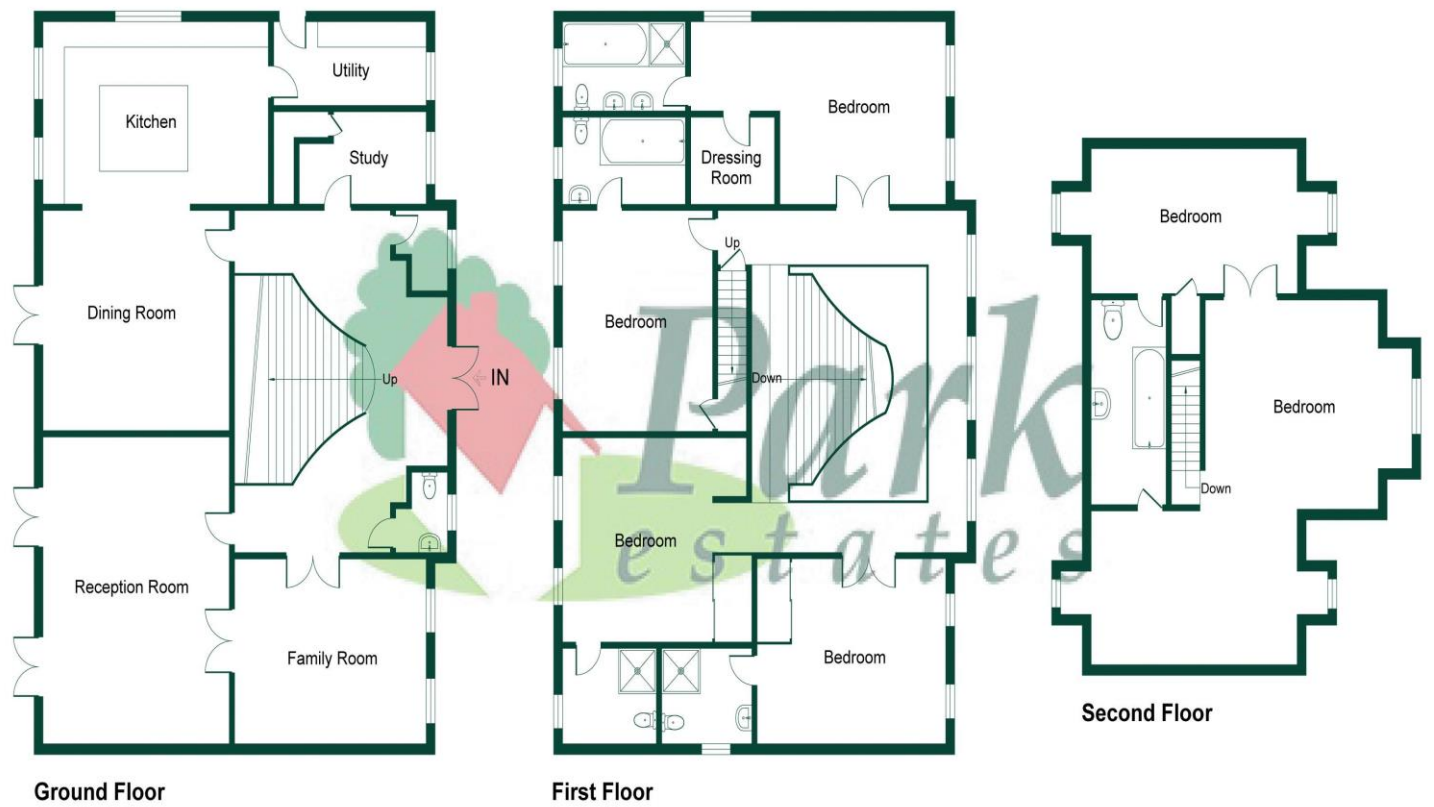




**Birchwood Road, DA2**

Approximate Gross Internal Area = 461 sq m / 4967 sq ft

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77   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

Blenheim House is an exceptional Georgian style detached house, located within the much sought after Birchwood Road, occupying one of the roads' largest plots. The property provides excellent family accommodation, comprising of a stunning feature galleried entrance reception and landing, three reception rooms, study, boot room, ground floor wc, fitted kitchen and utility room. To the first floor there are four generous bedrooms - all with newly fitted luxury ensembles - the master also with a fitted dressing room. To the 2nd floor is a large 5th bedroom, bathroom and large versatile space providing an excellent games room area, hobby space or guest suite. Externally to the front there is a gated entrance with ample secure off street parking and to the rear is a large landscaped garden with mature trees, patio and shrubs. Additionally, the property benefits from underfloor heating, double glazing, high spec fixtures and fittings, Herringbone flooring and a detached double garage. The property is conveniently located for many popular state and private schools including Dartford and Wilmington Grammars and Merton Court Independent Prep School and excellent transport links including easy access to A2, M20 and M25 motorways. Mainline stations can be found at Bexley or alternatively Ebbsfleet International which provides a journey to London in just 18 minutes. Bluewater is also just 10 minutes away. Viewing is highly recommended.

Local Authority: Dartford  
Council Tax Band: H

