

Walton on Thames

PROPERTY NEWS

Edition 4 - July 2018

BROUGHT TO YOU BY



Top 30 Streets

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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

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"

Our Top 30 so far...



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%.

Danesfield Close

Danesfield Close is a fairly newly built family area just off Rydens Road with a mixture of Townhouses and detached properties. This part of Walton is very popular because of its access to the train station, the local bakery, butcher and convenience stores as well as access to local primary and a secondary school within walking distance. Check out our video to find out what gives Danesfield Close a transaction rate of over 286.2%.



WELCOME

My name is Marcel Roccia, I am the author of the Walton on Thames Property blog- I have been involved with the Elbridge Property Market since 2003. Over past few years I have always shared my thoughts on the local property market with both my landlord's 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

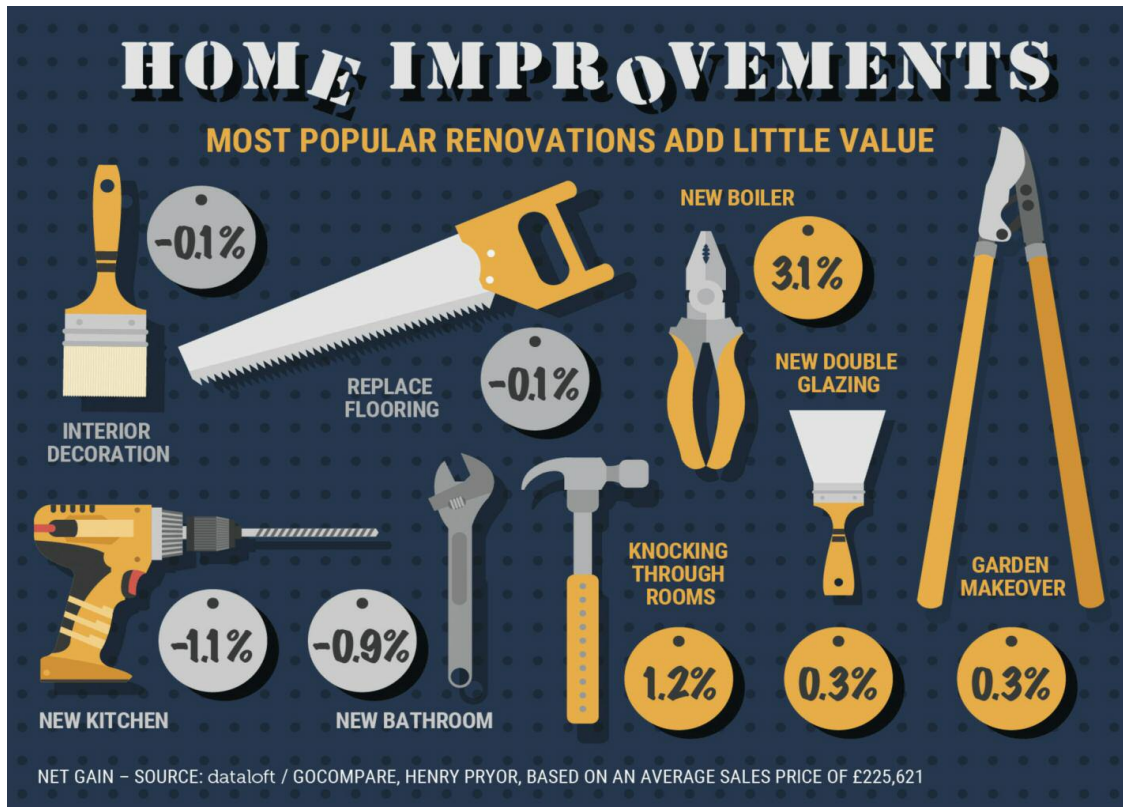


"We utilise every aspect of digital marketing and social media for all our listings, both sales and lettings. We incorporate video, professional photography and useful information on all our listings to ensure our clients properties stand out from the crowd and to achieve the best possible price. You 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

Shockingly, not all home improvements add value...



Many home improvements can cost more than the value they add according to new research by buying agent Henry Pryor and GoCompare Home insurance.

Improvements such as new flooring and replacing kitchens and bathrooms (the most popular home improvements) are unlikely to yield a profit for many homeowners. At £7,000 the average cost of a new kitchen, is twice as expensive as the estimated value it adds to a property.

In comparison, energy improvements, such as a new boiler or central heating system, can increase the price of a property by close to 4%, the equivalent to just over £9,000. A new boiler costs around £2,000, providing the householder with a net profit of close to £7,000.

While a fresh coat of paint may add little to the value of a property, such improvements undoubtedly encourage prospective buyers through the door.

WALTON ON THAMES AREA REPORT OVERVIEW

Over the last 12 full months (April to April) there have been 1,233 sales in Walton and Surrounding. This is a **-11%** change on the previous 12 month period. The average sales price was £502,862. The highest value recorded by the Land Registry over the same period was **£1,225,000** for a flat and **£7,500,000** for a house.

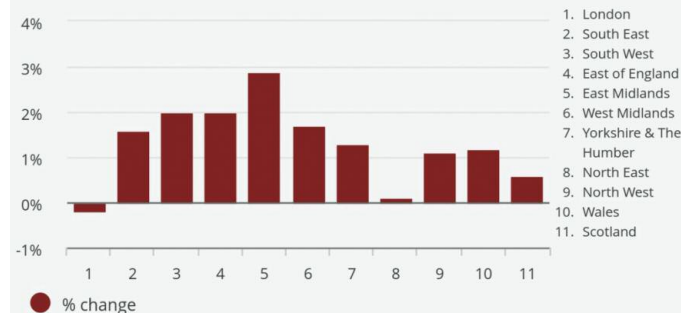


UK Property Market Overview

National housing market trends



Annual change in private rents to May 2018 by region



House prices

UK house price growth softened in April, the average price of a property rising by 3.9% in the year to April, down from 4.2% in the year to March. Growth remains strongest across Scotland, the West Midlands and South West.

Economy

The UK's economy grew by 0.3% over the month in May, according to the first monthly reading from the Office for National Statistics. The royal wedding and warm weather provided a boost to the service sector while construction also saw a return to growth.

Transactions

Sales volumes remain muted. Provisional estimates from the HMRC indicate there were 99,590 residential transactions during May, down slightly on a year ago and the sixth consecutive month that transaction volumes have languished below the 100,000 level.

Demand

Gross mortgage lending reached £22.4 billion in May up 6.2% on a year ago according to the Bank of England. Approvals for

new house purchases were at their highest level since January, but remain subdued, down 2.1% compared to a year ago. The rise in lending is driven by robust remortgage activity, up 16% year on year.

Investment

£829 is the mean monthly rent paid for a property across England according new data released by the Valuation Office. Monthly rents across London are virtually double the England average at £1605 while across the North East and Yorkshire and Humber the figure is less than £600."

NATIONAL MARKET



3.9%
UK house price growth, year to April 2018
Source: ONS

99,590
Transactions in May, down -0.4% on a year ago
Source: HMRC

Average property values April 2017 to April 2018

	DETACHED	SEMI-DETACHED	TERRACED	FLAT/APARTMENT
WALTON AND SURROUNDING	£991,978	£571,865	£469,638	£306,245
GREATER LONDON	£864,535	£567,785	£540,627	£437,383
ENGLAND & WALES	£342,519	£210,685	£177,429	£215,192



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

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

Squires Bridge Road



FOR SALE



Shepperton

4 Bedrooms, 3 Bathrooms, 2 Reception Rooms

This beautiful characterful cottage dates back to the late 1800's and is packed with many original features throughout the property. Part of the original Littleton Manor Estate, the cottage was originally the stable block and was converted around the early 1970's, with the Manor house still surviving today.



4

£850,000

Regency Gardens



LET



Walton on Thames

3 bedrooms, 2 bathrooms, 2 reception rooms

Three bedroom detached house on a desirable road in Walton on Thames. Internally, the house offers a large living room leading to the kitchen/dining room and then on through to the breakfast room/conservatory. There is also a downstairs WC, a utility room and a garage.



3

£1,700 PCM

Knights Close



FOR SALE



West Molesey

4 bedroom, 2 bathrooms, 2 receptions

An attractive four double bedroom detached family home which is set at the end of a sought after small gated development of only four properties. Situated within easy reach of local schools, bus routes and Hersham and Hampton Court train station (zone 6). Offered onto the market with NO ONWARD CHAIN.



4

£750,000

Regency Gardens



SOLD

SUBJECT TO CONTRACT

Walton on Thames

4

4 bedrooms, 2 bathrooms, 2 reception rooms

Gorgeous detached family home, set on a corner plot within a quiet cul-de-sac and popular residential development. The property has been well maintained by the current owner to a high standard, offering excellent size living space and modern family accommodation throughout.

OIEO £600,000

Winchester Road



TO LET



Walton on Thames

3

3 bedrooms, 2 bathrooms, 3 reception rooms

TOWN CENTRE living at its BEST. Rochills are delighted to offer this SUPERB semi detached CHARACTER family home. The property has been beautifully modernised but keeping its original features.

£2,250 PCM

Cottimore Lane



TO LET



Walton on Thames

3

3 bedrooms, 1 bathroom, 1 reception room

Lovely Three bedroom house on a desirable road, close to the Town Centre and the River Thames as well as popular schools such as Cleves and Ashley CofE. There are also local shops nearby which are very handy

£1,600 PCM



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Field Common Lane



Walton on Thames

3 bedrooms, 1 bathroom, 1 reception room

Are you looking for a property which you can upgrade and extend (STTP). Then this three bedroom property could be just for you. three bedrooms are of an excellent size. There is also a fully fitted bathroom finished with a three piece white suite. Externally, the rear peaceful garden is well maintained and offers a patio area ideal for entertaining.



3

£400,000

Robinsway



Hersham

3 bedrooms, 1 bathroom, 2 receptions

This mid terrace three bedroom family home with side access to the rear garden and within easy access to both Walton on Thames and Hersham town centres has sold subject to contract. The property is also within walking distance of Walton mainline station and the recently opened Three Rivers Academy School.

Guide Price: £425,000

Carlton Road



Walton on Thames

2 bedrooms, 1 bathroom, 1 reception room

Located in a popular residential road, close to LOCAL AMENITIES and a short walk to Walton TOWN centre and the picturesque River Thames.



2

OIEO £375,000

OVER THE LAST 3 MONTHS

£173m

Total value of property sold

30%

% of Total - Flats

1%

% of Total - New Build



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?

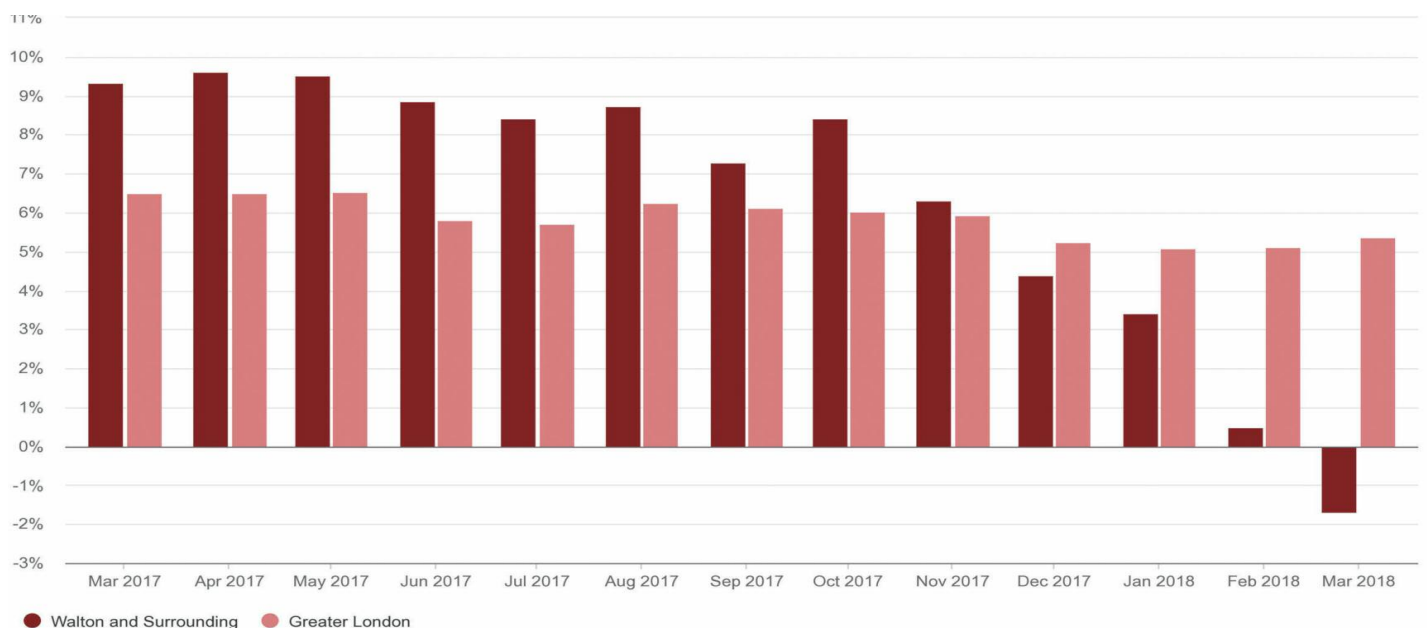
Research indicates the average couple spend £1,080 on their engagement ring, with diamonds accounting for over half of rings purchased. When compared to property, do they sparkle?

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: Dataloфт, 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
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- Shepperton

Oatlands Drive



TO LET



Weybridge

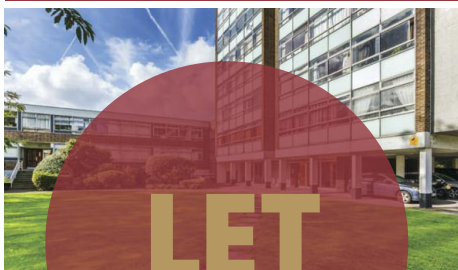
2 bedrooms, 2 bathrooms, 1 reception room
A spacious TWO bedroom apartment in the popular Oatlands area of Weybridge. This beautiful apartment comprises of two large double bedrooms, one with an en suite and large lounge/dining room.



2

£1,500 PCM

Wellington Close



LET



Walton on Thames

2 bedrooms, 1 bathroom, 1 reception
ONE OF THE BEST in Wellington Close. This two double bedroom apartment in the heart of Walton on Thames is offered in superb condition and has been very well maintained by the current tenants.



2

£1,050 PCM

Pembroke Avenue



FOR SALE



Hersham

3 bedrooms, 2 bathrooms, 1 reception
LIGHT, BRIGHT and MODERN. Rochills are delighted to offer to market this well presented THREE bedroom FAMILY home which has been beautifully maintained by the current owners.



3

OIEO £500,000

InView Court



SOLD



Hersham

2

2 bedrooms, 2 bathroom, 1 reception room
A spacious two bedroom apartment is superbly located within a moment's walk of Walton Marnline Station, close to local amenities and a short walk to Walton town centre and the picturesque River Thames.

£350,000

Russell Road



FOR SALE



Walton on Thames

3

3 bedrooms, 2 bathrooms, 2 Reception room
A well presented THREE bedroom VICTORIAN Semi detached FAMILY home has been BEAUTIFULLY maintained by the current owners offering MODERN living but retaining its traditional cottage appeal.

£570,000

Ray Road



SOLD



West Molesey

1

1 bedroom, 1 bathroom, 1 reception room
TOP FLOOR GARDEN maisonette in a quiet residential road in West Molesey. On entering the property stairs lead to the first floor with landing giving access to the fully fitted kitchen, living room, double bedroom and bathroom.

£280,000

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!



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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.

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