



Meath Gardens Horley RH6 8FW

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J A M E S D E A N
E S T A T E A G E N T S

Meath Gardens forms a select development of 14 properties situated in a quiet cul-de-sac and popular residential location within close proximity to Meath Green Infant and Primary schools.

Built in 2008, this attractive semi-detached family home is offered to the market unfurnished and provides generous accommodation laid out over three floors. The ground floor features a fully fitted study and a spacious living room with additional storage and French Doors that lead out to the rear garden. A downstairs cloakroom is located off the hallway as well as kitchen/dining room, which features a bay window. The kitchen offers contemporary design and boasts tiled flooring integral appliances including fridge/freezer, dishwasher, washing machine, gas hob and a double oven.



Upstairs on the first floor are two double bedrooms, both of which include integral wardrobes offering plenty of storage, a single bedroom and family bathroom. The master bedroom comes with a stylish ensuite and the family bathroom includes elegant sanitary ware. The third double bedroom is a wonderful surprise and located on the upper floor. This spacious room is dual aspect, which provides plenty of natural light, and includes eaves storage and an ensuite bathroom.

Externally, the property boasts a storm porch, private driveway with parking for two vehicles, single garage with an electric roller door and a front garden. To the rear, the garden is of a good size and mainly laid to lawn with a block paved patio area, garden shed and rear access.

Five-week security deposit - £2,538.46

EPC Rating - C

Council Tax Band - E

Minimum Twelve-month tenancy with a six-month break clause

Household income: £66,000 pa

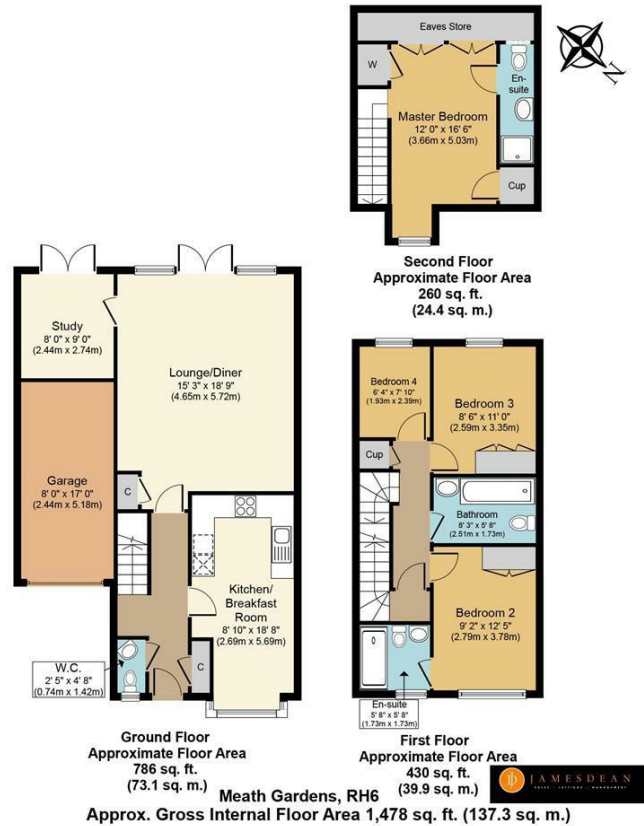
Parking arrangements: Garage and space to the front

Furnishings: Unfurnished

£2,200 Per Calendar Month



Floor plan



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 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			
England & Wales		EU Directive 2002/91/EC	
		64	71

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	
		59	66

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: £2,200 Per Calendar Month

Security Deposit: £2,538

Any questions please call your local branch.



JAMES DEANE

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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 Deane cannot be held liable if the information is incorrect.