

# Walton on Thames

## PROPERTY NEWS

Edition 2 - May 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](http://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](http://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](mailto: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](http://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"

26



### Braycourt Avenue

Braycourt Avenue is well positioned for both Walton and Hershams mainline stations. With 132 transactions since 1995 and 133 chimney pots in the road, it gives Braycourt Avenue a transaction rate of over 99%.

25



### Rydens Avenue

The main type of properties within Rydens Avenue are your 1930's bay-fronted houses. There are also a mixture of lovely maisonettes and larger detached properties here too. With 132 transactions since 1995 and there being 133 chimney pots in the road, it gives Rydens Avenue a transaction rate of over 99%.

24



### 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%.

23



### 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%



## WELCOME

My name is Marcel Roccia, I am the author of the Walton on Thames Property blog. I have been involved with the Elmburgh 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](mailto: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](http://www.waltonpropertyblog.com)



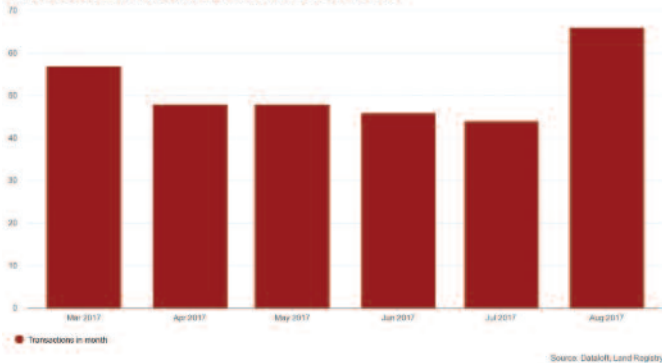
"We utilise every aspect of digital marketing and social media for all our listings, both sales and lettings. We incorporate video, professional photography and useful information on all our listings to ensure our clients properties stand out from the crowd and to achieve the best possible price. You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

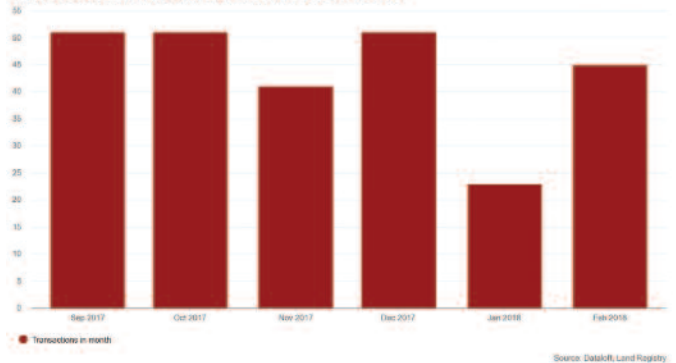
For more property market news visit [www.waltonpropertyblog.com](http://www.waltonpropertyblog.com)

## When is the best time of year to sell your property?

WALTON ON THAMES AREA REPORT: TRANSACTIONS BY MONTH



WALTON ON THAMES AREA REPORT: TRANSACTIONS BY MONTH



During the months following the summer holidays and into the festive season, for many agents, it is business as usual. What's worth pointing out is that more often, certain times of year requires a change in strategy for property marketing due to traditional seasonal trends. A question we are often asked is, *what is the market like after the summer holidays? Should I wait until the New Year? Or next Spring?*

Looking at the above charts, August to September shows an increase in completions compared to the rest of the year with another spike in Feb and March. Most purchasers are already on market and searching in these months leading up these peak times. Decisions are often made to fit in with employment contracts starting and children's enrolment at school.

Comparing the two charts, and answering the questions about listing your property during the months following the Summer Holidays, there is statistical evidence that this still is very much worth doing. Bearing in mind that you want to ensure you're getting industry data showing the trend for the respective market/area and how it's performing.

For more free advice and updates on the local property market, join the Walton Property Community on Facebook or check out our video advice library on our YouTube channel here. If you're wanting to find out the value of your property for Sales or Lettings, call us on 01932 222120 for a no obligation valuation.

Based on accessible data from land registry.

## WALTON ON THAMES AREA REPORT OVERVIEW

28% of sales in the past 12 months were flats, achieving an average sales price of £275,523. Houses achieved an average price of £570,108. The total value of sales was £296,247,026. The highest value recorded by the Land Registry over the past 12 months was £935,000 for a flat and £4,478,000 for a house.

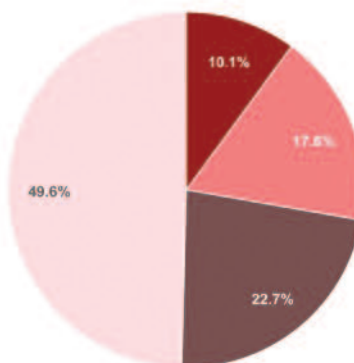
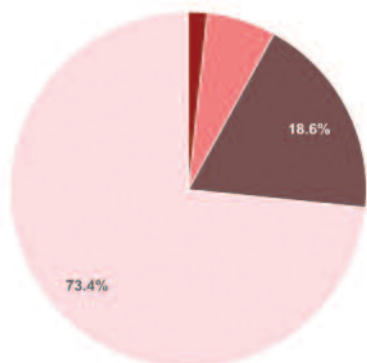


# Walton On Thames Area Report: Profile of properties let

## WALTON ON THAMES AREA REPORT: PROFILE OF PROPERTIES LET

GREATER LONDON, LAST 12 MONTHS

WALTON ON THAMES AREA REPORT, LAST 12 MONTHS



- Detached
- Semi-detached
- Terraced
- Flat

Source: Dataloft, Rent4Sure

### Rental market

Average private rents across Great Britain rose by 1.1% in the 12 months to March 2018 according to the ONS private rental index, unchanged from February. Levels of tenant demand are largely unchanged but landlord instructions continue to fall according to RICS. As a result average rents are expected to rise over the short to medium term at a national level. Over the last 12 months, the average rent achieved for properties let in Walton on Thames Area Report was £1,166 per month. This is a +2% change on the previous 12 month period.





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

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

## Littleton Farm Cottage, Squires Bridge Road



**FOR SALE**



Shepperton



4

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. Early internal viewing of this characterful cottage which is steeped in history is highly recommended.

£850,000

## Regency Gardens



**TO LET**



Walton on Thames



3

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.

£1,750 PCM

## Winchester Road



**SOLD**

SUBJECT TO CONTRACT



Walton on Thames



4

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. On entering the property, the spacious parquet floor hallway gives access to the family room to the front of the property with attractive bay window with bespoke shutters.

£880,000

## Dunsmore Court



**TO LET**



Walton on Thames



3

\*Currently Being Redecorated\* A beautifully presented modern home located within a popular residential development in Walton; only a short stroll to the River Thames. This three bedroom family home has been well maintained throughout and offers a wealth of space.

£1,500 PCM

## Mead Road



**FOR SALE**



Walton on Thames

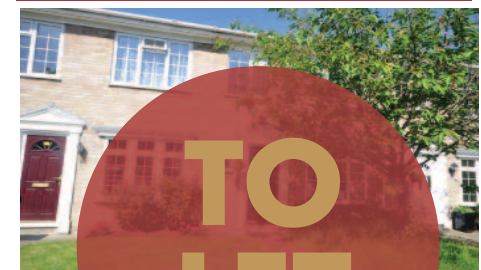


3

This three bedroom **TERRACE MODERN** family home located in a popular residential road in **Hersham**. The property is **LIGHT, BRIGHT** and has been beautifully maintained and decorated throughout offering neutral décor with Walnut Flooring to the ground floor.

£475,000

## Mayfield Gardens



**TO LET**



Hersham



3

**\*\*TO BE REDECORATED BEFORE TENANCY STARTS\*\*** Three Bedroom Family house set within the popular Mayfield Gardens development close to Walton on Thames Train Station. The property features three bedrooms- the 2 doubles with built in wardrobes and the 3rd being a larger than average single room.

£1,600 PCM



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- Esher
- Shepperton

## York Gardens



### Walton on Thames

4 Bedrooms, 2 Bathrooms, 1 Reception Room  
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

## Meadowside



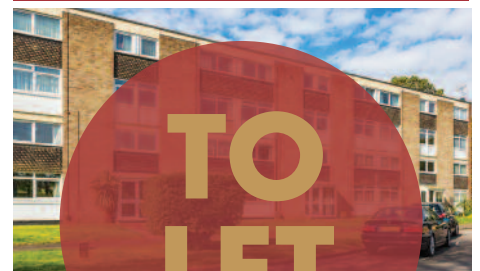
### Walton on Thames

4

This four bedroom detached family home, situated in the popular tree lined residential road in the Rydens area of Walton on Thames is conveniently located within walking distance to Hersham Station. The property offers a character of original features, high ceilings and herringbone wood block flooring. The rear garden is mainly laid to lawn with mature trees and shrubs and benefits from a superb games/office room; stretching almost the full-width of the garden.

£770,000

## St Vincent



### Walton on Thames

3

Spacious THREE Bedroom, split level apartment located moments from Walton Train Station. Downstairs is a large living room/dining room which leads to the separate kitchen and the private balcony. Upstairs are 2 large double bedrooms and a single bedroom/study as well as the modern family bathroom.

£1,250 PCM



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.



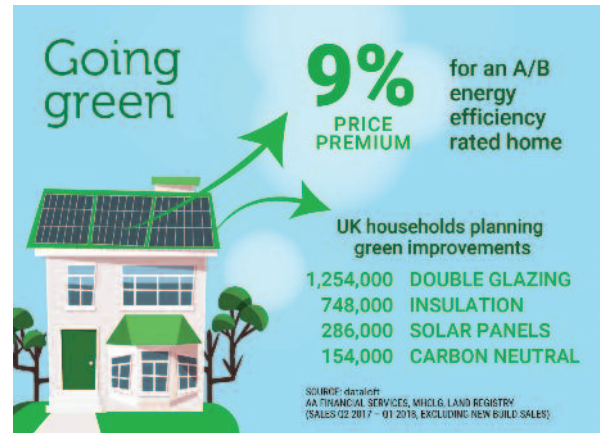
# Going green can earn you a premium of up to 9% on the sale of energy efficient homes.

2.2 million households are anticipated to spend just over £16 billion on 'green' improvements to their homes this Spring according to new research by AA Financial Services.

Over half of households are expecting to make improvements involving double glazing, a third set to add or improve insulation, 13% planning solar panels and 7% introducing measures to be carbon neutral.

Just one in every thirteen properties sold across England and Wales over the last year achieved an energy rating of A or B, London the greenest region with one in eight. However, over 40% of the properties sold could reach an A or B with energy improvements..

Realising value is a key motivation of such improvements, and while 'green' additions cut domestic energy bills in the short term, they can also be a benefit at point of sale. Over the last year properties sold with an A or B energy efficiency rating have obtained, a 9% premium (per square foot) compared to those rated F or G.



## We bring you the latest trends in the UK's housing market.

### House prices

UK house prices rose by 4.9% in the 12 months to January 2018 according to the UK house price index, taking the average price of a home to £225,621. Strongest growth is currently being recorded in the East Midlands and Scotland where average prices are rising at an annual rate of 7.3%.

### Economy

The rate of inflation fell back to 2.7% in February, down from 3% in January. This is the lowest rate for seven months, helped by food and fuel prices rising by a slower rate than a year ago. This larger than expected easing in inflation will provide some boost to households whose incomes have been squeezed in the last year and also ease pressure on the Bank of England to further raise interest rates.

### Transactions

There were 101,010 residential transactions recorded in February across the UK (on a seasonally adjusted basis). This level is just a few hundred fewer than recorded in February 2017.

### Demand

The National Association of Estate Agents report a large pick up in demand in January compared to the end of last year, although levels remain 14% lower than January 2017. Meanwhile UK Finance report that there were 7% more first time buyer mortgages completed in January than a year earlier. In his Spring Budget, Philip Hammond claimed that 60,000 first time buyers had benefited from stamp duty relief announced in November.

### Investment

Average private rents across Great Britain rose by 1.1% in the 12 months to February 2018 according to the ONS private rental index, the same rate of growth as reported a month earlier. Rental growth is currently strongest in the East Midlands and South West.

Average property values over last 12 months

	DETACHED	SEMI-DETACHED	TERRACED	FLAT/APARTMENT
WALTON AND SURROUNDING	£1,048,081	£586,734	£469,339	£314,149
GREATER LONDON	£864,913	£565,617	£538,336	£431,797
ENGLAND & WALES	£339,084	£208,326	£175,761	£214,888



For more information about the Walton Property Market take a look at our Videos, Podcasts and News article at [www.waltonpropertyblog.com](http://www.waltonpropertyblog.com)

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- Esher
- Shepperton

## Creek Road



**SOLD**

SUBJECT TO CONTRACT



East Molesey



3

UNIQUE AND ONE OF ITS KIND. Access is via on Creek Road, directly opposite Hampton Court mainline station, we are delighted to market for sale a unique home. Arranged over two floors the property offers extensive lateral living space and vaulted ceilings. With the feel of a New York loft rather than a standard house, the property is perfect for someone who loves open plan living with all accommodation boxes ticked.

£1,750,000

## Hersham Road



**FOR SALE**

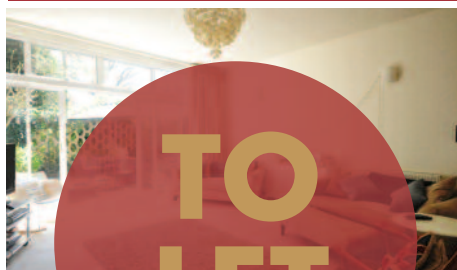
Walton on Thames

5

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. This character property is highly recommended and comes to market with no onward Chain and is a must view.

£1,150,000

## Belmont



**TO LET**

Weybridge

4

A well presented FOUR bedroom home located in the very popular area of Weybridge within walking distance to the train station and close to Queens Road amenities and local schools. \*\*TO BE REDECORATED BEFORE NEW TENANCY\*\*

£2,200 PCM

## Stoke Road



**FOR SALE**

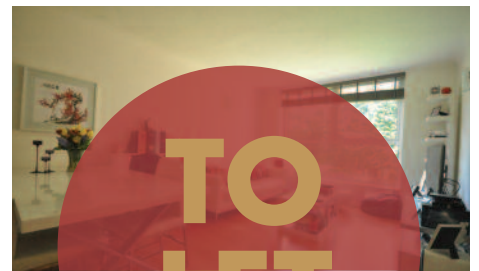
Walton on Thames

4

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. The entrance hallway is bright, airy and leads through to a large open plan living area which is perfect for the modern family.

£???????

## Ellesmere Road



**TO LET**

Weybridge

2

Modern TWO Bedroom first floor apartment located in a popular area of Weybridge. \*To be redecorated before new tenancy\* The living room is very spacious and the large window allows light to flow through. There are two double bedrooms with built in wardrobes, two bathrooms and a separate WC. There are also 2 large storage cupboards.

£1,250 PCM

## Walton Park



**SOLD**

Walton on Thames

4

Located within this popular residential road in the Rydens area of Walton-on-Thames is this superb, spacious detached, four-bedroomed family home on a corner plot. On entering the property, through the large porch, the spacious hallway giving access to the dining room to the front of the property, the downstairs cloakroom, the internal staircase, the fully fitted kitchen and the rear reception room.

£900,000

# 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](http://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](mailto:marcel@rochills.co.uk)



**Joe Marretta** Estate Agent  
[joe@rochills.co.uk](mailto: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](mailto:sales@rochills.co.uk)

Lettings email. [lettings@rochills.co.uk](mailto:lettings@rochills.co.uk)

[www.rochills.co.uk](http://www.rochills.co.uk)

[info@rochills.co.uk](mailto:info@rochills.co.uk)