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**\* STUNNING SIX BEDROOM EXECUTIVE PROPERTY \* FOUR BATHROOMS \***  
**\* BESPOKE FITTED KITCHEN DINER \***  
**\* GATED FRONTAGE WITH AMPLE PARKING \* LARGE INTEGRAL GARAGE \***  
**\* LANDSCAPED FRONT AND REAR GARDENS \* THREE RECEPTION ROOMS \***  
**\* HIGHLY SOUGHT AFTER ROAD \* HIGH QUALITY FINISH THROUGHOUT \* APPROX 3500 SQUARE FT ACCOMMODATION \***



**75 Birchwood Road  
Wilmington, DA2 7HQ**

**£1,800,000**

**Village Estates are delighted to present to the market this STUNNING SIX BEDROOM, FOUR BATHROOM executive family residence. Situated in the ever popular Birchwood Road within easy reach of local schools, shops, motorway and transport links. Internal viewing on this superb property comes highly recommended...**

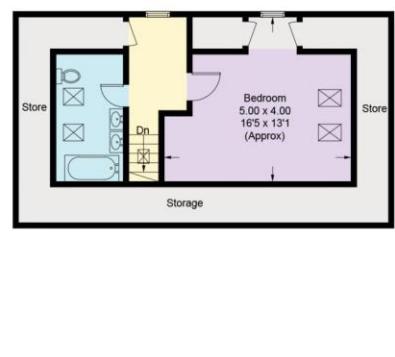
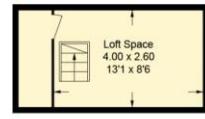


### EPC RATING B



### **Birchwood Road, Wilmington, Dartford, DA2**

Approximate Gross Internal Area = 321.5 sq m / 3461 sq ft  
(Including Double Garage / Excluding Lean To)  
Loft Space = 12.9 sq m / 139 sq ft  
Total = 334.4 sq m / 3600 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 Village Estates (ID804512)

We understand this property is Freehold.

### VIEWING:

Via Village Estates on 01322 522111

**Monday to Friday 9am-6pm, Saturday 9am-5pm, Sunday 10am-4pm**

### SELLING YOUR HOME?

If you are thinking of selling your own property, **VILLAGE ESTATES** will be pleased to provide you with a free market appraisal for sale purposes and professional marketing advice **FREE OF CHARGE, WITHOUT OBLIGATION**. Call one of our experienced sales staff on 01322 522111.

Whilst we endeavour to make our sales details reliable and accurate they should not be relied on as representations or statements of fact, and do not form any part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We would strongly recommend that all the information which 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 has not been verified. If there are any other points which are of particular importance to you, we would be only too happy to check the information and indeed confirm the availability of the property. Please contact the above office to arrange a convenient viewing appointment.