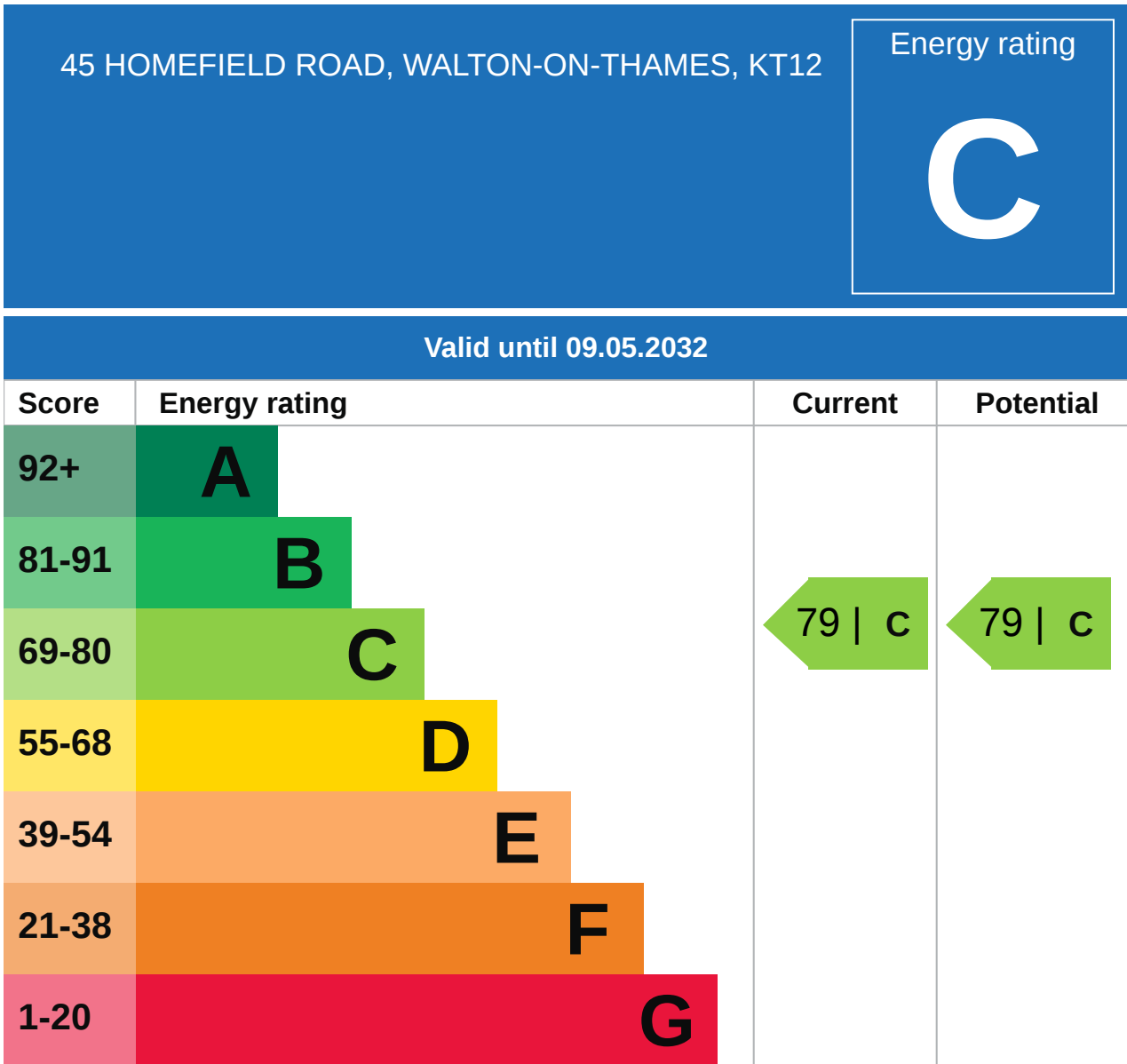


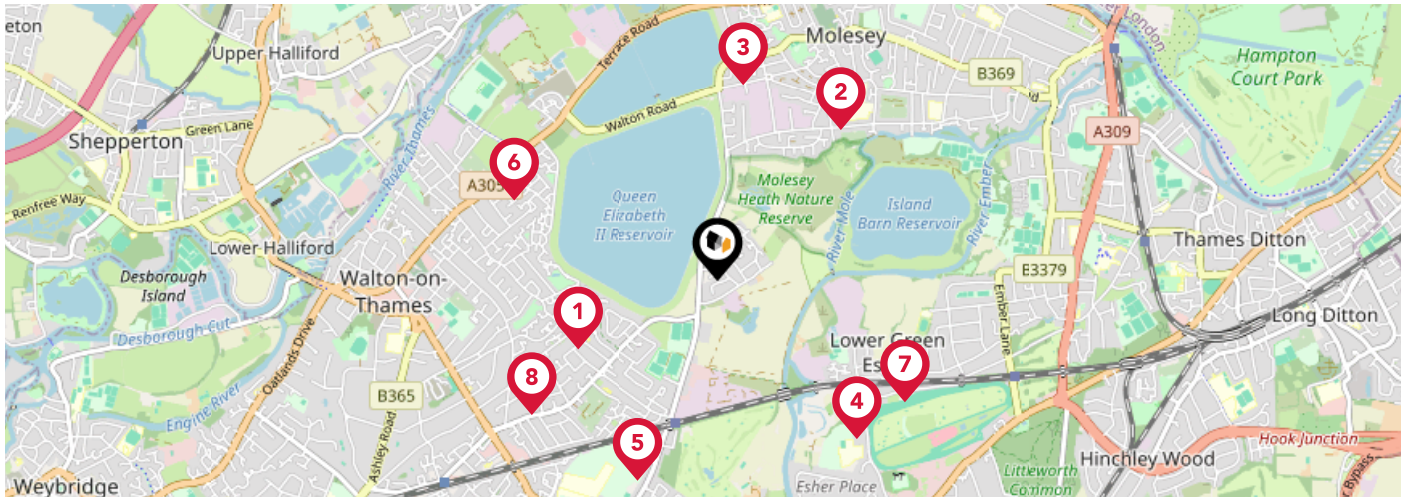
GROUND FLOOR

Approximate Gross Internal Floor Area: 64 m sq / 688 sq ft

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 misstatements. These plans are not to scale and 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 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.

# Property EPC - Certificate

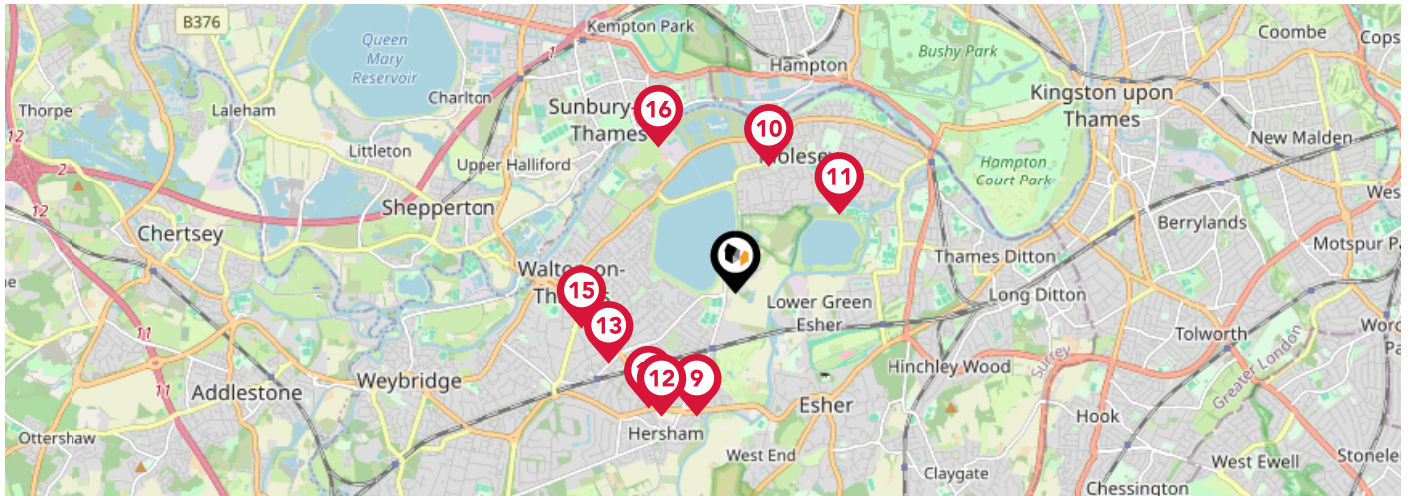




		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Walton Oak Primary School</b> Ofsted Rating: Good   Pupils: 473   Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Chandlers Field Primary School</b> Ofsted Rating: Good   Pupils: 379   Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>The Beech House School</b> Ofsted Rating: Good   Pupils: 5   Distance:0.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Esher Church of England High School</b> Ofsted Rating: Good   Pupils: 1154   Distance:0.97	<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:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Grovelands Primary School</b> Ofsted Rating: Good   Pupils: 513   Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Cranmere Primary School</b> Ofsted Rating: Good   Pupils: 473   Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>The Danesfield Manor School</b> Ofsted Rating: Not Rated   Pupils: 129   Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools

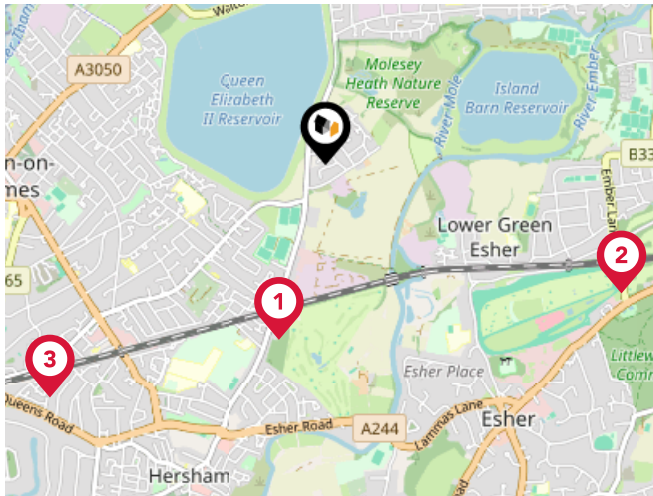
JAMES NEAVE  
THE ESTATE AGENTS



		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>North East Surrey Secondary Short Stay School</b> Ofsted Rating: Good   Pupils: 31   Distance:1.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Hurst Park Primary School</b> Ofsted Rating: Good   Pupils: 435   Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>St Alban's Catholic Primary School</b> Ofsted Rating: Outstanding   Pupils: 356   Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Bell Farm Primary School</b> Ofsted Rating: Good   Pupils: 660   Distance:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Westward School</b> Ofsted Rating: Not Rated   Pupils: 125   Distance:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Three Rivers Academy</b> Ofsted Rating: Good   Pupils: 1039   Distance:1.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Ashley Church of England Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 567   Distance:1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Beaulerc Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 152   Distance:1.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

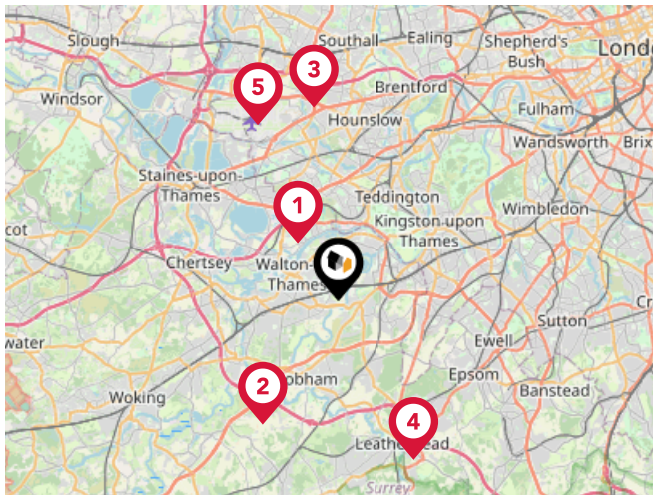
# Area

## Transport (National)



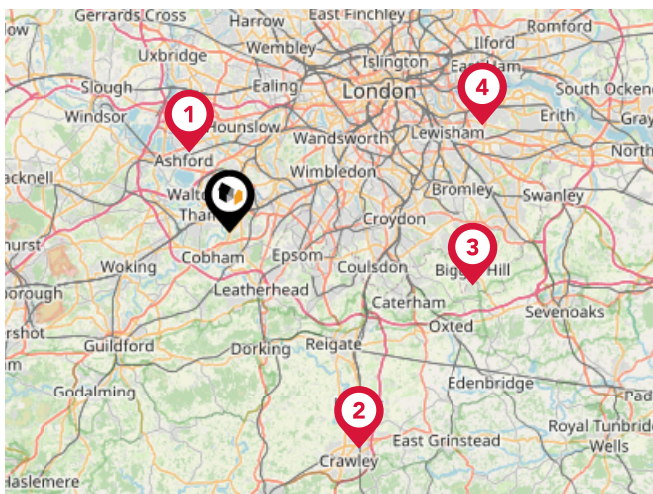
### National Rail Stations

Pin	Name	Distance
1	Hersham Rail Station	0.84 miles
2	Esher Rail Station	1.49 miles
3	Walton-on-Thames Rail Station	1.67 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J1	2.59 miles
2	M25 J10	5.38 miles
3	M4 J3	7.16 miles
4	M25 J9	6.55 miles
5	M4 J4A	7.1 miles

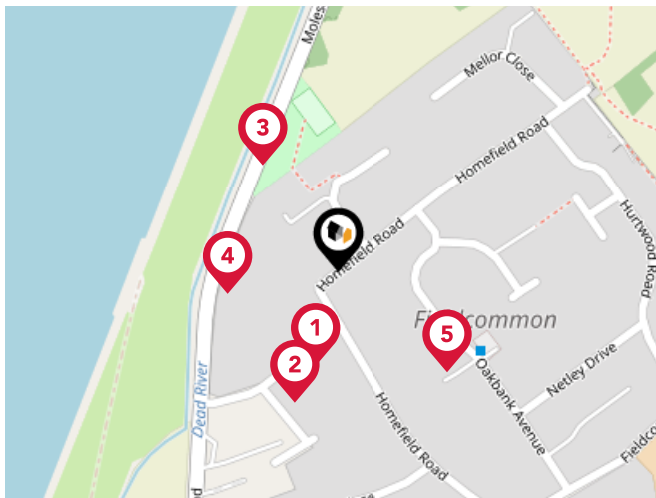


### Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	6.63 miles
2	London Gatwick Airport	18.69 miles
3	Biggin Hill Airport	18.48 miles
4	London City Airport	20.37 miles

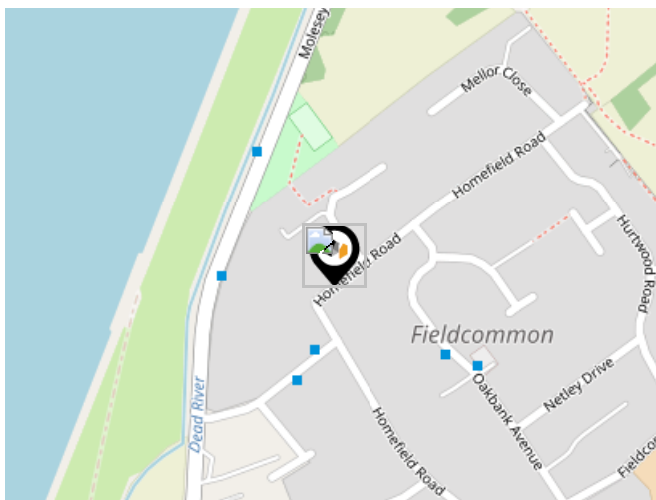
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Westfield Road	0.06 miles
2	Westfield Road	0.08 miles
3	Fernbank Avenue	0.08 miles
4	Fernbank Avenue	0.07 miles
5	Ansell Hall	0.09 miles



### Local Connections

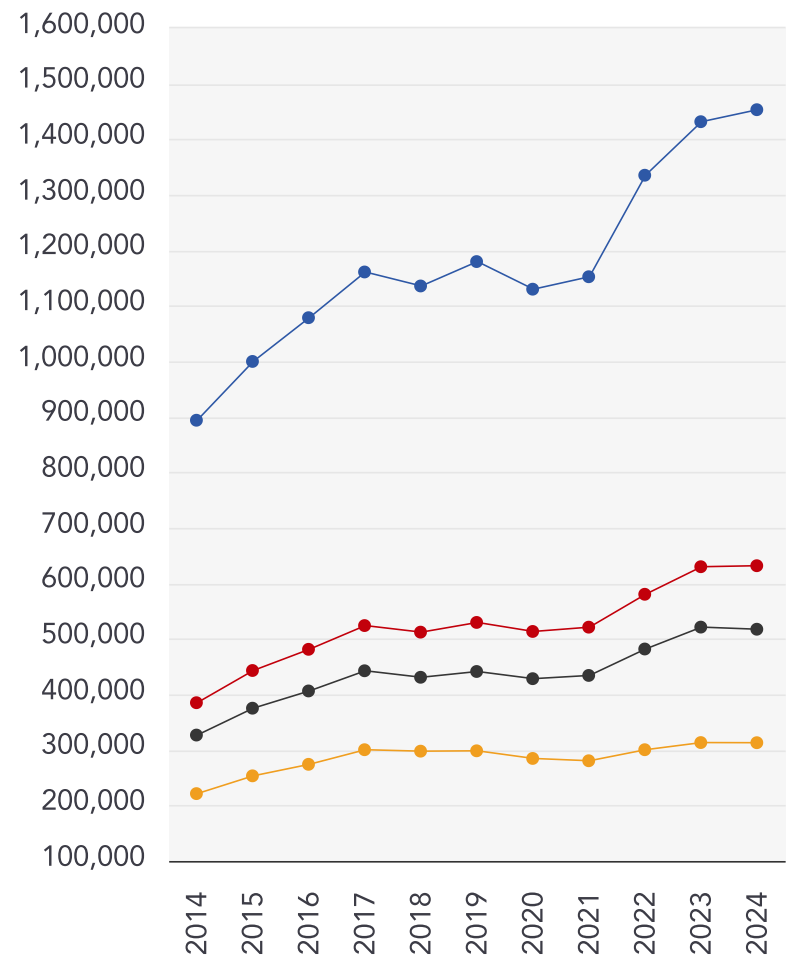
Pin	Name	Distance
1	Hounslow Central Underground Station	5.78 miles
2	Hatton Cross Underground Station	5.66 miles
3	Heathrow Terminal 4 Underground Station	5.51 miles

# 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

## Data Quality

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