



Meadow Way Horley RH6 9JA

www.jamesdeanproperty.co.uk



JAMES DEAN
ESTATE AGENTS

JamesDean present to the market this stunning & spacious five bedroom family home in the much sought after Acres Development.

In brief the property comprises of: entrance hall, downstairs cloakroom, storage cupboards, modern kitchen/breakfast room with integrated appliances and a light & airy lounge/diner with a part glazed ceiling and bi-fold doors to the rear garden.

On the first floor there is a luxurious master suite benefiting from fitted wardrobes and an en-suite bathroom with bath and separate shower cubicle. The second



bedroom also has fitted wardrobes and an en-suite shower room. On the top floor are three generous bedrooms and the main family bathroom with a shower over the bath.

Externally the property boasts a low maintenance rear garden with patio area, garage and allocated parking.

Five-week security deposit - £2,596.15

EPC Rating - C

Council Tax band - E

Twelve-month tenancy with a six-month break clause

Household income - £67,500 pa

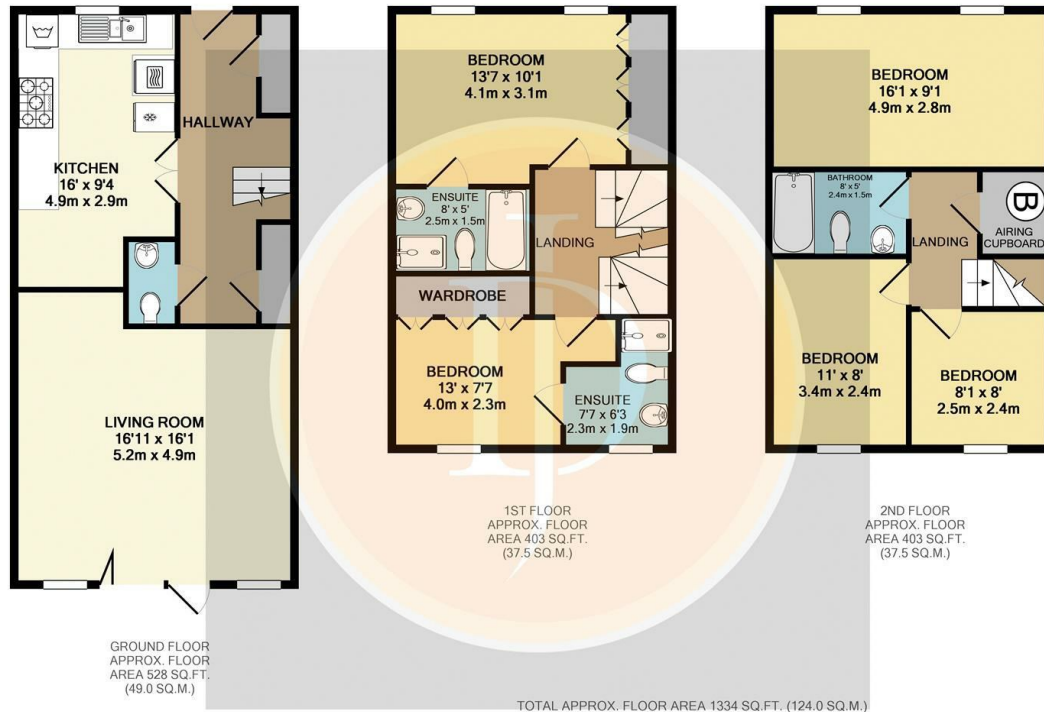
Parking arrangements - Garage

Furnishings - Unfurnished

£2,250 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	83	85
(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	83	84
(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: £2,250 Per Calendar Month

Security Deposit: £2,596

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.