



42, Birchwood Drive, Wilmington DA2 7NE
Guide Price £750,000



Guide Price £750,000-£775,000 A spacious three bedroom detached bungalow set on an impressive plot along a highly sought after road, offering convenient access to a wide range of popular local amenities including well regarded primary and secondary schools, shops, restaurants, Birchwood Park Golf and Country Club, bus routes and motorway links. Occupying a generous plot, the property features an entrance porch, welcoming entrance hall, three well proportioned bedrooms, a spacious family bathroom, separate shower room, fitted kitchen/diner, and a bright, comfortable reception room. Externally, the home is approached via a substantial front garden providing ample off street parking and a detached double garage. To the rear, a secluded 82ft garden offers an ideal space for families or those who love to entertain. Additional benefits include double glazing, gas central heating, and attractive Herringbone flooring throughout.

Local Authority: Dartford
Council Tax Band: F



01322 553322

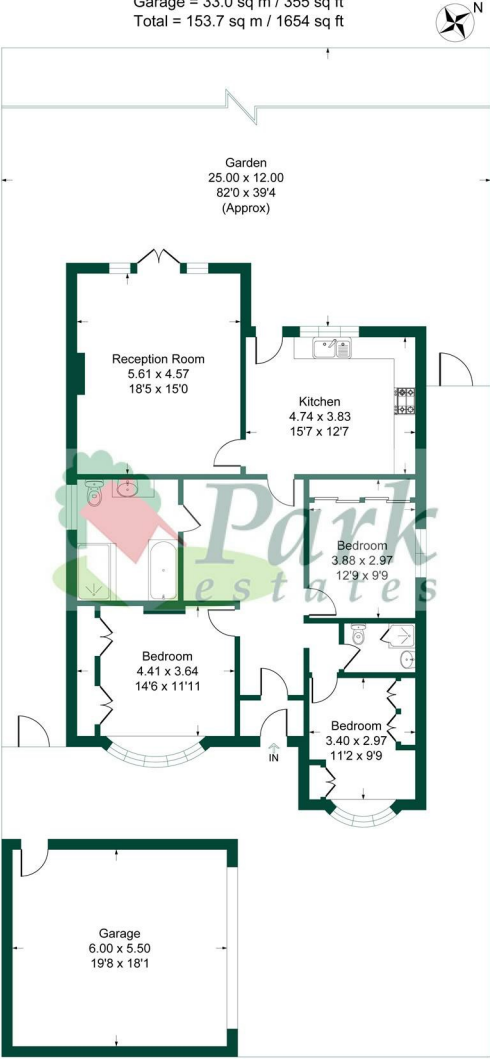
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	77
England & Wales	EU Directive 2002/91/EC	

Birchwood Drive, Dartford, Kent, DA2

Approximate Gross Internal Area = 120.7 sq m / 1299 sq ft
Garage = 33.0 sq m / 355 sq ft
Total = 153.7 sq m / 1654 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

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