

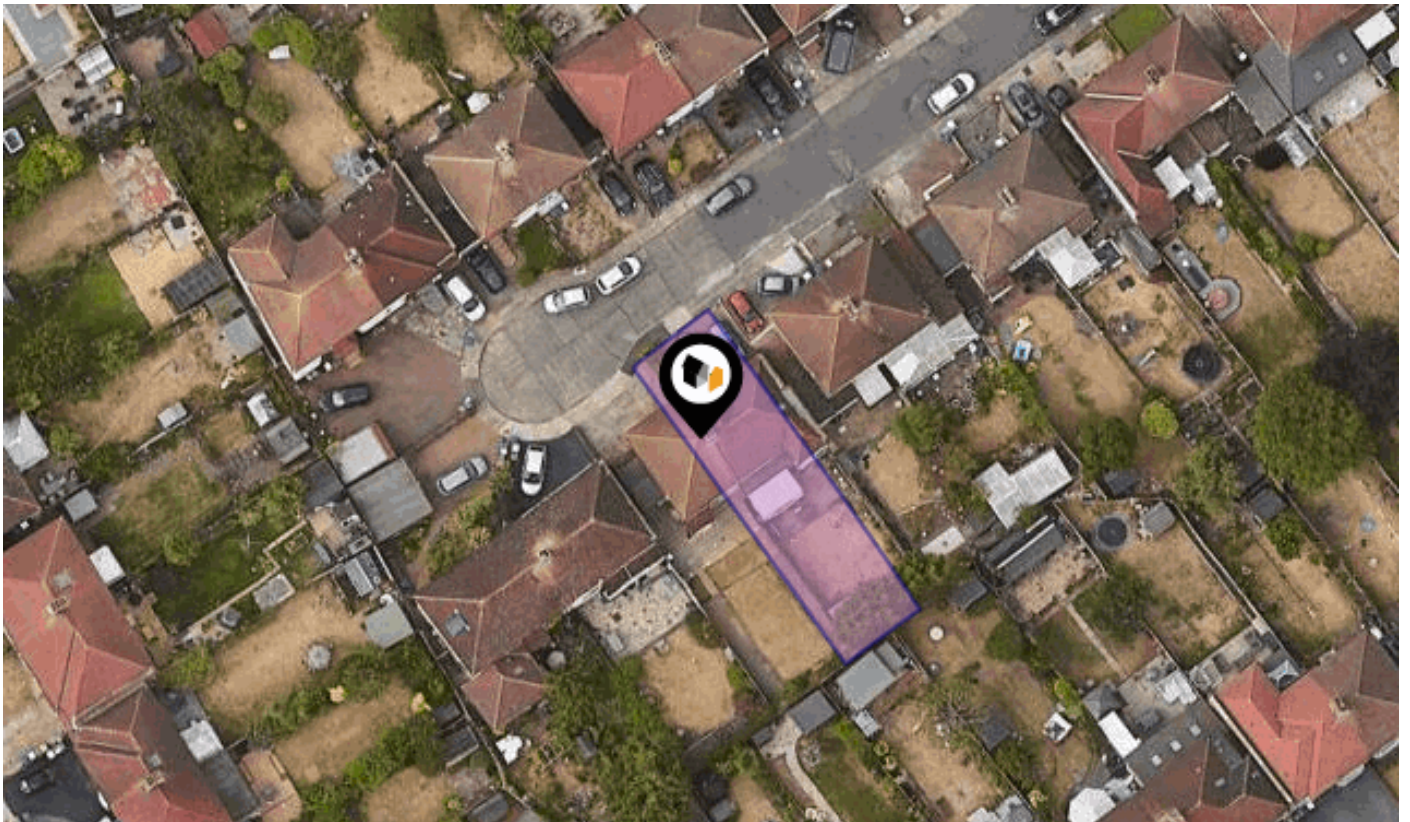


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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 25<sup>th</sup> March 2024**



**49, IRIS CRESCENT, BEXLEYHEATH, DA7 5QB**

## **EweMove**

113 Broadway Bexleyheath Kent DA6 7JH

020 3953 8023

robert.bearsby@ewemove.com

www.ewemove.com



## Property

**Type:** Semi-Detached  
**Bedrooms:** 4  
**Plot Area:** 0.06 acres  
**Council Tax :** Band D  
**Annual Estimate:** £1,923  
**Title Number:** SGL33721  
**UPRN:** 100020210014

**Tenure:** Freehold

## Local Area

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

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

<b>6</b> mb/s	<b>64</b> mb/s	<b>1000</b> mb/s

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


**Satellite/Fibre TV Availability:**


# Planning History

## This Address



Planning records for: **49, Iris Crescent, Bexleyheath, DA7 5QB**

Reference - 08/04515/FUL
<b>Decision:</b> Granted with Conditions
<b>Date:</b> 23rd April 2008
<b>Description:</b> Conservatory

Reference - 05/01346/FUL
<b>Decision:</b> Granted with Conditions
<b>Date:</b> 09th May 2005
<b>Description:</b> Part 1/Part 2 storey side extension incorporating a domestic garage.

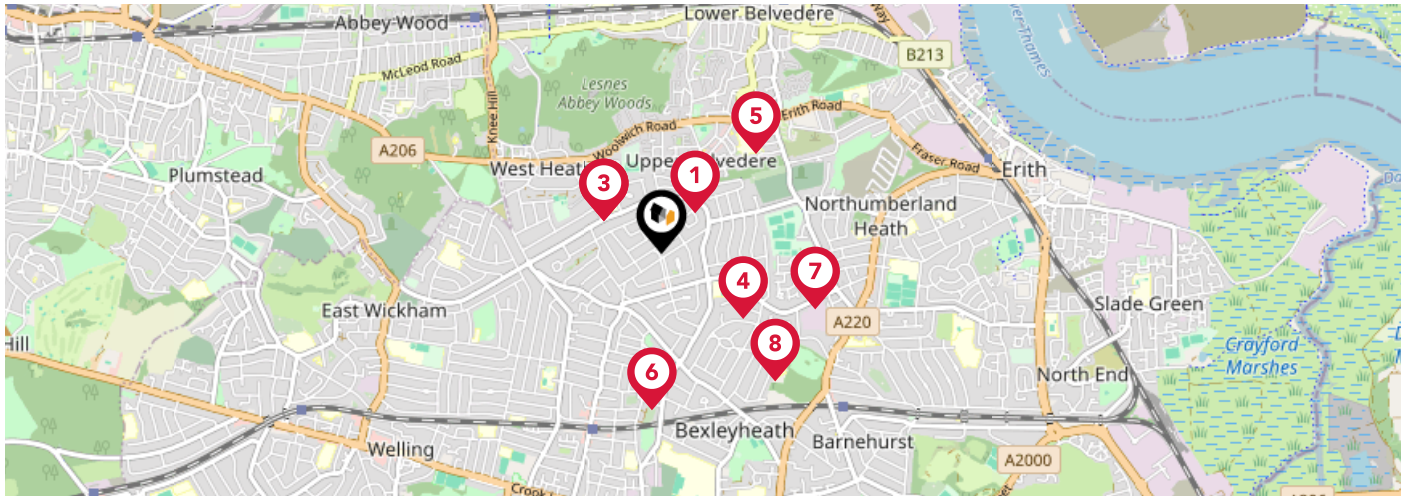
  

Reference - 86/01351/FUL
<b>Decision:</b> Granted with Conditions
<b>Date:</b> 11th September 1986
<b>Description:</b> Single storey front extension to existing attached garage

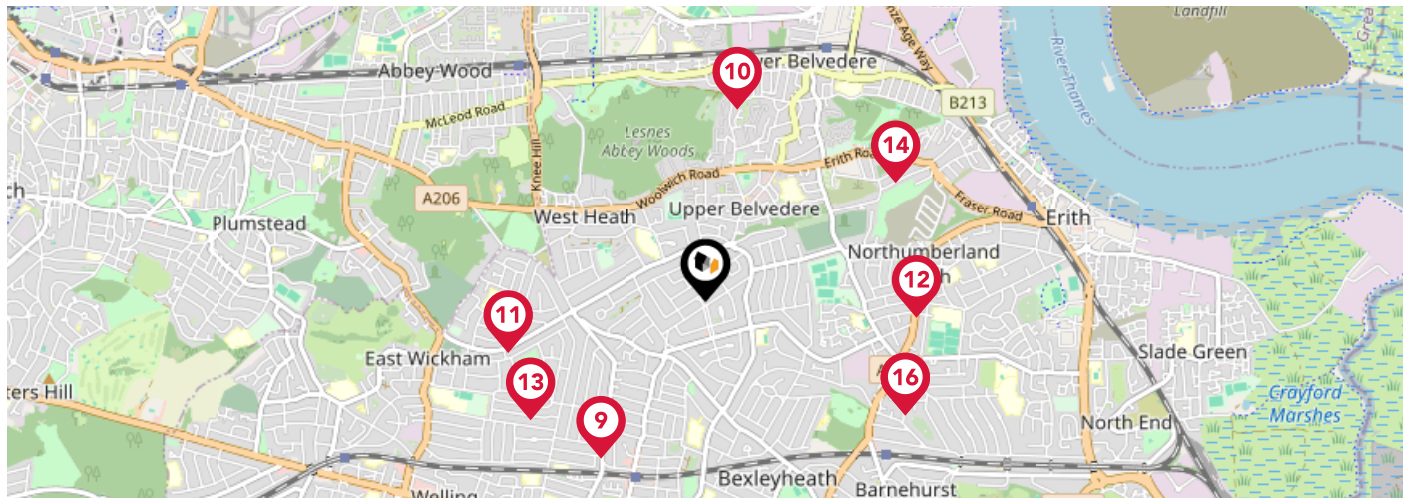
Reference - 82/00042/FUL
<b>Decision:</b> Granted with Conditions
<b>Date:</b> 14th January 1982
<b>Description:</b> Single-storey rear extensions and alterations

# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Break Through</b> Ofsted Rating: Good   Pupils: 36   Distance:0.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bedonwell Junior School</b> Ofsted Rating: Good   Pupils: 468   Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bedonwell Infant and Nursery School</b> Ofsted Rating: Outstanding   Pupils: 427   Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Belmont Academy</b> Ofsted Rating: Good   Pupils: 439   Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lessness Heath Primary School</b> Ofsted Rating: Good   Pupils: 655   Distance:0.63	<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: 419   Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Northumberland Heath Primary School</b> Ofsted Rating: Good   Pupils: 627   Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Burstwood Primary School</b> Ofsted Rating: Good   Pupils: 567   Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

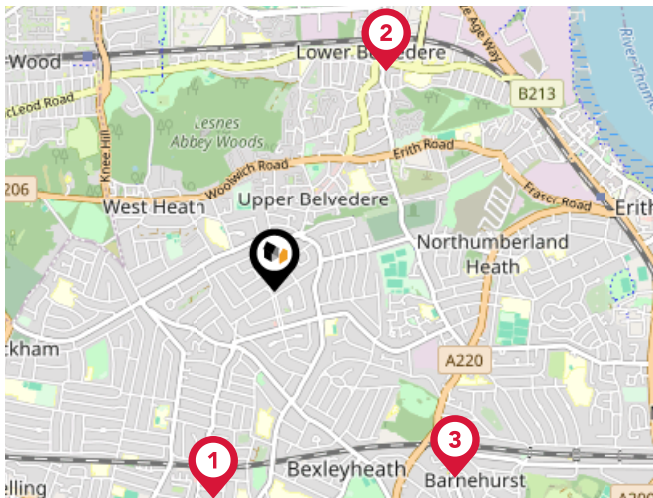
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Brampton Primary Academy</b> Ofsted Rating: Good   Pupils: 368   Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Augustine of Canterbury CofE Primary School</b> Ofsted Rating: Good   Pupils: 202   Distance:0.9	<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: 386   Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Fidelis Catholic Primary School</b> Ofsted Rating: Good   Pupils: 462   Distance:0.97	<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: Requires Improvement   Pupils: 179   Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Trinity Church of England School, Belvedere</b> Ofsted Rating: Good   Pupils: 1061   Distance:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Barnehurst Junior School</b> Ofsted Rating: Outstanding   Pupils: 240   Distance:1.06	<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:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

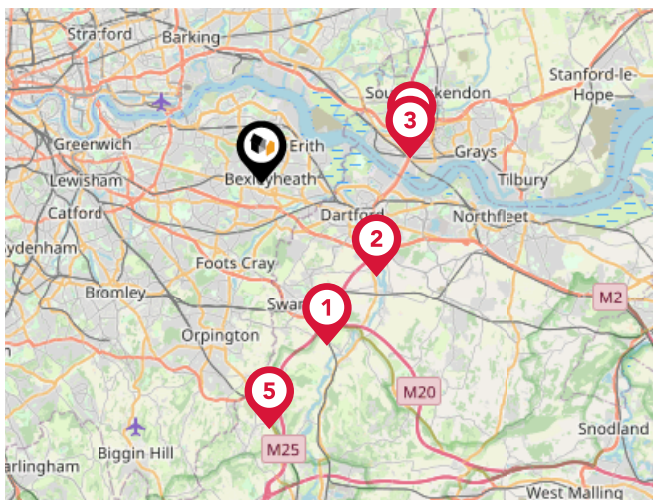
# Area

## Transport (National)



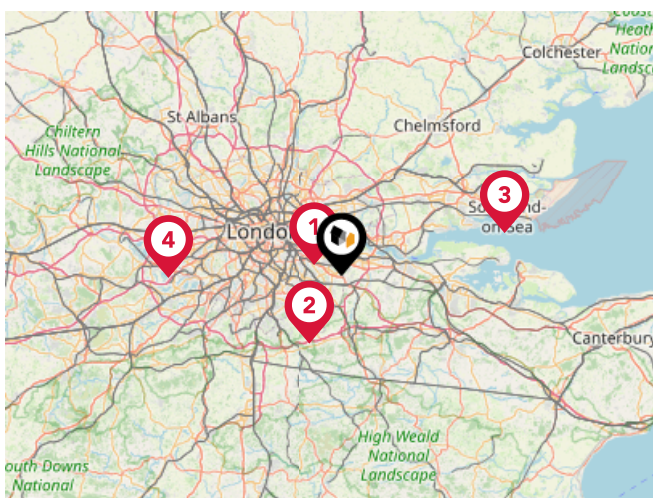
### National Rail Stations

Pin	Name	Distance
1	Bexleyheath Rail Station	1 miles
2	Belvedere Rail Station	1.15 miles
3	Barnehurst Rail Station	1.19 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M25 J3	6.49 miles
2	M25 J2	5.48 miles
3	M25 J31	5.56 miles
4	M25 J30	5.71 miles
5	M25 J4	9.1 miles

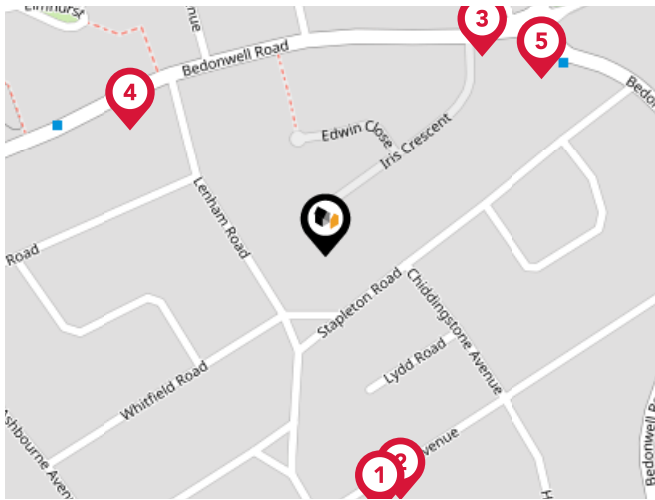


### Airports/Helipads

Pin	Name	Distance
1	London City Airport	4.28 miles
2	Biggin Hill Airport	11.02 miles
3	London Southend Airport	25.03 miles
4	London Heathrow Airport	25.56 miles

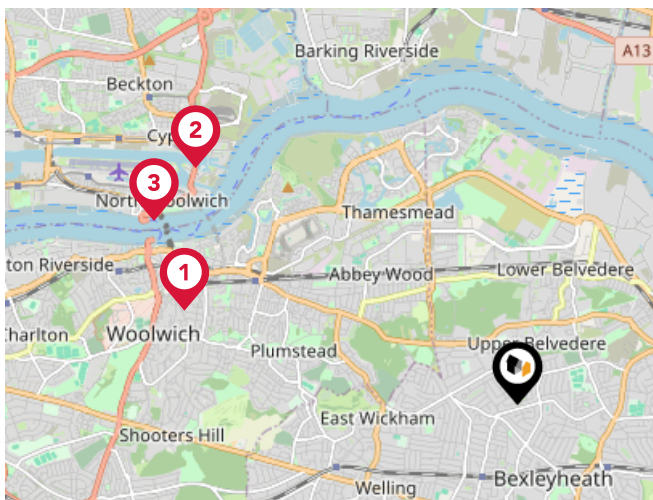
# Area

## Transport (Local)



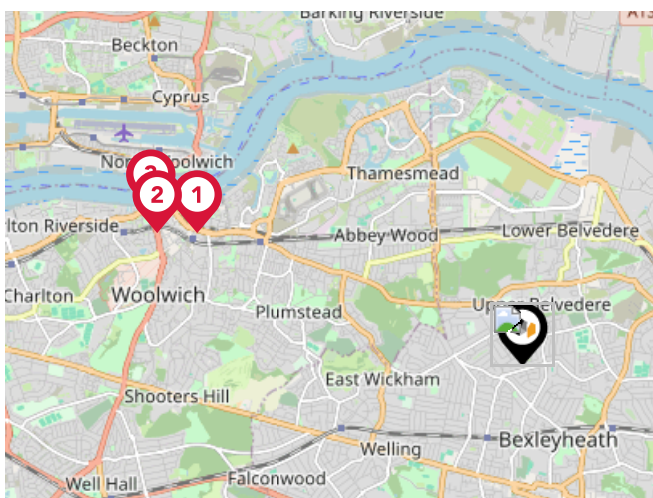
### Bus Stops/Stations

Pin	Name	Distance
1	The Pantiles	0.15 miles
2	The Pantiles	0.15 miles
3	Bedonwell Road Dryhill Road	0.15 miles
4	Lenham Road (DA7)	0.13 miles
5	Bedonwell Road Streamway	0.16 miles



### Local Connections

Pin	Name	Distance
1	Woolwich Arsenal DLR Station	3.19 miles
2	Gallions Reach DLR Station	3.68 miles
3	King George V DLR Station	3.76 miles



### Ferry Terminals

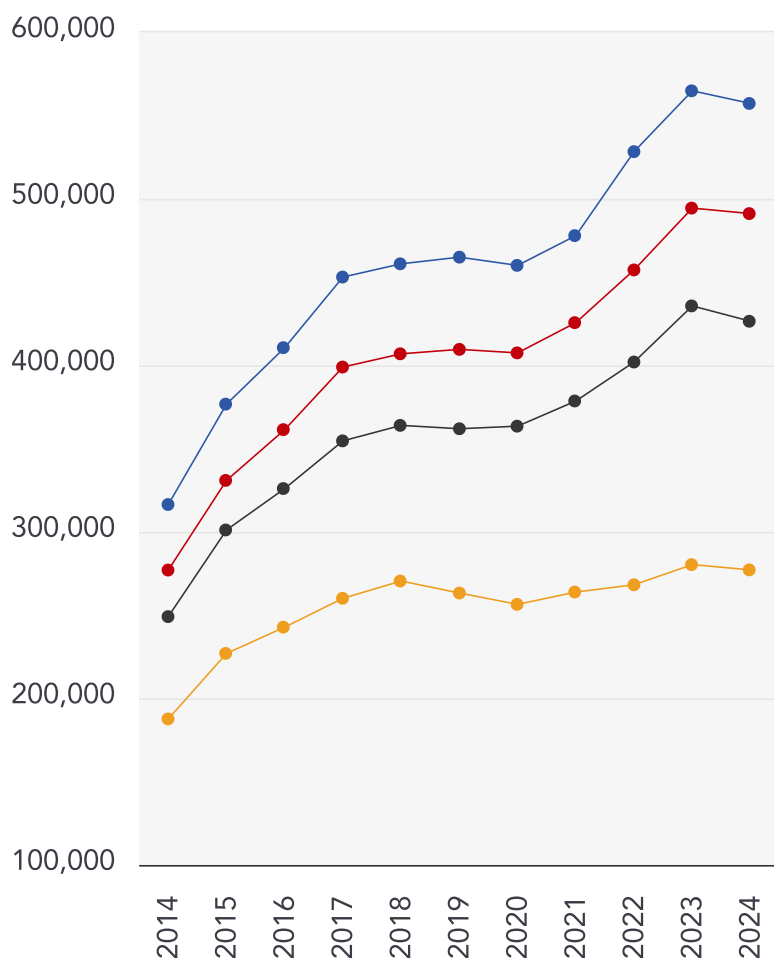
Pin	Name	Distance
1	Woolwich Arsenal Pier	3.25 miles
2	Woolwich Ferry South Pier	3.59 miles
3	Woolwich Ferry North Pier	3.71 miles

# 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**

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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



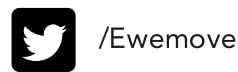
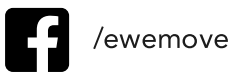
Fantastic service from start to finish. House sold for full asking price, within a couple of days of going on the market.

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!



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They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

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# EweMove

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