



Church Road Horley RH6 8AB

www.jamesdeanproperty.co.uk



J A M E S D E A N
E S T A T E A G E N T S

Located in a popular cul-de-sac location, this character property has been redecorated throughout and is offered to the rental market long term.

The property has undergone considerable upgrade and investment including the installation a new bathroom and double glazing throughout. In addition, the property has been replastered, replumbed and fully rewired whilst the chimneys have been removed and underpinned.

The property boasts a well-appointed lounge with feature fireplace and large double glazed sash windows overlooking the front. The dining room is situated to the rear and leads through to the kitchen which has a range of wall and base units, tiled splash backs, range oven and direct access outside. The ground floor is completed by a modern bathroom with floor to ceiling tiles and a white bathroom suite.



On the first floor are three double bedrooms, offering different aspects, and loft storage.

Outside to the rear is a family garden with a lawn, paved seating area, timber garden shed and access to the side. At the front of the property is off road parking. PLEASE NOTE: the adjacent garage visible in the lead photo and the parking in front is separately owned and does not fall within the demises of the property we are marketing.

Location is always key, and it is no exception here as the property is walking distance to the town centre and mainline station, which offer residents a great mix of local amenities and excellent transport links. Gatwick is only ten minutes away and Horley mainline station provides fast services to London and the south coast. The property is also situated within walking distance of the well-known and popular pub and restaurant The Six Bells.

Five-week security deposit: £2,192.30

EPC Rating: C

Council Tax band: D - Reigate & Banstead

Twelve-month tenancy with a six-month break clause

Household income: £57,000 pa

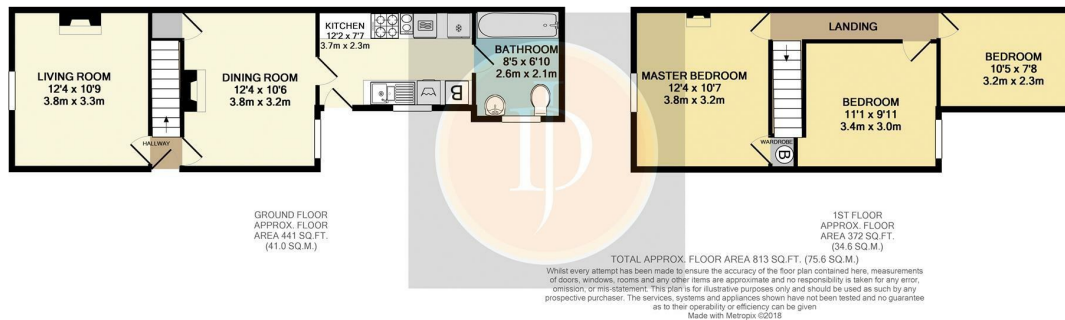
Parking arrangements: One space to the front

Furnishings: Unfurnished.

£1,900 Per Calendar Month



Floor plan



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		
England & Wales	63	65
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	60	60
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: £1,900 Per Calendar Month

Security Deposit: £2,192

Any questions please call your local branch.



JAMES DEAN
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.