

Birchwood Drive, Dartford

Offers in Region of £799,995

WILLIAM CHARLES
PROPERTY SERVICES LIMITED



Set within a prestigious and highly sought-after location, this four-bedroom detached bungalow presents a rare opportunity to acquire a substantial home on a superb plot. The property offers over 1,900 square feet of versatile living space and has already been granted permission to extend, allowing the potential for further enhancement to suit individual needs. Currently arranged with three well-proportioned bedrooms and generous reception areas, the bungalow is in need of modernisation, providing a blank canvas for those wishing to create a truly bespoke residence. The layout is thoughtfully designed to maximise natural light, with large windows throughout and a spacious kitchen area that could be reimagined as a contemporary family hub. This is an exceptional opportunity for buyers looking to invest in a prime location and create a home tailored to their lifestyle.

The property sits proudly on a superb plot, offering a wealth of outside space that is both private and inviting. The south-west facing garden is a particular highlight, enjoying long hours of sunshine and providing an ideal setting for outdoor entertaining, gardening, or simply relaxing in tranquil surroundings. The grounds are generously sized, with mature planting and ample lawn, as well as scope for further landscaping or the addition of features such as a patio or summerhouse (subject to any necessary permissions). There is ample driveway parking to the front, along with a garage that offers additional storage or workshop space. The overall setting is peaceful and exclusive, with the property enjoying a sense of seclusion while remaining conveniently close to local amenities, reputable schools, and transport links.




FIRE
BLANKET











Birchwood Avenue, Dartford

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- Prestigious Location
- Granted Permission to Extend
- Superb Plot Size
- In need of Modernisation
- 3 Bedrooms
- 1900+ Square ft.
- South West facing Garden

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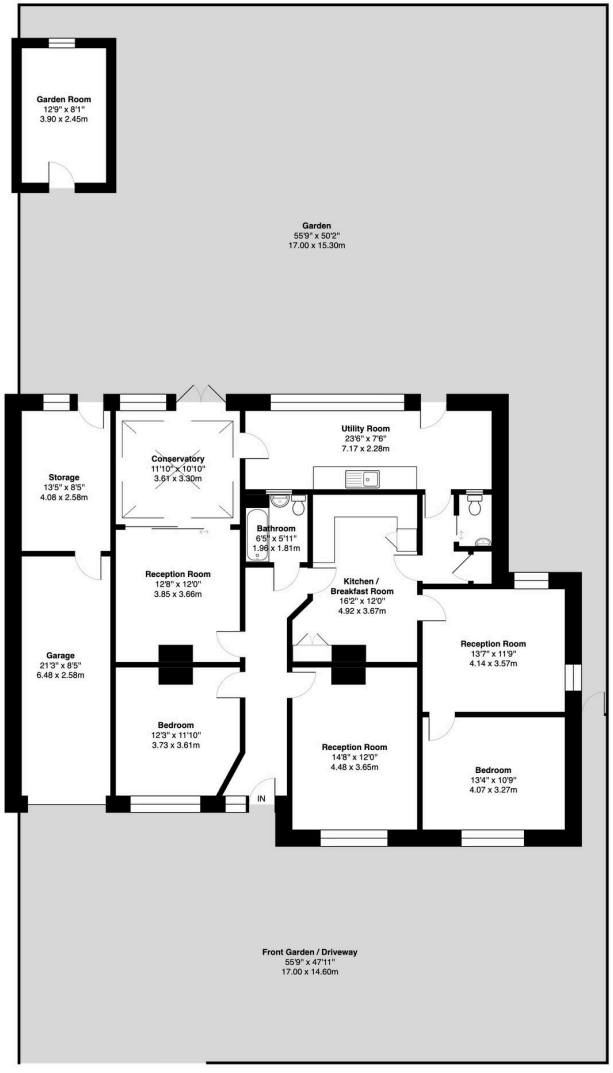






Birchwood Drive, DA2

Approximate Gross Internal Area = 1542 sq ft / 143.2 sq m
Garage & Storage Area = 311 sq ft / 28.9 sq m
Outbuilding Area = 103 sq ft / 9.6 sq m
Total Area = 1956 sq ft / 181.7 sq m



Ground Floor

This floor plan was produced using RICS measurements standards 2nd edition.
For layout guidance only and not drawn to scale unless stated. Window and door openings are approximate.
Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them. No liability is accepted for any errors.
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