Park
e s t a t e s

Energy Efficiency Rating

Score	Energy rating		Current	Potential
92+	A			
81-91	B			
69-80	C			79| C
55-68	D		68| D	
39-54	E			
21-38	F			
1-20	G			

Park
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01322 553322

60-62 High Street, Bexley, Kent DA5 1AH
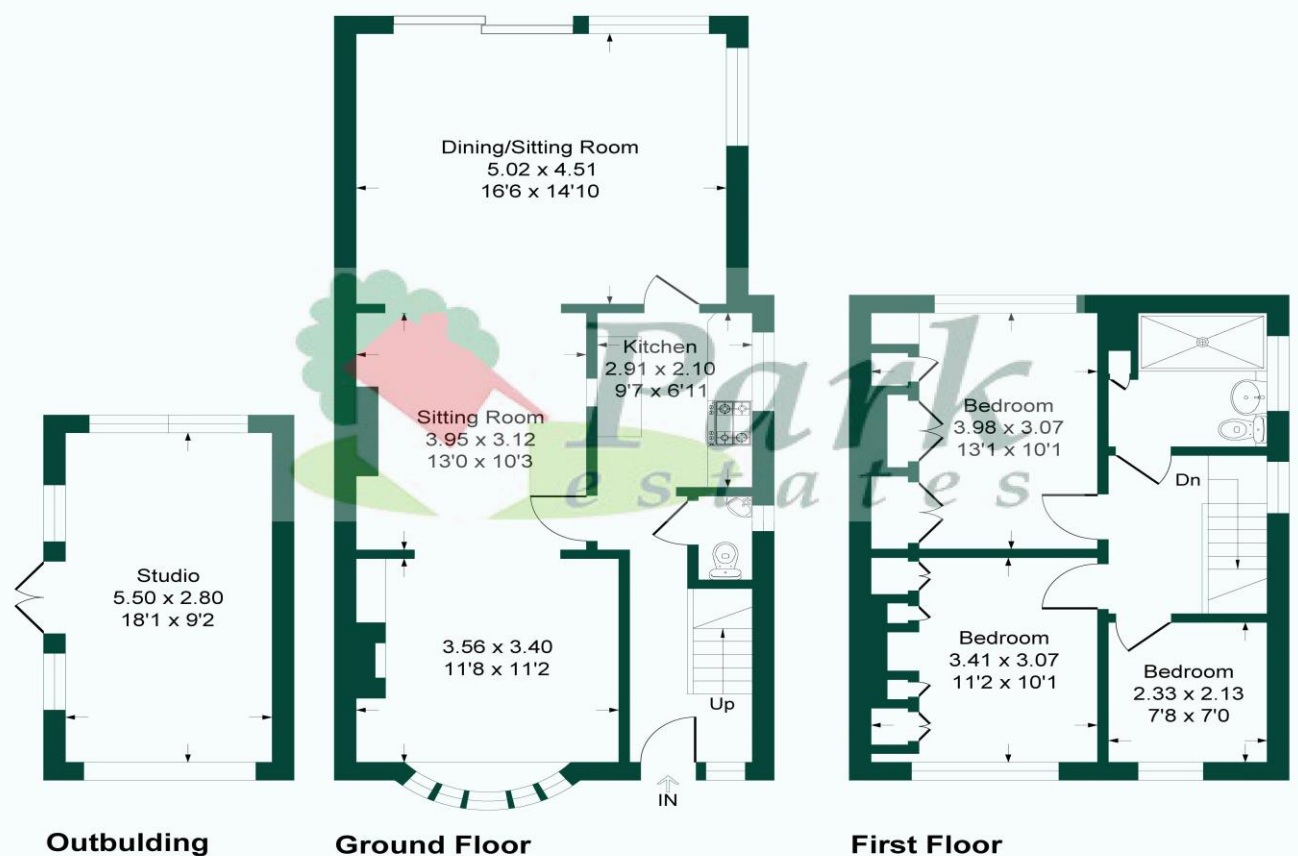
bexley@parkestates.co.uk
www.parkestates.co.uk

Birchwood Road, DA2

Approximate Gross Internal Area = 104.7 sq m / 1127 sq ft
Outbuilding = 15.4 sq m / 166 sq ft
Total = 120.1 sq m / 1293 sq ft

Dining/Sitting Room
5.02 x 4.51
16'6 x 14'10

Kitchen
2.91 x 2.10
9'7 x 6'11

Sitting Room
3.95 x 3.12
13'0 x 10'3

Bedroom
3.98 x 3.07
13'1 x 10'1

Studio
5.50 x 2.80
18'1 x 9'2

3.56 x 3.40
11'8 x 11'2

Up

Dn

Bedroom
3.41 x 3.07
11'2 x 10'1

Bedroom
2.33 x 2.13
7'8 x 7'0

IN

Outbuilding   **Ground Floor**   **First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings
are approximate. Whilst every care is taken in the preparation of this plan, please check all
dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced By Planpix

Park Estates are delighted to offer onto the market this chain free three bedroom extended semi detached house. Located along the prestigious Birchwood Road, the property is conveniently situated for popular local amenities including shops, a selection of excellent schools and transport links. An ideal family home, the property offers spacious living accommodation comprising of entrance hall, ground floor wc, kitchen and a large living room opening into a 2nd reception at the rear. To the first floor there are three bedrooms, bathroom and a separate wc. Externally the property benefits from ample off street parking to the front, 190' rear garden overlooking fields, outbuilding and a garage. Additional benefits to note include double glazing, gas central heating and potential to extend further subject to relevant planning consents. Viewing is highly recommended.

Local Authority: Dartford
Council Tax Band: E