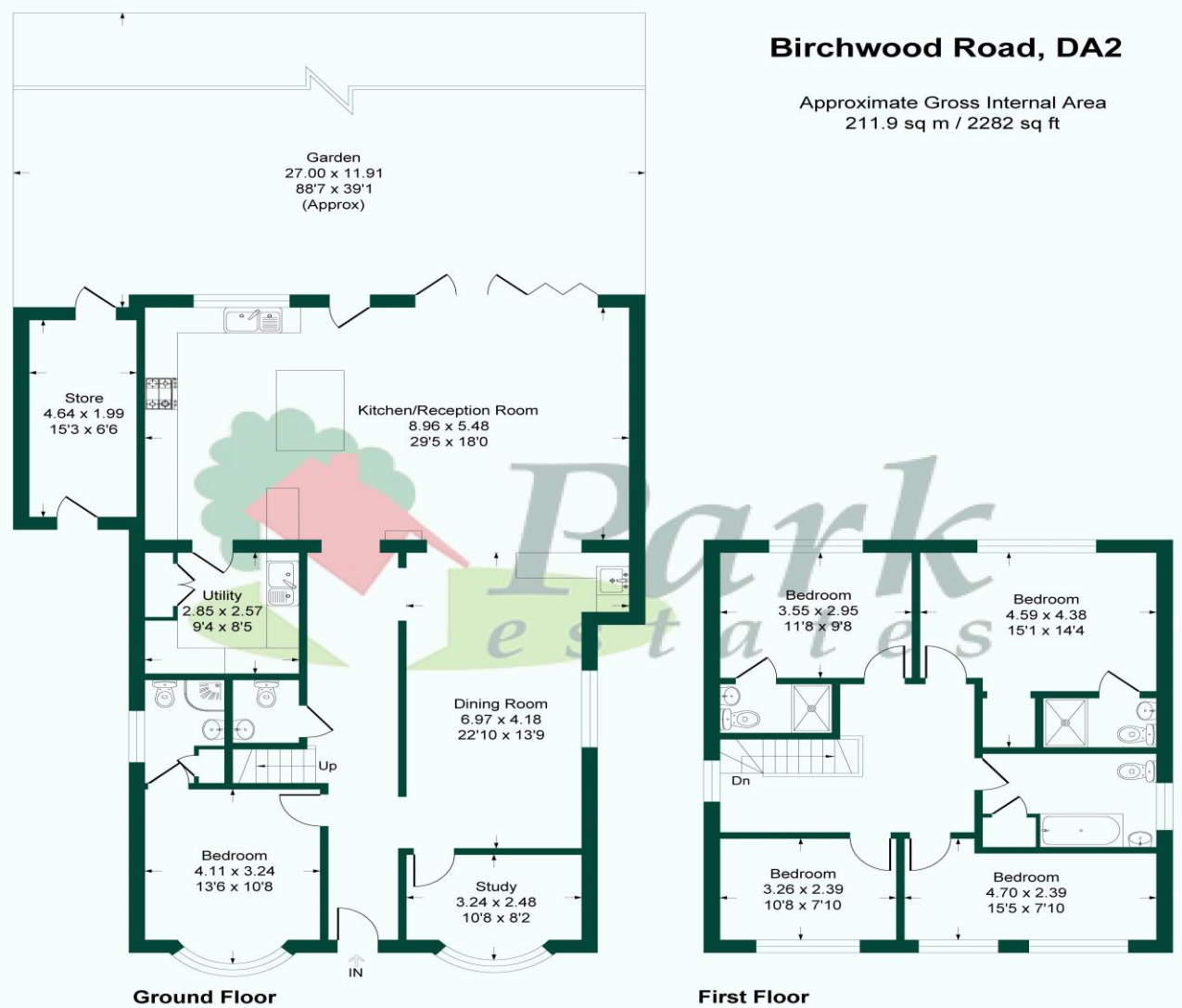




Birchwood Road, DA2

Approximate Gross Internal Area
 211.9 sq m / 2282 sq ft



| Energy Efficiency Rating | | | |
|--------------------------|---------------|---------|-----------|
| Score | Energy rating | Current | Potential |
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 74 C | 84 B |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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

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 stunning and deceptively spacious four / five bedroom detached home, located on the prestigious Birchwood Road, with pleasant views to the rear overlooking fields. The property has been extended and refurbished by the current vendors to a high standard throughout. An ideal family home, the property offers versatile living accommodation comprising of entrance hall, ground floor wc, bedroom five / reception two with ensuite shower room, study, dining room which opens into an impressive open plan luxury fitted kitchen / living area with bespoke handmade drinks bar and a utility room. To the first floor there is a bathroom and four bedrooms - two of which benefit from ensuite shower rooms. The master bedroom also has a walk in wardrobe. Externally the property benefits from off street parking with feature lighting and a south east facing landscaped rear garden. Additional benefits to note include underfloor heating, air conditioning, log burner, spacious out-building and 'Hansgrohe' shower systems. Viewing is highly recommended for this excellent home.

Local Authority: Dartford
Council Tax Band: F

