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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 27th November 2023



**61, BELL FARM WAY, HERSHAM, WALTON-ON-THAMES,
KT12**

James Neave

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Property

Type:	Flat / Maisonette	Last Sold £/ft²:	£1,059
Bedrooms:	1	Tenure:	Freehold
Floor Area:	538 ft ² / 50 m ²		
Plot Area:	0.4 acres		
Year Built :	2016		
Council Tax :	Band C		
Annual Estimate:	£1,919		
Title Number:	SY870847		
UPRN:	10033331919		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	75 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

61, Bell Farm Way, Hersham, KT12

Energy rating

B

Valid until 15.04.2031

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

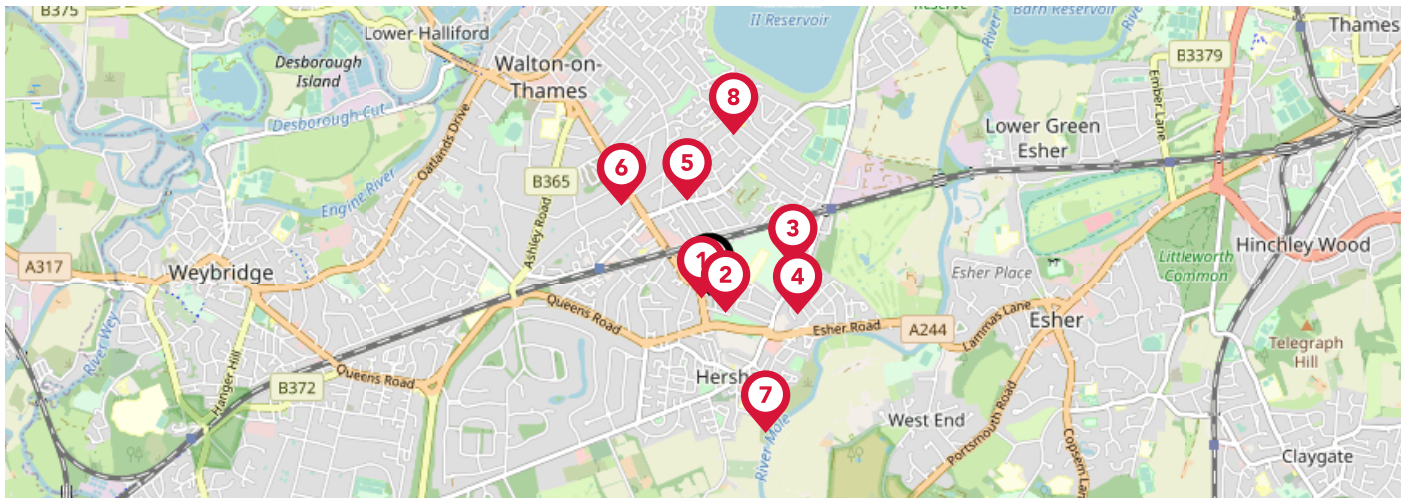
Property

EPC - Additional Data

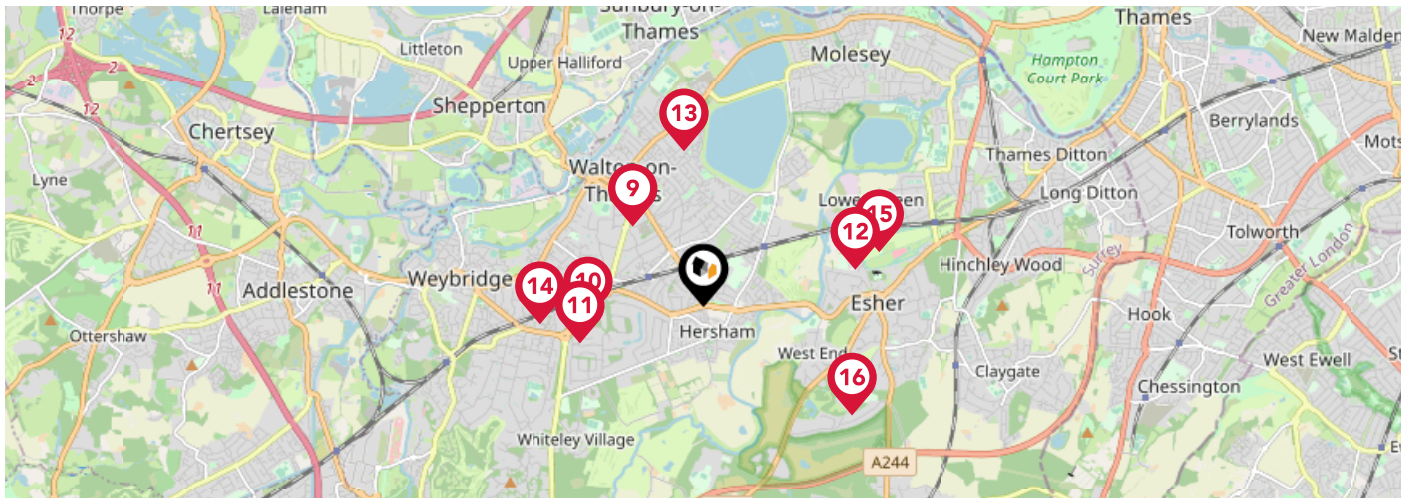
Additional EPC Data









Property Type:	Flat
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Floor Level:	2
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.20 W/m ² ·K
Walls Energy:	Very Good
Roof:	(other premises above)
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:	Average thermal transmittance 0.20 W/m ² ·K
Total Floor Area:	50 m ²

Area Schools



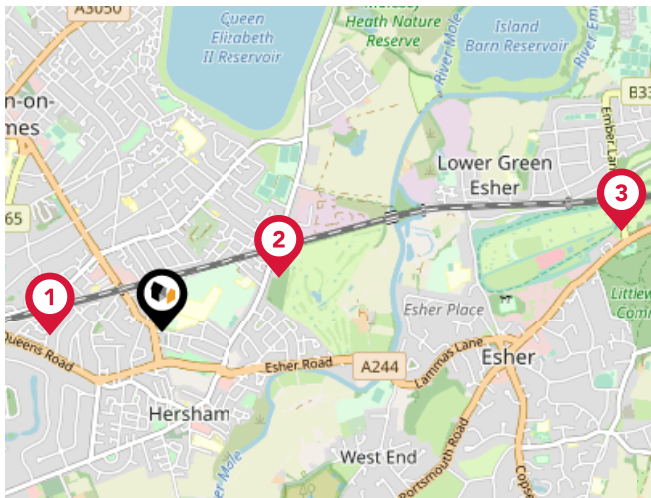
		Nursery	Primary	Secondary	College	Private
1	Three Rivers Academy Ofsted Rating: Good Pupils: 1039 Distance:0.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Bell Farm Primary School Ofsted Rating: Good Pupils: 660 Distance:0.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Cardinal Newman Catholic Primary School Ofsted Rating: Good Pupils: 405 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	North East Surrey Secondary Short Stay School Ofsted Rating: Good Pupils: 31 Distance:0.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The Danesfield Manor School Ofsted Rating: Not Rated Pupils: 129 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Westward School Ofsted Rating: Not Rated Pupils: 125 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Burhill Primary School Ofsted Rating: Good Pupils: 634 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Walton Oak Primary School Ofsted Rating: Good Pupils: 473 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Ashley Church of England Primary School Ofsted Rating: Requires Improvement Pupils: 567 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cleves School Ofsted Rating: Outstanding Pupils: 720 Distance:1.08	<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:1.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Esher Church of England High School Ofsted Rating: Good Pupils: 1154 Distance:1.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Grovelands Primary School Ofsted Rating: Good Pupils: 513 Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oatlands School Ofsted Rating: Outstanding Pupils: 268 Distance:1.52	<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:1.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Claremont Fan Court School Ofsted Rating: Not Rated Pupils: 890 Distance:1.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

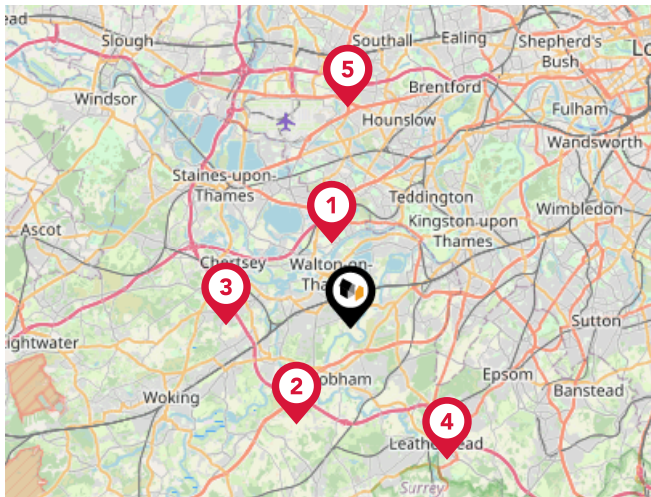
Area

Transport (National)



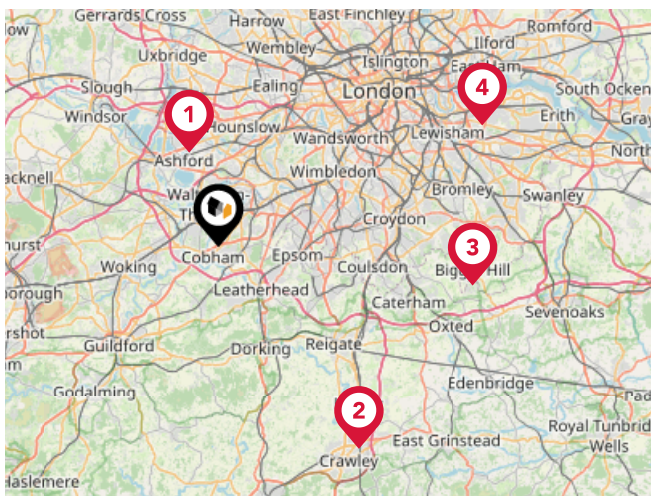
National Rail Stations

Pin	Name	Distance
1	Walton-on-Thames Rail Station	0.52 miles
2	Hersham Rail Station	0.6 miles
3	Esher Rail Station	2.18 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J1	3.26 miles
2	M25 J10	4.08 miles
3	M25 J11	4.61 miles
4	M25 J9	6.02 miles
5	M4 J3	8.17 miles

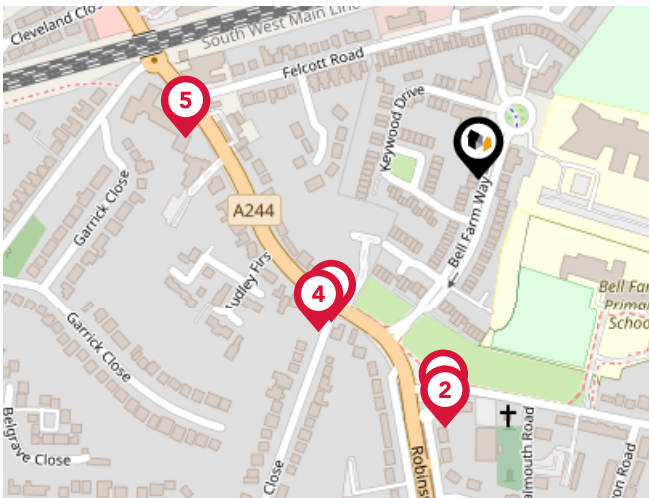


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	7.34 miles
2	London Gatwick Airport	18.22 miles
3	Biggin Hill Airport	19.04 miles
4	London City Airport	21.5 miles

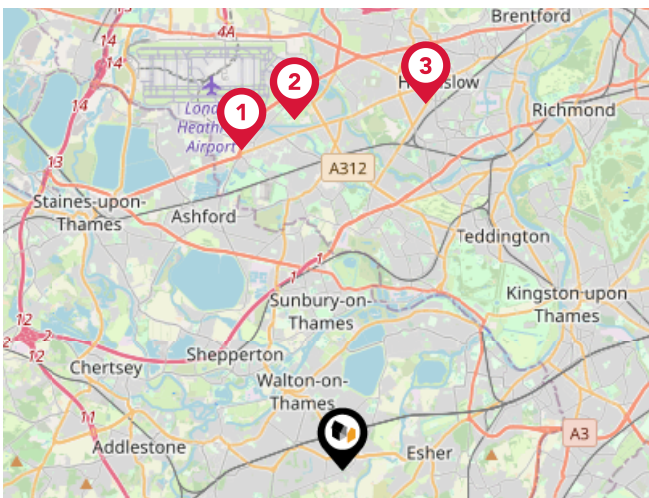
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Robinsway	0.14 miles
2	Robinsway	0.15 miles
3	Beech Close	0.12 miles
4	Beech Close	0.13 miles
5	Felcott Road	0.17 miles



Local Connections

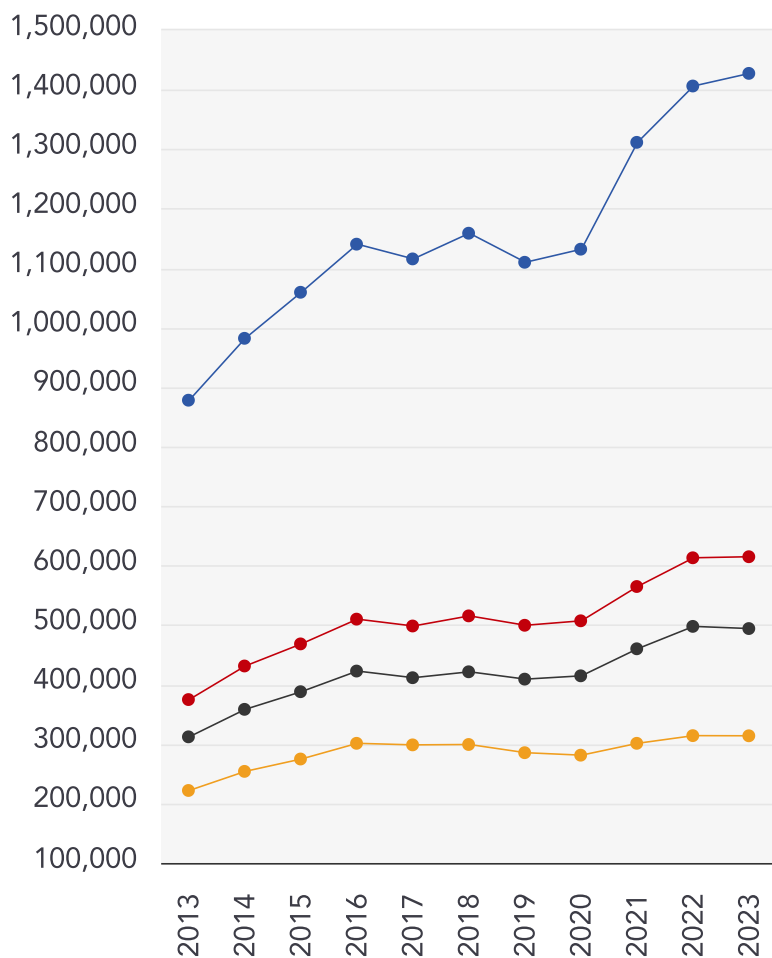
Pin	Name	Distance
1	Heathrow Terminal 4 Underground Station	6.19 miles
2	Hatton Cross Underground Station	6.54 miles
3	Hounslow Central Underground Station	6.97 miles

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



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James Neave

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