



IVERHURST
C L O S E
BEXLEYHEATH



THE PLACE TO HAVE IT ALL

With a welcoming community and speedy transport links, Bexleyheath is hugely popular with families. Its rich history and excellent mix of amenities make it a neighbourhood that offers something for all ages. A place where you can enjoy a laid-back suburban lifestyle, and still be in bustling central London or out in the glorious Kent countryside in under an hour.

AN AFFORDABLE WAY TO BUY

Iverhurst Close sits beside tranquil allotments, between Bexleyheath's vibrant centre and the sweeping, 185-acre Danson Park. We have ten 4-bedroom homes and one 3-bedroom home available to buy at this new community on a shared ownership basis. This makes buying in this dream location more affordable, because you part buy, part rent your home. You can choose to buy more shares later, until you own your home outright.

Stylish, energy efficient homes

Each of these brand-new family homes has an allocated parking space, and a private garden for morning coffees, after-school kickabouts and weekend BBQs.

Finished to a high standard, they feature elegant, modern styling. And the eco-friendly air source heat pumps, photovoltaic panels, mechanical ventilation heat recovery and high-quality insulation should increase energy efficiency and minimise your bills.



COMPUTER GENERATED IMAGE



PERFECT POSITIONING

Bexleyheath sits conveniently between **Welling**, **Sidcup** and **Bexley Village** in zone 5 of London's transport system. It's just a 6-minute cycle or 21-minute walk from Iverhurst Close to Bexleyheath station, where there are direct services to London Bridge, Waterloo East, Cannon Street, Charing Cross and Victoria. As well as trains that go out to Dartford and on to Gravesend in Kent.

With the A2 close by, you also have fast, easy access to Greenwich, the M25, the Dartford Crossing and **Bluemwater Shopping Centre**. In less than an hour, you can be at **Ashford Designer Outlet** and Ashford International for trains to mainland Europe.

A GOOD EDUCATION



Aside from its excellent connections, another big draw to this area is the number of high-quality schools. Bexleyheath boasts two selective state grammar schools, as well as several comprehensives and primary schools with good or outstanding Ofsted ratings. There are also several schools for children with special educational needs. And for little ones aged two to four, the **Enchanted Wood Preschool** is just a six-minute walk from Iverhurst Close.



ENTERTAINMENT FOR ALL AGES

For brunch, lunch and big nights out, there are plenty of choices in Bexleyheath, particularly in the central Broadway area which is just a 10 to 20-minute stroll from Iverhurst Close. Meet for Turkish dishes at **M Kitchen**, Italian fayre at **Stuzzichini** and first-class Indian food at **The Jasmine**. For cocktails and dancing, Blend and Arcadia are favourites. And just a 3-minute walk from Iverhurst Close, is **The Royal Oak** pub with a large outdoor seating area.



Broadway Shopping Centre has a collection of cafés, as well as a cinema and ten-pin bowling centre. For an even wider array of eateries and amenities, you can be at **Bluewater Shopping Centre** within a 12-minute drive. For live entertainment, Bexleyheath's **Edward Alderton Theatre** puts on pantomime, comedies, dramas and more. **Globetrotters Soft Play Centre** keeps tiny tots busy and **Rowhill Grange** and **Utopia Spa**, a 14-min drive away, is the perfect escape for harried parents.



IVERHURST
CLOSE



HERITAGE HOMES

Bexleyheath is renowned for its historic buildings, and just a 6-minute walk from Iverhurst Close is the grade I listed **Red House**. Once at the heart of the UK's arts and crafts movement, this beautiful home is now owned by National Trust and open for tours. Another treasured property nearby is **Hall Place** and Gardens. A 5-minute drive away, it offers free garden entry and hosts events ranging from art exhibitions to farmers' markets and craft fairs.



BLUEWATER SHOPPING CENTRE

SHOPPING FOR MUST-HAVES AND MORE

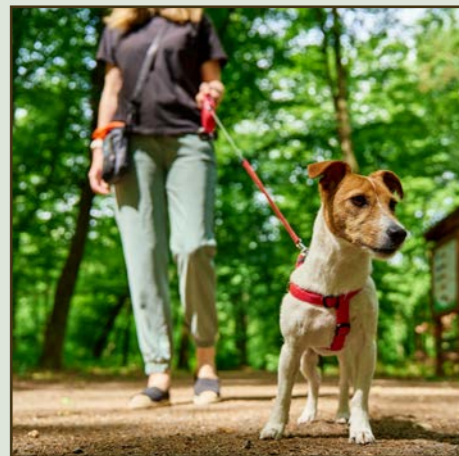
Broadway Shopping Centre sits in Bexleyheath's pedestrianised area and is just a 5-minute drive or 12-minute bus journey from Iverhurst Close. It boasts a variety of high street stores, including Boots, WH Smith, H&M, Smiggle and Pandora.

For a much wider selection of over 260 stores, and late-night shopping Monday to Saturday, **Bluewater Shopping Centre** is a 12-minute drive away. And for everyday essentials, you can walk to a Lonsis in three minutes and there are Asda, Tesco, Sainsbury's, M&S and Lidl supermarkets within a 7-minute drive.



DANSON PARK

Bexleyheath has so much green space to enjoy and the Bexley borough is home to over 100 parks. **Danson Park** is just an 8-minute walk from Iverhurst Close. Surrounding a magnificent Palladian villa, it offers outdoor activities for everyone. At the lake, there's a raft of sessions for kids and adults, including sailing, kayaking, paddleboarding and pedalo hire. There's also a children's splash zone, climbing centre, sports pitches, cafés, restaurants and acres of space for picnicking, dog walking and flying kites.



A WALK IN THE PARK



LESNES ABBEY WOODS

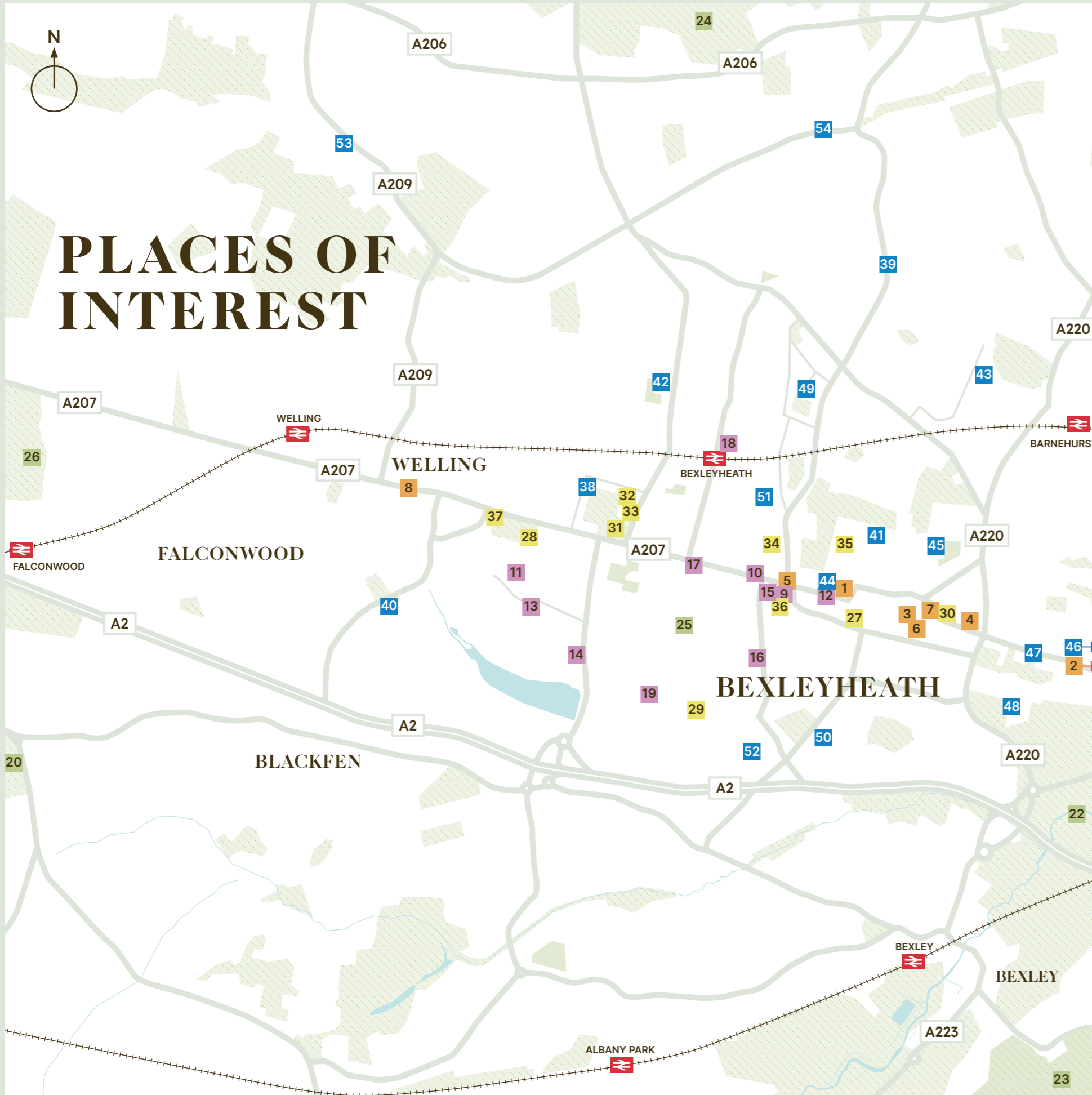
GET SPORTY

On the edge of the park are **Bexleyheath Cricket Club**, **Welling United Football Club** and four public tennis courts. Down the road, a 17-minute walk from Iverhurst Close, is **Crook Log Leisure Centre**, with a swimming pool, gym, sports hall, five-a-side football centre and more. Also next door to that is **Danson Youth Centre**, offering a wide range of activities for kids, including judo, roller skating, trampolining and a skate park.



FRESH AIR AND FUN

For golfers, **Bexleyheath Golf Club** is a 2-minute drive from Iverhurst Close, with a 9-hole course and a thriving clubhouse. Just a 10-minute drive or 17-minute cycle away is the ancient **Lesnes Abbey Woods** with a bike track, trim trail and play area, and activities ranging from fossil digging and woodcarving to yoga and tai-chi.



PLACES OF INTEREST

SHOPPING

- 1 Asda
- 2 Bluewater Shopping Centre
- 3 Broadway Shopping Centre
- 4 Lidl
- 5 Londis
- 6 M&S
- 7 Sainsbury's
- 8 Tesco

FOOD & DRINK

- 9 Arcadia Lounge Bar & Club
- 10 Blend Bar & Grill
- 11 Danson Stables
- 12 Delicio
- 13 Fleur de Thé
- 14 Lakeview Kiosk
- 15 The M Kitchen
- 16 Robin Hood & Little John
- 17 The Jasmine by Spice Nouv-Oh!
- 18 The Kentish Belle Micropub & Bottle Shop
- 19 The Royal Oak

GREEN SPACES & HISTORY

- 20 Avery Hill Park
- 21 Danson Park
- 22 Hall Place and Gardens
- 23 Joyden's Wood
- 24 Lesnes Abbey Woods
- 25 National Trust Red House
- 26 Oxleas Woods

SPORT & LEISURE

- 27 Anytime Fitness Bexleyheath
- 28 Bexleyheath Cricket Club
- 29 Bexleyheath Golf Club
- 30 Cineworld Bexleyheath
- 31 Crook Log Leisure Centre
- 32 Danson Youth Centre
- 33 Edward Alderton Theatre
- 34 Globetrotters Soft Play Centre
- 35 Goals Bexleyheath
- 36 Tenpin Bexleyheath
- 37 Welling United Football Club

EDUCATION

- 38 Aspire Academy Bexley
- 39 Belmont Academy
- 40 Bexley Grammar School
- 41 Bexleyheath Academy
- 42 Brampton Primary Academy
- 43 Bursted Wood Primary School
- 44 Enchanted Wood Preschool
- 45 Pelham Primary School
- 46 Shenstone School
- 47 St Catherine's Catholic School for Girls
- 48 St Columba's Catholic Boys' School
- 49 St Thomas More Catholic Primary School
- 50 Townley Grammar School
- 51 Upland Primary School
- 52 Upton Primary School
- 53 Willow Dene School
- 54 Woodside School

FAST TRAVEL LINKS

Bexleyheath brings everything you need to your doorstep. And when you need to travel, the excellent nearby connections make it really easy.

BY BUS

Bexleyheath benefits from efficient, regular bus services both locally and into London, and there's a bus stop just a 3-minute walk from Iverhurst Close.

BY CAR

Iverhurst Close is a 3-minute drive from the A2, which sweeps in towards central London, out to the M25 and Dartford Crossing and on to Dover.

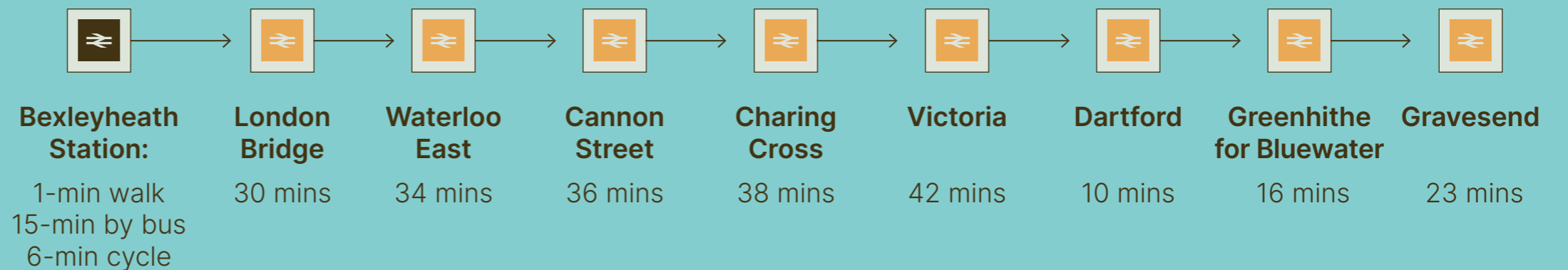
BY PLANE

Approximate drive times from Iverhurst Close to:

- Gatwick Airport** 43 minutes
- Heathrow Airport** 70 minutes
- London City Airport** 31 minutes
- London Stansted** 51 minutes



BY TRAIN



IVERHURST CLOSE



DEVELOPMENT SITE PLAN



4 BED HOUSE

13

123m²

Kitchen/Dining	7.1m x 3.25m
Lounge	3.35m x 4.55m
Bedroom 1/Study	2.2m x 4.34m
Bedroom 2	3.35m x 3.59m
Bedroom 3	4.35m x 2.22m
Bedroom 4	5.1m x 3.25m
En-Suite	1.94m x 1.93m
Bathroom	2.24m x 2.03m



GROUND FLOOR



FIRST FLOOR

W Wardrobe WM Washing Machine DW Dish Washer FF Fridge Freezer S Store

*All measurements shown are taken from their maximum point where applicable.

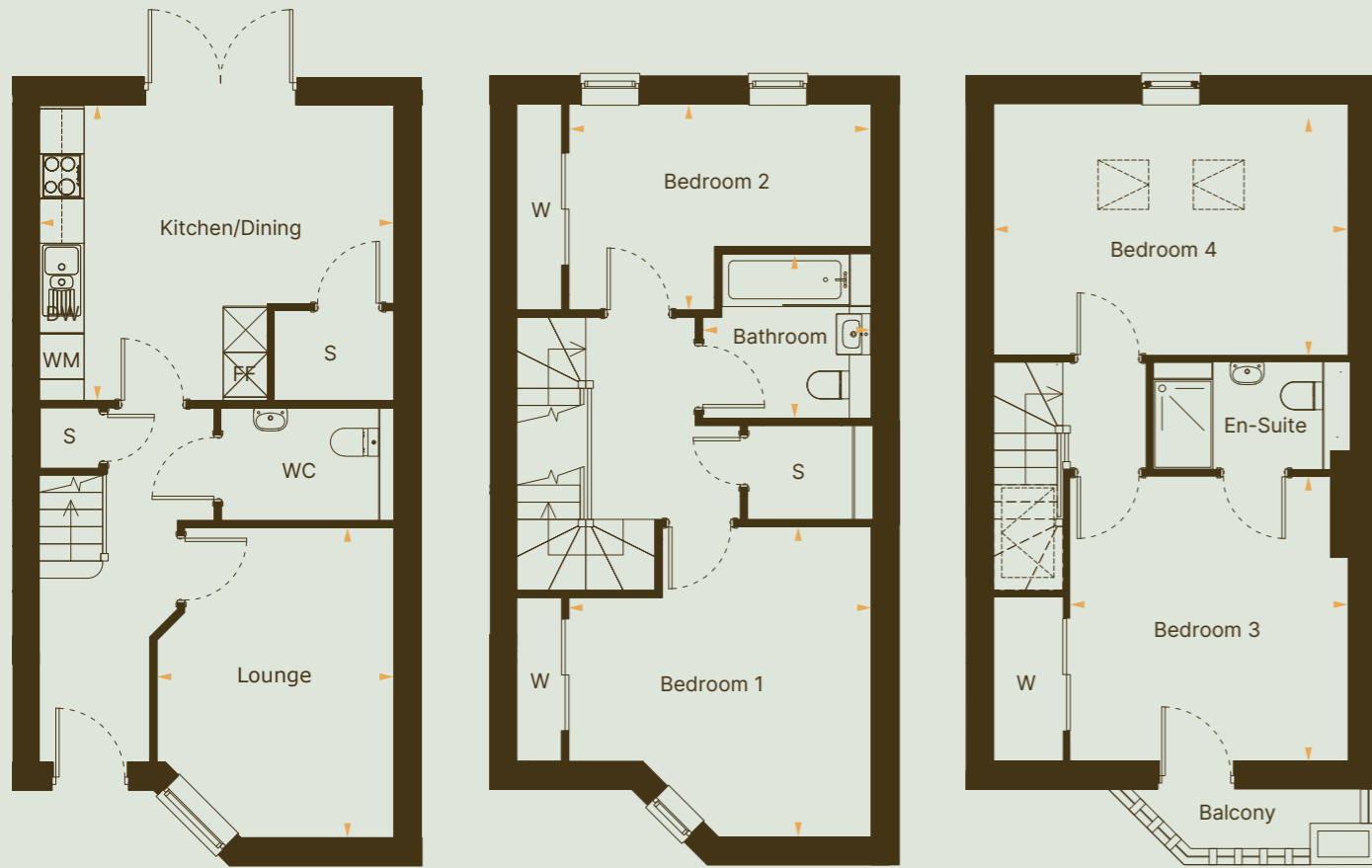


4 BED HOUSE

15

124m²

Kitchen/Dining	3.99m x 4.79m
Lounge	4.19m x 3.20m
Bedroom 1	4.18m x 4.08m
Bedroom 2	2.79m x 4.08m
Bedroom 3	3.84m x 3.76m
En-Suite	1.46m x 2.65m
Bedroom 4	3.40m x 4.79m
Bathroom	2.23m x 2.34m



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

W Wardrobe WM Washing Machine DW Dish Washer FF Fridge Freezer S Store

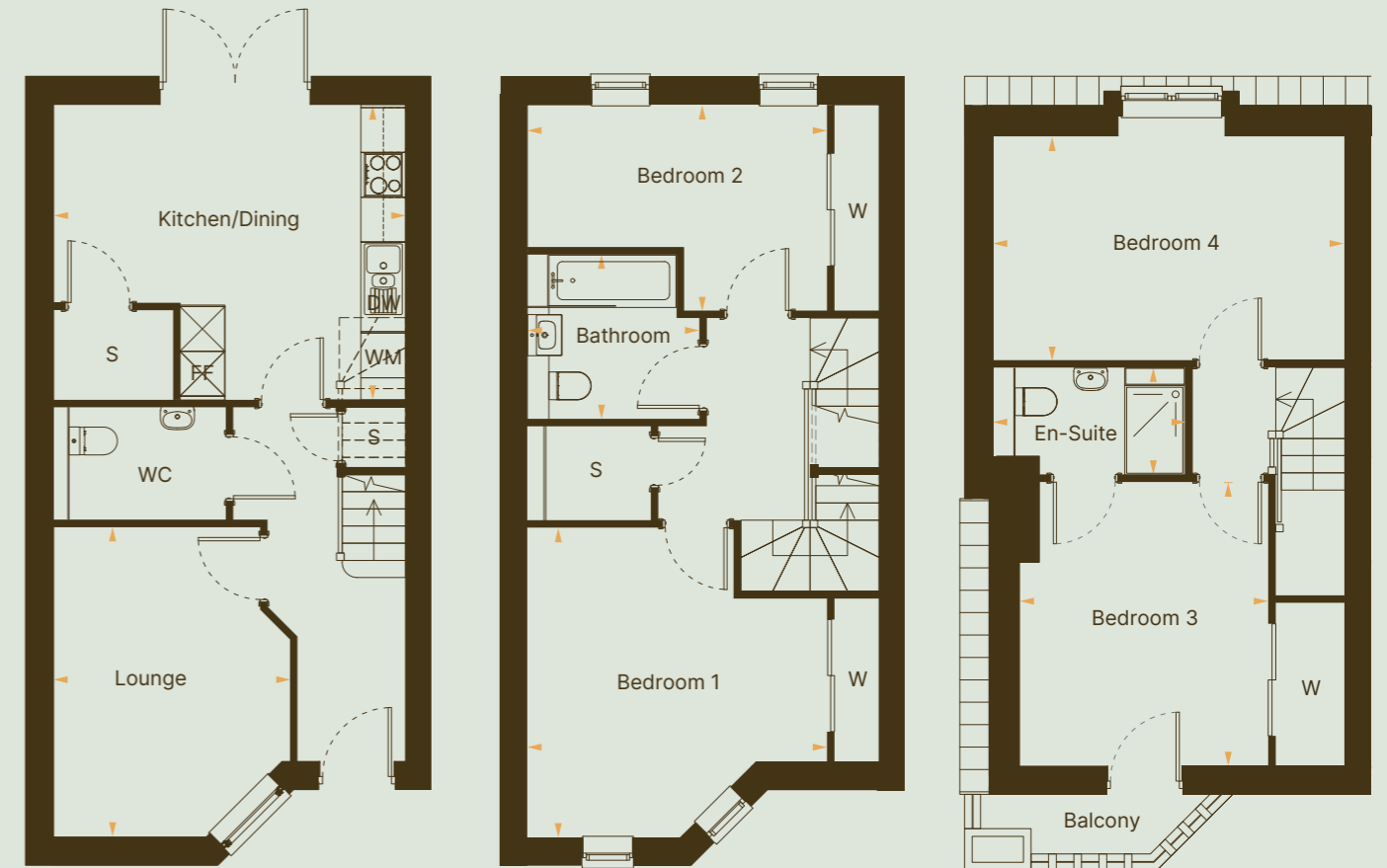


4 BED HOUSE

52

124m²

Kitchen/Dining	3.99m x 4.72m
Lounge	4.19m x 3.20m
Bedroom 1	4.18m x 4.01m
Bedroom 2	2.79m x 4.05m
Bedroom 3	3.84m x 3.72m
En-Suite	1.46m x 2.61m
Bedroom 4	3m x 4.72m
Bathroom	2.23m x 2.34m



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

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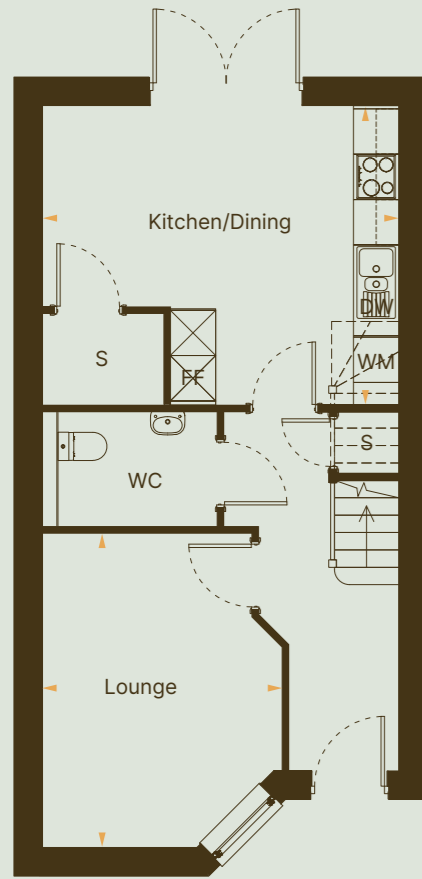


4 BED HOUSE

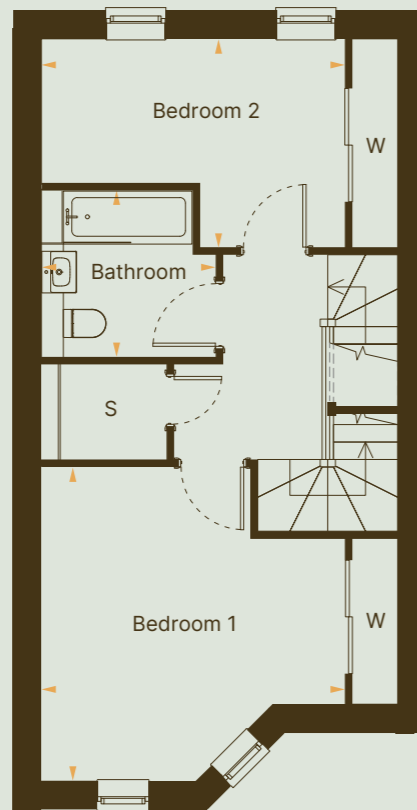
48 & 50

123m²

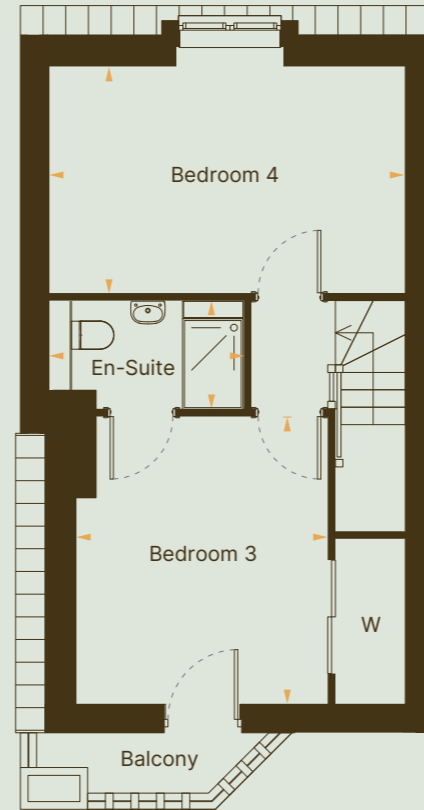
Kitchen/Dining	3.99m x 4.72m
Lounge	4.19m x 3.12m
Bedroom 1	3.9m x 4.01m
Bedroom 2	2.79m x 4.01m
Bedroom 3	3.85m x 3.68m
En-Suite	1.46m x 2.57m
Bedroom 4	3m x 4.72m
Bathroom	2.23m x 2.34m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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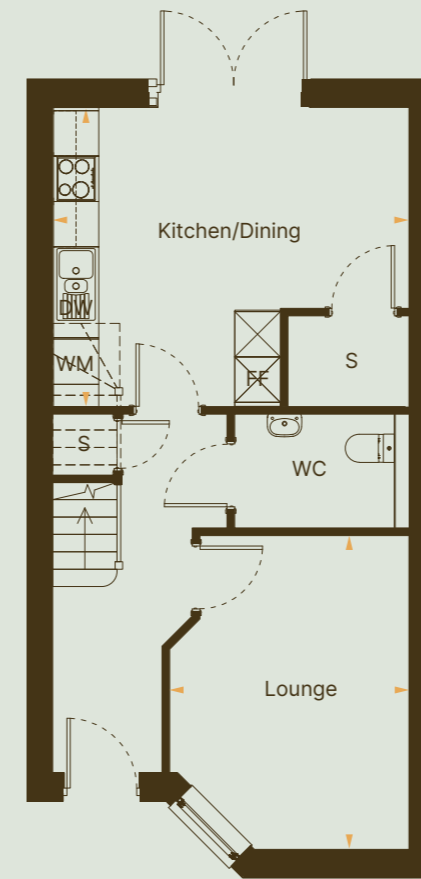


4 BED HOUSE

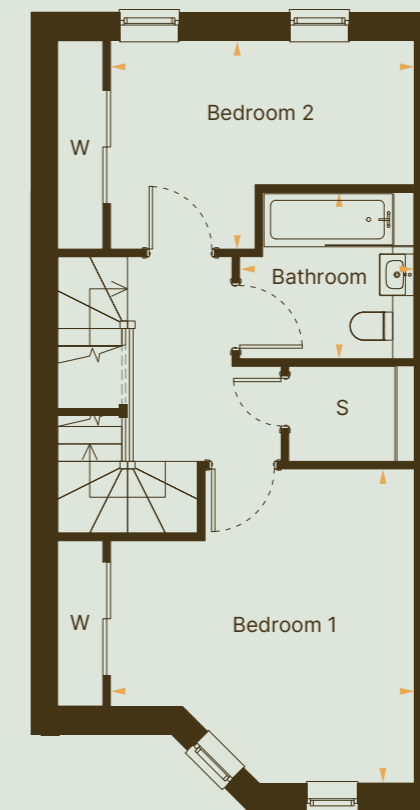
40,42,44,46

125m²

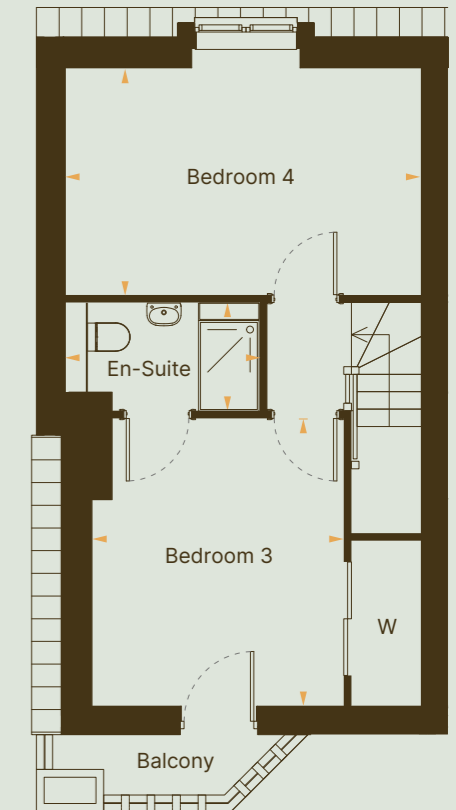
Kitchen/Dining	3.99m x 4.76m
Lounge	4.19m x 3.20m
Bedroom 1	4.18m x 4.05m
Bedroom 2	2.79m x 4.05m
Bedroom 3	3.84m x 3.72m
En-Suite	1.46m x 2.61m
Bedroom 3	3m x 4.76m
Bathroom	2.23m x 2.34m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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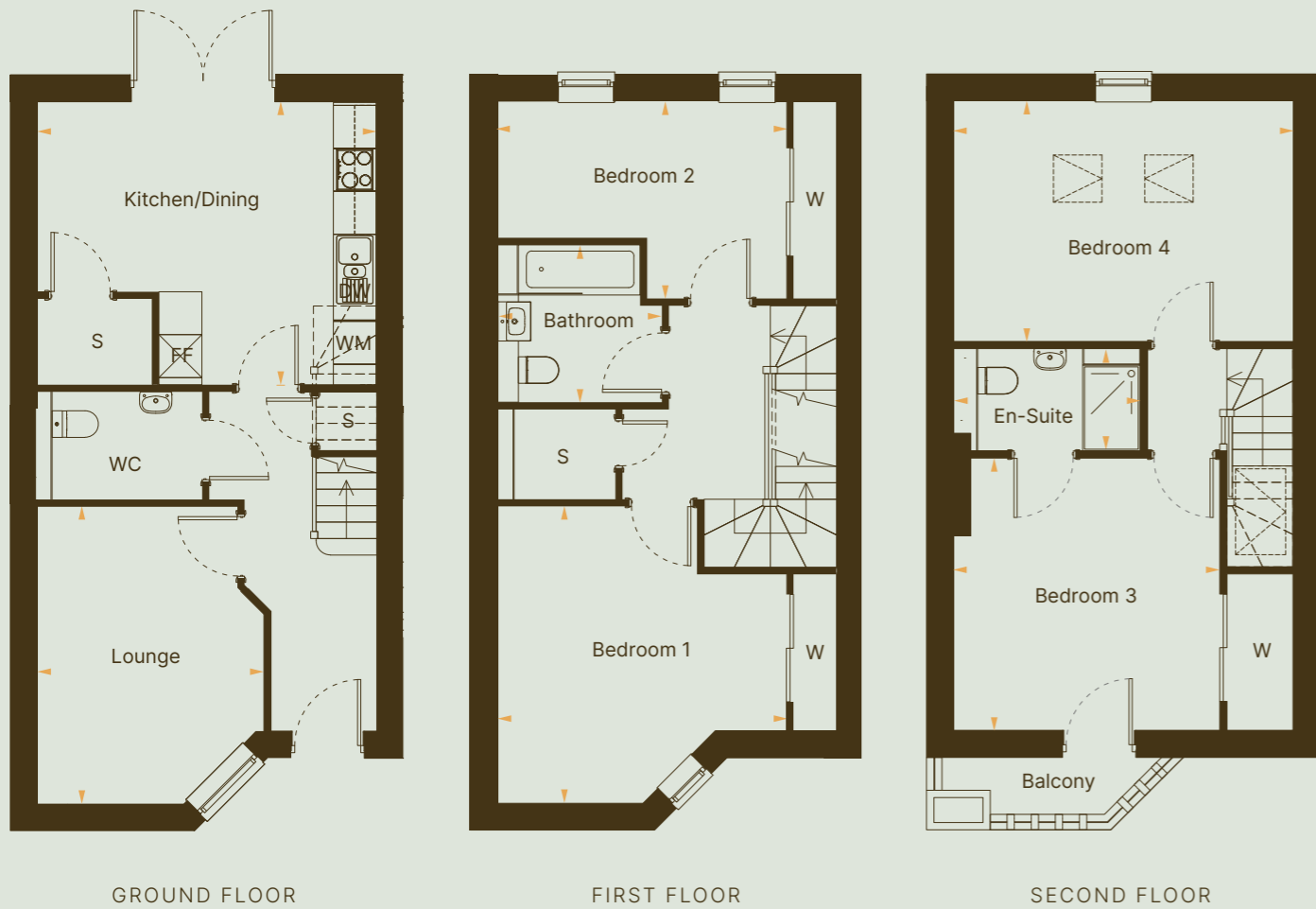


4 BED HOUSE

38

124m²

Kitchen/Dining	3.99m x 4.79m
Lounge	4.19m x 3.20m
Bedroom 1	4.18m x 4.08m
Bedroom 2	2.79m x 4.08m
Bedroom 3	3.84m x 3.63m
En-Suite	1.46m x 2.65m
Bedroom 4	3.40m x 4.79m
Bathroom	2.23m x 2.34m



GROUND FLOOR

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3 BED HOUSE

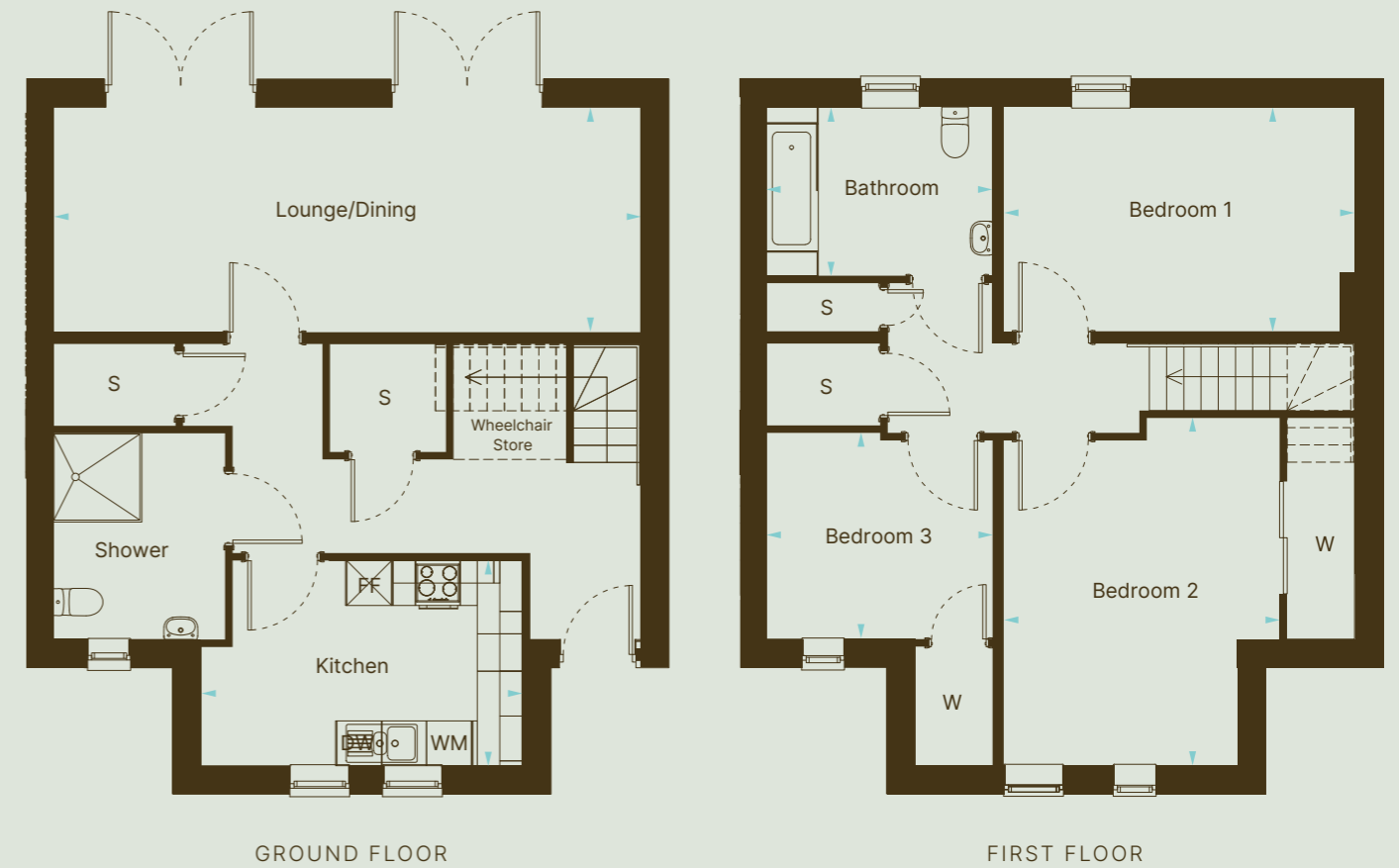
36

123m²



WHEELCHAIR ACCESSIBLE

Kitchen	2.78m x 3.90m
Lounge/Dining	3.05m x 7.91m
Bedroom 1	3.05m x 4.73m
Bedroom 2	4.68m x 3.72m
Bedroom 3	2.79m x 3.07m
Bathroom	2.29m x 3.07m



GROUND FLOOR

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SPECIFICATION

KITCHEN

- Symphony New York gloss pearl grey units
- Bianco Carrara worktop and upstand
- Bianco Carrara splashback
- 1.5-bowl undermounted sink with mixer tap
- Bosch integrated single oven
- Bosch integrated induction hob
- Bosch integrated cooker hood
- Hotpoint integrated dishwasher
- Hotpoint integrated fridge freezer
- Hotpoint integrated washer/dryer

BATHROOM

- White bath with glass screen
- Bath shower mixer tap
- Tiled bath screen
- White semi-recessed sink with mixer tap
- White toilet with concealed cistern and soft-closing seat
- Chrome towel radiator
- Beige wall tiles and floor tiles

FLOORING

- Engineered wood flooring downstairs
- Carpet upstairs

HEATING

- Air source heat pump system

INTERNAL PAINTWORK

- White satin woodwork
- White matte walls

WINDOWS & DOORS

- Blue entrance door
- Grey external window frames
- White internal doors
- Satin chrome ironmongery
- Built-in wardrobes with mirrored doors and grey frames
- White door fronts to other wardrobed areas

Hexagon

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