



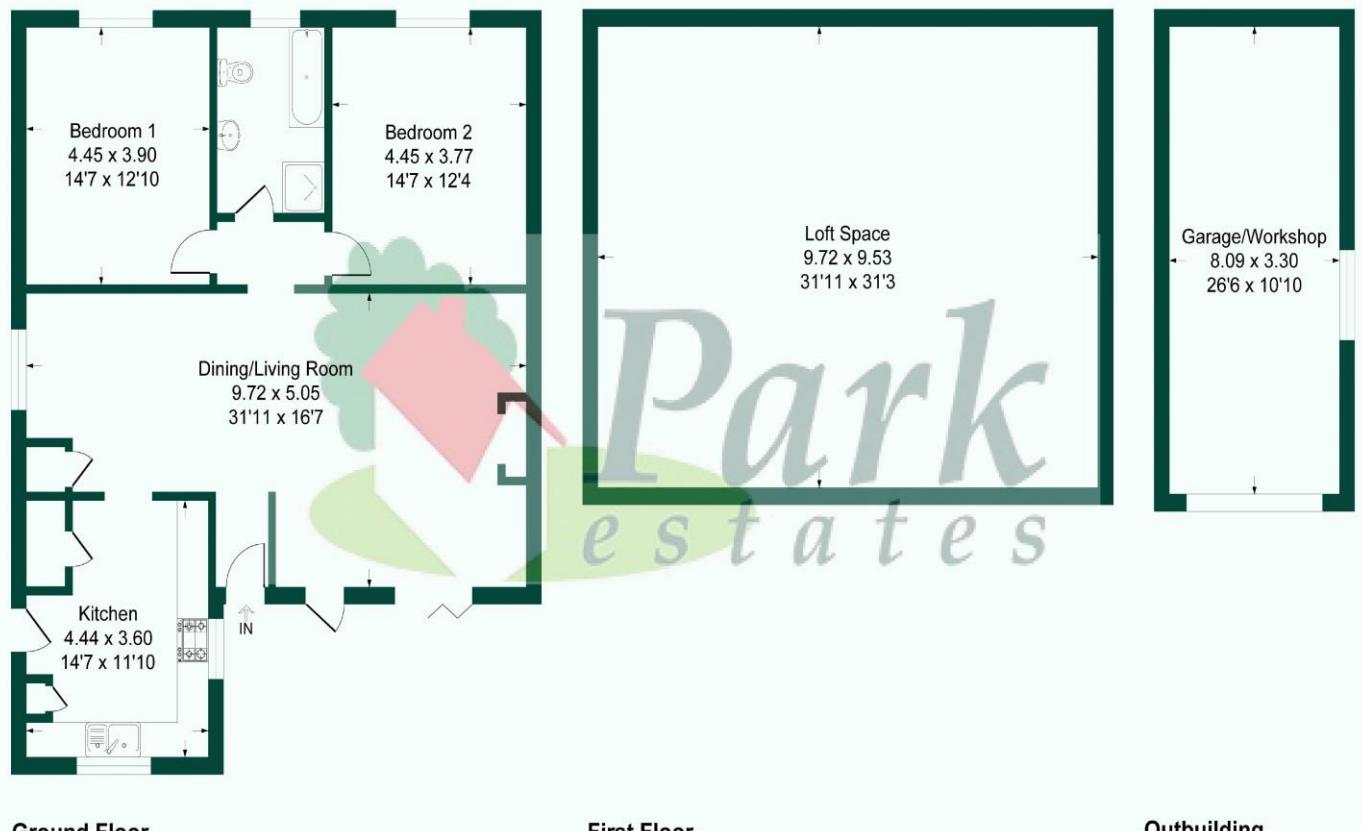
## Greenwood Lodge

Approximate Gross Internal Area = 208.7 sq m / 2247 sq ft



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

Current Potential  
102 | A  
75 | C



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

**Park estates**  
01322 553322

60-62 High Street, Bexley, Kent DA5 1AH  
bexley@parkestates.co.uk  
www.parkestates.co.uk

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.

A unique opportunity to purchase this spacious two double bedroom detached bungalow, located off the prestigious Birchwood Road, in a secluded location with superb views over fields. The property is very well situated for motorway links including M20 and M25, mainline stations including Dartford, Swanley and Bexley, and all other transport links, as well as being within close proximity to local schools including Dartford and Wilmington Grammar schools, Bluewater Shopping Centre and all local amenities. Well presented throughout, the property comprises of entrance hall, fitted kitchen, generous reception room, dining room, modern bathroom and two double bedrooms. Externally the property is approached via a long driveway, with generous front and rear gardens and ample off street parking. Additional benefits to note include double glazing, underfloor heating, log burner, bi-folding doors, loft space with potential for conversion to create two large bedrooms and two ensuites (subject to the usual consents), detached garage / workshop and no forward chain. There is also a garden building plot which can be purchased via separate negotiation. Viewing is highly recommended.

Local Authority: Sevenoaks

Council Tax Band: F

