



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

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 **Hillier**
Reynolds

£475,000

FREEHOLD

A large and extended 4 bedroom semi-detached family home.

Great sized gardens to rear and ample parking and double garage to front.

Super location within easy walk to train station and High Street.





The next step up the property ladder to a bigger family home is arguably one of the most important moves you will make. It is the home that you will probably stay in the longest and where the children will grow up in. This large and extended 4 bedroom semi-detached home will certainly offer any large or growing family the space to enjoy for many years to come.

Just standing at the entrance to this home gives you an immediate indication of the size of home it has become. Entrance into the home is via the Hallway that has a built-in cupboard for storage.

There are a number of rooms on the ground floor making the layout flexible depending on your needs. There is a large Lounge for the whole family to relax in. The Dining Room could also be used as another reception room but would make a wonderful room for entertaining in, especially as it opens onto the Conservatory which has views out over the garden. The Conservatory has its own air conditioning unit for keeping cool in the summer and warm in the winter. The Kitchen/Breakfast room will probably be the hub of the home as there is plenty of space for a breakfast bar yet still leaving plenty of work top and cupboard space. To finish the downstairs accommodation is a Cloakroom, a must for any busy family home.

The upstairs matches the downstairs for space. There should not be any arguments over bedroom allocation as all are consistent sizes. Parents will certainly choose the Master Bedroom; it will offer your own little sanctuary having its own air conditioning unit and En-suite. The other occupants of the household will have the use of their own Family Bathroom and W.C.

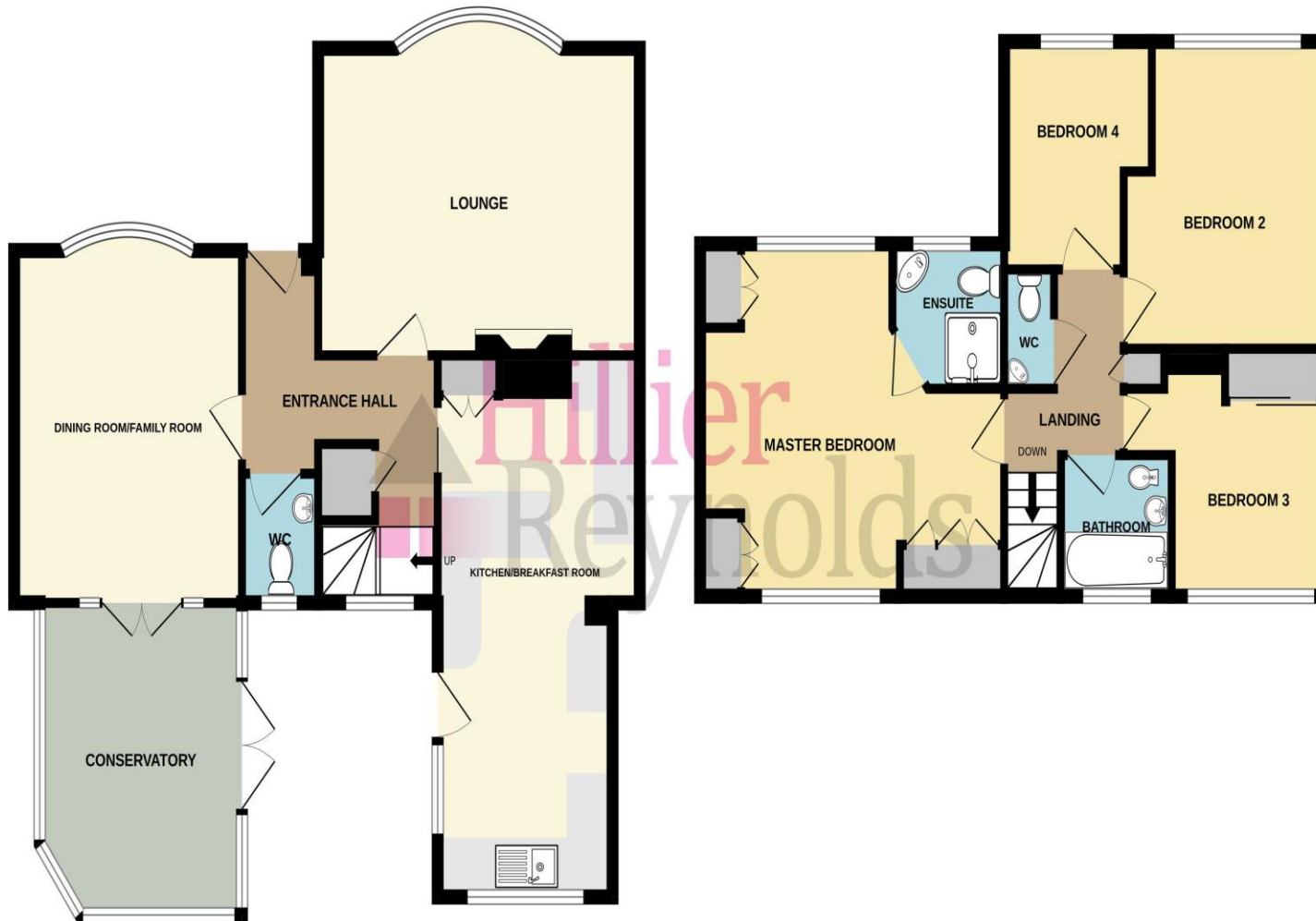
Outside there is a lovely rear Garden that is big enough for playing, relaxing or pottering in. There is a heated, freestanding, above ground swimming pool which the children will love. Being freestanding allows this to be removed if desired. There is a personal door to the detached Double Garage which has electric operated doors. The front has a driveway for 4 cars, possibly more.

The area is superb, especially if you commute to London. If you leave early and get home late after a hard day in London you can take comfort in knowing that the train station is less than a half mile away making it a 10 minute walk for most. The school run will be just as easy as the popular Borough Green Primary is almost opposite the station. Once your busy week is done and you want to really relax and unwind, why not take a stroll out of the village to appreciate the beautiful Kent countryside that surrounds the village.

ACCOMMODATION

GROUND FLOOR

1ST FLOOR



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 Hallway

Lounge

16'0" (4.88m) x 11'11" (3.63m)

Cloakroom

Dining/Family Room

14'2" (4.32m) x 11'4" (3.45m)

Conservatory

12'1" (3.68m) x 10'0" (3.05m)

Kitchen/Breakfast Room

21'0" (6.40m) 10'6" (3.20m) reducing to 8'8" (2.64m)

First Floor Landing

Master Bedroom

15'6" (4.72m) x 14'1" (4.29m) max

En-suite

Bedroom 2

11'10" (3.61m) x 9'9" (2.97m) reducing to 8'8" (2.64m)

Bedroom 3

8'10" (2.69m) x 7'8" (2.34m)

Bedroom 4

8'10" (2.69m) x 6'11" (2.11m)

Bathroom

Cloakroom

Outside

Rear garden comprising of lawn area, flowers, shrubs and patio area. Shed and swimming pool to remain. Gate to front. Personal door to:

Garage - 16'2" (4.93m) x 14'3" (4.34m)

Front comprising of lawn area with flowers & shrubs. Driveway for 4 cars +.



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)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

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.

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

01732 884422

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www.hillier-reynolds.co.uk

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