



Chalkfield Road Horley RH6 9FT

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JAMES DEANE
ESTATE AGENTS

Welcome to this stunning property on Chalkfield Road in the charming town of Horley. This detached house boasts a modern design with a touch of elegance.

As you step inside, you'll be greeted by not one, not two, but three spacious reception rooms, offering plenty of space for entertaining guests or simply relaxing with your family. With five bedrooms and three bathrooms, there's ample room for everyone to have their own space and privacy.

One of the standout features of this property is the convenience it offers - with parking for up to four vehicles, an EV charging point, and a double garage, you'll



never have to worry about finding a parking spot or keeping your electric vehicle charged.

In addition, the property comes equipped with solar panels, not only helping you reduce your carbon footprint but also saving you money on energy bills in the long run.

Situated in a peaceful cul-de-sac, this home provides a tranquil retreat from the hustle and bustle of everyday life. Whether you're enjoying a quiet evening in the garden or hosting a summer barbecue, this property offers the perfect setting for creating lasting memories with your loved ones.

Five-week security deposit: £3,461.53.

EPC Rating: A.

Council Tax band: G - Reigate & Banstead.

Twelve-month tenancy with a six-month break clause.

Household income: £90,000 pa.

Parking arrangements: Double garage & off road parking.

Furnishings: Unfurnished.

£3,000 Per Calendar Month



Floor plan



Chalkfield Road, RH6



Approx. Gross Internal Floor Area 1,980 sq. ft. (184.0 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	92	92
(81-91) B		
(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: £3,000 Per Calendar Month

Security Deposit: £3,461

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.