



# Thistlefield Place

## BEXLEY

Thistlefield Close  
Bexley DA5 3GJ

[thistlefieldplace-bexley.co.uk](http://thistlefieldplace-bexley.co.uk)



CGIs are illustrative and may be subject to changes.

A collection of six beautifully-crafted homes, nestled in a calm crescent in Bexley, with a choice of both semi-detached and detached options.





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# Area Guide

Nestled in south east London, Bexley has retained its historical charm and village feel. Home to quaint town centres and an abundance of green spaces, it is a popular area for those looking to enjoy a more relaxed pace of life while still being within easy reach of the city.

Having easy routes to both central London and the Kent countryside, Bexley is an all-rounder. It is also known for its collection of independent shops, as well as being the home of the Broadway Shopping Centre. The Bluewater Shopping Centre is also close by, and can be reached in under 15 minutes by car.

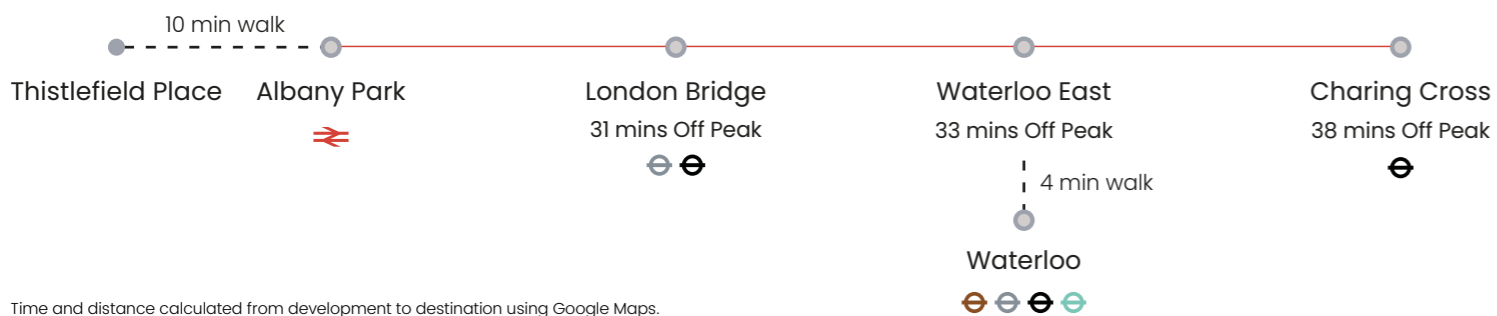
## Travel

Albany Park station is a ten-minute walk from Thistlefield Place, and is serviced by Southeastern Railway. Regular services run to Charing Cross via London Bridge and Waterloo East in around 35 minutes.

There are also several bus routes which run to nearby Bexleyheath and Erith, as well as the Bluewater Shopping Centre in Kent.

If you are driving, the M25 is only 10 minutes away, and can be accessed via the A2 which is a 4-minute drive from Thistlefield Place.

London City Airport is an hour away via public transport, or half an hour by car. Heathrow, Gatwick, and Stansted Airports are all within an hour's drive.



## Green Spaces

- Bexley Woods  
0.5 miles
- Bexley Allotments - Valentine Avenue  
0.5 miles
- Riverside Walk  
0.7 miles
- Abbeyhill Park  
0.7 miles
- Bexley Playing Field  
0.8 miles
- Danson Park  
1.1 miles
- Foots Cray Meadows  
1.3 miles
- Joyden's Woods  
3.9 miles



## Supermarkets & Shops

- Deo's Local  
0.3 miles
- Co-op Food Albany Park  
0.4 miles
- Little Waitrose At Shell Blendon  
1.0 mile
- Bexley Express  
1.2 miles
- Kent Supermarket  
1.7 miles
- Asda Bexleyheath Crook Log Supermarket  
1.7 miles
- Asda Bexleyheath Superstore  
1.7 miles
- Broadway Shopping Centre  
1.7 miles





## Cafés

Monty's Cafe  
0.3 miles

Caffecinos  
0.4 miles

Merlinda's Cafe  
1.0 mile

Boulangerie Jade  
1.2 miles

Costa Coffee  
1.3 mile

Greys Tea & Coffee House  
1.2 miles

Chinchins Coffee House  
1.7 miles

## Restaurants

The Anchor  
0.3 miles

Ruchi Indian Restaurant  
0.4 miles

The Three Blackbirds  
0.9 miles

Ferraris Italian Restaurant  
1.1 miles

Melucci's Italian Deli  
1.2 miles

Bexley Kitchen  
1.3 miles

Old Bexley Greek Taverna  
1.3 miles

Bexleyheath Brewers Fayre  
1.6 miles

Masala Inn  
1.6 miles

Signature Restaurant  
1.6 miles

Delicio  
1.7 miles

The Jasmine by Spice Nouv-oh  
1.7 miles

Tom Bells  
1.7 miles

Toby Carvery  
1.9 miles

Zizzi  
1.9 miles

## Area Guide



## Pubs & Bars

Silver Fox Micro Pub  
0.3 miles

The Albany  
0.4 miles

Tanyard Lane Bar & Kitchen  
1.1 miles

The Kings Arms  
1.7 miles

The Prince Albert  
2.0 miles

Horse & Groom Pub  
3.2 miles

## Entertainment

Gallery No. 32  
1.2 miles

National Trust Red House  
1.5 miles

Old Bexley Equestrain Centre  
1.6 miles

Cineworld Cinema Bexleyheath  
1.9 miles

Hall Place and Gardens  
2.1 miles

Jams Owls Experience  
2.1 miles



The Red House, photo by Tony Hisgett ©





Fourteen schools in Bexley are rated as outstanding by Ofsted, including Townley Grammar School.



## Schools

### PRIMARY

- Hurst Primary School  
0.2 miles
- Bubbles Nurseries Bexley  
0.3 miles
- Royal Park Primary School  
1.0 mile
- Crook Log Primary School  
1.9 miles
- Upland Primary School  
1.9 miles
- Pelham Primary School  
2.1 miles
- Brampton Primary Academy  
2.5 miles
- Grace's Day Nursery  
2.6 miles

### SECONDARY

- Chislehurst and Sidcup Grammar School  
1.0 mile
- Townley Grammar School  
1.2 mile
- Beths Grammar School  
1.5 miles
- St Catherine's Catholic School  
2.1 miles
- Harris Academy Falconwood  
2.7 miles
- Haberdashers' Aske's Crayford Academy  
3.5 miles

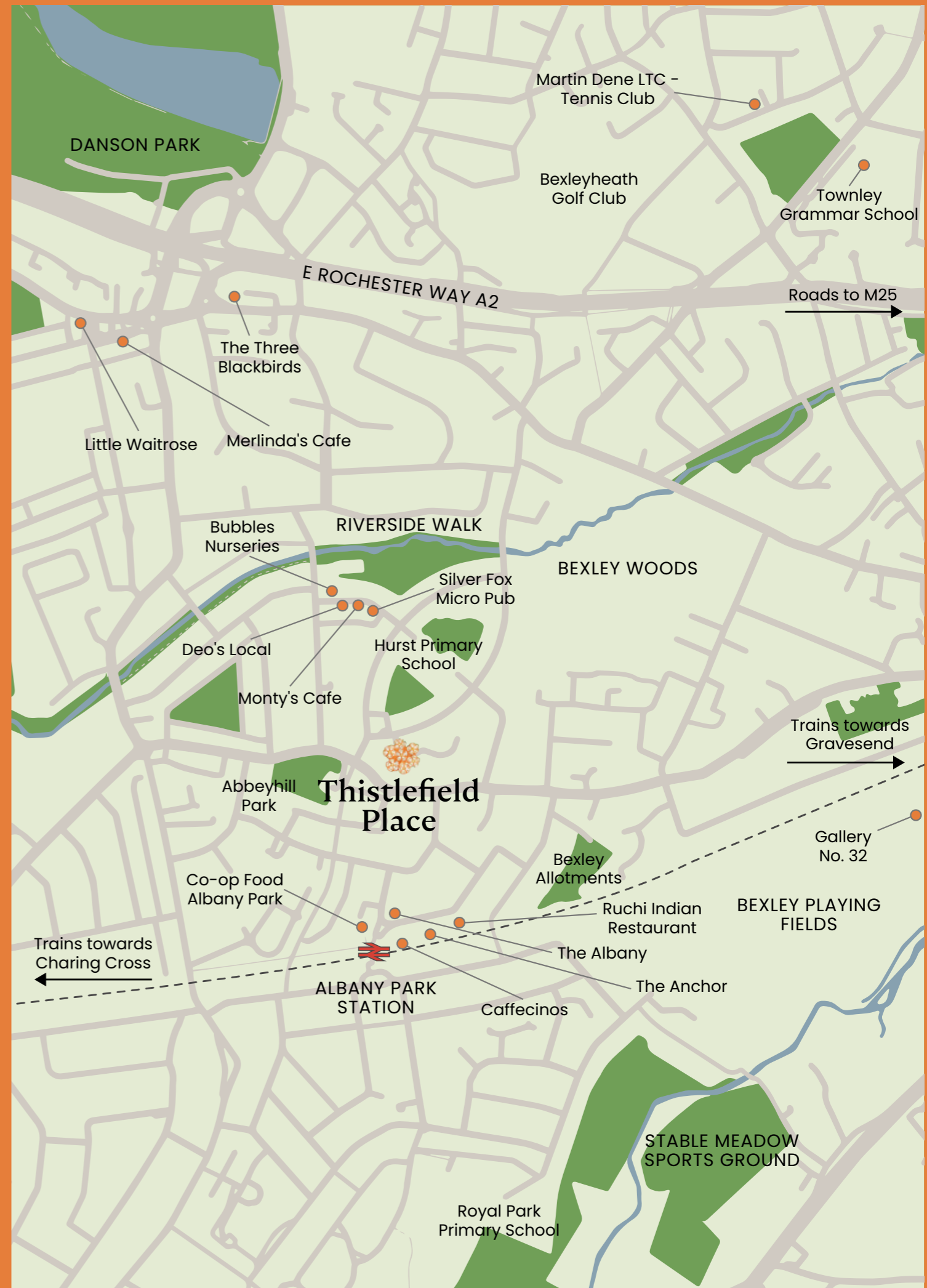


## Gyms

- Anytime Fitness Bexleyheath  
1.6 miles
- The Gym Group  
1.6 miles
- Better Gym  
1.7 miles
- David Lloyd Sidcup  
2.0 miles

## Sports & Leisure

- |   |  |
|---|--|
| Martin Dene LTC - Tennis Club<br>1.2 mile               | Mount Mascall Stables<br>1.9 miles         |
| Bexleyheath Golf Club<br>1.3 miles                      | Reynolds Health Spa<br>2.6 miles           |
| Bexley Lawn Tennis, Squash, and Racketball<br>1.4 miles | Birchwood Golf & Country Club<br>4.2 miles |
| Sidcup Golf Club<br>1.7 miles                           | Rowhill Grange Spa<br>5.4 miles            |



# Specification



## Kitchens

- Sage green shaker style kitchen units
- LED lighting under wall units
- Nickel cup handles
- Light coloured quartz worktop and upstand
- Bosch hob and oven
- Integrated fridge/freezer, extractor fan and dishwasher
- Nickel tap
- Ceramic butler sink

## Bathrooms

- Green metro tiled feature wall
- Ivory floor and wall tiles
- Vanity unit cabinet with basin
- Wall hung WC pan
- Brushed brass taps and mixers
- Heated towel rail
- Mirrored cabinet with shaver socket
- Bath with glazed screen

## Ensuites

- Chevron effect feature wall tiles
- Ivory floor and wall tiles
- Wall hung basin
- Wall hung WC pan
- Brushed brass taps and mixers
- Heated towel rail
- Wall hung mirror
- Shower with glazed screen

## Paint finishes

- Walls and ceilings in white
- Skirting and architraves in white

## Internal Doors

- Single panelled door
- Stainless steel ironmongery

## General

- Freestanding washing machine in storage cupboard
- Engineered wood flooring to ground floor
- One wall panelled in living room
- One wall panelled in downstairs WC
- Downstairs WC basin on brushed brass legs and wall hung toilet
- Carpet to stairs, landings and all bedrooms
- Stainless steel switches and sockets
- Radiators throughout
- Electric under floor heating mat in bathrooms and ensuites
- White downlights in kitchen, hallways and bathrooms
- Pendant light outlets in living rooms of houses 35 and 36
- Pendant light outlets in all bedrooms
- Connection points ready for satellite/BT/ Terrestrial TV & radio in living rooms and master bedrooms
- Ring doorbell to the front of each house
- Electric boiler and hot water mega flow cylinders in each house
- Ready for EV charging point

## Externals

- External wall lights
- Power socket to each garden
- Personal parking space outside each house

## Building Standard & Warranty

- Advantage 10 years home warranty



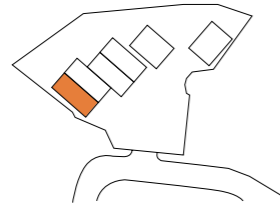
Specifications may vary during build and according to availability. All details contained within the sales information are correct at the time of production. However, in the interest of continuous improvement and to meet market conditions the builder reserves the right to modify plans, exteriors, specification and products without notice or obligation. Actual usable floorspace may vary from stated floor area, any CGIs depicted are an artist's concept of the completed building and/or its interiors only. The content within these particulars may not be current and can change at any time without notice.

CGIs are illustrative and may be subject to changes.

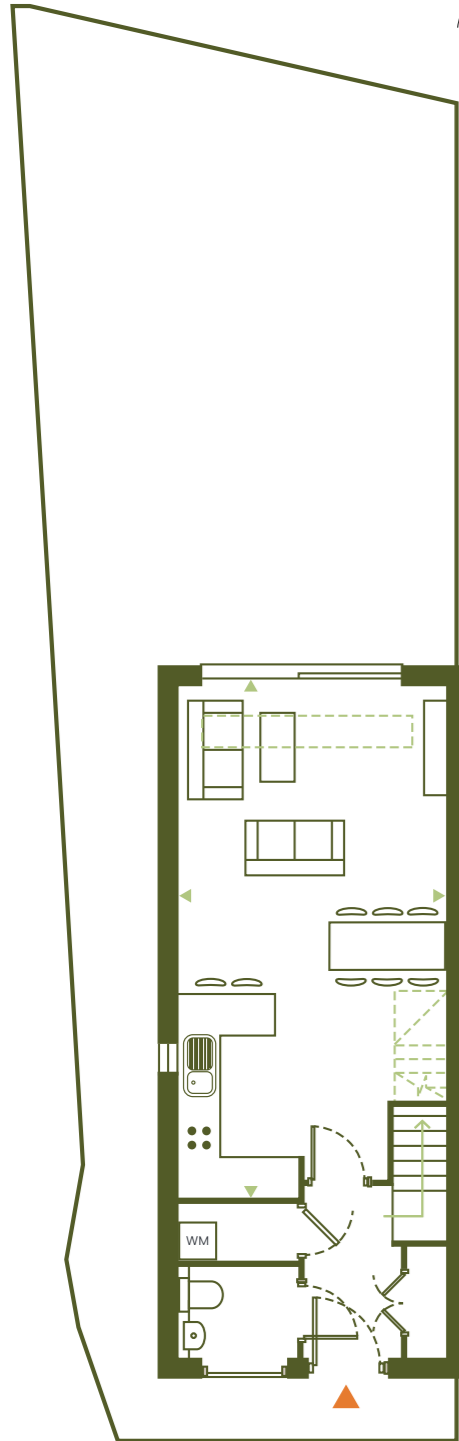
### House 31 The Willows

110.5 sqm / 1189 sqft  
3 Bedrooms  
2 Bathrooms

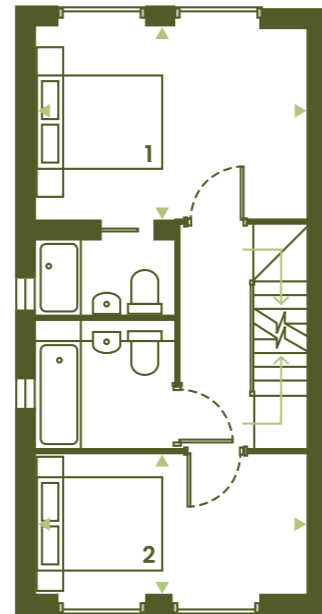
Site Plan



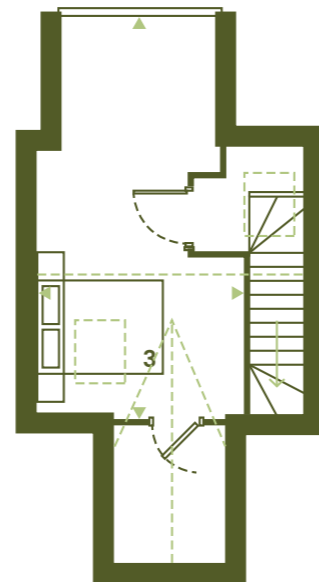
Lounge/Dining/Kitchen	4.2 x 8.1 m
Bedroom 1	3.1 x 4.2 m
Bedroom 2	2.2 x 4.2 m
Bedroom 3	6.3 x 3.3 m
Garden	89.7 sqm
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Total	110.5 sqm
	1189 sqft



GROUND FLOOR



FIRST FLOOR



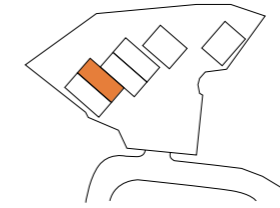
SECOND FLOOR



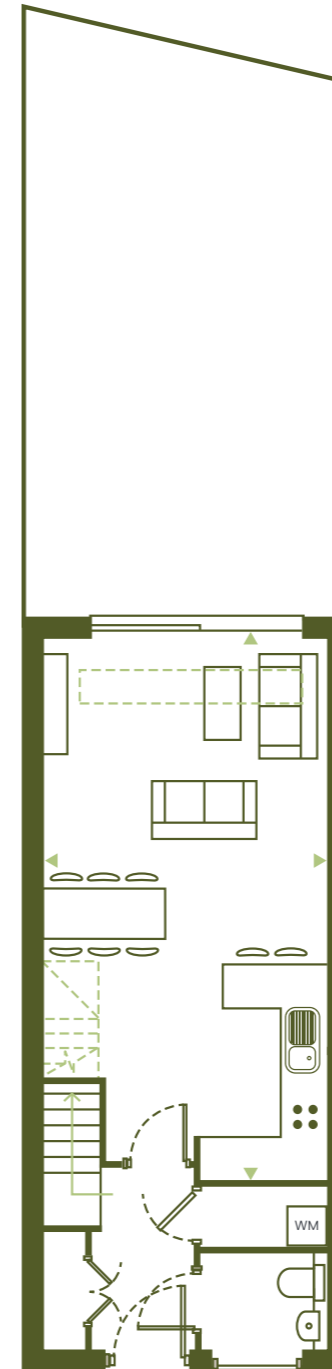
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110.5 sqm / 1189 sqft  
3 Bedrooms  
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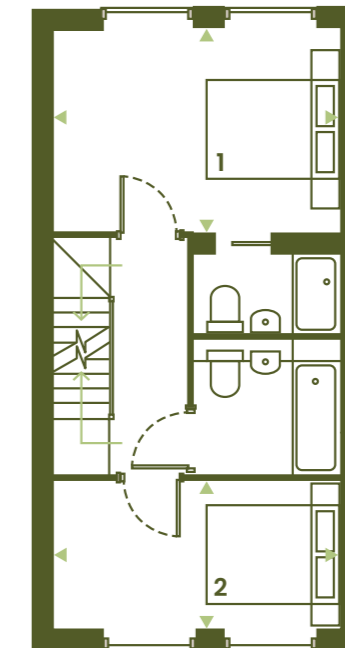
Site Plan



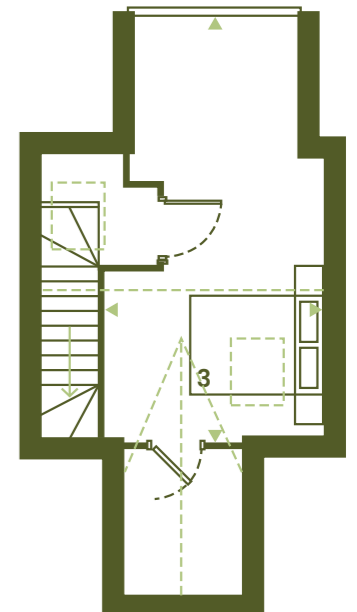
Lounge/Dining/Kitchen	4.2 x 8.1 m
Bedroom 1	3.1 x 4.2 m
Bedroom 2	2.2 x 4.2 m
Bedroom 3	6.3 x 3.3 m
Garden	37.5 sqm
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Total	110.5 sqm
	1189 sqft



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

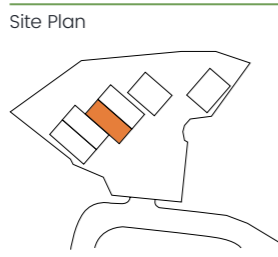




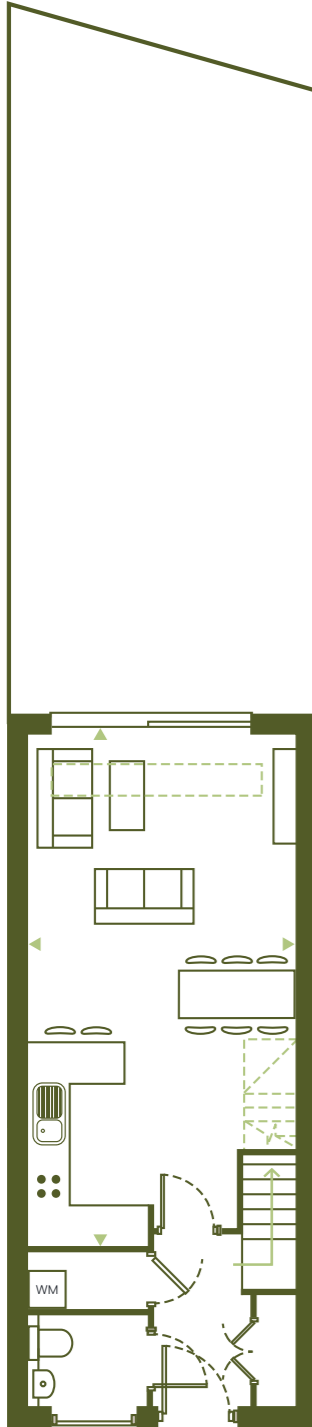
### House 33 The Willows

110.5 sqm / 1189 sqft  
3 Bedrooms  
2 Bathrooms

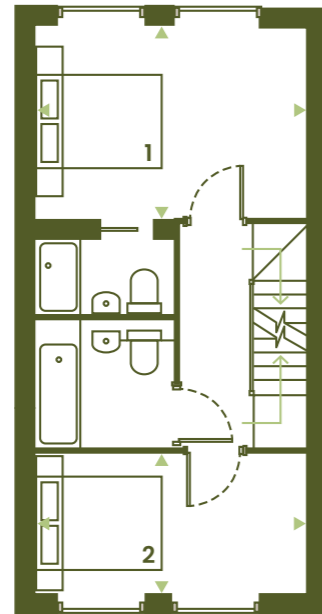
Site Plan



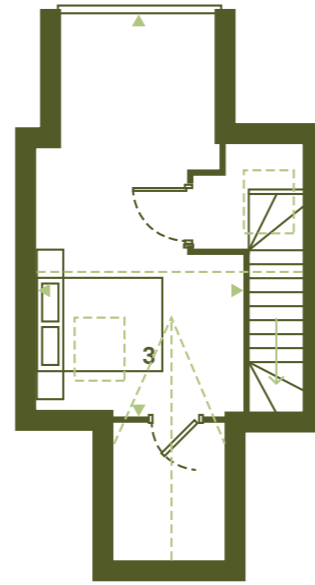
Lounge/Dining/Kitchen	4.2 x 8.1 m
Bedroom 1	3.1 x 4.2 m
Bedroom 2	2.2 x 4.2 m
Bedroom 3	6.3 x 3.3 m
Garden	43.4 sqm
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Total	110.5 sqm
	1189 sqft



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

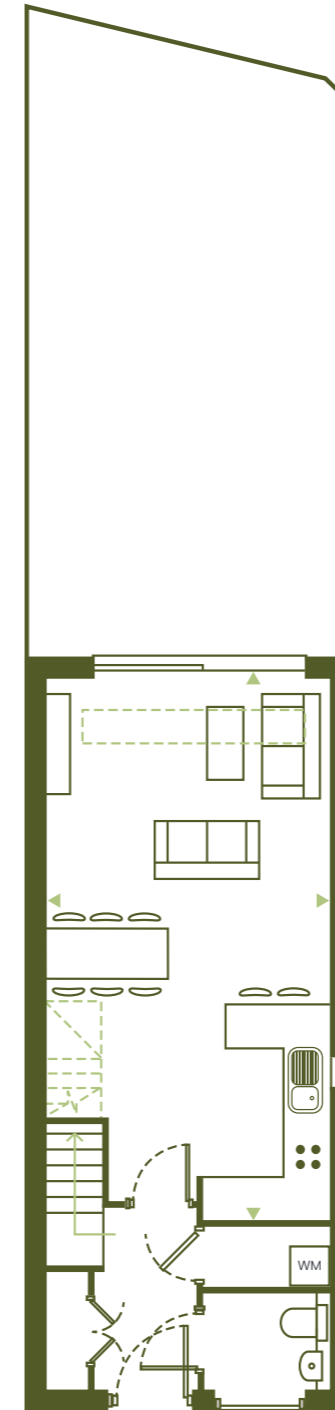
### House 34 The Willows

110.5 sqm / 1189 sqft  
3 Bedrooms  
2 Bathrooms

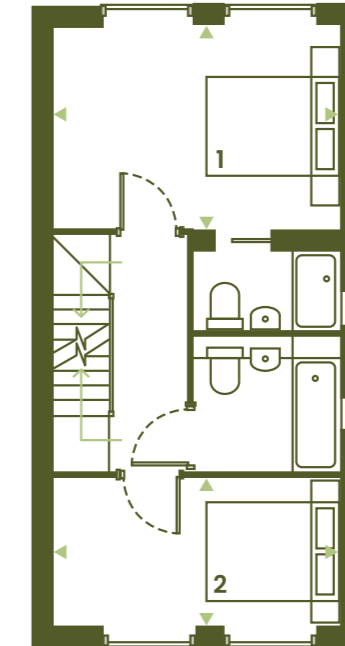
Site Plan



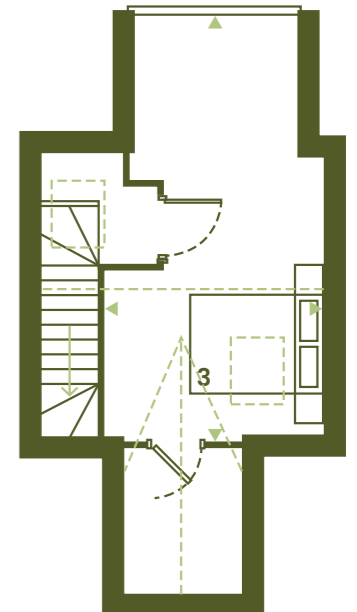
Lounge/Dining/Kitchen	4.2 x 8.1 m
Bedroom 1	3.1 x 4.2 m
Bedroom 2	2.2 x 4.2 m
Bedroom 3	6.3 x 3.3 m
Garden	40 sqm
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Total	110.5 sqm
	1189 sqft



GROUND FLOOR



FIRST FLOOR

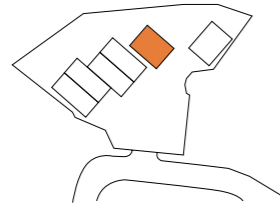


SECOND FLOOR

### House 35 The Marigolds

105.4 sqm / 1134 sqft  
3 Bedrooms  
2 Bathrooms

Site Plan

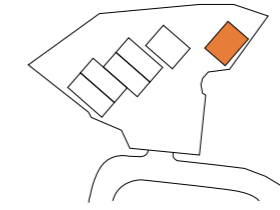


Lounge/Dining/Kitchen	6.1 x 8.1 m
Bedroom 1	4.3 x 3.5 m
Bedroom 2	4.4 x 2.8 m
Bedroom 3	2.5 x 3.2 m
Garden	88.5 sqm
<hr/>	
Total	105.4 sqm
	1134 sqft

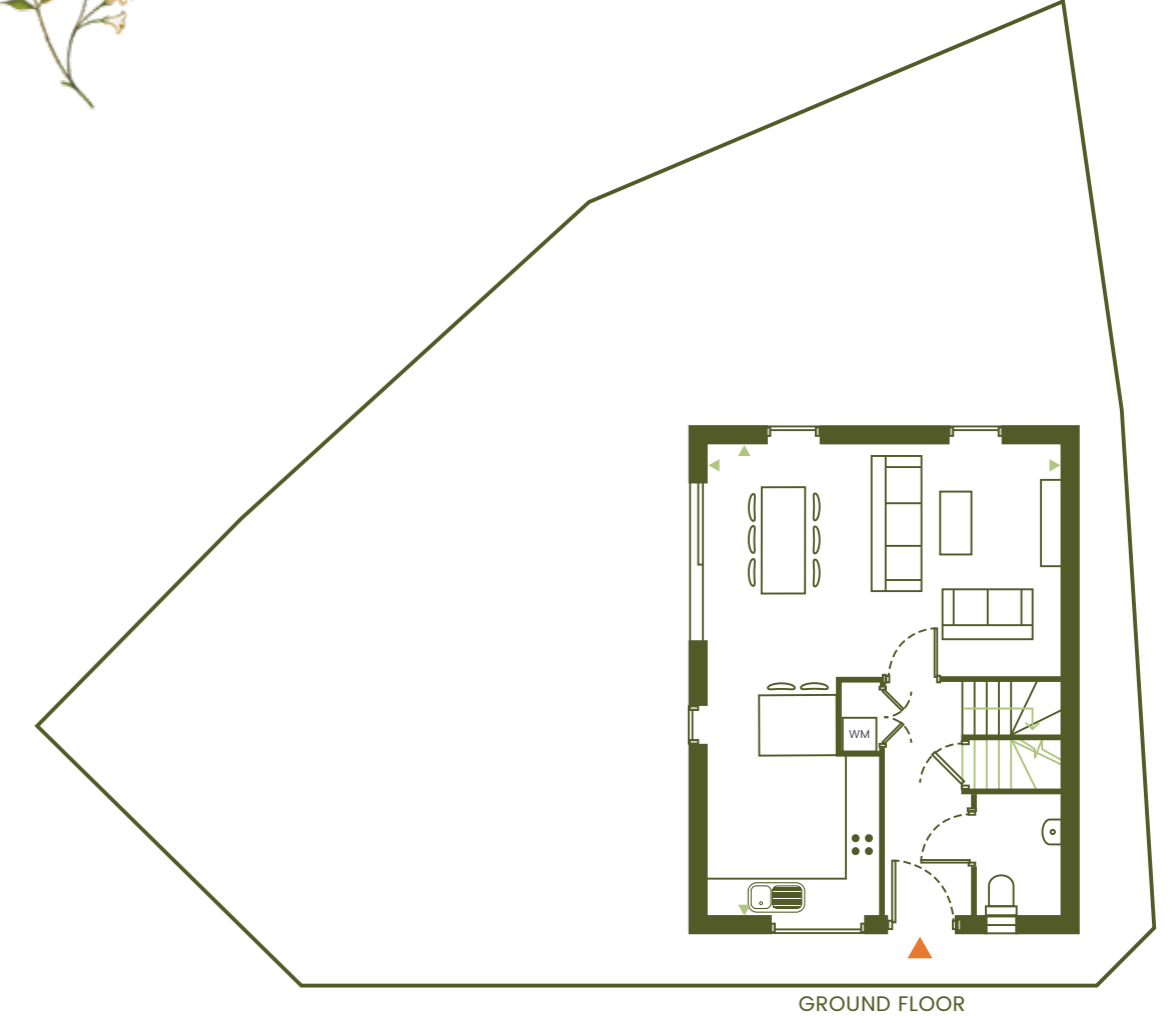
### House 36 The Marigolds

105.4 sqm / 1134 sqft  
3 Bedrooms  
2 Bathrooms

Site Plan



Lounge/Dining/Kitchen	6.1 x 8.1 m
Bedroom 1	4.3 x 3.5 m
Bedroom 2	4.4 x 2.8 m
Bedroom 3	2.5 x 3.2 m
Garden	124.3 sqm
<hr/>	
Total	105.4 sqm
	1134 sqft





**ipe**  
Developments

[ipe-developments.com](http://ipe-developments.com)