

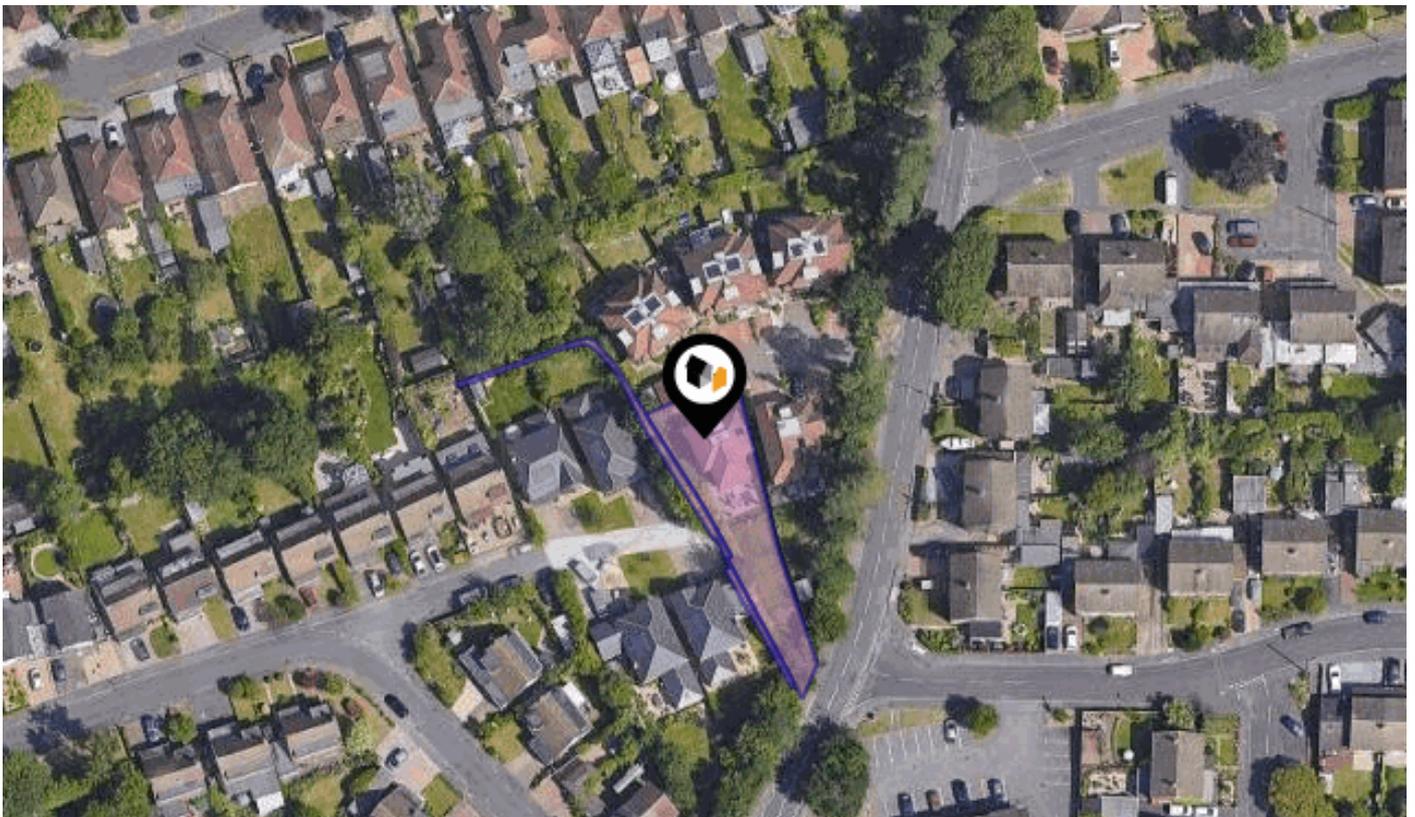


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 12th February 2024



HIGHFIELD PARK, ADDLESTONE, KT15

James Neave

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Property Overview



Property

Type:	Detached	Last Sold £/ft²:	£337
Bedrooms:	5	Tenure:	Freehold
Floor Area:	1,776 ft ² / 165 m ²		
Plot Area:	0.15 acres		
Year Built :	2013		
Council Tax :	Band G		
Annual Estimate:	£3,503		
Title Number:	SY814295		
UPRN:	10023380533		

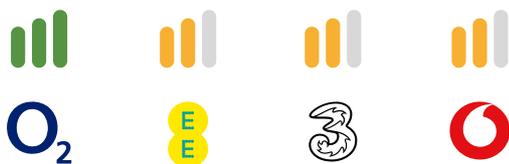
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

4 mb/s	64 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

Energy rating

B

Valid until 22.01.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

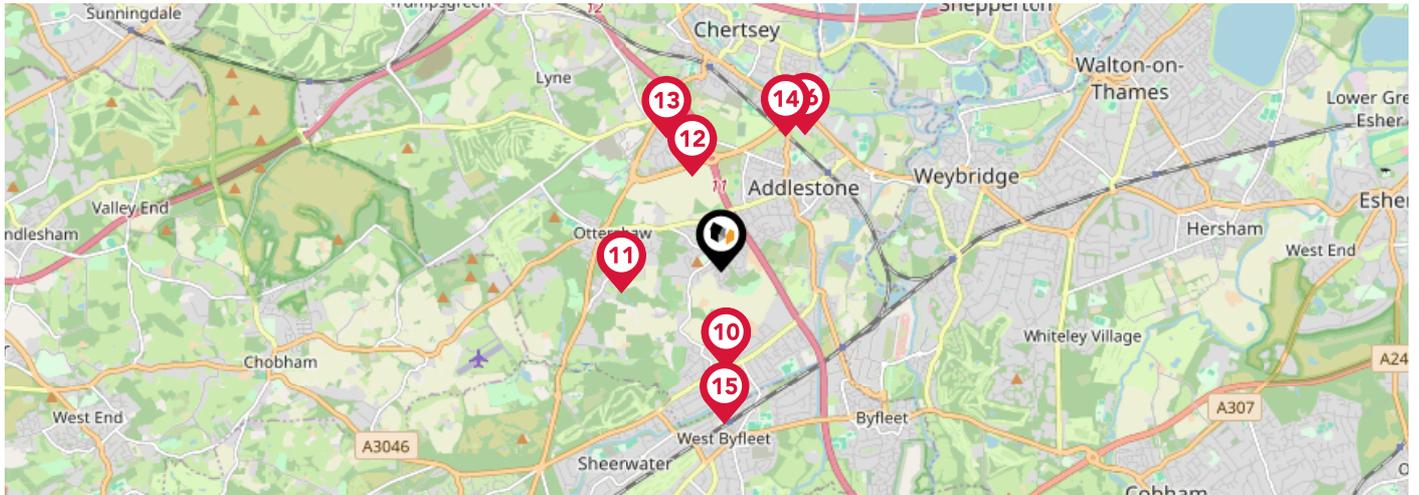
Property Type:	Detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall as built insulated (assumed)
Walls Energy:	Very good
Roof:	Pitched insulated (assumed)
Roof Energy:	Good
Main Heating:	Boiler and radiators mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system plus solar
Hot Water Energy Efficiency:	Very good
Lighting:	Low energy lighting in 79% of fixed outlets
Floors:	Suspended insulated (assumed)
Total Floor Area:	165 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Holy Family Catholic Primary School Ofsted Rating: Good Pupils: 217 Distance:0.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Ongar Place Primary School Ofsted Rating: Good Pupils: 206 Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Jubilee High School Ofsted Rating: Good Pupils: 642 Distance:0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Paul's CofE Primary School Ofsted Rating: Good Pupils: 393 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Ottershaw Christchurch Church of England Infant School Ofsted Rating: Good Pupils: 200 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Sayes Court School Ofsted Rating: Good Pupils: 242 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Ottershaw Christchurch Church of England Junior School Ofsted Rating: Good Pupils: 228 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Darley Dene Primary School Ofsted Rating: Inadequate Pupils:0 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

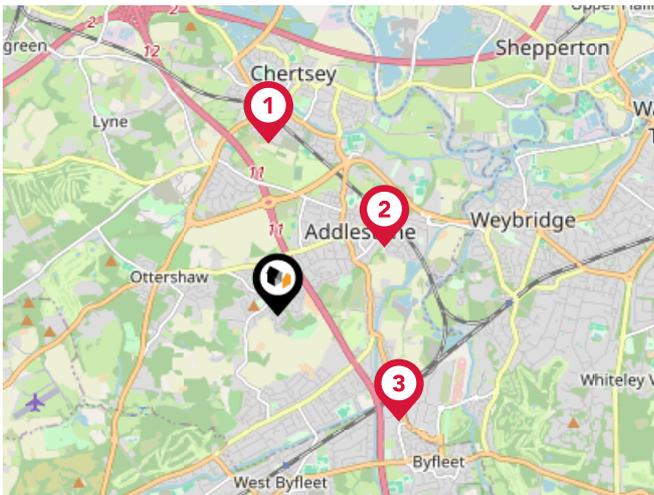
Area Schools



		Nursery	Primary	Secondary	College	Private
9	The Grange Community Infant School Ofsted Rating: Good Pupils: 268 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	New Haw Community Junior School Ofsted Rating: Outstanding Pupils: 355 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Meath School Ofsted Rating: Outstanding Pupils: 64 Distance:0.94	<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: 80 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Salesian School, Chertsey Ofsted Rating: Outstanding Pupils: 1641 Distance:1.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Chertsey High School Ofsted Rating: Good Pupils: 450 Distance:1.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Fullbrook School Ofsted Rating: Good Pupils: 1394 Distance:1.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Philip Southcote School Ofsted Rating: Good Pupils: 151 Distance:1.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

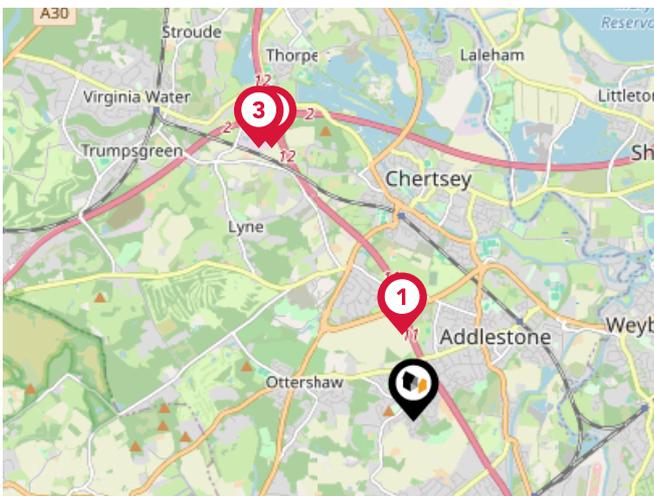
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Chertsey Rail Station	1.61 miles
2	Addlestone Rail Station	1.17 miles
3	Byfleet & New Haw Rail Station	1.48 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M25 J11	0.82 miles
2	M25 J12	2.85 miles
3	M3 J2	2.9 miles
4	M25 J10	3.81 miles
5	M25 J13	5.6 miles

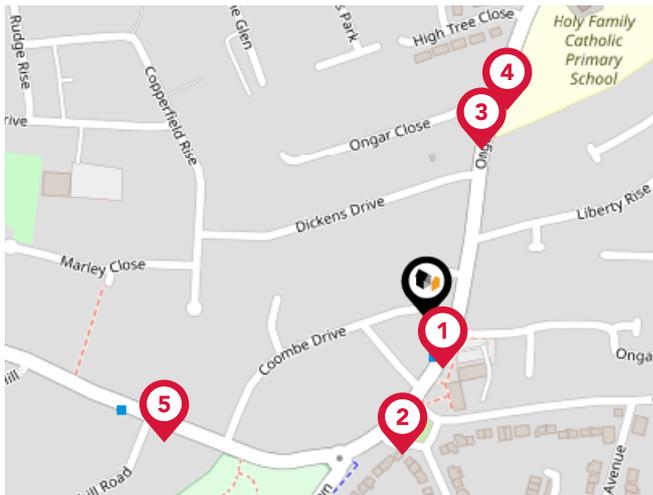


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	8 miles
2	London Gatwick Airport	20.67 miles
3	Biggin Hill Airport	23.45 miles
4	London City Airport	25.9 miles

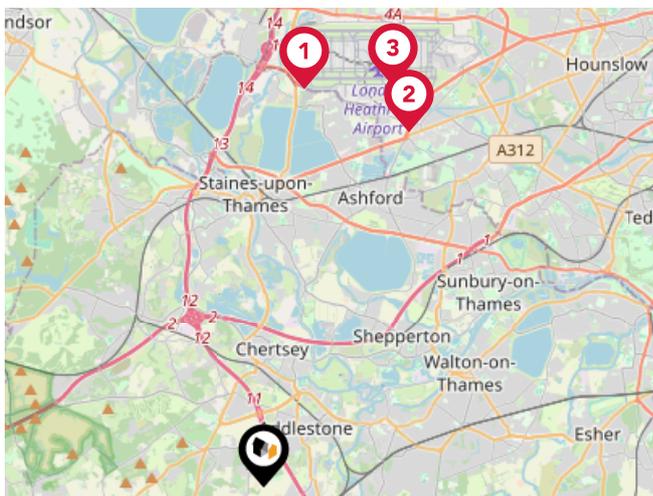
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Coombelands Lane	0.03 miles
2	Coombelands Lane	0.08 miles
3	Ongar Close	0.1 miles
4	Ongar Close	0.13 miles
5	Oakhill Road	0.17 miles



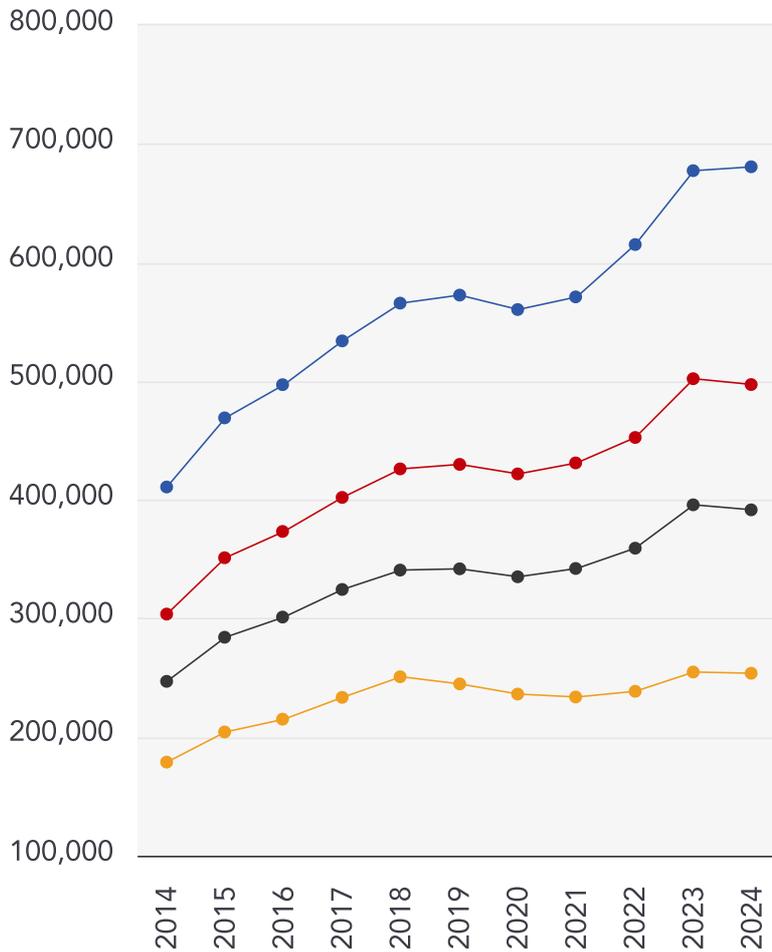
Local Connections

Pin	Name	Distance
1	Heathrow Terminal 5 Underground Station	7.38 miles
2	Heathrow Terminal 4 Underground Station	7.07 miles
3	Heathrow Terminals 2 & 3 Underground Station	7.8 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%



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 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"



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James Neave

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