



Killick Road Horley RH6 8GZ

[www.jamesdeanproperty.co.uk](http://www.jamesdeanproperty.co.uk)



**JAMESDEAN**  
ESTATE AGENTS

JamesDean are pleased to bring to the market this wonderful four bedroom house on The Westvale development.

Set on a very quiet, non through road, this beautiful detached home briefly offers downstairs: Two receptions, a large open plan kitchen/diner including integrated white goods, two sets of French doors leading to the patio area of the garden, utility room and downstairs W/C.

Upstairs offers: Four generous double bedrooms with built in wardrobes and



en-suite to the master and a second large family bathroom with separate shower unit.

Other benefits include a garage, off road parking and EV charging point.

Five-week security deposit: £2,884.61.

EPC Rating: B.

Council Tax band: F - Reigate & Banstead.

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

Household income: £75,000 pa.

Parking arrangements: Garage and off road.

Furnishings: Unfurnished.

**PLEASE BE AWARE:** Offers are made on a property 'as seen'. Any changes or additions to a property must be discussed and agreed at point of offer and will not be considered once an offer has been agreed and a tenancy started.

**£2,500 Per Calendar Month**



## Floor plan



Killick Road, RH6



Approx. Gross Internal Floor Area 1,712 sq. ft. (159.1 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		
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	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:** £2,500 Per Calendar Month

**Security Deposit:** £2,884

Any questions please call your local branch.



# JAMES DEAN

ESTATE AGENTS

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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.