



Heritage Lawn Horley RH6 9XH

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ESTATE AGENTS

A spacious and extremely versatile four-bedroom family home offering generous living accommodation, two bathrooms, conservatory, garage and driveway parking, situated in the popular Heritage Lawn development.

The property provides an impressive amount of accommodation and would make an excellent home for a family looking for flexible living space.

The ground floor comprises an entrance hall with cloakroom, a well-proportioned living room, separate family room and a spacious kitchen/dining room providing plenty of room for both everyday dining and entertaining. The kitchen leads through to a bright conservatory overlooking the rear garden, while an additional study provides an ideal space for those working from home.

Upstairs are four bedrooms, including a generous principal bedroom with its own en-suite shower room,



together with a separate family bathroom.

Outside, the property benefits from driveway parking and a single garage. To the rear is a compact, established garden, predominantly laid to lawn with a paved seating area and mature planting. Although relatively modest in size, it offers an attractive and manageable outside space with a good degree of greenery.

The property is presented in a clean and well-maintained condition throughout and offers approximately 1,587 sq ft of accommodation, providing considerably more internal space than might initially be expected.

Heritage Lawn is a popular residential development in Horley, conveniently positioned for access to the town centre, local schools, amenities and transport connections.

Five-week security deposit: £2,884.61

EPC Rating: D

Council Tax band: E - Reigate & Banstead

Household income: £75,000 pa

Parking arrangements: Garage

Furnishings: Unfurnished

£2,500 Per Month



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£2,500 Per Month

Floor plan



Heritage Lawn, RH6
Approx. Gross Internal Floor Area 1587 sq. ft / 147.50 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. 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		
	61	70
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: £2,500 Per Month

Security Deposit: £2,884

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.