



17, Selah Drive, Swanley BR8 7WD  
Asking Price £750,000



Park Estates are delighted to present this stunning four double bedroom detached home, enviably positioned on a sought after road and offering effortless access to a wide range of local amenities. The area is exceptionally well served by highly regarded schools, including Wilmington Grammar Schools, Wilmington Academy and several popular primary schools, along with convenient local shops, Birchwood Park Golf & Country Club, and excellent transport links.

An ideal choice for families, the property is beautifully maintained and tastefully styled throughout. The ground floor features a spacious entrance hall, guest WC, and a striking luxury fitted kitchen with central island, seamlessly opening into the first reception area. A separate dining room and bright conservatory provide further versatile living space. To the first floor, a generous landing leads to four well proportioned bedrooms, including a superb master suite complete with its own luxury ensuite bathroom. A contemporary family bathroom serves the remaining bedrooms. The exterior is equally impressive, boasting a landscaped front garden with artificial lawn, off street parking, a well kept rear garden, and a detached double garage. Additional benefits include integrated high end kitchen appliances, double glazing, gas central heating, fitted blinds, and an electric car charging point. This immaculate home must be viewed to be fully appreciated.

Local Authority: Sevenoaks  
Council Tax Band: G

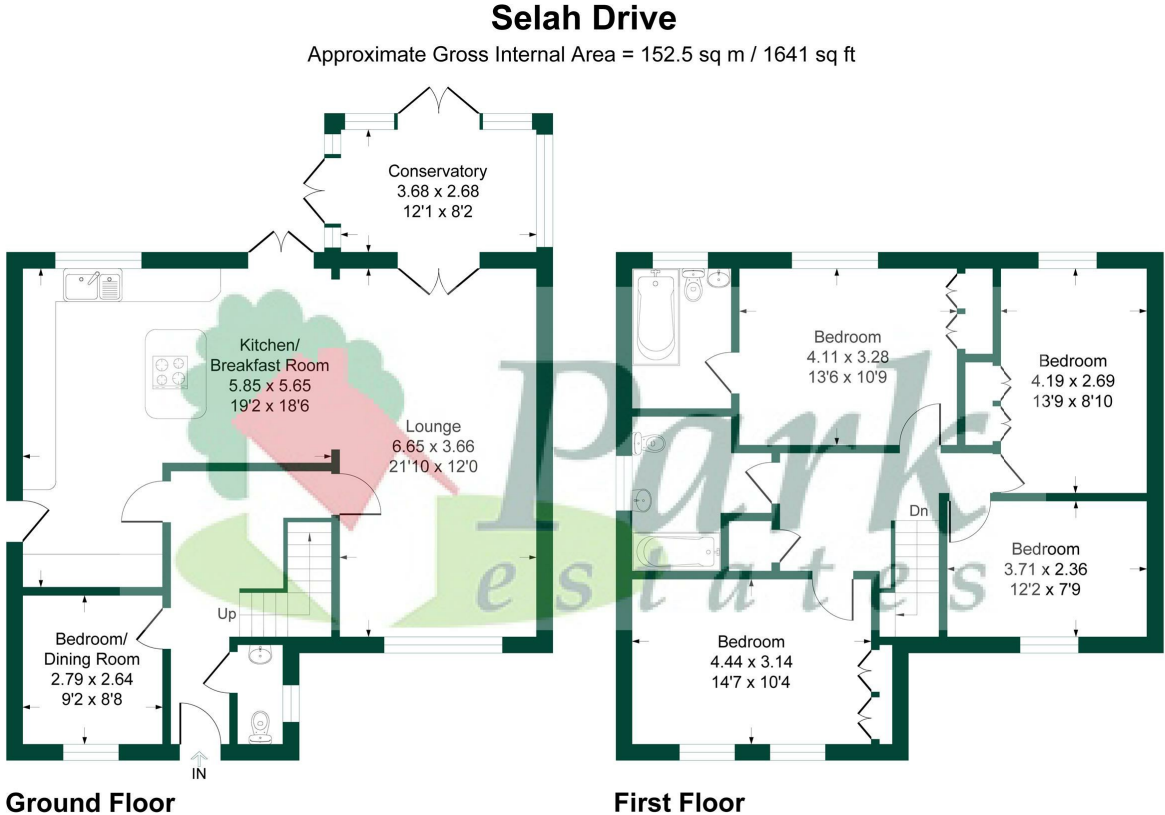


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| Energy Efficiency Rating                    |           |                                                                                                             |
|---------------------------------------------|-----------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                   |
| Very energy efficient - lower running costs |           |                                                                                                             |
| (92 plus) <b>A</b>                          | <b>72</b> | <b>82</b>                                                                                                   |
| (81-91) <b>B</b>                            |           |                                                                                                             |
| (69-80) <b>C</b>                            |           |                                                                                                             |
| (55-68) <b>D</b>                            |           |                                                                                                             |
| (39-54) <b>E</b>                            |           |                                                                                                             |
| (21-38) <b>F</b>                            |           |                                                                                                             |
| (1-20) <b>G</b>                             |           |                                                                                                             |
| Not energy efficient - higher running costs |           |                                                                                                             |
| England & Wales                             |           | EU Directive 2002/91/EC  |



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

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.