

Walton on Thames

PROPERTY NEWS

Edition 3 - June 2018

BROUGHT TO YOU BY



Top 30 Streets

Page 1

Property Market News

Page 2, 3 & 6

Property List

Page 4, 5 & 7



Check out the top 30 streets videos on our website: www.rochills.co.uk

In conjunction with Rochills Estate Agents we have analysed the TOP 30 (Most Transactions) streets in Walton on Thames area based on the number of properties sold.

Over the next few weeks we will look at the Agents countdown, will your street feature? Take a look and find out.

We will be giving a brief description of the streets but make sure you watch our videos at www.waltonpropertyblog.com or Walton property community facebook group.

Do you live in one of these areas? What is it like to live there? I would love your views. Please drop me a line at

marcel@rochills.co.uk

Our Top 30 so far...

We will be releasing a new street each week, please keep an eye on the Walton on Thames Property Blog as we count down to the No 1 position.

www.waltonpropertyblog.com

Which will be Walton on Thames & Hershams Top Street?

Find out with our Top 30 Streets in Walton.



Visit Rochills Facebook Group "Walton on Thames Property Community"



Church Street

The location of Church Street is perfect if you want to be close to the high street shops and also allows you to get to Hampton Court, Surrounding Towns and the M25. There have been 134 transactions since 1995 and there are 96 chimney pots in the road therefore giving this street a transaction rate of over 139.5%.



Cottimore Avenue

Cottimore Avenue is a very desirable road made up of mainly 1930's properties and a popular road for families who want good access to good primary schools, the town centre and public transport. There have been 144 transactions since 1995 and there are 122 chimney pots in the road therefore giving this a transaction rate of over 118%.



Ambleside Avenue

Ambleside Avenue has a mix of both period properties from 1930's as well as the newer developments. This road is desirable to young families who want access to good primary schools as well as access to the mainline station. There has been 153 transactions since 1995 and there are 149 chimney pots in the road therefore giving this a transaction rate of over 102.6%.



Kings Road

Kings Road is a mixture of Georgian, Victorian as well as 1950's properties. This road is one of Walton's most sought after because of its access to the town centre, outstanding schools, Walton mainline station and stunning curb appeal. There has been 163 transactions since 1995 and there are 124 chimney pots in the road therefore giving this a transaction rate of over 131.45%.



WELCOME

My name is Marcel Roccia, I am the author of the Walton on Thames Property blog. I have been involved with the Elmbidge Property Market since 2003. Over past few years I have always shared my thoughts on the local property market with both my landlords and home owners. I now want to share it with everyone in this newsletter and look forward to comments from the local residents.

If you would like to chat about the Walton on Thames Property Market, whether you are a buyer, seller, landlord or tenant then give me a call or email me on 01932 22 21 20 or email marcel@rochills.co.uk

You can also see more local property news and market trends by joining the Walton on Thames Property Community Group on Facebook and advice videos on our Rochills YouTube channel.

Marcel Roccia

Author of the Walton on Thames Property blog
www.waltonpropertyblog.com

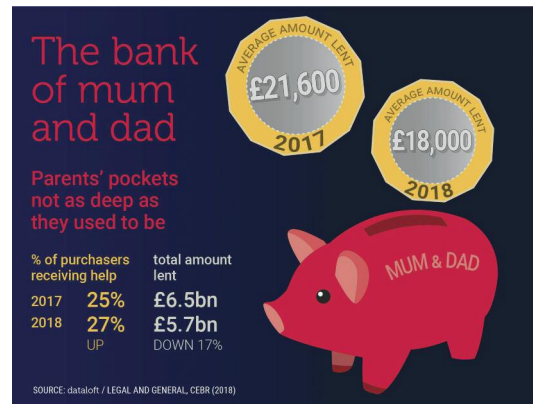
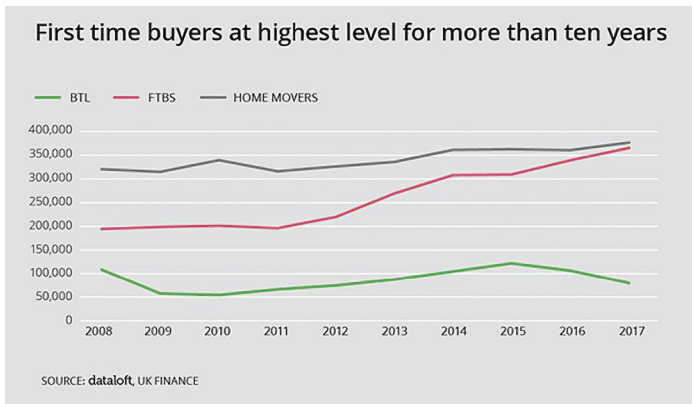


"We utilise every aspect of digital marketing and social media for all our listings, both sales and lettings. We incorporate video, professional photography and useful information on all our listings to ensure our clients properties stand out from the crowd and to achieve the best possible price. You can also see more local property news and market trends by joining the Walton on Thames Property Community Group on Facebook and advice videos on our Rochills Estate Agents YouTube channel.

Claudia Fick

For more property market news visit www.waltonpropertyblog.com

Bank of Mum & Dad down by 17%



The Bank of Mum and Dad is set to aid over 316,000 house purchases this year, although at £5.7 billion the total value of their lending is set to be down 17% on 2017 according to new research by Legal and General and CEBR.

Over 70% of parents use cash savings, their average contribution set to be £18,000 this year. However, the Bank of Mum and Dad is feeling the squeeze, this is 12% lower than their average contribution in 2017. While 59% of those under 35 receive financial support from

family and friends, the state of the current housing market is seeing support offered across the age spectrum. Two in five purchases aged 35–44, and one in four aged 45–54 benefit from help. Unsurprisingly the percentage of purchasers receiving help (41%) and the average contribution received (£30,600) is highest across London. However, even in northern regions where average prices are lower, the Bank of Mum and Dad can be expected to contribute a not insignificant £12,000.

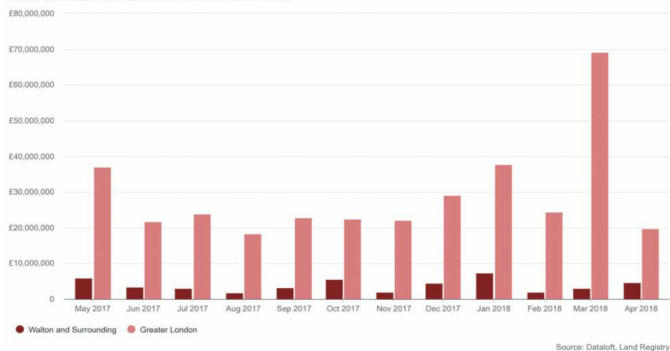
WALTON ON THAMES AREA REPORT OVERVIEW

The highest value recorded by the Land Registry over the past 12 months (March 2017 - March 2018) was **£1,225,000** for a flat and **£7,290,000** for a house. Over the same period, there have been 1,214 sales in Walton and Towns associated with Walton on Thames. This is a -12% change on the previous 12 month period. The average sales price was **£513,884**.

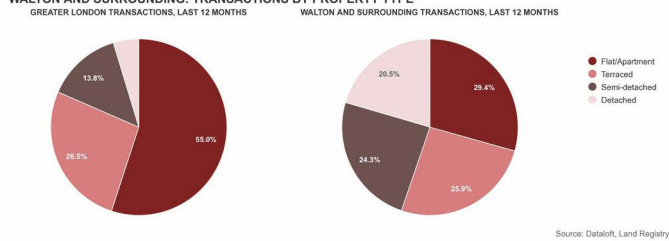


How do transactions in Walton on Thames compare to that of Greater London? (March 2017 - March 2018)

WALTON AND SURROUNDING: MAXIMUM PRICE



WALTON AND SURROUNDING: TRANSACTIONS BY PROPERTY TYPE



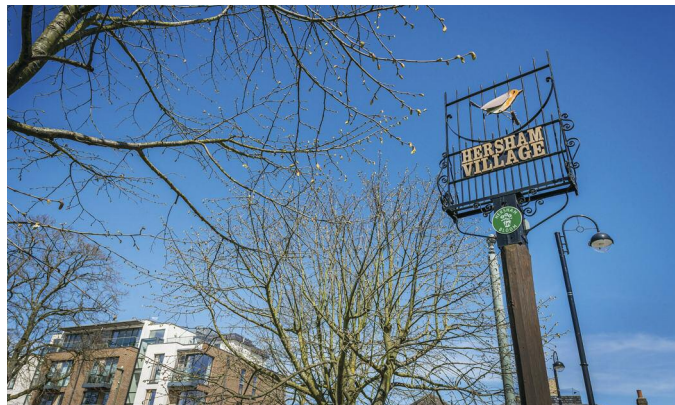
The above chart compares transactions between Walton and the surrounding towns to Greater London for April 2017 to March 2018. There is a clear gap in transactions for certain property types in each remit. For example, there is a stark contrast between flats and detached properties sold in both which clearly reflects the respective local property market's performance.

The left chart reflects the local London economy showing that over half the sales were flats with only 4.7% on detached and 13.8% on semidetached properties. There is still the age old trend of flats and apartments dominating the share of transactions across Greater London. Bearing in mind, this could

be a combination of investors as well as first time buyers.

Walton on Thames and the surrounding towns also shows the highest number of transactions for flats and apartments. The share for semidetached has very little between them. However, the portion of semidetached and detached are much greater. Walton on Thames and surrounding areas are higher than Greater London by for semidetached and detached properties by 10.5% for semidetached and 15.8% for detached properties.

So what does this tell us about the local property market in comparison to Great London?



Transaction values for Walton on Thames - March 2017 to March 2018

	AVERAGE VALUES	CHANGE [%]	NUMBER OF TRANSACTIONS	CHANGE [%]
WALTON AND SURROUNDING	£513,884	-3.1%	1214	-12.3%
GREATER LONDON	£495,284	4.8%	99609	-3.3%
ENGLAND & WALES	£226,304	2.9%	936722	0.3%



For further information or to arrange a viewing please call 01932 22 2120

- Walton on Thames
- Hersham
- Weybridge
- East & West Molesey
- Esher
- Shepperton

Sidney Road



Walton on Thames

4 Beds 3 Baths 1 Reception
A MODERN, BRIGHT and SPACIOUS extended four bedroom family home located in one of Walton's popular residential roads, with easy access to the town centre, mainline station and the picturesque River Thames.



4

OIRO £800,000

Gainsborough Court



Walton on Thames

2 Beds, 1 Bath, 1 Reception-IDEAL LOCATION FOR COMMUTERS- This two double bedroom ground floor apartment is presented in an excellent condition and offers spacious accommodation. The property is located within a short walk from Walton on Thames mainline station. The accommodation comprise entrance hall, two double bedrooms, living room, modern fitted kitchen, modern fitted bathroom/WC. Externally there are communal gardens and a garage.



2

£1,200 PCM

Molesey Close



SUBJECT TO CONTRACT

Hersham

3 beds, 1 bath, 2 receptions
Rochills are delighted to market this three-bedroom semi-detached modern family home located in a popular residential road in Hersham providing easy access to London Waterloo.



3

£485,000

Walton Park



SUBJECT TO CONTRACT

Walton on Thames

4

4 Beds, 3 Bath, 2 Receptions
Located within this popular residential road in the Rydens area of Walton-on-Thames is this superb, spacious detached, four-bedroom family home on a corner plot.

£900,000

Mole House, Kingfisher Close



Hersham

2

2 Beds, 1 Bath, 1 Reception
A DELIGHTFUL, well maintained GROUND floor TWO double bedroom apartment situated on the RIVER Mole offering peace and tranquillity.

£425,000

Arlington Lodge



Weybridge

2 beds, 1 bath, 1 reception
TWO double bedroom maisonette situated in a popular development in the heart of Weybridge, very close to local shops and supermarket and only 0.9 miles from Weybridge Train Station.



2

£1,100 PCM



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- Walton on Thames
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- East & West Molesey
- Esher
- Shepperton

 York Gardens



LET
AGREED



Walton on Thames

4 beds, 2 bath, 1 reception
This beautifully finished four bedroom family home has been very well maintained by the owner. Ideally located 0.3 miles from Hersham Train Station as well as being close to local shops and Walton Town Centre.



4

£2,250 PCM

 Thamesmead



Walton on Thames

3

This newly refurbished THREE bedroom FAMILY home offers LIGHT, BRIGHT, SPACIOUS accommodation and is ideally situated close to local amenities and within walking distance to the Picturesque River Thames.

£425,000

 Hersham Road



Hersham

3

This well presented THREE bedroom Semi detached FAMILY home has been BEAUTIFULLY maintained by the current owners offering MODERN living but retaining its traditional cottage appeal.

£550,000



Over the last 12 months, the average rent achieved for properties let in **Walton on Thames** was **£1,181** per month. This is a **+5%** change on the previous 12 month period.



Did you know that property prices have increased by 5,853% since England last won the World Cup?

With the FIFA World Cup kicking off on 14th June, we have been reflecting on the last time that England was victorious and how much the housing market has changed since then.

When England last won the championship in 1966, the average price of a home was just £3,558. More than half a century later, average prices have increased by a massive 5853% to almost £212,000. Back then, just over half of homes (51%) were owner occupied. Now the proportion of households living in their own home has increased to 63% (although it did peak at 70% in the early 2000s).

The proportion of households renting privately is at the same level as it was, at 20%. However, this masks the massive change in private renting in the intervening years, having dropped to less than 10% in the early 90s.

Finally, there have been many changes to the fabric of our housing stock. Since Bobby Moore lifted the World Cup, more than 6.5 million new private homes have been built across England.



Diamonds VS Property...What are Brits choosing?

Research indicates the average couple spend £1,080 on their engagement ring, with diamonds accounting for over half of rings purchased. When compared to property, do they sparkle?

The value of diamonds narrowly outclassed house prices over the last year rising by 4.5% compared to 4.4% for UK property. However, property prices have increased in value by £57,000 over the past five years, twice the price of an average wedding, while the value of diamonds has fallen.

The pink star diamond became the world's most expensive diamond ever sold when it sold for £53.7 million in 2017. At current prices, this would buy you the equivalent of 238 homes.



WALTON AND SURROUNDING: ANNUAL % CHANGE IN AVERAGE PRICES



Source: Dataloft, Land Registry

For more information about the Walton Property Market take a look at our Videos, Podcasts and News article at www.waltonpropertyblog.com

Supported by





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- Walton on Thames
- Hersham
- Weybridge
- East & West Molesey
- Esher
- Shepperton

Stoke Road



FOR SALE



Walton on Thames

4 beds, 2 bath, 1 reception
This detached bungalow is located within a private estate, within walking distance of Walton-on-Thames mainline station. The property has been beautifully modernised by the current owners, offering modern and neutral décor throughout this family home.



4

OIEO £775,000

Rybrook Drive



FOR SALE



Walton on Thames

4 beds, 4 baths, 1 reception
Situated in the POPULAR Rydens Area of Walton on Thames is this four/five bedroom TOWNHOUSE set in a QUIET cul-de-sac within a short walk to Hersham Mainline Station. The property is ideal for FAMILY life and offers BRIGHT and SPACIOUS accommodation spread over three floors.

4

£740,000

Heathbridge



LET AGREED



Weybridge

1 bed, 1 bath, 1 reception
DIRECT ACCESS TO GARDEN - This one double bedroom apartment is located within a short walk of Weybridge mainline station. The property offers a wealth of space as well as modern living.

1

£950 PCM

Hersham Road



FOR SALE



Walton on Thames

5

5 beds, 3 baths, 3 receptions
A splendid double fronted, detached five bedroom family home offering a wealth of original features and spacious accommodation over three floors. The property is ideally situated close to Walton town centre and Walton mainline station and a short walk from the picturesque River Thames.

£1,150,000

St Barnabas Gardens



LET AGREED



West Molesey

3

3 beds, 1 bath, 2 receptions
Three bedroom link detached family home. Tucked at the end of a quiet cul-de-sac just a short distance away from local shops and bus stops. This lovely home has the benefit of two reception rooms, conservatory, modern refitted kitchen, three bedrooms - two with built in wardrobes and a modern fitted bathroom.

£1,600 PCM

Mistys Field



FOR SALE



Walton on Thames

3

3 beds, 2 bath, 1 reception
This THREE bedroom link detached FAMILY home is situated in a QUIET cul de sac in a POPULAR residential road in Walton on Thames. The property has been well maintained offering bright and airy accommodation with neutral décor throughout.

OIEO £500,000

Find out what your home is worth for sale or to Let!

Home Valuation

Our sales valuers will be valuing a property in your area, so if you would like to find out what your property is worth, then call us on **01932 798 029** to arrange a suitable time to visit and discuss your plans.

They will be able to give you an accurate, up-to-date, no-obligation valuation of your home and once you are in the safe knowledge of what your property may sell for, then you can start to focus on your next move. We have a number of registered applicants looking for properties in your area who are ready to purchase.

And, the best thing is, there is no fuss, no hard sell and of course, it's free!

Instant Online Valuation

Alternatively, if you would like an instant online property valuation, visit www.rochills.info and follow these three easy steps...



Step 1
Enter property address



Step 2
Property details



Step 3
Property valuation

We look forward to hearing from you!



Marcel Roccia Director
marcel@rochills.co.uk



Joe Marretta Estate Agent
joe@rochills.co.uk

Please note, if you are already marketing your property, please consider your estate agent's terms before instructing us, as you may be liable to fees to each agent.
We are happy to review your current estate agents terms with you on the market appraisal.

Rochills Estate Agency

69 High Street, Walton on Thames
Surrey. KT12 1DJ

Tel. +44 (0)1932 22 21 20

Sales email. sales@rochills.co.uk

Lettings email. lettings@rochills.co.uk

www.rochills.co.uk

info@rochills.co.uk