



Brookfield Drive Horley RH6 9HN

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

Available to let is this versatile & larger than average high finish three bedroom semi detached family home located on the popular Acres development. Upon entering the house you will get the feel for the size and space on offer.

The property is offered unfurnished and comprises: Spacious entrance hall, dual aspect living room with French doors to garden. Separate dining room/playroom, downstairs cloakroom, under stairs storage cupboard & fully fitted kitchen with door to garden. The fitted kitchen benefits from integral appliances including a washing machine, gas hob/oven and dishwasher. There is also plenty of work surface space



– perfect if you are a wiz in the kitchen. A water softener is fitted in every tap throughout the house. Upstairs is a generous master bedroom with en-suite, two further good sized bedrooms and contemporary family bathroom. The master bedroom and second bedroom have built in wardrobes. Upstairs also has further storage cupboards.

Externally is a low maintenance front and rear garden and a driveway. There is an additional visitor parking next to the house. This property offers space and lots of light throughout.

Five-week security deposit - £2,538.46

EPC Rating - C

Council Tax band - E

Twelve-month tenancy with a six-month break clause

Household income - £66,000 pa

Parking arrangements - Garage + One space in front of the garage

Furnishings - Unfurnished

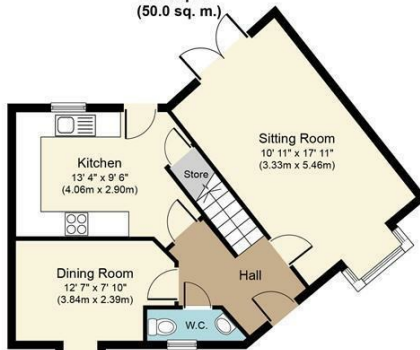
£2,200 Per Calendar Month



Floor plan



First Floor
 Approximate Floor Area
 538 sq. ft.
 (50.0 sq. m.)



Ground Floor
 Approximate Floor Area
 554 sq. ft.
 (54.50 sq. m.)
 Brookfield Drive, RH6

Approx. Gross Internal Floor Area 1092 sq. ft. (101.50 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. 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		91
(81-91) B	80	
(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		91
(81-91) B	80	
(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: £2,200 Per Calendar Month

Security Deposit: £2,538

Any questions please call your local branch.



JAMES DEANE

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 Deane cannot be held liable if the information is incorrect.