



64A ANNETTS HALL, BOROUGH GREEN, KENT, TN15 8DY

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 **Hillier**
Reynolds

£450,000

FREEHOLD

Two bedroom detached bungalow built in 2013.

Beautifully landscaped low maintenance rear garden.

Driveway with parking for two cars. Walking distance to village centre and MLS.





We are delighted to market this rarely available and well-presented two bedroom detached bungalow which is located in a popular road with walking distance of the village centre and MLS with regular services to London and Ashford. The property was built in 2013 and has a low-maintenance beautifully landscaped easterly facing rear garden as well as a front garden and driveway with parking for two cars.

As you enter the property there is a light and bright entrance hall. On your left-hand side is a well-proportioned lounge that has french doors leading directly out to the garden. This is a well-designed and attractive outdoor area which is ideal for entertaining family and friends. There is a summer house (previously used as an office) and attached shed.

The kitchen is modern and stylish and fitted with white gloss units and integrated appliances. There is space for a breakfast table.

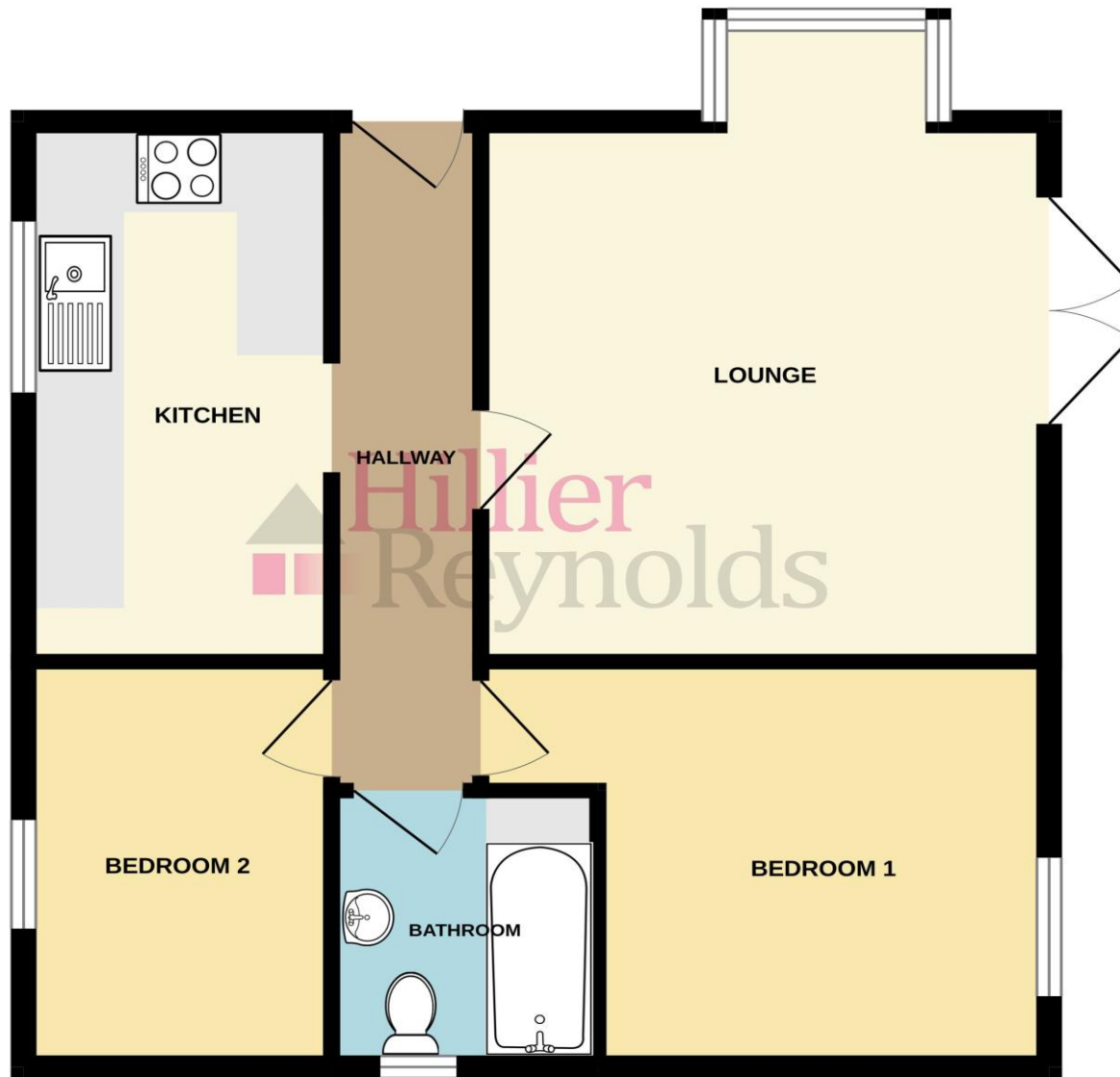
The master bedroom over-looks the garden and the second bedroom is a good- sized single room.

The bathroom is well designed with a shower over the bath and attractive tiles.

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

GROUND FLOOR



ACCOMMODATION

Hallway

Lounge

13'8" (4.17m) x 13'0" (3.96m)

Kitchen

13'8" (4.17m) x 7'1" (2.16m)

Bedroom 1

10'4" (3.15m) x 10'3" (3.12m)

Bedroom 2

10'3" (3.12m) x 7'0" (2.13m)

Bathroom

Outside

Fully enclosed landscaped rear garden, paved patio area. Decked seating area. Artificial lawn. Summer house and attached storage shed. Side access to front garden and driveway with parking for two 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 right 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

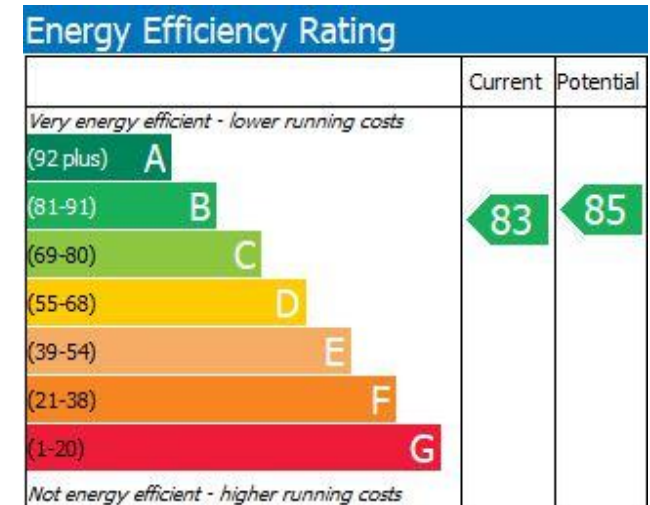
www.landregistry.gov.uk

<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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