



2 ANNETTS HALL, BOROUGH GREEN, KENT, TN15 8DY

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 **Hillier**
Reynolds

£575,000

FREEHOLD

Beautifully presented 3/4
bedroom detached family
home.

Large mature garden and off
road parking for several
cars.

Walking distance to village
centre and MLS.





We are excited to market this spacious and versatile well-presented family home that is located on a generous plot in a sought-after road within walking distance of the village centre and mainline station with services to London Bridge, Charing Cross and Victoria.

As you enter the property you will find the well-proportioned lounge directly in front of you. This is a sunny room with a stylish modern fireplace as a central focal point of the room. Patio doors lead out directly to the generous westerly facing rear garden. There is a large patio area that is perfect for entertaining family and friends. The garden is mainly laid to lawn and there are borders stocked full of mature flowers and shrubs. There is a personal door to a large store room which has direct access to the front of the property where you will find a block paved driveway with parking for several cars.

The kitchen/breakfast room has a good selection of storage cupboards and work top space and there is a useful breakfast bar making this a sociable and practical family area. The dining room is separated from the kitchen by double doors and has French doors leading out to the garden and patio. From the hallway you will find the study/bedroom four. This is an ideal office for anyone working from home and works equally well as a bedroom for guests as there is a shower room located next door. A utility room completes the downstairs accommodation.

Upstairs you will find three bright and sunny bedrooms. The master bedroom is located at the rear of the property and over-looks the garden. There is a good selection of fitted wardrobes providing storage space. The second bedroom is also a double room with a built in storage cupboard. The third bedroom is located at the front of the property and can also accommodate a double bed if required.

The family bathroom is modern with a stylish white bathroom suite. There is 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.

We are expecting a high level of interest in this rarely available style of property so viewing is highly recommended to fully appreciate the space and flexibility of this family home.

ACCOMMODATION

Entrance Hallway

Lounge

16'2" (4.93m) x 12'9" (3.89m)

Dining Room

15'10" (4.83m) x 9'0" (2.74m)

Kitchen

16'3" (4.95m) x 8'11" (2.72m)

Study/Bedroom 4

9'10" (3.00m) x 8'3" (2.51m)

Lobby

Shower Room

First Floor Landing

Bedroom 1

12'8" (3.86m) x 11'11" (3.63m)

Bedroom 2

12'8" (3.86m) x 8'7" (2.62m)

Bedroom 3

11'10" (3.61m) x 8'1" (2.46m)

Bathroom

Outside

Large mature westerly facing rear garden. Large paved patio area. Mainly laid to lawn with borders stocked with mature shrubs and plants. Block paved driveway with parking for several cars.

Store Room - 26'8" (8.13m) x 7'4" (2.24m)



TOTAL FLOOR AREA : 134.4 sq.m. (1446 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 and then right again into Annetts Hall. The home can then be found on the right hand side 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

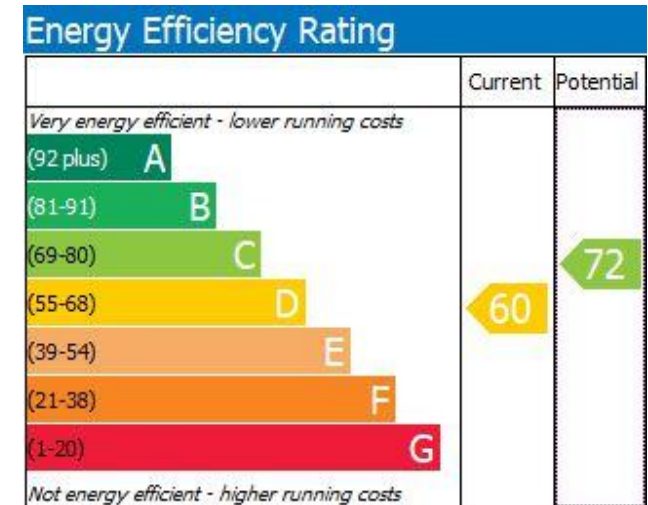
www.landregistry.gov.uk

<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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