

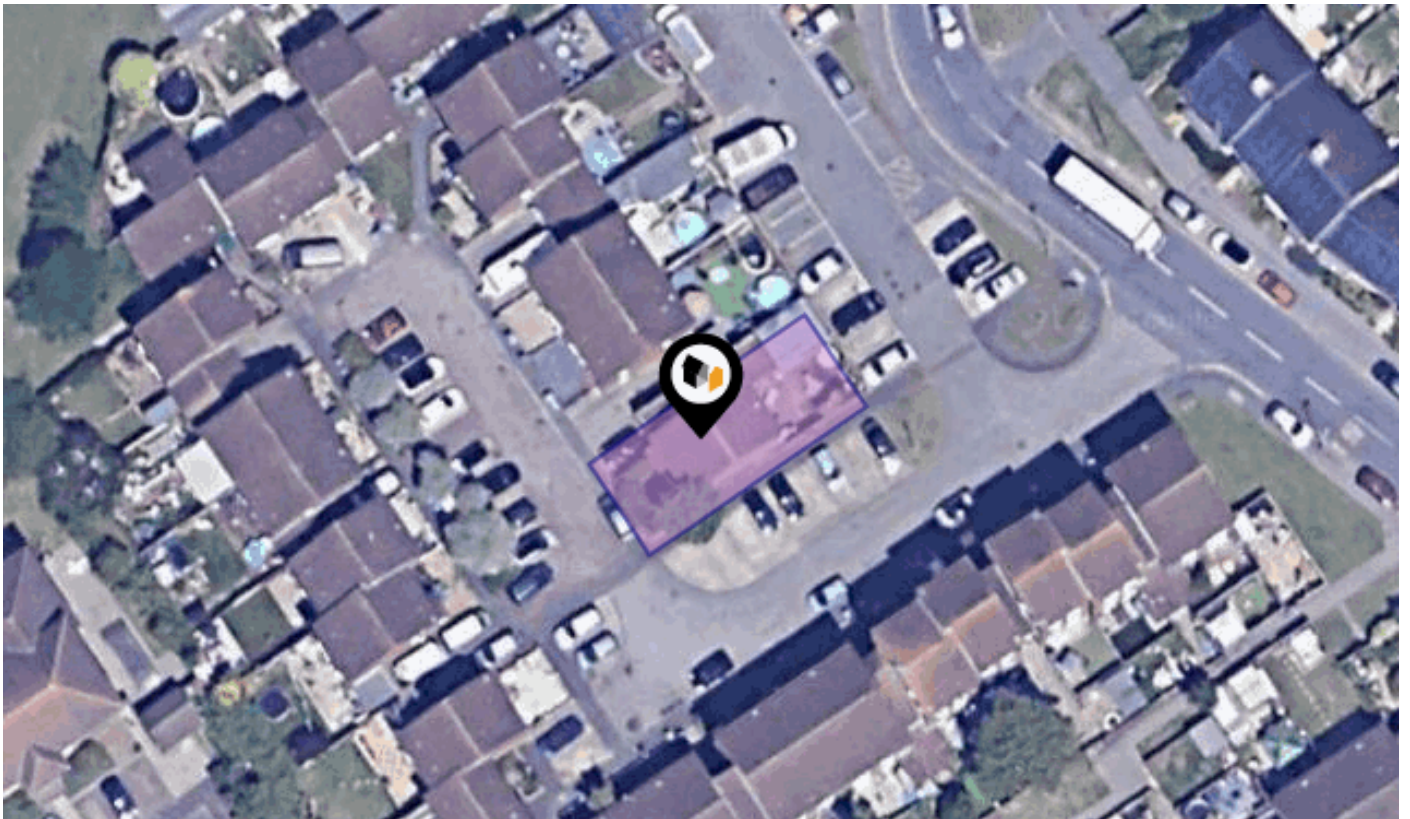


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 23rd January 2024



AMBLESIDE AVENUE, WALTON-ON-THAMES, KT12

James Neave

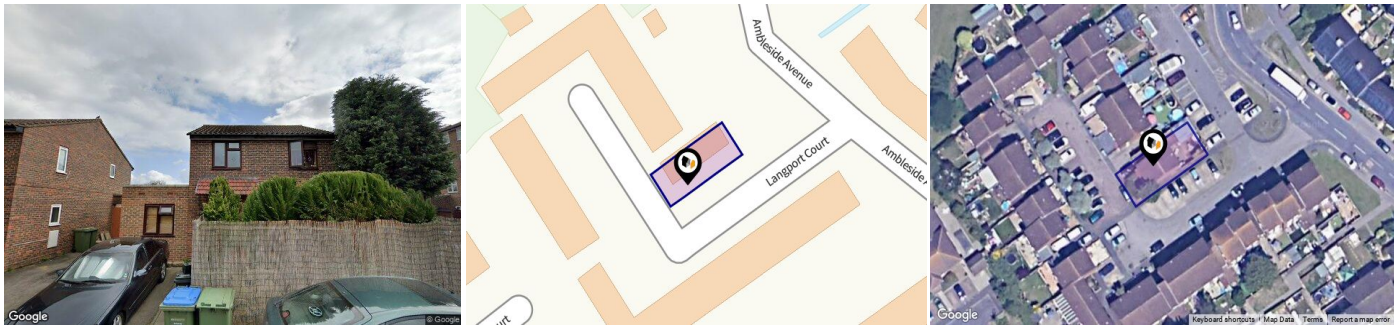
38 High Street Walton on Thames Surrey KT12 1DE

01932 221 331

lily@jamesneave.co.uk

www.jamesneave.co.uk





Property

| | | | |
|-------------------------|--|------------------------------------|----------|
| Type: | Detached | Last Sold £/ft²: | £139 |
| Bedrooms: | 7 | Tenure: | Freehold |
| Floor Area: | 1,323 ft ² / 123 m ² | | |
| Plot Area: | 0.05 acres | | |
| Year Built : | 1976-1982 | | |
| Council Tax : | Band E | | |
| Annual Estimate: | £2,639 | | |
| Title Number: | SY609665 | | |
| UPRN: | 100062121839 | | |

Local Area

| | |
|---------------------------|-----------|
| Local Authority: | Elmbridge |
| Conservation Area: | No |
| Flood Risk: | |
| • Rivers & Seas | Medium |
| • Surface Water | Medium |

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | | |
|-------------------|-------------------|---------------------|
| 19 mb/s | 71 mb/s | 1000 mb/s |
| | | |

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *39 Langport Court, Ambleside Avenue, Walton-on-thames, KT12 3TD*

| Reference - 2014/4383 | |
|-----------------------|---|
| Decision: | Final Decision |
| Date: | 11th April 2014 |
| Description: | Respective application for a 2.5-metre high boundary wall and fence |
| Reference - 2012/1742 | |
| Decision: | Final Decision |
| Date: | - |
| Description: | Single storey side and rear extension |

Property EPC - Certificate

Ambleside Avenue, WALTON-ON-THAMES, KT12

Energy rating

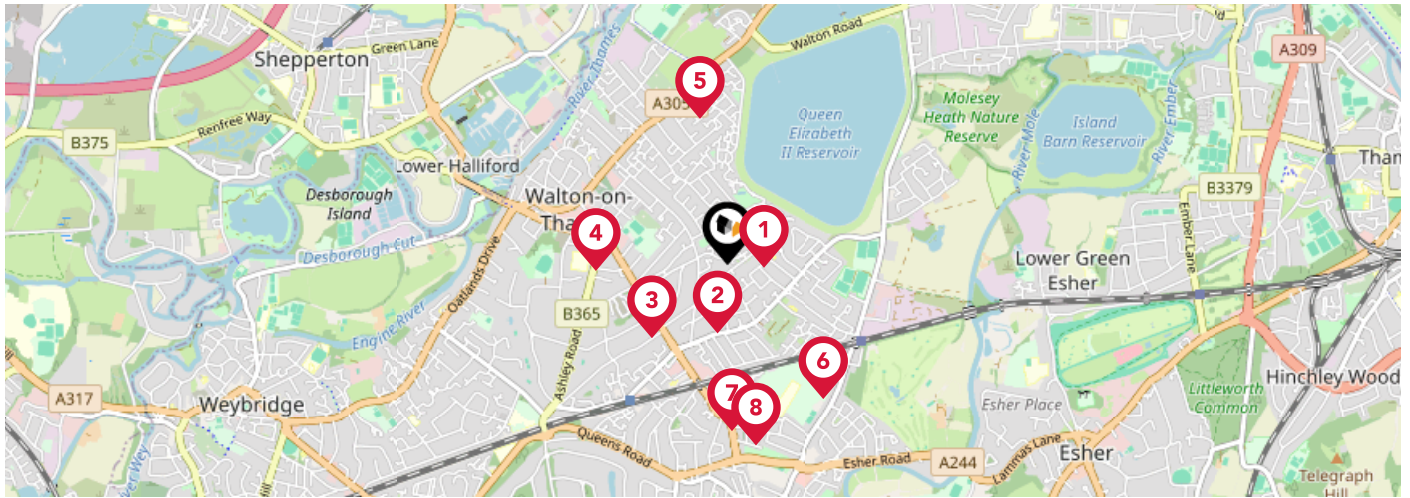
D

Valid until 20.01.2024

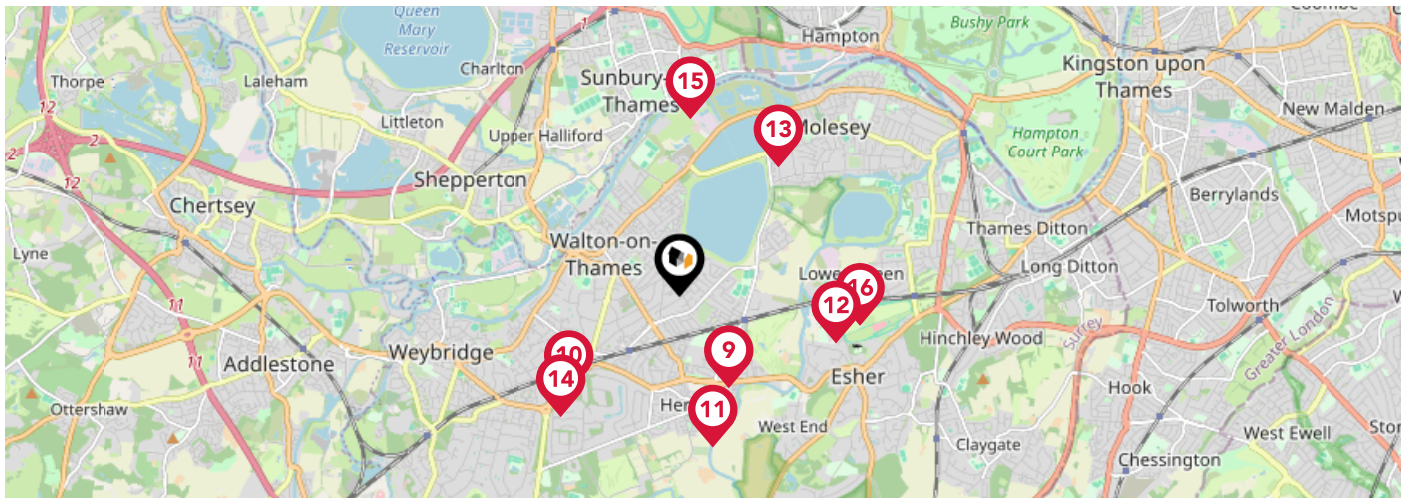
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 68 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Additional EPC Data

| | |
|--------------------------------------|---|
| Property Type: | Detached house |
| Walls: | Cavity wall, as built, partial insulation (assumed) |
| Walls Energy: | Average |
| Roof: | Pitched, limited insulation (assumed) |
| Roof Energy: | Poor |
| Window: | Fully double glazed |
| Window Energy: | Good |
| Main Heating: | Boiler and radiators, mains gas |
| Main Heating Energy: | Good |
| Main Heating Controls: | TRVs and bypass |
| Main Heating Controls Energy: | Average |
| Hot Water System: | From main system |
| Hot Water Energy Efficiency: | Good |
| Lighting: | Low energy lighting in 25% of fixed outlets |
| Lighting Energy: | Average |
| Floors: | Solid, no insulation (assumed) |
| Secondary Heating: | None |
| Total Floor Area: | 123 m ² |

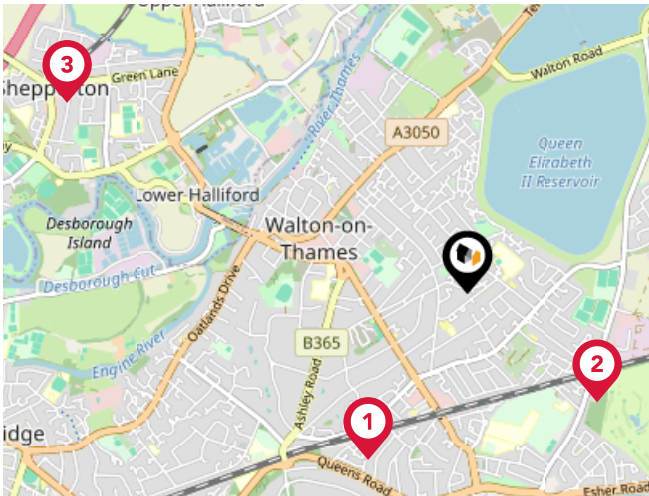


| | | Nursery | Primary | Secondary | College | Private |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Walton Oak Primary School Ofsted Rating: Good Pupils: 473 Distance:0.17 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | The Danesfield Manor School Ofsted Rating: Not Rated Pupils: 129 Distance:0.32 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Westward School Ofsted Rating: Not Rated Pupils: 125 Distance:0.49 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Ashley Church of England Primary School Ofsted Rating: Requires Improvement Pupils: 567 Distance:0.61 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Grovelands Primary School Ofsted Rating: Good Pupils: 513 Distance:0.68 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Cardinal Newman Catholic Primary School Ofsted Rating: Good Pupils: 405 Distance:0.76 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Three Rivers Academy Ofsted Rating: Good Pupils: 1039 Distance:0.77 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Bell Farm Primary School Ofsted Rating: Good Pupils: 660 Distance:0.85 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



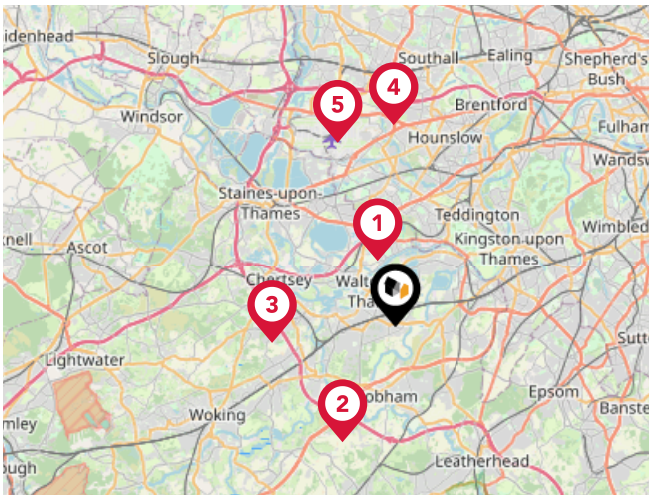
| | Nursery | Primary | Secondary | College | Private |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <p>9 North East Surrey Secondary Short Stay School Ofsted Rating: Good Pupils: 31 Distance:0.96</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>10 Cleves School Ofsted Rating: Outstanding Pupils: 720 Distance:1.35</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>11 Burhill Primary School Ofsted Rating: Good Pupils: 634 Distance:1.43</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>12 Esher Church of England High School Ofsted Rating: Good Pupils: 1154 Distance:1.52</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>13 The Beech House School Ofsted Rating: Good Pupils: 5 Distance:1.52</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>14 Walton Leigh School Ofsted Rating: Outstanding Pupils: 79 Distance:1.55</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>15 Beauclerc Infant and Nursery School Ofsted Rating: Good Pupils: 152 Distance:1.66</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>16 Cranmere Primary School Ofsted Rating: Good Pupils: 473 Distance:1.7</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Area Transport (National)



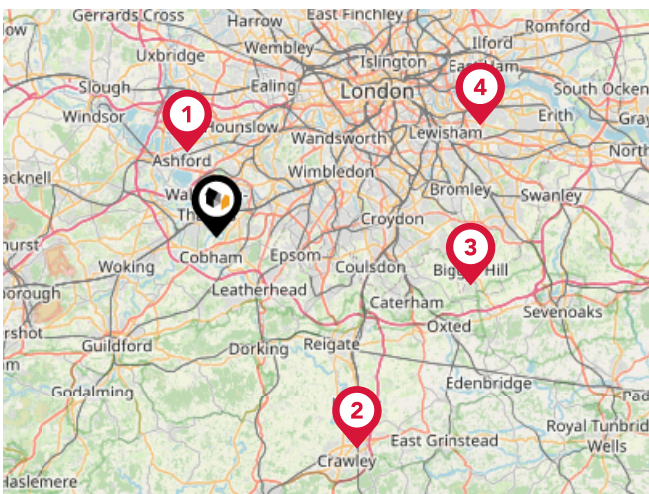
National Rail Stations

| Pin | Name | Distance |
|-----|-------------------------------|------------|
| 1 | Walton-on-Thames Rail Station | 0.9 miles |
| 2 | Hersham Rail Station | 0.78 miles |
| 3 | Shepperton Rail Station | 2.05 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|---------|------------|
| 1 | M3 J1 | 2.51 miles |
| 2 | M25 J10 | 4.73 miles |
| 3 | M25 J11 | 4.59 miles |
| 4 | M4 J3 | 7.41 miles |
| 5 | M4 J4A | 7.09 miles |

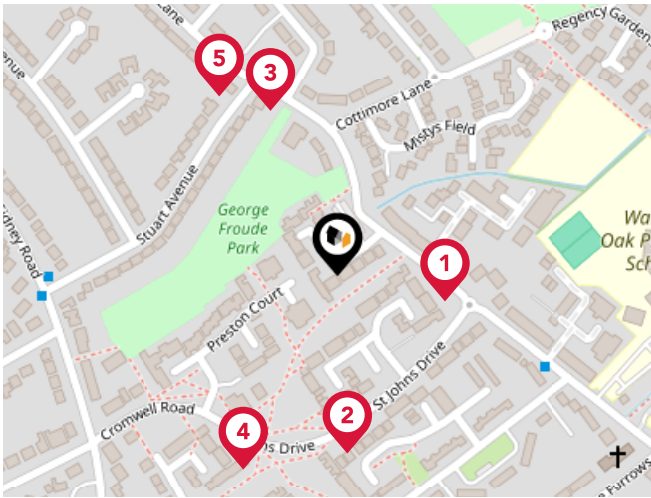


Airports/Helipads

| Pin | Name | Distance |
|-----|-------------------------|-------------|
| 1 | London Heathrow Airport | 6.6 miles |
| 2 | London Gatwick Airport | 18.87 miles |
| 3 | Biggin Hill Airport | 19.22 miles |
| 4 | London City Airport | 21.24 miles |

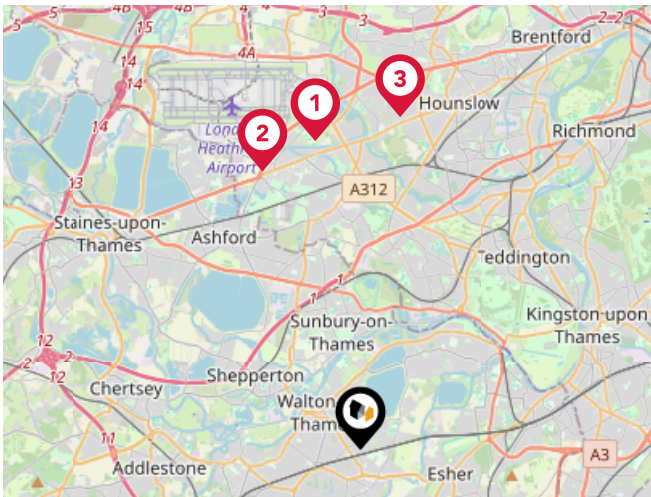
Area

Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|----------------|------------|
| 1 | St Johns Drive | 0.06 miles |
| 2 | Cheriton Court | 0.1 miles |
| 3 | Stuart Avenue | 0.1 miles |
| 4 | Post Office | 0.12 miles |
| 5 | Stuart Avenue | 0.12 miles |



Local Connections

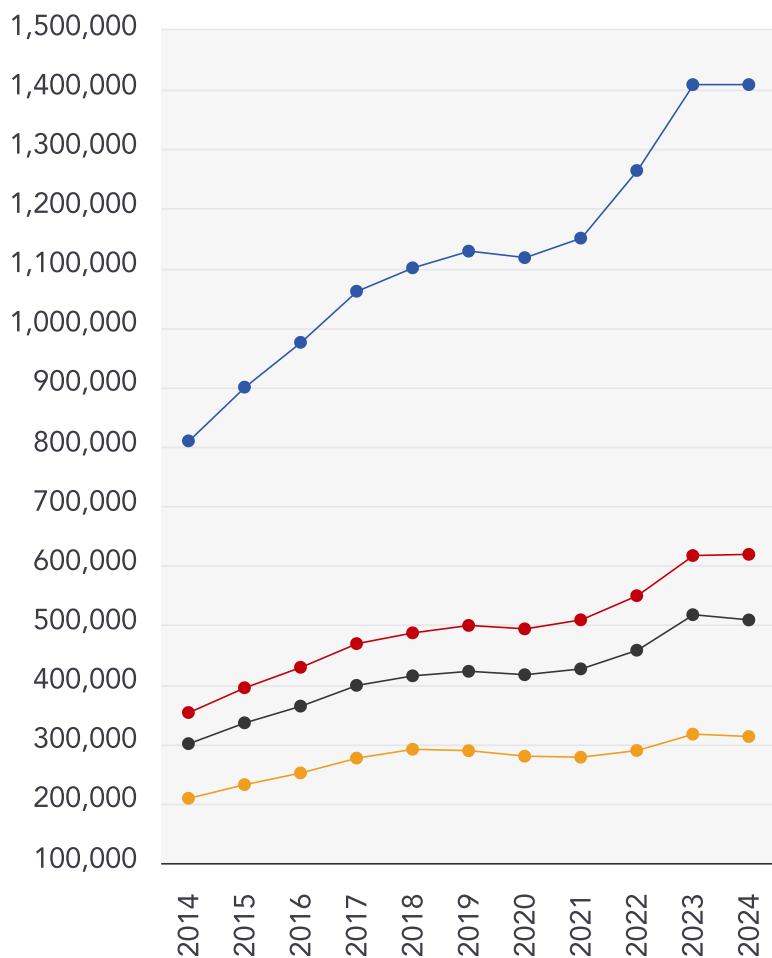
| Pin | Name | Distance |
|-----|---|------------|
| 1 | Hatton Cross Underground Station | 5.78 miles |
| 2 | Heathrow Terminal 4 Underground Station | 5.46 miles |
| 3 | Hounslow West Underground Station | 6.23 miles |

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

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

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



James Neave

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

