



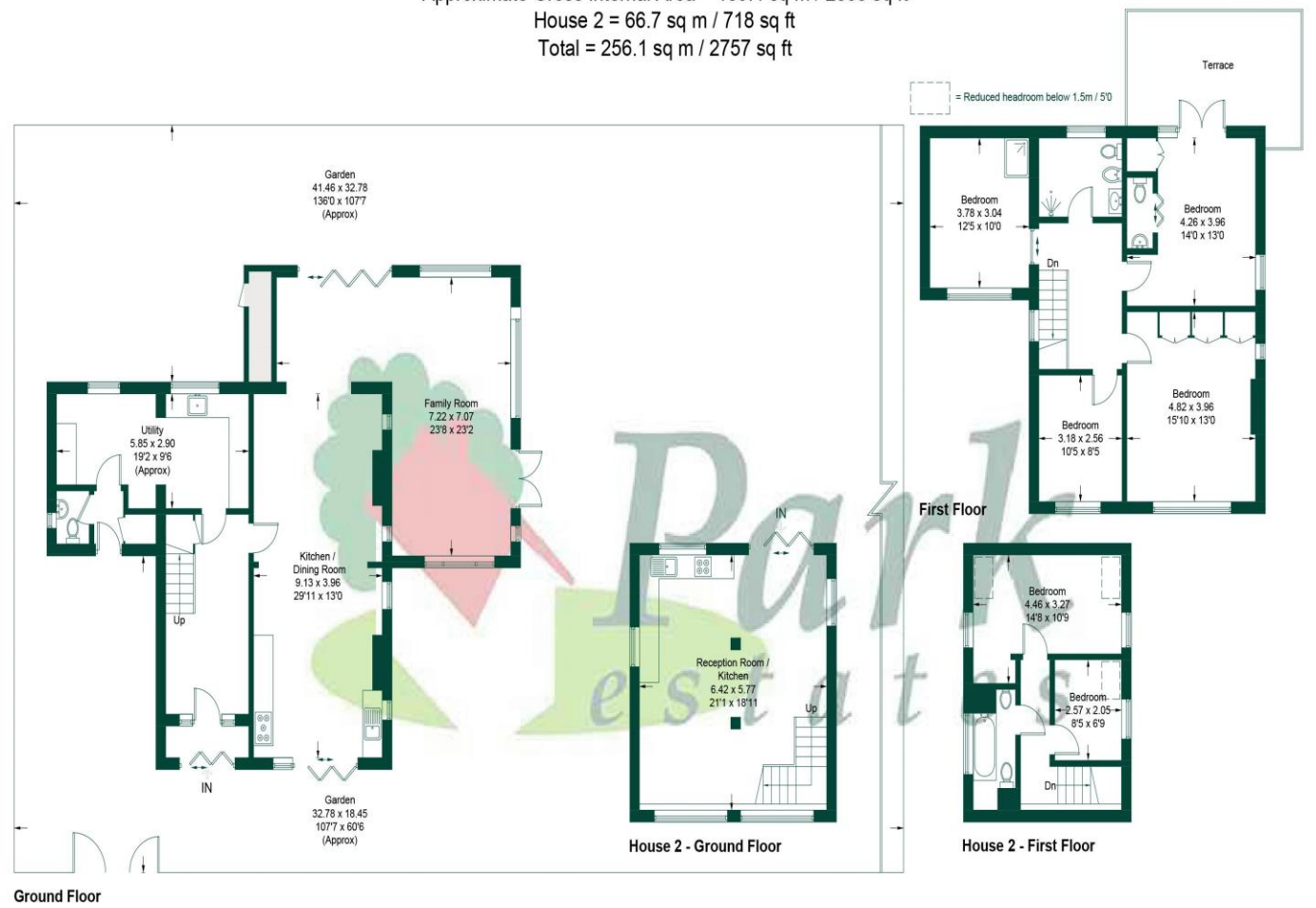
**Birchwood Road, Wilmington,
 Kent, DA2**



Approximate Gross Internal Area = 189.4 sq m / 2039 sq ft
 House 2 = 66.7 sq m / 718 sq ft
 Total = 256.1 sq m / 2757 sq ft



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	77 C
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 on behalf of Park Estates (ID912489)

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 unique opportunity to purchase a spacious four bedroom home with a detached annexe. Located on the premier Birchwood Road along a secluded driveway, occupying a large south facing plot of approximately 0.50 Acre (TBV), with stunning views over farmer's fields. The property offers a wealth of potential to extend subject to relevant planning consents, with current accommodation comprising of entrance porch, entrance hall, large fitted kitchen / dining area opening up into the reception room, utility room and a ground floor wc. To the first floor there is a shower room and four well proportioned bedrooms - the master with ensuite wc and private balcony overlooking the garden and fields. In addition there is a detached double garage converted into a self contained annexe, with accommodation over two floors. The ground floor has a modern fitted kitchen / dining and living area. To the first floor there is a modern bathroom and two bedrooms. Additional benefits to note include double glazing, gas central heating, dog kennels, heated swimming pool, and landscaped gardens. Viewing is highly recommended.

Local Authority: Dartford
Council Tax Band: G

