



34 Annetts Hall,
Borough Green, Sevenoaks, Kent, TN15 8DZ
Price: Offers in the region of £450,000 - Freehold

Kings

A well-presented semi-detached house with potential to extend (STPP). Entrance hall, sitting/dining room, kitchen, conservatory, two bedrooms (but formally three), shower room, front garden with driveway, garage and an approximately 60ft x 41ft max rear garden; located in a popular road in Borough Green with its popular primary school and mainline station.

Summary

- Well-Presented Semi Detached House
- Popular Road
- Sitting/Dining Room
- Kitchen, Conservatory
- Bedroom One with Dressing Room
- Bedroom Two, Shower Room
- Dressing Room is former Bedroom Three
- Gas Central Heating & Double Glazing
- Driveway & Garage
- Approx 60ft x 40ft Pleasant Rear Garden
- Council Tax Band D
- NO ONWARD CHAIN

Description

Ground floor accommodation: entrance hall with storage; dual aspect sitting/dining room with feature fireplace; conservatory with access to the garden; kitchen with a range of wall and base units, worktops, sink with mixer tap and drainer, electric hob with extractor above and built-in oven below, integrated fridge, space and plumbing for washing machine, boiler cupboard and door to rear garden.

First floor accommodation: landing; bedroom one with built-in wardrobe and opens up to former bedroom three to make a dressing room, airing cupboard; bedroom two with views over the pretty rear garden; shower room with shower cubicle, vanity wash-basin and WC.

The property also benefits from: double glazing, gas central heating, block paved driveway to front leading to the detached garage and side access to the rear garden; and an approximately 60ft x 40ft (max) pretty rear garden with paved patio, lawn, borders stocked with plants and shrubs and trees.



Location

Borough Green benefits from a variety of shops, restaurants, take-aways, coffee shops, pub, bar, churches, dentists, doctors, popular primary school, recreation grounds, Reynolds Retreat (gym, country club, restaurant and spa) and mainline station with services to London, Maidstone and Ashford International.

Sevenoaks town centre, with its comprehensive range of shopping, leisure and educational facilities; and mainline station (with fast services to London), is approximately 7 miles away.

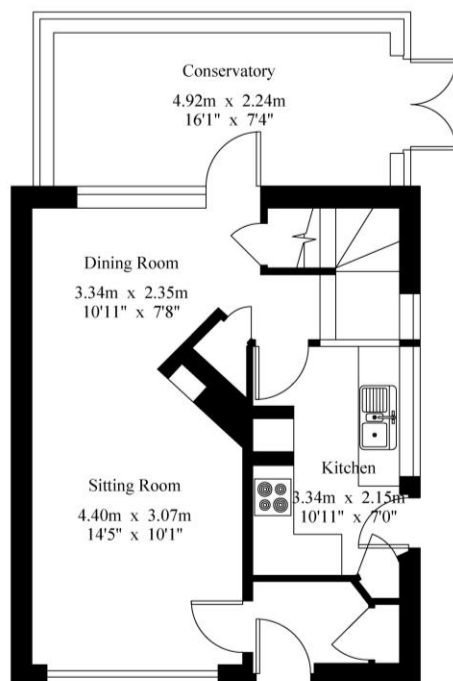
The M20 and the M26 can both be accessed within approximately 2.2 miles.

Bluewater shopping centre and Ebbsfleet International (with fast services to London and the continent) can both be found within approximately 13 miles.

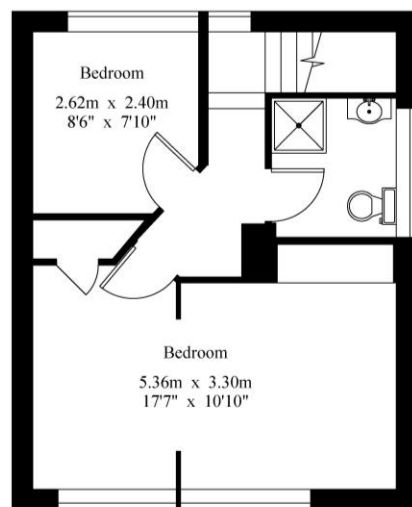


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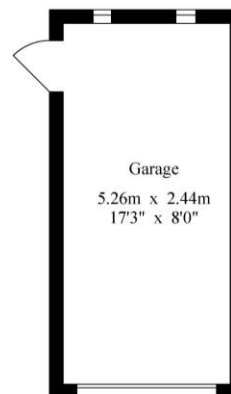
Gross Internal Area : 96.4 sq.m (1037 sq.ft.)
(Including Garage)



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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