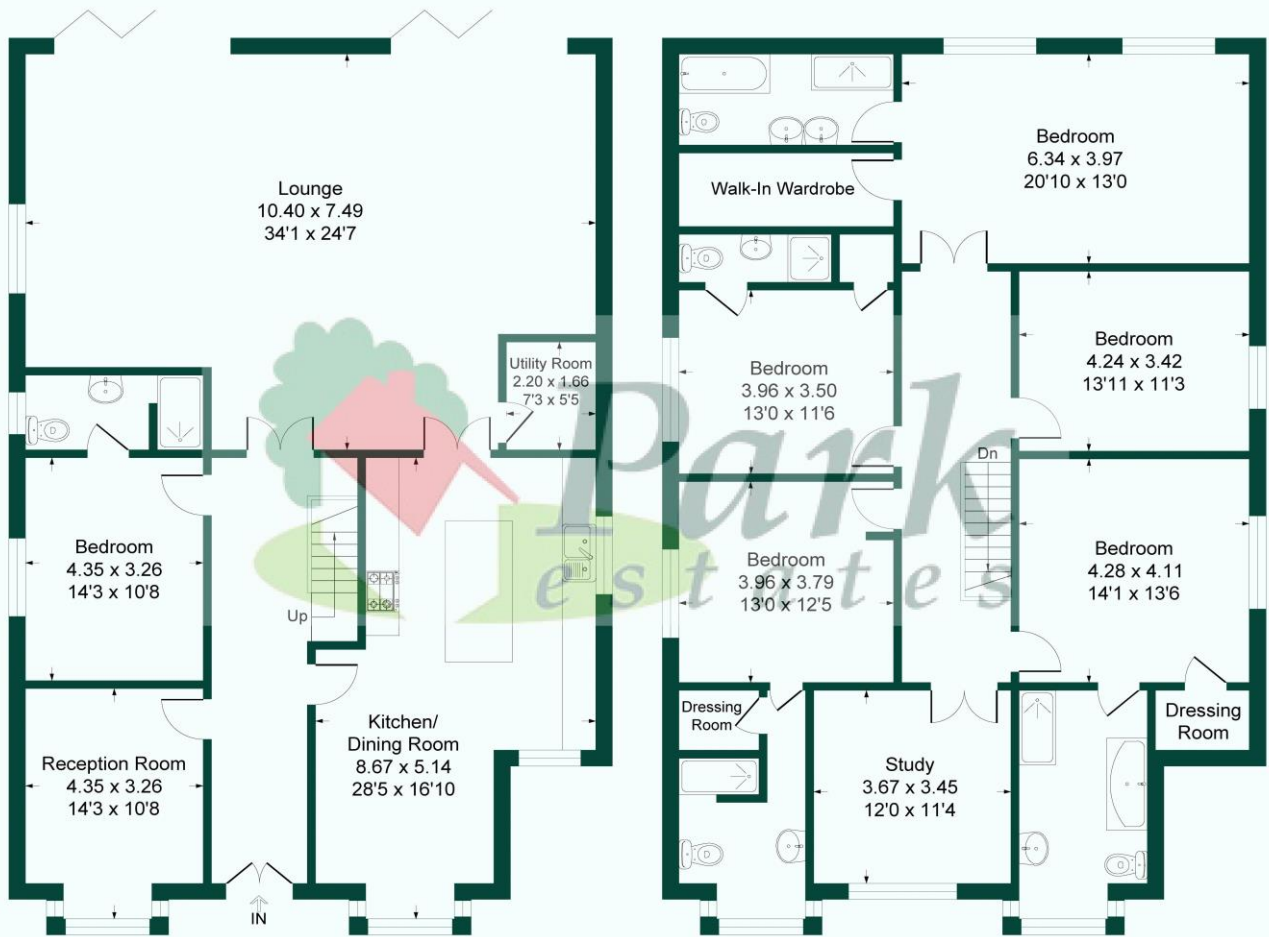




Birchwood Road

Approximate Gross Internal Area = 319.4 sq m / 3438 sq ft



Ground Floor

First Floor

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Deceptively spacious six bedroom double fronted detached property, located within the premier and sought after Birchwood Road, with convenient access to a selection of excellent schools including primary, Wilmington and Dartford Grammar schools, local shops and transport links. The property provides excellent family accommodation comprising of entrance hall, luxury fitted kitchen / diner, utility room, two reception rooms and bedroom seven / reception three with ensuite shower room. To the first floor there is a study and five double bedrooms - four with ensuites - the master also with a walk in wardrobe. The property is well presented throughout by the current vendors with benefits to note including double glazing, underfloor heating, gas central heating, off street parking, landscaped rear garden, shutter blinds, log burner and no forward chain. Viewing is highly recommended.

Local Authority: Dartford
Council Tax Band: G

