



65 Annetts Hall

Borough Green, Kent, TN15 8DY Freehold

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Price Guide £399,950

**** Guide Price £399,950 - £424,950 **** Introducing a delightful three-bedroom semi-detached family home, ideally situated in a tranquil location! This beautifully extended property boasts spacious living areas, including a fantastic kitchen/diner perfect for family gatherings. Plus, the owner has confirmed that the curb will be dropped, allowing for two convenient parking spaces right outside your front door subject to a certain figure being agreed.

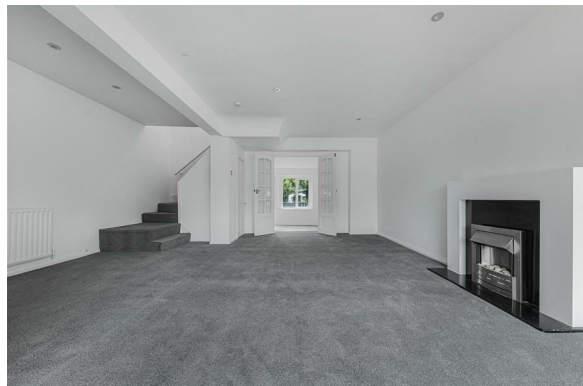
With contemporary decor throughout, this home is ready for you to move in, and it comes with the added advantage of no onward chain, ensuring a smooth transition. Given its attractive features, we expect strong interest in this exceptional property. Don't miss out—schedule your viewing today to secure your dream home and avoid disappointment!

Overview

- Semi-detached house
- Popular location
- Offered in good order
- Large reception room
- Kitchen/diner
- Three bedrooms
- Modern family bathroom & cloakroom
- Drive with parking & rear garden
- Chain free
- Viewing recommended

Ground floor

At the front of the home is a spacious and well-proportioned lounge with its large window to the front allowing for plenty of natural light. This well appointed open plan living area offers spot lighting a great size storage cupboard and feature fire place. The open plan feel continues with double doors opening to the kitchen. The modern and tasteful kitchen/diner has been well designed with a good range of kitchen units and work top space. The dining area has patio door leading directly out to the raised decking area, making this space ideal for entertaining knowing in the summer months you can just spill out to the garden. You can also find to the ground floor a small entrance hall and cloakroom which is rare for these style homes.



First floor

The well appointed accommodation continues to the first floor. You will find three bedrooms and a modern family bathroom. As you can see from the floor plan the loft has been partially converted and offers a great space for a office or simple extra storage. The access is from a pull down ladder from the landing but does have carpeted flooring, large velux window and heating. This could offer further opportunity subject to relevant building and planning consents.

Exterior

To the rear the garden offers a large raised decking area

that steps down to lawn and patio area. The property has side access to the front that is via the storage shed that runs to the side of the property. The Front garden has a large pea shingle drive.

Location

Located in a popular road within a short walk of the village centre, primary school and mainline station. 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.

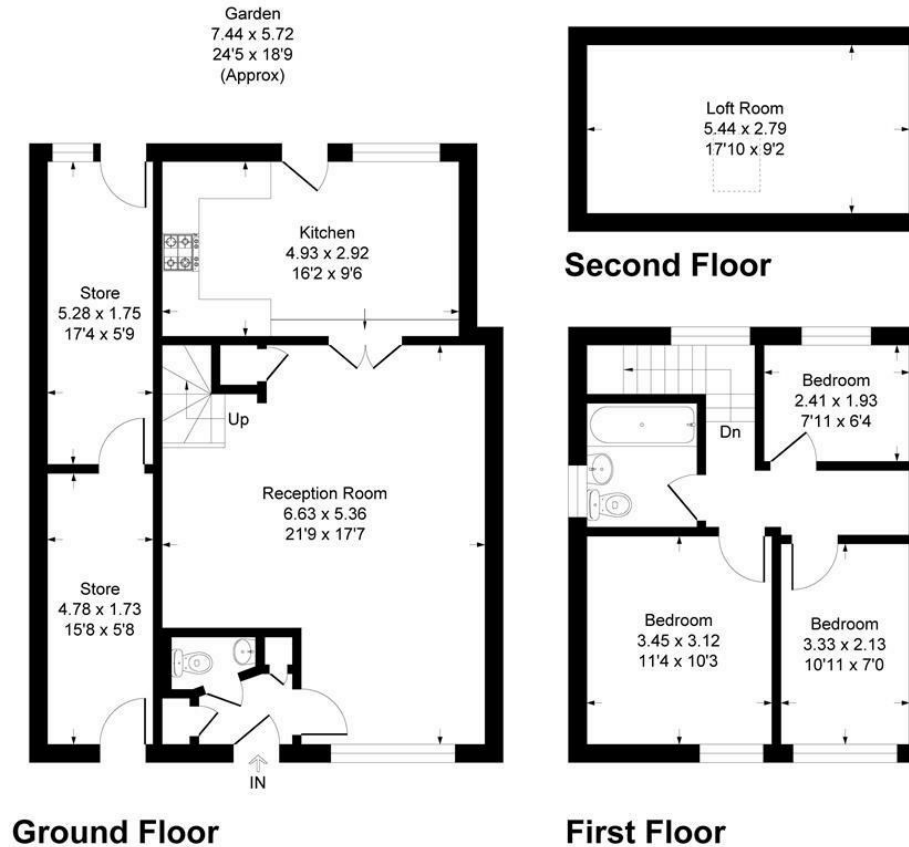
Notes to buyers

The property is Freehold, double glazed through-out and has gas fired heating. The home is of a conventional construction and is connected to mains gas, electricity, water and drains.



Annetts Hall, TN15

Approximate Gross Internal Area = 119.7 sq m / 1288 sq ft



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

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51 Western Road, Borough Green, Kent, TN15 8AN
T: 01732 885585

boroughgreen@kings-estate-agents.co.uk

kings-estate-agents.co.uk

