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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Thursday 22<sup>nd</sup> February 2024**



**TANNERS CLOSE, CRAYFORD, DARTFORD, DA1**

## **EweMove**

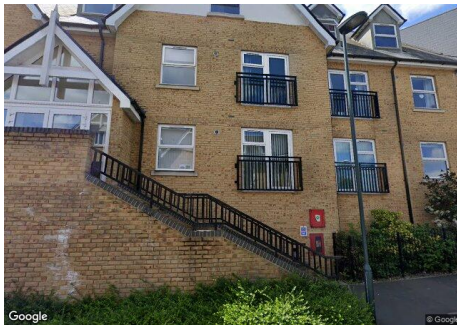
113 Broadway Bexleyheath Kent DA6 7JH

020 3953 8023

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www.ewemove.com

# Property Overview



## Property

<b>Type:</b>	Flat / Maisonette	<b>Tenure:</b>	Leasehold
<b>Bedrooms:</b>	1	<b>Start Date:</b>	18/12/2013
<b>Plot Area:</b>	1.16 acres	<b>End Date:</b>	19/12/3012
<b>Year Built :</b>	2012	<b>Lease Term:</b>	999 years from 19 December 2013
<b>Council Tax :</b>	Band B	<b>Term</b>	989 years
<b>Annual Estimate:</b>	£1,496	<b>Remaining:</b>	
<b>Title Number:</b>	SGL745174		
<b>UPRN:</b>	10023304608		

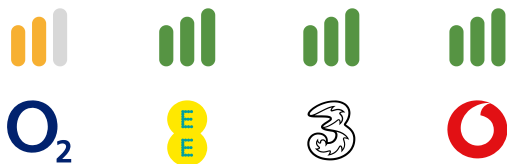
## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>6</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

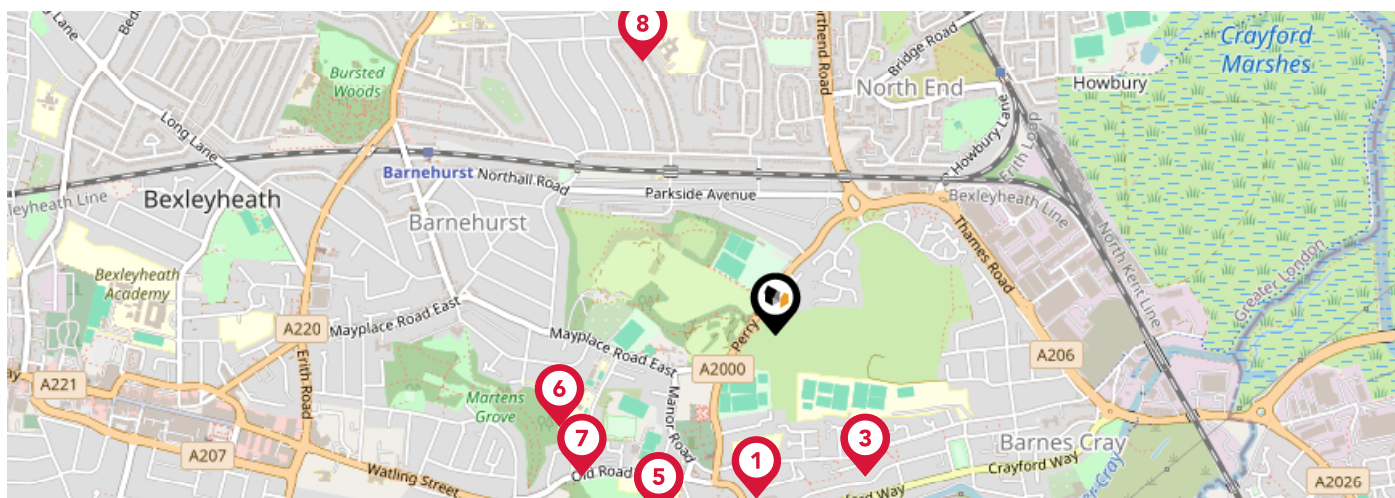
### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:

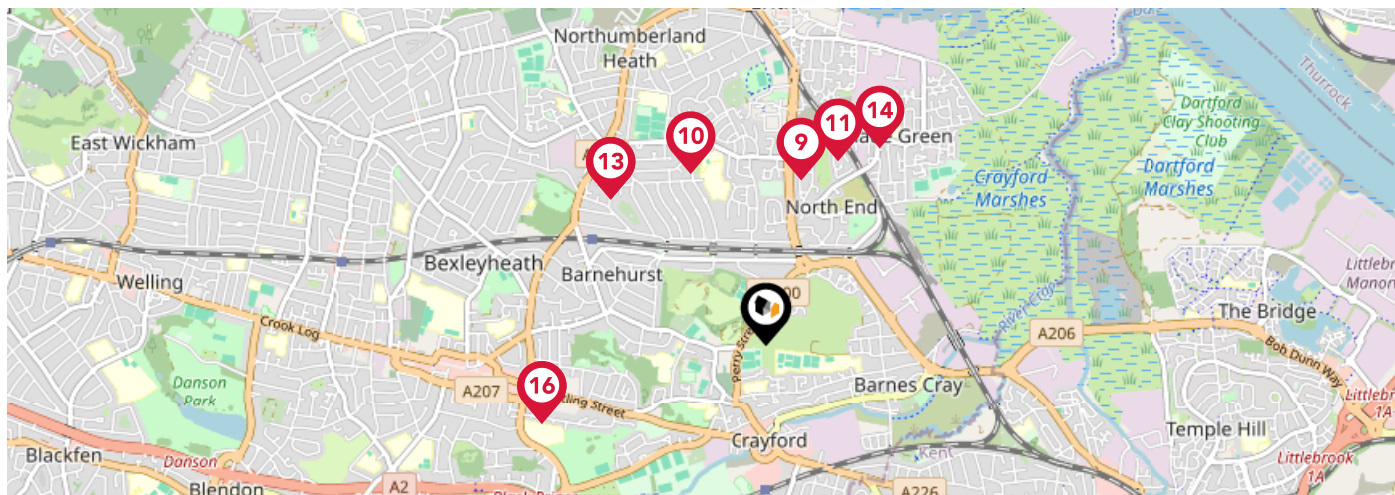


# Area Schools



	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>St Paulinus Church of England Primary School</b> Ofsted Rating: Good   Pupils: 210   Distance:0.38</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>Haberdashers' Aske's Crayford Temple Grove</b> Ofsted Rating: Not Rated   Pupils: 247   Distance:0.39</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>Haberdashers' Aske's Crayford Academy</b> Ofsted Rating: Requires Improvement   Pupils: 1028   Distance:0.39</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>St Joseph's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 209   Distance:0.5</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>Shenstone School</b> Ofsted Rating: Good   Pupils: 148   Distance:0.5</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>Mayplace Primary School</b> Ofsted Rating: Good   Pupils: 516   Distance:0.54</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>Endeavour Academy Bexley</b> Ofsted Rating: Good   Pupils: 63   Distance:0.55</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>Normandy Primary School</b> Ofsted Rating: Good   Pupils: 582   Distance:0.7</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

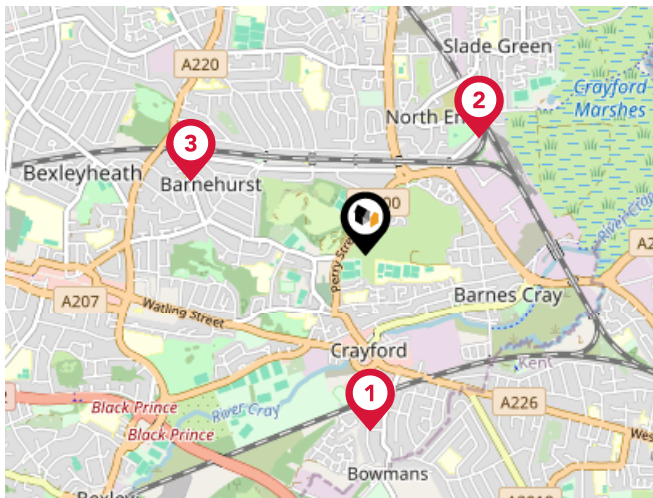
# Area Schools






		Nursery	Primary	Secondary	College	Private
	<b>Peareswood Primary School</b> Ofsted Rating: Good   Pupils: 420   Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Woodside Academy</b> Ofsted Rating: Good   Pupils: 156   Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St. Paul's (Slade Green) Church of England Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 388   Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Barnehurst Junior School</b> Ofsted Rating: Outstanding   Pupils: 240   Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Barnehurst Infant School</b> Ofsted Rating: Outstanding   Pupils: 226   Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Haberdashers' Aske's Slade Green Temple Grove</b> Ofsted Rating: Not Rated   Pupils: 311   Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Gravel Hill Primary School</b> Ofsted Rating: Good   Pupils: 415   Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Catherine's Catholic School</b> Ofsted Rating: Good   Pupils: 1030   Distance:1.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

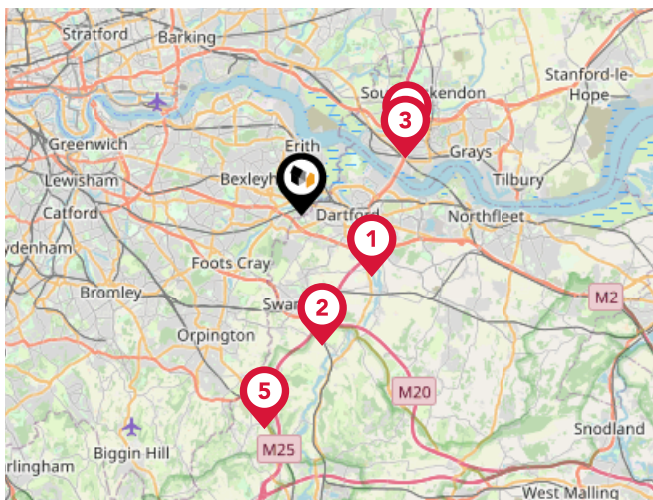
# Area

## Transport (National)








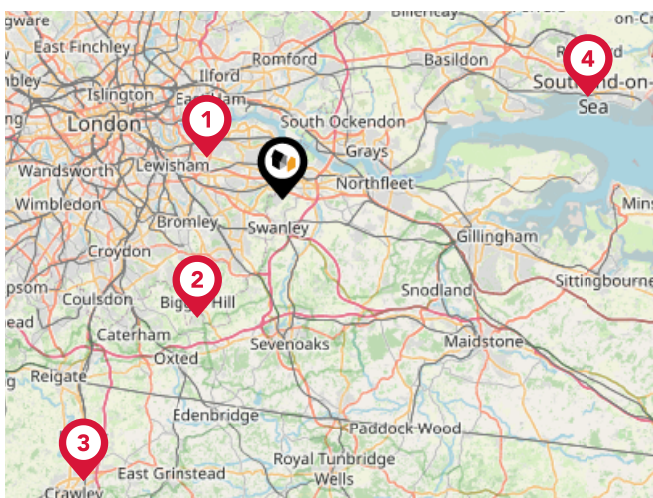
### National Rail Stations

Pin	Name	Distance
	Crayford Rail Station	0.81 miles
	Slade Green Rail Station	0.75 miles
	Barnehurst Rail Station	0.88 miles







### Trunk Roads/Motorways

Pin	Name	Distance
	M25 J2	3.45 miles
	M25 J3	4.88 miles
	M25 J31	4.39 miles
	M25 J30	4.72 miles
	M25 J4	8.01 miles

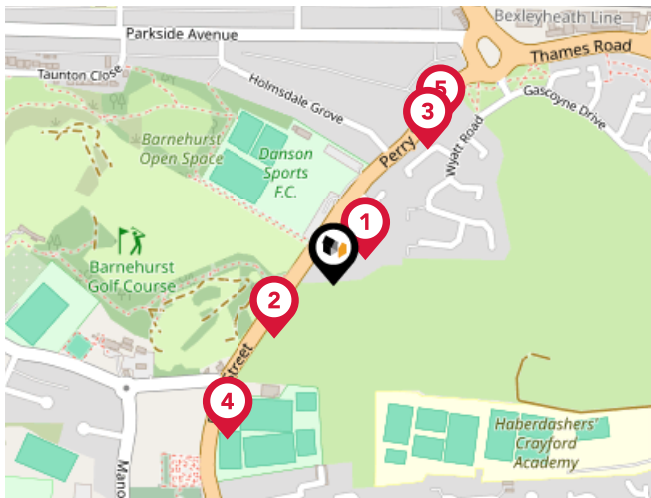


### Airports/Helipads

Pin	Name	Distance
	London City Airport	6.29 miles
	Biggin Hill Airport	10.8 miles
	London Gatwick Airport	25.64 miles
	London Southend Airport	23.81 miles

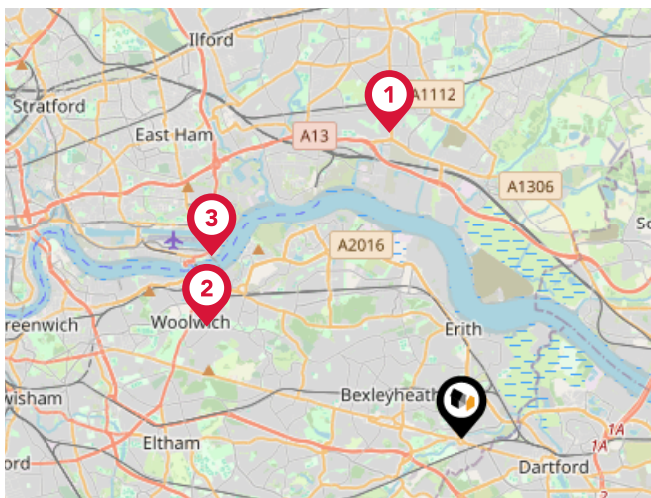
# Area

## Transport (Local)



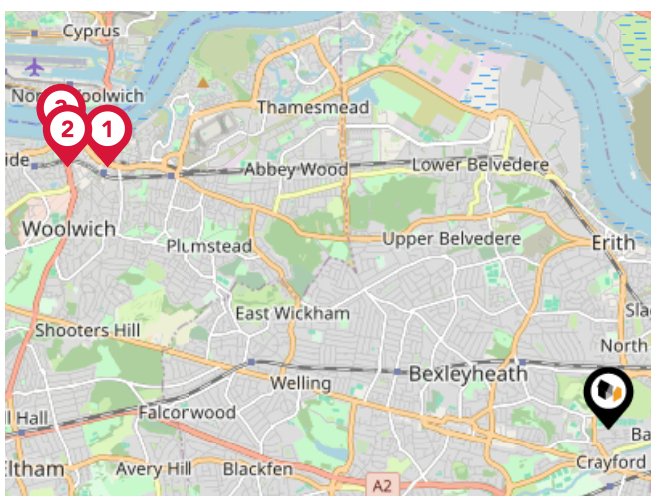
### Bus Stops/Stations

Pin	Name	Distance
1	Victoria Scott Court	0.05 miles
2	Rose Cottage	0.09 miles
3	Holmesdale Grove	0.19 miles
4	Bakers Field	0.21 miles
5	Holmesdale Grove	0.22 miles



### Local Connections

Pin	Name	Distance
1	Dagenham Heathway Underground Station	5.8 miles
2	Woolwich Arsenal DLR Station	5.14 miles
3	Gallions Reach DLR Station	5.71 miles



### Ferry Terminals

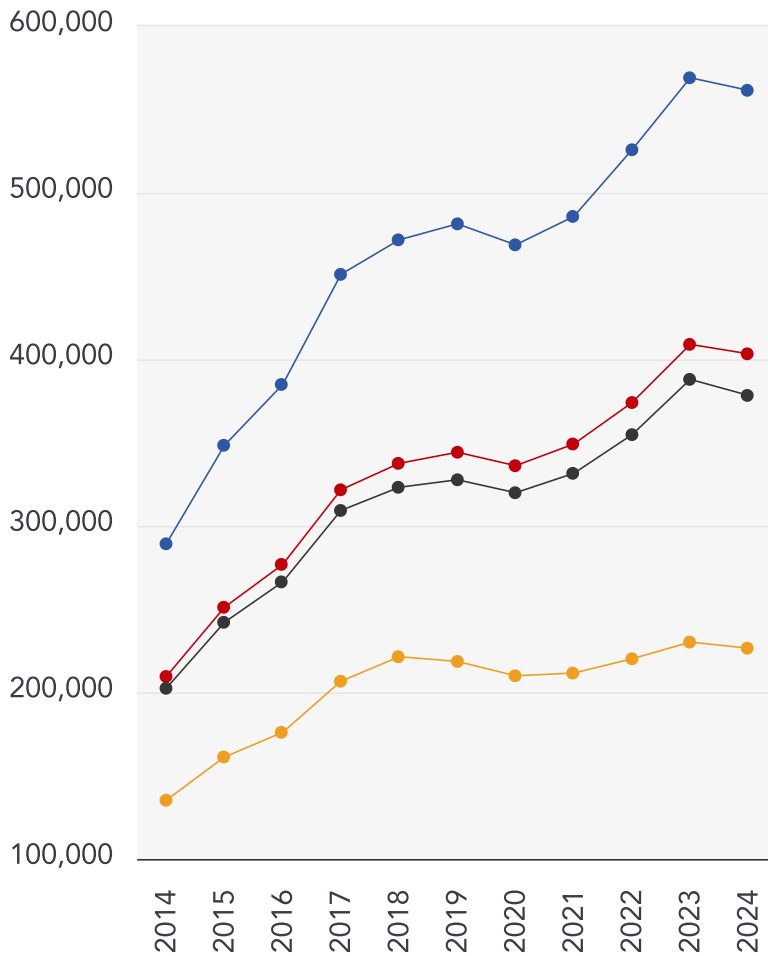
Pin	Name	Distance
1	Woolwich Arsenal Pier	5.24 miles
2	Woolwich Ferry South Pier	5.57 miles
3	Woolwich Ferry North Pier	5.7 miles

# Market

## House Price Statistics



### 10 Year History of Average House Prices by Property Type in DA1



Detached

**+94.14%**

Semi-Detached

**+92.44%**

Terraced

**+86.82%**

Flat

**+67.51%**



### **EweMove**

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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**

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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



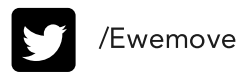
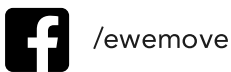
Fantastic service from start to finish. House sold for full asking price, within a couple of days of going on the market.

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!



# EweMove

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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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