



19 Worlds End Lane, Green Street Green, Kent, BR6 6AA  
£2,100 Per Month

## 19 Worlds End Lane, Green Street Green, Kent, BR6 6AA

- Beautifully renovated cottage
- Large south facing garden with garden room
- Downstairs shower room
- En-suite to master bedroom
- Sought after Green Street Green location
- Hive heating system
- Walking distance to local schools and transport
- Walking distance to High Elms Country Park
- EPC- C
- Council Tax- D



Beautifully presented mid-terraced property, perfect for a professional couple to rent. Offering large garden with garden room, ideal for dining or home office space. Internally, the property has been renovated to a very high standard. The ground floor comprises a comfortable living room, kitchen with island leading to a utility and through to the downstairs shower room. Access from the kitchen to the large garden which has the insulated garden room (with excellent internet connectivity for the home worker), lawn area and fruit plants to the rear. The first floor offers two large bedrooms including the en-suite to master. The property also has a hive heating system which is perfect for controlling energy bills on the go.

## Viewing

Strictly by appointment with Edmunds Petts Wood 01689 819991. If there is any point which is of particular importance to you we invite you to discuss this with us, especially before you travel to view the property.





TOTAL FLOOR AREA: 863 sq. ft. (80.2 sq.m.) approx.

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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#### IMPORTANT NOTES:

1. Every care has been taken in the preparation of these particulars but their accuracy is not guaranteed and they do not form part of the contract. Descriptions are given in good faith and as an opinion of the Agents - not as a statement of fact. 2. Measurements are approximate and any reference to any particular use of any part of the property or to alterations is not intended to imply that planning or building regulations or other consents have been obtained. We have not tested any appliances, services, heating systems, fixtures or fittings and so cannot guarantee they are in good working order. Prospective purchasers should undertake their own tests, enquiries or surveys before entering into any commitment. Photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale. 4. These particulars are issued on the understanding that all viewings and negotiations are conducted through the Agent.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         | <b>88</b>               |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| <b>England &amp; Wales</b>                  |         | EU Directive 2002/91/EC |

01689 819991

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