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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 12<sup>th</sup> June 2023**



**ESHER ROAD, EAST MOLESEY, KT8**

## **James Neave**

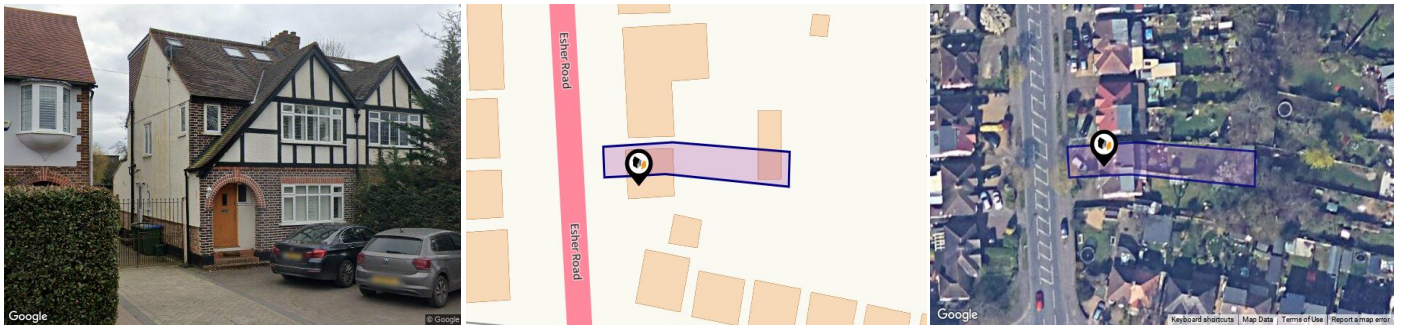
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## Property

Type:	Semi-Detached
Bedrooms:	4
Floor Area:	904 ft <sup>2</sup> / 84 m <sup>2</sup>
Plot Area:	0.09 acres
Year Built :	1930-1949
Council Tax :	Band E
Annual Estimate:	£2,639
Title Number:	SY652365
UPRN:	100061311989




Last Sold £/ft <sup>2</sup> :	£995
Tenure:	Freehold

## Local Area

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

### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

<b>7</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s
		

### Mobile Coverage:

(based on calls indoors)



### Satellite/Fibre TV Availability:















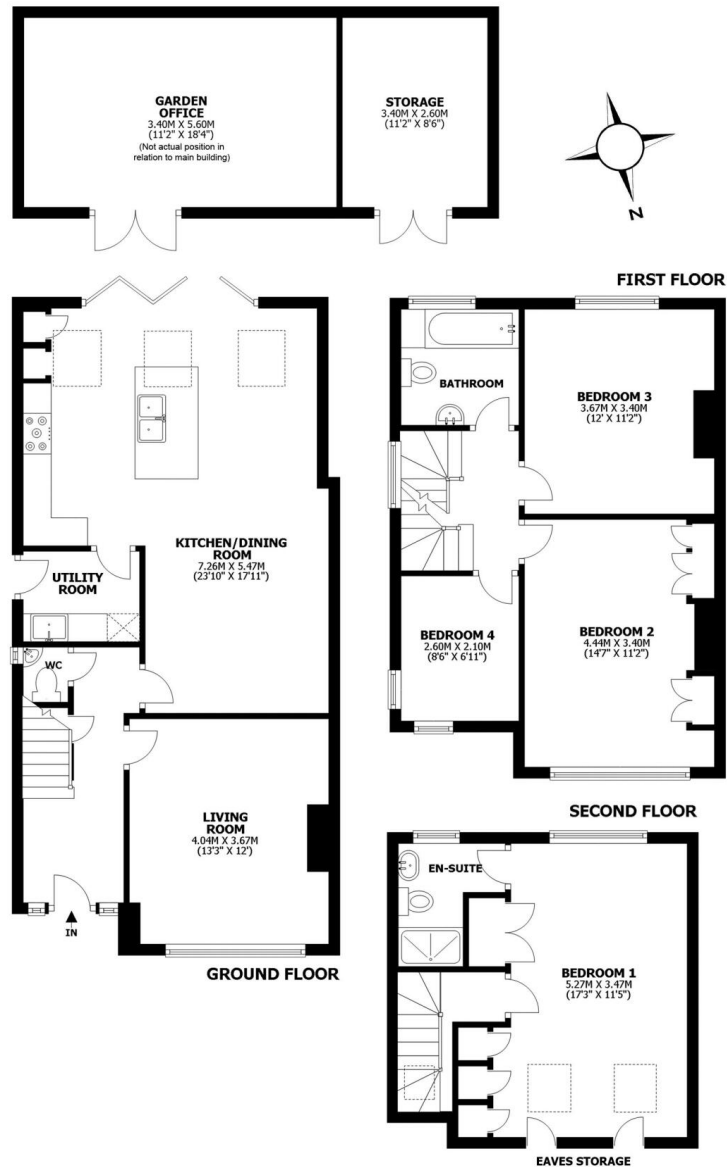
## ESHER ROAD, EAST MOLESEY, KT8



### Esher Road, West Molesey, KT8

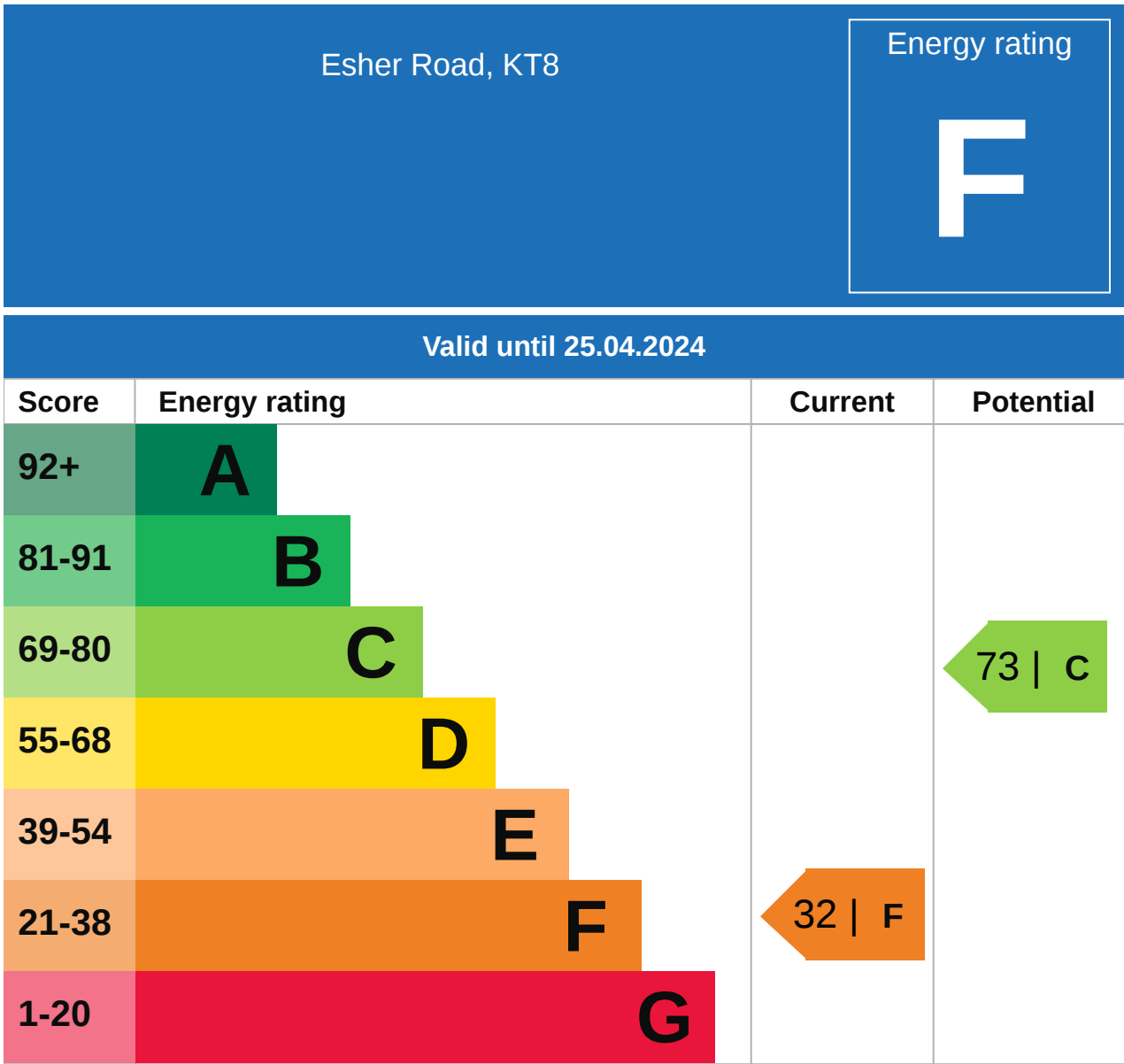
Total internal area: approx. 157.4 sq. metres (1694.0 sq. feet)

Internal area (excluding outbuilding): approx. 129.2 sq. metres (1390.3 sq. feet)



This floorplan shows maximum dimensions, excluding small alcoves etc unless otherwise stated. Measurements are approximate and are given as a guide only. They are not intended to be used for carpet sizes, window furnishings, appliance sizes, or items of furniture.

Property  
**EPC - Certificate**



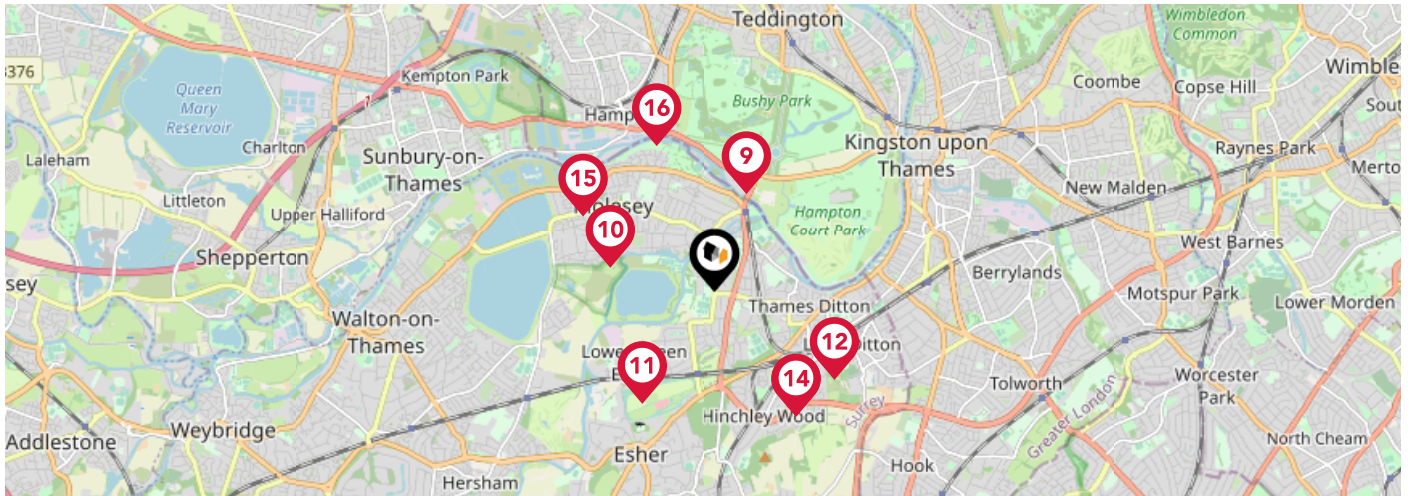
### Additional EPC Data









<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed before 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	4
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 100mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	TRVs and bypass
<b>Hot Water System:</b>	From main system, no cylinder thermostat
<b>Hot Water Energy Efficiency:</b>	Poor
<b>Lighting:</b>	Low energy lighting in 20% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	84 m <sup>2</sup>





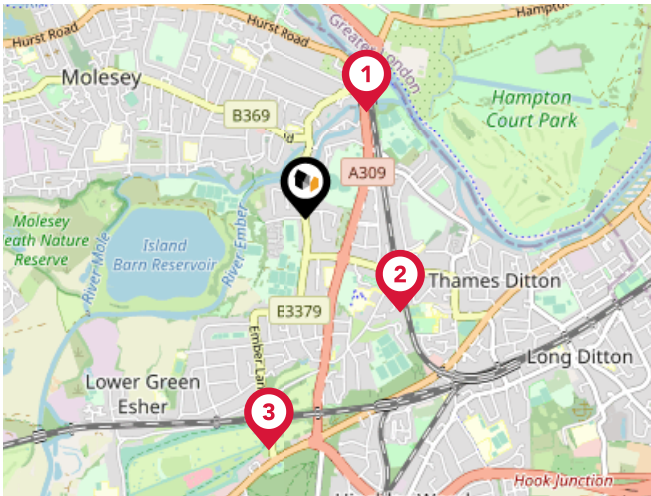
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>The Orchard Infant School</b> Ofsted Rating: Good   Pupils: 272   Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Paul's Catholic Primary School, Thames Ditton</b> Ofsted Rating: Good   Pupils: 362   Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Esher Sixth Form College</b> Ofsted Rating: Outstanding   Pupils:0   Distance:0.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>St Alban's Catholic Primary School</b> Ofsted Rating: Outstanding   Pupils: 356   Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Thames Ditton Infant School</b> Ofsted Rating: Good   Pupils: 268   Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St Lawrence CofE Aided Junior School, East Molesey</b> Ofsted Rating: Good   Pupils: 286   Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Weston Green Preparatory School</b> Ofsted Rating: Not Rated   Pupils: 176   Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Thames Ditton Junior School</b> Ofsted Rating: Good   Pupils: 400   Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>Hampton Court House</b> Ofsted Rating: Not Rated   Pupils: 236   Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Chandlers Field Primary School</b> Ofsted Rating: Good   Pupils: 379   Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cranmere Primary School</b> Ofsted Rating: Good   Pupils: 473   Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Long Ditton St Mary's CofE (Aided) Junior School</b> Ofsted Rating: Good   Pupils: 224   Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hinchley Wood Primary School</b> Ofsted Rating: Good   Pupils: 626   Distance:1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hinchley Wood School</b> Ofsted Rating: Outstanding   Pupils: 1387   Distance:1.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hurst Park Primary School</b> Ofsted Rating: Good   Pupils: 435   Distance:1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Twickenham Preparatory School</b> Ofsted Rating: Not Rated   Pupils: 287   Distance:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

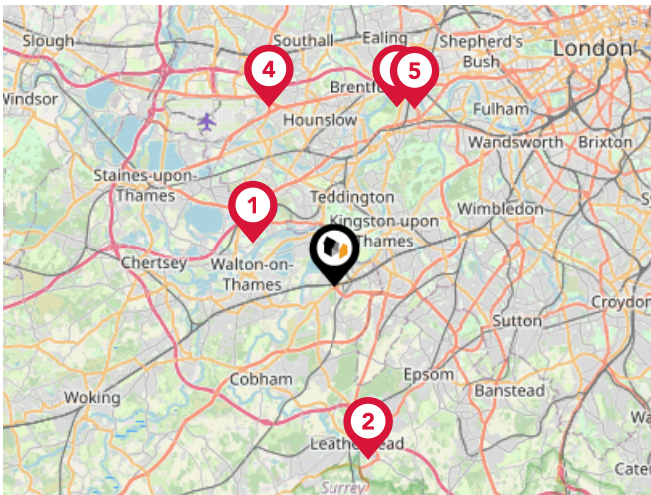
# Area

## Transport (National)



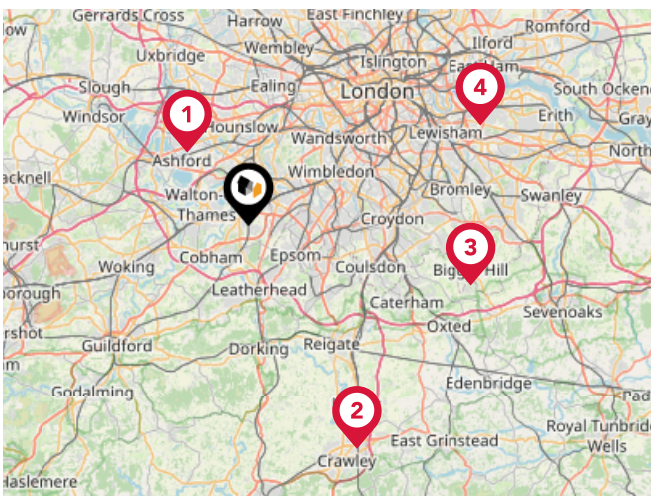
### National Rail Stations

Pin	Name	Distance
1	Hampton Court Rail Station	0.57 miles
2	Thames Ditton Rail Station	0.62 miles
3	Esher Rail Station	1.08 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J1	3.43 miles
2	M25 J9	6.52 miles
3	M4 J2	7.03 miles
4	M4 J3	7.05 miles
5	M4 J1	7.23 miles



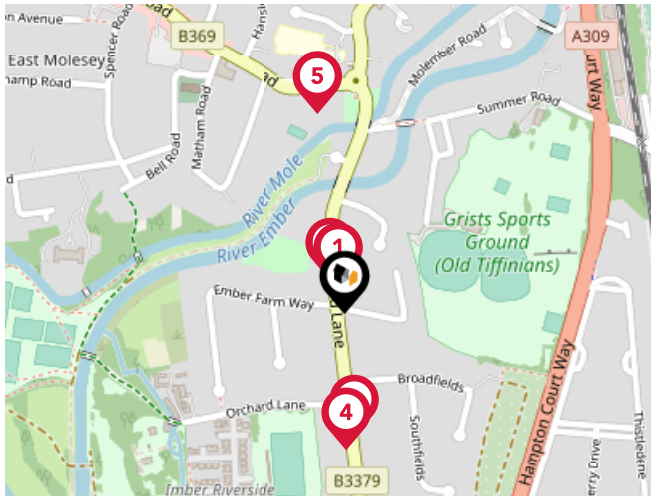
### Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	7.06 miles
2	London Gatwick Airport	18.38 miles
3	Biggin Hill Airport	17.09 miles
4	London City Airport	18.77 miles



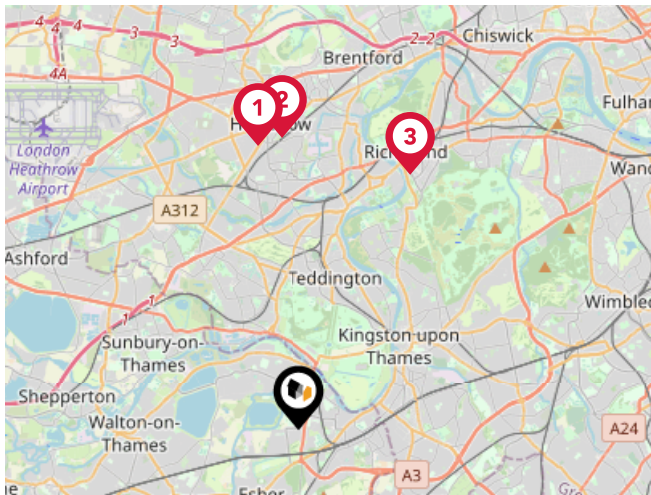
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
	Riverside Avenue	0.03 miles
	Riverside Avenue	0.04 miles
	Orchard Lane	0.14 miles
	Orchard Lane	0.16 miles
	Old Police Station	0.23 miles



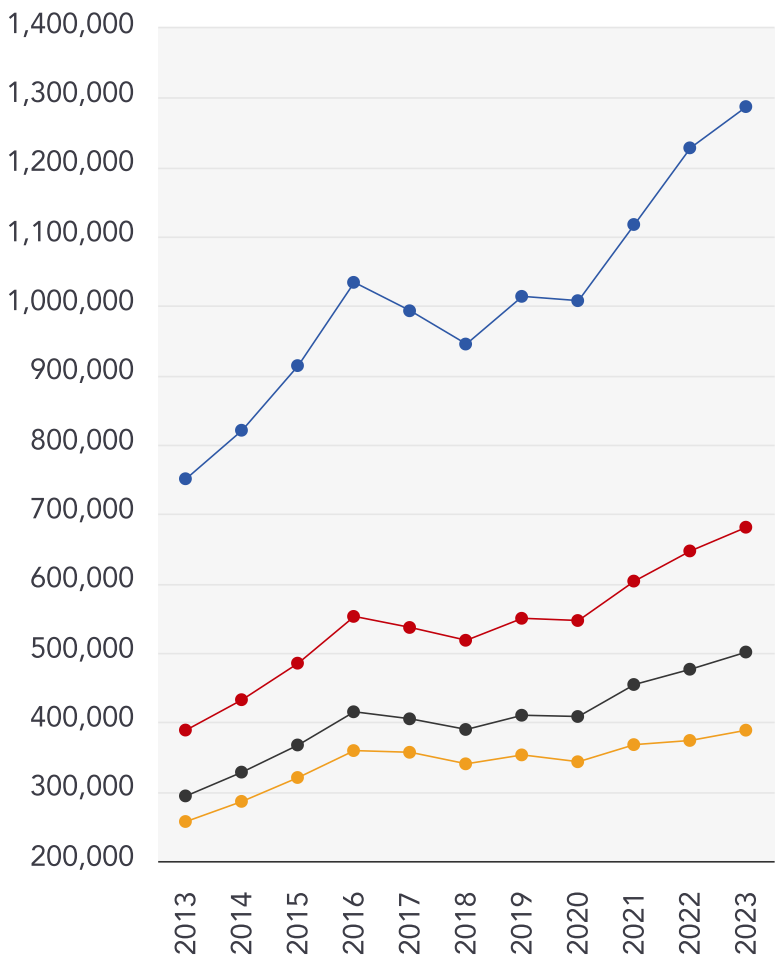
### Local Connections

Pin	Name	Distance
	Hounslow Central Underground Station	5.3 miles
	Hounslow East Underground Station	5.39 miles
	Richmond Underground Station	5.13 miles

# Market

## House Price Statistics

### 10 Year History of Average House Prices by Property Type in KT8



Detached

**+71.42%**

Semi-Detached

**+75.21%**

Terraced

**+70.57%**

Flat

**+51.23%**



### James Neave

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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

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