



Williamson Road Horley RH6 9RQ

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JAMES DEAN
ESTATE AGENTS

JamesDean are delighted to offer this beautifully presented family home situated on the highly sought after Acres development. The property has three bedrooms including a twin aspect master bedroom with an en-suite and integral wardrobes.

This home is in immaculate condition and offers generous accommodation laid out over two floors.

The ground floor features an entrance hall, an elegant dual aspect lounge with French Doors leading out to the rear garden and a stylish kitchen/diner. The kitchen boasts tiled flooring, integral storage, cream units, a gas hob and integral appliances



The ground floor is completed by a cloakroom and coat cupboard.

On the first floor is the master bedroom with en-suite, a second double bedroom with integrated wardrobes, a single bedroom and family bathroom.

The property boasts off road parking, a garden and patio area with side access. The garden, which is mainly laid to lawn and features mature planting and a shed.

Five-week security deposit - £2,134.61

EPC Rating - C

Council Tax band - D

Twelve-month tenancy with a six-month break clause

Household income: £55,500 pa

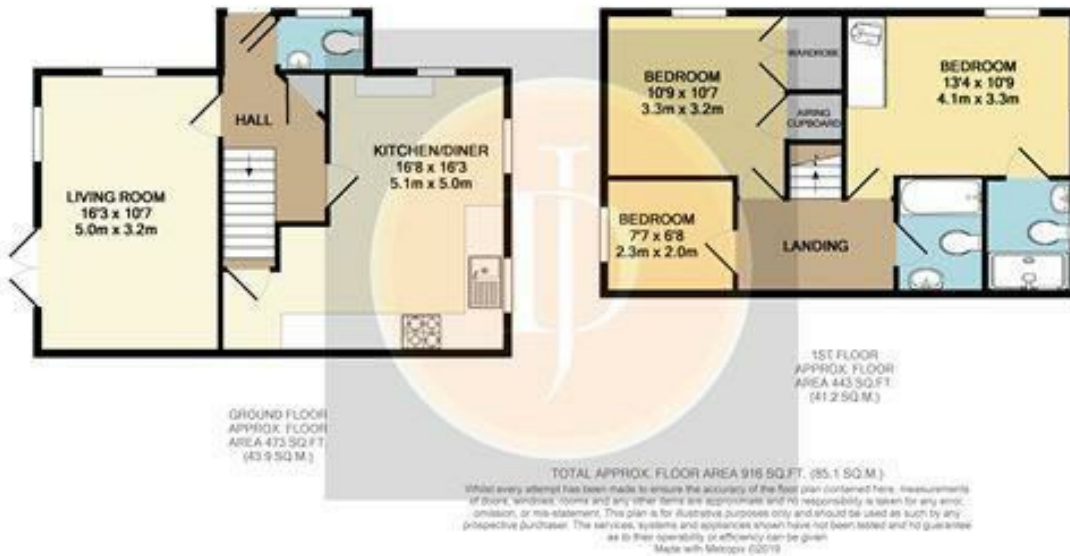
Parking arrangements: Off road parking

Furnishings: Unfurnished

£1,850 Per Calendar Month



Floor plan



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			94
(81-91) B		84	
(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: £1,850 Per Calendar Month

Security Deposit: £2,134

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.