



Benhams Drive Horley RH6 8QT

www.jamesdeanproperty.co.uk



JAMES DEANE
ESTATE AGENTS

Located in the ever-popular Benhams Drive, this well-presented four-bedroom semi-detached family home offers generous living space, versatile accommodation and a warm, modern feel throughout. Ideally positioned close to the town centre and excellent transport links, the property is perfectly suited for families and professional tenants alike.

The ground floor welcomes you with a spacious entrance hall leading through to a modern fitted kitchen offering ample cupboard and worktop space. The impressive lounge provides a bright and comfortable living area, complemented by a separate dining room ideal for entertaining or family meals. To the rear, a conservatory creates an additional reception space overlooking the garden and offers excellent flexibility as a second sitting area, office or playroom.

Upstairs, the property benefits from four well-proportioned bedrooms and two contemporary shower rooms,



including one with a convenient walk-in shower entrance.

Externally, the home boasts a large private rear garden, garage and driveway parking, completing this attractive and practical family home.

Five-week security deposit: £2,884.61

EPC Rating: D

Council Tax band: E - Reigate & Banstead

Household income: £75,000 pa

Parking arrangements: Garage & Driveway

Furnishings: Unfurnished

Note: These furniture images are Computer Generated Images (CGI) for marketing purposes only.

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.

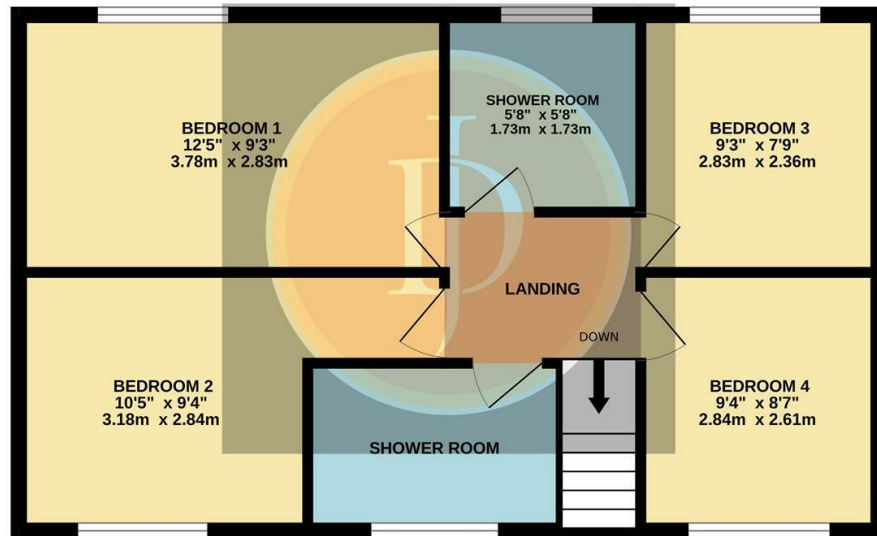
During the tenancy the tenant(s) are responsible for the rent, all utilities, telephone and internet connections and their relevant subscriptions, television licence and Council Tax.

£2,500 Per Month



Floor plan

1ST FLOOR
576 sq.ft. (53.5 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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		
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: £2,500 Per Month

Security Deposit: £2,884

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.