



Haroldslea Drive Horley RH6 9DU

LET AGREED



JAMES DEAN
ESTATE AGENTS

JamesDean are delighted to represent this wonderful seven-bedroom New England style family home, situated in a popular residential location within walking distance to the town centre and mainline station. Arranged across three floors and offering approx. 3,000sq ft of living space, this stunning detached property has plenty to offer for a family who enjoys entertaining.

The ground floor presents two large reception rooms separated by a dual sided wood burning stove, a modern fully equipped kitchen with dining area, utility room and downstairs cloakroom.

Bi-folding doors open onto a sizeable terrace which observes the large south facing garden. To the left of the terrace sits an under-cover loggia/BBQ area with ambient lighting. A sizable parasol provides shade to the terrace and a good-sized shed is situated to the rear for garden storage.



The first floor presents five bedrooms, four with en-suites and a fifth family bathroom. A very convenient laundry chute is here which connects to the laundry cupboard. The master bedroom is deluxe and hosts a walk-in dressing room, the flue from the log burning stove runs through the dressing room keeping the temperature warm in the cold winter evenings. The masters' en-suite includes a shower as well as a bath and twin vanity wash basins.

The third-floor hosts two further bedrooms which could be ideal for extra storage, a playroom or study. The boiler room is also up here which includes a recently serviced water softener.

The front of the house has parking for six cars.

Five-Week security deposit: £4,038.46

EPC Rating - C

Council Tax Band - F

Twelve-month tenancy with a six-month break clause

£3,500 Per Calendar Month



Floor plan



Approx. Gross Internal Floor Area 3,046 sq. ft. (283.0 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	80
	EU Directive 2002/91/EC	
	England & Wales	

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		
	EU Directive 2002/91/EC	
	England & Wales	

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: £3,500 Per Calendar Month

Security Deposit: £4,038

Any questions please call your local branch.



JAMES DEAN

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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.