



Hevers Avenue Horley RH6 8BZ

www.jamesdeanproperty.co.uk



JAMES DEAN
ESTATE AGENTS

JamesDean are pleased to bring to the market this well presented semi-detached family home in Heavers Avenue.

Currently being redecorated and with new carpets throughout, this spacious property briefly consists: Large double bedroom on the third floor with built in wardrobes and modern shower-room across the landing, a good sized airing cupboard is also on the floor.

The second floor hosts the master bedroom with a feature bay window, two more double bedrooms and modern family Jack & Jill bathroom with shower over the bath.



The ground floor consists of a large front reception room with bay window and feature fireplace, an open plan rear reception / diner featuring a breakfast bar and range cooker. Doors open out to the conservatory and utility room and gives access to a large, well kept garden.

Other benefits include being a very close distance to the town centre, a drive way and large storage / workshop with built in work bench.

Five-week security deposit: £2,423.07

EPC Rating: E

Council Tax band: D - Reigate & Banstead

Twelve-month tenancy with a six-month break clause

Household income: £63,000 pa

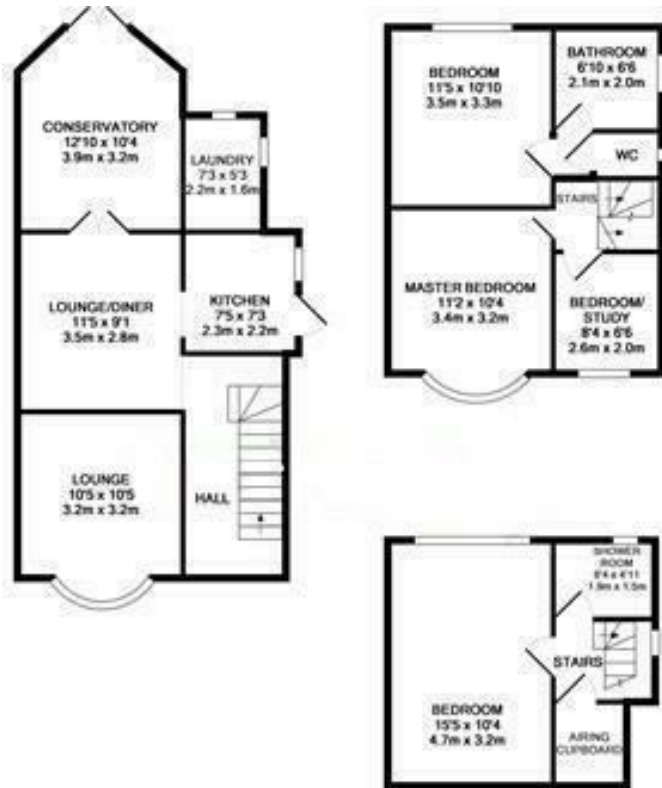
Parking arrangements: Off road for one car

Furnishings: Unfurnished

£2,100 Per Calendar Month



Floor plan



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		
	54	73
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: £2,100 Per Calendar Month

Security Deposit: £2,423

Any questions please call your local branch.



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ESTATE AGENTS

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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.