



Middlefield Horley RH6 9XP

www.jamesdeanproperty.co.uk



JAMES DEAN
ESTATE AGENTS

JamesDean are delighted to present to the market this beautifully presented three bedroom end of terrace family home in the much sought after location of Langshott, Horley. Within walking distance of the Fastway bus route, town centre and train station this property appeals to commuters and families looking for their next home.

In brief the property comprises of: Entrance hall leading onto the kitchen with appliances, spacious lounge diner and conservatory. Upstairs, two double



bedrooms, good size single bedroom and the family bathroom with shower.

Offered to the market as unfurnished, this stunning property also benefits from having gas central heating, double glazing throughout and residents parking.

Five-week security deposit: £1,817.30

EPC Rating: C

Council Tax Band: D - Reigate & Banstead

Household income: £47,250

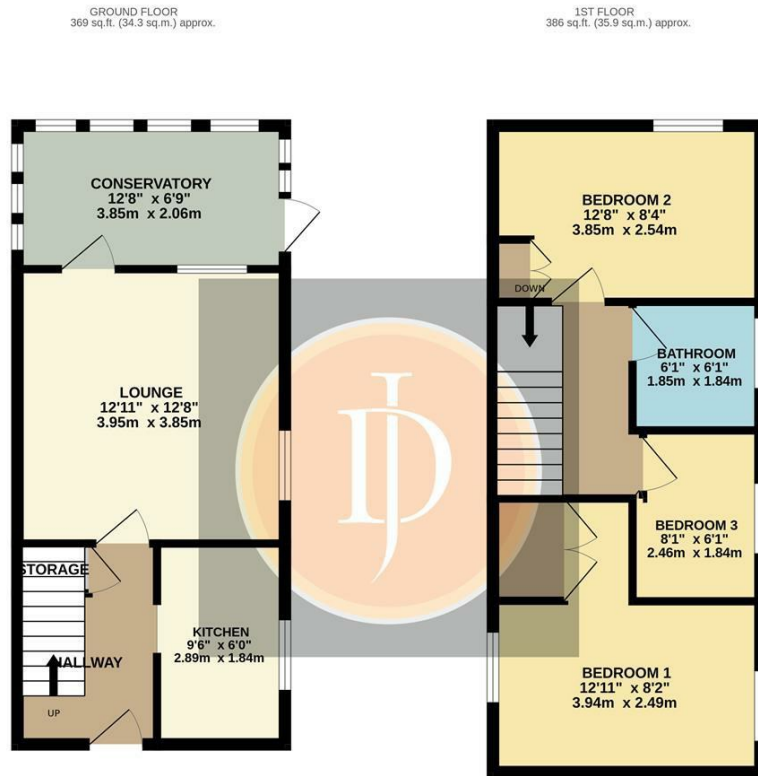
Parking Arrangements: Residents parking

Furnishings: Unfurnished

£1,575 Per Calendar Month



Floor plan



TOTAL FLOOR AREA: 755 sq.ft. (70.2 sq.m.) approx.
 While every attempt has been made to ensure the accuracy of the floorplan, condensed 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		87
(81-91) B		
(69-80) C	71	
(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: £1,575 Per Calendar Month

Security Deposit: £1,817

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.