

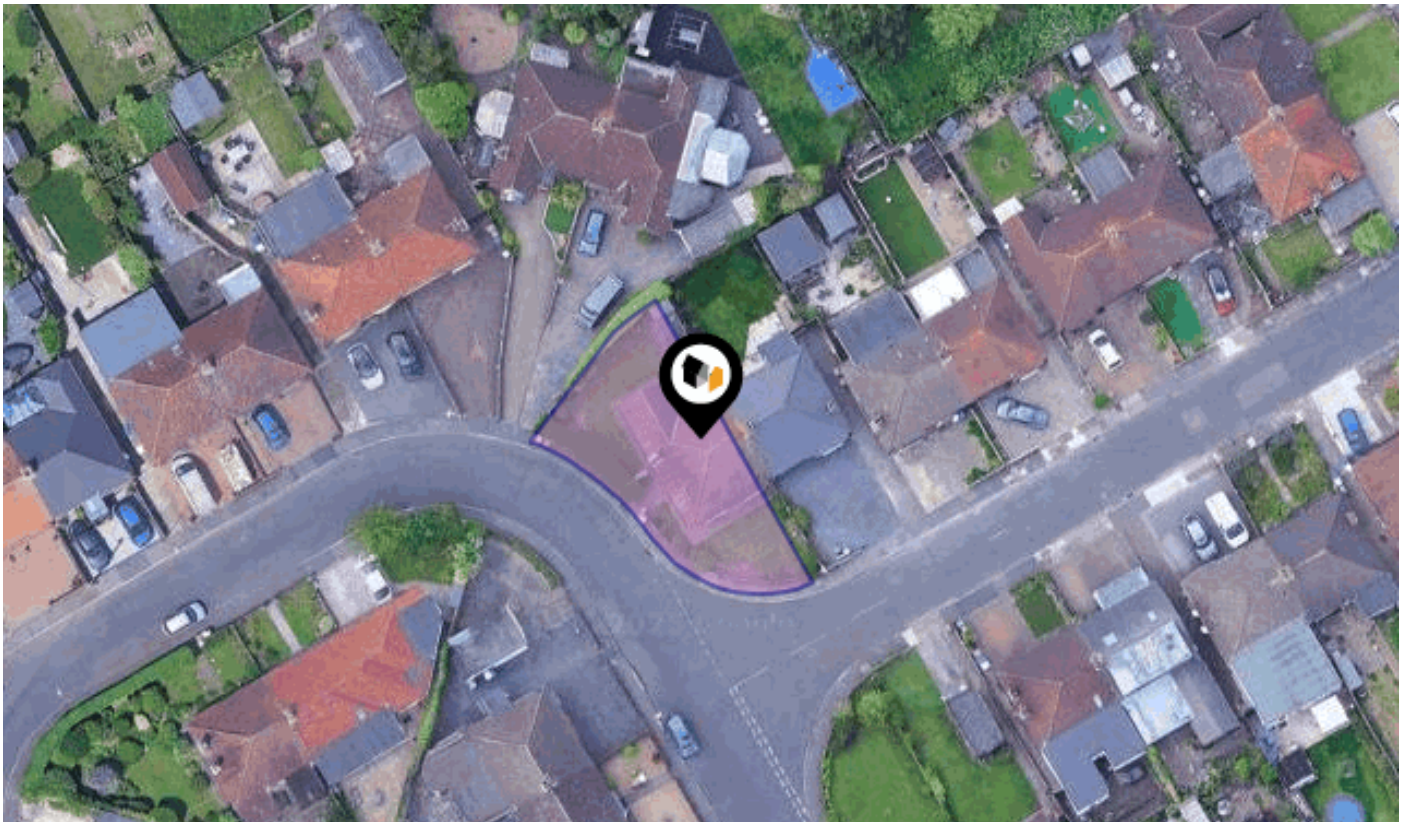


[See More Online](#)

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 23<sup>rd</sup> December 2025**



**WESTBOURNE ROAD, BEXLEYHEATH, DA7**

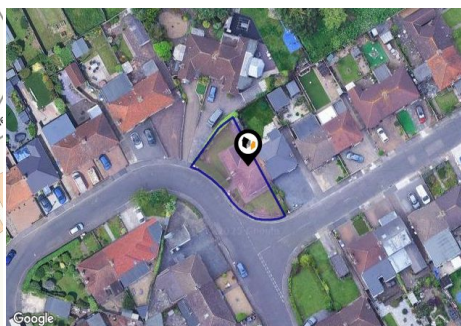
## EweMove

113 Broadway Bexleyheath Kent DA6 7JH

020 3953 8023

[robert.bearsby@ewemove.com](mailto:robert.bearsby@ewemove.com)

[www.ewemove.com](http://www.ewemove.com)



## Property




<b>Type:</b>	Semi-Detached
<b>Bedrooms:</b>	3
<b>Plot Area:</b>	0.07 acres
<b>Council Tax :</b>	Band D
<b>Annual Estimate:</b>	£2,258
<b>Title Number:</b>	P110271

**Tenure:** Freehold

## 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>4</b> mb/s	<b>49</b> mb/s	<b>1800</b> mb/s
		

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



**Satellite/Fibre TV Availability:**

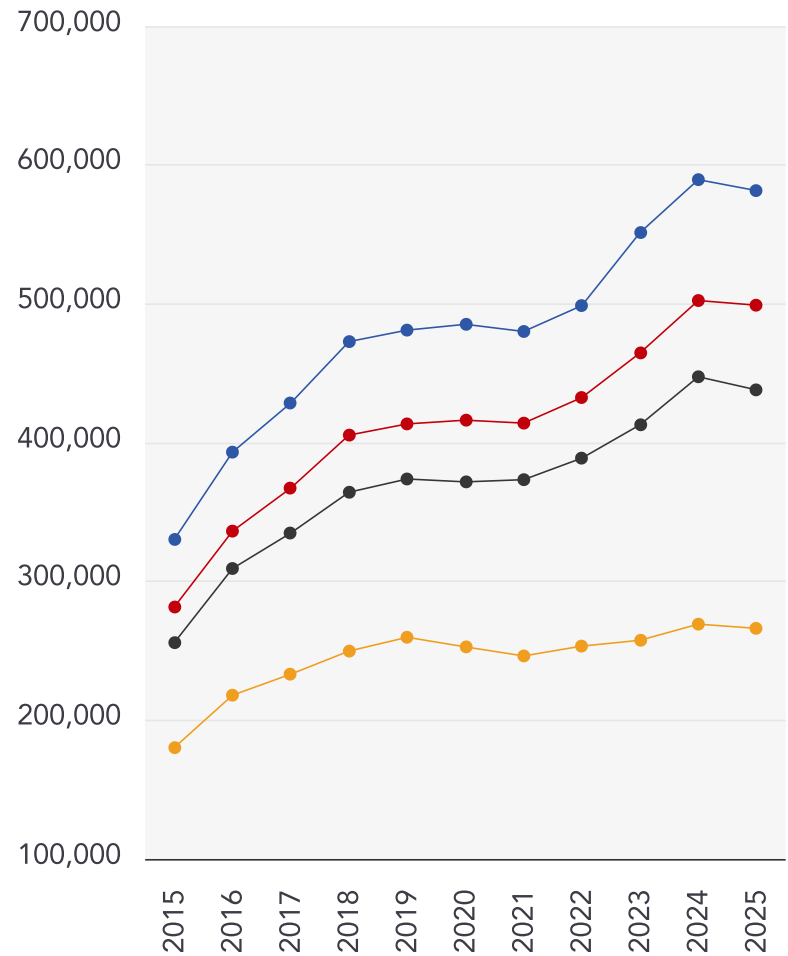


# Market

## 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

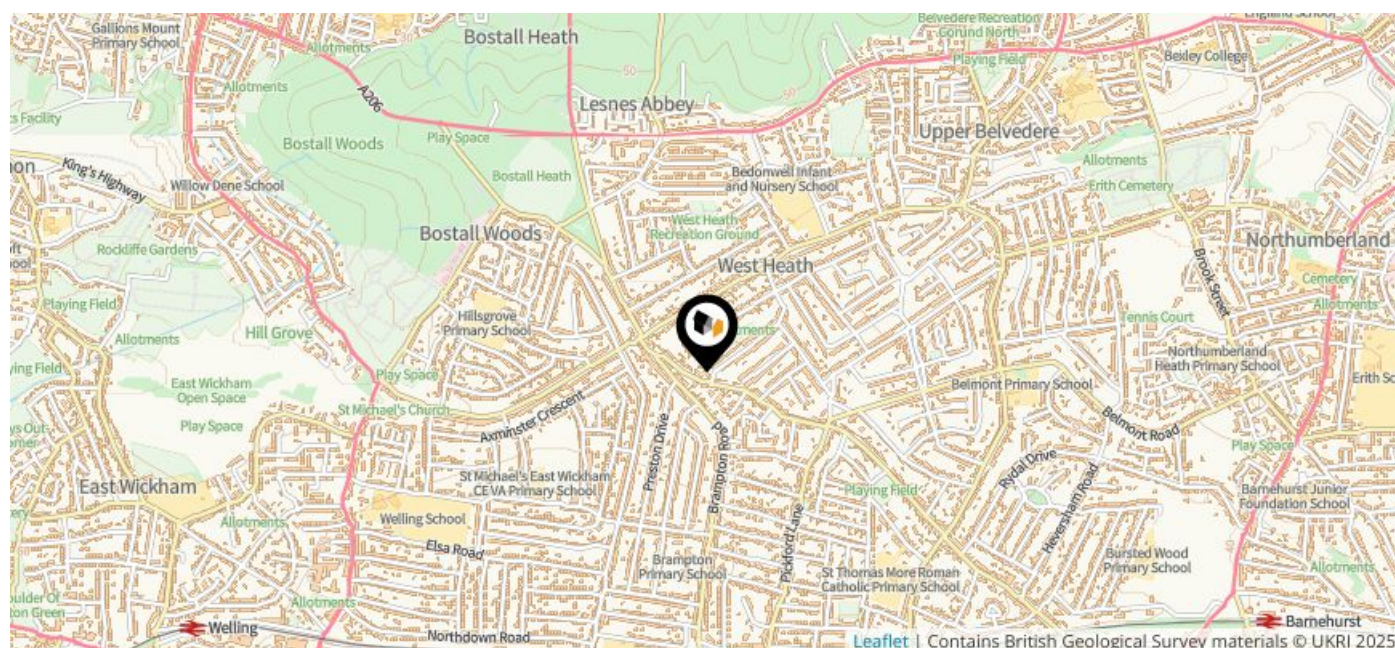
**+47.68%**



# Maps

## Coal Mining

This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

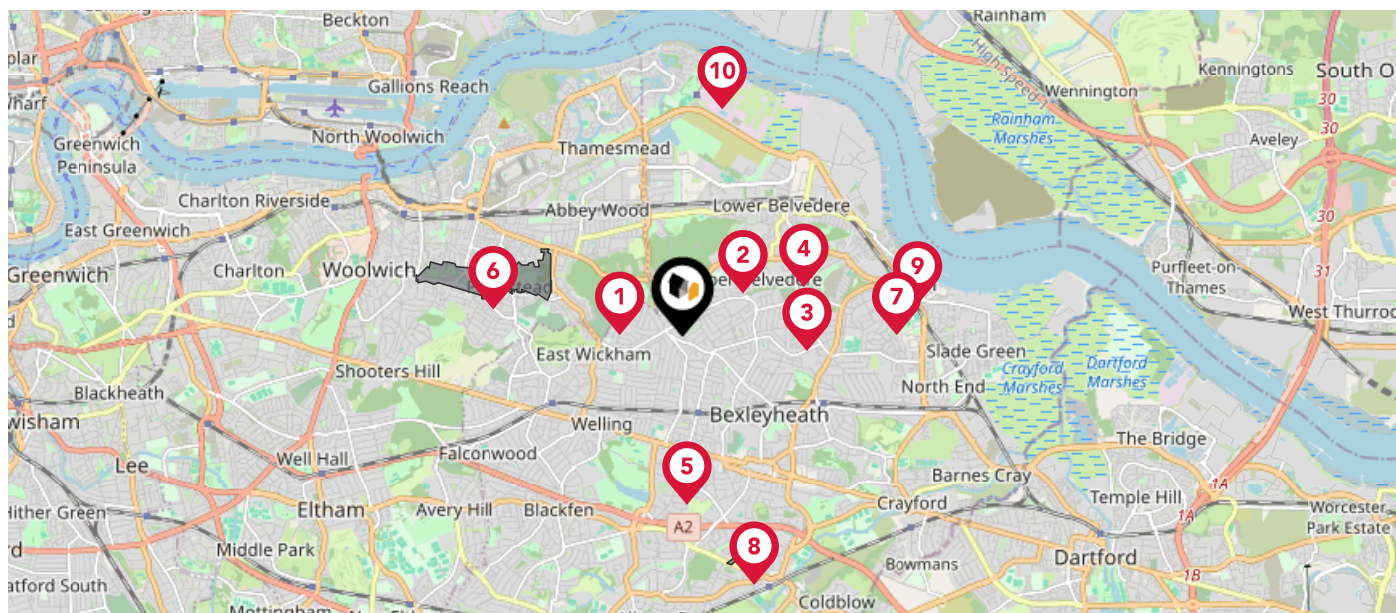
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

# Maps

## Conservation Areas

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



### Nearby Conservation Areas

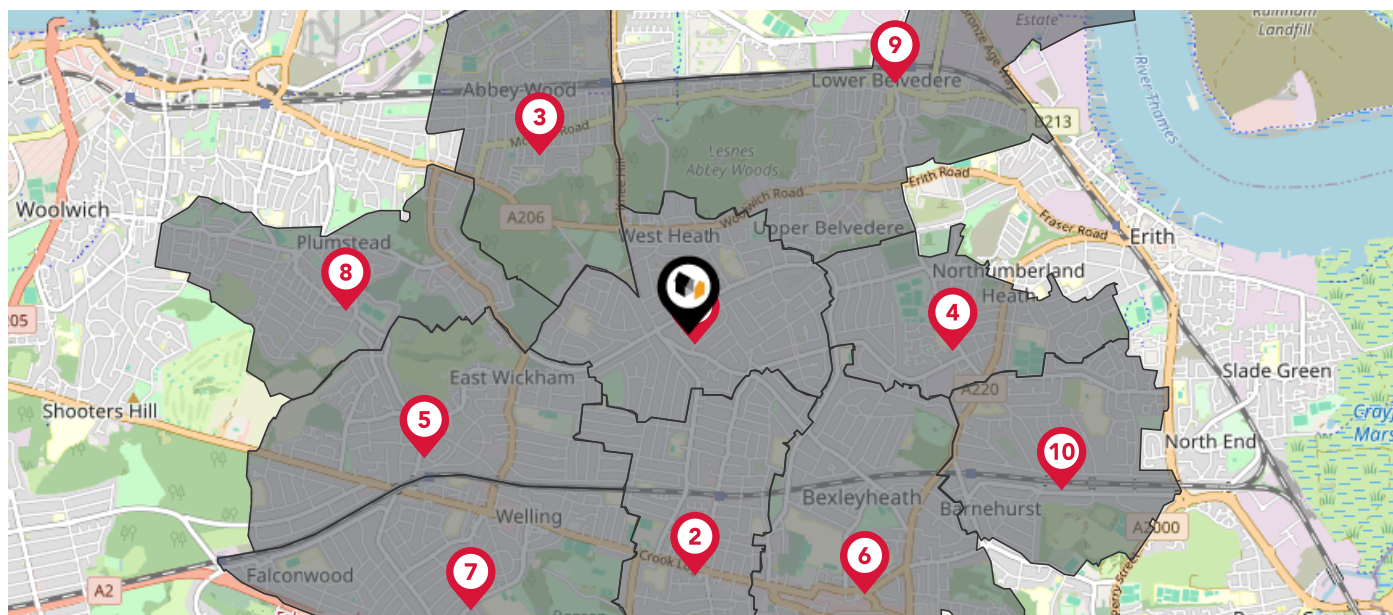
- |    |                  |
|----|------------------|
| 1  | area-unknown     |
| 2  | Woolwich Road    |
| 3  | Brook Street     |
| 4  | Erith Road       |
| 5  | Red House Lane   |
| 6  | area-unknown     |
| 7  | Lesney Park Road |
| 8  | Parkhurst        |
| 9  | Erith Riverside  |
| 10 | Crossness        |



# Maps

## Council Wards

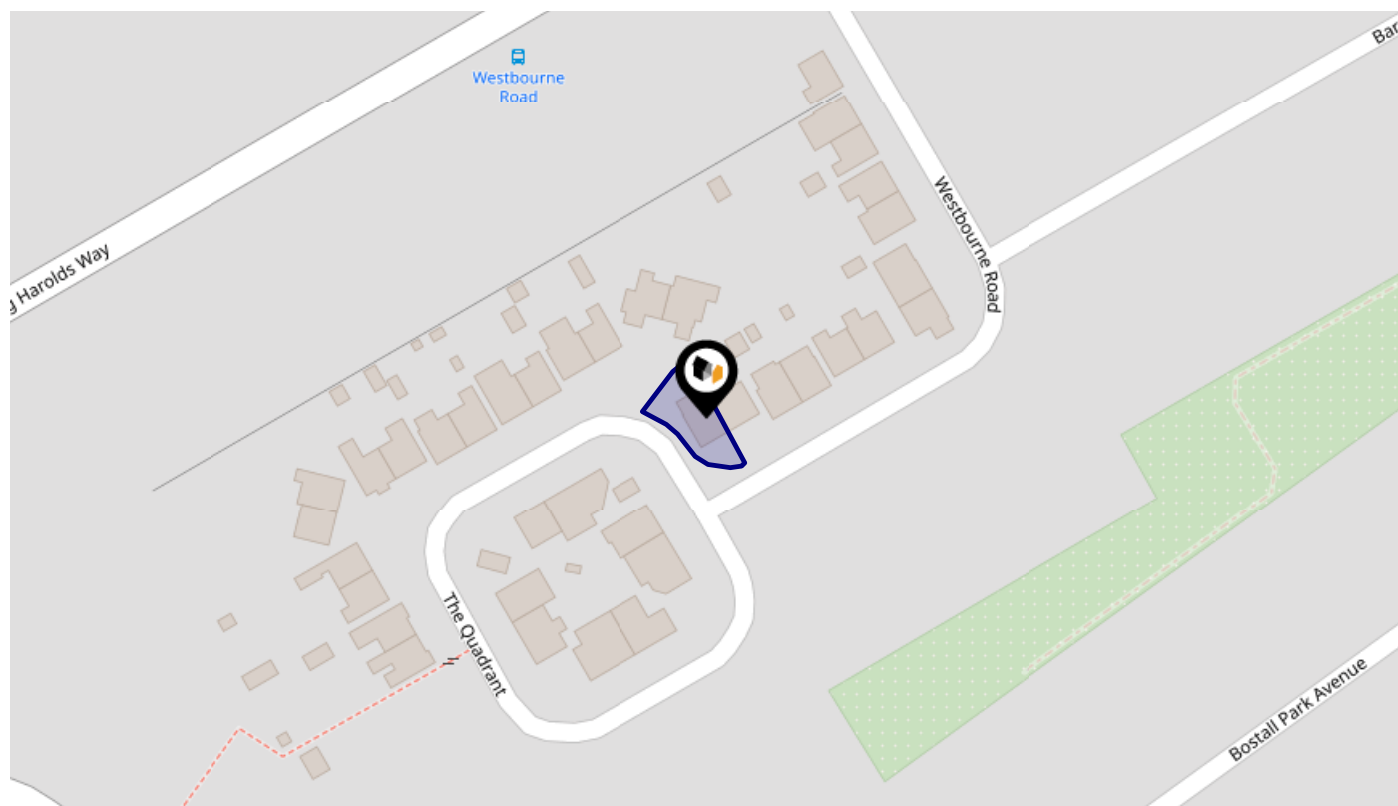
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

- |    |                           |
|----|---------------------------|
| 1  | West Heath Ward           |
| 2  | Crook Log Ward            |
| 3  | Abbey Wood Ward           |
| 4  | Northumberland Heath Ward |
| 5  | East Wickham Ward         |
| 6  | Bexleyheath Ward          |
| 7  | Falconwood & Welling Ward |
| 8  | Plumstead Common Ward     |
| 9  | Belvedere Ward            |
| 10 | Barnehurst Ward           |

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...








### Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

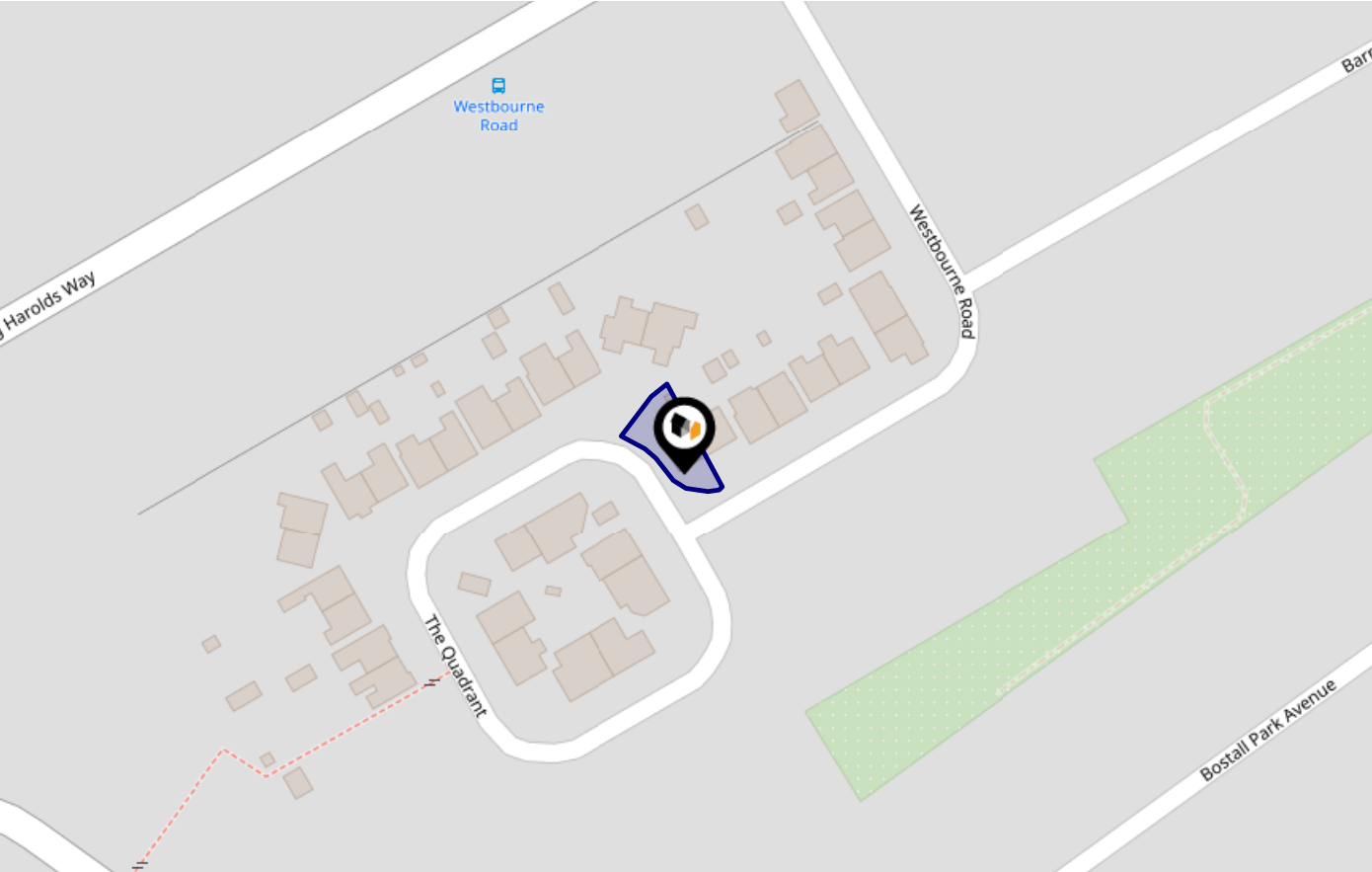
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

# Flood Risk





## Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

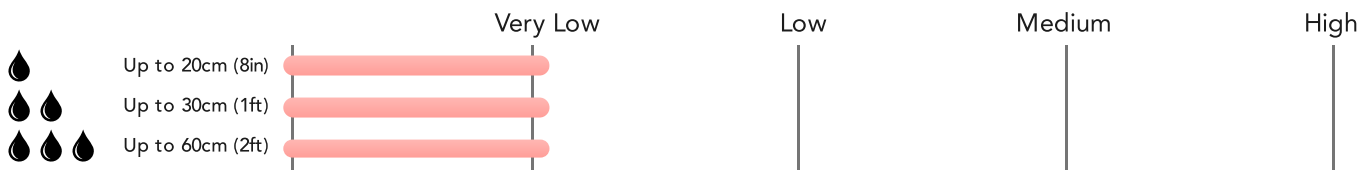


**Risk Rating:** Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
-  **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
-  **Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
-  **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

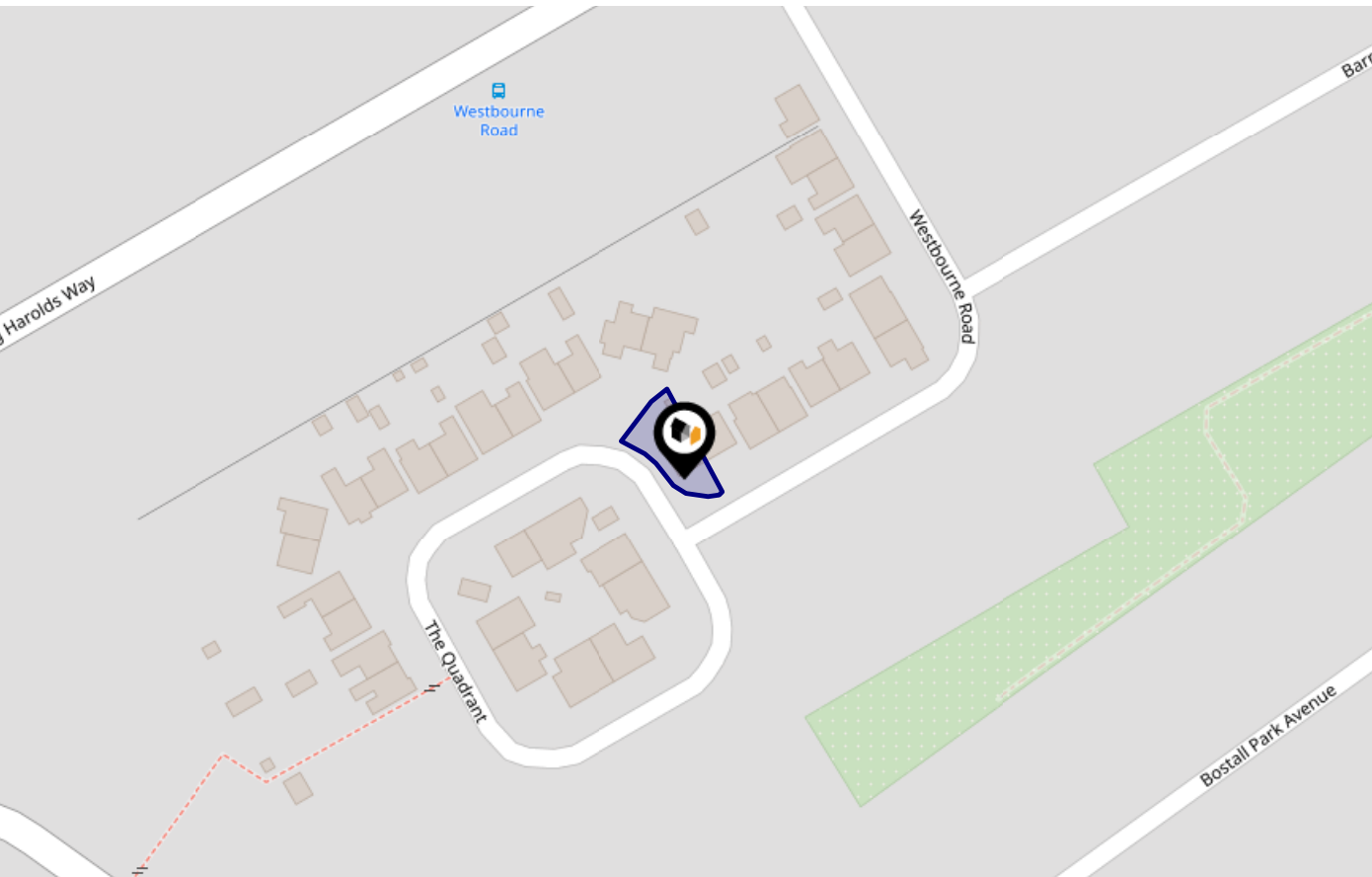




# Flood Risk





## Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

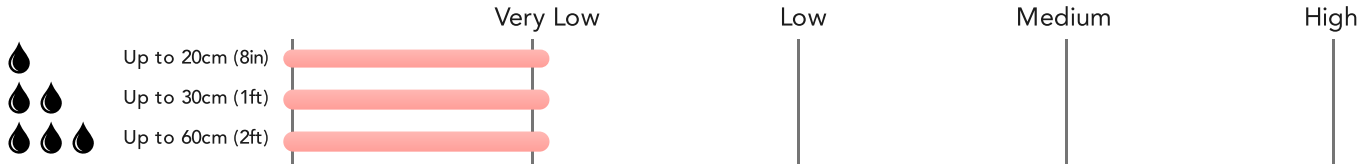


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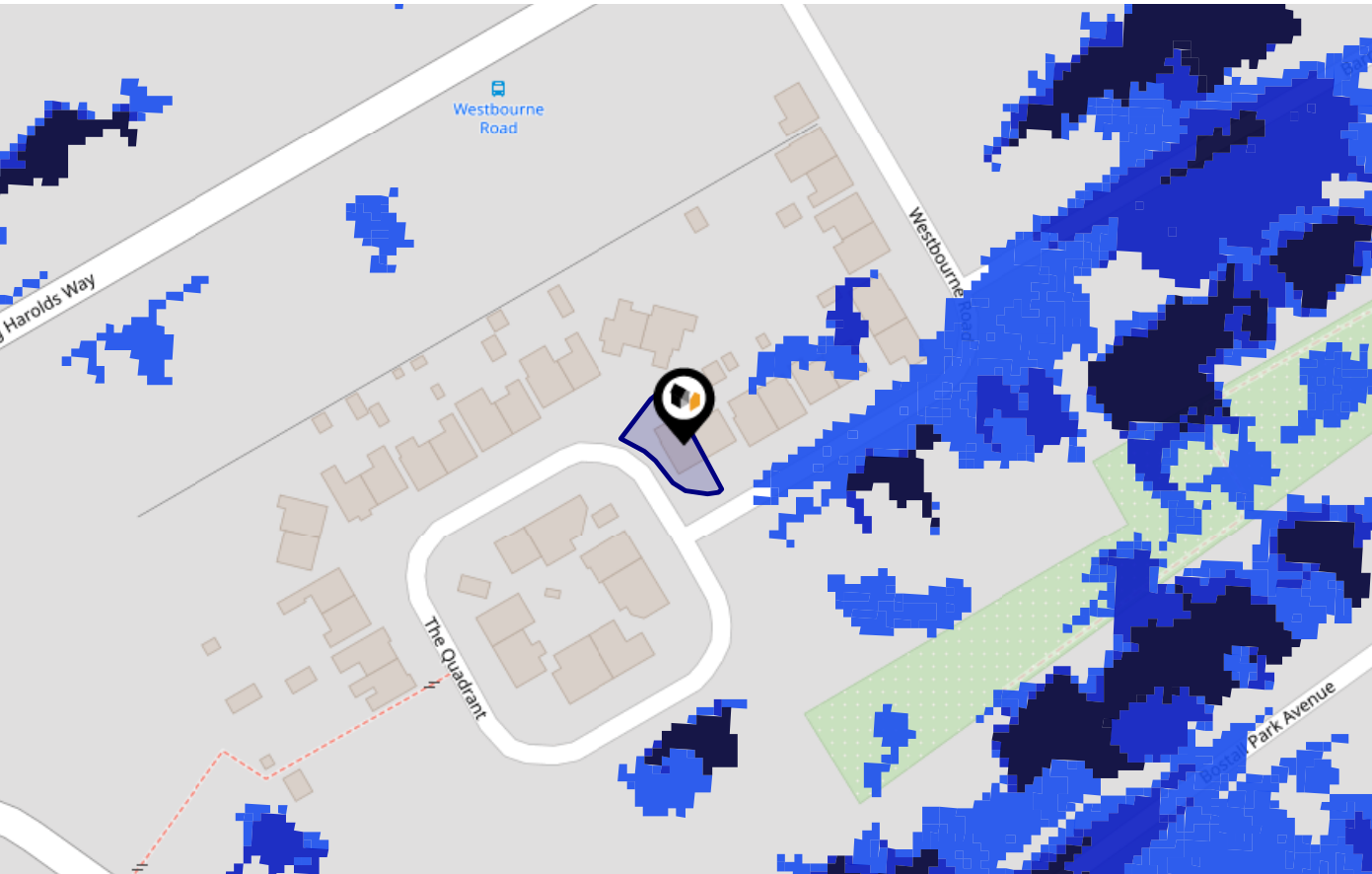
Chance of flooding to the following depths at this property:



# Flood Risk





## Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

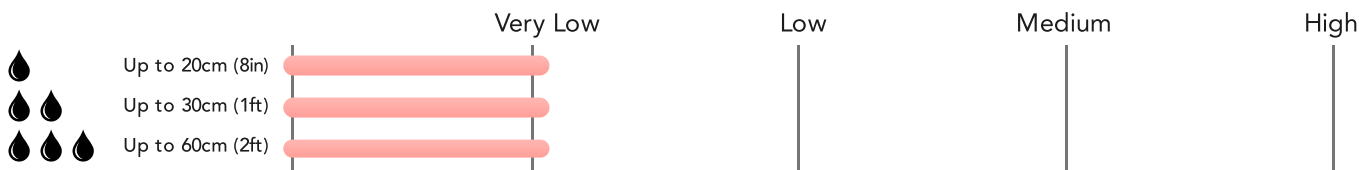


**Risk Rating:** Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
-  **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
-  **Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
-  **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

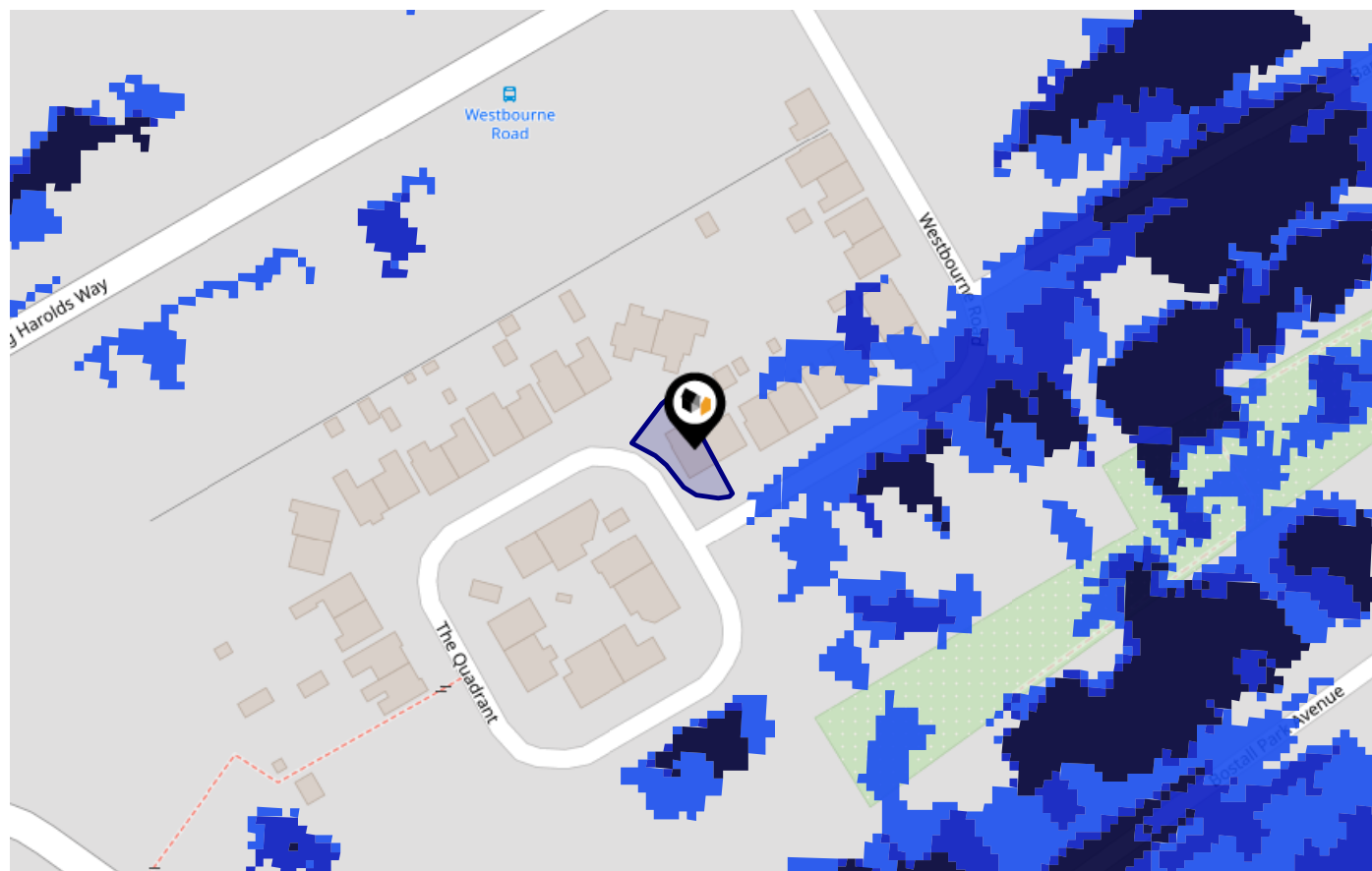
Chance of flooding to the following depths at this property:



# Flood Risk





## Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

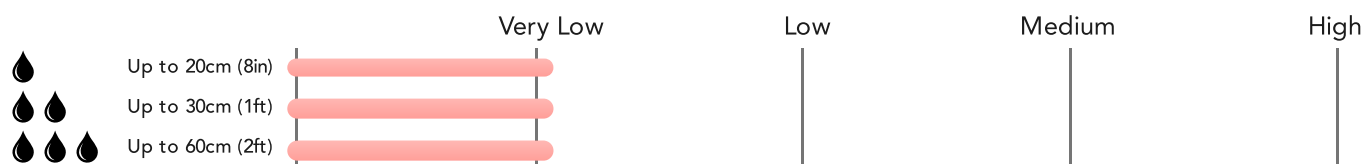


**Risk Rating:** Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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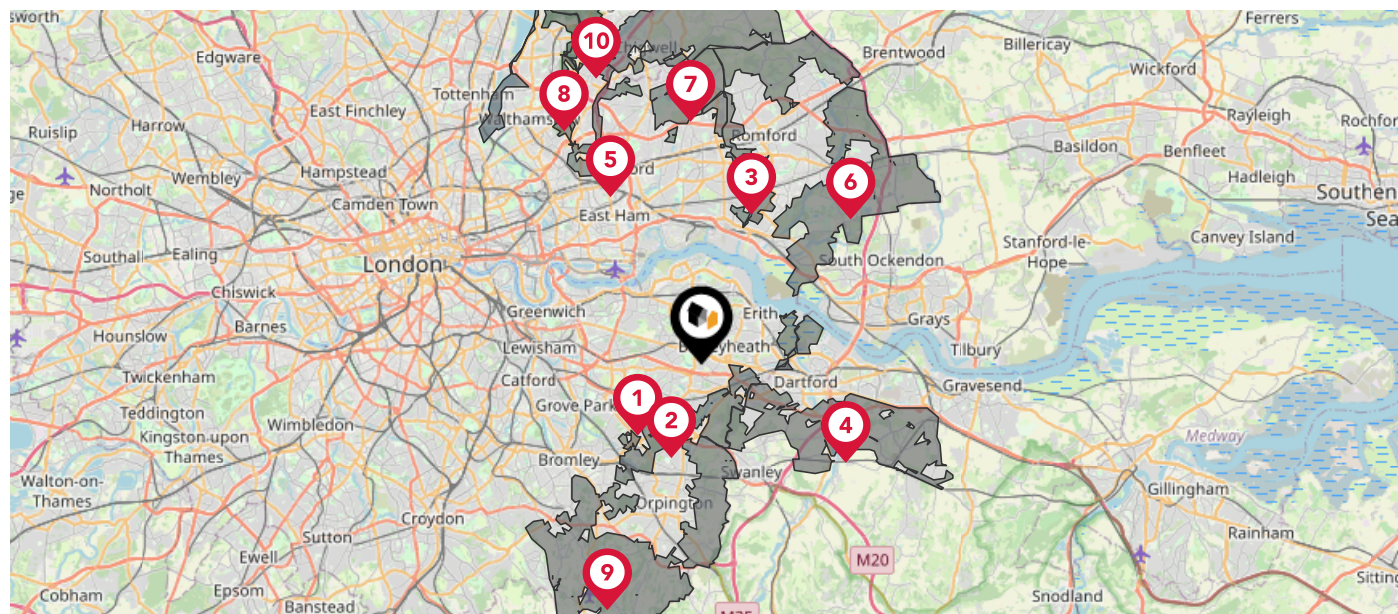
Chance of flooding to the following depths at this property:













# Maps

## Green Belt

This map displays nearby areas that have been designated as Green Belt...



### Nearby Green Belt Land

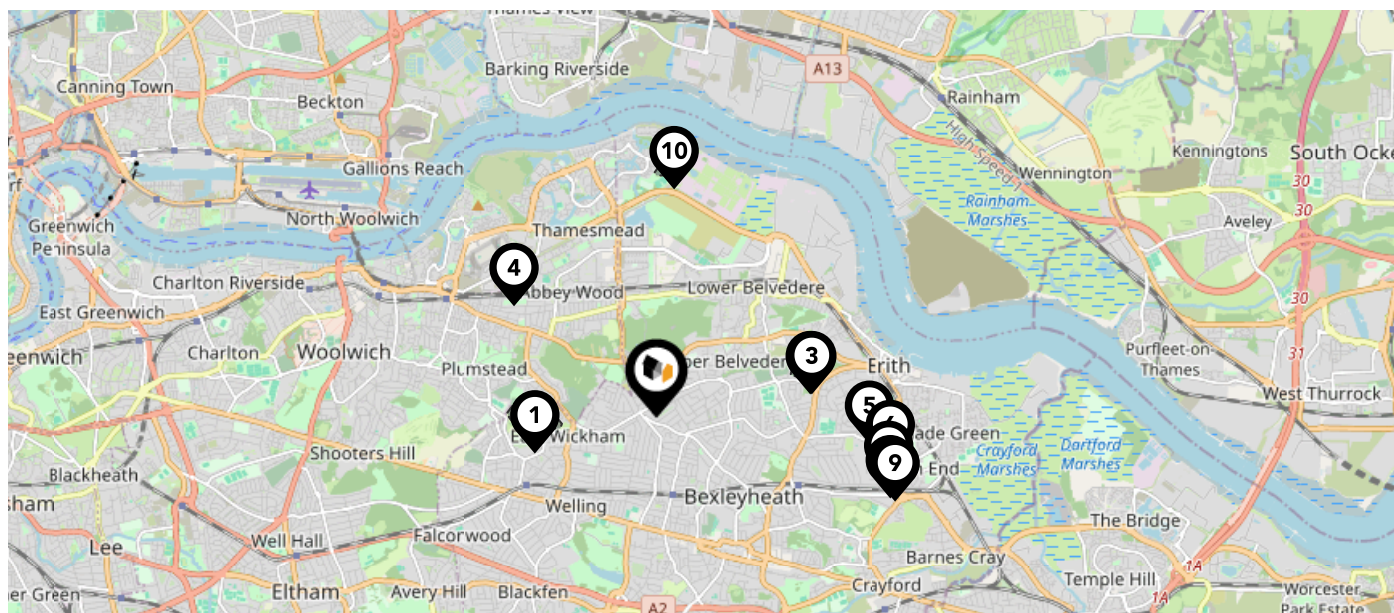
-  London Green Belt - Greenwich
-  London Green Belt - Bexley
-  London Green Belt - Barking and Dagenham
-  London Green Belt - Dartford
-  London Green Belt - Newham
-  London Green Belt - Havering
-  London Green Belt - Redbridge
-  London Green Belt - Waltham Forest
-  London Green Belt - Bromley
-  London Green Belt - Epping Forest












# Maps

## Landfill Sites

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



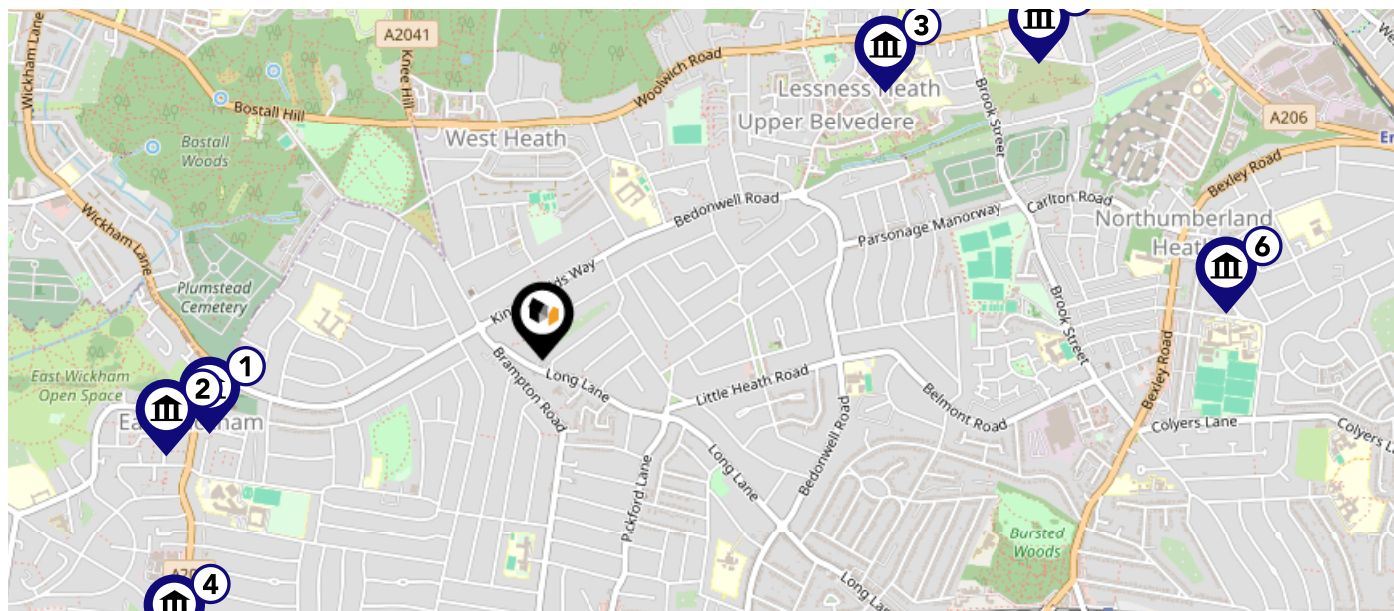
### Nearby Landfill Sites







	East Wickham Open Space-East Wickham	Historic Landfill	
	Erith Quarry Landfill Site-Carlton Road, Erith	Historic Landfill	
	Carlton Road-Erith, London	Historic Landfill	
	White Hart Road-White Hart Road, Chalvey	Historic Landfill	
	Twigg Close-Erith, Bexley, London	Historic Landfill	
	Myrtle Close-North End, Bexley, London	Historic Landfill	
	Colyers Lane-North End, Bexley, London	Historic Landfill	
	Chesworth Close-North End, Bexley, London	Historic Landfill	
	Wessex Drive-North End, Bexley, London	Historic Landfill	
	Riverside Golf Course-Thamesmead, Bexley, London	Historic Landfill	

# Maps

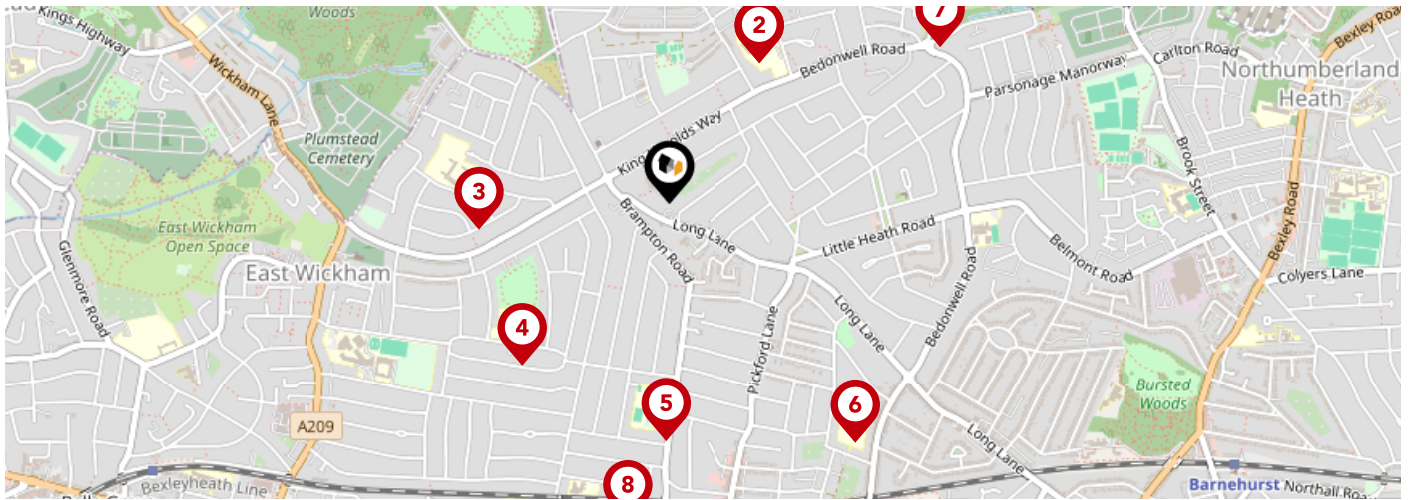
## Listed Buildings









This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1188567 - Greek Orthodox Church	Grade II	0.8 miles
	1359400 - East Wickham Farmhouse	Grade II	0.9 miles
	1064197 - Parish Church Of All Saints	Grade II	1.0 miles
	1031526 - Former Fosters Primary School	Grade II	1.1 miles
	1387547 - Bexley College (former Erith Technical Institute) Including Attached Walls Railings And Gatepiers	Grade II	1.4 miles
	1393267 - The X-ray Department, Formerly The Underground Hospital, Erith And District Hospital	Grade II	1.6 miles

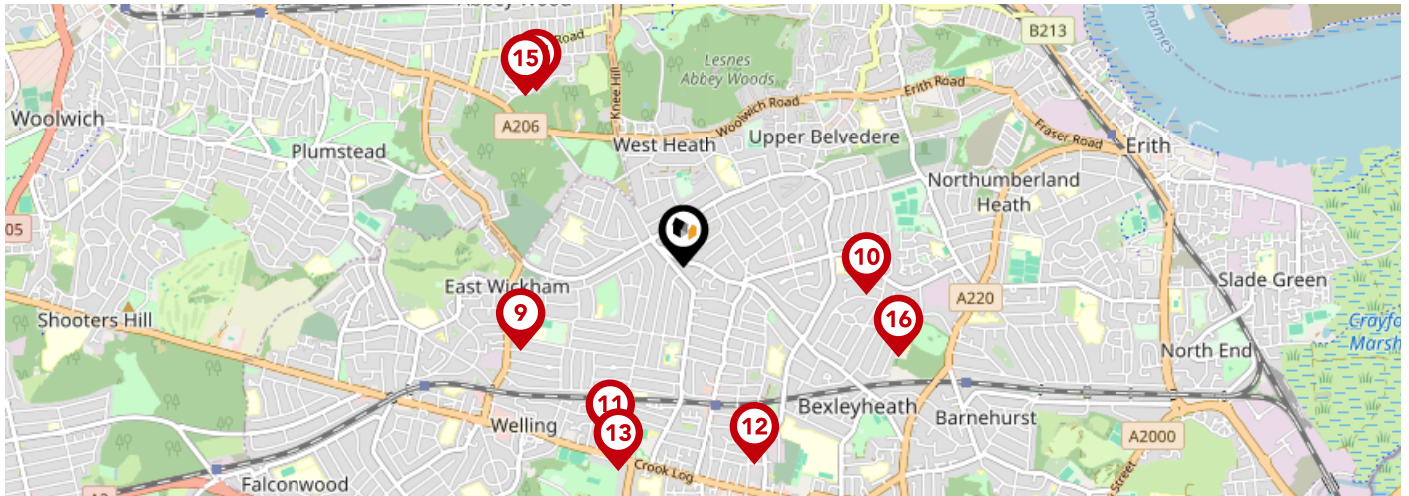
# Area Schools











		Nursery	Primary	Secondary	College	Private
	<b>Bedonwell Infant and Nursery School</b> Ofsted Rating: Requires improvement   Pupils: 395   Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bedonwell Junior School</b> Ofsted Rating: Good   Pupils: 454   Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hillsgrove Primary School</b> Ofsted Rating: Good   Pupils: 335   Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Michael's East Wickham Church of England Primary School</b> Ofsted Rating: Good   Pupils: 187   Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Brampton Primary Academy</b> Ofsted Rating: Good   Pupils: 397   Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Thomas More Catholic Primary School</b> Ofsted Rating: Outstanding   Pupils: 425   Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Break Through School</b> Ofsted Rating: Good   Pupils: 40   Distance:0.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Barrington Primary School</b> Ofsted Rating: Good   Pupils: 214   Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



# Area Schools

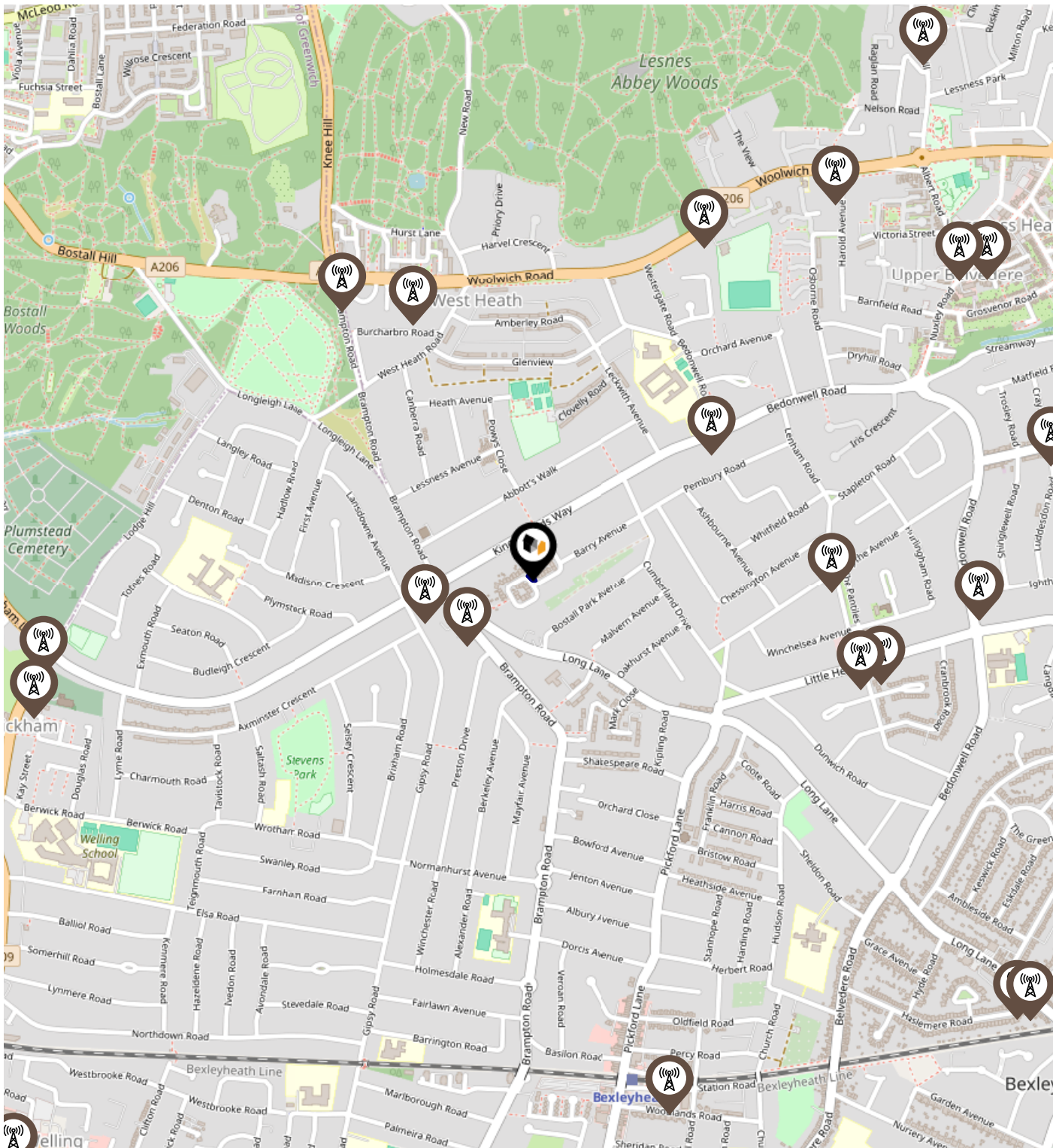


		Nursery	Primary	Secondary	College	Private
	<b>Welling School</b> Ofsted Rating: Requires improvement   Pupils: 1145   Distance:0.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Belmont Academy</b> Ofsted Rating: Good   Pupils: 436   Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Foster's Primary School</b> Ofsted Rating: Good   Pupils: 452   Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Upland Primary School</b> Ofsted Rating: Good   Pupils: 475   Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Aspire Academy</b> Ofsted Rating: Good   Pupils: 55   Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Alexander McLeod Primary School</b> Ofsted Rating: Good   Pupils: 580   Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Abbey Wood Nursery School</b> Ofsted Rating: Good   Pupils: 110   Distance:1.08	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Burstwood Primary School</b> Ofsted Rating: Good   Pupils: 628   Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





# Local Area

## Masts & Pylons

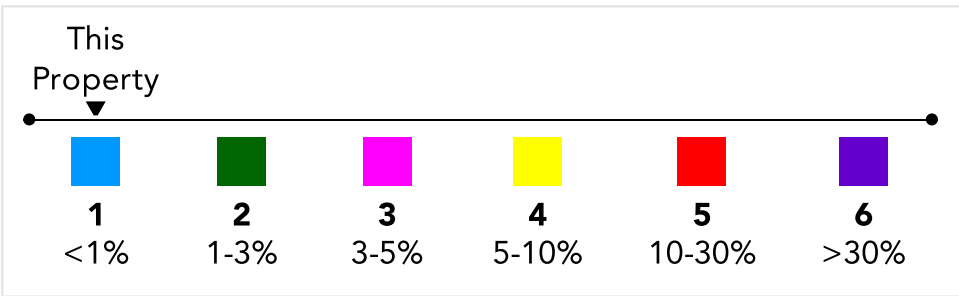
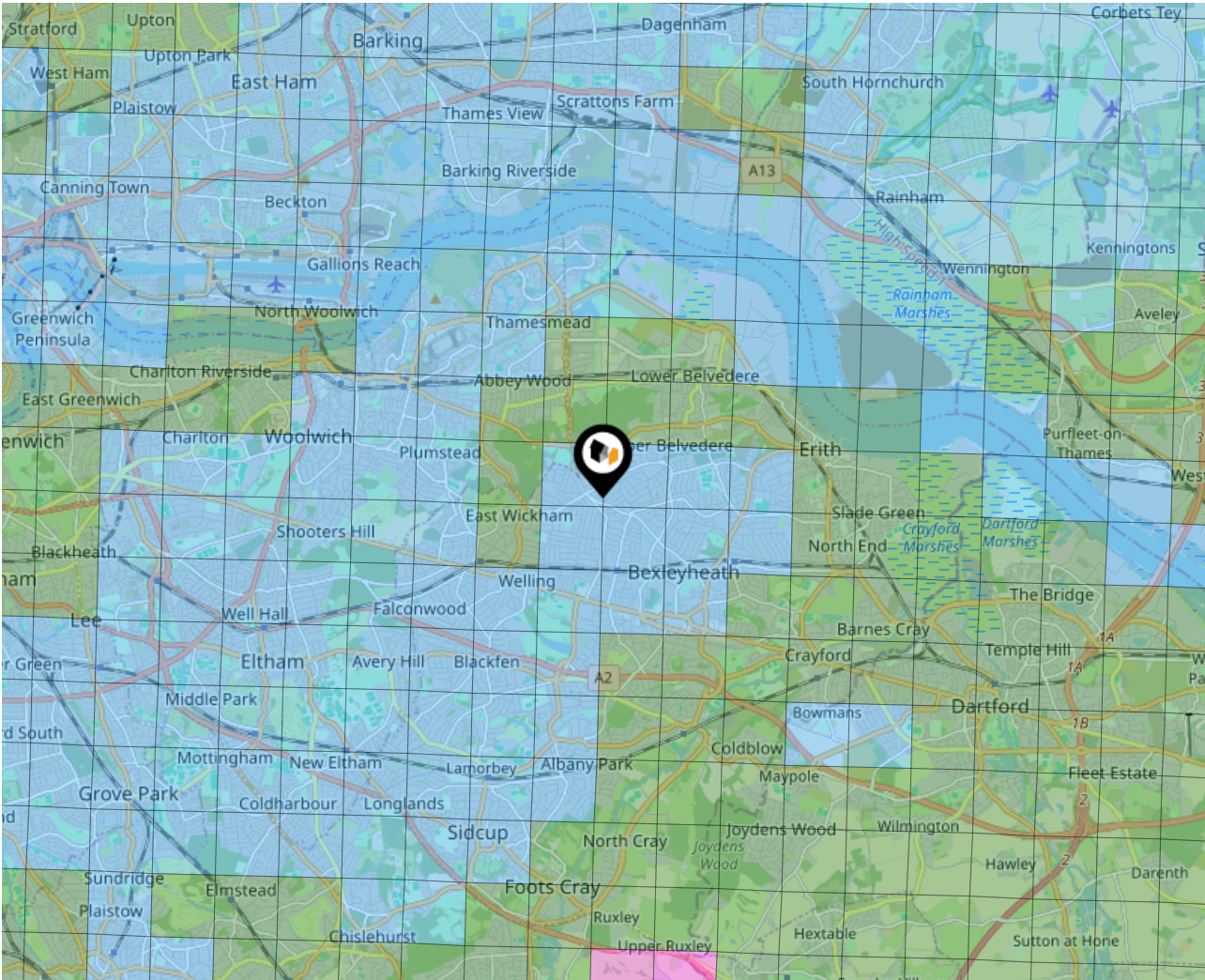


### Key:

-  Power Pylons
-  Communication Masts

### What is Radon?

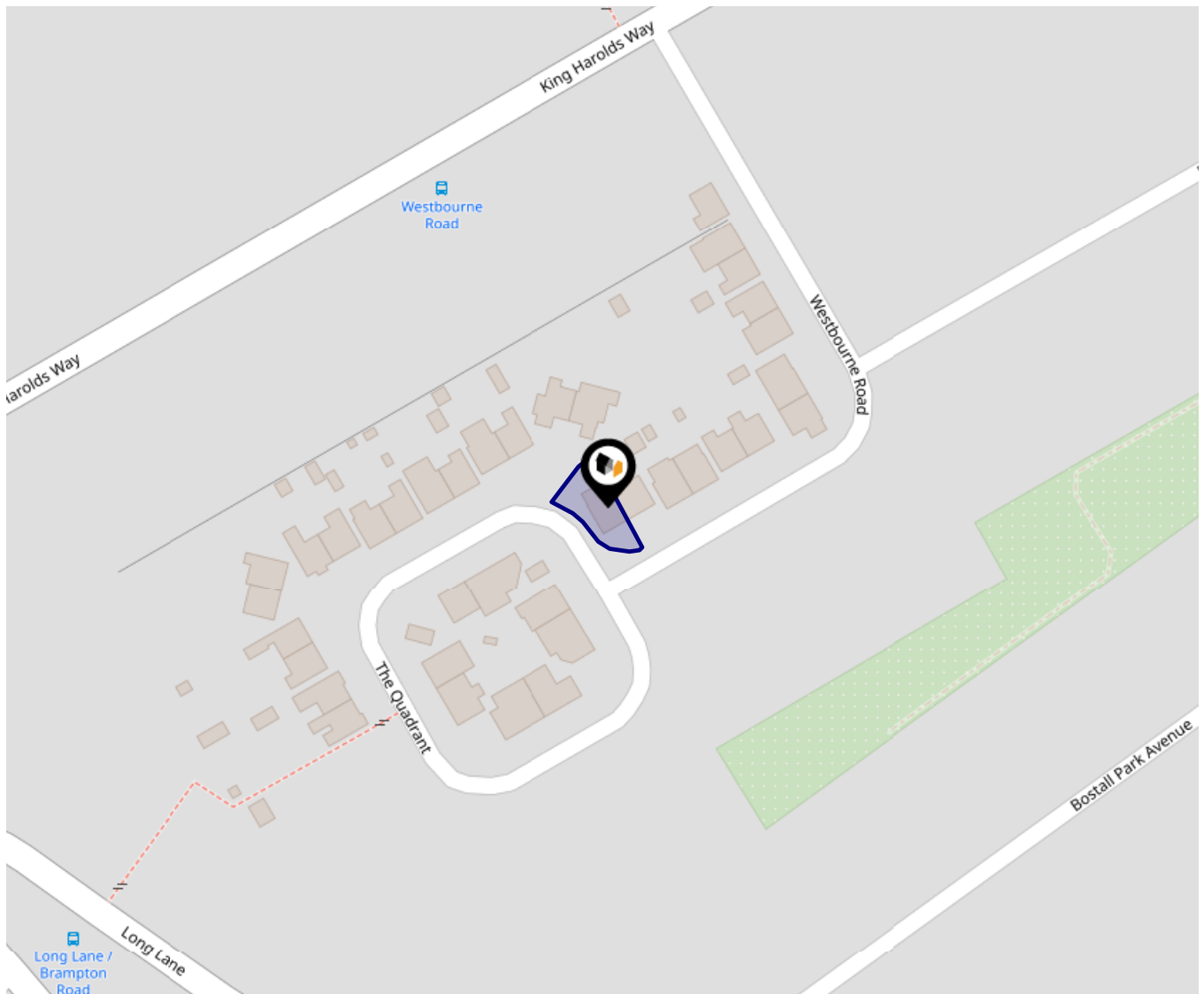
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).





# Local Area

## Road Noise



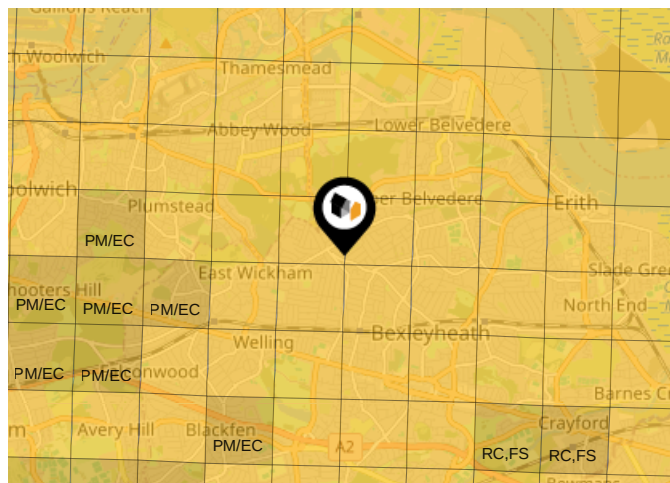
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Ground Composition for this Address (Surrounding square kilometer zone around property)

<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	SAND TO SANDY LOAM
<b>Parent Material Grain:</b>	ARENACEOUS - RUDACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	LIGHT(SANDY) TO MEDIUM(SANDY)		



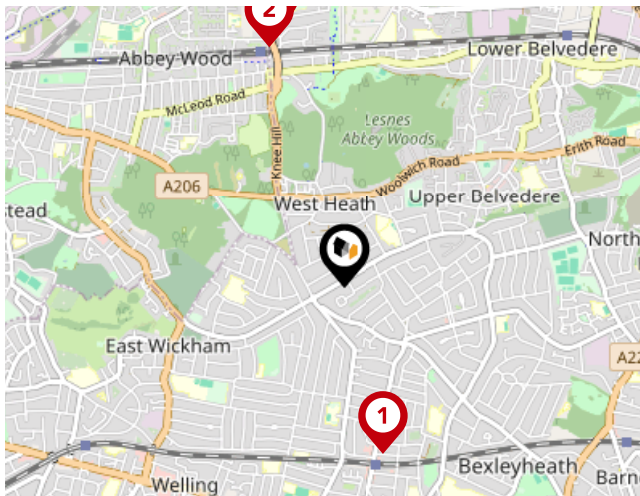
### Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess






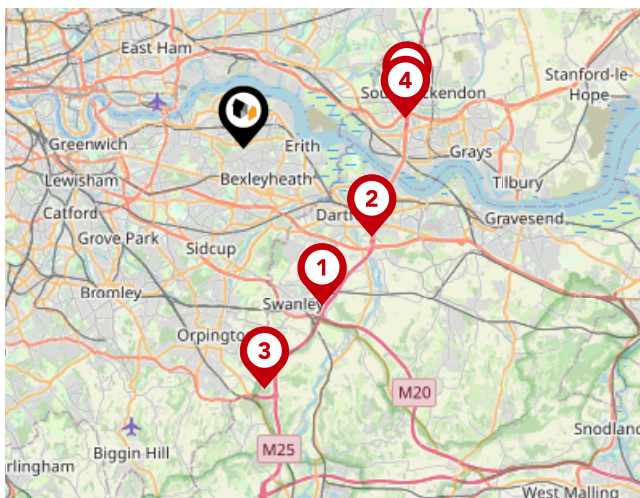
# Area

## Transport (National)








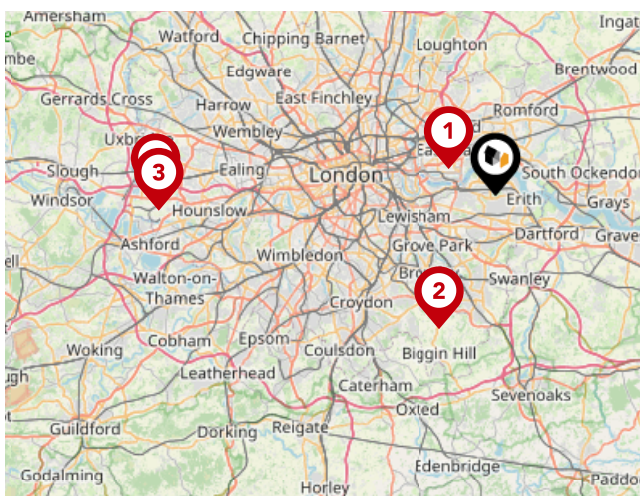
### National Rail Stations

Pin	Name	Distance
	Bexleyheath Station	0.79 miles
	Abbey Wood Station	1.16 miles
	Abbey Wood Station	1.21 miles







### Trunk Roads/Motorways

Pin	Name	Distance
	M25 J3	6.52 miles
	M25 J2	5.75 miles
	M25 J4	8.95 miles
	M25 J31	6.06 miles
	M25 J30	6.22 miles

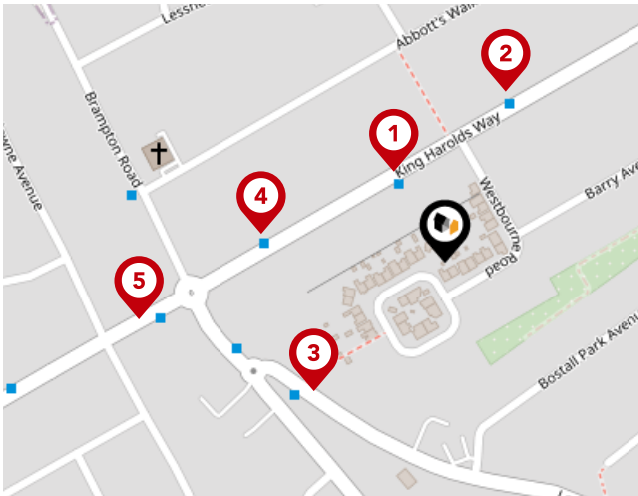


### Airports/Helipads

Pin	Name	Distance
	Silvertown	3.95 miles
	Leaves Green	10.66 miles
	Heathrow Airport Terminal 4	24.89 miles
	Heathrow Airport	25.09 miles

# Area

## Transport (Local)



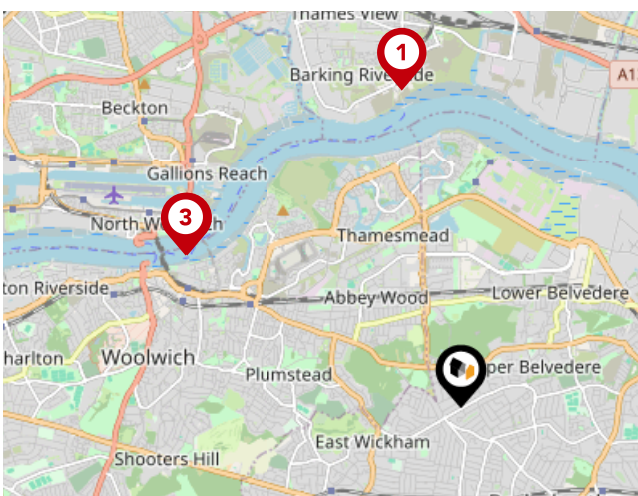
### Bus Stops/Stations

Pin	Name	Distance
1	Westbourne Road	0.06 miles
2	Westbourne Road	0.11 miles
3	Long Lane / Brampton Road	0.11 miles
4	King Harolds Way / Brampton Rd	0.11 miles
5	Okehampton Cres / Brampton Rd	0.18 miles



### Local Connections

Pin	Name	Distance
1	Woolwich Arsenal DLR Station	2.8 miles
2	Woolwich Arsenal DLR	2.81 miles
3	Woolwich Arsenal DLR	2.85 miles



### Ferry Terminals

Pin	Name	Distance
1	Barking Riverside Pier	2.98 miles
2	Woolwich Arsenal Pier	2.9 miles
3	Woolwich Royal Arsenal Pier	2.9 miles



### 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



I contacted EweMove with a view to selling my late mother's property and could not have been happier with the meeting I had. Clinton was great, very friendly, very knowledgeable and totally sympathetic to my situation. I did not feel under any pressure at all. EweMove's ethos is definitely customer first and I would recommend anyone contemplating selling a property to contact them.

### Testimonial 2



I have just purchased my first house via EweMove and Nicoleta who was the agent has been brilliant from showing us around the property to supporting with the buying process. Even when we went to collect the keys and she wasn't around her colleague was very friendly. Would highly recommend my overall experience with EweMove Bexley

### Testimonial 3

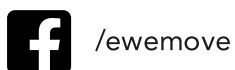


I can't speak highly enough of Kevin. He has a non-pushy, but effective approach. I found the service he and his team provided, from instruction to completion of sale, reliable and effective. I very much recommend EweMove.

### Testimonial 4



Both Nicoleta and Clint were fantastic throughout the whole process. Kept me in the loop at all times and were always on hand to offer me advice. Really happy with the service and the outcome. It also helps that they are both really lovely people!





# 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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