



Meadowside Horley RH6 9DL

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JAMES DEAN
ESTATE AGENTS

JamesDean are delighted to present this well-proportioned three-bedroom house, situated in the popular Langshott development in Horley. The property has undergone redecoration and offers generous accommodation arranged over two floors, together with a private rear garden.

The ground floor comprises an entrance hallway with useful storage, a fitted kitchen offering a good range of wall and base units, and an impressive living/dining room measuring approximately 15'9 x 14'6. This bright and spacious reception room provides plenty of room for both living and dining furniture and benefits from direct access out to the rear garden.

Upstairs are three bedrooms, including a well-proportioned principal bedroom, along with two further bedrooms which could equally lend themselves to children's rooms, guest accommodation or a home office. The family bathroom is fitted with a white suite including a bath with shower over.



Outside, the property enjoys its own enclosed rear garden, predominantly laid to lawn with a patio area and useful garden shed.

Other benefits include a garage.

Located within the established Langshott development in Horley, the property is conveniently positioned for local amenities, schools and transport links, while Horley town centre and railway station are also within easy reach.

With its generous living accommodation, three bedrooms and private garden, this home is likely to appeal to families, couples and professional tenants alike. Internal viewing is highly recommended. Five-week security deposit - £2076.92

EPC Rating - C

Council Tax band - D

Household income - £54,500 pa

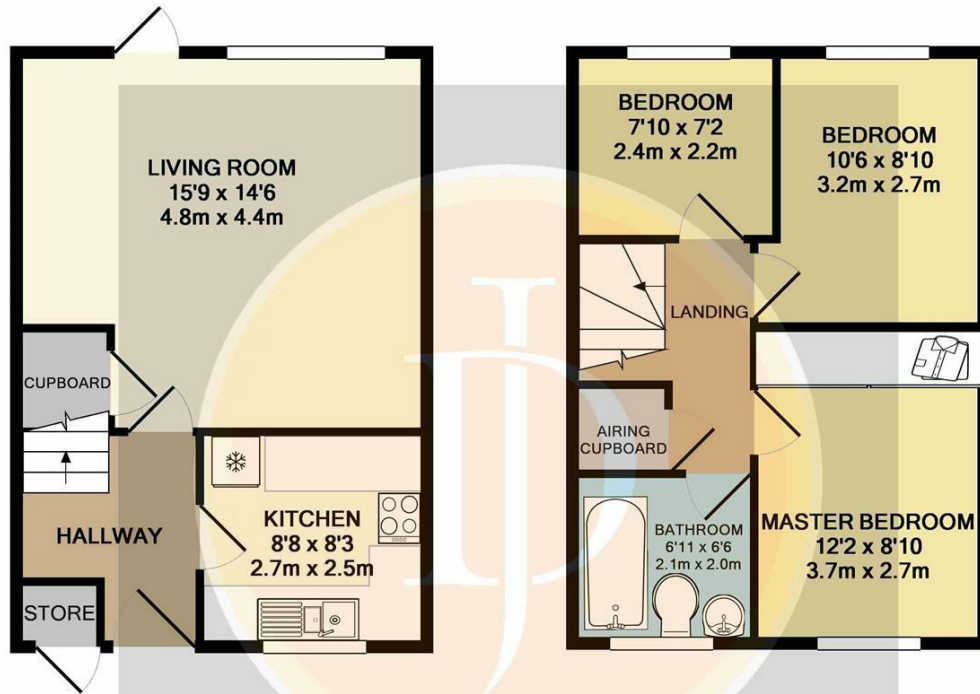
Parking arrangements - Residents parking + garage

Furnishings - Unfurnished

£1,800 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. 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	

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: £1,800 Per Calendar Month

Security Deposit: £2,076

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.