



Campbell Grove Horley RH6 8PL

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J A M E S D E A N
E S T A T E A G E N T S

Welcome to Campbell Grove, Horley - a charming location for this delightful end terrace house! This property boasts a modern touch being built in 2021, offering a fresh and contemporary living space.

As you step inside, you are greeted by a cosy reception room, perfect for relaxing or entertaining guests. With two bedrooms and two bathrooms, there is ample space for a small family or those looking for a spare room or home office.

The two bathrooms ensure convenience and privacy for all residents.



One of the standout features of this property is the parking provision for two vehicles, a rare find in many properties in this area. Say goodbye to the hassle of searching for parking spaces!

Located in Horley, this house offers a peaceful retreat from the hustle and bustle of city life while still being conveniently close to local amenities and transport links.

Five-week security deposit: £1,846.15

EPC Rating: B

Council Tax band: D - Reigate & Banstead

Household income: £48,000 pa

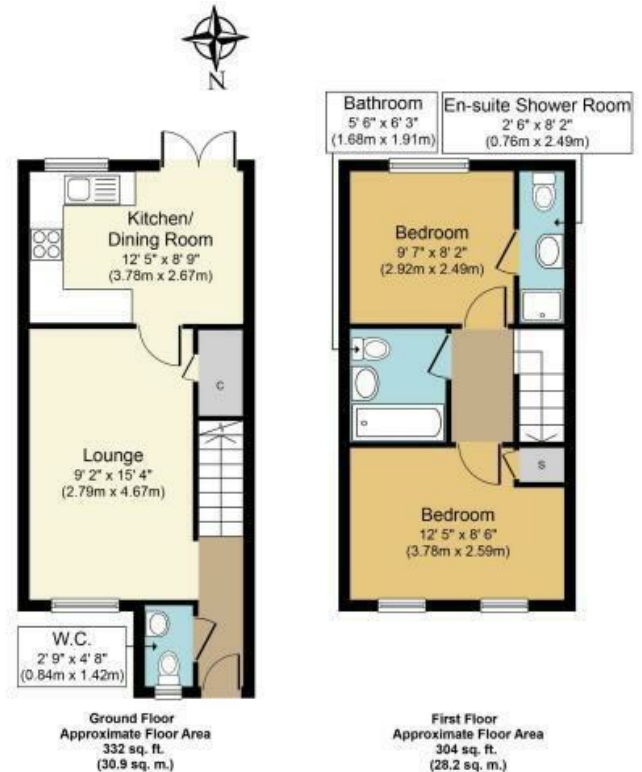
Parking arrangements: Off road for two cars

Furnishings: Unfurnished

£1,600 Per Calendar Month



Floor plan



Campbell Grove, RH6
Approx. Gross Internal Floor Area 636 sq. ft. (59.1 sq. m.)

While 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used on such by any prospective purchaser or tenant. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		97
(92 plus) A		
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Key information

Viewing: Strictly By Appointment

Fees

Please see below for fees relating to this property.

Reservation Fee

To secure a property through us you will be required to pay a weeks rent as a reservation fee. This takes the property off the market and starts the referencing process.

Move In Balance

On the day of move in you will be required to pay the remaining move in balance. This is as follows:

First Months Rent: £1,600 Per Calendar Month

Security Deposit:

Any questions please call your local branch.



JAMES DEAN

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Please note that no appliances or systems have been tested. All measurements are approximate and must not be relied upon for any purpose. Any appliances listed in these details may not be included in the sale price. These particulars do not form any part of an offer or contract and their accuracy cannot be guaranteed. Lease information where applicable has been provided by the vendor. James Dean cannot be held liable if the information is incorrect.