



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

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 **Hillier**
Reynolds

£450,000

FREEHOLD

Three bedroom extended semi-detached house in need of some updating.

Generous easterly facing rear garden.

Driveway and detached garage.





We are delighted to market this extended three bedroom semi-detached house that is available to the market for the first time in over thirty five years. This well-loved and well-maintained family home would benefit from some updating and modernisation. The property is located in a sought-after road within walking distance of the village centre and mainline station with services to London and Ashford.

From the entrance hall you will find a spacious and bright lounge on your right which leads through to the open plan Dining area which has patio doors that lead out to the fully enclosed garden. The generous and mature garden has an easterly aspect and is mainly laid to lawn with flower borders stocked with plants and shrubs. There is a patio area which is ideal for entertaining family and friends. There is a detached garage and side access to the front of the property where there is a block paved driveway and front garden.

The kitchen, although dated has a good selection of units and worktop space. A downstairs cloakroom completes the downstairs living accommodation. There are a number of built in cupboards which provide a good level of storage.

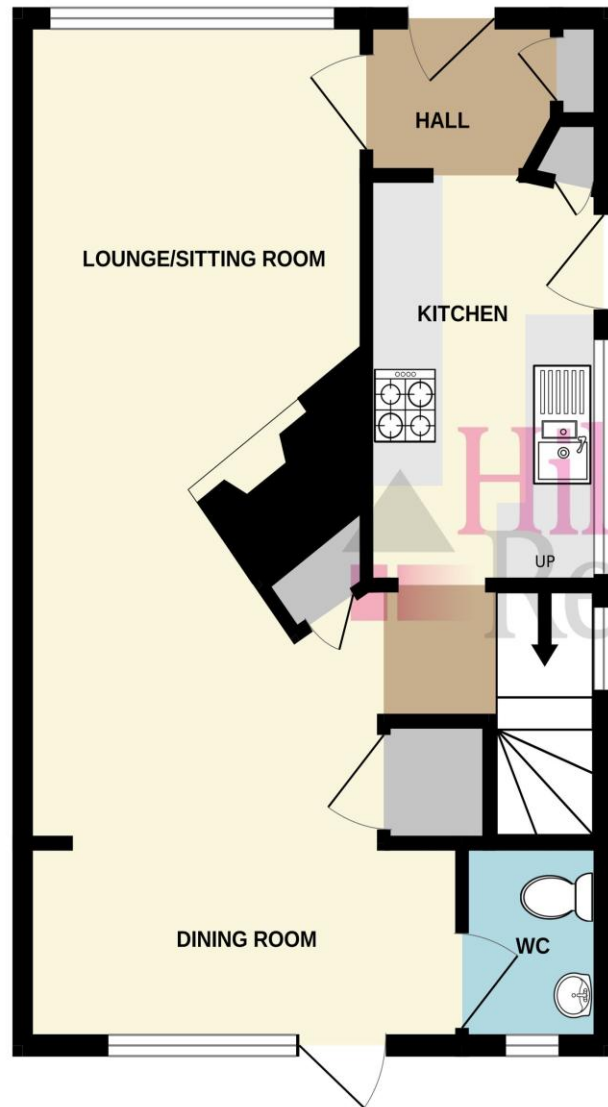
Upstairs is as light and bright as the rest of the property. You will find the master Bedroom at the front of the property. This is a well-proportioned room with fitted wardrobes. The second Bedroom is also located at the front of the property and also has built-in storage. Bedroom three overlooks the garden. The family Bathroom is modern with a large shower cubicle.

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.

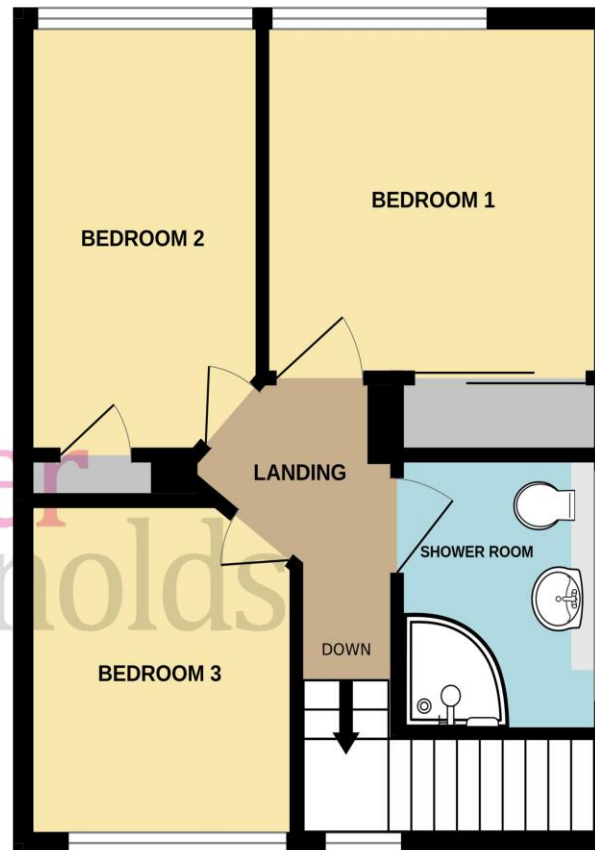
Early viewing is recommended to fully appreciate the size and potential of this property.

ACCOMMODATION

GROUND FLOOR
40.7 sq.m. (438 sq.ft.) approx.



1ST FLOOR
33.7 sq.m. (362 sq.ft.) approx.



Entrance

Lounge/Sitting Room
22'1" (6.73m) x 10'0" (3.05m)

Dining Room
13'2" (4.01m) x 5'4" (1.63m)

Kitchen
10'10" (3.30m) x 6'11" (2.11m)

W.C.

First Floor Landing

Bedroom 1
10'3" (3.12m) x 9'10" (3.00m)

Bedroom 2
10'10" (3.30m) x 7'0" (2.13m)

Bedroom 3
8'7" (2.62m) x 8'0" (2.44m)

Shower Room

Outside

Easterly facing mature rear garden mainly laid to lawn. Borders stocked with mature plants and shrubs. Patio area and side gate leading to block paved driveway and front garden.

Detached Garage - 14'8" (4.47m) x 9'9" (2.97m)

TOTAL FLOOR AREA : 74.3 sq.m. (800 sq.ft.) approx.

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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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

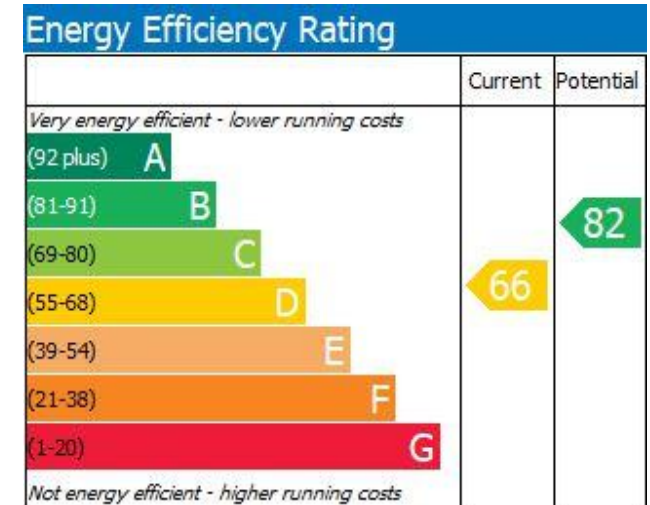
www.landregistry.gov.uk

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

www.fensa.org.uk

www.gov.uk/green-deal-saving-measures

www.lpoc.co.uk (for listed homes)



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

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.

