



Church Road Horley RH6 8AB

www.jamesdeanproperty.co.uk



JAMES DEAN
ESTATE AGENTS

JamesDean are delighted to offer to the market this beautifully presented two double bedroom Victorian semi-detached family home in Church Road. Close to the town centre, this property is perfect for those needing to commute as well as families for the local schools.

In brief the property comprises: A cosy living room with feature fireplace, dining room with patio doors leading out onto the rear garden, modern kitchen with appliances and ample storage and finally the downstairs W/C.



Upstairs, two generously sized double bedrooms and the family bathroom complete with shower.

Externally the property boasts off street parking, rear garden with patio area and outside storage.

Five-week security deposit: £1,903.84

EPC Rating: E

Council Tax band: D

Twelve-month tenancy with a six-month break clause

Household income: £49,500 pa

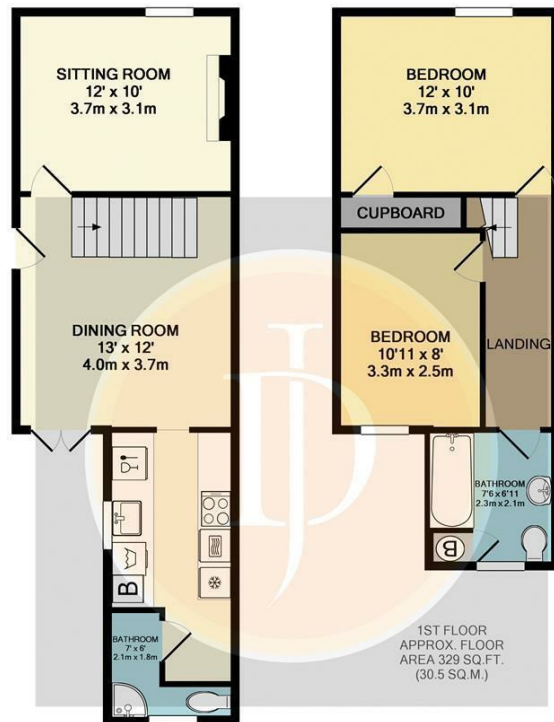
Parking arrangements: Off street parking

Furnishings: Part furnished

£1,650 Per Calendar Month



Floor plan



GROUND FLOOR
APPROX. FLOOR
AREA 388 SQ.FT.
(36.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 717 SQ.FT. (66.6 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. 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		
(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: £1,650 Per Calendar Month

Security Deposit: £1,903

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.