



Luscombe Way Horley RH6 8QY

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**JAMES DEAN**  
ESTATE AGENTS

JamesDean are delighted to offer this immaculate modern family home to the market, which is ideally located between both Horley and Reigate town centres and mainline stations.

The property is in excellent decorative order and presented in show home condition. It features double glazed windows, gas central heating, solar panels, plenty of storage and the bonus of a highly sought after quiet cul-de-sac location with unspoilt views over open countryside.

The accommodation consists of an entrance hall, downstairs cloakroom, elegant living room with feature bay window and an impressive open plan kitchen/diner and family area. The kitchen offers contemporary and imaginative design featuring stylish cabinetry, breakfast bar, gas hob and integrated appliances including fridge/freezer, dishwasher and washing machine. It represents a



wonderful social space for entertaining and the family area benefits from a sky lantern and access to the larger than average rear garden via French Doors. Upstairs consists of four double bedrooms, with three bathrooms of which two are en-suites. The two bedrooms to the front of the property enjoy spectacular views of nature on your doorstep and are both en-suite with fitted wardrobes.

Externally, the property benefits from a private driveway, front garden and integral garage that houses the boiler and also provides direct access to the rear garden, which is mainly laid to lawn and boasts a well appointed seating area.

Five-week security deposit: £3,115.38

EPC Rating: B

Council Tax band: F - Reigate & Banstead

Minimum twelve-month tenancy with a six-month break clause

Household income: £81,000 pa

Parking Arrangements: Garage & Driveway

Furnishings: Unfurnished

**£2,700 Per Calendar Month**

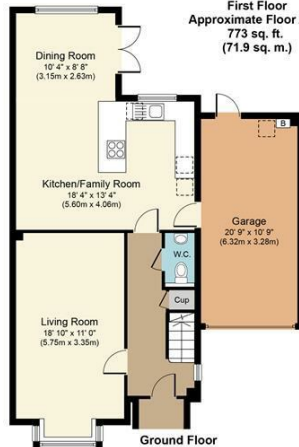




## Floor plan



First Floor  
Approximate Floor Area  
773 sq. ft.  
(71.9 sq. m.)



Ground Floor  
Approximate Floor Area  
901 sq. ft.  
(83.7 sq. m.)

Luscombe Way, RH6  
Approx. Gross Internal Floor Area 1,674 sq.ft. (155.5 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	88	89
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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:** £2,700 Per Calendar Month

**Security Deposit:** £3,115

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.