



25 Troy Close

Crowborough, TN6 1EX

£850 Per Calendar Month



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APPLICATION IN PROGRESS. Two bedroom end of terrace house situated in the popular 'Montargis' development within easy reach of local amenities and Crowborough train station with its direct service to London. Well presented, the accommodation comprises kitchen, living room with patio doors leading to a decked patio area and private rear garden, two bedrooms and bathroom. There is a garage situated nearby. We are advised that the council tax band for this property is 'C'. EPC = D.

AVAILABLE NOW



We have not tested any services, appliances, equipment or facilities and nothing in these particulars shall be deemed a statement or representation of fact (d) any prospective purchaser should satisfy themselves by inspection or employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

A map of the Ashdown area in Oxfordshire, UK. A red pin is placed on Montargis Way, just north of its intersection with Beeches Road. The map shows several schools: Ashdown Primary School (Infant Site) to the north, St Mary's Catholic Primary School to the south, and Beacon Academy to the southwest. Other roads include Luxford Road, Blackness Road, Queens Road, Whitehill Road, Myrtle Road, Croft Road, and Beeches Road. There are also green spaces labeled 'Wolfe Recreation Ground' and 'Crowborough Tennis and Squash Club'. The map is credited to Google.

Environmental Impact (CO ₂) Rating		Current	Potential
	Very environmentally friendly – lower CO ₂ emissions	A (22 p.m.)	
		B (81-91)	
		C (63-80)	
		D (55-63)	
		E (39-54)	
		F (21-38)	
	Not environmentally friendly – higher CO ₂ emissions	G (20)	