

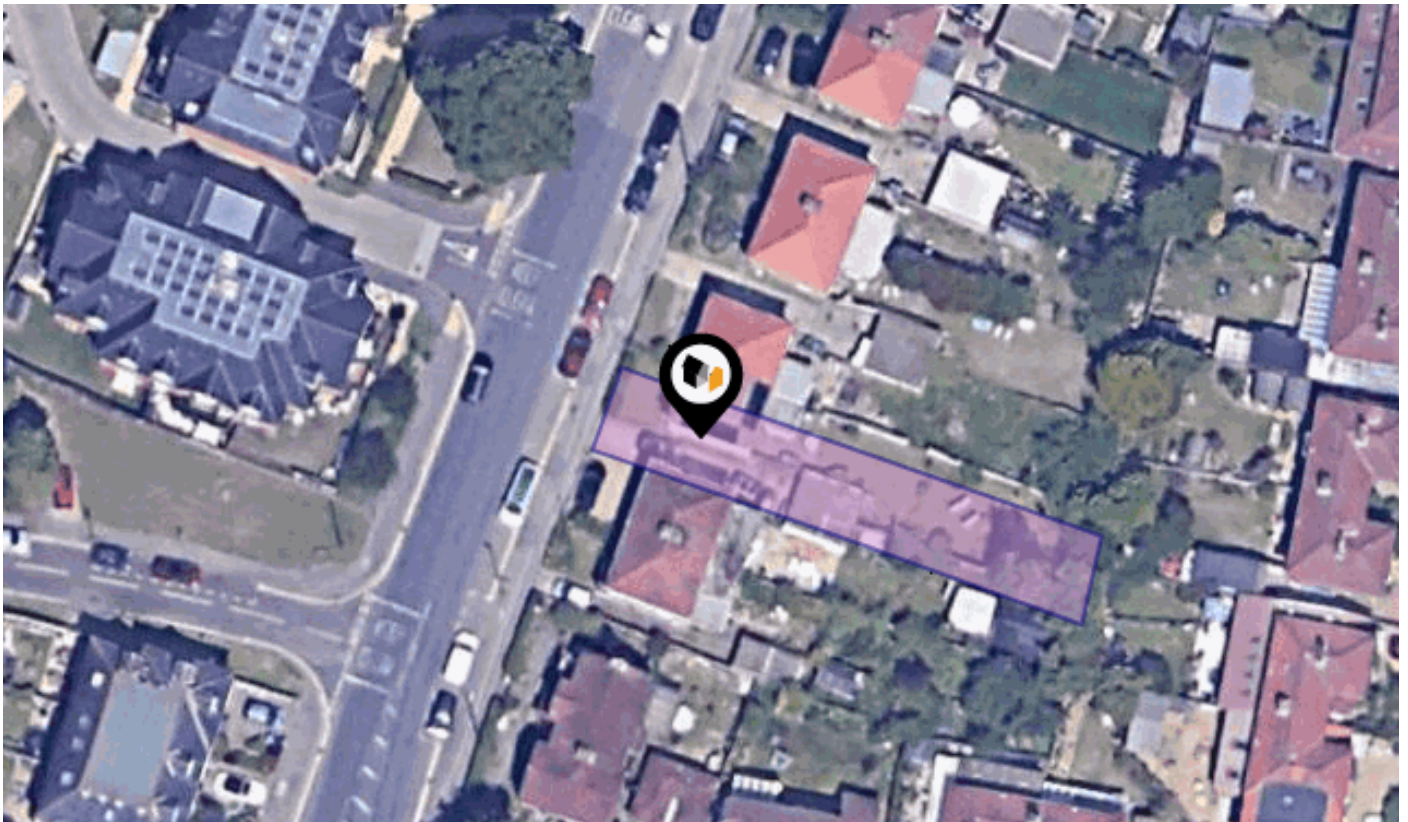


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 19th January 2024



MOLESEY ROAD, HERSHAM, WALTON-ON-THAMES, KT12

James Neave

38 High Street Walton on Thames Surrey KT12 1DE

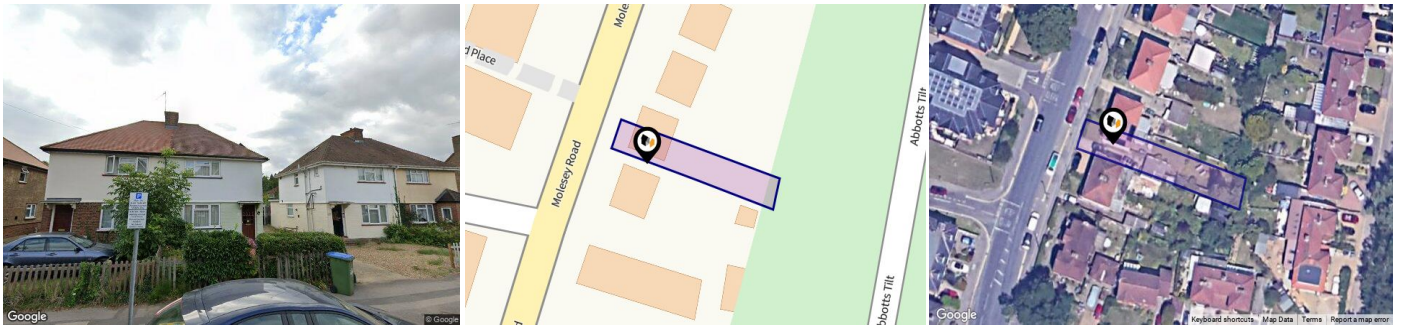
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Property Overview



Property

Type: Semi-Detached
Bedrooms: 3
Floor Area: 818 ft² / 76 m²
Plot Area: 0.08 acres
Year Built : 1930-1949
Council Tax : Band D
Annual Estimate: £2,159
Title Number: SY520003
UPRN: 100061331981

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

3 mb/s	52 mb/s	1000 mb/s

Mobile Coverage:
 (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

Molesey Road, Hersham, KT12

Energy rating

C

Valid until 09.04.2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

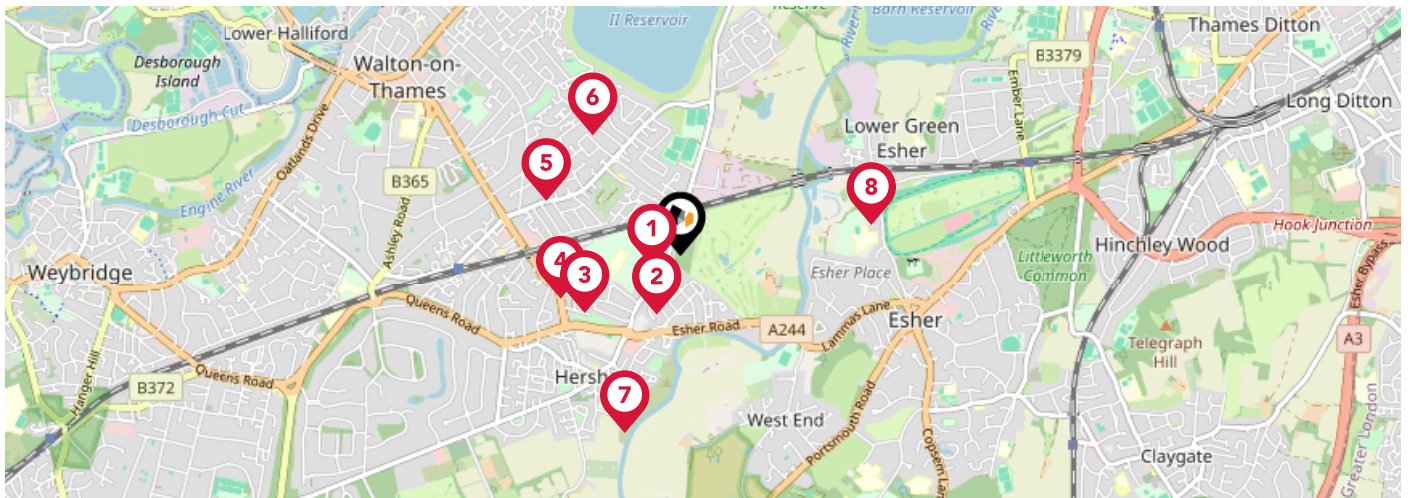
Property

EPC - Additional Data

Additional EPC Data

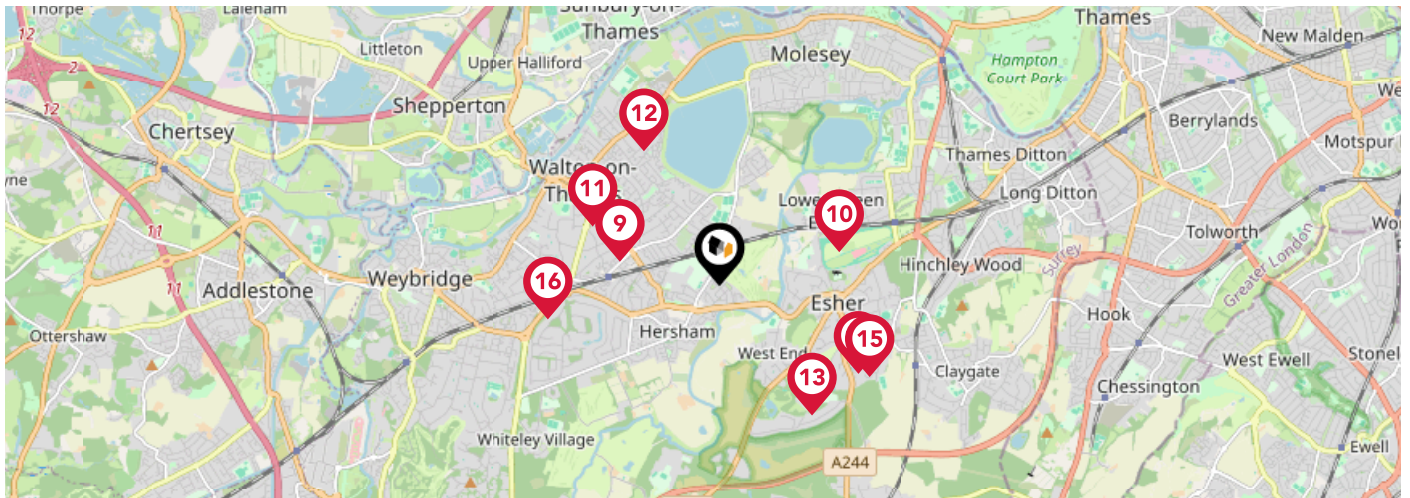
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	FiT application
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
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 73% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	76 m ²









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Cardinal Newman Catholic Primary School Ofsted Rating: Good Pupils: 405 Distance:0.14	<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:0.29	<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:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Three Rivers Academy Ofsted Rating: Good Pupils: 1039 Distance:0.59	<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:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Walton Oak Primary School Ofsted Rating: Good Pupils: 473 Distance:0.69	<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:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Esher Church of England High School Ofsted Rating: Good Pupils: 1154 Distance:0.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

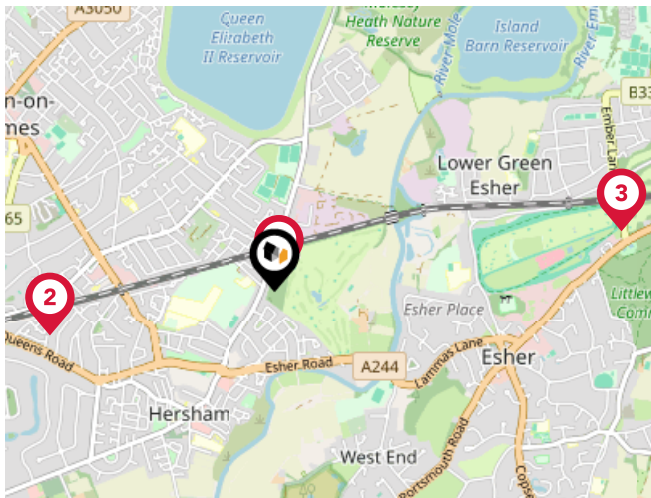
Area Schools



	Nursery	Primary	Secondary	College	Private
 Westward School Ofsted Rating: Not Rated Pupils: 125 Distance:0.95	<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:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Ashley Church of England Primary School Ofsted Rating: Requires Improvement Pupils: 567 Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Grovelands Primary School Ofsted Rating: Good Pupils: 513 Distance:1.43	<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:1.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Esher Church School Ofsted Rating: Good Pupils: 375 Distance:1.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Shrewsbury House Pre Preparatory School Ofsted Rating: Not Rated Pupils: 84 Distance:1.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Cleves School Ofsted Rating: Outstanding Pupils: 720 Distance:1.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

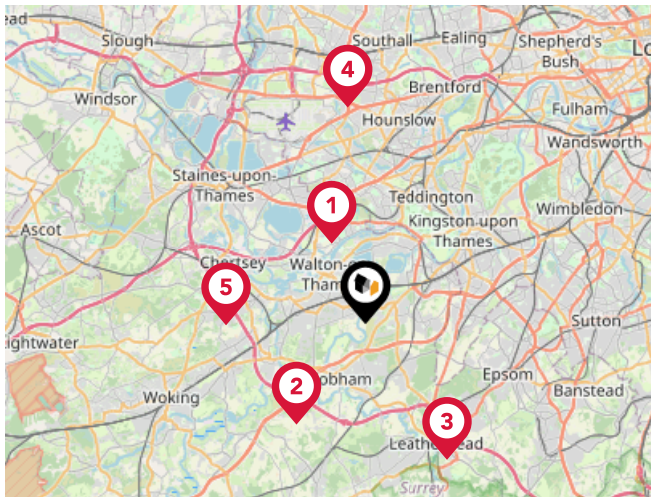
Area

Transport (National)



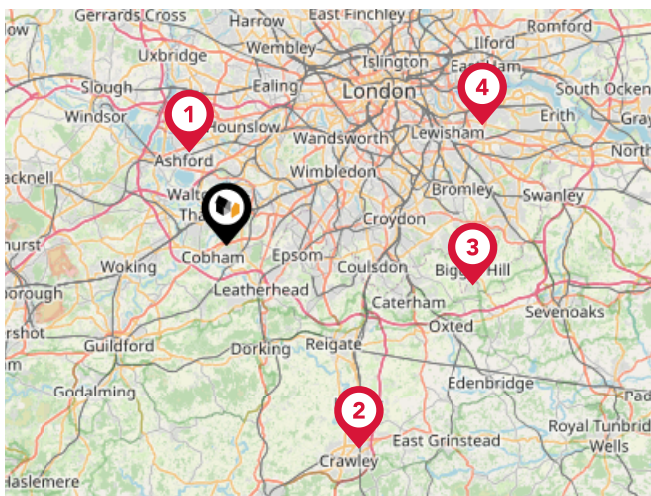
National Rail Stations

Pin	Name	Distance
1	Hersham Rail Station	0.07 miles
2	Walton-on-Thames Rail Station	1.06 miles
3	Esher Rail Station	1.63 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J1	3.24 miles
2	M25 J10	4.52 miles
3	M25 J9	5.89 miles
4	M4 J3	8.01 miles
5	M25 J11	5.13 miles

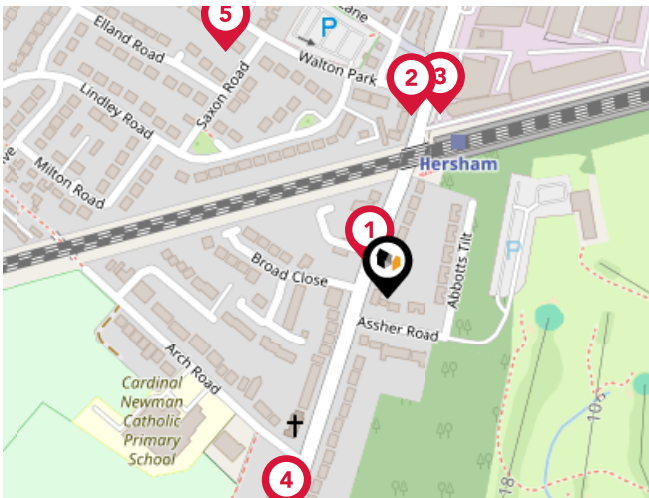


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	7.33 miles
2	London Gatwick Airport	18.08 miles
3	Biggin Hill Airport	18.55 miles
4	London City Airport	20.94 miles

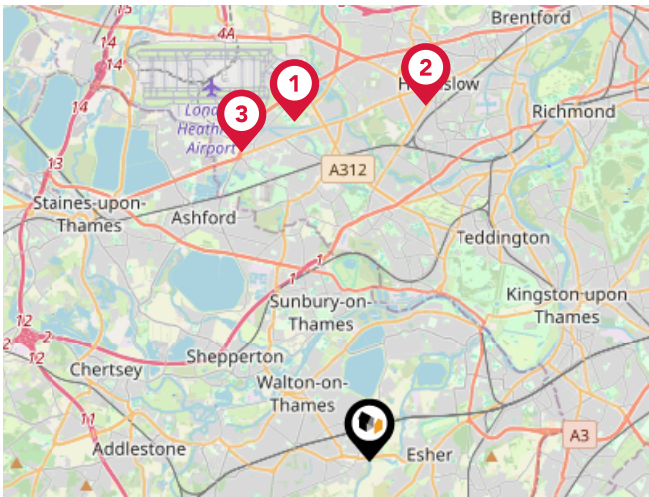
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Hersham Railway Station	0.02 miles
2	Hersham Railway Station	0.11 miles
3	Hersham Railway Station	0.11 miles
4	Arch Road	0.14 miles
5	Walton Park	0.17 miles



Local Connections

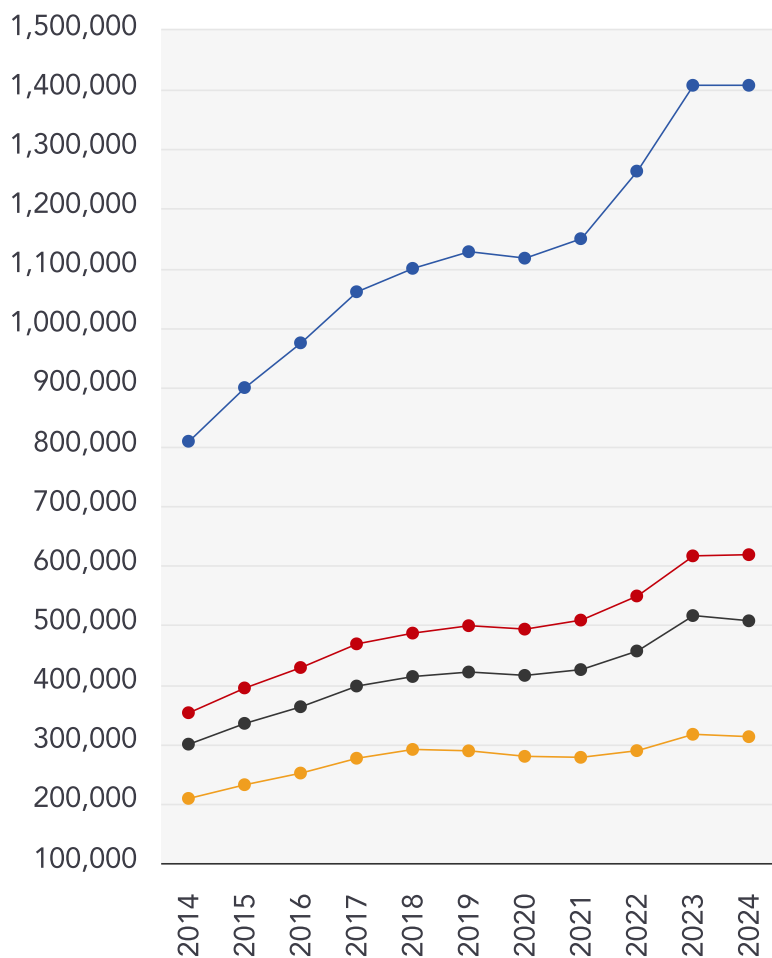
Pin	Name	Distance
1	Hatton Cross Underground Station	6.44 miles
2	Hounslow Central Underground Station	6.68 miles
3	Heathrow Terminal 4 Underground Station	6.19 miles

Market

House Price Statistics



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



Detached

+73.97%

Semi-Detached

+75.35%

Terraced

+69.17%

Flat

+49.74%



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"



James Neave

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