



Birchwood Road, DA2

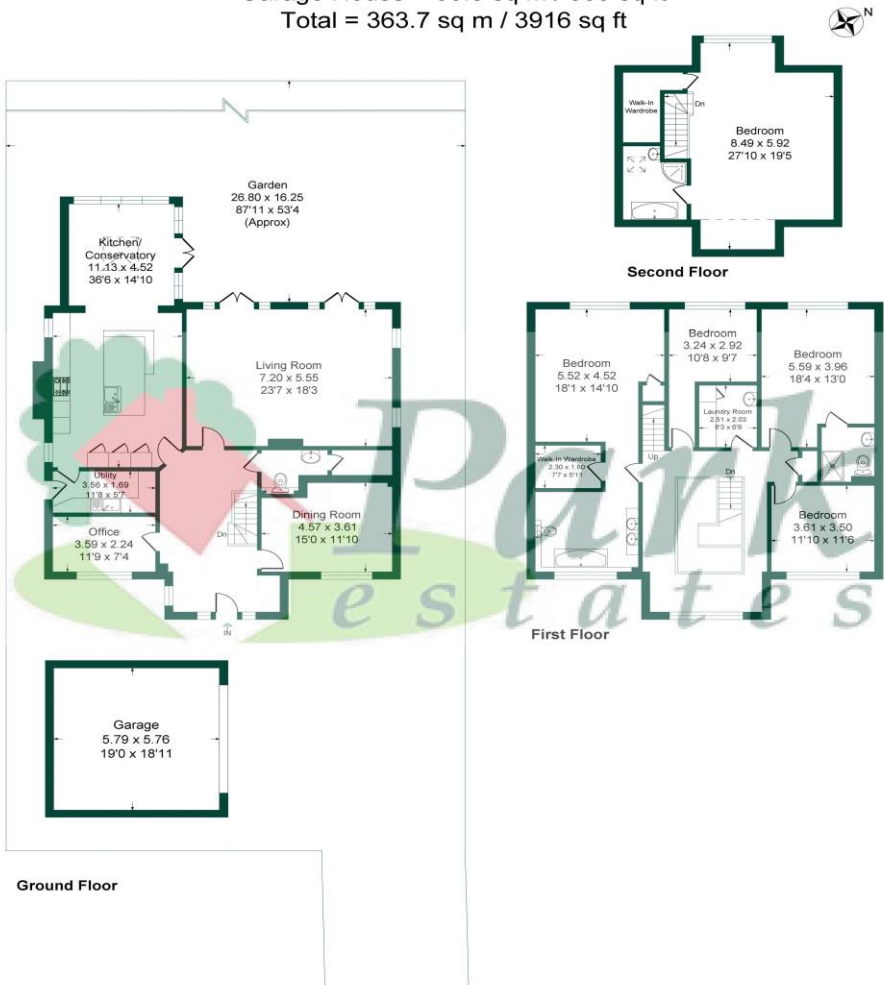
Approximate Gross Internal Area = 330.4 sq m / 3557 sq ft
Garage House = 33.3 sq m / 359 sq ft
Total = 363.7 sq m / 3916 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Park
e s t a t e s
01322 553322

60-62 High Street, Bexley, Kent DA5 1AH
bexley@parkestates.co.uk
www.parkestates.co.uk



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 five bedroom detached home, within the much sought after Birchwood Road and accessed via a long and private driveway. The property provides excellent family accommodation comprising of a spacious entrance room, three reception rooms, luxury fitted kitchen / diner opening into an orangery / conservatory and family area, separate utility room and a ground floor wc. There is a beautiful galleried landing and to the first floor a master bedroom with luxury ensuite and walk in wardrobe, family bathroom and three further bedrooms - one of which has an ensuite. To the 2nd floor there is a large fifth bedroom with walk in wardrobe and ensuite. This contemporary family home is well located for many popular state and private schools including Dartford and Wilmington grammar schools and also Merton Court independent preparatory school, excellent transport links including access to A2, M20 and M25 motorway links, mainline station located at Bexley or alternatively Ebbsfleet International and Bluewater shopping centre which is just 10 minutes away. In addition, the property benefits from secluded and landscaped front and rear gardens, detached double garage, double glazing, gas central heating, off street parking and CCTV. Viewing is highly recommended.

Local Authority: Dartford
Council Tax Band: D

