



Oakhill Chase Crawley RH10 7PB

[www.jamesdeanproperty.co.uk](http://www.jamesdeanproperty.co.uk)



**J A M E S D E A N**  
E S T A T E A G E N T S

JamesDean are delighted to present to the market this beautifully presented three bedroom end of terrace family home located in quiet cul-de-sac in Pound Hill, within easy reach of Three Bridges train station and Crawley town centre.

In brief the property comprises of: entrance hall with cloakroom and downstairs WC, spacious lounge diner, modern kitchen / breakfast room with appliances, master bedroom with en-suite shower room, second double bedroom and a further single bedroom, all of which benefit from having fitted wardrobes, and



the family bathroom with shower.

Other benefits include new flooring in the two bathrooms and downstairs cloakroom.

Externally the property boasts a well maintained rear garden with patio area, allocated parking for two cars and the use of the garage.

Five-week security deposit - £2,076.92

EPC Rating - C

Council Tax band - D - Crawley

Twelve-month fixed tenancy - subject to the Renter's Rights Act.

Household income 30 x monthly rent - £54,000 pa

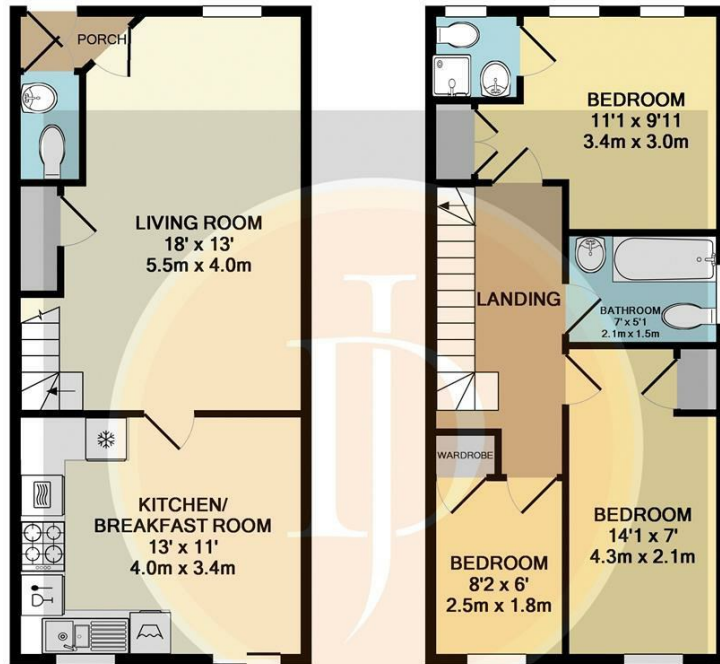
Parking arrangements - Garage

Furnishings - Unfurnished

**£1,800 Per Calendar Month**



## Floor plan



GROUND FLOOR  
APPROX. FLOOR  
AREA 378 SQ.FT.  
(35.1 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 378 SQ.FT.  
(35.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 756 SQ.FT. (70.2 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. 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	76	77
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> 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.



# JAMES DEAN

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 Dean cannot be held liable if the information is incorrect.