



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74   C
55-68	D		
39-54	E		
21-38	F	29   F	
1-20	G		



**200 Birchwood Road, Wilmington, Kent, DA2 7HA**  
**Offers in the Region Of £850,000**

Three bedroom detached house in need of complete modernisation, occupying a generous plot on the prestigious Birchwood Road, offering an opportunity to extensively extend or develop one of the last remaining plots in the road to create a substantial residence, subject to relevant planning consents. Current accommodation comprises of entrance hall, two reception rooms, ground floor wc, kitchen and utility room. To the first floor there are three bedrooms and a bathroom. Birchwood Road is the popular road in the semi rural village of Wilmington, with access to popular local schools including grammar schools, transport links and Birchwood Park Golf Club. The property is also offered with no forward chain.

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Ref: BX1111411

If you are thinking of selling or letting your home, Park Estates will be pleased to provide you with a free market appraisal and advice without obligation.



### **Entrance Hall**

Front door. Parquet flooring. Two single glazed windows to rear. Coving. Understairs storage cupboard.

### **Reception 1**

19' 5" x 12' 0" (5.91m x 3.65m) Two double glazed windows to rear. Carpet. Radiator.

### **Reception 2**

22' 4" x 11' 11" (6.80m x 3.63m) Carpet. Four single glazed windows. Double glazed patio doors to rear. Picture rail. Gas fire and feature surround. Radiator.

### **Dining Room**

15' 6" x 12' 11" (4.72m x 3.93m) Carpet. Radiator. Picture rail. Coving. Double glazed window to front. Double glazed window to side. Feature fireplace surround.

### **Ground Floor WC**

Vinyl flooring. Low level wc. Single glazed window to side.

### **Kitchen / Diner**

12' 8" x 12' 2" (3.86m x 3.71m) Vinyl flooring. Double glazed window to front. Wall and base units. Sink, mixer taps and drainer. Plumbed for dishwasher. Radiator. Picture rail.

### **Utility Room**

6' 0" x 4' 11" (1.83m x 1.50m) Boiler. Single glazed frosted window to side. Plumbed for washing machine. Tiled flooring.

### **Landing**

Wall lights. Carpet.

### **Bedroom 1**

13' 0" x 12' 11" (3.96m x 3.93m) Carpet. Picture rail. Two storage cupboards. Double glazed window to front. Double glazed window to side. Radiator.



### **Bedroom 2**

12' 10" x 12' 9" (3.91m x 3.88m) Carpet. Picture rail. Radiator. Double glazed window to front. Fitted wardrobes.

### **Bedroom 3**

12' 11" x 12' 0" (3.93m x 3.65m) Carpet. Radiator. Double glazed window to side. Picture rail.

### **Bathroom**

Tiled walls. Carpet. Panelled bath with shower over. Wall mounted wash hand basin. Low level wc. Double glazed frosted window to side. Coving. Radiator. Shower cubicle. Loft access.

### **Garden**

146' 0" x 40' 11" (44.47m x 12.46m) (Approx) Workshop. Large secluded rear garden backing onto Joydens Wood.

### **Front Garden**

92' 0" x 57' 4" (28.02m x 17.46m) (Approx) Mainly laid to lawn. Shrubs. Potential for garaging and off street parking.

### **Garage**

26' 7" x 20' 7" (8.10m x 6.27m) Double garage to rear.

### **Council Tax**

Band F.

