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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 12th June 2023



ESHER ROAD, EAST MOLESEY, KT8

James Neave

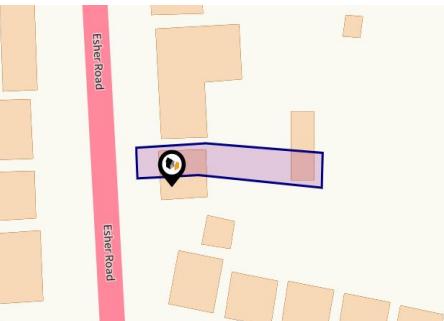
38 High Street Walton on Thames Surrey KT12 1DE

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Property

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

Last Sold £/ft²: £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)



Mobile Coverage:
(based on calls indoors)

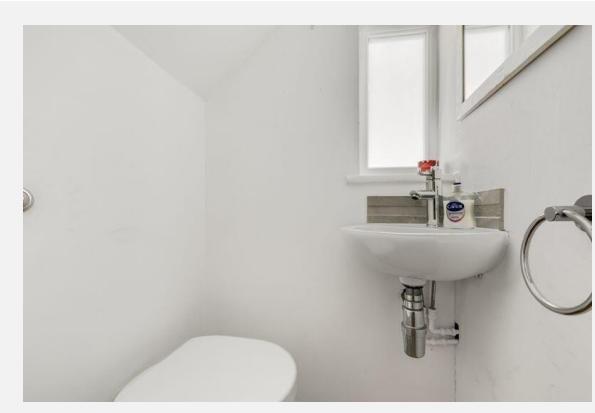


Satellite/Fibre TV Availability:



Gallery Photos

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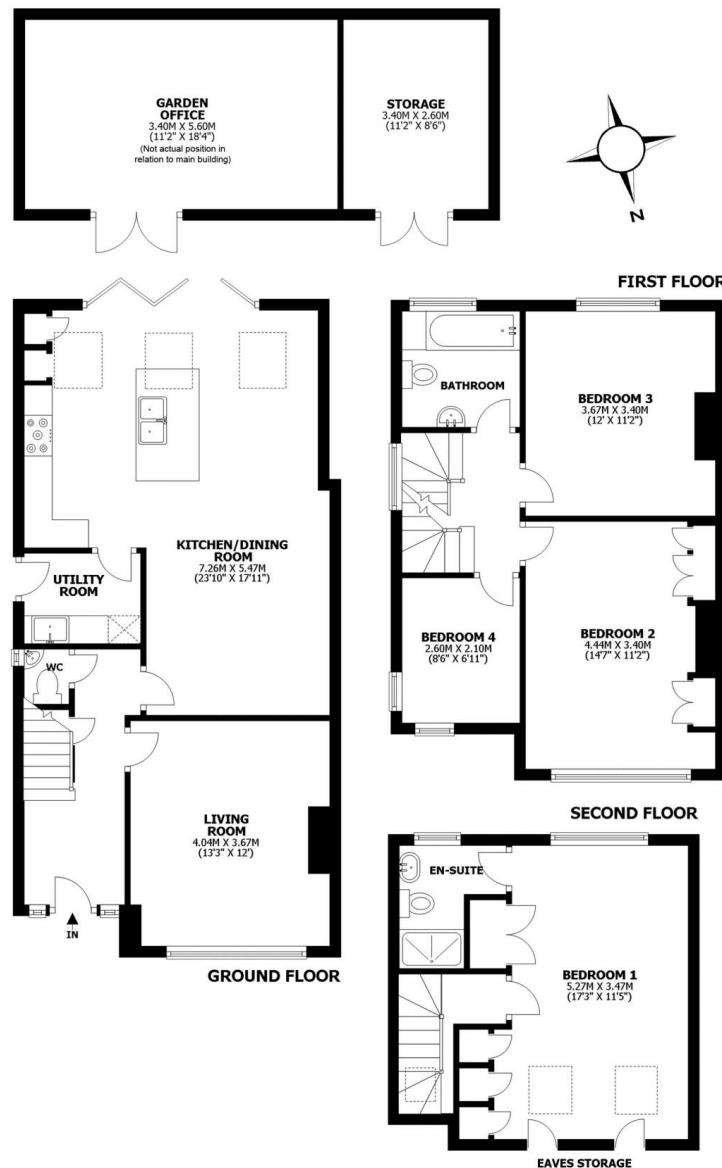
ESHER ROAD, EAST MOLESEY, KT8



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

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Esher Road, KT8

Energy rating

F

Valid until 25.04.2024

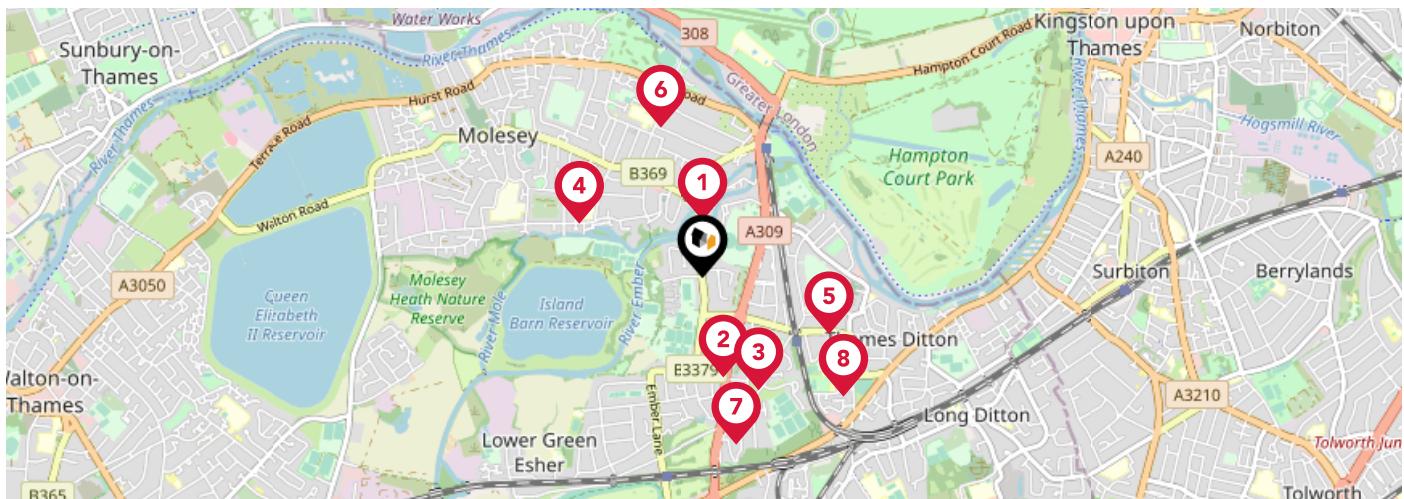
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	32 F	
1-20	G	73 C	

Property EPC - Additional Data

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Additional EPC Data

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



Nursery Primary Secondary College Private

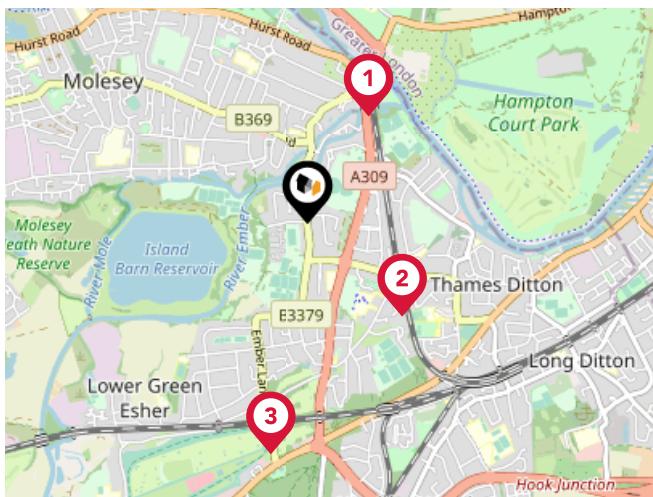
1	The Orchard Infant School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 272 Distance:0.26					
2	St Paul's Catholic Primary School, Thames Ditton	<input type="checkbox"/>	<input checked=""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



Nursery Primary Secondary College Private

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

Area Transport (National)



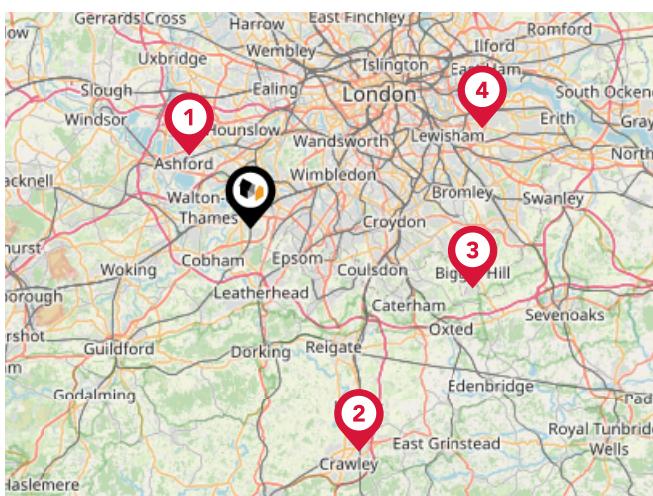
National Rail Stations

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

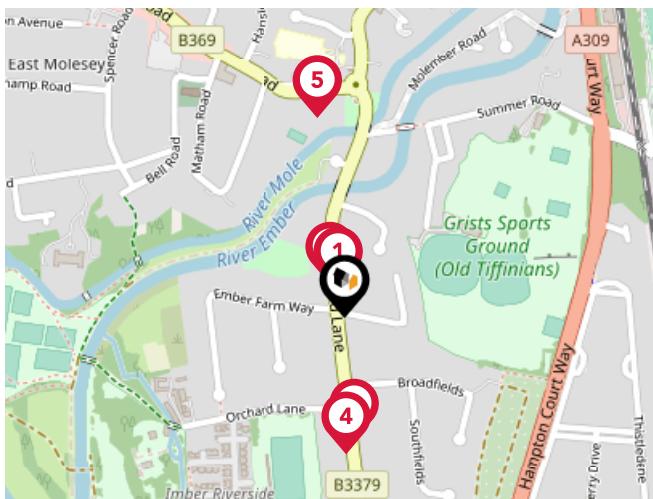
Pin	Name	Distance
1	M3 J1	3.43 miles
2	M25 J9	6.52 miles
3	M4 J2	7.03 miles
4	M4 J3	7.05 miles
5	M4 J1	7.23 miles



Airports/Helipads

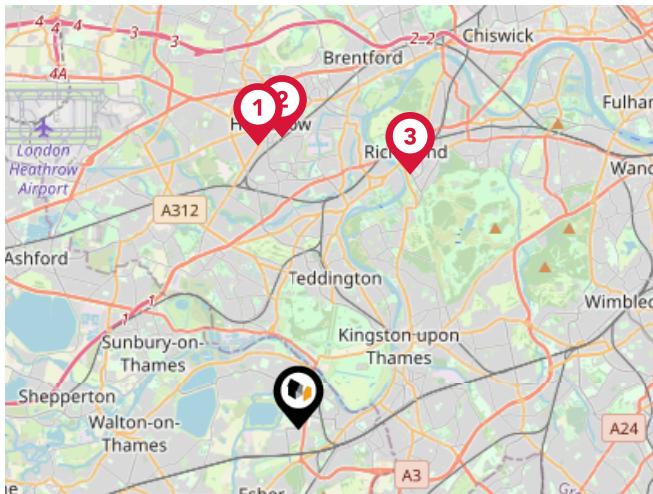
Pin	Name	Distance
1	London Heathrow Airport	7.06 miles
2	London Gatwick Airport	18.38 miles
3	Biggin Hill Airport	17.09 miles
4	London City Airport	18.77 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Riverside Avenue	0.03 miles
2	Riverside Avenue	0.04 miles
3	Orchard Lane	0.14 miles
4	Orchard Lane	0.16 miles
5	Old Police Station	0.23 miles



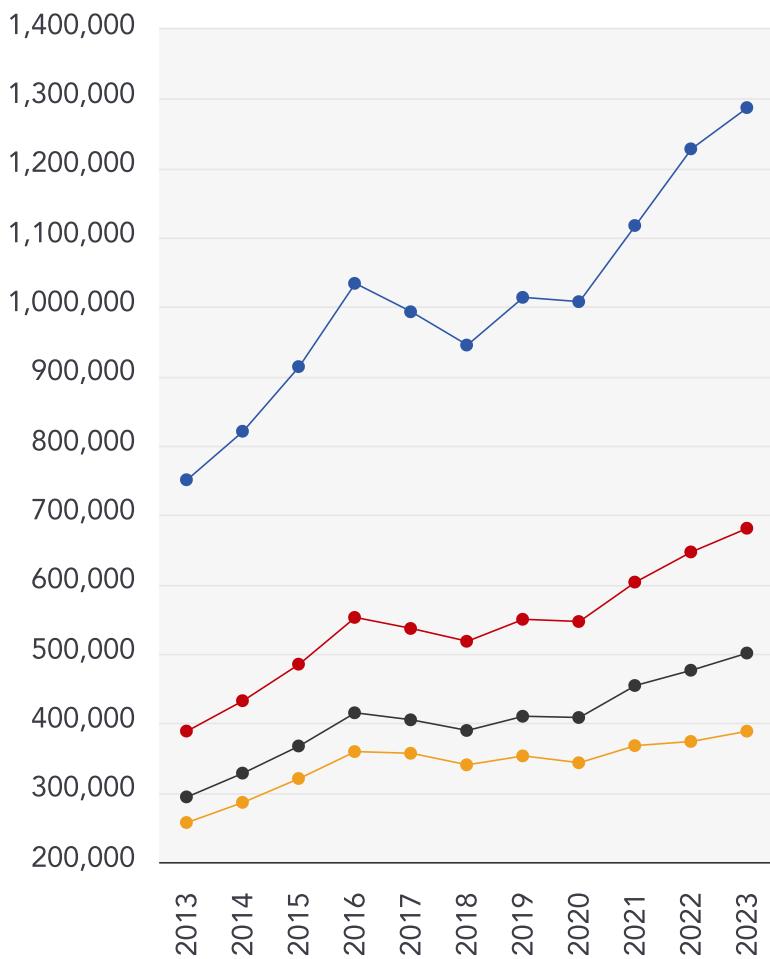
Local Connections

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

Market House Price Statistics

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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

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 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"



James Neave Data Quality

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