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Selah Drive

Swanley, BR8 7WD

Guide price £930,000

Five Bedroom Detached House

Double Garage

Quiet Sought After Location

**One Bedroom Detached Annex With Further
Planning Permission**

Off Street Parking

Ground Floor W.C

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This bright and spacious five bedroom detached home with a one-bedroom annex is located in one of the most sought after roads in Swanley, set in the vicinity of Birchwood Road in the quiet and ever popular Selah Drive. Set in walking distance to a number of highly recommended primary, secondary and grammar schools, this could make the perfect family home. Set back from the road and behind a large driveway sits this family home. Inside you can move straight in and enjoy the tasteful, relaxing ambience the current owners have created with their décor. In the main house the 23ft lounge is complemented with French doors to the rear and large windows to the front, allows the light to billow through. The gas fire is the perfect accessory for those winter nights. The kitchen/diner is ready for you to get cooking, and offers enough space to fit the whole family around the dining table to enjoy those feasts. Upstairs you will find four double bedrooms, with the fifth bedroom located on the ground floor of the property. The master bedrooms boast an en-suite bathroom, and three of the five bedrooms offer built in storage. To the ground floor you can find a cloak room and to the first floor is a modern family bathroom. The annex benefits from it's own front door and is a separate property next door. Through the entrance you can find a large lounge and conservatory, leading out to your own private rear garden. Offered with a modern kitchen and bathroom. The 13ft bedroom comes complete with fitted storage cupboards. The annex has planning permission in place for a loft conversion to house a second bedroom. Both properties lead out to their own private rear gardens. With side access through both, they have both been landscaped with lawn creating a private and peaceful setting. With off street parking to the front as well as a double garage you do not want to miss your chance to view this spacious bright family home.



ACCOMMODATION

Main House

Entrance Hall

Double glazed door to front, Double radiator, Storage cupboard, Amtico flooring.

Ground Floor Cloak Room

Double glazed frosted window to side, Low level w.c, Pedestal sink, Heated towel rail, Amtico flooring.

Lounge 22' 1" x 12' 1" (6.73m x 3.68m)

Double glazed window to front, Double glazed French doors to rear, Radiator, Working gas fire.

Conservatory 20' 6" x 20' 6" (6.24m x 6.24m)

Entrance from lounge, Double glazed windows to side and rear, Double glazed doors to garden.

Kitchen/Diner 19' 3" x 18' 5" x 10' 4" (5.86m x 5.61m x 3.15m)

Double glazed window to side, Double glazed patio door to side, Double glazed French doors to rear, Double glazed window to rear, Range of wall and base units, Kitchen island, Space for American Fridge/Freezer, Wine fridge and double range cooker, Amtico flooring.

Bedroom Five/Study 9' 6" x 8' 10" (2.89m x 2.69m)

Double glazed window to front, Radiator, Amtico flooring.

Landing

Loft access, Airing cupboard, Amtico flooring.

Bedroom One 14' 11" x 10' 4" (4.54m x 3.15m)

Two double glazed windows to the front, Two radiators, Storage cupboard, Amtico flooring.

Bedroom Two 13' 11" x 10' 7" (4.24m x 3.22m)

Double glazed window to rear, Fitted wardrobes, Radiator, Amtico flooring.

En Suite 9' 3" x 6' 2" (2.82m x 1.88m)

Double glazed frosted window to rear, Low level w.c, Paneled bath, Pedestal sink, Heated towel rail, Tiled walls, Amtico flooring.

Bedroom Three 13' 11" x 8' 7" (4.24m x 2.61m)

Double glazed window to rear, Storage cupboard, Radiator, Amtico flooring.

Bedroom Four 12' 4" x 8' 0" (3.76m x 2.44m)

Double glazed window to front, Radiator, Amtico flooring.

Family Bathroom 10' 6" x 8' 8" (3.20m x 2.64m)

Double glazed frosted window to side, Paneled bath, Low level w.c, Pedestal sink, Heated towel rail, Tiled walls, Amtico flooring.

Rear Garden

Paved area, Lawn, Side access.

Double Garage

The Annex

Entrance Hall

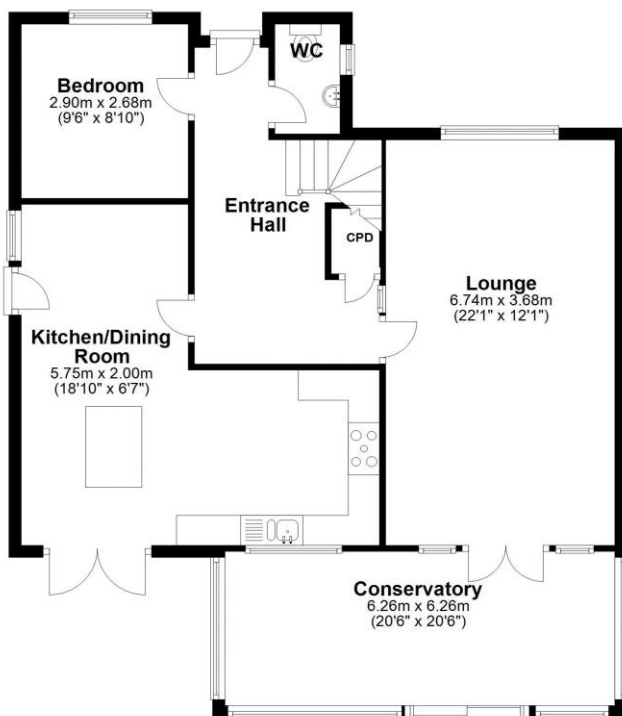
Double glazed wooden door to front, Airing cupboard, Radiator, Amtico flooring.





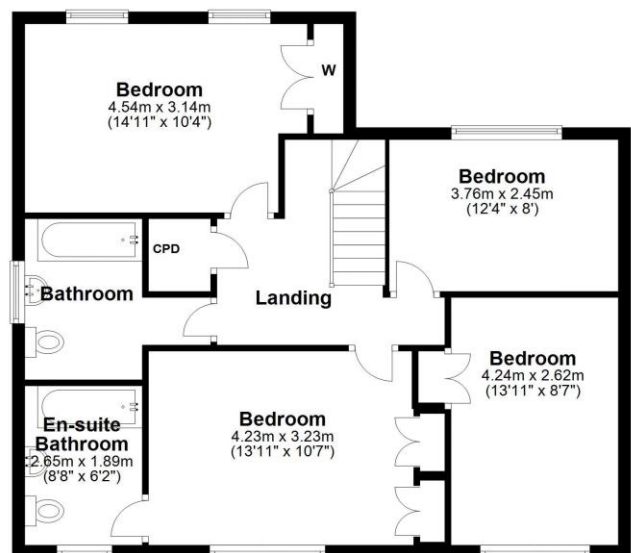
Ground Floor

Approx. 90.2 sq. metres (971.1 sq. feet)



First Floor

Approx. 73.8 sq. metres (794.5 sq. feet)



Total area: approx. 164.0 sq. metres (1765.5 sq. feet)

EPC Rating: D

Council Tax Band: G

Viewers notes...

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if travelling some distance. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. Please be advised that some of the particulars may be awaiting vendor approval. Please contact the branch who can provide confirmation if required.