



45, Birchwood Drive, Wilmington DA2 7NF  
Guide Price £550,000





A spacious and extended three bedroom semi detached bungalow positioned within the ever popular Joydens Wood area, offering convenient access to local shops, well regarded primary and secondary schools including Wilmington Grammar Schools and Academy, bus routes, and Birchwood Golf & Country Club. Beautifully arranged throughout, the accommodation comprises an entrance hall, three bedrooms, a modern shower room, a contemporary fitted kitchen, and two generous reception rooms providing flexible living space. Externally, the property features a front garden with off street parking, a secluded rear garden ideal for families and entertaining, and a detached garage. The bungalow also offers excellent potential for further extension, subject to the relevant planning consents. Additional benefits include double glazing and gas central heating. Viewing is highly recommended to appreciate the space, location, and future potential this home presents.

Local Authority: Dartford  
Council Tax Band: E



01322 553322

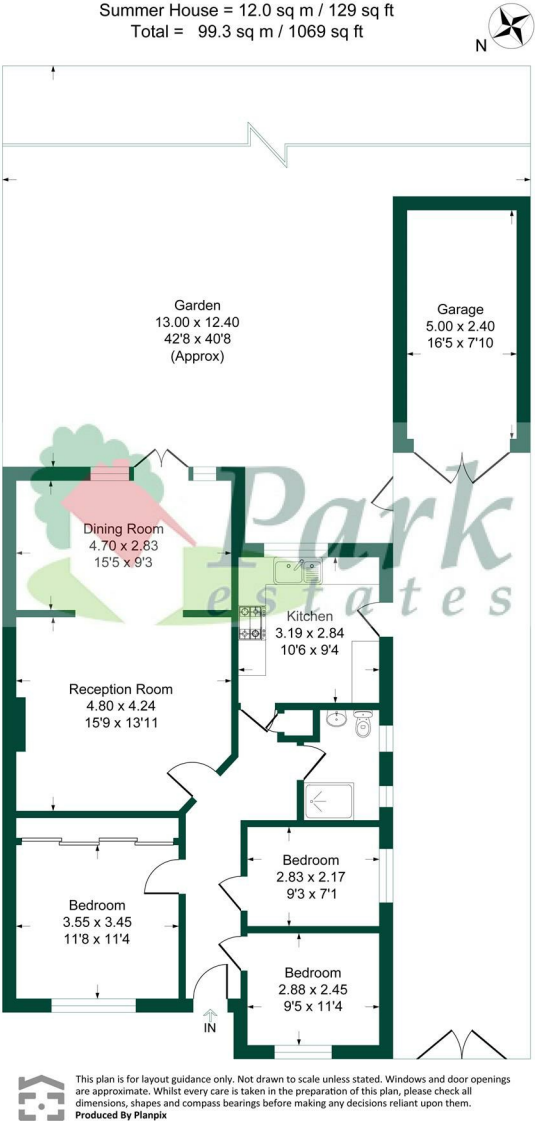
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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         | 85        |
| (81-91) B                                   |         |           |
| (69-80) C                                   | 71      |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

### Birchwood Drive, Dartford, Kent, DA2

Approximate Gross Internal Area = 87.3 sq m / 940 sq ft  
Summer House = 12.0 sq m / 129 sq ft  
Total = 99.3 sq m / 1069 sq ft



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.