

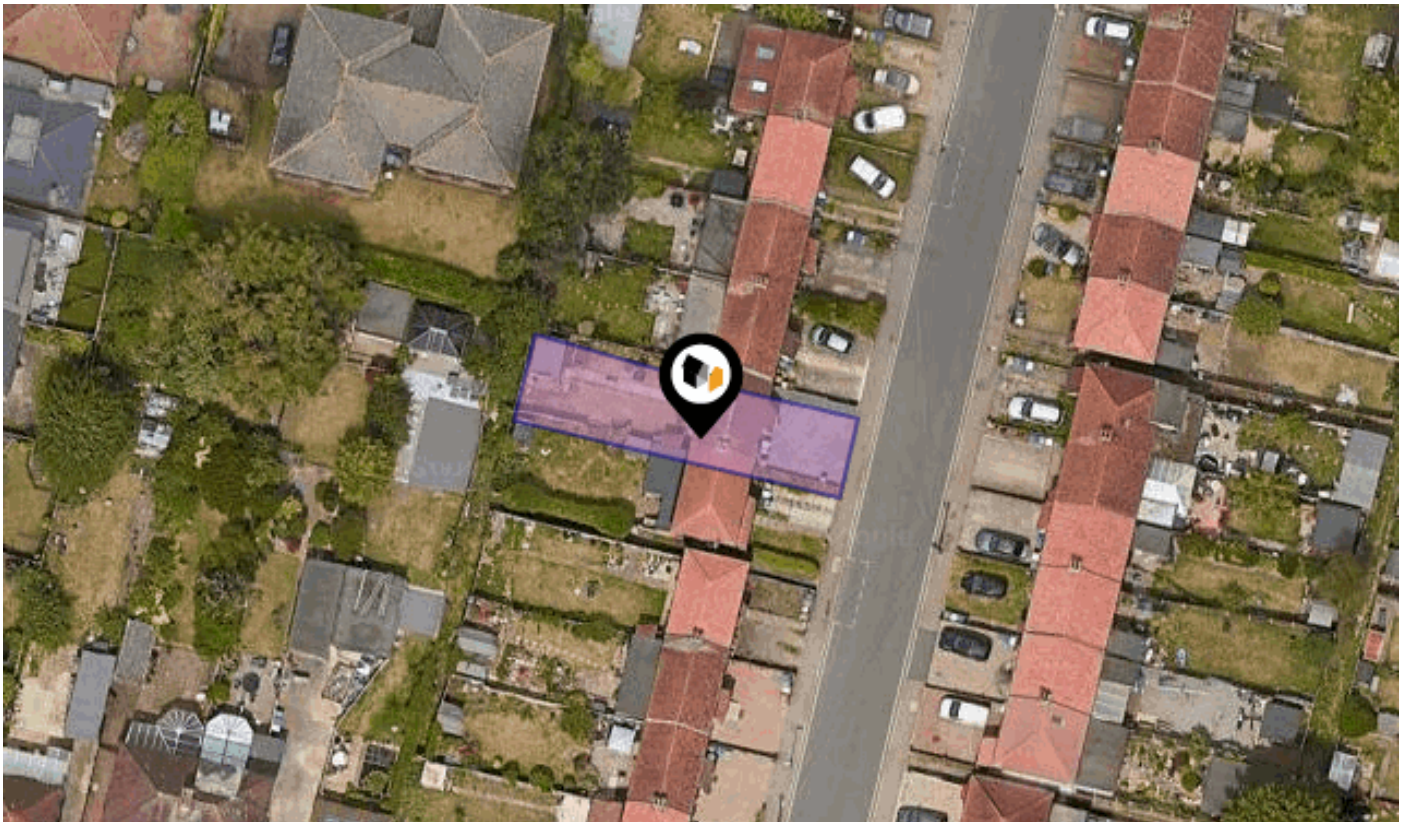


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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Friday 13<sup>th</sup> September 2024**



**HIGHLAND ROAD, BEXLEYHEATH, DA6**

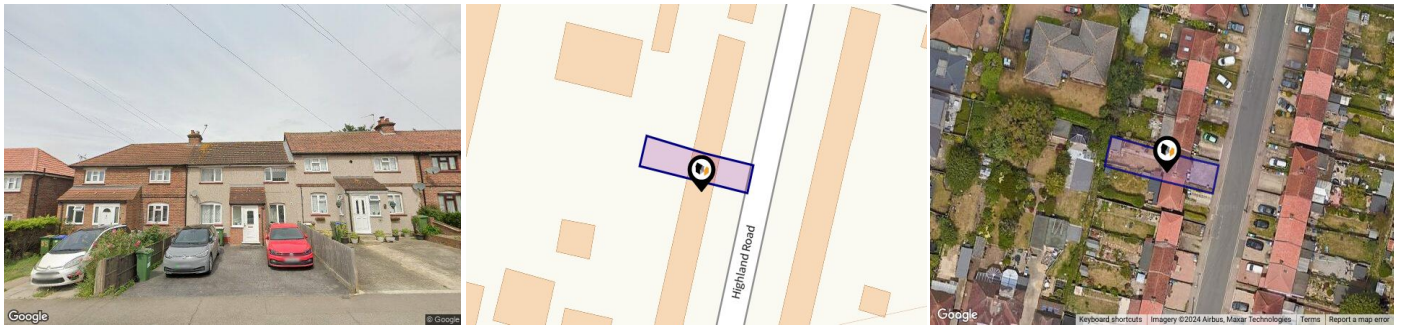
## **EweMove**

113 Broadway Bexleyheath Kent DA6 7JH

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## Property

<b>Type:</b>	Terraced	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	2		
<b>Floor Area:</b>	731 ft <sup>2</sup> / 68 m <sup>2</sup>		
<b>Plot Area:</b>	0.05 acres		
<b>Year Built :</b>	1950-1966		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£1,916		
<b>Title Number:</b>	SGL325378		

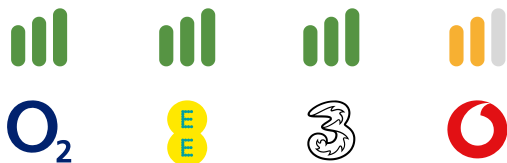
## Local Area

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

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

<b>16</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:



# Property EPC - Certificate



Energy rating

D

Valid until 07.11.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C		
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		

# Property

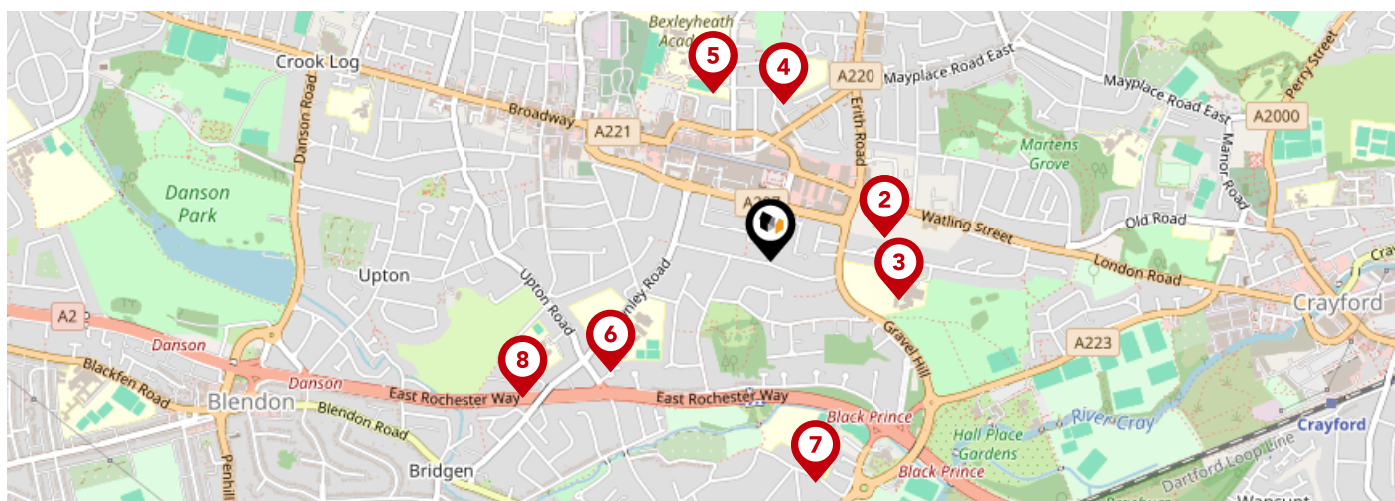
## EPC - Additional Data



### Additional EPC Data

<b>Property Type:</b>	Mid-terrace house
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Solid brick as built no insulation (assumed)
<b>Walls Energy:</b>	Very poor
<b>Roof:</b>	Pitched 150 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators mains gas
<b>Main Heating Controls:</b>	Programmer TRVs and bypass
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid no insulation (assumed)
<b>Total Floor Area:</b>	68 m <sup>2</sup>

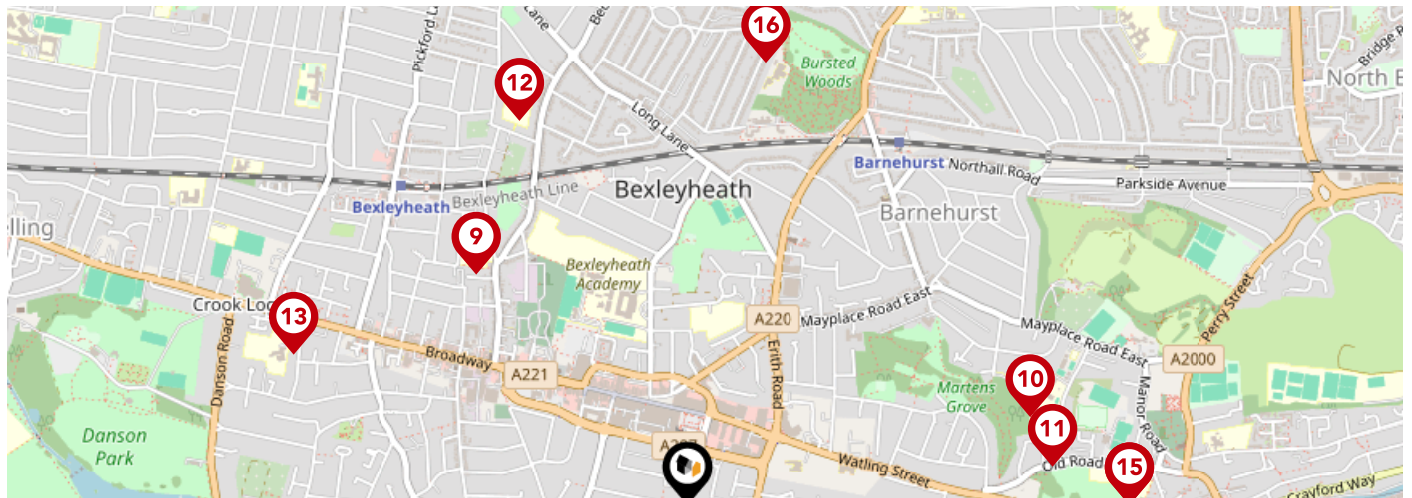
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Gravel Hill Primary School</b> Ofsted Rating: Good   Pupils: 432   Distance:0.27	<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: 1039   Distance:0.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Columba's Catholic Boys' School</b> Ofsted Rating: Good   Pupils: 838   Distance:0.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Pelham Primary School</b> Ofsted Rating: Good   Pupils: 427   Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bexleyheath Academy</b> Ofsted Rating: Good   Pupils: 1394   Distance:0.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Townley Grammar School</b> Ofsted Rating: Outstanding   Pupils: 1602   Distance:0.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Beths Grammar School</b> Ofsted Rating: Good   Pupils: 1672   Distance:0.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Upton Primary School</b> Ofsted Rating: Outstanding   Pupils: 458   Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



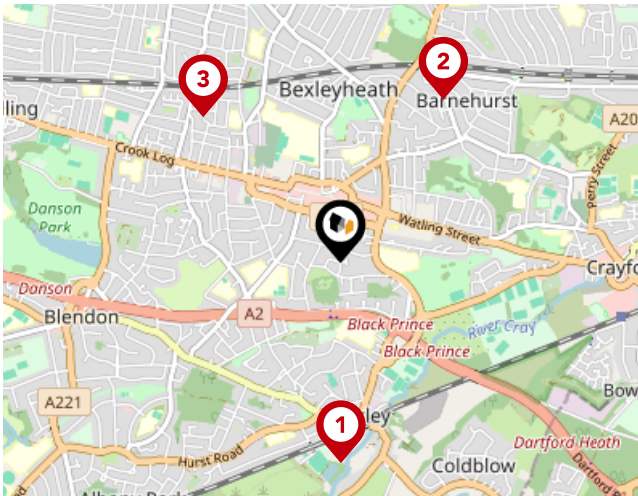
# Area Schools



	Nursery	Primary	Secondary	College	Private
<b>Upland Primary School</b> Ofsted Rating: Good   Pupils: 475   Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Mayplace Primary School</b> Ofsted Rating: Good   Pupils: 629   Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Endeavour Academy Bexley</b> Ofsted Rating: Good   Pupils: 82   Distance:0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>St Thomas More Catholic Primary School</b> Ofsted Rating: Outstanding   Pupils: 425   Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Crook Log Primary School</b> Ofsted Rating: Good   Pupils: 428   Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>St Joseph's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 211   Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Shenstone School</b> Ofsted Rating: Good   Pupils: 191   Distance:1.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Burstled Wood Primary School</b> Ofsted Rating: Good   Pupils: 628   Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

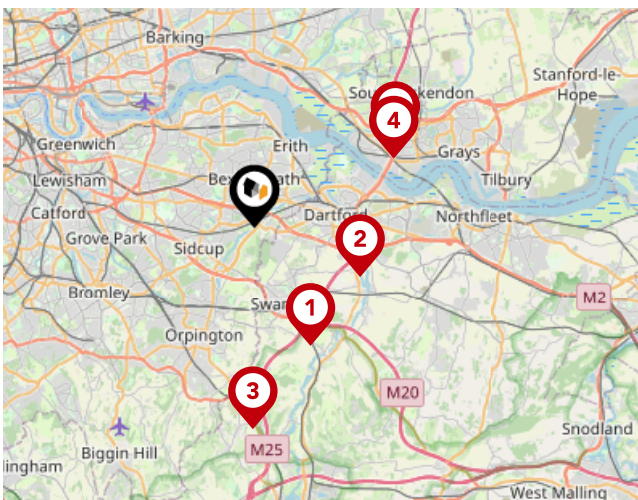
# Area

## Transport (National)



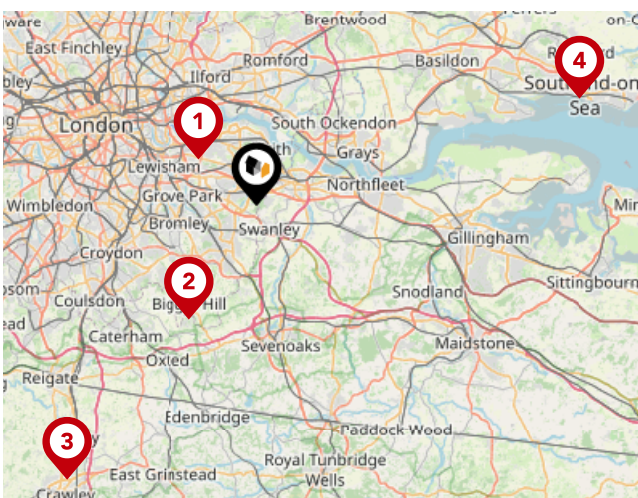
### National Rail Stations

Pin	Name	Distance
1	Bexley Rail Station	0.93 miles
2	Barnehurst Rail Station	0.89 miles
3	Bexleyheath Rail Station	0.93 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M25 J3	4.87 miles
2	M25 J2	4.32 miles
3	M25 J4	7.48 miles
4	M25 J31	5.73 miles
5	M25 J30	6.03 miles

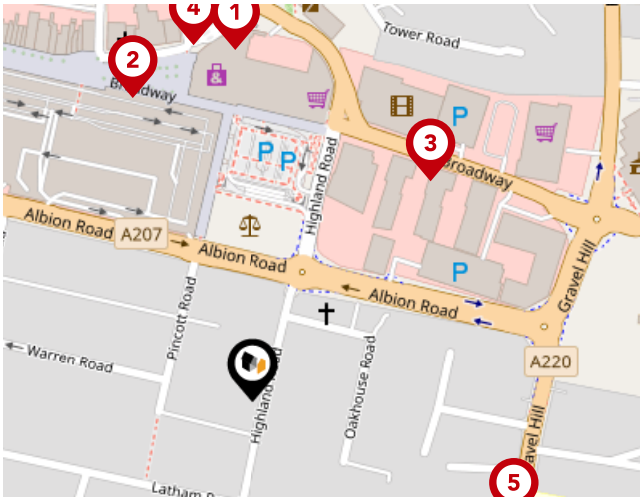


### Airports/Helipads

Pin	Name	Distance
1	Silvertown	5.44 miles
2	Leaves Green	9.75 miles
3	Gatwick Airport	24.69 miles
4	Southend-on-Sea	25.21 miles

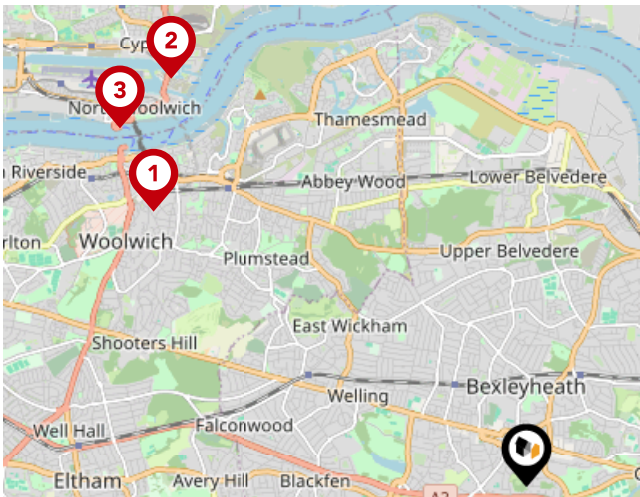
# Area

## Transport (Local)



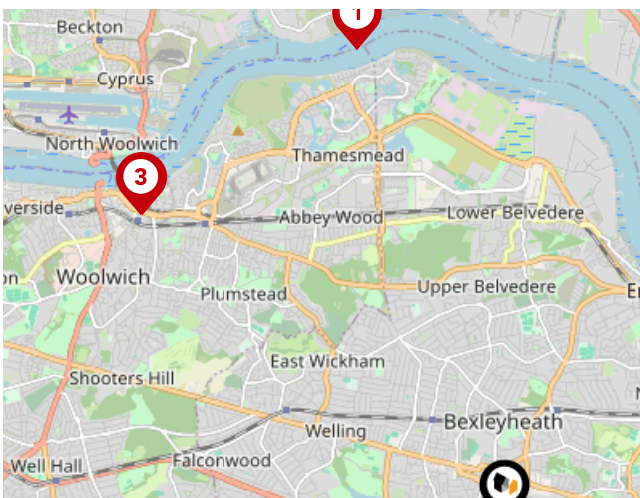
### Bus Stops/Stations

Pin	Name	Distance
1	Mayplace Rd West Bexleyheath Clock Twr	0.2 miles
2	Bexleyheath Clocktower	0.19 miles
3	Bexleyheath Highland Road	0.16 miles
4	Geddes Place	0.21 miles
5	Halcot Avenue	0.17 miles



### Local Connections

Pin	Name	Distance
1	Woolwich Arsenal DLR Station	4.29 miles
2	Gallions Reach DLR Station	5 miles
3	King George V DLR Station	5.01 miles



### Ferry Terminals

Pin	Name	Distance
1	Barking Riverside Pier	4.58 miles
2	Woolwich Arsenal Pier	4.4 miles
3	Woolwich Royal Arsenal Pier	4.4 miles

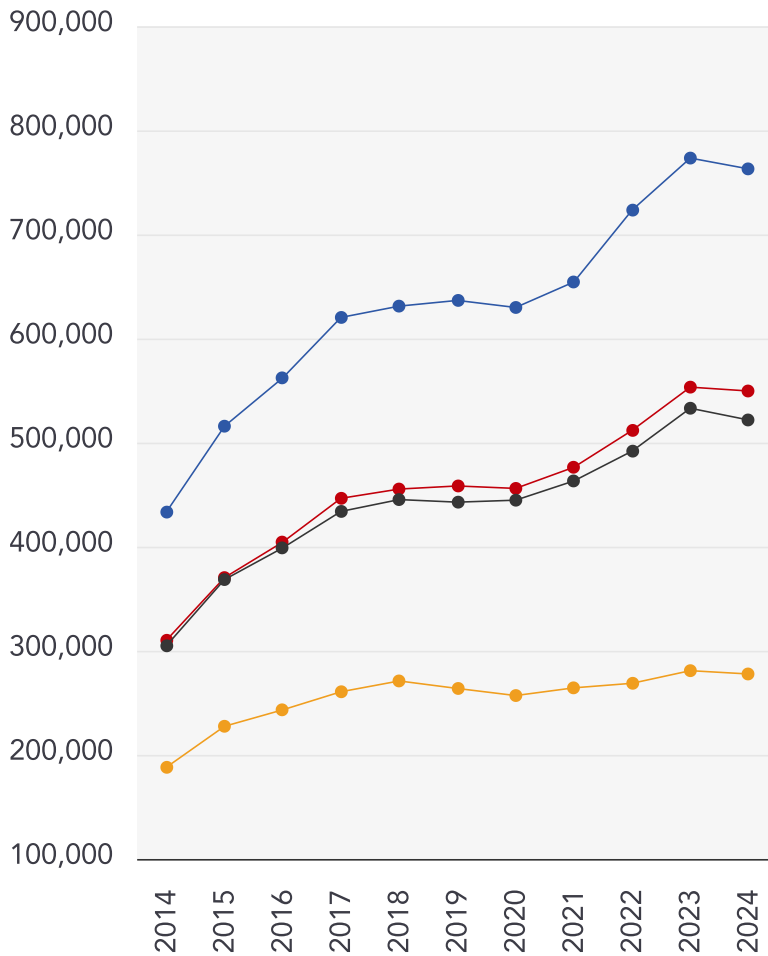


# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in DA6



Detached

**+76.11%**

Semi-Detached

**+77.24%**

Terraced

**+71.18%**

Flat

**+47.68%**



### **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



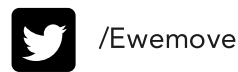
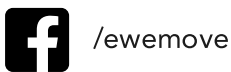
Fantastic service from start to finish. House sold for full asking price, within a couple of days of going on the market.

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

## 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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