

Hillier Reynolds

**36 SEVENOAKS
ROAD,
BOROUGH
GREEN, KENT,
TN15 8AZ**

£1,300 P.C.M



A 2 bedroom semi-detached character home with 2 reception rooms
Separate upstairs bathroom
Lovely garden with driveway at rear for 1 or 2 cars



We are delighted to market this semi-detached Victorian 2 bedroom home which is located in the heart of the village and offered for sale with IMMEDIATE AVAILABILITY.

This charming property has retained many character features and has been recently re-decorated and modernized by the current owners allowing the new owners the ability to move straight in and only re-decorate to your own taste.

The Lounge is located at the front of the property and is a well-proportioned room with an attractive ornamental fireplace as a central focal point. A large bay window allows for plenty of natural light. Next door is a Dining room that offers plenty of space for a dining table and chairs. There is another ornamental fireplace that adds character and charm to this spacious and sociable dining area.

The Kitchen is next and has modern cupboards, work tops and integrated oven and hob. A back door leads out to the low maintenance rear garden which is all patio. A gate leads to the rear of the garden that has a driveway for 1 or 2 cars depending on size.

Upstairs are 2 Bedrooms. The front room is a double room with fitted wardrobes and the 2nd is a reasonable single room. An all-important and sometimes rare feature of this home is having a large, separate Bathroom. It is fitted with a modern white suite.

The property is located in the centre of the popular village of Borough Green with its selection of shops and coffee bars. The mainline station is just a short walk away and has regular services to London Bridge, Charing Cross, Victoria and Ashford.

Sorry No Pets allowed.

Please note that the costs to progress with this home are as follows:

**A Holding deposit of £300.00 is required prior to references commencing.
Security Deposit of £1500.00 to be held in deposit protection scheme.
First month's rent will be required in advance.**

GROUND FLOOR

1ST FLOOR



ACCOMMODATION

Entrance Door to:

Lounge

11'6" (3.51m) x 10'5" (3.17m)

Dining Room

11'5" (3.48m) x 10'4" (3.15m)

Kitchen

9'11" (3.02m) x 6'9" (2.06m)

First Floor

Landing

Bedroom 1

11'6" (3.51m) x 10'4" (3.15m)

Bedroom 2

10'6" (3.20m) x 6'3" (1.91m)

Bathroom

10'0" (3.05m) x 7'0" (2.13m)

Outside

Rear garden comprising of patio area with gate leading to:
Driveway for 1 or 2 cars.
Front garden being laid to lawn with flowers and shrubs.

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

Renting a home is a big commitment. Please feel free to ask us any questions that you may have about the process or alternatively there is the Government's How To Rent Checklist that is available upon request.

Route to View

From our office in Borough Green proceed West towards Ightham on the Sevenoaks Road. The home can be found a few hundred yards on the right hand side denoted by our To Rent board.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	61	
(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:
 01732 884422
enquiries@hillier-reynolds.co.uk
 Or visit our website
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.