



57 ANNETTS HALL, BOROUGH GREEN, KENT, TN15 8DZ

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 **Hillier**
Reynolds

£440,000

FREEHOLD

Beautifully presented and extended three bedroom semi-detached house.

Driveway with parking for approx. 3 cars as well as detached garage.

Popular road within walking distance of village centre and MLS. NO ONWARD CHAIN.





We are delighted to market this beautifully presented and extended semi-detached family home. The property is located in a sought after road within walking distance of the village centre, Train station and popular primary and secondary schools.

The home has been well-maintained by the current owner. As you enter the property you will find a bright and sunny Lounge/Sitting Room which has a feature fireplace as a central focal point. The Lounge/Sitting Room leads through to the open plan Dining area which has patio doors that lead out to the fully enclosed garden. The garden is mainly laid to lawn with flower borders stocked with plants and shrubs. There is a patio area which is ideal for entertaining family and friends. There is a detached garage as well as double gates that open onto the driveway where there is parking for approx.3 cars.

The Kitchen is well-fitted with a good selection of storage and work top space, there is a useful larder which offers further storage space. At the rear of the property you will find a Utility area and Cloakroom..

Upstairs is as light and bright as the rest of the property. You will find the master Bedroom at the front of the property. This is a well-proportioned room with a good selection of fitted wardrobes. The second Bedroom is also located at the front of the property and also has built-in storage. Bedroom three overlooks the garden. The family Bathroom is modern and has a bath with shower over.

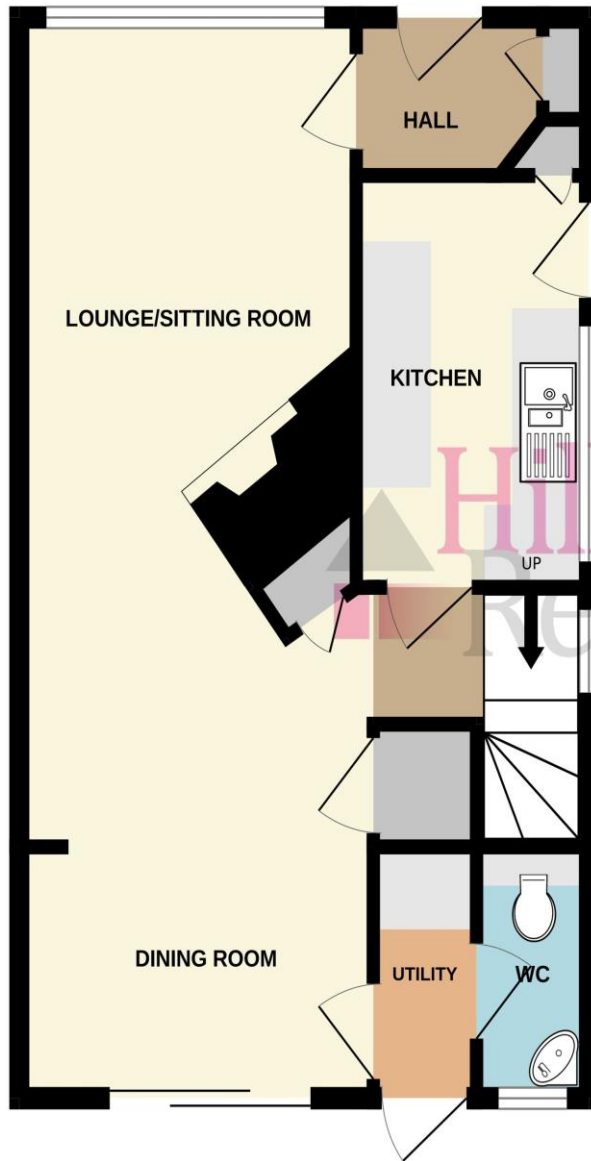
Borough Green is a popular village with a good selection of local shops and cafes all within walking distance. There is a library and medical centre as well as a large recreation ground. The neighbouring village of Wrotham is also within walking distance and has a sought- after secondary school. There are good transport links with the M20, M26 Motorways just a short drive away. The mainline railway station is also within easy walking distance and has regular services to London Bridge, Charing Cross and Victoria.

This property is offered for sale with NO ONWARD CHAIN. Viewing is by appointment only.

ACCOMMODATION

GROUND FLOOR
42.6 sq.m. (459 sq.ft.) approx.

1ST FLOOR
33.8 sq.m. (364 sq.ft.) approx.



Entrance

Lounge/Sitting Room

21'9" (6.63m) x 9'11" (3.02m)

Dining Room

10'5" (3.18m) x 6'7" (2.01m)

Kitchen

10'10" (3.30m) x 6'11" (2.11m)

Utility Room

6'7" (2.01m) x 2'11" (0.89m)

W.C.

First Floor Landing

Bedroom 1

10'1" (3.07m) x 9'6" (2.90m)

Bedroom 2

11'2" (3.40m) x 7'0" (2.13m)

Bedroom 3

8'5" (2.57m) x 7'10" (2.39m)

Bathroom

Outside

Front garden comprising of lawn area with flowers and shrubs. Driveway for 2 cars leading to:

Hardstanding side area with gates leading to:

Detached Garage - 16'8" (5.08m) x 9'9" (2.97m)

Rear garden comprising of lawn area, patio area and flowers and shrubs.

TOTAL FLOOR AREA : 76.4 sq.m. (822 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Route to View

From our Office in Borough Green proceed north along the high street. At the end turn right into Wrotham Road. Take the third turning right into Wye Road. At the end of Wye Road turn left into Annetts Hall. The home can be found on the right hand side as denoted by our For Sale board.

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose.

Helpful Information

Buying a home is a big commitment and we therefore recommend that you visit the following websites for more helpful information about the property before proceeding:

www.environment-agency.gov.uk

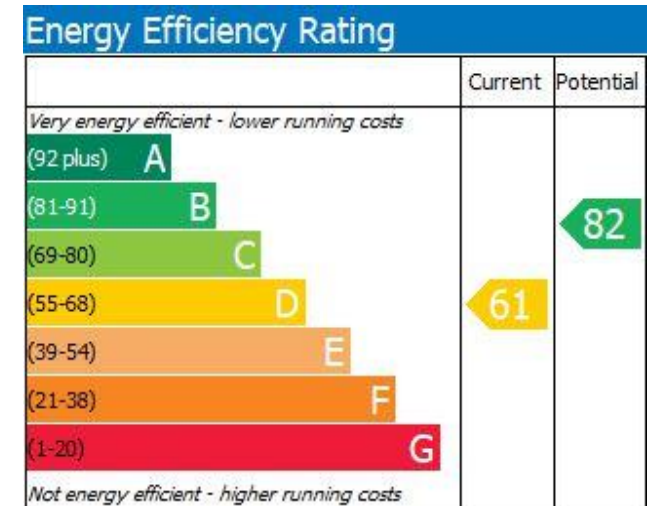
www.landregistry.gov.uk

<http://list.english-heritage.org.uk>

www.fensa.org.uk

www.gov.uk/green-deal-saving-measures

www.lpoc.co.uk (for listed homes)



For more information or to arrange an appointment to view, please contact us on:

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