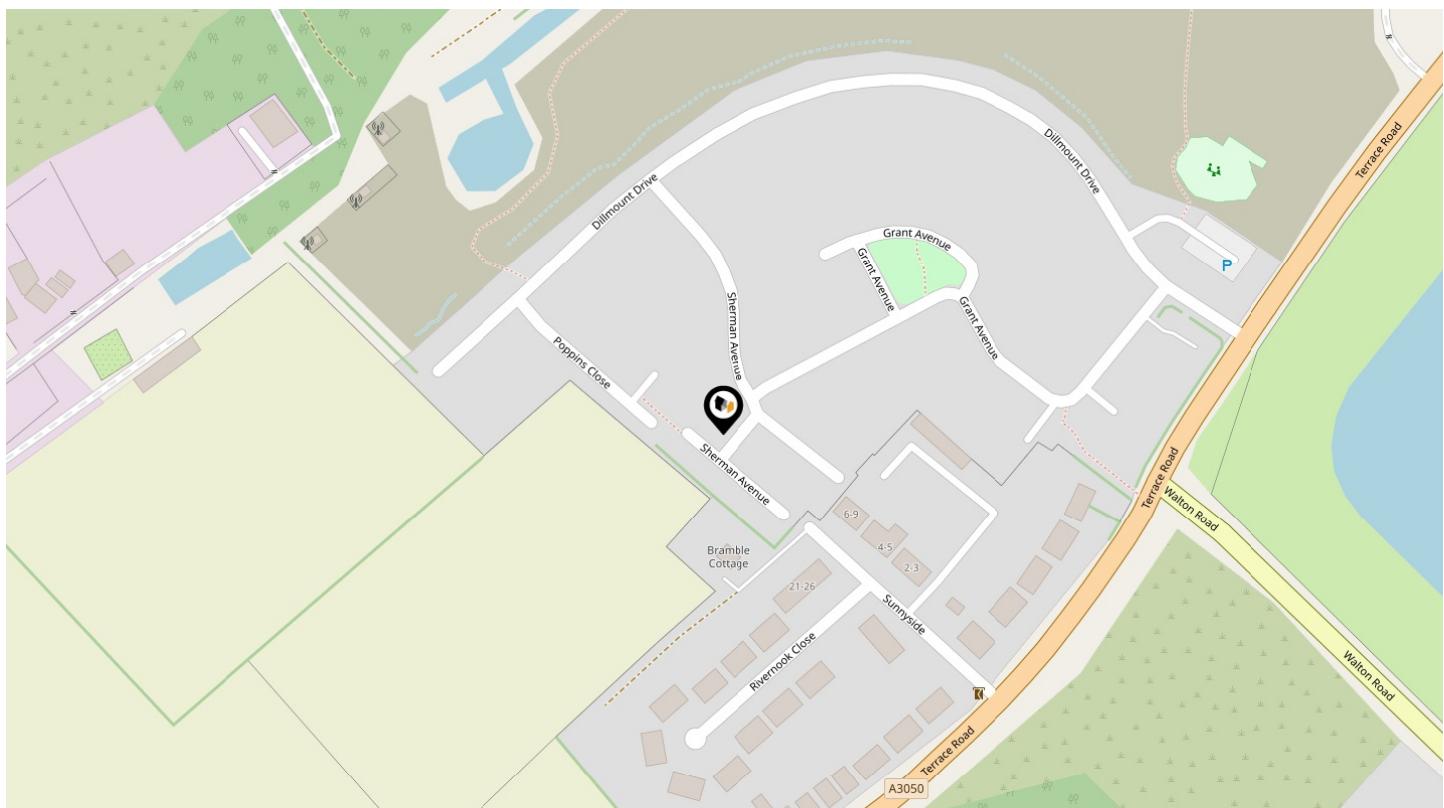


KEY FACTS FOR BUYERS

Sherman Avenue, Walton-on-thames, KT12

February 2022



A guide to this property and the local area

James Neave

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PROPERTY OVERVIEW

SHERMAN AVENUE, WALTON-ON-THAMES, KT12



Boundary (Land Registry Title Plan)

PROPERTY KEY FACTS

Flat / Maisonette

Floor Area: 785.77 ft²
73.00 m²

Plot Size: Not known

Council Tax Band: D

Annual Cost: £2,065.95

Land Registry
Title Number:
-

AREA KEY FACTS

Local Authority: ELMBRIDGE

Flood Risk: Very Low

Conservation Area: No

Predicted Broadband Speeds

Basic: 9 Mbps

Superfast: 40 Mbps

Ultrafast: 1000 Mbps

Mobile Coverage
(based on voice calls made indoors)

EE:

Three:

O2:

Vodafone:

Satellite / Fibre TV Availability

BT:

Sky:

Virgin:

PLANNING HISTORY

No Planning Records Available

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PROPERTY OVERVIEW

PHOTO GALLERY



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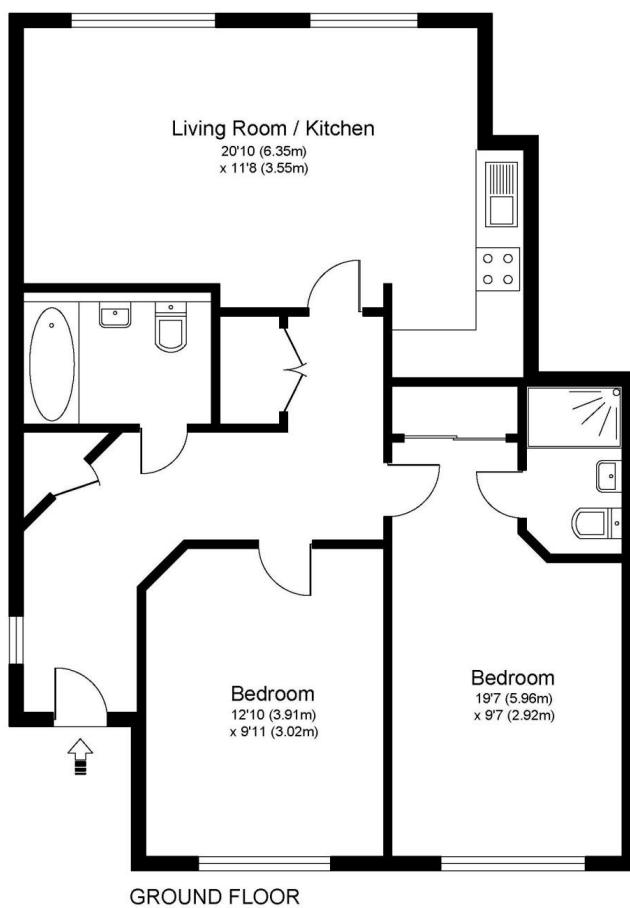
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PROPERTY OVERVIEW

FLOORPLANS

SHERMAN AVENUE KT12



Approximate Gross Internal Floor Area: 68 m sq / 732 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.

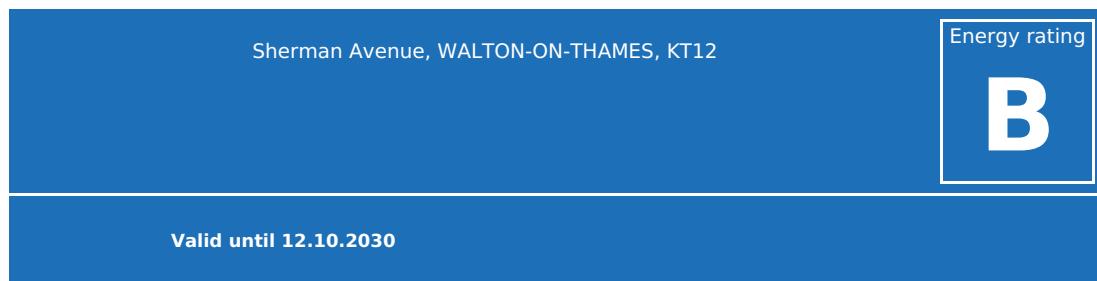
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PROPERTY OVERVIEW

EPC



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

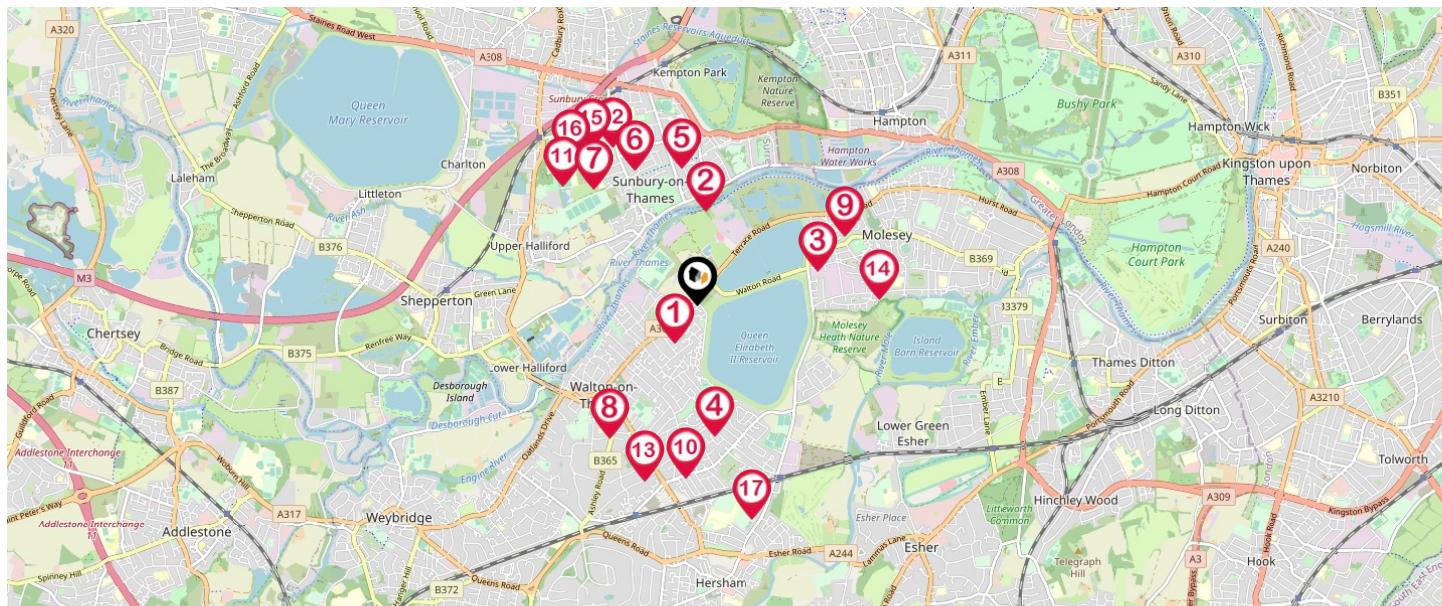
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LOCAL AREA

NEARBY SCHOOLS & RATINGS



Pin	School Details	Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	Grovelands Primary School	Good	513	0.31 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Beauclerc Infant and Nursery School	Good	152	0.71 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Beech House School	Good	5	0.96 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	Walton Oak Primary School	-	473	0.98 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Chennestone Primary School	Good	365	1.02 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Paul's Catholic College	Outstanding	1191	1.09 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7	Hawkedale Primary School	Good	179	1.13 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Ashley Church of England Primary School	-	567	1.15 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	Hurst Park Primary School	Good	435	1.24 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	The Danesfield Manor School	-	129	1.27 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11	The Bishop Wand Church of England School	Good	1037	1.31 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12	St Ignatius Catholic Primary School	Good	411	1.31 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Westward School	-	125	1.34 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14	Chandlers Field Primary School	Good	379	1.38 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Sunbury Manor School	Good	1135	1.38 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Springfield Primary School	Good	414	1.41 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17	Cardinal Newman Catholic Primary School	Good	405	1.63 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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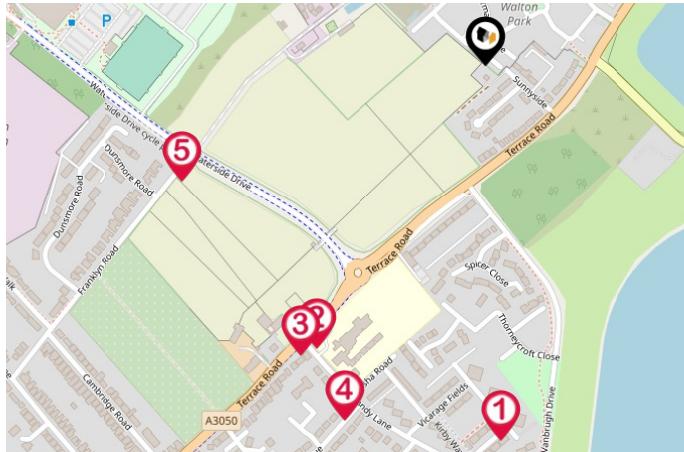
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LOCAL AREA

NEAREST TRANSPORT LINKS



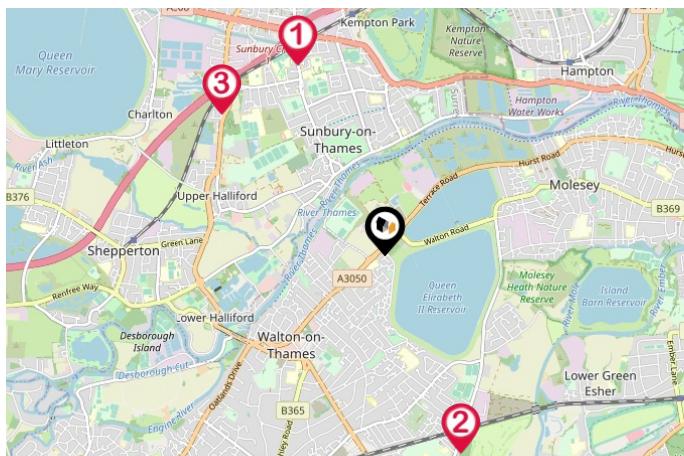
BUS STOPS/STATIONS

- 1 - Vicarage Fields | 0.35 miles
- 2 - Sandy Lane | 0.3 miles
- 3 - Sandy Lane | 0.32 miles
- 4 - First Avenue | 0.35 miles
- 5 - Waterside Drive | 0.3 miles



LOCAL CONNECTIONS

- 1 - Hatton Cross Underground Station | 4.84 miles
- 2 - Heathrow Terminal 4 Underground Station | 4.57 miles
- 3 - Hounslow West Underground Station | 5.28 miles



NATIONAL RAIL STATIONS

- 1 - Sunbury Rail Station | 1.54 miles
- 2 - Hersham Rail Station | 1.57 miles
- 3 - Upper Halliford Rail Station | 1.57 miles

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LOCAL AREA NEAREST TRANSPORT LINKS



TRUNK ROADS/MOTORWAYS

- 1 - M3 J1 | 1.62 miles
- 2 - M25 J10 | 5.61 miles
- 3 - M4 J3 | 6.46 miles
- 4 - M4 J4A | 6.19 miles
- 5 - M25 J11 | 4.81 miles
- 6 - M4 J4 | 7.09 miles
- 7 - M25 J14 | 6.7 miles
- 8 - M25 J12 | 5.76 miles
- 9 - M25 J13 | 6.29 miles
- 10 - M3 J2 | 5.88 miles



AIRPORTS/HELIPADS

- 1 - London Heathrow Airport | 5.7 miles
- 2 - London Gatwick Airport | 19.67 miles
- 3 - Biggin Hill Airport | 19.41 miles
- 4 - London City Airport | 20.88 miles

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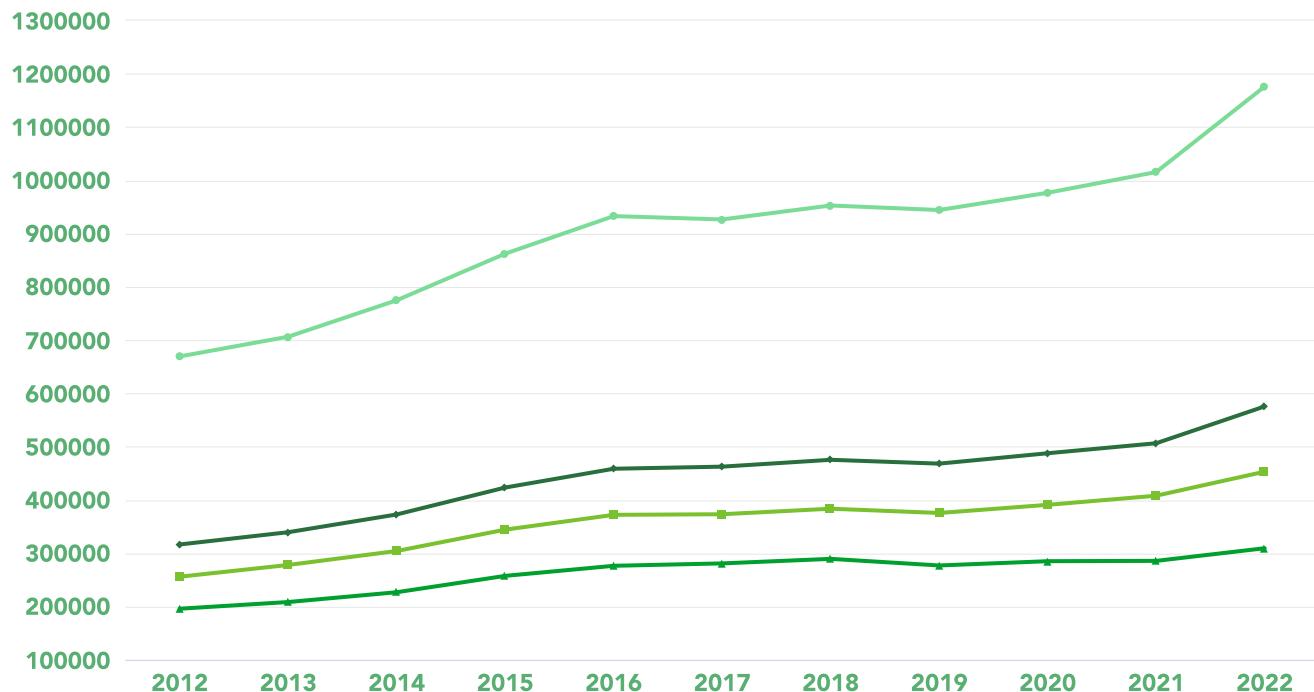
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LOCAL MARKET

HOUSE PRICE STATISTICS FOR KT12

10 YEAR HISTORY OF AVERAGE PRICES BY PROPERTY TYPE



FLAT
+ 57.9%



TERRACED
+ 76.98%



SEMI-DETACHED
+ 81.84%



DETACHED
+ 75.67%

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DATA QUALITY

James Neave is committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. Which is why they have partnered with Sprift, the UK's leading supplier of property specific data.

Data Partners:



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