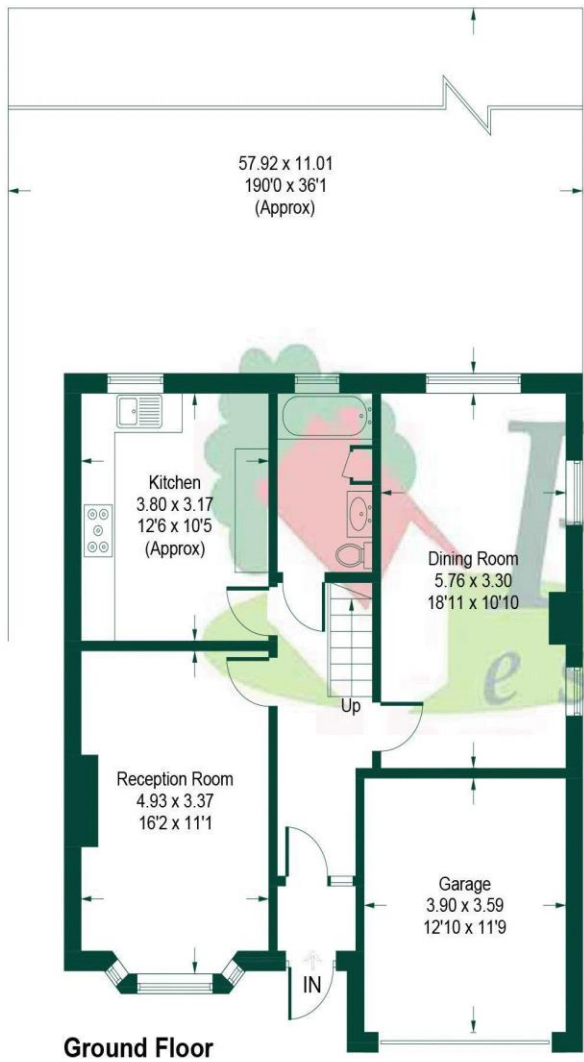
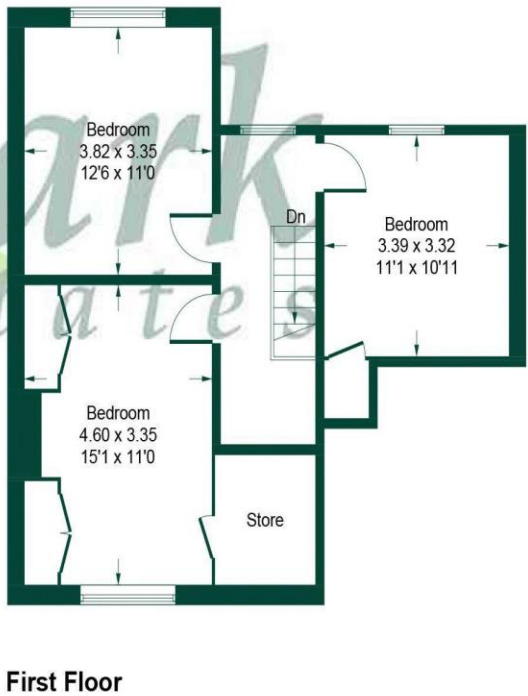




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	83 B
39-54	E		
21-38	F		
1-20	G		



Approximate Gross Internal Area = 118.3 sq m / 1273 sq ft
Garage = 14.0 sq m / 151 sq ft
Total = 132.3 sq m / 1424 sq ft



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 (ID828533)

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 pleased to present this well-appointed three double bedroom detached residence, enviably located on Wilmington’s sought-after Birchwood Road. Rich in character and charm, this delightful home offers exceptional scope for expansion, with approved planning permission in place to create a generous four-bedroom family property (plans available via Dartford Council). The existing accommodation comprises an inviting entrance porch and hall, two spacious reception rooms, a stylish ground floor bathroom, and a contemporary fitted kitchen. Upstairs, a bright landing leads to three generously sized double bedrooms. Externally, the property boasts a stunning 190-foot secluded rear garden—perfect for family living and entertaining—alongside a detached garage, off-street parking, and a wealth of additional features including log burners, double glazing, gas central heating, CCTV, shutter blinds, a brick-built shed, and a summerhouse. Ideally situated for outstanding schools such as Wilmington Grammar and Joydens Wood Primary, as well as convenient transport links, shops, and local bus routes. An early viewing is highly recommended.

Local Authority: Dartford
Council Tax Band: E

