



Brookbanks

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Situated in the ever popular Selah Drive, located in the vicinity of Birchwood Road and in the catchment area of local Primary, Secondary and Grammar Schools is this four bedroom family home. Upon entering you are greeted with the large bright entrance hallway, leading you to the 13ft open plan kitchen, diner, utility room. With two further reception rooms one of which the current family are using as their study, and benefiting from a downstairs toilet. Upstairs you will find four good sized bedrooms, bedroom one boasting an en-suite and the family bathroom. The sunny rear garden is mainly laid to lawn, with both a decked and paved area surrounded by flower beds. With off street parking to the front on the double



Selah Drive
Swanley, BR8 7WD

**Offers in Excess of
£600,000**

Covered Porch

Entrance Hall

Double glazed frosted leaded light entrance door. Coved ceiling. Wood flooring. Radiator. Under stairs storage cupboard.

Down stairs cloakroom

Double glazed frosted leaded light window to side. Wood flooring. Partly tiled walls. Radiator. Low level w/c. Hand wash basin.

Study Room 10' 2" x 8' 10" (3.10m x 2.69m)

Double glazed leaded light window to front. Wood flooring. Radiator. Coved ceiling.

Kitchen 13' 2" x 8' 10" (4.01m x 2.69m)

Double glazed leaded light window to rear. Coved ceiling. Double sink with mixer taps. Slate flooring. Range of wall and base units. Plumbing for dishwasher. Open plan to utility room and dining room.

Utility Room 9' 3" x 5' 7" (2.82m x 1.70m)

Double glazed leaded light window to side with double glazed leaded light door leading to garden. Slate flooring. Butler sink with mixer taps. Range of wall and base units. Plumbing for washing machine.

Dining room 10' 3" x 9' 3" (3.12m x 2.82m)

Double glazed leaded light French doors leading to garden. Coved ceiling. Double radiator. French doors leading to lounge. Slate flooring.

Lounge 23' 0" x 12' 0" (7.01m x 3.65m)

Double glazed leaded light window to front. Double glazed leaded light French doors leading to garden. Coved ceiling. Wood flooring. Double radiator.

Landing

Carpet. Coved ceiling. Access to loft. Built in storage cupboard with boiler.

Family bathroom 9' 9" x 8' 8" (2.97m x 2.64m)

Double glazed frosted leaded light window to side. Laminate wood flooring. Coved ceiling. Tiled walls. Chrome heated towel rail. Lower level w/c. Hand wash basin with cupboard underneath. Bath with shower and glass shower screen.

Bedroom 1 14' 0" x 11' 7" (4.26m x 3.53m)

Double glazed leaded light window to rear. Radiator. Coved ceiling. Fitted wardrobes.

Ensuite

Double glazed leaded light window to rear

Bedroom 2 14' 11" x 10' 11" (4.54m x 3.32m)

Two double glazed leaded light window to front. Radiator. Laminate wood flooring. Coved ceiling. Built in storage cupboard.

Bedroom 3 14' 8" x 8' 8" (4.47m x 2.64m)

Double glazed leaded light window to rear. Laminate wood flooring. Coved ceiling. Fitted wardrobes.

Bedroom 4 12' 2" x 8' 5" (3.71m x 2.56m)

Double glazed leaded light window to front. Carpet. Radiator. Coved ceiling.

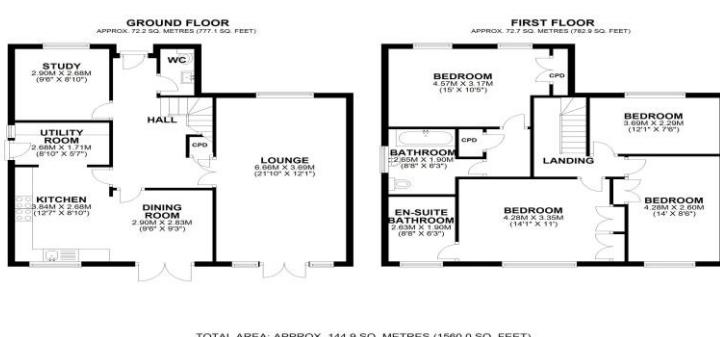
Garden

Decking. Patio area. Step up to laid lawn. Flower beds. Patio decking area to rear. Side access.



Viewers notes...

EPC Rating: D
Council Tax Band: G



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.

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