



Well presented three bedroom mid terrace cottage set close to the heart of the village, within easy walking distance of all amenities.

## 8 Station Road

Borough Green, Kent, TN15 8EY



£1,450 PCM

### Property Description

The ground floor of the accommodation comprises of a sitting room, dining room, kitchen and downstairs bathroom. Whilst on the first floor there are three bedrooms and wc. The rear of the property has a courtyard garden.

### 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. 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).

### Directions

From our Borough Green office turn right and walk towards Cloke Mews. At the end of the road cross the pedestrian

crossing and then turn left on Wrotham Road. After circa 100m, turn right onto Station Road. The property will then be on your right-hand side.

what3words location finder - [///type.else.boom](https://www.what3words.com/)

### Additional Information

A holding deposit of £369.23 (equivalent to one week's rent) is required to reserve this property. The total deposit payable is £1,846.00.

The property is connected to mains gas, electricity, water, and drainage.

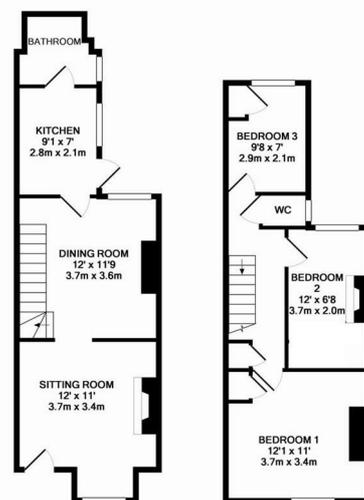
EPC Rating: D

Council Tax Band: D

Local Authority: Tonbridge and Malling

### Viewing Arrangements

Viewings are strictly by appointment only via Kings.



GROUND FLOOR  
APPROX. FLOOR  
AREA 36.1 SQ.M.  
(388 SQ.FT.)

1ST FLOOR  
APPROX. FLOOR  
AREA 33.2 SQ.M.  
(357 SQ.FT.)

TOTAL APPROX. FLOOR AREA 69.3 SQ.M. (746 SQ.FT.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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