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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 24<sup>th</sup> October 2024



**VIMY DRIVE, DARTFORD, DA1**

## EweMove

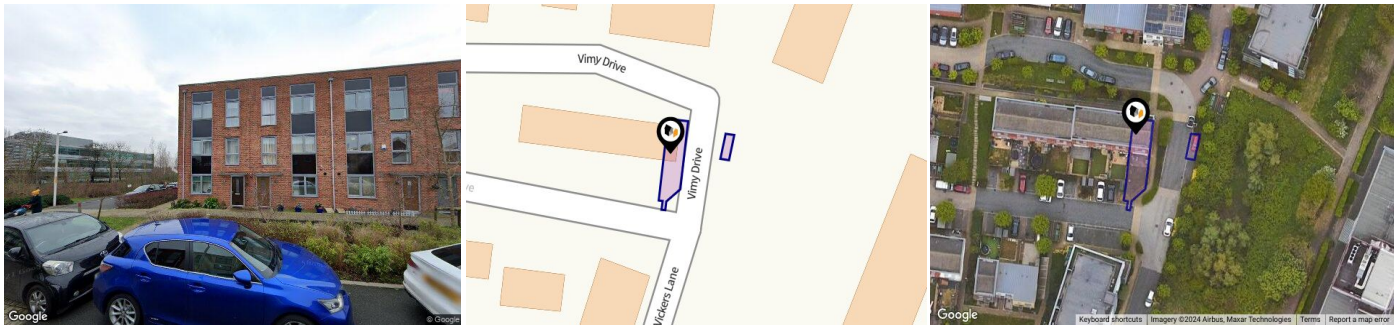
Cavendish House Littlewood Drive West 26 Business Park Cleckheaton BD19 4TE

020 3953 8023

edd.taylor@ewemove.com

www.ewemove.com





## Property

**Type:** Semi-Detached  
**Bedrooms:** 2  
**Floor Area:** 925 ft<sup>2</sup> / 86 m<sup>2</sup>  
**Plot Area:** 0.02 acres  
**Year Built :** 2011  
**Council Tax :** Band E  
**Annual Estimate:** £2,658  
**Title Number:** K982274

**Tenure:** Freehold

## Local Area

**Local Authority:** Dartford  
**Conservation Area:** No  
**Flood Risk:**  
 • Rivers & Seas: No Risk  
 • Surface Water: High

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

<b>5</b> mb/s	<b>80</b> mb/s	<b>940</b> mb/s

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


**Satellite/Fibre TV Availability:**


# Property EPC - Certificate



DA1

Energy rating

# C

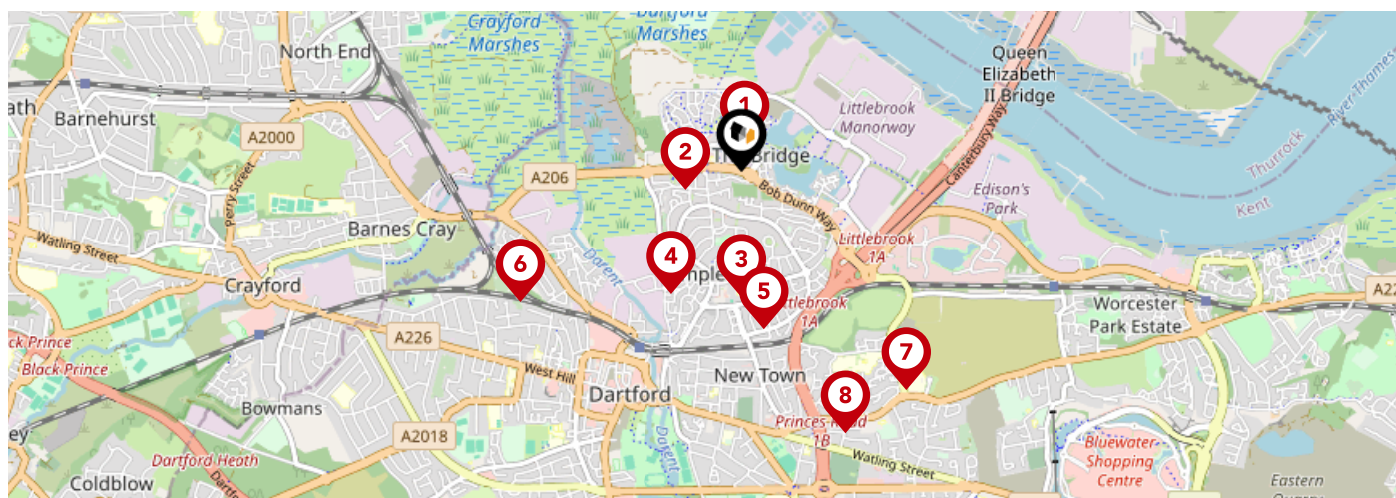
Valid until 05.03.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C	76   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	End-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<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, room thermostat and TRVs
<b>Hot Water System:</b>	From main system, no cylinder thermostat
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, insulated (assumed)
<b>Total Floor Area:</b>	86 m <sup>2</sup>

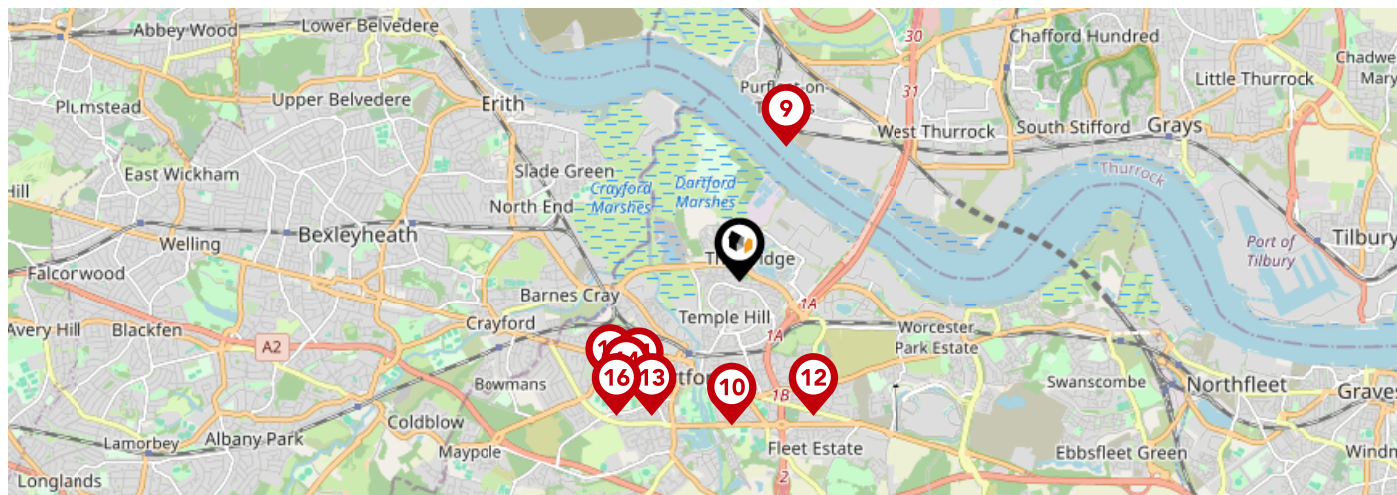
# Area Schools











		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Dartford Bridge Community Primary School</b> Ofsted Rating: Good   Pupils: 472   Distance:0.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>The Leigh UTC</b> Ofsted Rating: Good   Pupils: 707   Distance:0.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Temple Hill Primary Academy</b> Ofsted Rating: Good   Pupils: 866   Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>River Mill Primary School</b> Ofsted Rating: Good   Pupils: 298   Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>St Anselm's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 211   Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Holy Trinity Church of England Primary School, Dartford</b> Ofsted Rating: Good   Pupils: 427   Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Stone Lodge School</b> Ofsted Rating: Good   Pupils: 933   Distance:1.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>The Gateway Primary Academy</b> Ofsted Rating: Good   Pupils: 210   Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

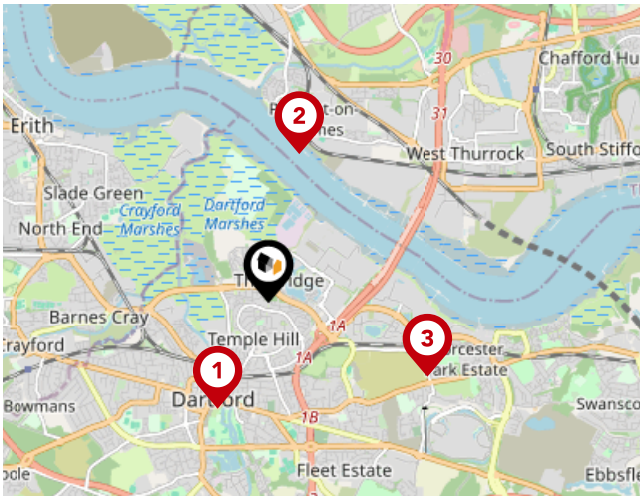


# Area Schools



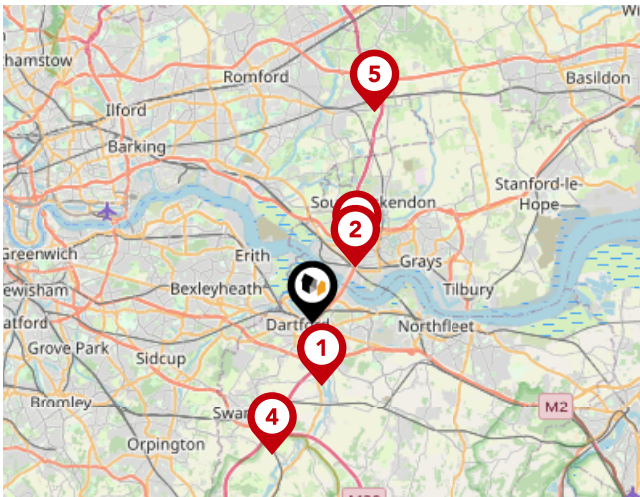
	Nursery	Primary	Secondary	College	Private
 <b>Harris Academy Riverside</b> Ofsted Rating: Good   Pupils: 1078   Distance:1.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Dartford Primary Academy</b> Ofsted Rating: Good   Pupils: 662   Distance:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Our Lady's Catholic Primary School, Dartford</b> Ofsted Rating: Good   Pupils: 219   Distance:1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>The Brent Primary School</b> Ofsted Rating: Outstanding   Pupils: 642   Distance:1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Westgate Primary School</b> Ofsted Rating: Good   Pupils: 213   Distance:1.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Dartford Grammar School</b> Ofsted Rating: Outstanding   Pupils: 1539   Distance:1.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>West Hill Primary Academy</b> Ofsted Rating: Good   Pupils: 526   Distance:1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Dartford Grammar School for Girls</b> Ofsted Rating: Outstanding   Pupils: 1245   Distance:1.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



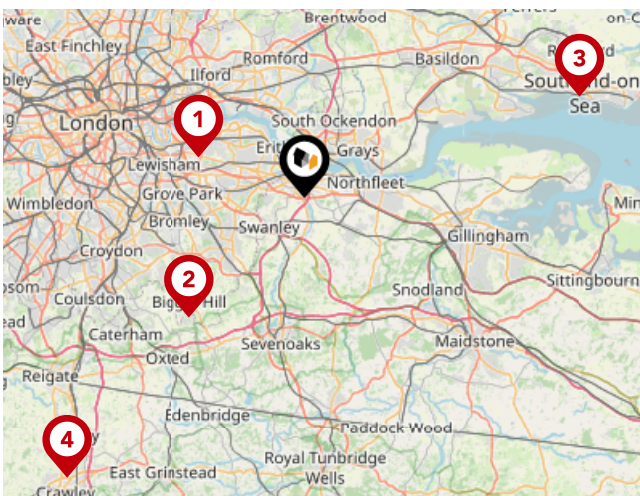
## National Rail Stations

Pin	Name	Distance
1	Dartford Rail Station	1.08 miles
2	Purfleet Rail Station	1.4 miles
3	Stone Crossing Rail Station	1.62 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M25 J2	2.38 miles
2	M25 J31	2.6 miles
3	M25 J30	3.07 miles
4	M25 J3	5.11 miles
5	M25 J29	8.11 miles

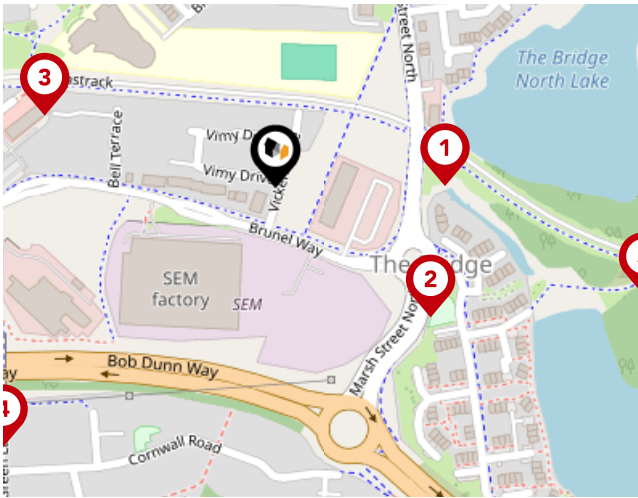


## Airports/Helipads

Pin	Name	Distance
1	Silvertown	8.28 miles
2	Leaves Green	12.29 miles
3	Southend-on-Sea	21.72 miles
4	Gatwick Airport	27.24 miles

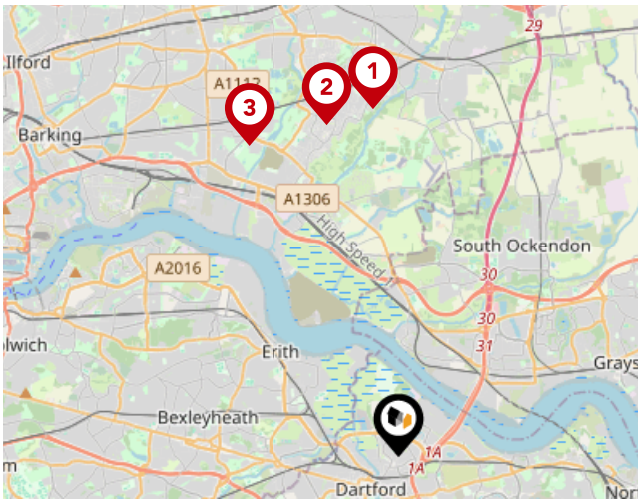
# Area

## Transport (Local)



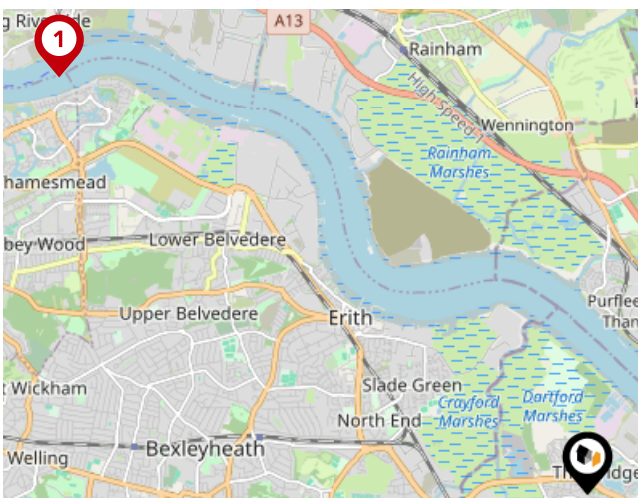
### Bus Stops/Stations

Pin	Name	Distance
1	Marsh Street	0.1 miles
2	Marsh Street Roundabout	0.12 miles
3	District Centre	0.14 miles
4	Joyce Green Lane Terminus	0.22 miles
5	Lake View	0.22 miles



### Local Connections

Pin	Name	Distance
1	Hornchurch Underground Station	6.44 miles
2	Elm Park Underground Station	6.28 miles
3	Dagenham East Underground Station	6.37 miles



### Ferry Terminals

Pin	Name	Distance
1	Barking Riverside Pier	6.22 miles
2	West Street Pier	6.07 miles
3	Town Pier	6.12 miles

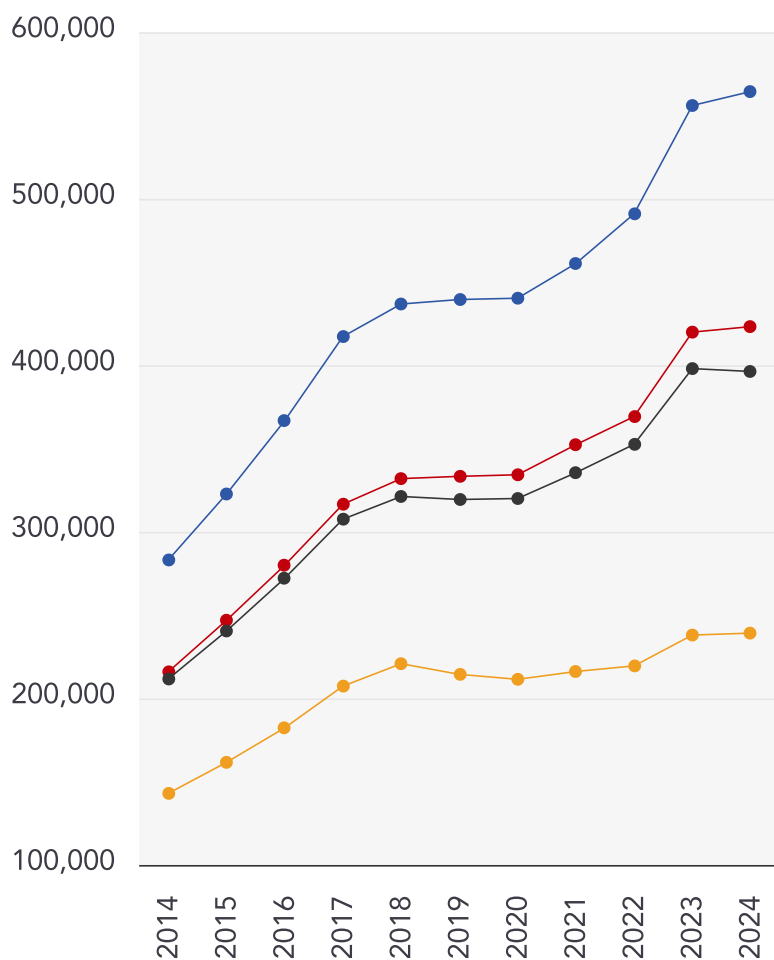


# Market

## House Price Statistics



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



Detached

**+99.32%**

Semi-Detached

**+95.98%**

Terraced

**+87.23%**

Flat

**+67.3%**



### **EweMove**

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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 wrt the progress of our house sale, and worked hard to see it through to the end. We would use them again.

### Testimonial 2



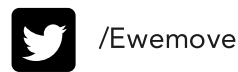
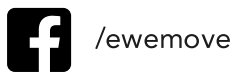
Fantastic service from start to finish. House sold for full asking price, within a couple of days of going on the market.

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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#### EweMove

Cavendish House Littlewood Drive West 26  
Business Park Cleckheaton BD19 4TE  
020 3953 8023  
edd.taylor@ewemove.com  
www.ewemove.com

