

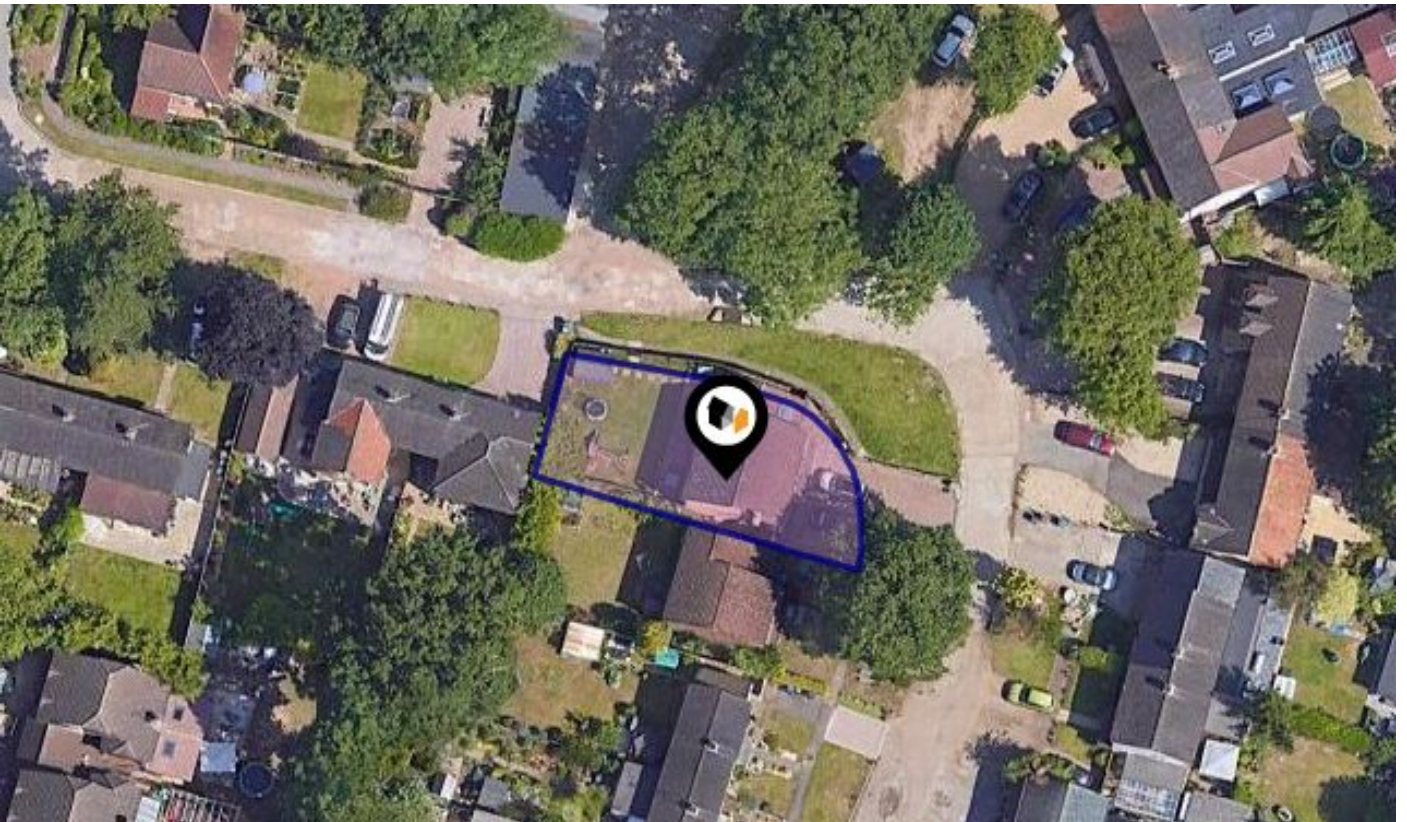


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 07th January 2025



CHAUCER WAY, ADDLESTONE, KT15

Asking Price : £710,000

Example Agent

38 High Street Walton on Thames Surrey KT12 1DE

01932 221 331

andy@jamesneave.co.uk

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Property

Type:	Detached	Asking Price:	£710,000
Bedrooms:	4	Tenure:	Freehold
Floor Area:	1,506 ft ² / 140 m ²		
Plot Area:	0.08 acres		
Year Built :	1976-1982		
Council Tax :	Band F		
Annual Estimate:	£3,283		
Title Number:	SY541721		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

1 mb/s	56 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Gallery Photos

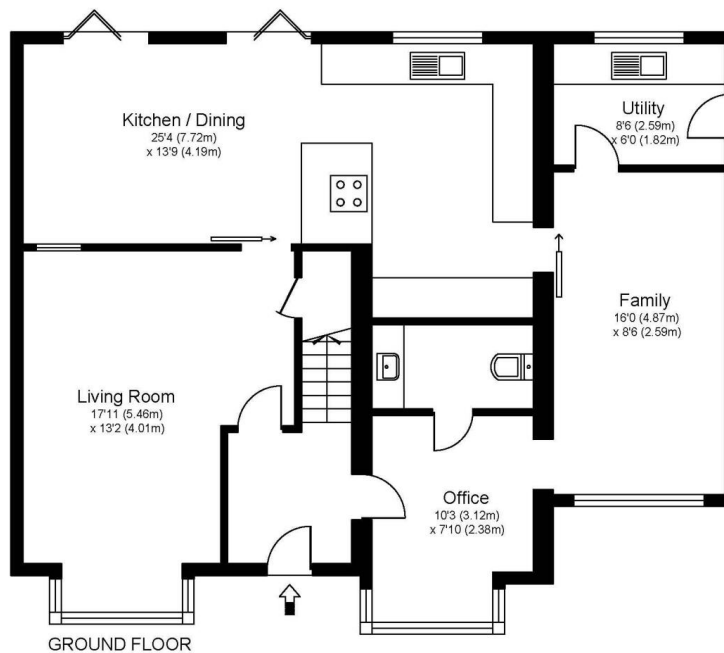
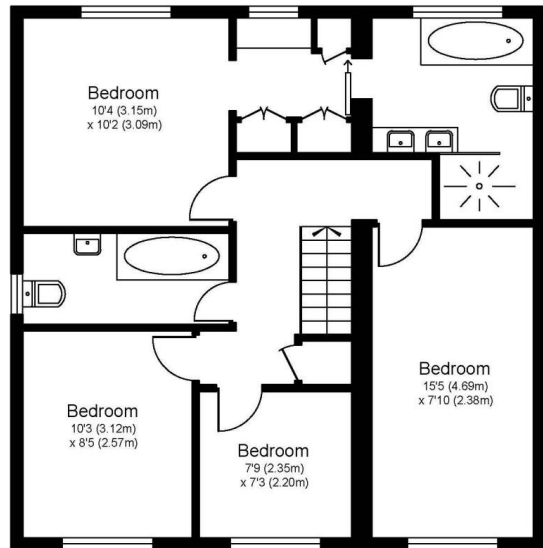
JAMES NEAVE
THE ESTATE AGENTS





CHAUCER WAY, ADDLESTONE, KT15

CHAUCER WAY, ROW TOWN, ADDLESTONE, SURREY, KT15



Approximate Gross Internal Floor Area: 136 m sq / 1465 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

KT15

Energy rating

D

Valid until 30.03.2033

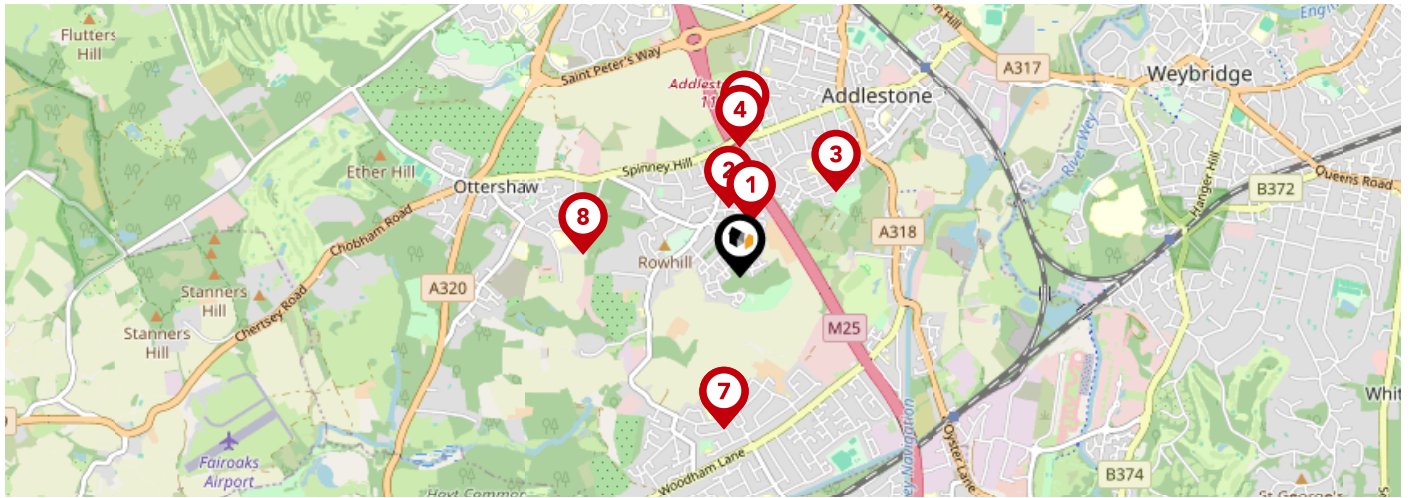
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

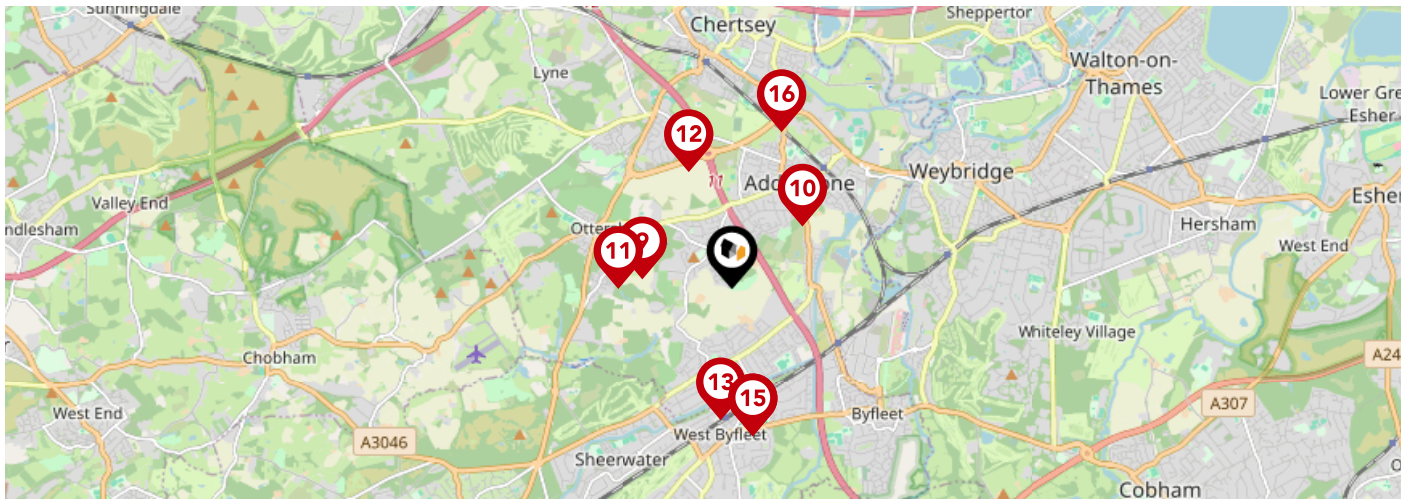
Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
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:	Solid, limited insulation (assumed)
Total Floor Area:	140 m ²



		Nursery	Primary	Secondary	College	Private
1	Ongar Place Primary School Ofsted Rating: Good Pupils: 210 Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Holy Family Catholic Primary School Ofsted Rating: Good Pupils: 219 Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Sayes Court School Ofsted Rating: Good Pupils: 244 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Jubilee High School Ofsted Rating: Good Pupils: 672 Distance:0.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Paul's CofE Primary School Ofsted Rating: Good Pupils: 415 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	New Haw Community Junior School Ofsted Rating: Outstanding Pupils: 360 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The Grange Community Infant School Ofsted Rating: Good Pupils: 254 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Ottershaw Christ Church Church of England Infant School Ofsted Rating: Good Pupils: 208 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

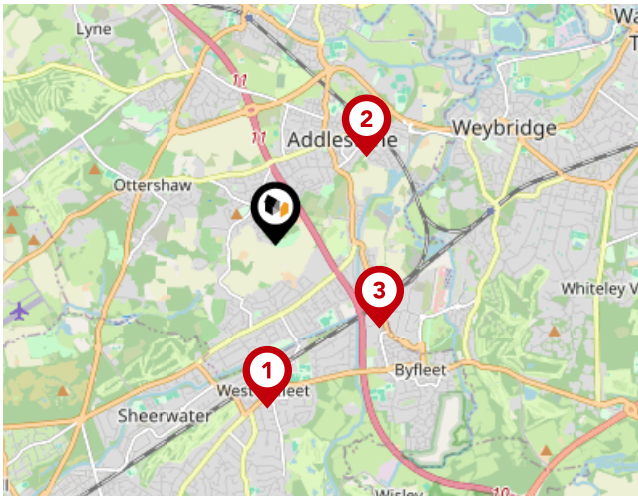
Area Schools



		Nursery	Primary	Secondary	College	Private
9	Ottershaw Christ Church Church of England Junior School Ofsted Rating: Good Pupils: 235 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Darley Dene Primary School Ofsted Rating: Not Rated Pupils: 231 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Meath School Ofsted Rating: Outstanding Pupils: 71 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Meadowcroft Community Infant School Ofsted Rating: Good Pupils: 86 Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Fullbrook School Ofsted Rating: Good Pupils: 1404 Distance:1.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	West Byfleet Junior School Ofsted Rating: Good Pupils: 354 Distance:1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	West Byfleet Infant School Ofsted Rating: Good Pupils: 267 Distance:1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Chertsey High School Ofsted Rating: Good Pupils: 876 Distance:1.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

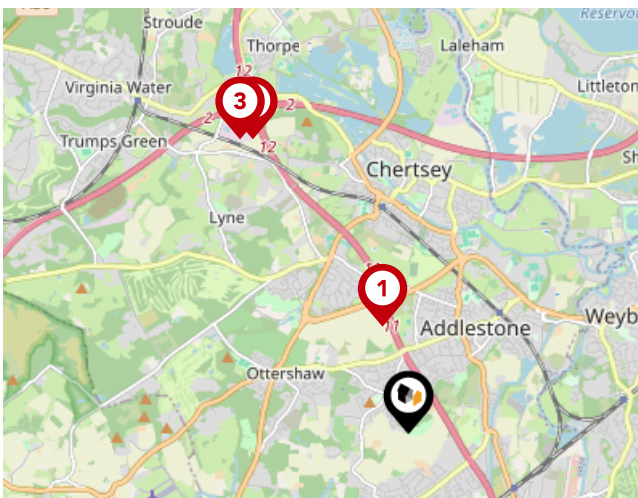
Area

Transport (National)



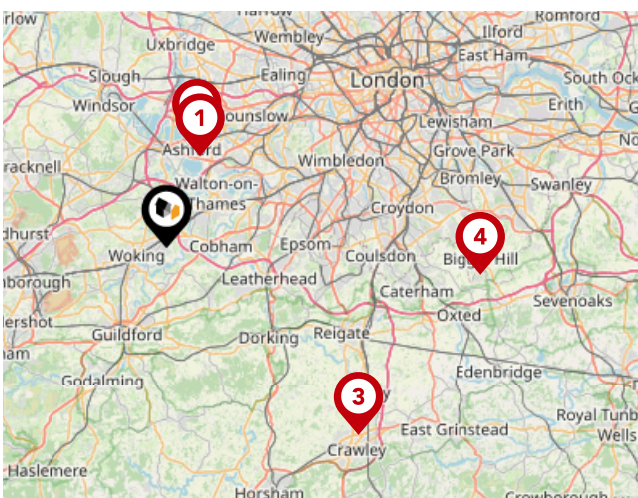
National Rail Stations

Pin	Name	Distance
1	West Byfleet Rail Station	1.52 miles
2	Addlestone Rail Station	1.18 miles
3	Byfleet & New Haw Rail Station	1.24 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M25 J11	1.02 miles
2	M25 J12	3.08 miles
3	M3 J2	3.13 miles
4	M25 J10	3.58 miles
5	M25 J13	5.81 miles

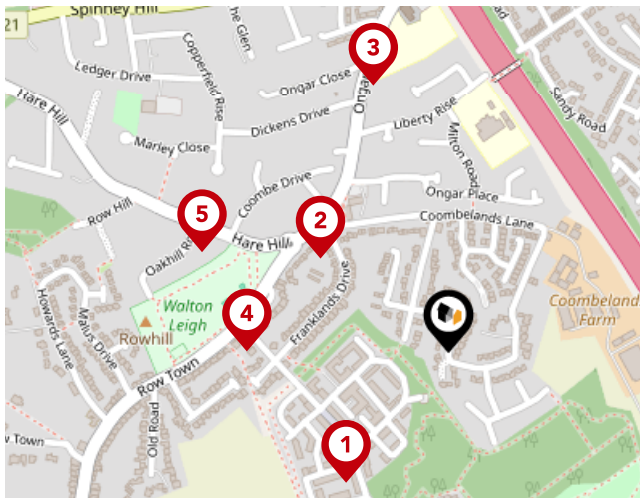


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport Terminal 4	7.26 miles
2	Heathrow Airport	8.15 miles
3	Gatwick Airport	19.85 miles
4	Leaves Green	23.3 miles

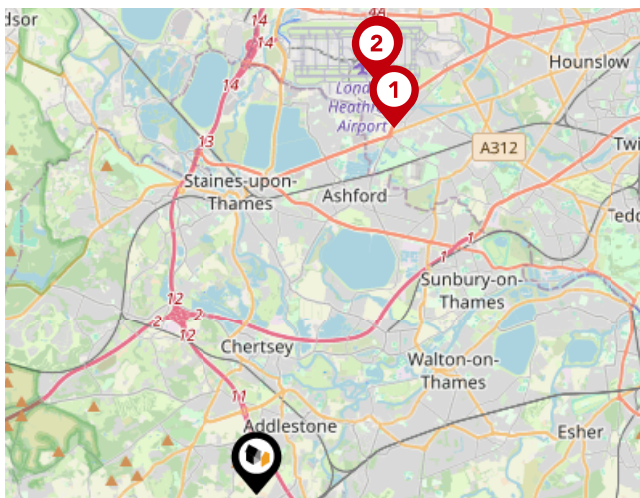
Area

Transport (Local)



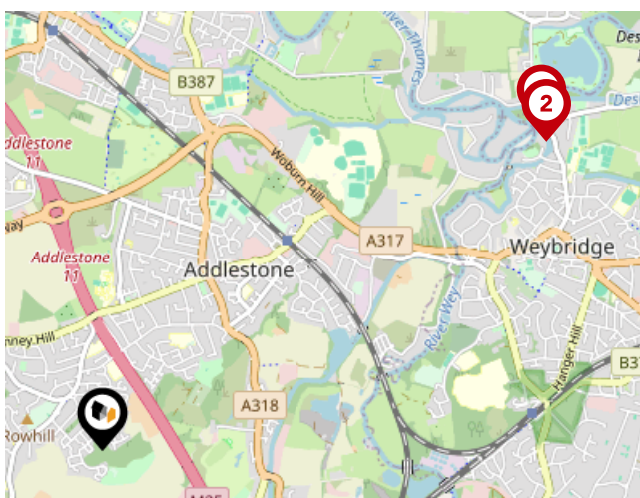
Bus Stops/Stations

Pin	Name	Distance
1	Strawberry Fields	0.19 miles
2	Coombelands Lane	0.18 miles
3	Ongar Close	0.32 miles
4	Franklands Drive	0.23 miles
5	Oakhill Road	0.31 miles



Local Connections

Pin	Name	Distance
1	Heathrow Terminal 4 Underground Station	7.26 miles
2	Heathrow Terminals 1-2-3 Underground Station	7.95 miles
3	Heathrow Terminals 2 & 3 Underground Station	8.02 miles



Ferry Terminals

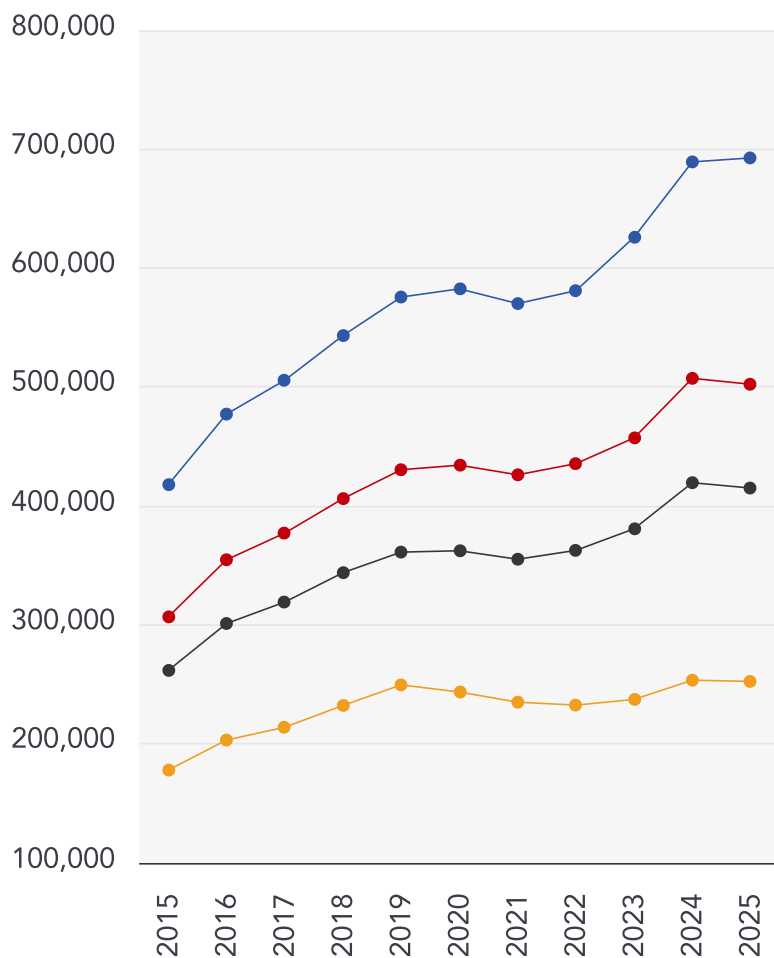
Pin	Name	Distance
1	Shepperton Ferry Landing	2.52 miles
2	Weybridge Ferry Landing	2.5 miles
3	Moulsey - Hurst Park Ferry Landing	7.01 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in KT15



Detached

+65.7%

Semi-Detached

+63.71%

Terraced

+58.54%

Flat

+41.87%



Example Agent

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

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