



61 Birchwood Road, Dartford, Kent, DA2



Harpers & Co



Harpers & Co

Birchwood Road, Dartford

RECENTLY REFURBISHED 3 BEDROOM DETACHED BUNGALOW | SOUGHT AFTER BIRCHWOOD ROAD | PASSED PLANNING TO EXTEND | TWO RECEPTION ROOMS | LARGE STORAGE ROOM (GARAGE) | OPEN PLAN KITCHEN/DINER WITH STUNNING VIEWS TO REAR | GROUND FLOOR FAMILY BATHROOM | GROUND FLOOR BEDROOM 3 | FIRST FLOOR MASTER BEDROOM WITH DRESSING AREA AND ENSUITE & BEDROOM 2 | DRIVEWAY TO FRONT FOR SEVERAL VEHICLES

Birchwood Road, Dartford

Property Summary

IMMACULATE 3 bedroom 2 bathroom superbly decorated throughout family home with stunning views of rear meadows on one of the areas most prestigious roads.

This sumptuous property comprises of a central hallway that leads to a large front reception room, with stylish doors leading to an impressively large and well designed dining room with stunning views of the rear meadows. This dining room can hold a long 16 seat table and has an integrated counter with in built champagne and wine cooler and cabinets. The ground floor also has a large open plan kitchen with induction hob, extractor and bespoke wall and floor mounted units with double oven and integrated appliances (untested). The kitchen has a breakfast area with a unique bay effect structure optimising the light available from the immaculate garden.

On the first floor, the first bedroom is unique in shape and has excellent storage in the eaves and would make a perfect single room or office/cot room. The main master bedroom is large with a vaulted effect ceiling towards the rear of the house with a Juliet balcony offering amazing views of the rear meadows. The master bedroom also has its own very well decorated and en-suite which is again very tastefully designed.

Early viewings encouraged through sole and award winning agents Harpers & Co.



Accommodation

Driveway

Large brick paved Driveway with room for 4/5 cars. Lighting to the front of the house. Large side access. Front wall with two entrances. Flowerbeds.

Entrance Hallway

Wood effect tiles throughout. Skirting, coving and spotlights. Radiator with TRV. Stairs to first floor, fully carpeted.

Reception 19' 8" x 11' 11" (6m x 3.62m)

Wood effect tiles throughout. Skirting, coving, ceiling pendant light and wall lights. Double glass doors leading to the dining room. Large bay window to the front of the property. Venetian blinds.

Dining Room 20' 7" x 12' 10" (6.27m x 3.91m)

Wood effect tiles throughout. Skirting, coving and panelling. Radiator with TRV. Spotlights as well as large pendant light over dining table. French windows to rear, leading out to garden.

Kitchen/Breakfast Room 21' 4" x 10' 10" (6.5m x 3.31m)

Tiled flooring throughout. Skirting, coving and spotlights. White floor and wall cabinets with gold bar handles. Over counter lighting. 2 built in ovens, built in microwave, induction hob and built in extractor fan. Tiled splash back. Ceramic sink with drainer and gold tap. Window to side with venetian blind. Breakfast area - windows surround over looking the garden. Door to side entering rear garden. Radiator with TRV. Skirting, coving, spotlights and pendant light over breakfast table.

Family Bathroom 8' 3" x 5' 7" (2.52m x 1.7m)

Tiled flooring and part tiled walls. Low level W/C with push flush. Floating wash hand basin with storage, black mixer tap. Ceramic bath, black mixer tap with rainforest showerhead. Glass shower screen with black detailing. Opaque window to front, venetian blind.

Bedroom 3 11' 11" x 8' 4" (3.62m x 2.53m)

Carpet throughout, skirting, coving and pendant light fitting. Large bay window, venetian blinds and curtains. Radiator with TRV.

Garage 14' 11" x 8' 4" (4.55m x 2.55m)



Bedroom 1

Carpeted throughout, skirting, pendant light fitting and spotlights. 2 x Velux windows to the side with built in blinds. French windows to the rear, with balcony over looking the garden. Curtains for the doors. Multiple plug sockets. Radiator with TRV. Built in cupboards. Storage in the eaves.

En-suite 7' 5" x 6' 7" (2.25m x 2m)

Tiled flooring throughout. Walls fully tiled. Floating wash hand basin with storage, gold mixer tap in the wall. Gold rainforest shower head, gold shower taps built into the wall. Glass shower screen with gold trim. Opaque window to front, venetian blind. Low level W/C with push button flush.

Storage 8' 9" x 5' 7" (2.66m x 1.7m)

Bedroom 2 15' 0" x 10' 11" (4.56m x 3.32m)

Carpeted throughout, skirting, pendant light fitting. Window to front. Venetian blind. Storage in the eaves.

Rear Garden

Patio area with small section of decking. Landscaped flower beds. Steps going down to lawn area, Lawn with landscaped flowerbed down one side with mature shrubs and trees. Garden backing onto/over looking big empty field. Small shed at end of garden.

Disclaimer

These particulars form no part of any contract and are issued as a general guide only. Main services and appliances have not been tested by the agents and no warranty is given by them as to working order or condition. All measurements are approximate and have been taken at the widest points unless otherwise stated. The accuracy of any floor plans published cannot be confirmed. Reference to tenure, building works, conversions, extensions, planning permission, building consents/regulations, service charges, ground rent, leases, fixtures, fittings and any statement contained in these particulars should not be relied upon and must be verified by a legal representative or solicitor before any contract is entered into.





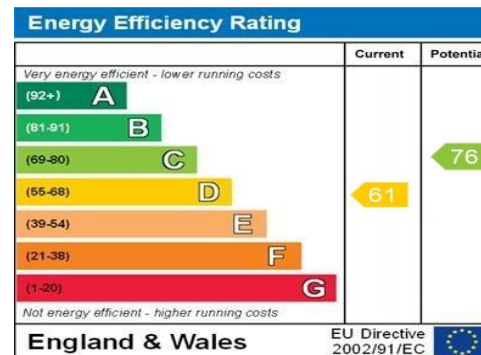
Harpers & Co

Birchwood Road

Approximate Gross Internal Area
 Ground Floor = 107.7 sq m / 1160 sq ft
 First Floor = 59.6 sq m / 642 sq ft
 Total = 167.3 sq m / 1802 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.

THE360IMAGE
 www.the360image.co.uk



Bexley / Bexleyheath Department
 8 Bexley High Street
 Bexley
 DA5 1AD

T: 01322 524425
E: info@harpersandco.com

Associate Park Lane
 121 Park Lane
 Mayfair
 W1K 7AG

T: 0207 409 4693
E: info@harpersandco.com

harpersandco.com

Harpers & Co

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. The mention of any appliances and services within these details does not imply that they are in full and efficient working order or that they will remain within the property.