

# Hillier Reynolds

**6 CROWHURST  
ROAD,  
BOROUGH  
GREEN, KENT,  
TN15 8SJ**

**£1,850 PCM**



This is a well-presented & extended 3 bedroom link-detached home. 3 reception rooms, utility room and downstairs shower room with W.C. An incredibly popular location as only a short walk from the High street, Train Station and Primary School.





This is a well-presented 3 bedroom Gough Cooper link-detached home that is located in an incredibly popular position.

The home is found in a quiet area within Borough Green. The location is incredibly convenient being only half a mile from Borough Green high street and the train station. If you commute every day or just want to pop to the shops for your daily essentials then the village is just a short walk away. The school run will be as easy as could be due to the renowned Borough Green Primary school being the same distance away which is still an easy walk even for little legs!

The home is presented in an excellent condition. There is a separate lounge and dining room plus the additional family room & playroom which offers the flexibility of additional living space. The kitchen has plenty of cupboard and work top space and can be clutter free having a separate utility room. There is the added convenience of a downstairs shower room incorporating a W.C. Upstairs are 3 good sized bedrooms 2 of which are doubles and a family bathroom.

Outside the gardens are wonderful. There is a patio area along with a good-sized lawn area for children to play in. Being a westerly direction means they will capture sunshine for most of the afternoon and evening. There is a garage along with a driveway for 2 cars to the front.

The home is available from the 1st October, 2023 on a minimum 12 month agreement. Homes in this location do not stay available for long so please contact us as soon as possible.

**PLEASE NOTE THE COSTS TO PROGRESS WITH THIS HOME ARE AS FOLLOWS:**

**A Holding deposit of £420.00 is required prior to references commencing.**

**Security Deposit of £2100.00 to be held in deposit protection scheme.**

**First month's rent will be required in advance.**

GROUND FLOOR

1ST FLOOR



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 taken 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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## ACCOMMODATION

**Entrance Porch**

**Entrance Hallway**

**Lounge**

15'7" (4.75m) x 13'9" (4.19m)

**Kitchen/Diner**

18'7" (5.66m) x 9'5" (2.87m)

**Family Room**

18'2" (5.54m) x 11'4" (3.45m)

**Utility Room**

8'3" (2.51m) x 7'10" (2.39m)

**Shower Room**

**Study/Play Room**

10'6" (3.20m) x 9'8" (2.95m)

**First Floor**

**Landing**

**Bedroom 1**

11'10" (3.61m) x 10'11" (3.33m)

**Bedroom 2**

10'6" (3.20m) x 9'5" (2.87m)

**Bedroom 3**

9'0" (2.74m) x 7'6" (2.29m)

**Bathroom**

**Outside**

Rear garden being mainly laid to lawn with patio area.

Front with lawn area & driveway for 2 cars leading to:

**Garage - 17'2" (5.23m) x 9'4" (2.84m)**







## 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 south down Quarry Hill Road. Take the second turning left into Harrison Road. Take the next right into Crowhurst Road and the property can be found on the right hand side.

### Energy Efficiency Rating

|  | Current | Potential |
|--|---------|-----------|
| <i>Very energy efficient - lower running costs</i> |         |           |
| (92-100) <b>A</b>                                  |         |           |
| (81-91) <b>B</b>                                   |         |           |
| (69-80) <b>C</b>                                   | 71      | 81        |
| (55-68) <b>D</b>                                   |         |           |
| (39-54) <b>E</b>                                   |         |           |
| (21-38) <b>F</b>                                   |         |           |
| (1-20) <b>G</b>                                    |         |           |
| <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](mailto:enquiries@hillier-reynolds.co.uk)  
 Or visit our website  
[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.