



Russells Crescent Horley RH6 7DN

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JAMES DEAN
ESTATE AGENTS

JamesDean welcome to the market, The Moorings, an enchanting detached house that perfectly blends Edwardian period elegance with modern comfort. Nestled in a peaceful neighbourhood, this stunning five-bedroom home is ready to welcome your family, and your pets!

With five double bedrooms, three bathrooms and four reception rooms, The Moorings offers versatile spaces for living, dining, entertaining and relaxing.

Step outside to your very own garden oasis. Once hosting charming model railway, the garden is now a spectacular space featuring a large seated patio area for BBQs and outdoor dining. A walkway through the garden leads to a seated area, perfect for soaking up the sun.



Also included within this half an acre of land is a nature pond, outside storage and a green house for any gardening enthusiasts.

Other benefits include a landscaped front lawn which adds a very grand welcome, a garage and off road parking for two cars.

The Moorings is also pet friendly: Your furry friends will love it here!

The Moorings is more than just a house, with its blend of historical charm and modern amenities, this home offers a unique living experience.

Five-week security deposit: £4,038.46

EPC Rating: D

Council Tax band: G - Reigate & Banstead

Minimum twelve-month tenancy with a six month break clause

Household income: £105,000 pa

Parking Arrangements: Garage and off road parking

Furnishings: Furnished with the possibility to move a few things.

£3,500



Floor plan



Russell Crescent, RH6

Approx. Gross Internal Floor Area 3,132 sq. ft. (291.0 sq. m.)

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. 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 as 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 | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 56 | 77 |
| 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: £3,500

Security Deposit: £4,038

Any questions please call your local branch.



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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.