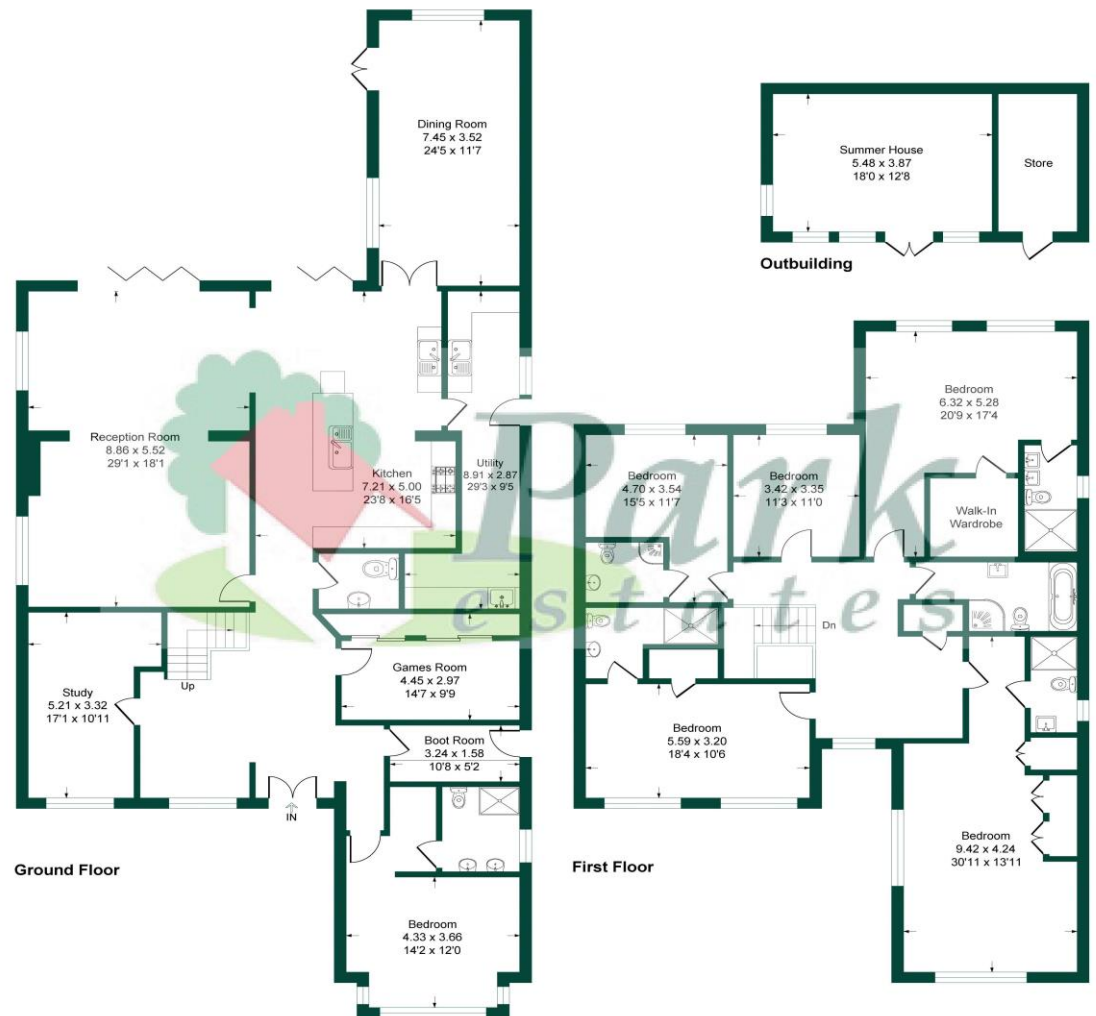




Bircwhood Road, DA2

Approximate 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 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



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 ensembles - 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

