



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

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 **Hillier**
Reynolds

£500,000

FREEHOLD

A detached 2 bedroom home situated on a large corner plot.

Superb and popular location being within walking distance of the High Street and train station.

Plenty of potential to extend subject to the usual planning permissions.





A 2 bedroom detached home that sits in a large corner plot offering plenty of potential.

The home is offered with No Chain and is found in a very popular and quiet location within Borough Green village.

Entry into the home is via the Hallway which has connecting doors to all other rooms. The Lounge is a large and bright room having double aspect windows. The Kitchen/Diner has plenty of cupboard and work top space and designated area for a small dining table and chairs. The Bathroom is also on the ground floor and although dated does have a functional white suite.

Upstairs are 2 good sized bedrooms that both have plenty of storage space. The house has had brand new carpets fitted throughout and has been redecorated recently so although there are some dated parts the home could be moved in to straight away.

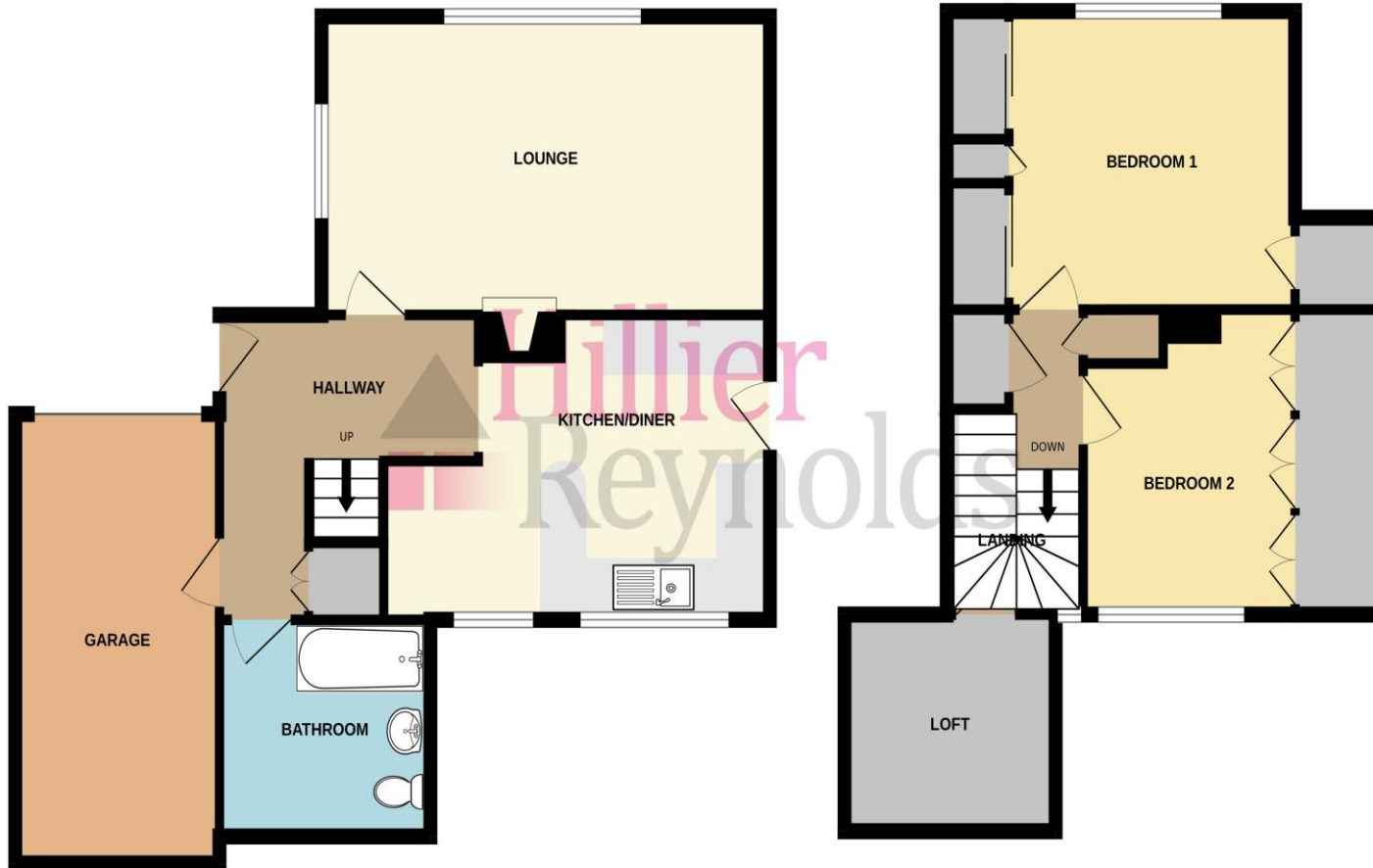
The plot size of this property is very impressive sitting in approx. 0.21 of an acre. This gives fantastic scope for either having a lovely large garden to landscape or the potential to extend the home as many of the neighbouring properties have done (subject to the usual planning permissions). The plot is also large enough for the possibility of having another dwelling built to the side which again would be subject to the usual planning permissions.

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
62.6 sq.m. (674 sq.ft.) approx.

1ST FLOOR
41.8 sq.m. (450 sq.ft.) approx.



TOTAL FLOOR AREA : 104.4 sq.m. (1124 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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Hallway

Lounge

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

Kitchen/Diner

16'5" (5.00m) reducing to 12'4" (3.76m) x 11'2" (3.40m)

Bathroom

8'11" (2.72m) x 7'11" (2.41m)

First Floor Landing

Bedroom 1

12'6" (3.81m) x 10'11" (3.33m)

Bedroom 2

11'3" (3.43m) maximum x 9'0" (2.74m)

Outside

Front garden with lawn area and driveway leading to -

Garage - 16'6" (5.03m) x 8'8" (2.64m)

Rear garden that wraps around the home from the large area to the side and then to the rear. Comprises of patio area, lawn area, flowers shrubs and an apple tree.



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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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 and then right again into Annetts Hall. The home can then be found on the right hand side denoted by our For Sale board.

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.

