



Barleymead Horley RH6 9UD

www.jamesdeanproperty.co.uk



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

Tucked away in a peaceful residential setting overlooking attractive communal green space, this one-bedroom starter home offers well-proportioned accommodation and the rare benefit of being pet friendly.

The property features a spacious reception room measuring over 19ft in length, providing plenty of space for both living and dining areas. The separate fitted kitchen offers a practical layout with ample storage and worktop space.

Upstairs, the generous double bedroom benefits from built-in storage and plenty of natural light, whilst the bathroom comprises a white suite with bath and shower over.



An airing cupboard on the landing provides additional storage.

Outside, residents can enjoy the attractive communal grounds directly opposite the property, creating a pleasant outlook and a feeling of space.

Conveniently positioned within easy reach of Horley town centre, local shops, transport links and Gatwick Airport, this property would be ideal for a single professional or couple seeking an affordable house rather than an apartment.

Please note: There is a garden area for the property which is not attached to the house.

Five-week security deposit: £1,442.30

EPC Rating: E

Council Tax band: C - Reigate & Banstead

Household income: £37,500

Parking arrangements: Residents parking

Furnishings: Unfurnished.

£1,250 Per Calendar Month



Floor plan



GROUND FLOOR
APPROX. FLOOR
AREA 256 SQ.FT.
(23.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 243 SQ.FT.
(22.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 499 SQ.FT. (46.3 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		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	42	
(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: £1,250 Per Calendar Month

Security Deposit: £1,442

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.