

Banfield Estate Agents  
01892 653333  
TO LET

12 Oliver Close  
Crowborough, TN6 1JZ  
£1,450 Per Calendar Month

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We are delighted to offer this 3 bedroom end of terrace house nestled in the corner of a cul-de-sac, on the popular Montargis development. Benefitting from Gas central heating, double glazing and a bright and airy lounge with large window and door overlooking the neat rear garden. It also boasts an enclosed porch, fitted kitchen, new bathroom and new carpeting up stairs. Garage with power and light. EPC C COUNCIL TAX C AVAILABLE Mid November

### **ENTRANCE PORCH**

UPVC double glazed window and entrance door, leading to:-

### **ENTRANCE HALL**

UPVC entrance door, radiator, understairs storage cupboard, stairs to first floor

### **LOUNGE**

Large UPVC double glazed window and door to rear garden, 2 radiators

### **KITCHEN**

A range of wall and base units with roll edge worktops, single bowl sink unit with stainless steel mixer tap, four ring Bosch gas hob, with electric oven under and extractor over, space and plumbing for washing machine, space for fridge freezer, space for tumble dryer UPVC double glazed window to front.

### **LANDING**

Storage cupboard

### **BEDROOM ONE**

UPVC double glazed window to rear aspect, radiator, telephone point

### **BEDROOM TWO**

UPVC Double glazed window to front, radiator.

### **BEDROOM THREE**

UPVC double glazed window to front, radiator

### **BATHROOM**

UPVC double glazed opaque window to side. White suite comprising bath with chrome mixer taps and shower attachment, low level WC pedestal wash hand basin, tiled walls, radiator

### **REAR GARDEN**

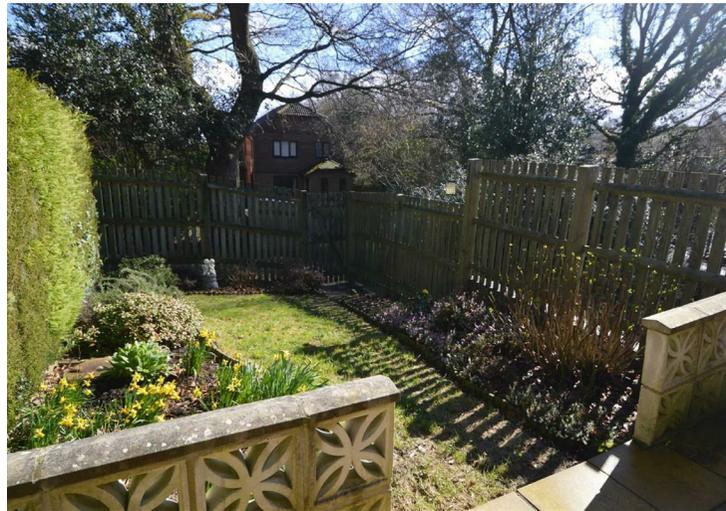
Paved patio area which leads onto a lawn, flower and shrub borders and hedging, fence enclosed with rear gate leading to a path that leads on to wooded area

### **FRONT OF PROPERTY**

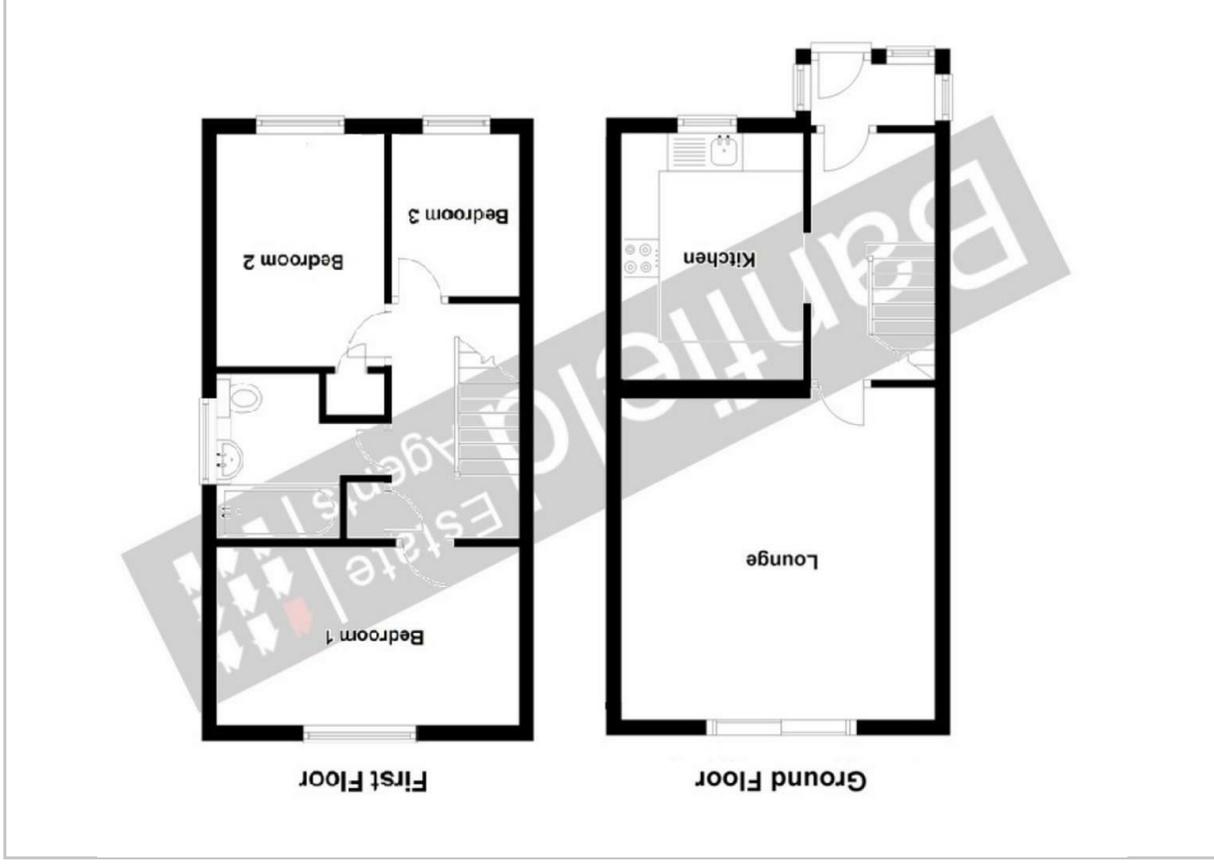
To the front of the property is shingled and bark with established plants and a paved pathway leading to front entrance

### **GARAGE**

Single garage with up and over door and parking in front.



## Floor Plan



## Viewing

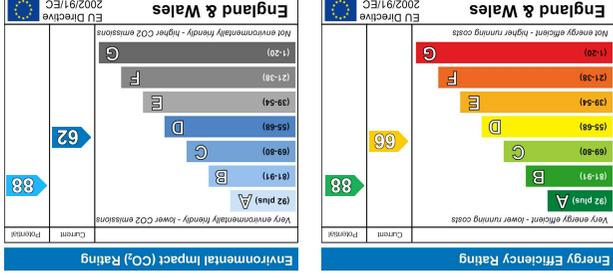
Please contact our Banfield Estate Agents Office on 01892 653333

if you wish to arrange a viewing appointment for this property or require further information.

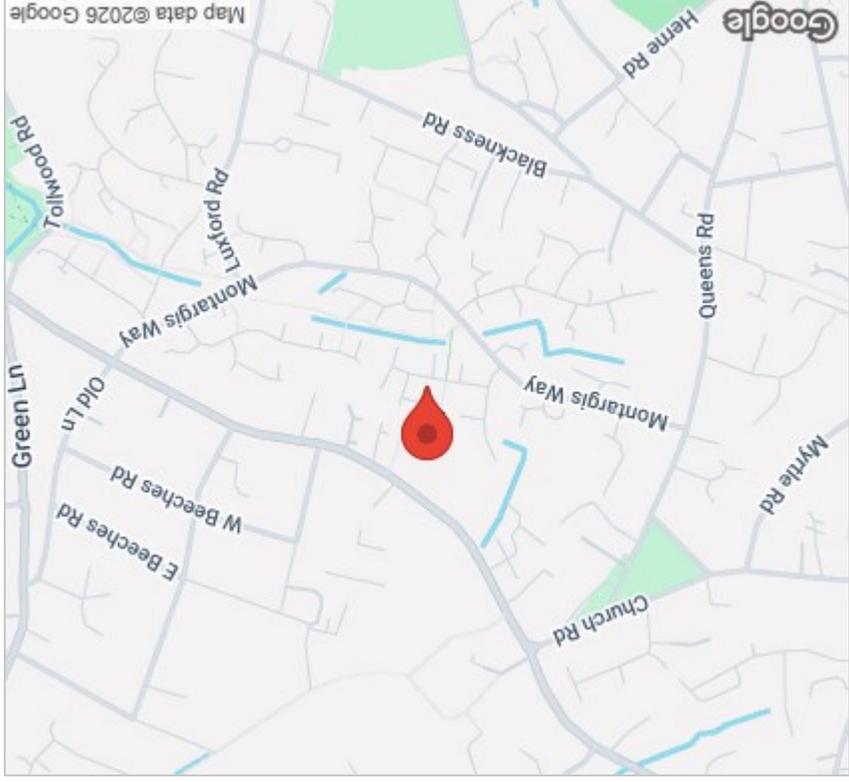
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## Energy Efficiency Graph



## Area Map



We have not tested any services, appliances, equipment or facilities and nothing in these particulars shall be deemed to be a statement 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 prospective buyers. Accordingly (a) their accuracy is not guaranteed and neither Banfield Residential Sales and Lettings Limited nor the Vendor(s) 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 as a statement or representation of fact, (d) any prospective purchaser should satisfy themselves by inspection or otherwise as to the 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 employment has any authority to make or give any representation or warranty whatsoever in relation to this property.