



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

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 **Hillier**
Reynolds

£525,000

FREEHOLD

Four-bedroom detached family home.

Flexible and versatile accommodation with Annexe potential.

Fully enclosed garden and driveway with parking for two cars. Walking distance to Village centre and MLS.





We are delighted to market this spacious and versatile four-bedroom detached family home. The property is located in a popular and sought after road within walking distance of the village centre and M25 with services to London and Ashford.

This property has been occupied by the same owners for nearly 30 years and offers flexible living and sleeping accommodation. This property will be of particular interest to anyone who is looking for annexe potential for extended family. The original garage was converted many years ago and would now make wonderful downstairs living accommodation as there is a large reception room that the current owners use as a formal dining room. There is a double bedroom and a modern and stylish wet room. There is access directly out to the garden. This part of the property could very easily be closed off from the main house and have its own private access if required.

The kitchen has been beautifully updated and designed and now has modern sleek and stylish units and worktops. There is direct access out to the fully enclosed easterly facing rear garden. There is a large paved patio area that is ideal for entertaining. Steps lead up to the lawn area which is a private sunny space with mature shrubs and bushes providing privacy and a feeling of seclusion.

The family bathroom has also been updated with stylish fittings and tiles. There is a bath with shower over.

At the front of the property is a light and bright well-proportioned lounge. This room is large enough to be used as a lounge/ diner leaving the current dining room to be utilised as a family room if required. At the rear of the property over-looking the garden is the fourth bedroom/study.

Upstairs you will find two further bedrooms. At the front of the property is the master bedroom which has a good selection of fitted wardrobes. There is a further double bedroom that is currently used for storage. Although the property would benefit from some updating the kitchen and both bathrooms have been re-fitted to a high standard leaving just cosmetic updating and the chance to add your own style and design to a well-loved family home.

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.

GROUND FLOOR

1ST FLOOR



ACCOMMODATION

Entrance Hallway

Lounge

19'0" (5.79m) x 10'11" (3.33m)

Kitchen

10'10" (3.30m) x 9'0" (2.74m)

Dining Room

15'9" (4.80m) x 8'5" (2.57m)

Bathroom

Bedroom 4/Study

8'11" (2.72m) x 7'10" (2.39m)

Lobby

Shower Room

Bedroom 2

10'6" (3.20m) x 8'9" (2.67m)

First Floor Landing

Bedroom 1

11'0" (3.35m) x 10'1" (3.07m)

Bedroom 3

9'11" (3.02m) x 8'10" (2.69m)

Outside

Fully enclosed easterly facing garden. Paved patio area and steps leading up to a lawn area. Flower borders with mature shrubs and hedges. Side access to front garden and driveway with parking for approx. 2 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)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

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

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