



28 Buller Close
Crowborough, TN6 2YE
£1,000 Per Calendar Month



A one bedroom house on the popular Montargis Estate. Accommodation comprises of a covered entrance porch, living room and kitchen on the ground floor whilst to the first floor is one double bedroom with built in wardrobes and modern bathroom with bath and overhead electric shower. Outside is the open front garden.
Council Tax Band. B. EPC D.



Please contact our Banfield Estate Agents Office on 01892 653333 if you wish to arrange a viewing appointment for this property or require further information.

that they are in good working order or that the property is in good structural condition or otherwise. These particulars are intended to give a fair description of the property, as a guide to Vendors) accept any liability in respect of their contents. b) they do not constitute an offer or contract of sale. c) None of these statements contained in these particulars is to be relied upon correctness of any statement or information in these particulars, and e) the Vendor(s) do not make or give and neither Banfield Residential Sales and Lettings Limited nor any person in their

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A map of the area around Beacon Academy, showing a red drop icon indicating a location. The map includes roads like Montargis Way, Blackness Rd, and Queens Rd, and landmarks like Wolfe Recreation Ground and Beacon Academy. The map is oriented with North at the top. The red drop icon is located on Montargis Way, between Blackness Rd and Queens Rd. The map also shows other roads like Green Ln, Old Ln, E Beeches Rd, W Beeches Rd, Hillier Rd, and T. J. Wood Rd. The Wolfe Recreation Ground is visible in the top right corner. The Beacon Academy logo is in the bottom right corner. The map data is attributed to Google.

England & Wales
EU Directive 2002/91/EC

Very environmentally friendly - lower CO₂ emissions

Rating	CO ₂ Emissions (kg/m ² /year)
A	≤ 92
B	81 - 91
C	69 - 80
D	55 - 68
E	39 - 54
F	27 - 38
G	1 - 20

Very energy efficient - higher running costs

Rating	Running Costs (£/m ² /year)
A	≤ 92
B	81 - 91
C	69 - 80
D	55 - 68
E	39 - 54
F	27 - 38
G	1 - 20

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Energy Efficiency Rating	
Current	
Potential	Very energy efficient - lower running costs A (87 plus) B (81-83) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20) Not energy efficient - higher running costs

Environmental impact (CO ₂) Rating	
Current	Forecast

Country	CO ₂ Emissions (t/capita)	Category
Australia	12.92	Very environmentally friendly - lower CO ₂ emissions
Denmark	6.81	Very environmentally friendly - lower CO ₂ emissions
Sweden	6.93	Very environmentally friendly - lower CO ₂ emissions
Finland	7.54	Very environmentally friendly - lower CO ₂ emissions
Netherlands	9.54	Very environmentally friendly - lower CO ₂ emissions
Germany	10.54	Very environmentally friendly - lower CO ₂ emissions
France	12.34	Very environmentally friendly - lower CO ₂ emissions
UK	12.34	Very environmentally friendly - lower CO ₂ emissions
Spain	13.54	Very environmentally friendly - lower CO ₂ emissions
Italy	14.54	Very environmentally friendly - lower CO ₂ emissions
Poland	17.34	Not environmentally friendly - higher CO ₂ emissions
Greece	17.34	Not environmentally friendly - higher CO ₂ emissions
Portugal	20.34	Not environmentally friendly - higher CO ₂ emissions