

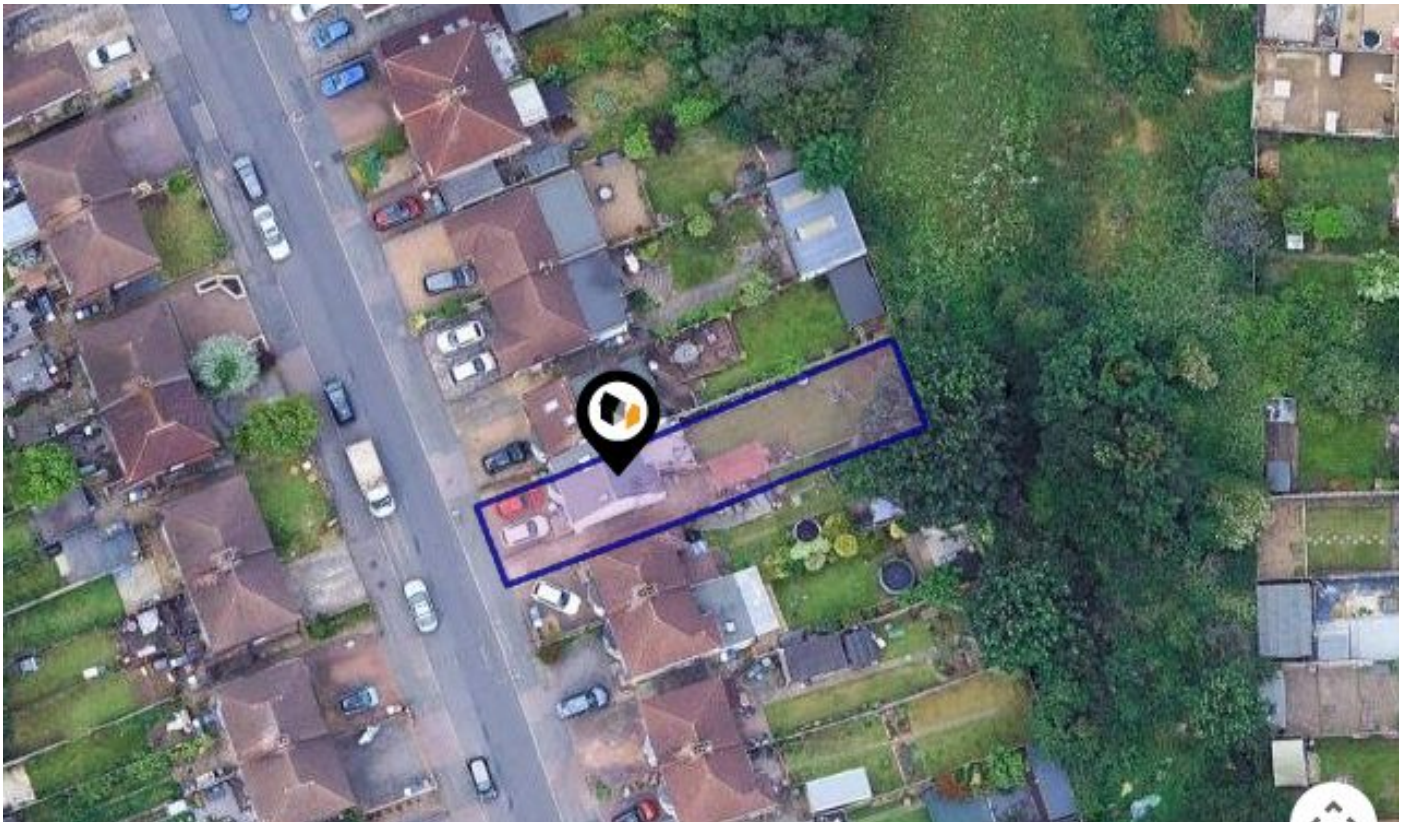


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 24th November 2025



EDENDALE ROAD, BEXLEYHEATH, DA7

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:	0.07 acres
Council Tax :	Band D
Annual Estimate:	£2,258
Title Number:	K15790

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

7
mb/s



71
mb/s



1800
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

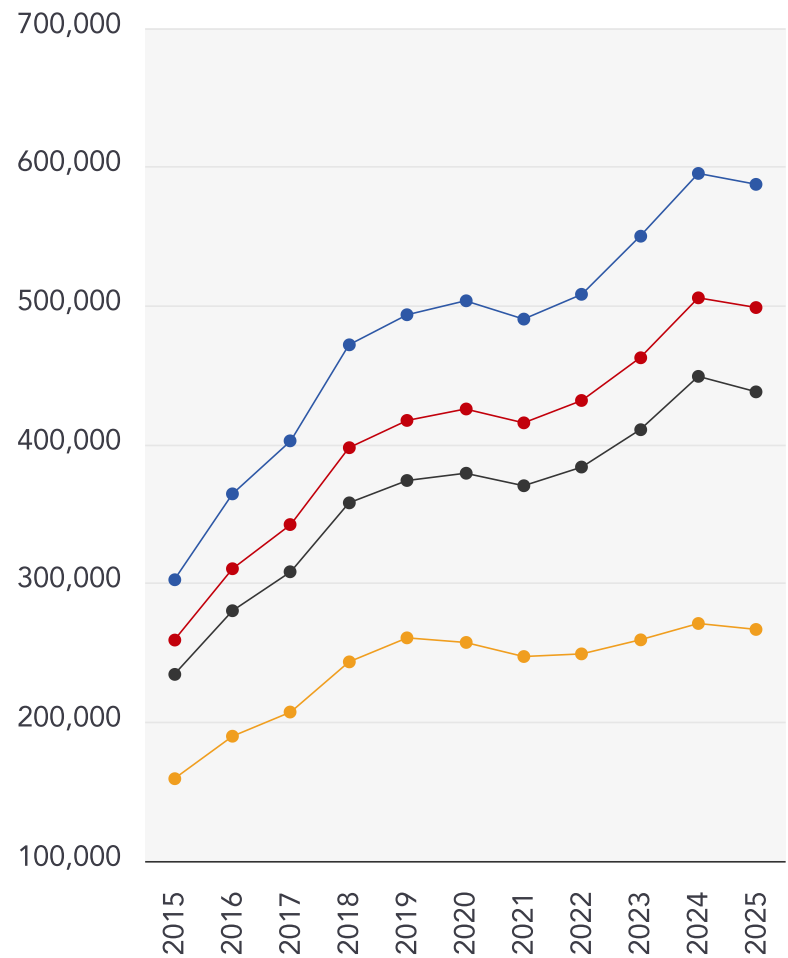


Market

House Price Statistics



10 Year History of Average House Prices by Property Type in DA7



Detached

+94.14%

Semi-Detached

+92.44%

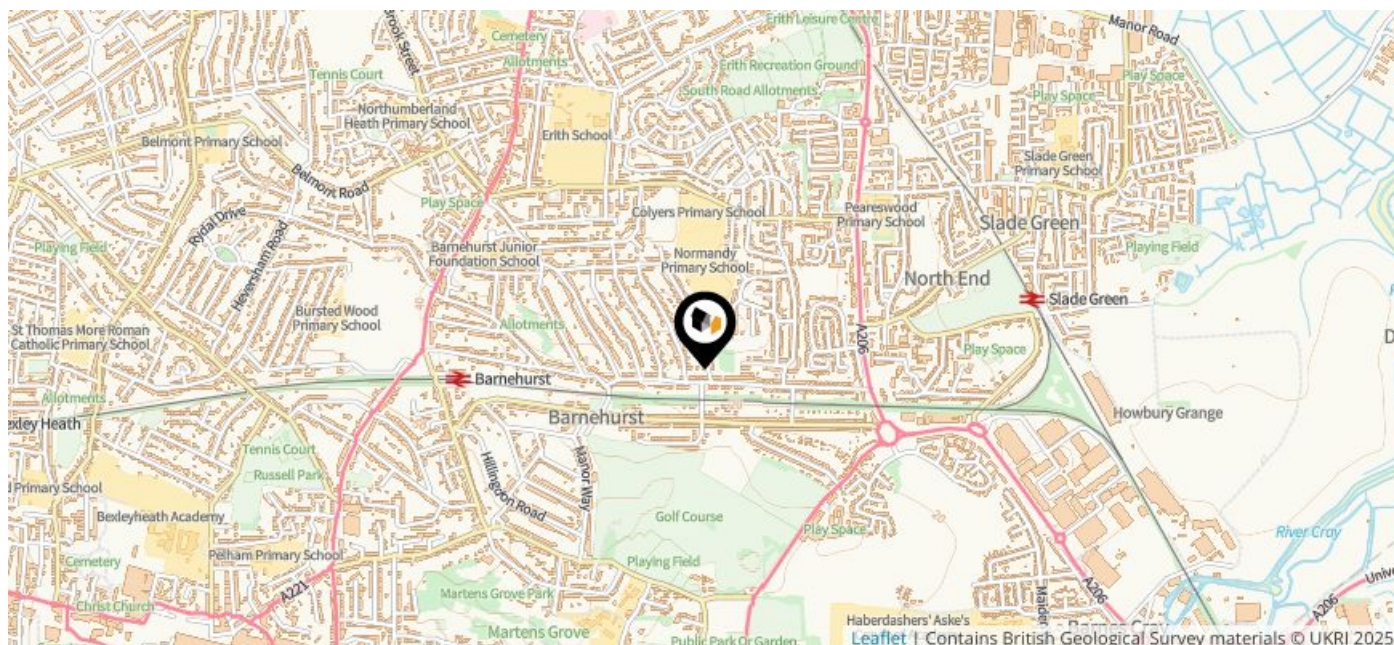
Terraced

+86.82%

Flat

+67.51%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

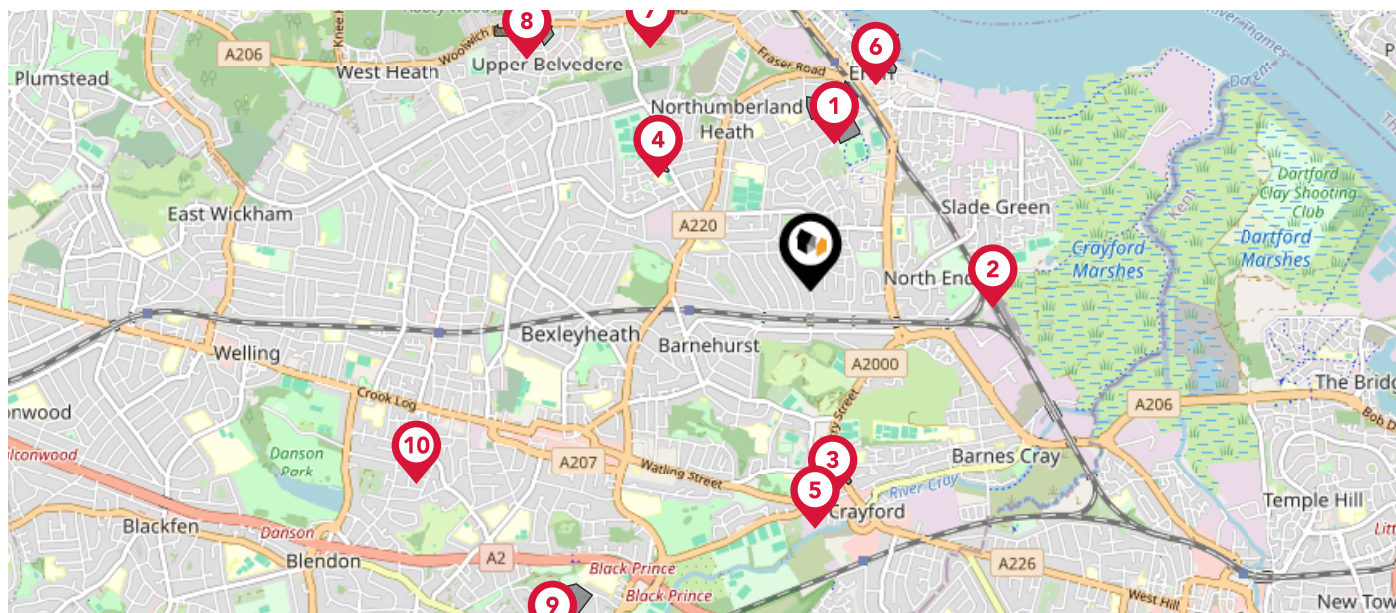
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



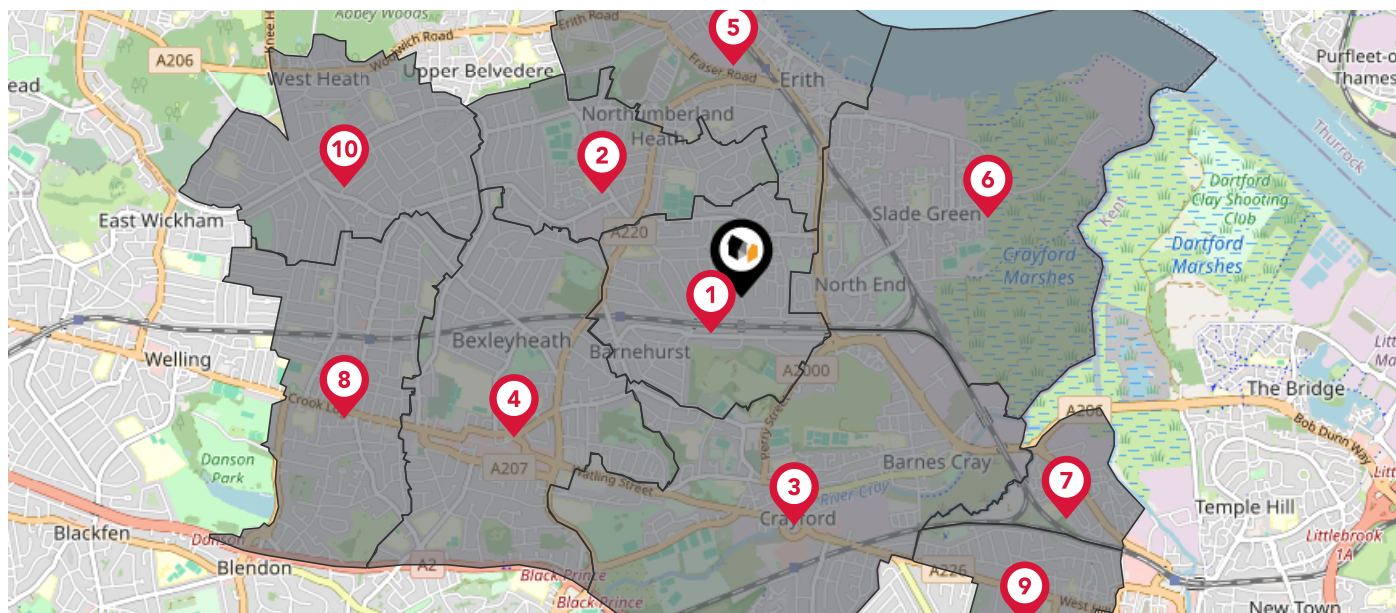
Nearby Conservation Areas

- | | |
|----|------------------|
| 1 | Lesney Park Road |
| 2 | Oak Road |
| 3 | Iron Mill Lane |
| 4 | Brook Street |
| 5 | Star Hill |
| 6 | Erith Riverside |
| 7 | Erith Road |
| 8 | Woolwich Road |
| 9 | Parkhurst |
| 10 | Red House Lane |

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



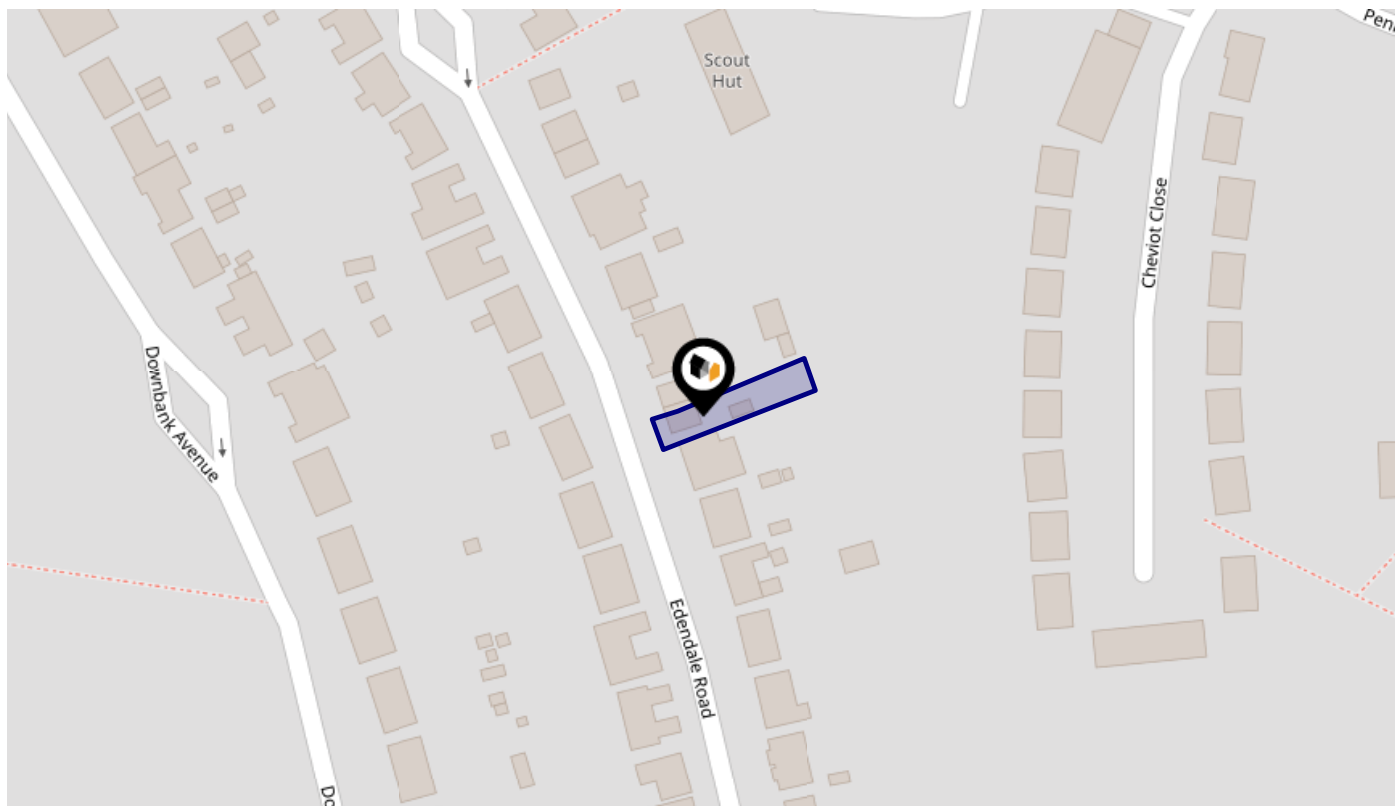
Nearby Council Wards

- | | |
|----|-----------------------------|
| 1 | Barnehurst Ward |
| 2 | Northumberland Heath Ward |
| 3 | Crayford Ward |
| 4 | Bexleyheath Ward |
| 5 | Erith Ward |
| 6 | Slade Green & Northend Ward |
| 7 | Burnham Ward |
| 8 | Crook Log Ward |
| 9 | West Hill Ward |
| 10 | West Heath Ward |

Maps

Rail Noise

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.

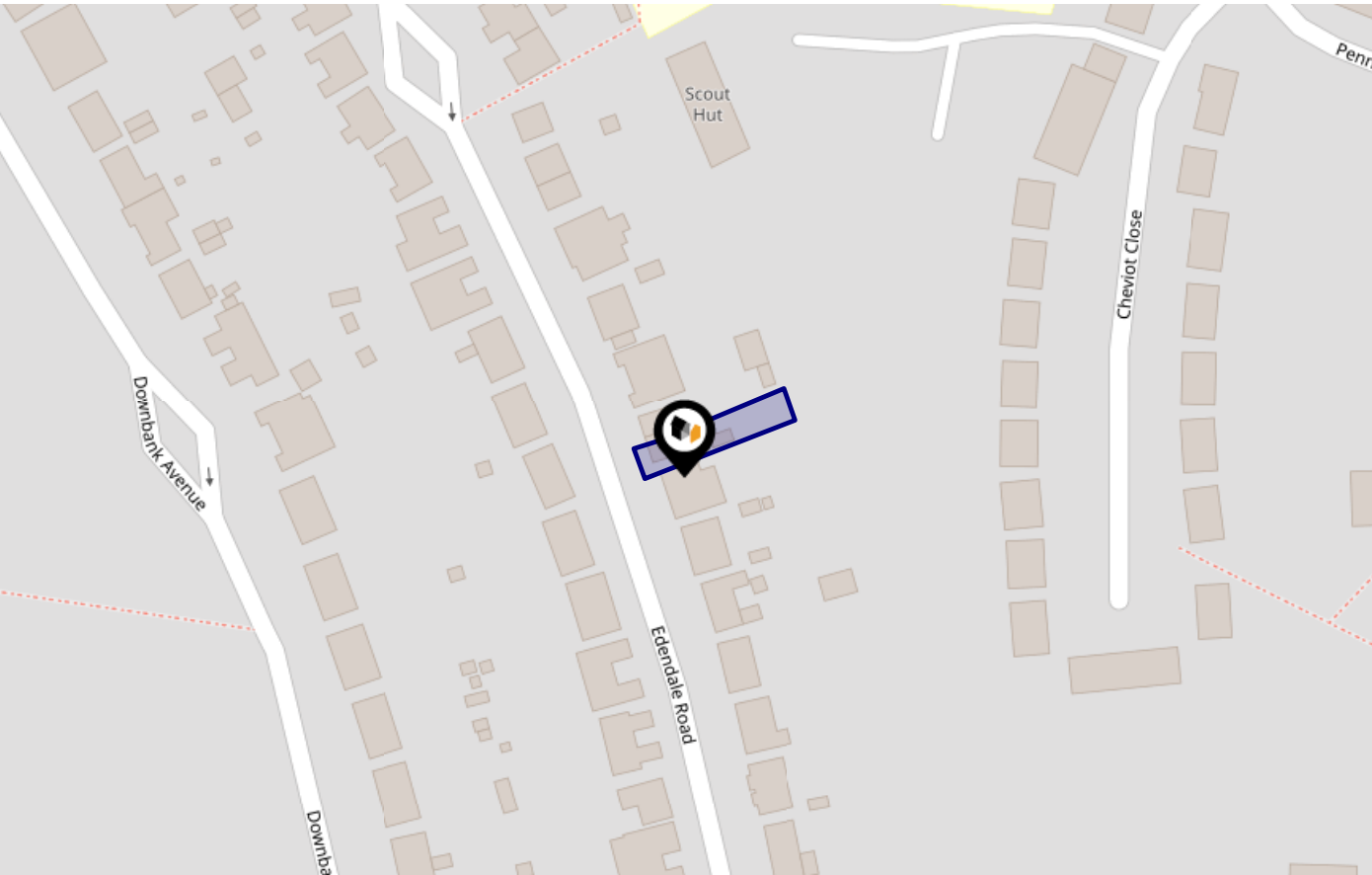
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

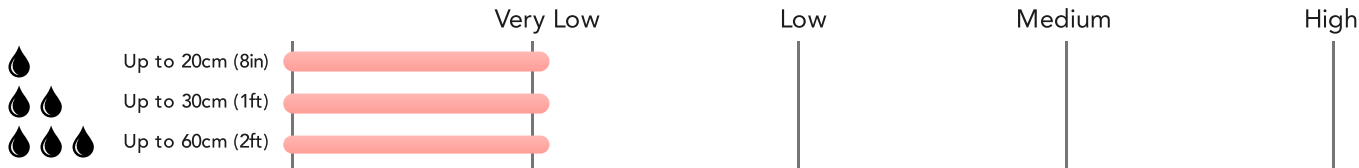


Risk Rating: Very low

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.

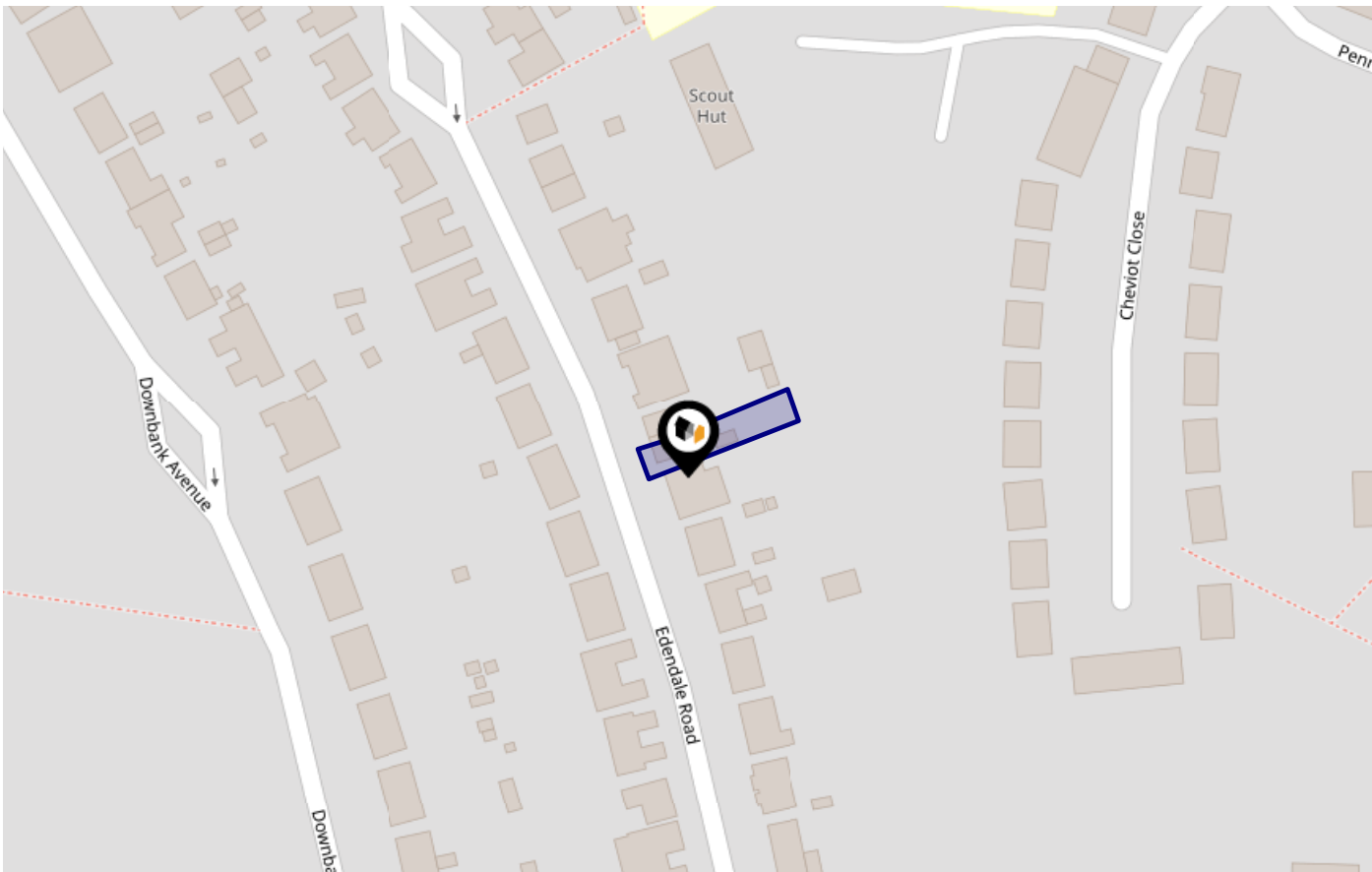
Chance of flooding to the following depths at this property:



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.

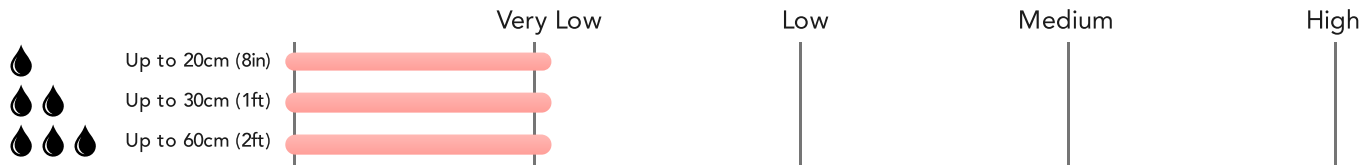


Risk Rating: Very low

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.
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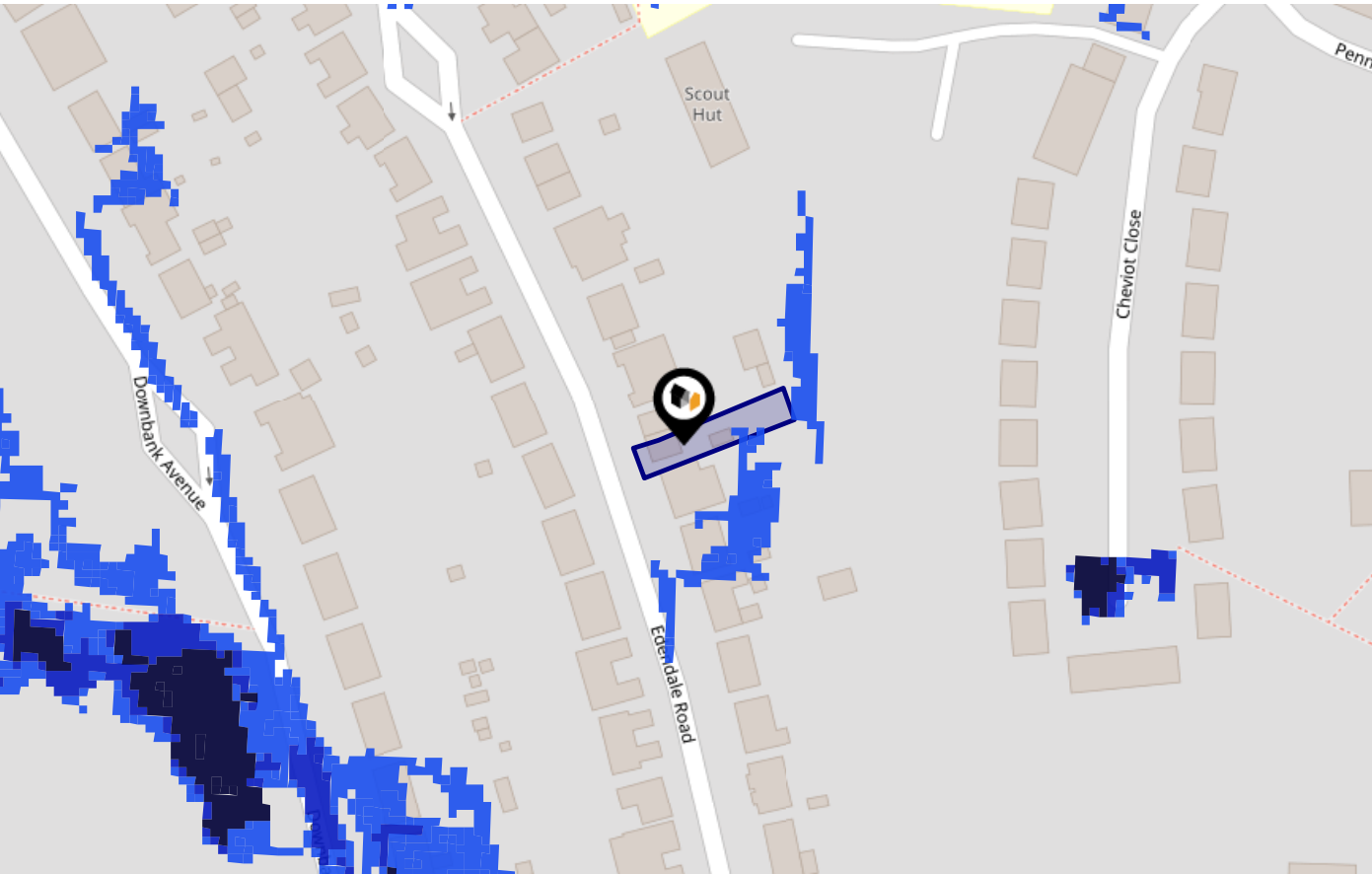
Chance of flooding to the following depths at this property:



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.

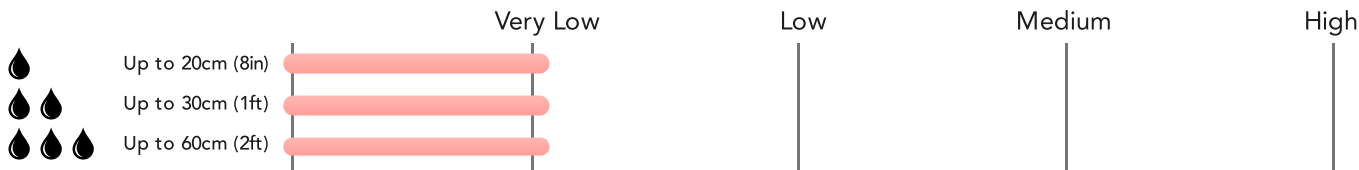


Risk Rating: Very low

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-  **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.
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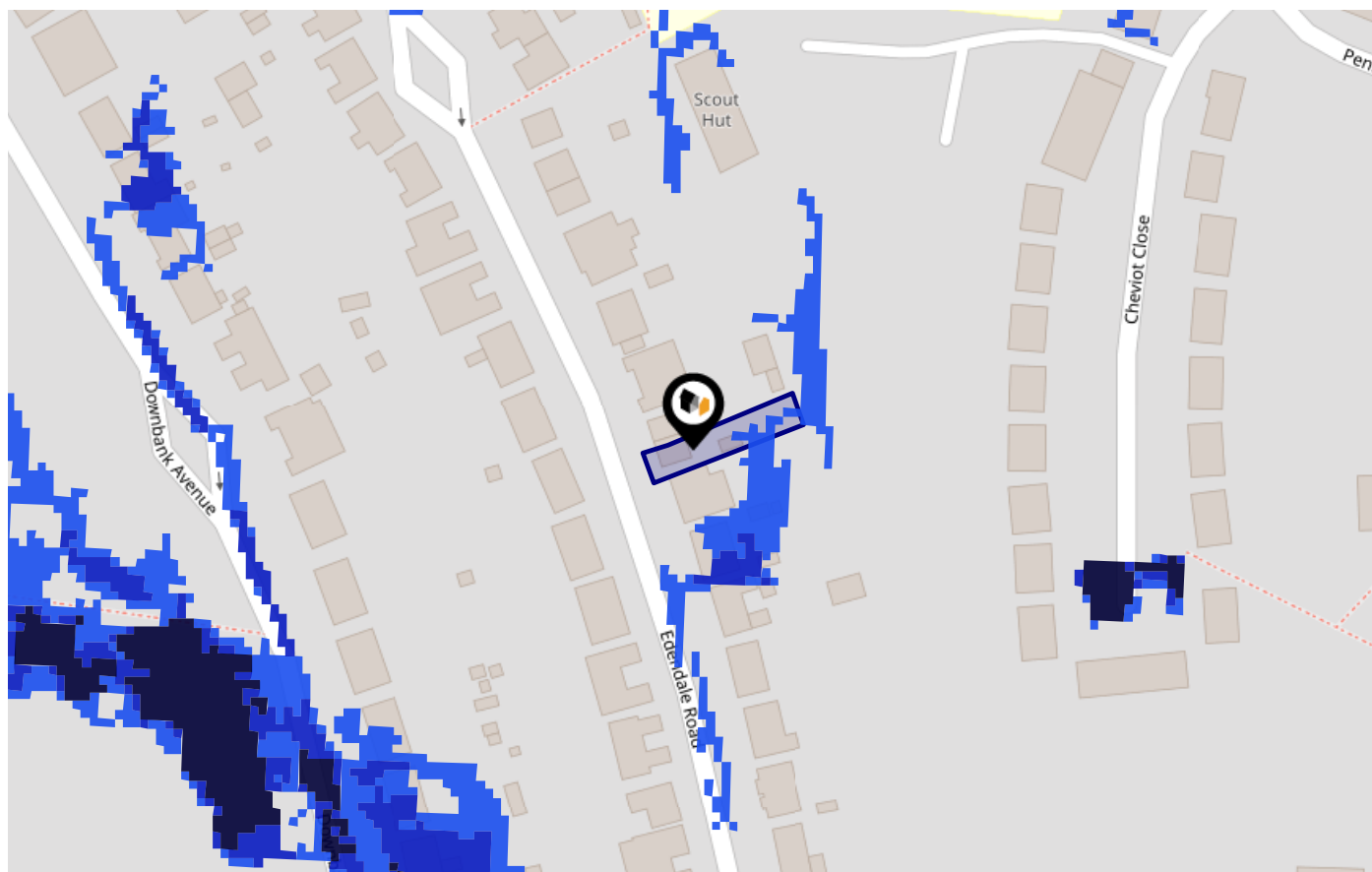
Chance of flooding to the following depths at this property:



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.

-  **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.
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-  **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

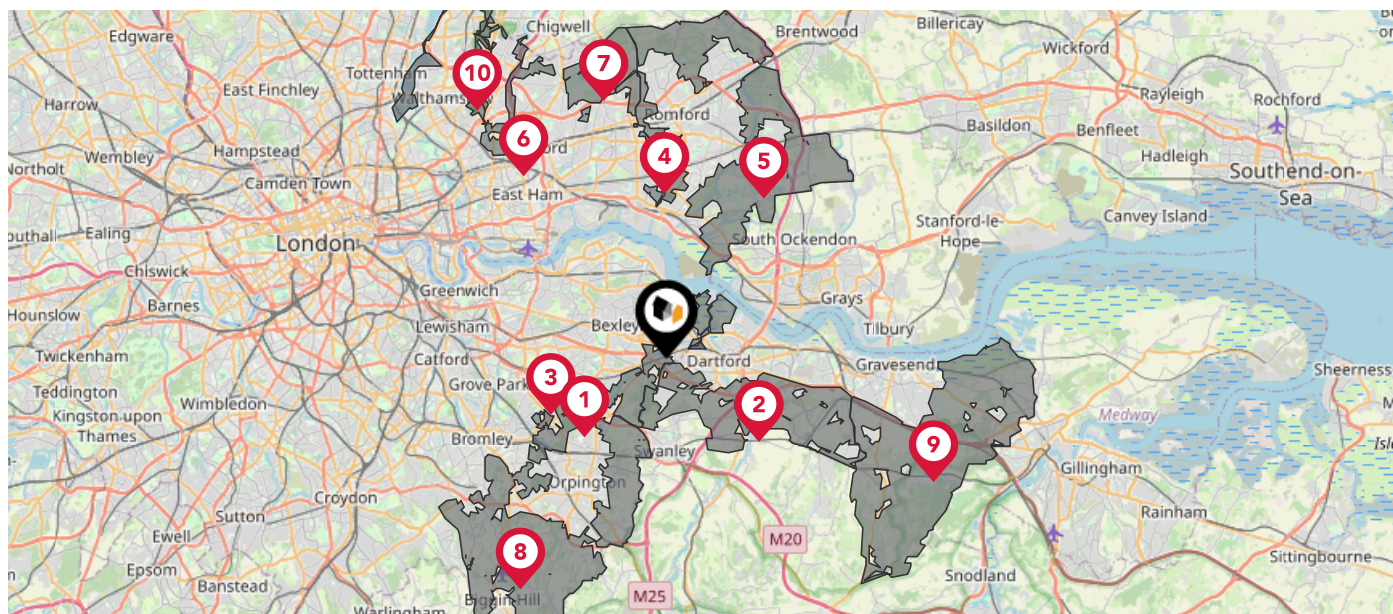
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



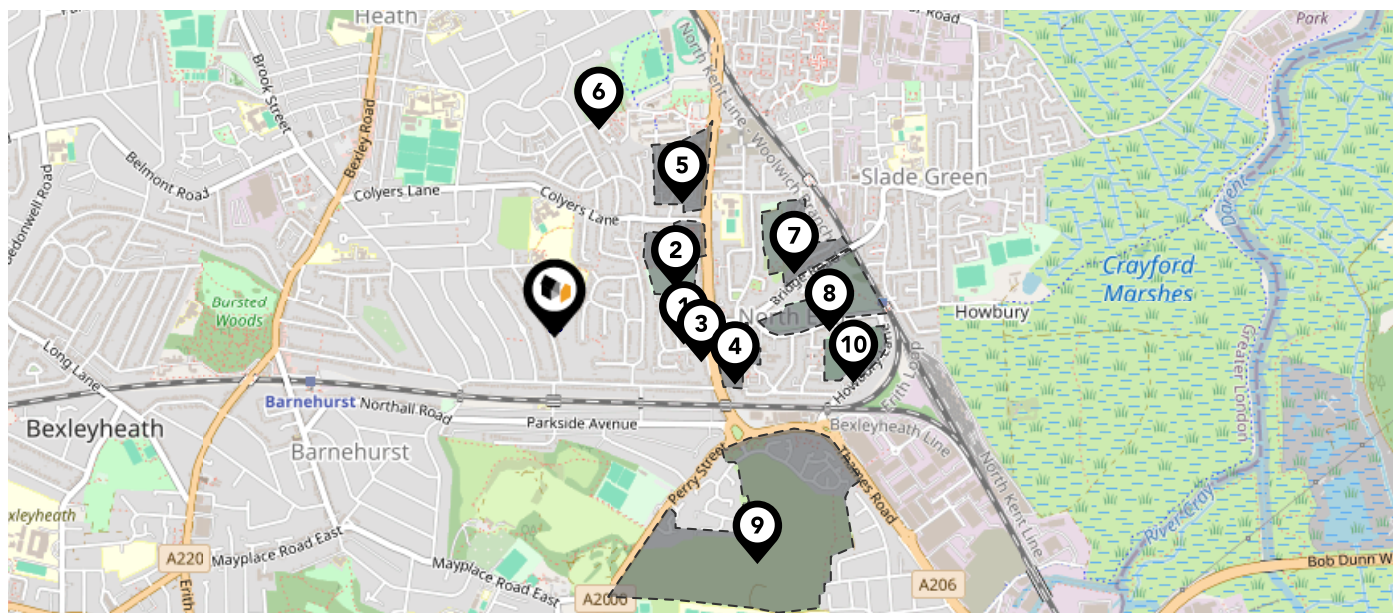
Nearby Green Belt Land

-  London Green Belt - Bexley
-  London Green Belt - Dartford
-  London Green Belt - Greenwich
-  London Green Belt - Barking and Dagenham
-  London Green Belt - Havering
-  London Green Belt - Newham
-  London Green Belt - Redbridge
-  London Green Belt - Bromley
-  London Green Belt - Gravesham
-  London Green Belt - Waltham 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.



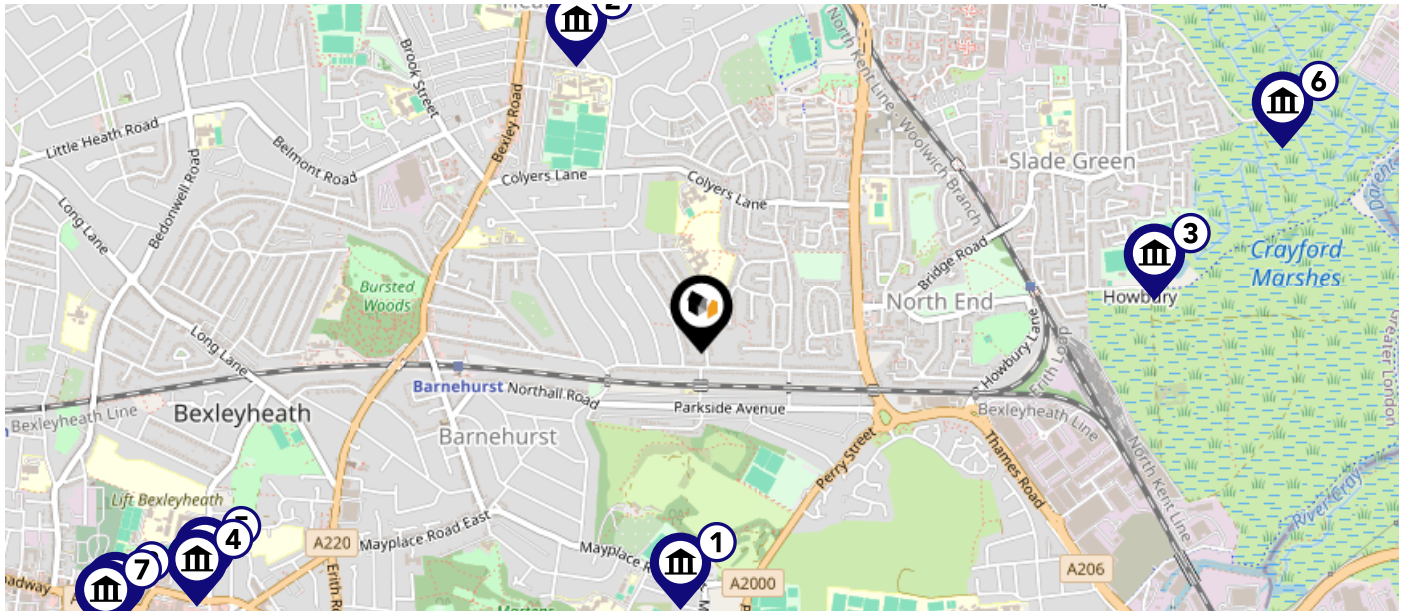
Nearby Landfill Sites

	Chesworth Close-North End, Bexley, London	Historic Landfill	
	Colyers Lane-North End, Bexley, London	Historic Landfill	
	Wessex Drive-North End, Bexley, London	Historic Landfill	
	Bridge Road-North End, Bexley, London	Historic Landfill	
	Myrtle Close-North End, Bexley, London	Historic Landfill	
	Twigg Close-Erith, Bexley, London	Historic Landfill	
	Craydene Road-North End, Bexley, London	Historic Landfill	
	Whitehall Lane-North End, Bexley, London	Historic Landfill	
	Gascoyne Drive-Dartford	Historic Landfill	
	Dale View-North End, Bexley, London	Historic Landfill	

Maps

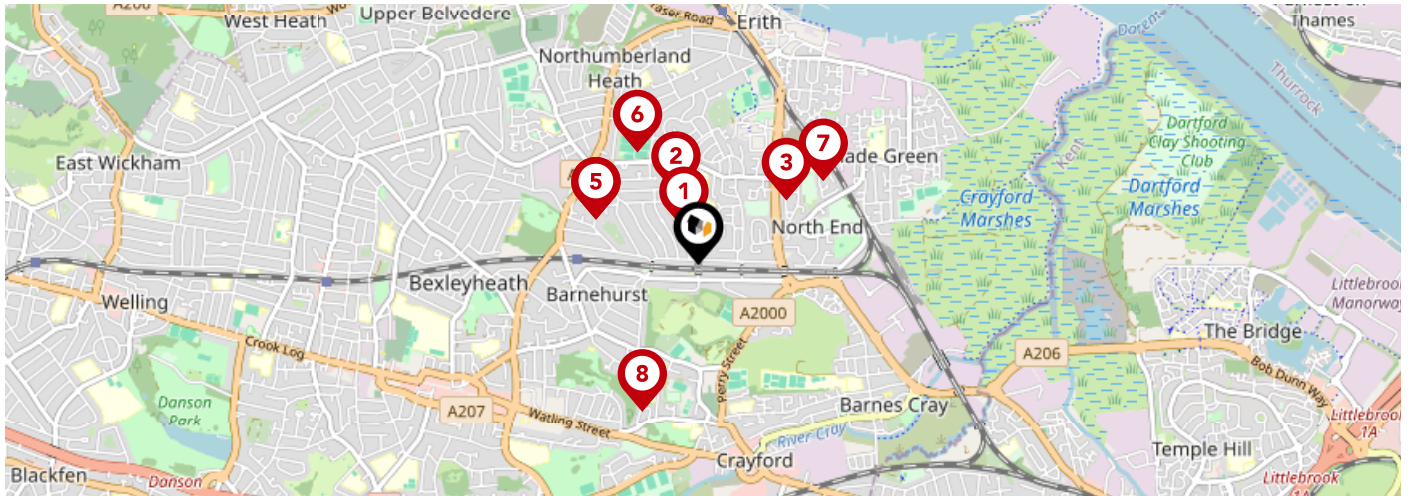
Listed Buildings

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



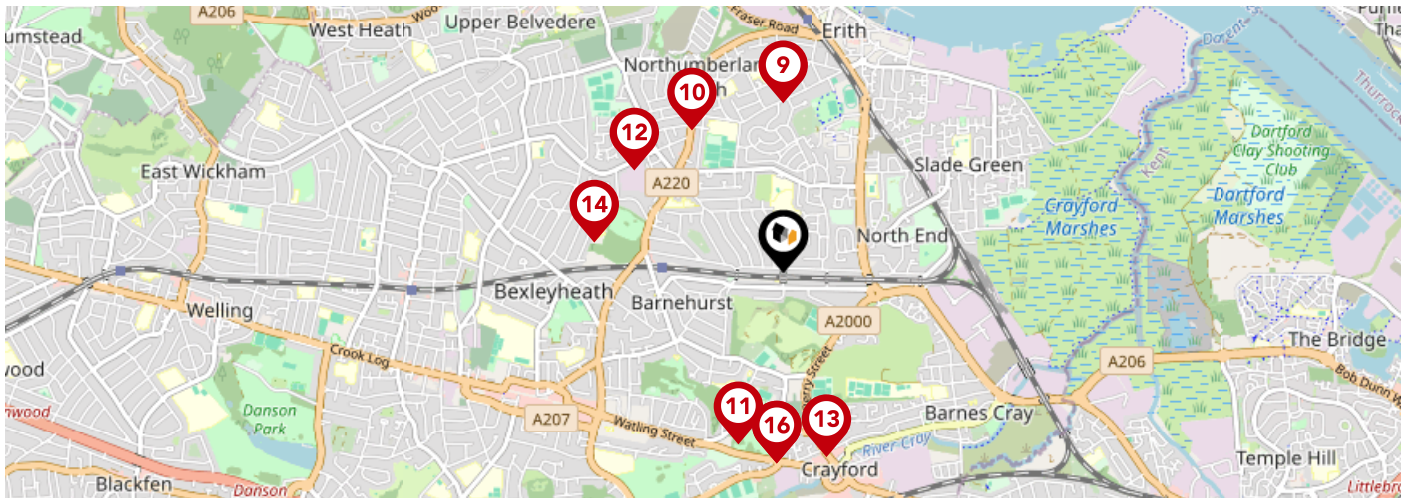
Listed Buildings in the local district		Grade	Distance
	1410311 - Crayford War Memorial In Grounds Of Crayford Manor	Grade II	0.6 miles
	1393267 - The X-ray Department, Formerly The Underground Hospital, Erith And District Hospital	Grade II	0.7 miles
	1064207 - Large Barn At Howbury Farm	Grade II	1.1 miles
	1294681 - Orchard House	Grade II	1.3 miles
	1064209 - Albion Villas	Grade II	1.3 miles
	1393580 - World War II Heavy Anti-aircraft (haa) Battery	Grade II	1.4 miles
	1359404 - Christ Church Parish Church	Grade II	1.5 miles
	1064219 - Christ Church Vicarage	Grade II	1.5 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
	Fairford Academy Barnehurst Ofsted Rating: Good Pupils: 557 Distance:0.17	☐	☒	☐	☐	☐
	Woodside Academy Ofsted Rating: Good Pupils: 199 Distance:0.34	☐	☐	☒	☐	☐
	Peareswood Primary School Ofsted Rating: Good Pupils: 439 Distance:0.5	☐	☒	☐	☐	☐
	Barnehurst Infant School Ofsted Rating: Outstanding Pupils: 229 Distance:0.52	☐	☒	☐	☐	☐
	Barnehurst Junior School Ofsted Rating: Outstanding Pupils: 240 Distance:0.52	☐	☒	☐	☐	☐
	Leigh Academy Bexley Ofsted Rating: Not Rated Pupils: 1042 Distance:0.59	☐	☐	☒	☐	☐
	St. Paul's (Slade Green) Church of England Primary School Ofsted Rating: Good Pupils: 364 Distance:0.69	☐	☒	☐	☐	☐
	Mayplace Primary School Ofsted Rating: Good Pupils: 629 Distance:0.73	☐	☒	☐	☐	☐

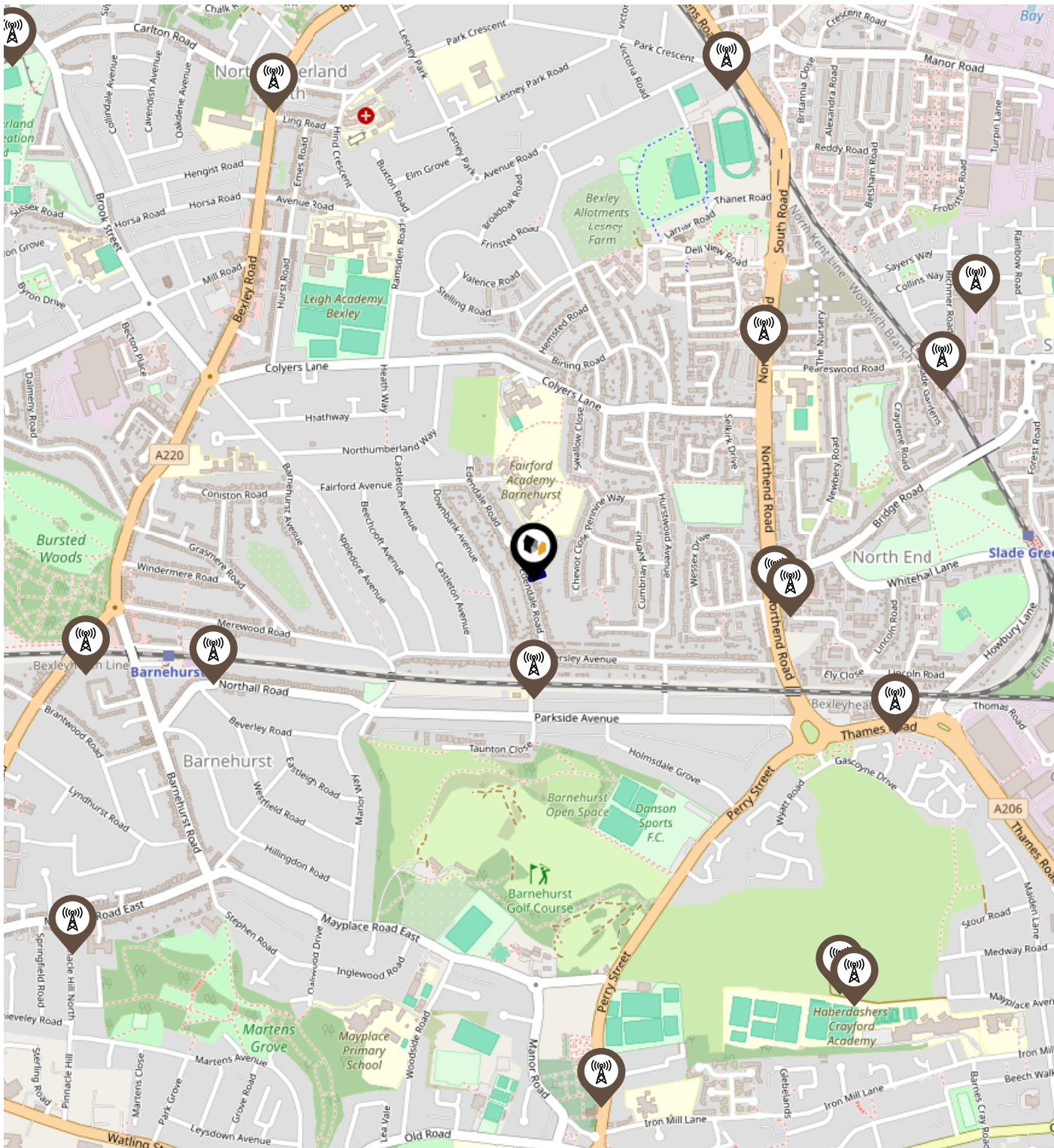
Area Schools



		Nursery	Primary	Secondary	College	Private
	Christ Church (Erith) CofE Primary School Ofsted Rating: Outstanding Pupils: 555 Distance:0.78	☐	☒	☐	☐	☐
	St Fidelis Catholic Primary School Ofsted Rating: Good Pupils: 458 Distance:0.78	☐	☒	☐	☐	☐
	Endeavour Academy Bexley Ofsted Rating: Good Pupils: 82 Distance:0.82	☐	☐	☒	☐	☐
	Northumberland Heath Primary School Ofsted Rating: Good Pupils: 513 Distance:0.83	☐	☒	☐	☐	☐
	St Paulinus Church of England Primary School Ofsted Rating: Good Pupils: 206 Distance:0.87	☐	☒	☐	☐	☐
	Burstled Wood Primary School Ofsted Rating: Good Pupils: 628 Distance:0.88	☐	☒	☐	☐	☐
	St Joseph's Catholic Primary School Ofsted Rating: Good Pupils: 211 Distance:0.89	☐	☒	☐	☐	☐
	Shenstone School Ofsted Rating: Good Pupils: 191 Distance:0.89	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

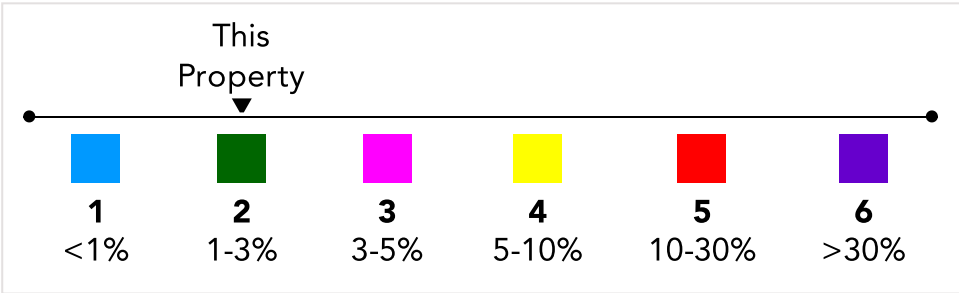
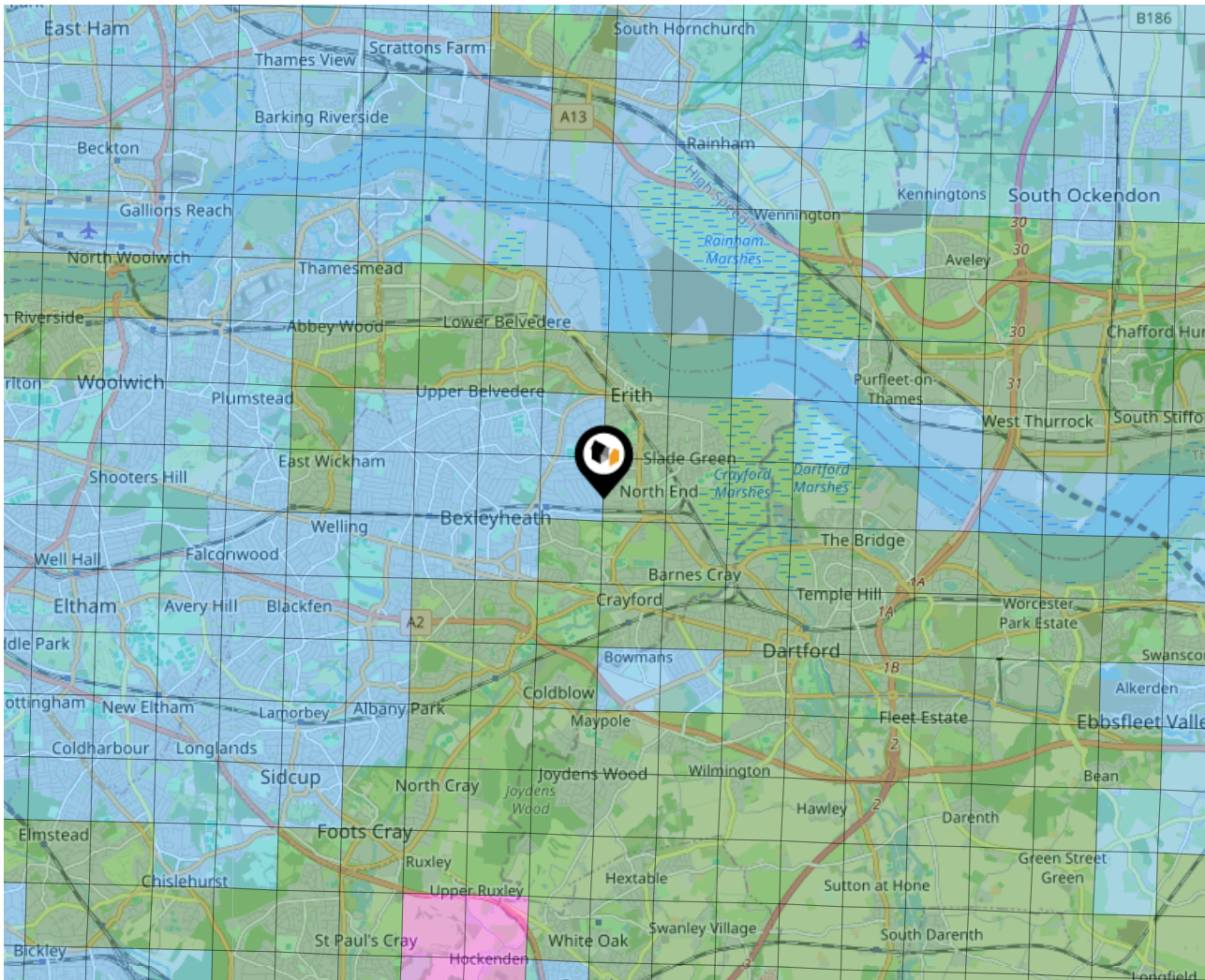


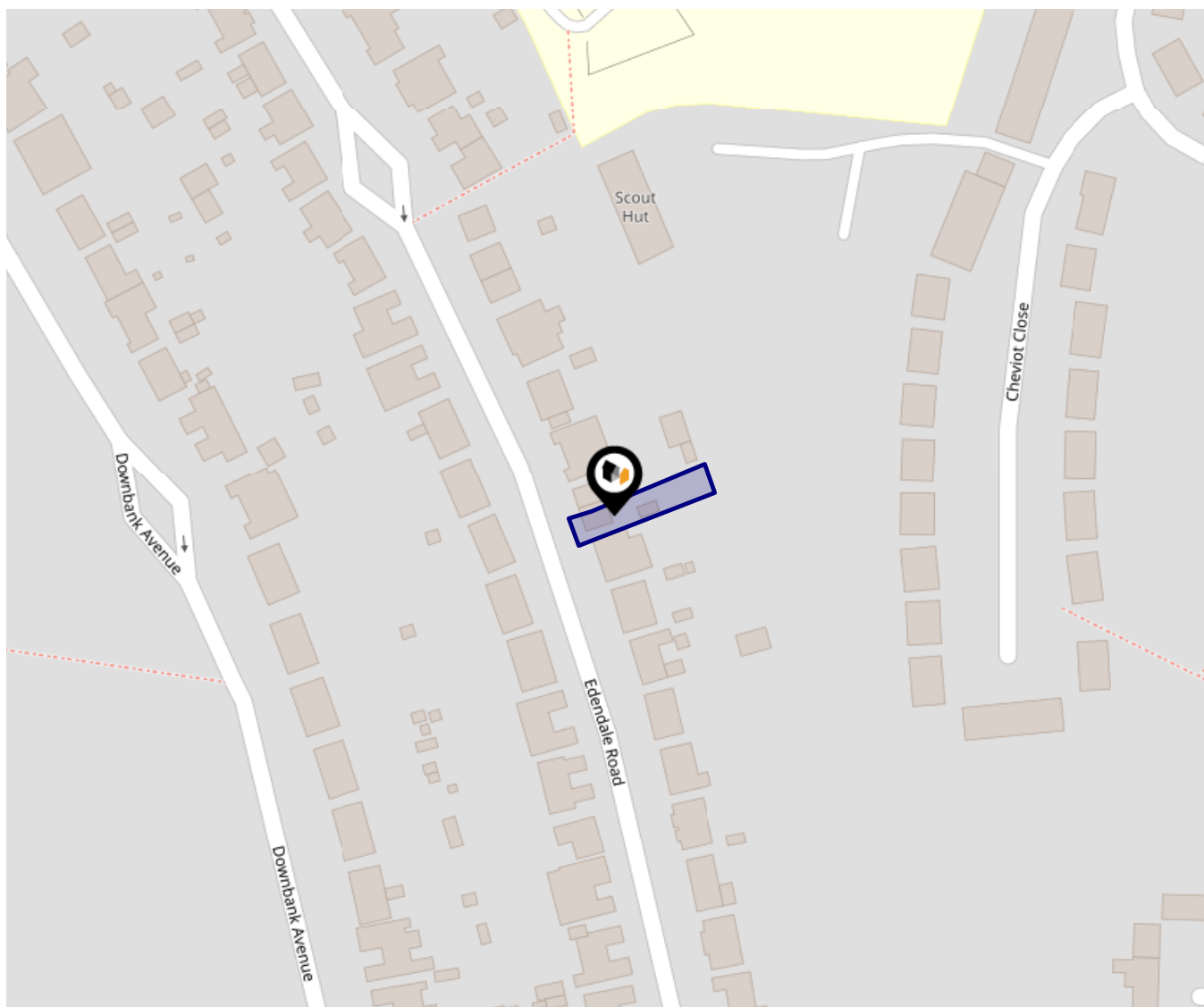
Key:

-  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).





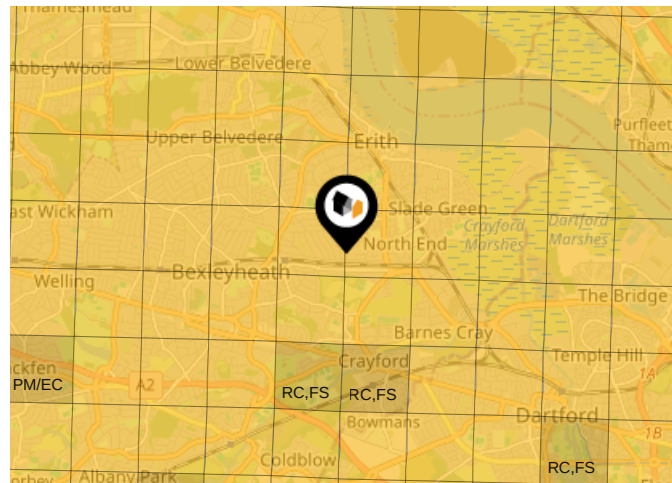
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

Carbon Content:	VARIABLE	Soil Texture:	SAND TO LOAM
Parent Material Grain:	ARENACEOUS	Soil Depth:	DEEP-INTERMEDIATE
Soil Group:	LIGHT TO MEDIUM		

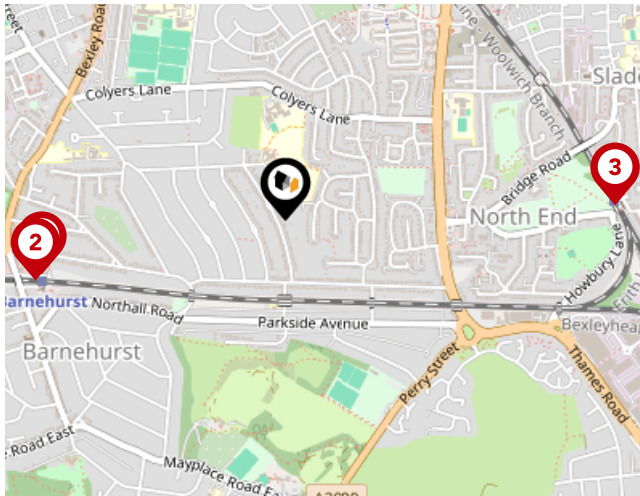


Primary Classifications (Most Common Clay Types)

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

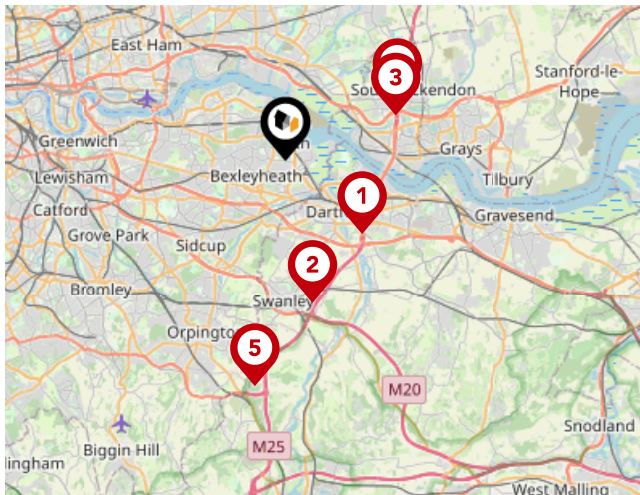
Area

Transport (National)



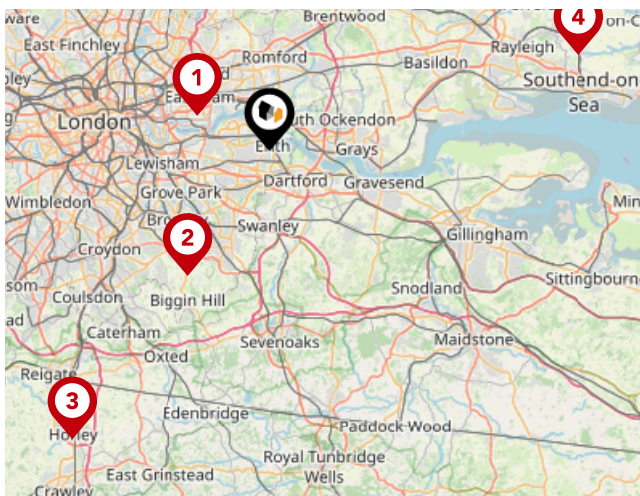
National Rail Stations

Pin	Name	Distance
	Barnehurst Rail Station	0.58 miles
	Barnehurst Station	0.59 miles
	Slade Green	0.76 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M25 J2	3.95 miles
	M25 J3	5.39 miles
	M25 J31	4.41 miles
	M25 J30	4.68 miles
	M25 J4	8.44 miles

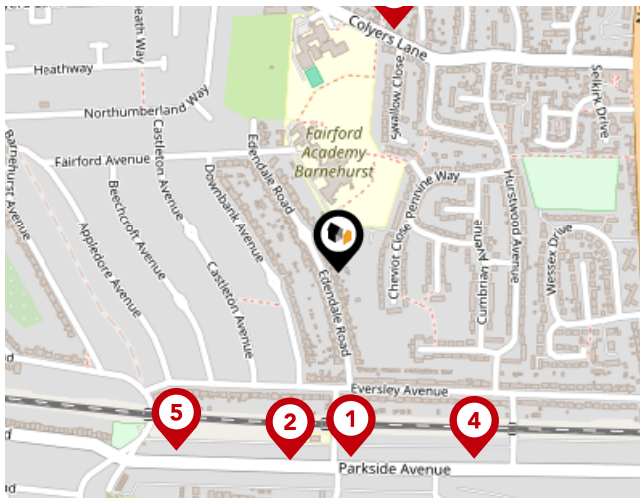


Airports/Helipads

Pin	Name	Distance
	Silvertown	5.86 miles
	Leaves Green	11.05 miles
	Gatwick Airport	25.95 miles
	Southend-on-Sea	23.89 miles

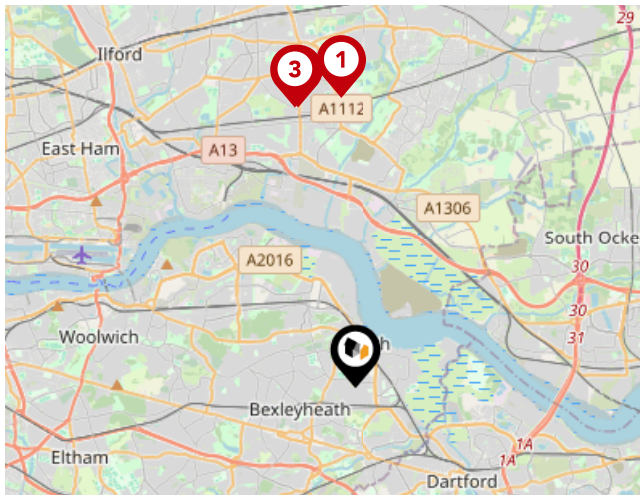
Area

Transport (Local)



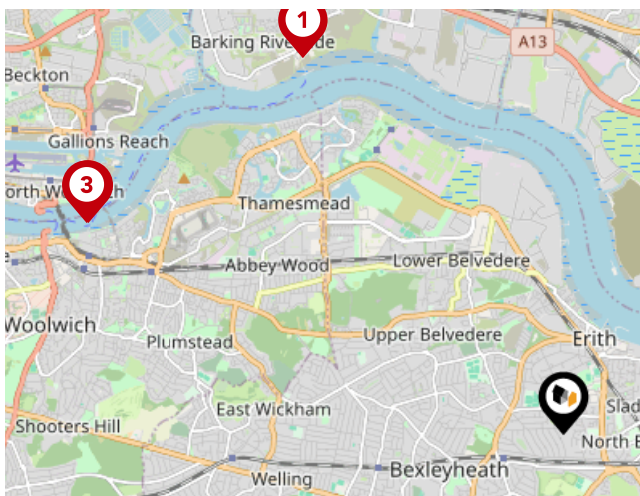
Bus Stops/Stations

Pin	Name	Distance
1	Parkside Cross	0.21 miles
2	Parkside Cross	0.22 miles
3	Colyers Walk	0.29 miles
4	Eversley Cross	0.27 miles
5	Parkside Avenue / Manor Way	0.28 miles



Local Connections

Pin	Name	Distance
1	Dagenham East	5.37 miles
2	Dagenham Heathway	5.3 miles
3	Dagenham Heathway Underground Station	5.3 miles



Ferry Terminals

Pin	Name	Distance
1	Barking Riverside Pier	4.23 miles
2	Woolwich Arsenal Pier	4.82 miles
3	Woolwich Royal Arsenal Pier	4.82 miles



EweMove

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

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

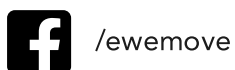


I can't speak highly enough of Kevin. He has a non-pushy, but effective approach. I found the service he and his team provided, from instruction to completion of sale, reliable and effective. I very much recommend EweMove.

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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