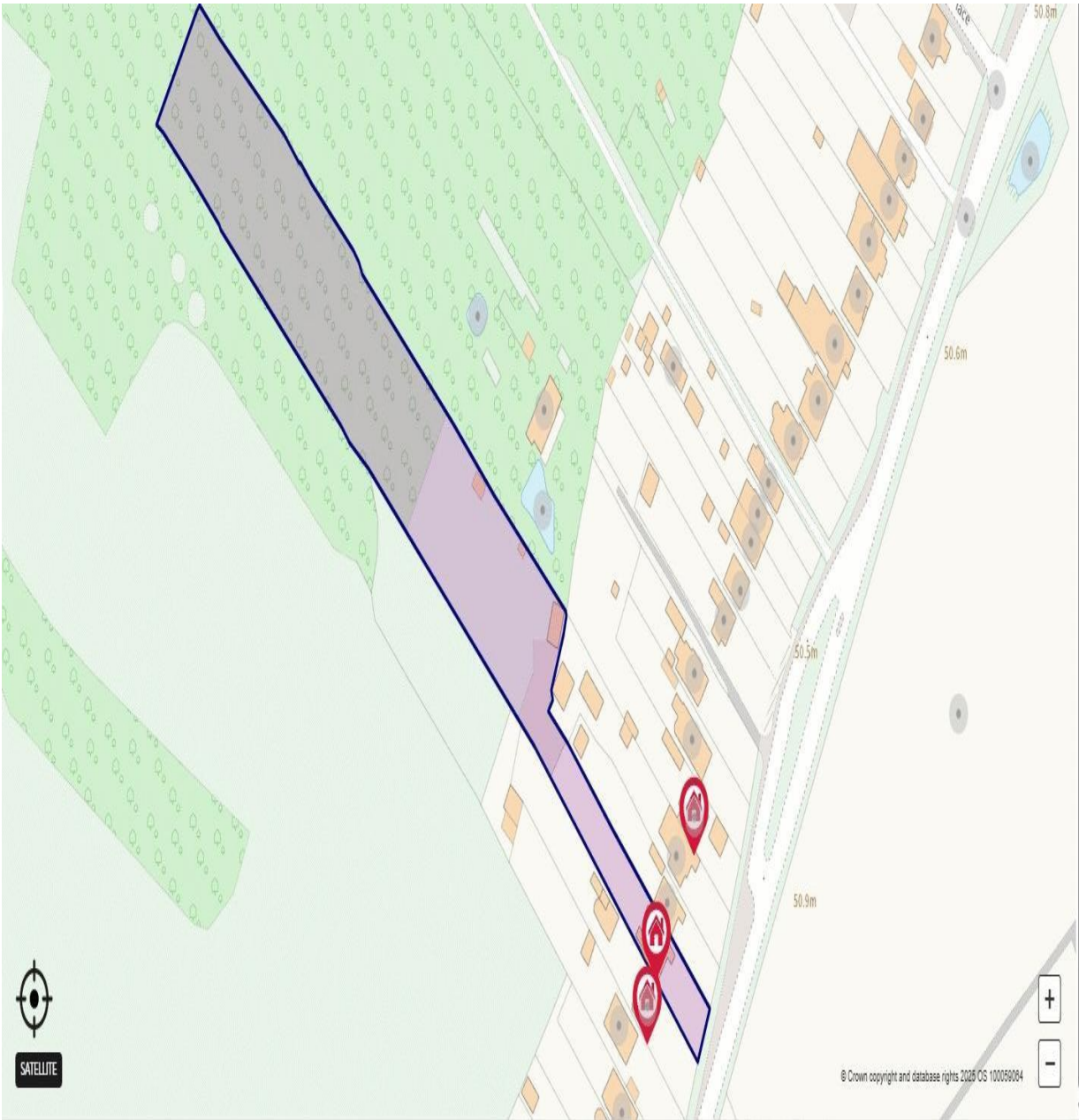




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		





Occupying a substantial plot of 2.3 acres on the prestigious Birchwood Road, is this three / four bedroom detached house. An exceptional and rare opportunity to purchase a property with substantial development opportunity (subject to relevant planning permission), with the existing property having ample potential to extend and the existing outbuilding on the land which backs onto Joydens Wood having further potential. The existing property is gated with ample off street parking to the front. Accommodation comprises of entrance porch, entrance hall, ground floor shower room, two reception rooms, utility room and a fitted kitchen / diner. To the first floor there are three bedrooms and a bathroom. Additional benefits to note include 190' rear garden leading to additional land, garage, double glazing, gas central heating and mains drainage. Birchwood Road is conveniently located for transport links, Birchwood Park Country club and a selection of popular schools including grammar schools. Viewing is highly recommended.

Local Authority: Dartford  
Council Tax Band: F

