

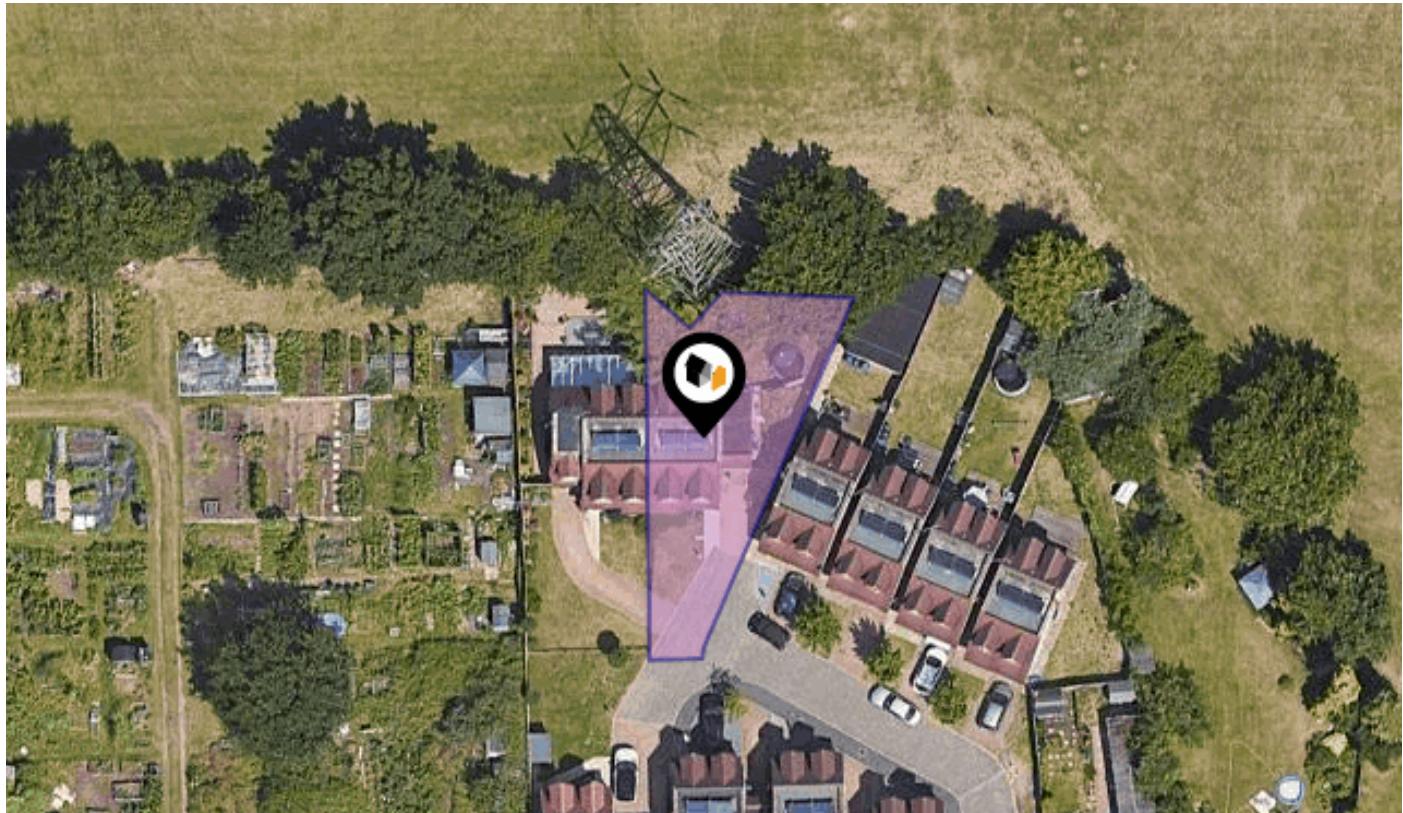


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 07th October 2024



PARK CLOSE, BYFLEET, WEST BYFLEET, KT14

Example Agent

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01932 221 331

lily@jamesneave.co.uk

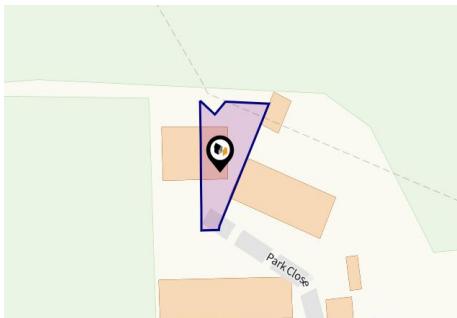
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Property Overview



NO STREETVIEW
IMAGE
AVAILABLE
FOR THIS
ADDRESS



Property

Type: Semi-Detached
Bedrooms: 3
Floor Area: 1,022 ft² / 95 m²
Plot Area: 0.08 acres
Council Tax : Band D
Annual Estimate: £2,372
Title Number: SY841118

Tenure: Freehold

Local Area

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

No Risk
Low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

8
mb/s



44
mb/s



1000
mb/s



Mobile Coverage:
(based on calls indoors)

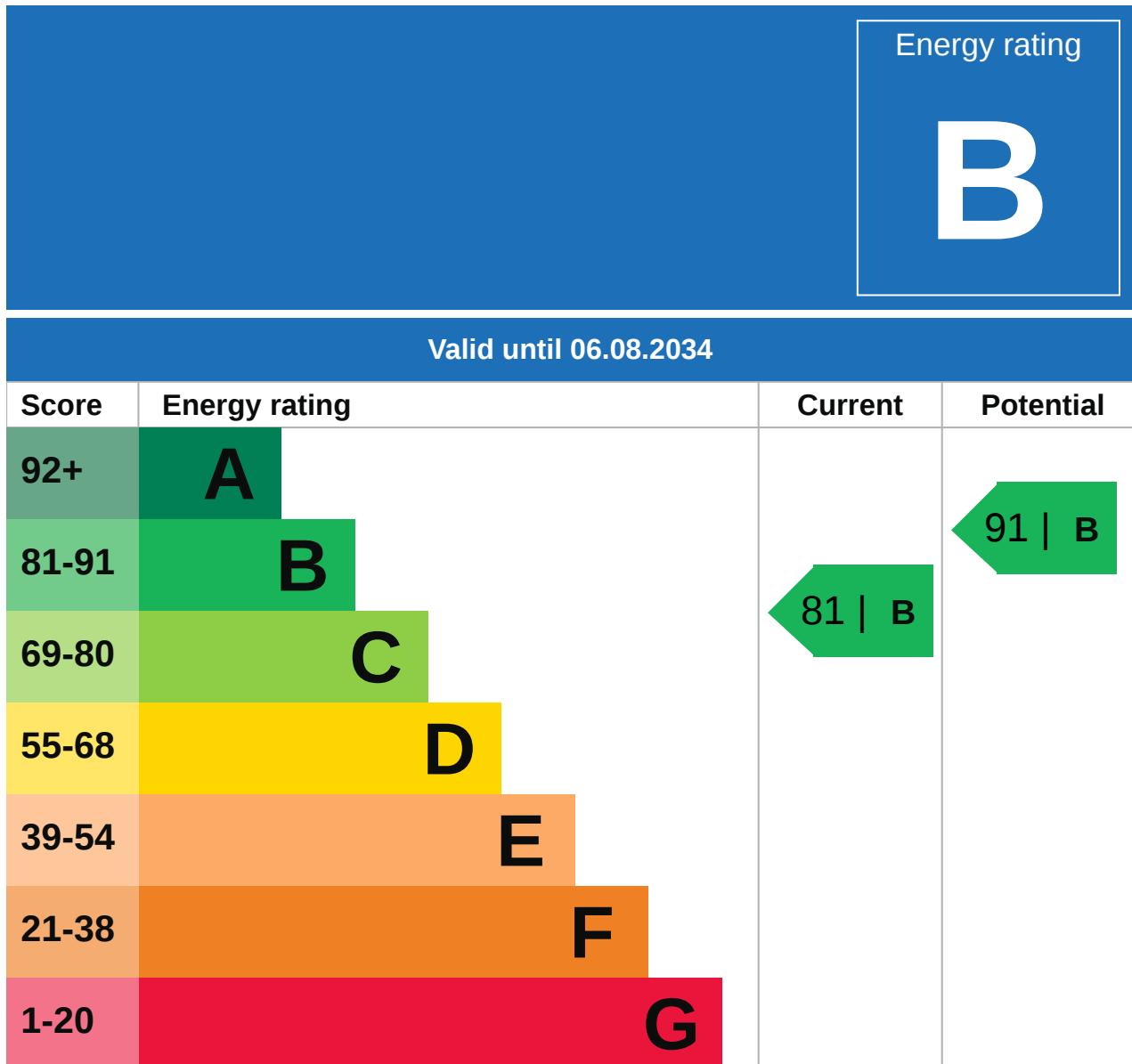


Satellite/Fibre TV Availability:



Property EPC - Certificate

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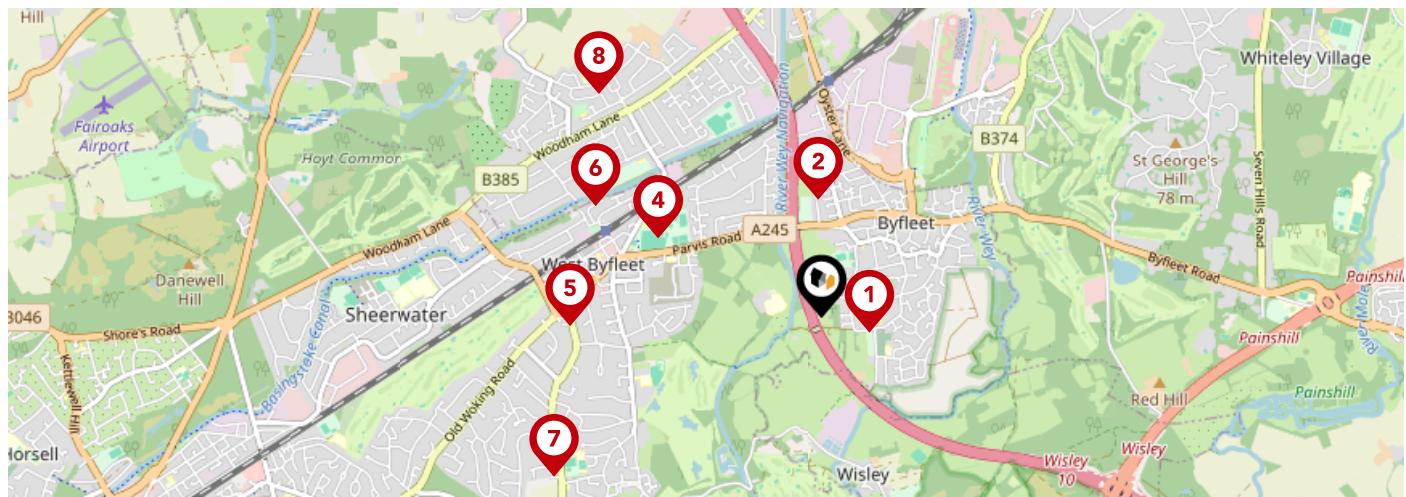
Property EPC - Additional Data

Additional EPC Data

Property Type:	Semi-detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall as built insulated (assumed)
Walls Energy:	Good
Roof:	Roof room(s) insulated (assumed)
Roof Energy:	Good
Main Heating:	Boiler and underfloor heating mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system plus solar
Hot Water Energy Efficiency:	Very good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid insulated (assumed)
Total Floor Area:	95 m ²

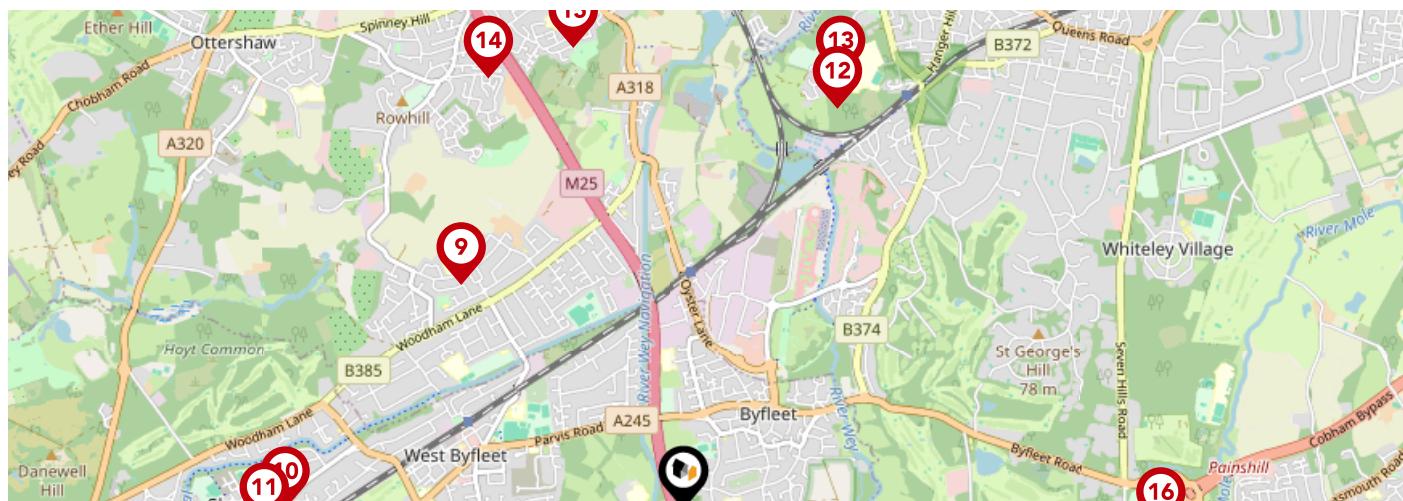
Area Schools

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Nursery Primary Secondary College Private

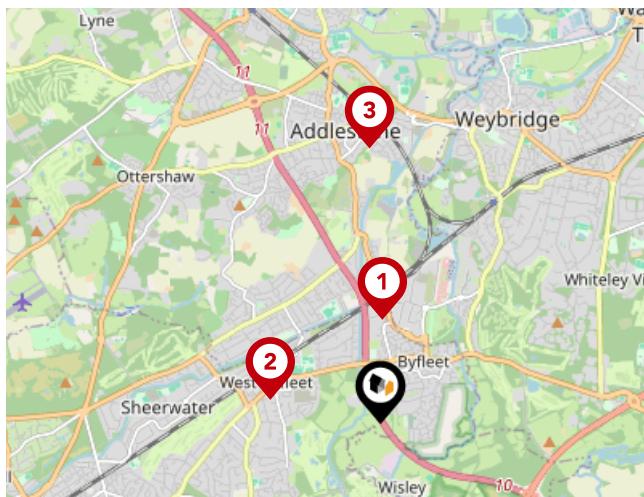
1	St Mary's CofE Controlled Primary School, Byfleet	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 455 Distance:0.24						
2	Byfleet Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 192 Distance:0.54						
3	West Byfleet Junior School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 354 Distance:0.84						
4	West Byfleet Infant School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 267 Distance:0.84						
5	The Marist Catholic Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 419 Distance:1.16						
6	Fullbrook School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 1404 Distance:1.17						
7	Pyrford Church of England Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding Pupils: 477 Distance:1.44						
8	New Haw Community Junior School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding Pupils: 360 Distance:1.46						



Nursery Primary Secondary College Private

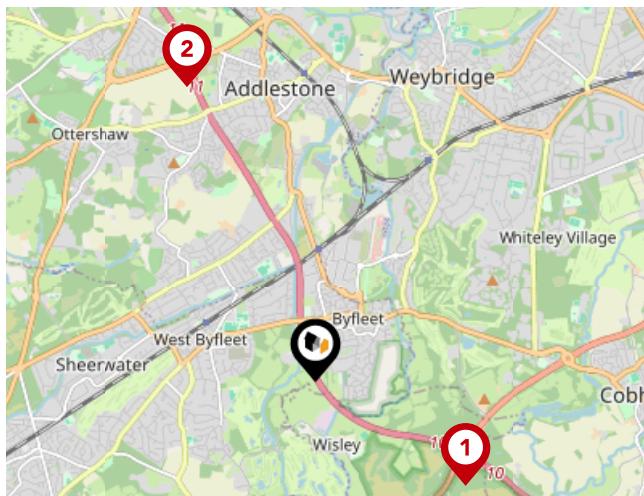
		Nursery	Primary	Secondary	College	Private
9	The Grange Community Infant School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 254 Distance:1.46					
10	The Bishop David Brown School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 780 Distance:1.84					
11	Broadmere Primary Academy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 247 Distance:1.94					
12	Brooklands College	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils:0 Distance:1.98					
13	Heathside School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 1262 Distance:2.12					
14	Ongar Place Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 210 Distance:2.18					
15	Sayes Court School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 244 Distance:2.19					
16	Feltonfleet	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Not Rated Pupils: 494 Distance:2.21					

Area Transport (National)



National Rail Stations

Pin	Name	Distance
1	Byfleet & New Haw Rail Station	0.97 miles
2	West Byfleet Rail Station	1.05 miles
3	Addlestone Rail Station	2.56 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M25 J10	1.7 miles
2	M25 J11	2.98 miles
3	M25 J12	5.06 miles
4	M3 J2	5.11 miles
5	M3 J1	6.37 miles



Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport Terminal 4	8.71 miles
2	Heathrow Airport	9.66 miles
3	Gatwick Airport	17.96 miles
4	Leaves Green	22.27 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Hart Road	0.16 miles
2	The Queens Head	0.27 miles
3	Rectory Lane	0.27 miles
4	Sanway Road	0.34 miles
5	Dartnell Park Road	0.39 miles



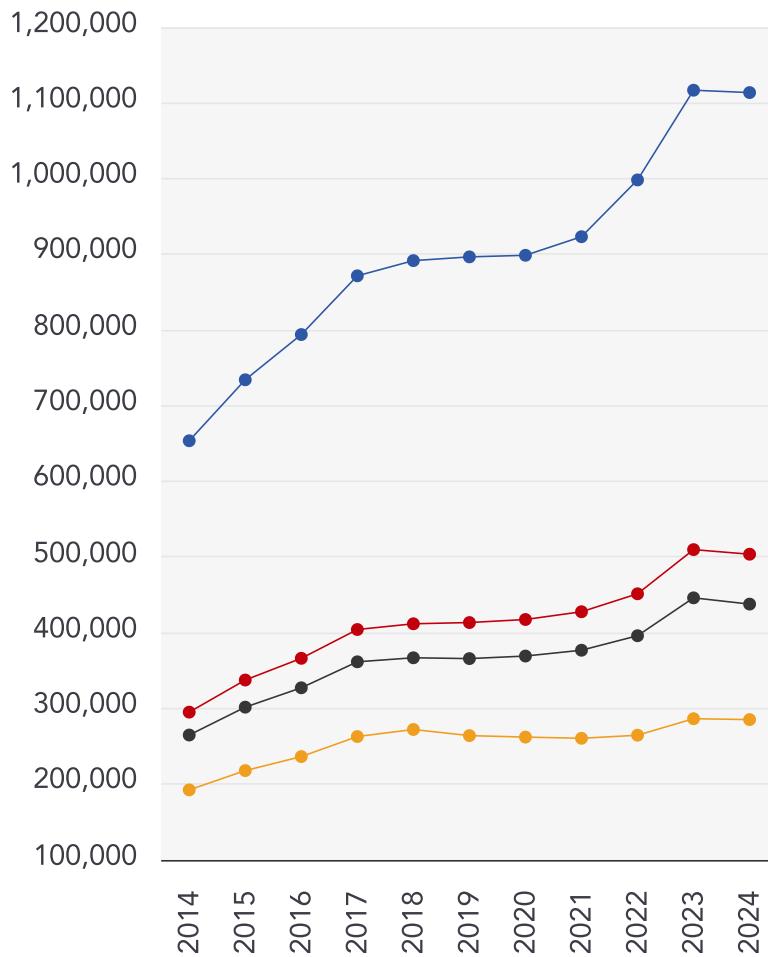
Local Connections

Pin	Name	Distance
1	Heathrow Terminal 4 Underground Station	8.68 miles
2	Heathrow Terminals 1-2-3 Underground Station	9.46 miles
3	Hatton Cross Underground Station	9.39 miles

Market House Price Statistics

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10 Year History of Average House Prices by Property Type in KT14



Detached

+70.35%

Semi-Detached

+70.65%

Terraced

+65.23%

Flat

+48.22%

Example Agent

About Us



JAMES NEAVE
THE ESTATE AGENTS

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.

Example Agent Testimonials



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 Neave 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"



Example Agent Data Quality

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