



A modern link-detached bungalow, ideally positioned in a quiet and tucked-away location just off Crouch Lane. The property enjoys a peaceful setting while still being within easy reach of local amenities, offering the perfect balance of privacy and convenience.

## 1 Crouch Lane

Borough Green, Sevenoaks, TN15 8LU

 3

 2

 2

 D

£1,800 Per Month

### Property description

This delightful link-detached bungalow offers spacious and well-maintained accommodation throughout. The property comprises three double bedrooms, with bedrooms one and two benefitting from fitted wardrobes. There is a stylish family bathroom fitted with a contemporary suite, including a panelled bath with handheld shower attachment, low-level WC, pedestal wash hand basin, ceramic wall tiling to dado rail height, and tiled flooring. In addition, there is a separate shower room with a low-level WC and shower cubicle. The entrance hall leads into a spacious dual-aspect living room, which opens into the kitchen/breakfast area. The kitchen is fitted with white gloss units and butcher block work surfaces, incorporating a stainless steel sink with mixer tap and drainer, built-in oven, gas hob with extractor hood above, and a breakfast bar with a range of cupboards beneath. Double doors from the kitchen lead into the conservatory, which enjoys views over the garden. Externally, the property boasts an attractive rear garden, mainly laid to lawn with well-stocked flower beds featuring shrubs and flowering plants, as well as a sun terrace. A side gate provides access to a paved courtyard area and the external utility room, which offers ample space and plumbing for appliances. The property is approached via a shared driveway providing parking and a turning area.

Viewings are highly recommended,

### Location

Borough Green village benefits from many local amenities: general convenience stores, small shops, cafes, library and a doctor's medical practice. The village has excellent transportation links with the

M20/M25 and M2/A2 motorway networks both within easy reach and Gatwick can be reached in approximately 40 minutes. Borough Green mainline rail station has frequent services to Victoria 50 minutes, London Bridge and Charing Cross 40 and 50 minutes respectively. There are local primary and secondary schools within Borough Green and the neighbouring villages with grammar schools at nearby Sevenoaks, and a little further afield in Tonbridge. More comprehensive shopping facilities can be found in Sevenoaks, West Malling and Bluewater at Greenhithe (30 minutes).

### Viewing arrangements

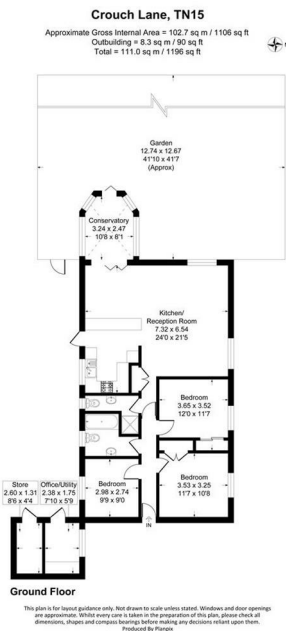
Viewings are strictly by appointment only via Kings.

### Directions

From our Borough Green office: Head north towards Western Road/A227, turn left onto Western Road/A227, at the roundabout, take the 1st exit onto Sevenoaks Road/A25, continue to follow A25, turn right onto Crouch Lane, turn left, destination will be on the right. what3words location finder: ///lands.toxic.solid

### Property information

Mains gas, electric, water and drainage. Council: EPC rated D. Council tax band D. Deposit £2076



[www.kings-estate-agents.co.uk](http://www.kings-estate-agents.co.uk)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the firms employment has the authority to make or give any representation or warranty in respect of the property.

51 Western Road, Borough Green, Kent, TN15 8AN  
T: 01732 885585

[bglittings@kings-estate-agents.co.uk](mailto:bglittings@kings-estate-agents.co.uk)

[kings-estate-agents.co.uk](http://kings-estate-agents.co.uk)

