



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



Birchwood Road, Wilmington, Kent, DA2 7HQ
Price: £750,000

Park Estates are delighted to offer onto the market this well presented three double bedroom detached house, located on Wilmington's premier Birchwood Road. This beautiful character home offers a wealth of potential to extend subject to relevant planning consents, with current accommodation comprising of entrance porch, entrance hall, two reception rooms, ground floor bathroom and a modern fitted kitchen. To the first floor there is a landing and three double bedrooms. This ideal family home benefits from a 190' secluded rear garden, double glazing, gas central heating, garage, off street parking, wood and 'Amtico' flooring, CCTV, shutter blinds, brick shed and a summerhouse. In addition the property is conveniently located for popular local schools including Wilmington Grammar and Joydens Wood Primary, shops, bus routes and other transport links. Viewing is highly recommended.

Ref: BX1111251

If you are thinking of selling or letting your home, Park Estates will be pleased to provide you with a free market appraisal and advice without obligation.

Entrance Porch

Double glazed leaded front door. Tiled flooring.

Entrance Hall

Single glazed hardwood front door. Single glazed frosted window to front. 'Amtico' flooring. Radiator. Wall lights. Understairs storage cupboard.

Reception 1

16' 2" x 11' 1" (4.92m x 3.38m) Laminate flooring. Brick built fireplace with working open fire. Wall lights. Double glazed leaded bay window to front with shutter blinds. Radiator.

Reception 2

18' 11" x 10' 10" (5.76m x 3.30m) Two double glazed leaded frosted feature windows to side. Single glazed hardwood leaded window to rear. Wood flooring. Gas fire and feature surround. Wall lights.

Ground Floor Bathroom

Porcelain tiled flooring. Tiled walls. 'P' shaped bath with shower over. Wash hand basin in vanity unit. Low level wc. Heated towel rail. Spotlights. Double glazed leaded frosted window to rear. Extractor fan.

Kitchen

12' 6" x 10' 5" (3.81m x 3.17m) (Approx) Laminate flooring. Double glazed doors to rear. Double glazed leaded window to rear. Range of grey high gloss wall and base units. Feature LED kickboard lighting. Five ring gas hob. Extractor hood. Two electric fan ovens. Integrated dishwasher and washing machine. Tiled splashbacks. Quartz work surfaces. Under counter lighting. Inset sink and mixer taps. Spotlights. Coving. Wall mounted boiler housed in cupboard.

Landing

Carpet. Wall lights. Double glazed leaded window to rear. Loft access.



Bedroom 1

15' 1" x 11' 0" (4.59m x 3.35m) Carpet. Radiator. Double glazed leaded window to front with shutter blinds. Wall lights. Fitted wardrobes.

Eaves Cupboard

Carpet. Light. Double glazed porthole window to front.

Bedroom 2

12' 6" x 11' 0" (3.81m x 3.35m) Laminate flooring. Double glazed leaded window to rear. Radiator.

Bedroom 3

11' 1" x 10' 11" (3.38m x 3.32m) Laminate flooring. Double glazed leaded window to rear. Radiator.

Eaves Storage

Carpet. Light.

Rear Garden

190' 0" x 36' 1" (57.87m x 10.99m) (Approx) Stunning secluded rear garden with mature shrubs and trees. Mainly laid to lawn. Outside tap. Side access. Three wall mounted coach lights. Brick shed with power and light. Summerhouse.

Front Garden

Walled driveway with mature shrubs and raised flower beds. Off street parking for three / four cars. Wall mounted coach light.

Garage

12' 10" x 11' 9" (3.91m x 3.58m) Hardwood double door. Power and light.

Council Tax

Band E.

