



Haroldslea Drive Horley RH6 9PH

www.jamesdeanproperty.co.uk



JAMES DEAN
ESTATE AGENTS

JamesDean are delighted to offer this unique two bedroom bungalow privately situated in a large walled garden with adjoining stream.

The Property

The accommodation comprises; entrance vestibule, kitchen/breakfast room with exposed beamed ceiling and a dual aspect lounge with inglenook fireplace and log burner with doors opening onto the garden. The master bedroom has plenty of storage and also has doors leading out in the garden. There is a smaller bedroom which can also be used as study if need be. The bathroom boasts Jacuzzi bathtub



and separate shower enclosure.

Once through the electric sliding gate, you are greeted by the garden which is a particular feature of the property with patio, extensive lawn and gravelled driveway. It is an extremely private and quiet location and it is still with easy reach of Horley town centre and mainline station. On the whole, this property oozes character, charm and cannot be missed.

*Please note: There is a garage at the property which is not included.

Five-week security deposit: £1,730.76

EPC Rating: D

Council Tax band: C - Reigate and Banstead

Twelve-month tenancy with a six-month break clause

Household income: £45,000

Parking arrangements: Driveway

Furnishings: Unfurnished

£1,500 Per Calendar Month



Floor plan



TOTAL APPROX. FLOOR AREA 142 SQ FT (131.6 SQ M)
 Efficiency ratings have 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 inaccuracy. This plan is for guidance purposes only and should be used as such by the prospective tenant. The services, systems and appliances shown have not been tested and no guarantee is given. Accuracy or efficiency can be given. Made with MetrePro (2011)

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | 100 |
| (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 | | |
| | | 57 |
| | 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: £1,500 Per Calendar Month

Security Deposit: £1,730

Any questions please call your local branch.



JAMES DEANE
 ESTATE AGENTS

67 HIGH STREET, REIGATE, RH2 9AE
 T: 01737 242331 F: 01737 243481
 E: reigate@jamesdeanproperty.co.uk

66 VICTORIA ROAD, HORLEY, SURREY, RH6 7PZ
 T: 01293 784411 F: 01293 784422
 E: info@jamesdeanproperty.co.uk

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.