

Killick Road Horley RH6 8GZ 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









www.jamesdeanproperty.co.uk

Killick Road Horley RH6 8GZ

£2,500 Per Calendar Month

Floor plan



Garage Approximate Floor Area 187 sq. ft. (17.4 sq. m.)





Ground Floor Approximate Floor Area 762 sq. ft. (70.8 sq. m.)

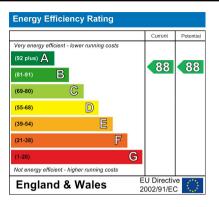
First Floor Approximate Floor Area 762 sq. ft. (70.8 sq. m.)

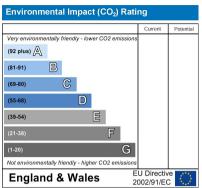
Killick Road, RH6



Approx. Gross Internal Floor Area 1,712 sq. ft. (159.1 sq. m.)

Whitst 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 in taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or bandware purposes or with a disobate the used as now thy any prospective purposes or the plan sa for illustrative purposes or the purpose of the plan is for illustrative purposes or the purpose. The plan is for illustrative purposes or the purpose of the purp





Kev 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.



I A M E S D E A N

ESTATE AGENTS

67 HIGH STREET, REIGATE, RH2 9AE T: 01737 242331 F: 01737 243481 E: reigate@jamesdeanproperty.co.uk 66 VICTORIA ROAD, HORLEY, SURREY, RH6 7PZ T: 01293 784411 F: 01293 784422 E: info@jamesdeanproperty.co.uk 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.