











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

## Diring Room 7.45 x 3.32 245 x 117 Summer House 5.46 x 3.37 Store 163 x 129 Outbuilding Outbuilding Outbuilding Outbuilding Outbuilding Outbuilding Bedroom 6.32 x 5.29 201 x 181 Degroom 7.25 x 5.00 201 x 2.51 Deg

Bircwhood Road, DA2

mate Gross Internal Area = 383.1 sq m / 4124 sq ft Outbuilding = 29.4 sq m / 317 sq ft Total = 412.5 sq m / 4441 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door opening 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

Every care has been taken with the preparation of details, but accuracy is in no way guaranteed. These particulars do not constitute a contract and are issued and accepted on the express understanding that all negotiations will be conducted through Park Estates. The seller does not make or give, nor do we or our employees have any authority to give a representation or warranty in relation to the property. Please contact this office before viewing the property. If there is any point which is of particular importance to you, we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information that we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made by us to the effect that the information provided by us has not been verified.

Park Estates are delighted to offer onto the market this impressive five / six bedroom detached home, located on the prestigious Birchwood Road. The property provides excellent family accommodation comprising of entrance hall, boot room, ground floor wc, four reception rooms, bedroom six with ensuite, luxury fitted kitchen / diner and a separate utility room. To the first floor there is a spacious landing area, family bathroom, five bedrooms - four of which benefit from ensuites - the master bedroom and one of the other bedrooms also have walk in wardrobes. Externally the property is approached via automated gates, with landscaped front garden and a resin driveway with ample off street parking. To the rear there is a 200' secluded and landscaped rear garden with outbuilding and multiple entertainment areas. The property is conveniently located for many popular state and private schools including Dartford and Wilmington Grammar Schools and also Merton Court Independent Prep School, excellent transport links including easy access to A2, M20 and M25 motorway links. Mainline stations can be found at Bexley or alternatively Ebbsfleet International which provides a journey to London of just 18 minutes. Bluewater is also only 10 minutes away. Additional benefits to note include double glazing, gas central heating and fixed air conditioning to four rooms. Viewing is highly recommended.

Local Authority: Dartford Council Tax Band: G

















