

**7 TILLMANS,
BOROUGH
GREEN, KENT,
TN15 8SL**

£2,250 PCM



Four bedroom end of terrace townhouse in sought after cul-de-sac location.
Master bedroom with dressing area and en-suite.
Low maintenance rear garden. Walking distance to village centre and MLS.



We are pleased to market this spacious and attractive four bedroom town house that is located in a sought- after cul-de-sac within walking distance of the village centre and mainline station which has regular services to London Bridge, Charing Cross and Victoria.

As you enter the property there is a large entrance hall which has an integral door leading into the garage as well as a useful utility room. The second bedroom is located on this floor and is a bright and sunny room with an en-suite shower room. French doors lead out to the landscaped low maintenance garden.

On the first floor you will appreciate how spacious and light this property is. The lounge is located at the front of the property and has French doors and Juliet balcony. This well-proportioned generous room is bright and sunny and is an open plan living space that connects to the dining area and kitchen. The kitchen over-looks the garden and is well-fitted with a good selection of units and work top space.

On the second floor you will find three further bedrooms as well as a family bathroom. The master bedroom is, again, located at the front of the property and is a generous sunny room with French doors and a Juliet balcony. There is a good selection of built-in wardrobes as well as a dressing area and en-suite shower room. The third bedroom is as a double room that over-looks the garden. The fourth bedroom is a good sized single room. A family bathroom completes the accommodation on this floor.

At the front of the property there is a garage and driveway with parking for two cars. There is additional parking space in front of the property,

Borough Green is a popular village with a good selection of local shops and cafes all within walking distance. There is a village hall, library and medical centre as well as a large recreation ground. The village has pre-school nurseries, a Primary school and a sought after secondary school near the neighbouring village of Wrotham. There are good transport links with the M20, M26 Motorways just a short drive away. The mainline railway station is also within easy walking distance and has regular services to London Bridge, Charing Cross and Victoria. Sevenoaks town centre, with its comprehensive range of shopping, recreational and educational facilities is approx. 7 miles away.
The home will be available to rent from September 2026.

PLEASE NOTE THE COSTS TO PROGRESS WITH THIS HOME ARE AS FOLLOWS:

**A Holding deposit of £510 is required prior to references commencing.
Security Deposit of £2,500 to be held in a deposit protection scheme.
First month's rent will be required in advance.**



TOTAL FLOOR AREA : 149.3 sq.m. (1607 sq.ft.) 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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ACCOMMODATION

Hallway

Bedroom 2

15'5" (4.70m) x 11'10" (3.61m) max measurement

En-suite

Utility Room

7'5" (2.26m) x 3'2" (0.97m)

First Floor Landing

Lounge

16'7" (5.05m) x 15'5" (4.70m)

Dining Room

17'9" (5.41m) x 8'7" (2.62m) L-Shape

Kitchen

11'11" (3.63m) x 6'5" (1.96m)

Second Floor Landing

Bedroom 1

16'2" (4.93m) x 10'7" (3.23m)

Dressing Area

En-Suite

Bedroom 3

11'11" (3.63m) x 8'9" (2.67m)

Bedroom 4

8'6" (2.59m) x 6'4" (1.93m)

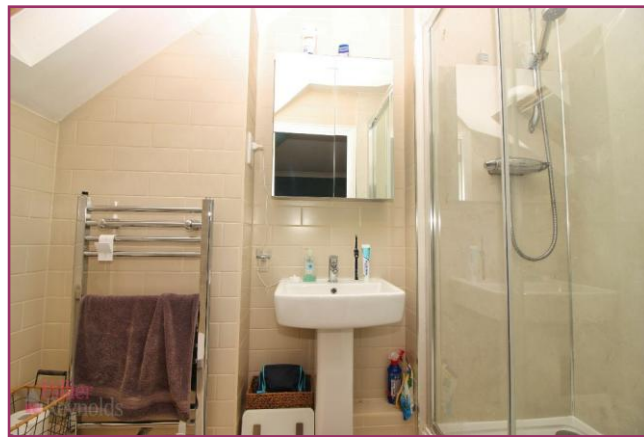
Bathroom

Outside

Low maintenance landscaped rear garden.

Garage - 19'9" (6.02m) x 8'5" (2.57m)
 Driveway with parking for two cars.





Helpful Information

Renting a home is a big commitment. Please feel free to ask us any questions that you may have about the process or alternatively there is the Government's How To Rent Checklist that is available upon request.

Route to View

From our office in Borough green proceed east towards St. Mary's Platt along the A25 Maidstone Road. After the recreation ground turn right into Crouch Lane and then take the second turning on your right into Tillmans. The property can be found on the left-hand side at the end of the cul-de-sac.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

For More Information or to arrange an appointment to view please contact us on:
 01732 884422
enquiries@hillier-reynolds.co.uk
 Or visit our website
www.hillier-reynolds.co.uk

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose.