



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

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 **Hillier**  
Reynolds

**GUIDE PRICE**  
**£450,000-£465,000**

**FREEHOLD**

Three bedroom extended  
semi-detached family home.

Some updating required.

Generous garden and  
driveway with parking for  
multiple cars. NO ONWARD  
CHAIN.





We are delighted to market this extended three bedroom semi-detached house that is available to the market for the first time in many years. This well-loved family home would benefit from some updating and modernisation. The property is located in a sought-after road within walking distance of the village centre and mainline station with services to London and Ashford.

The downstairs accommodation offers versatile and flexible living space depending on your requirements. As you enter the property you will find the dining room on your left which opens out to the lounge. This is a spacious and well-proportioned room with large patio doors that lead out to the generous garden and patio area, there is a large rockery and block paved pathways making this a relatively low maintenance outside space. There is a large greenhouse and wooden storage shed. The properties original garage is now a utility room which could easily be converted to a home office. There is also a personal door to a covered workshop area.

The kitchen, although dated, has a good selection of cupboards and work top space as well as a built in larder. There is a back door leading out to the car port and block paved driveway which provides parking for several cars.

Upstairs you will find three bedrooms as well as a shower room. The master bedroom is located at the front of the property and has plenty of space for bedroom furniture. Bedroom two is a double room with a built in storage cupboard. The third bedroom is a good sized single room which over-looks the garden.

The family Bathroom is modern with a large shower cubicle.

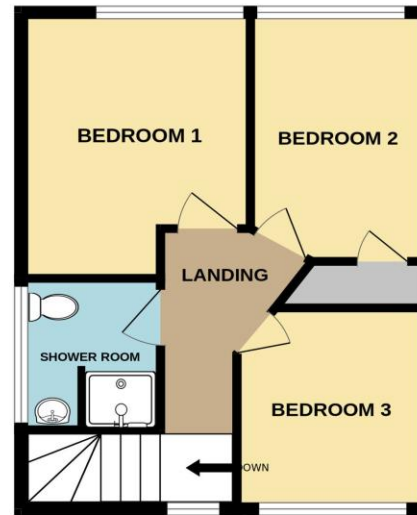
Borough Green is a popular village with a good selection of local shops and cafes all within walking distance. There is a library and medical centre as well as a large recreation ground. The neighbouring village of Wrotham is also within walking distance and has a sought- after secondary school. There 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.

Early viewing is recommended to fully appreciate the size and potential of this property. This property is offered for sale with NO ONWARD CHAIN.

# ACCOMMODATION

GROUND FLOOR  
85.6 sq.m. (922 sq.ft.) approx.

1ST FLOOR  
35.0 sq.m. (377 sq.ft.) approx.



TOTAL FLOOR AREA : 120.6 sq.m. (1298 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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## Entrance Hall

## Lounge

22'3" (6.78m) x 10'1" (3.07m) maximum measurements

## Dining Room

17'0" (5.18m) x 12'0" (3.66m)

## Kitchen

10'11" (3.33m) x 6'11" (2.11m)

## First Floor Landing

## Bedroom 1

11'11" (3.63m) x 9'10" (3.00m)

## Bedroom 2

11'1" (3.38m) x 7'4" (2.24m)

## Bedroom 3

8'8" (2.64m) x 7'11" (2.41m)

## Shower Room

## Outside

Generous rear garden with rockery and blocked paved pathways. Greenhouse and wooden storage shed.

**Utility & W.C.** - 15'5" (4.70m) x 9'8" (2.95m)

**Covered Workshop** - 18'0" (5.49m) x 11'2" (3.40m)

Car port and block paved driveway with parking for multiple cars.



## 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 left hand side.

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](http://www.environment-agency.gov.uk)

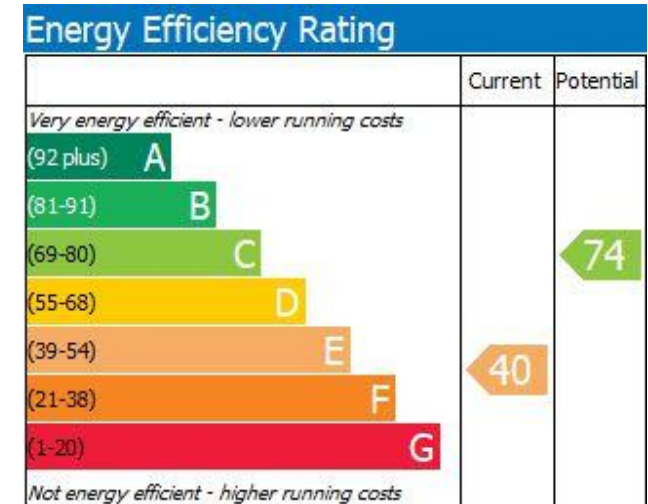
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)

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

[www.fensa.org.uk](http://www.fensa.org.uk)

[www.gov.uk/green-deal-saving-measures](http://www.gov.uk/green-deal-saving-measures)

[www.lpoc.co.uk](http://www.lpoc.co.uk) (for listed homes)



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

**01732 884422**

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