



Brookfield Drive Horley RH6 9TA

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JAMES DEAN
ESTATE AGENTS

JamesDean bring to the market this three bedroom end of terrace family home located on the popular Acres development.

Well presented throughout, the property briefly comprises: A good sized lounge, kitchen/diner with white goods and gas hob, downstairs cloakroom, three bedrooms, ensuite shower room to the master and second family bathroom.

Externally, the rear garden has a paved seating area, flower and shrub borders as well as a lawned area. There is also rear access with the bonus of allocated parking for two vehicles.

Location is always key and it is no exception here as this property has nature on its doorstep with access to a play area and open fields as well as being in close proximity to Trinity Oaks School and nursery. The Acres is



an impressive development of beautifully designed and well-crafted family homes. It is close to the thriving town of Horley, which offers residents a great mix of local amenities and excellent transport links.

Five-week security deposit: £2,250

EPC Rating: C

Council Tax band: D - Reigate & Banstead

Household income: £58,500 pa

Parking arrangements: Allocated for two cars

Furnishings: Unfurnished

PLEASE BE AWARE: Offers are made on a property 'as seen'. Any changes or additions to a property must be discussed and agreed in writing at point of offer and will not be considered once an offer has been agreed and a tenancy started.

During the tenancy the tenant(s) are responsible for the rent, all utilities, telephone and internet connections and their relevant subscriptions, television licence and Council Tax.

£1,950 Per Calendar Month



Floor plan



Brookfield Drive, RH6

Approx. Gross Internal Floor Area 838 sq. ft. (77.9 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 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		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	
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: £1,950 Per Calendar Month

Security Deposit: £2,250

Any questions please call your local branch.

JAMES DEAN

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.