

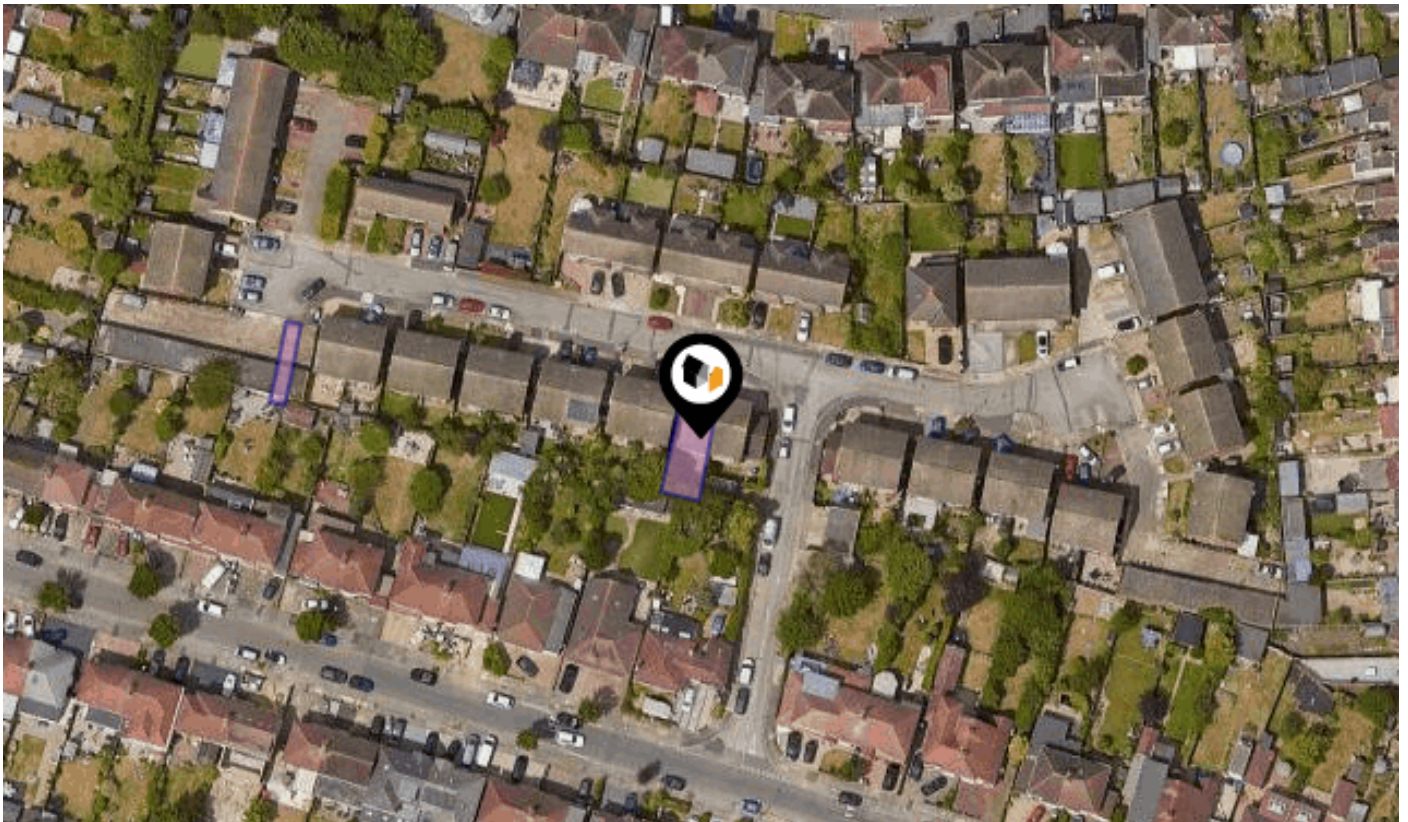


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 06th February 2024



BIRCHINGTON CLOSE, BEXLEYHEATH, DA7

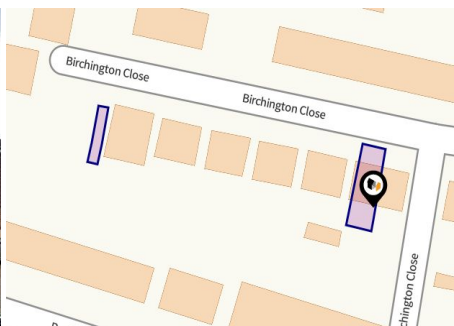
EweMove

113 Broadway Bexleyheath Kent DA6 7JH

020 3953 8023

robert.bearsby@ewemove.com

www.ewemove.com



Property

Type:	Semi-Detached
Bedrooms:	3
Plot Area:	0.04 acres
Year Built :	1967-1975
Council Tax :	Band D
Annual Estimate:	£1,923
Title Number:	SGL78784
UPRN:	100020202590




Last Sold £/ft²:	£331
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

6	79	1000
mb/s	mb/s	mb/s
		

Mobile Coverage:

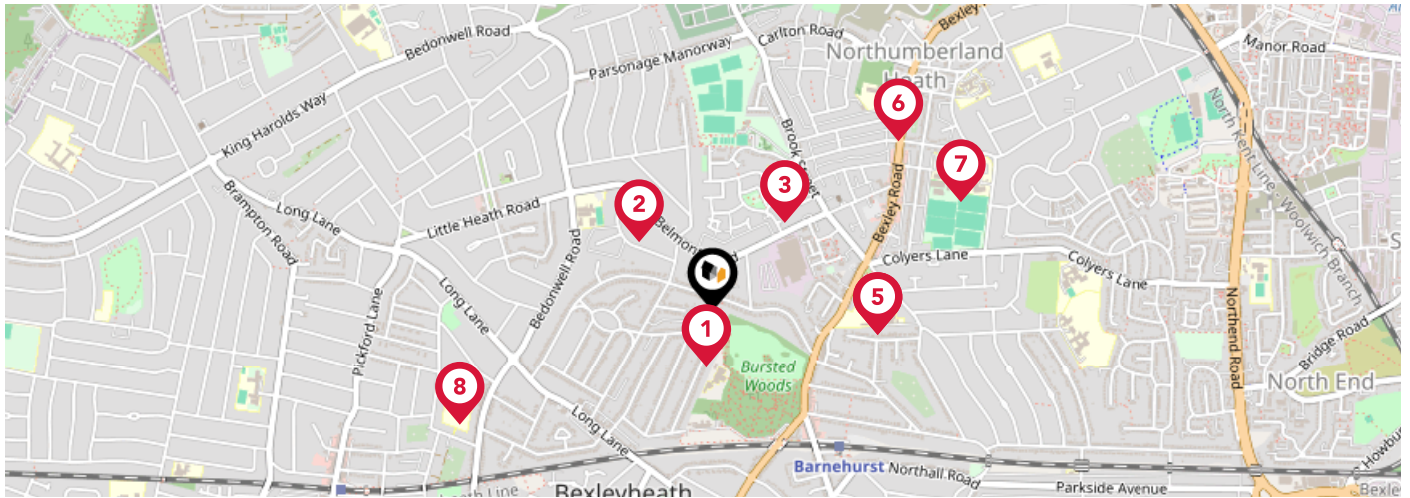
(based on calls indoors)











Satellite/Fibre TV Availability:

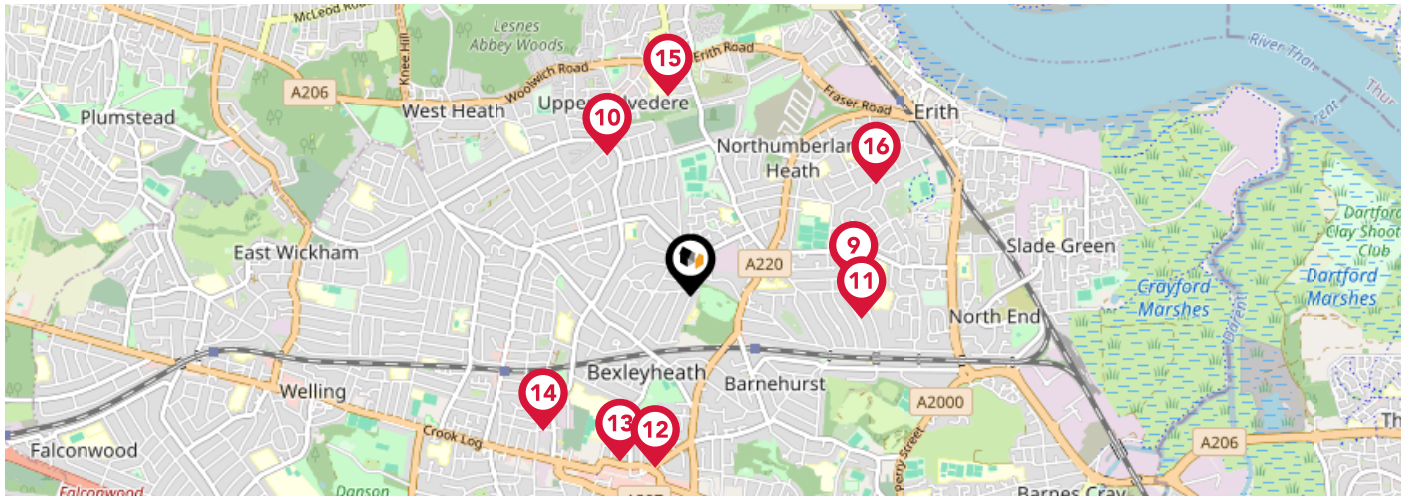










Area Schools



		Nursery	Primary	Secondary	College	Private
	Bursteds Wood Primary School Ofsted Rating: Good Pupils: 567 Distance:0.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Belmont Academy Ofsted Rating: Not Rated Pupils: 439 Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Northumberland Heath Primary School Ofsted Rating: Good Pupils: 627 Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Barnehurst Junior School Ofsted Rating: Outstanding Pupils: 240 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Barnehurst Infant School Ofsted Rating: Not Rated Pupils: 226 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Fidelis Catholic Primary School Ofsted Rating: Good Pupils: 462 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	King Henry School Ofsted Rating: Not Rated Pupils: 1627 Distance:0.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Thomas More Catholic Primary School Ofsted Rating: Outstanding Pupils: 419 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

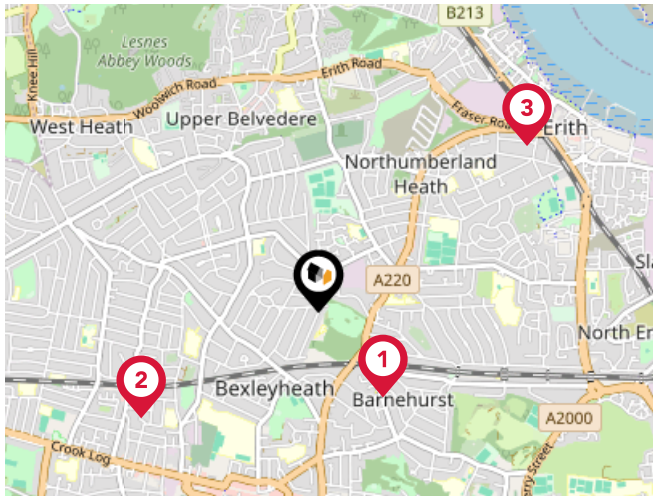
Area Schools



		Nursery	Primary	Secondary	College	Private
	Woodside Academy Ofsted Rating: Not Rated Pupils: 156 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Break Through Ofsted Rating: Good Pupils: 36 Distance:0.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Normandy Primary School Ofsted Rating: Good Pupils: 582 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pelham Primary School Ofsted Rating: Good Pupils: 419 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bexleyheath Academy Ofsted Rating: Special Measures Pupils: 1239 Distance:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Upland Primary School Ofsted Rating: Good Pupils: 516 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lessness Heath Primary School Ofsted Rating: Good Pupils: 655 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Christ Church (Erith) CofE Primary School Ofsted Rating: Outstanding Pupils: 551 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

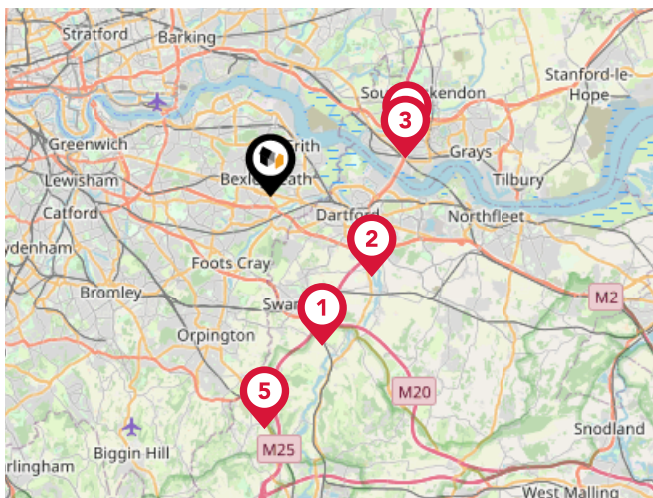
Area

Transport (National)



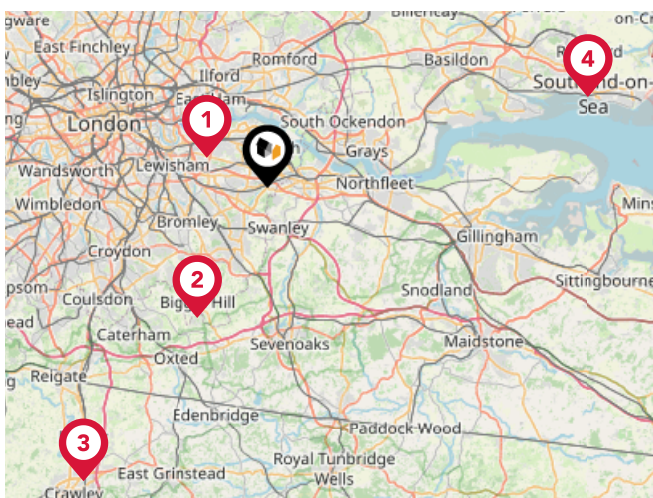
National Rail Stations

Pin	Name	Distance
1	Barnehurst Rail Station	0.49 miles
2	Bexleyheath Rail Station	0.96 miles
3	Erith Rail Station	1.23 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M25 J3	5.87 miles
2	M25 J2	4.76 miles
3	M25 J31	5.14 miles
4	M25 J30	5.35 miles
5	M25 J4	8.63 miles

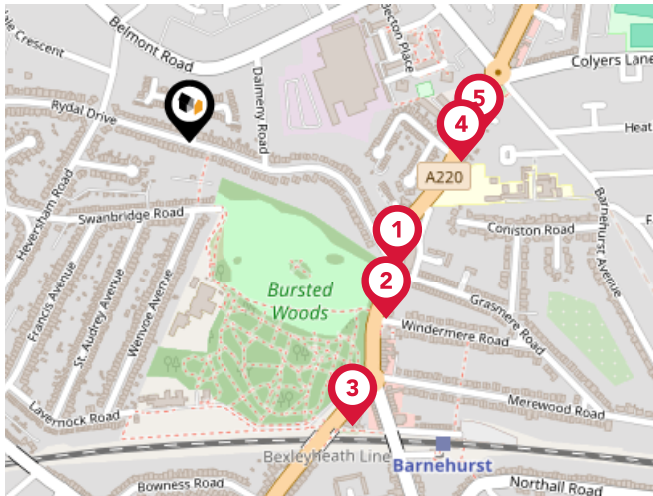


Airports/Helipads

Pin	Name	Distance
1	London City Airport	4.97 miles
2	Biggin Hill Airport	10.84 miles
3	London Gatwick Airport	25.64 miles
4	London Southend Airport	24.63 miles

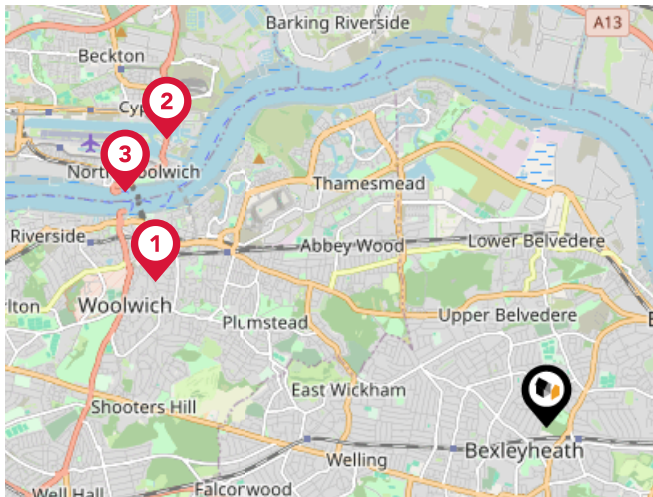
Area

Transport (Local)



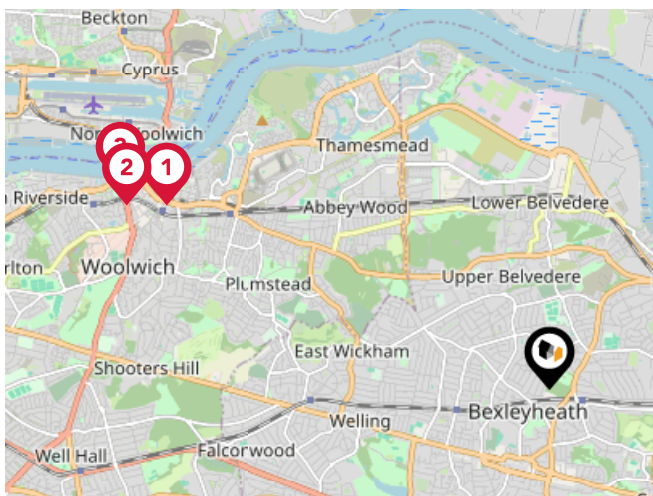
Bus Stops/Stations

Pin	Name	Distance
1	Rydal Drive	0.28 miles
2	Rydal Drive	0.31 miles
3	Barnehurst Station	0.38 miles
4	Brook Street (DA8)	0.32 miles
5	Brook Street (DA8)	0.34 miles



Local Connections

Pin	Name	Distance
1	Woolwich Arsenal DLR Station	3.85 miles
2	Gallions Reach DLR Station	4.39 miles
3	King George V DLR Station	4.45 miles



Ferry Terminals

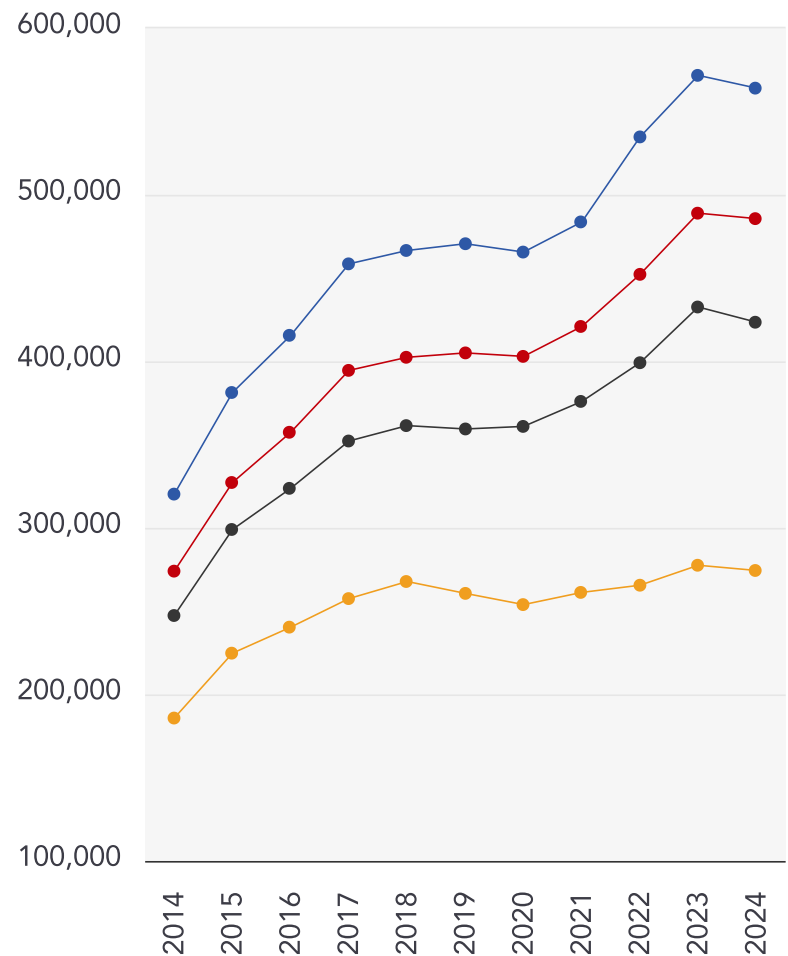
Pin	Name	Distance
1	Woolwich Arsenal Pier	3.93 miles
2	Woolwich Ferry South Pier	4.26 miles
3	Woolwich Ferry North Pier	4.39 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in DA7



Detached

+76.11%

Semi-Detached

+77.24%

Terraced

+71.18%

Flat

+47.68%



EweMove

If you're interested in putting your property on the market with us, you won't be alone.

Thousands of homeowners have trusted us to sell their properties – you'll see their reviews dotted around the site – and based upon independent seller reviews, we've also got the coveted title of "The UK's Most Trusted Estate Agent".

If you're thinking of selling, we'd be delighted to provide you with a FREE no-obligation valuation of your home so you can start to see how much you could get for your property.

As your local expert Estate Agent in Bexleyheath, we will provide you with an in-depth valuation as well as answer any questions.

Financial Services

No matter what type of mortgage you are looking for The Mortgage Genie team offer free specialist advice 7 days a week. In under 20 minutes, they'll be able to tell you how much you can borrow and with access to over 90 lenders and exclusive rates, they'll make sure you get the most competitive rate available. It's quick and simple and they can also advise about insurance packages.

Testimonial 1



Wonderful, friendly team. Kept us up to date with the progress of our house sale, and worked hard to see it through to the end. We would use them again.

Testimonial 2



Fantastic service from start to finish. House sold for full asking price, within a couple of days of going on the market.

All the staff were friendly and effective & we were kept up to date on the transaction as regular intervals. Highly recommended.

Testimonial 3



I have just sold my house in Bexleyheath with EweMove and I would recommend them to anyone. Robert Bearsby made the process as smooth as he possibly could. He went above and beyond and was always very helpful and amenable too. Robert is very knowledgeable and actually he is a nice man which just made all the difference. The whole team at EweMove were great!



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EweMove

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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