



Harpers & Co

Birchwood Road, Dartford, Kent, DA2 7HG

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BIRCHWOOD ROAD

Wilmington

Desirable Location | Rare to Market | Huge 240 ft garden | Scope for side extension STPP | Open plan diner and reception | Long Drive | Gas Central Heating | Swimming pool | Sheds and outhouses. | Prestigious location

Birchwood Road, Dartford

Favored location, excellent school catchment, 240ft garden

Drive 72' 2" x 23' 0" (22m x 7m)

Pea shingle drive with mature borders and shrubs.

Entrance Hallway 16' 1" x 7' 3" (4.9m x 2.2m)

Fully carpeted throughout, oak cladding to walls, skirting, coving, pendant light to ceiling.

Reception room /dining room 16' 1" x 11' 6" (4.9m x 3.5m)

Fully carpeted throughout, oak cladding to walls, skirting, coving, pendant light to ceiling. Fireplace feature. Bay window.

Kitchen 9' 10" x 9' 2" (3m x 2.8m)

Vinyl flooring throughout, wall and floor mounted units, pendant light to ceiling, stainless steel basin with drainer and chrome mixer taps, multiple plug points.

Conservatory 8' 6" x 7' 9" (2.6m x 2.37m)

Fully carpeted throughout, oak cladding to walls, skirting, coving, pendant light to ceiling. Sliding aluminium doors to garden.

Bedroom 1 13' 5" x 10' 3" (4.1m x 3.12m)

Fully carpeted throughout, skirting, coving, multiple plug points, UPVC bay window, pendant light to ceiling.

Bedroom 2 11' 7" x 12' 2" (3.52m x 3.7m)

Fully carpeted throughout, skirting, coving, multiple plug points, UPVC window, pendant light to ceiling.



Bedroom 3 8' 6" x 5' 11" (2.6m x 1.8m)

Fully carpeted throughout, skirting, coving, multiple plug points, UPVC bay window, pendant light to ceiling. Attractive rear garden views.

Family Bathroom 7' 3" x 6' 7" (2.2m x 2m)

Vinyl flooring throughout, basin with chrome mixer taps, over panelled bath with shower attachment, opaque window, storage cupboard.

Rear Garden 240' 0" x 74' 10" (73.10m x 22.8m)

Patio area, mainly laid to grass leading to rear structure housing swimming pool. (the pool has not been used for a number of years, but our client informs us that it would be simple to reinstate.) Mature borders, trees and shrubs, shed to rear.

Sheds /Outhouses.

Multiple sheds and outhouses to this 240ft long garden.

Garages 38' 7" x 9' 10" (11.76m x 3.0m)

Concrete base and full electrics up and over door.

Utility room 8' 2" x 7' 4" (2.5m x 2.24m)

Carpeted, multiple plug points, door to garden.

Harpers & Co Special Remarks

Located on the prestigious Birchwood Drive this vacant dated estate has massive potential to offer a wonderful family home with a huge 280 foot long secluded garden.



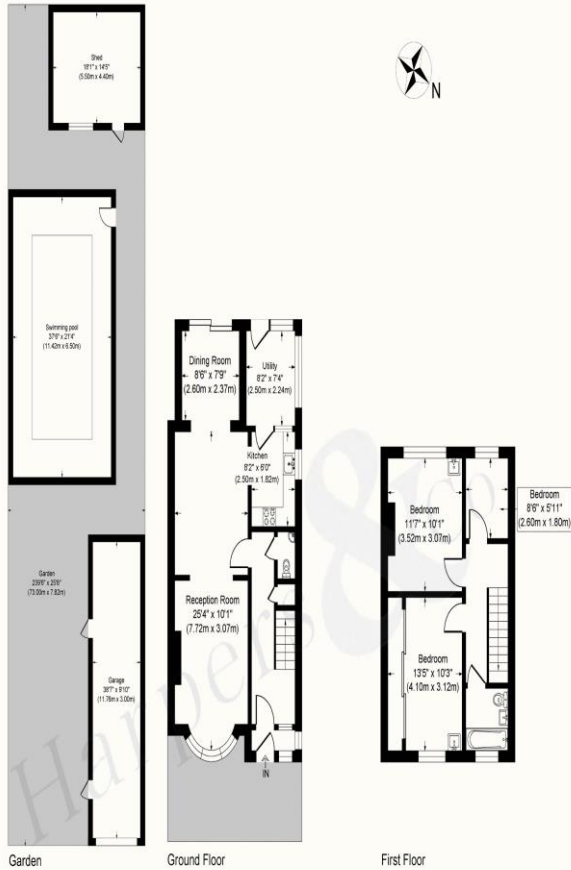
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Birchwood Road

Approximate Gross Internal Area
 Ground Floor = 53.7 sq m / 578 sq ft
 First Floor = 38.9 sq m / 419 sq ft
 Garage = 35.2 sq m / 380 sq ft
 Outbuilding = 93.1 sq m / 1003 sq ft
 Total = 221.0 sq m / 2380 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.



Energy rating and score

This property's current energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

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