



Balcombe Road Horley RH6 9ER

www.jamesdeanproperty.co.uk



JAMES DEANE

ESTATE AGENTS

A charming detached bungalow tucked away behind mature greenery and offering a wonderful sense of privacy, this characterful home has recently been redecorated throughout and is now presented in fresh, neutral tones ready for immediate occupation.

The property offers a spacious lounge with attractive exposed timber detailing, a fitted kitchen with ample storage and workspace, two bedrooms, a separate study/home office and a bathroom suite.

Outside, the bungalow enjoys off road parking for one car, a secluded garden setting with a cottage-style frontage and established greenery creating a peaceful environment.

Situated in a convenient position within Horley, the property offers easy access to local shops, schools and transport links, including Horley railway station with direct services towards London and Gatwick Airport.



A unique home full of character, ideally suited to tenants looking for something a little different from the ordinary.

Five-week security deposit: £1,730.76

EPC Rating: E

Council Tax band: D - Reigate & Banstead

Household income: £45,000 pa

Parking arrangements: Off road for one car

Furnishings: Unfurnished

Note: These furniture images are Computer Generated Images (CGI) for marketing purposes only.

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

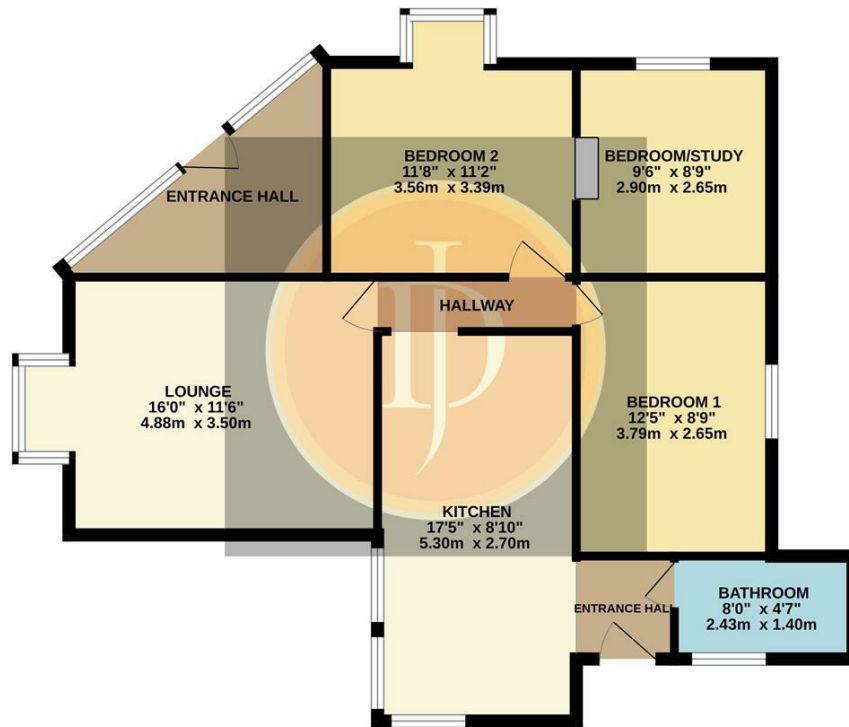
During the tenancy the tenant(s) are responsible for the rent, all utilities, telephone and internet connections and their relevant subscriptions, television licence and Council Tax.

£1,500 Per Month



Floor plan

GROUND FLOOR
769 sq.ft. (71.4 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	
(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: £1,500 Per Month

Security Deposit: £1,730

Any questions please call your local branch.



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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.