



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

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 **Hillier**  
Reynolds

£395,000

FREEHOLD

A 3 bedroom semi-detached family home offered with No Chain.

Offers excellent potential being in need of modernising and updating.

Found in a quiet and popular location an easy walk from the village.





This three bedroom family home is located in a quiet and popular road in Borough Green and is within walking distance of the village centre.

Offered for sale with no onward chain this property is in need of refurbishment and updating and will suit anyone who is looking for a project with the intention of creating their perfect family home.

The Lounge/Diner is at the front of the property and has a large window allowing for plenty of natural light to flood in. The room is spacious and well-proportioned with enough space for a dining suite if required.

The Kitchen has plenty of cupboard and work top space and adjoins the Conservatory. The Conservatory looks out onto the easterly facing garden.

Upstairs the Master Bedroom is at the front of the property and is a good size double room as is the second Bedroom which overlooks the garden. There is built in wardrobe space in the second bedroom. The third Bedroom is a good sized single room. There is a separate Shower room and W.C.

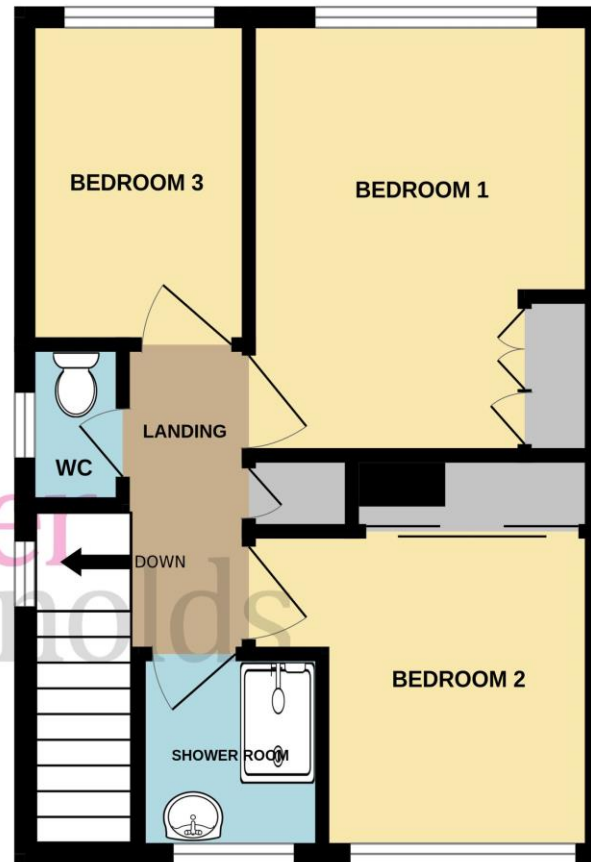
The rear garden is designed for easy maintenance having a patio area with 2 further shingled levels. There is a pond and we understand the greenhouse and shed will remain. There is a gated side entrance that offers access to the detached garage and to the front of the home. The front has an ornate area along with a driveway that leads to the garage.

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.

# ACCOMMODATION

GROUND FLOOR

1ST FLOOR



## Entrance Hallway

### Lounge

15'11" (4.85m) x 11'10" (3.61m)

### Kitchen

10'9" (3.28m) x 10'0" (3.05m)

### Conservatory

14'9" (4.50m) x 7'6" (2.29m)

## First Floor Landing

### Bedroom 1

11'10" (3.61m) x 9'8" (2.95m)

### Bedroom 2

8'7" (2.62m) x 7'7" (2.31m)

### Bedroom 3

8'10" (2.69m) x 5'11" (1.80m)

## Bathroom

## W.C.

## Outside

Rear garden comprising of patio area, 2 shingled areas with greenhouse and shed to remain. Gate leading to side and:

**Garage** - 13'5" (4.09m) x 8'1" (2.46m)

Front comprising of shingled area and driveway.



## 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](http://www.environment-agency.gov.uk)

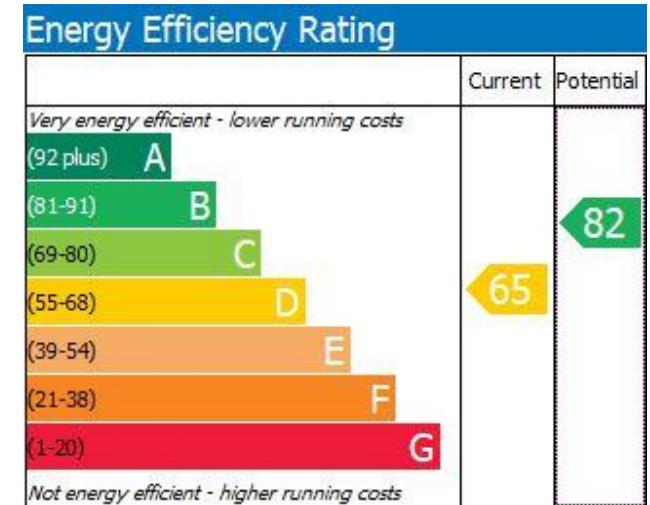
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)

<http://list.english-heritage.org.uk>

[www.fensa.org.uk](http://www.fensa.org.uk)

[www.gov.uk/green-deal-saving-measures](http://www.gov.uk/green-deal-saving-measures)

[www.lpoc.co.uk](http://www.lpoc.co.uk) (for listed homes)



## 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.

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

01732 884422

[enquiries@hillier-reynolds.co.uk](mailto:enquiries@hillier-reynolds.co.uk)

[www.hillier-reynolds.co.uk](http://www.hillier-reynolds.co.uk)

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.

