



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

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 **Hillier**
Reynolds

£485,000

FREEHOLD

Four bedroom extended semi-detached family home.
NO ONWARD CHAIN.

Open plan kitchen diner and lounge.

Driveway with parking for three cars. Fully enclosed rear garden with cabin.





We are pleased to market this extended four bedroom semi-detached family home. The property is located in a popular road within walking distance of the village centre and mainline station with services to London and Ashford.

This well presented home offers flexible and versatile living and sleeping accommodation. As you enter the property you will find a reception room on your right that the current owners use as a home office, this would work equally well as a playroom or bedroom. There is a well fitted downstairs shower room. The Kitchen/diner and lounge is an open plan sociable living space that the whole family can enjoy. There is a large breakfast bar as well as a good selection of cupboards providing plenty of storage and work top space. French doors open out to the fully enclosed low maintenance rear garden which has a patio area as well as a decked seating area. There is a spacious cabin that the current owner uses as a bar and games room . This is a wonderful addition to the property and is perfect for entertaining family and friends throughout the year.

Upstairs you will find four well-proportioned bedrooms. The largest double bedroom is located at the front of the property and has fitted wardrobes. There are two further double bedrooms one of which has built in wardrobes. The landing is an open bright space with built in storage. This area has previously been used as a teenage study area. The fourth bedroom is a generous single room and currently utilised as a home gym there is a built in storage cupboard . A modern and spacious family bathroom completes the upstairs accommodation.

There is a light and bright loft space with velux window and eaves storage.

At the front of the property is a block paved driveway with parking for approx. 3 cars. The current owner has added a timber workshop/storage area which has access to the rear garden.

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.

This property is offered for sale with NO ONWARD CHAIN. Viewing is highly recommended to fully appreciate this spacious and flexible property.

ACCOMMODATION



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

Shower Room

Study/Office

9'11" (3.02m) x 9'2" (2.79m)

Lounge

12'3" (3.73m) x 9'11" (3.02m)

Kitchen/Diner

17'3" (5.26m) x 10'5" (3.18m)

First Floor Landing/Study

Bedroom 1

9'10" (3.00m) x 9'8" (2.95m)

Bedroom 2

10'6" (3.20m) x 9'3" (2.82m)

Bedroom 3

11'1" (3.38m) x 7'9" (2.36m)

Bedroom 4

12'6" (3.81m) x 7'1" (2.16m)

Bathroom

Second Floor

Loft

17'4" (5.28m) max x 8'5" (2.57m)

Outside

Fully enclosed rear garden. Decked seating area. Side access to timber workshop/storage area with access to the front of the property. Block paved driveway with parking for approx. 3 cars

Cabin - 22'6" (6.86m) x 7'8" (2.34m)



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

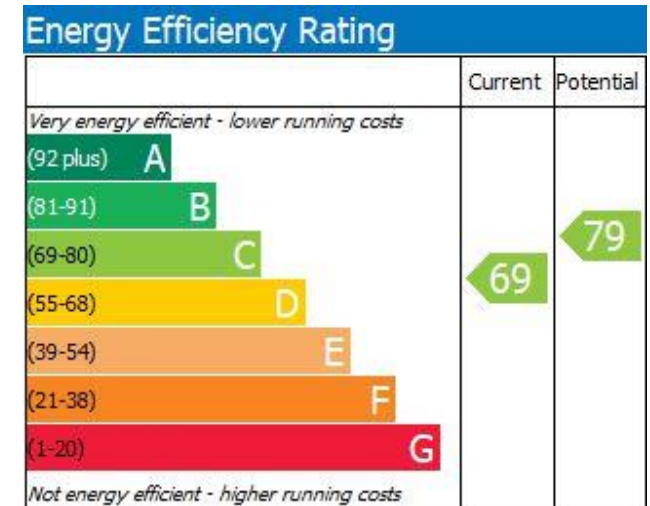
www.landregistry.gov.uk

<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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